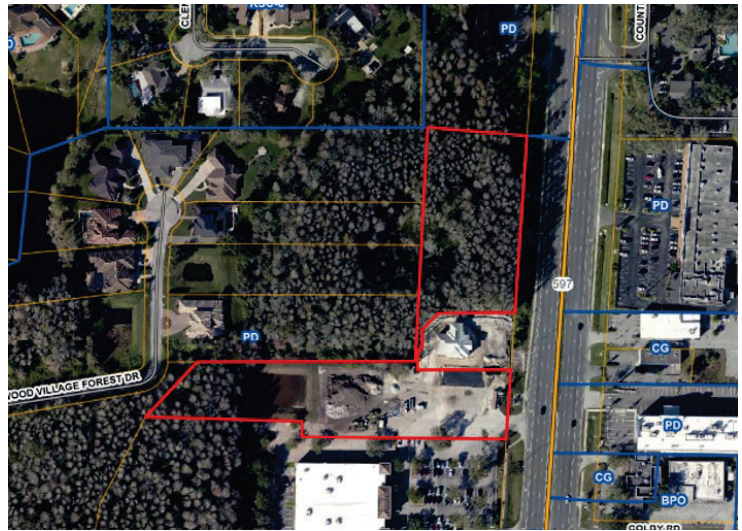


1.0 APPLICATION SUMMARY

Applicant: Lyvwell Carrollwood SS JV 1 LLC
FLU Category: Residential -12, Residential 4 and Office-Commercial 20.
Service Area: Urban
Site Acreage: 4.47
Community Plan Area: Greater Carrollwood Northdale
Overlay: None
Request: To increase square footage up to a 5% of the approved entitlements.



Existing Approvals:

- 3,700 square feet bank
- A maximum FAR of 0.75 of CG uses with restrictions
- Self-Storage facility and a second use (retail) which is vertically integrated. Any building containing a self-storage facility over 68,609 sq. ft. and up to 95,180 sq. ft. shall include retail space with a minimum of 10% of the building's total square footage.
- Total sq ft of 98,880.

Proposed Modification(s):

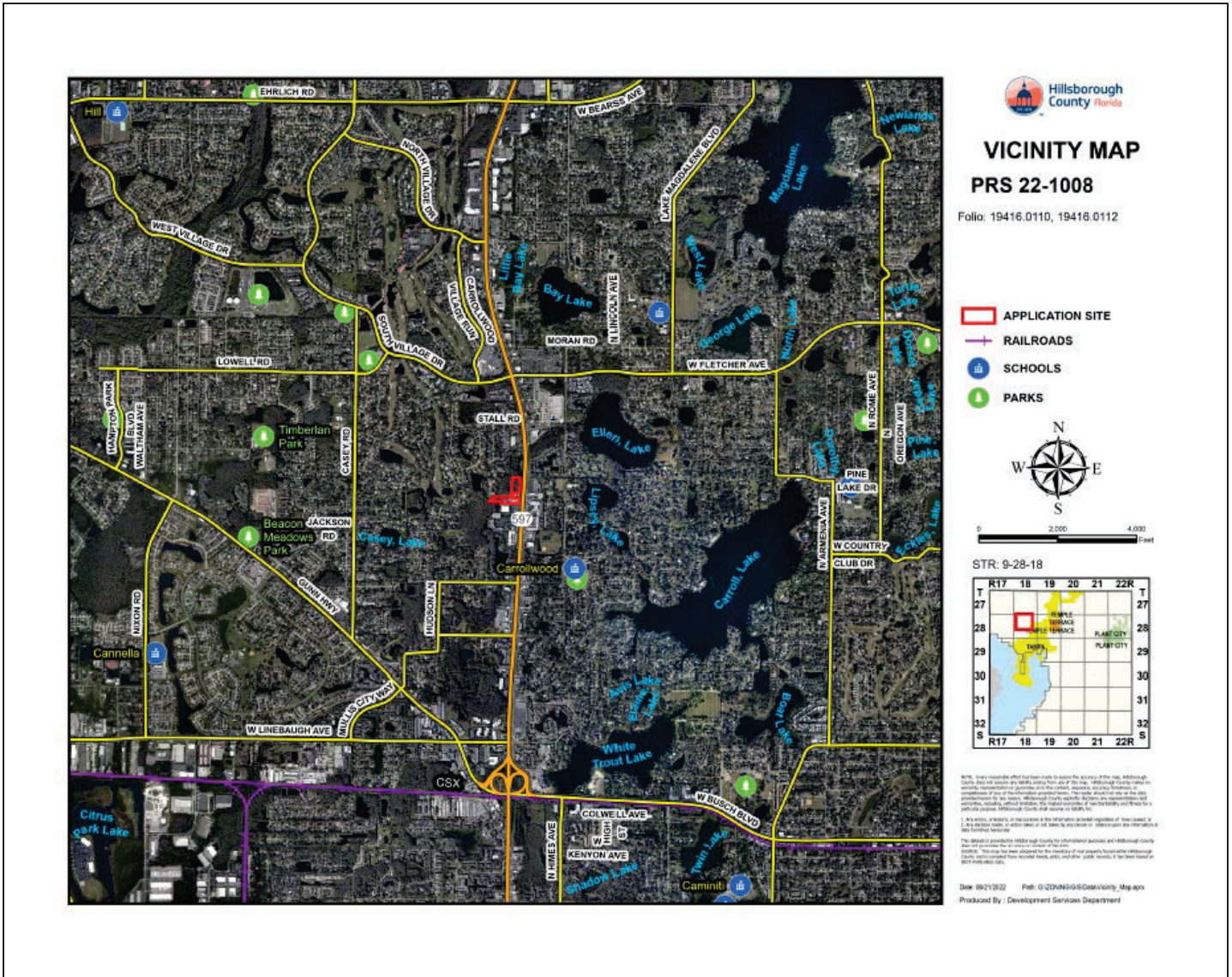
- 3,700 square feet bank
- Self-Storage facility and a second use (retail) which is vertically integrated. Any building containing a self-storage facility over 70,242 sq. ft. and up to 99,939 sq. ft. shall include retail space with a minimum of 10% of the building's total square footage.
- Total sq ft of 103,639.
- Wetlands classifications and delineations have changed.

Additional Information:

PD Variations	None
Waiver(s) to the Land Development Code	None
Planning Commission Recommendation	Inconsistent
Development Services Department Recommendation	Approvable, Subject to Conditions

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

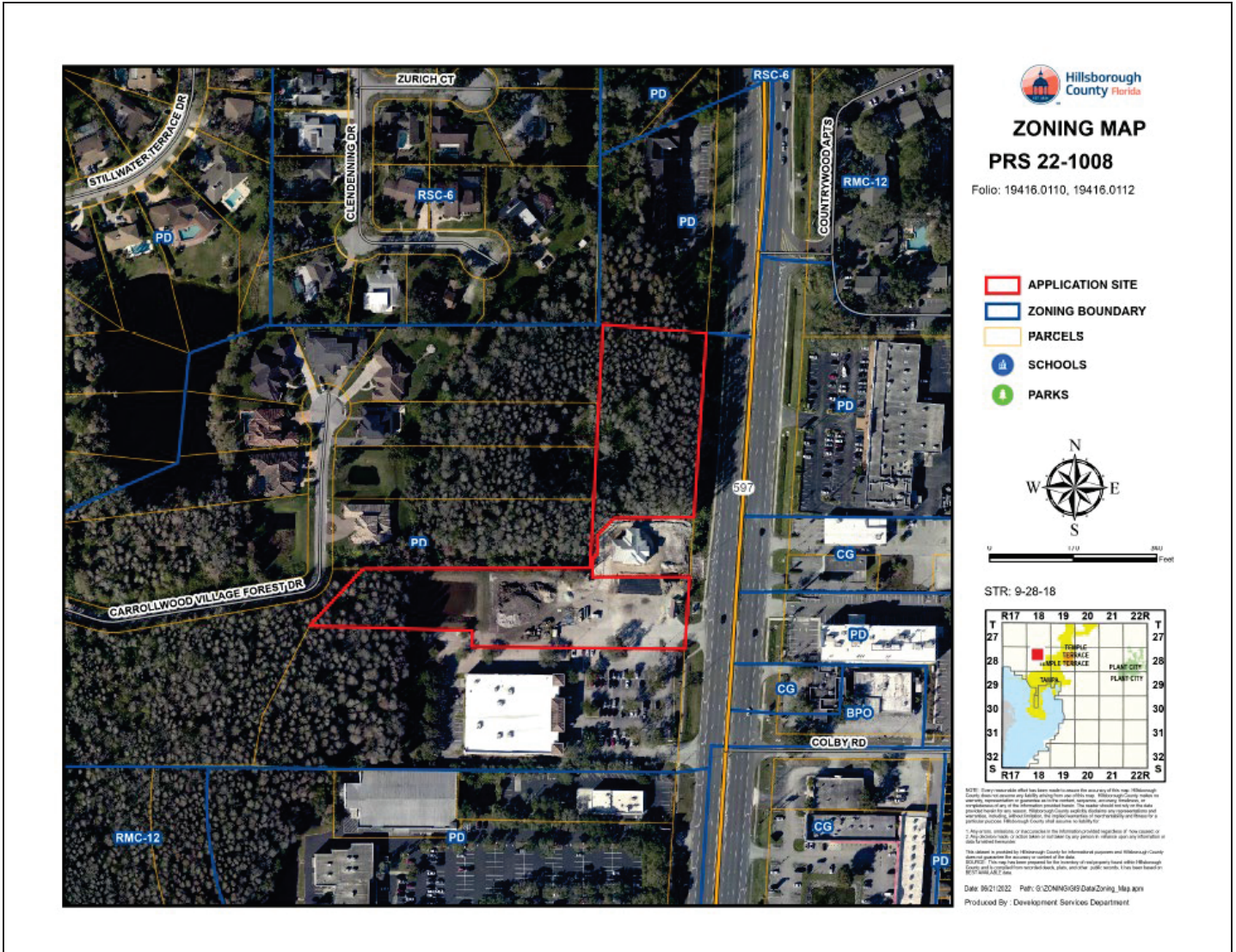


Context of Surrounding Area:

The surrounding area is a mixture of commercial and residential uses. The area is within an established commercial/office corridor. Commercial uses exist primarily along both sides of North Dale Mabry Highway with residential development behind the commercial uses, east (single-family) and west (multi-family) of North Dale Mabry Highway. Adjacent uses to the north are approved for commercial and office, to the west for single family residential uses (within the same subject PD), and commercial uses to the south and east.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Immediate Area Map

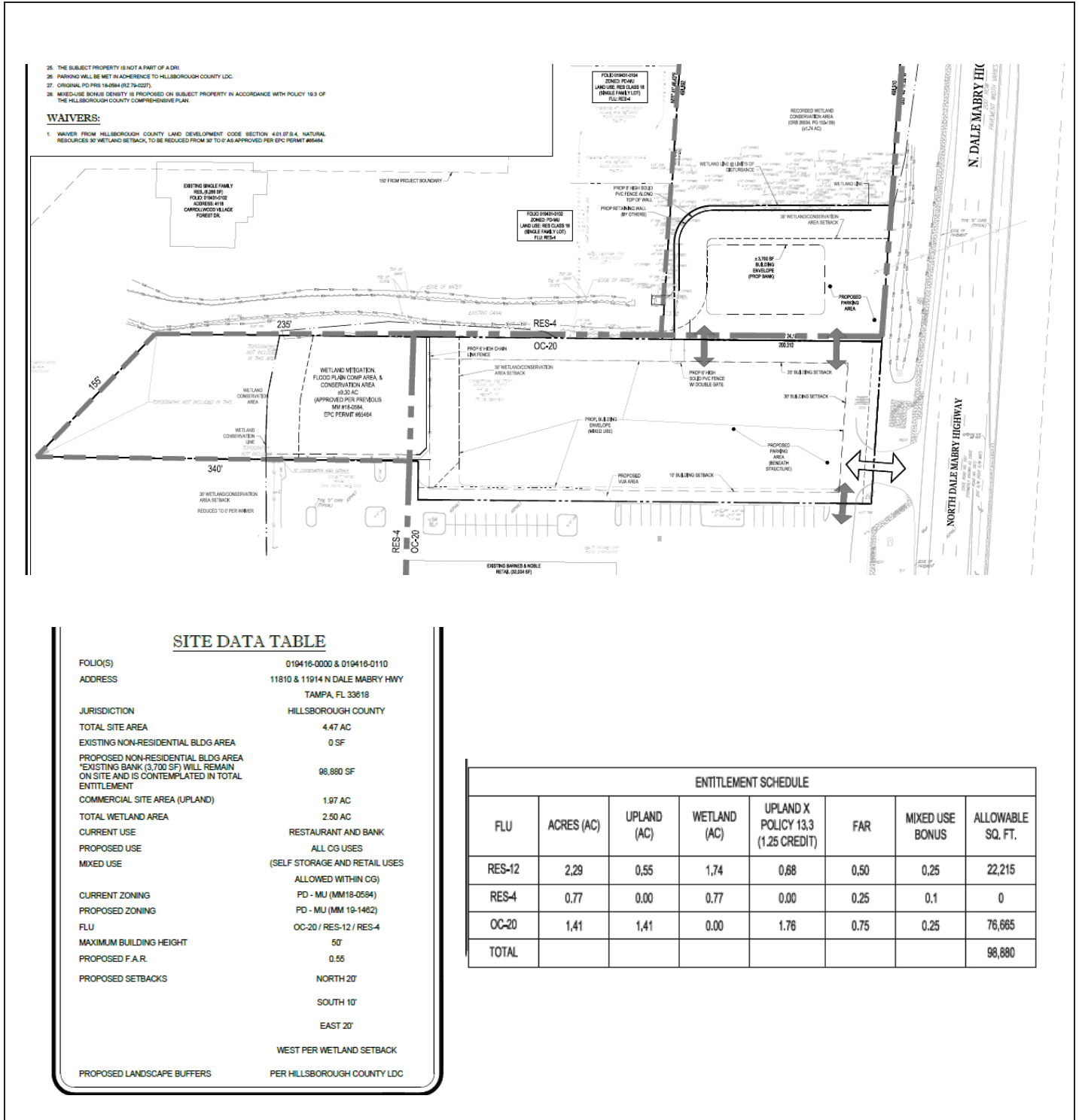


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD #86-0074	12 Du/AC	Commercial	Wetlands
South	PD #77-0227	0.75 FAR	Commercial	Bookstore
East	PD 89-0058 08-0571	0.75 FAR	Commercial	Retail/office
West	PD 77-0227	4 Du/AC	Detached single-family residential	Wetlands, Single family homes

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Approved Site Plan – General PD Plan (partial provided below for size and orientation purposes. See Section 8.1 for full site plan)



SITE DATA TABLE

FOLIO(S)	019416-0000 & 019416-0110
ADDRESS	11810 & 11914 N DALE MABRY HWY TAMPA, FL 33618
JURISDICTION	HILLSBOROUGH COUNTY
TOTAL SITE AREA	4.47 AC
EXISTING NON-RESIDENTIAL BLDG AREA	0 SF
PROPOSED NON-RESIDENTIAL BLDG AREA *EXISTING BANK (3,700 SF) WILL REMAIN ON SITE AND IS CONTEMPLATED IN TOTAL ENTITLEMENT	98,880 SF
COMMERCIAL SITE AREA (UPLAND)	1.97 AC
TOTAL WETLAND AREA	2.50 AC
CURRENT USE	RESTAURANT AND BANK
PROPOSED USE	ALL CG USES
MIXED USE	(SELF STORAGE AND RETAIL USES ALLOWED WITHIN CG)
CURRENT ZONING	PD - MU (MM18-0584)
PROPOSED ZONING	PD - MU (MM 19-1482)
FLU	OC-20 / RES-12 / RES-4
MAXIMUM BUILDING HEIGHT	50'
PROPOSED F.A.R.	0.55
PROPOSED SETBACKS	NORTH 20' SOUTH 10' EAST 20'
	WEST PER WETLAND SETBACK
PROPOSED LANDSCAPE BUFFERS	PER HILLSBOROUGH COUNTY LDC

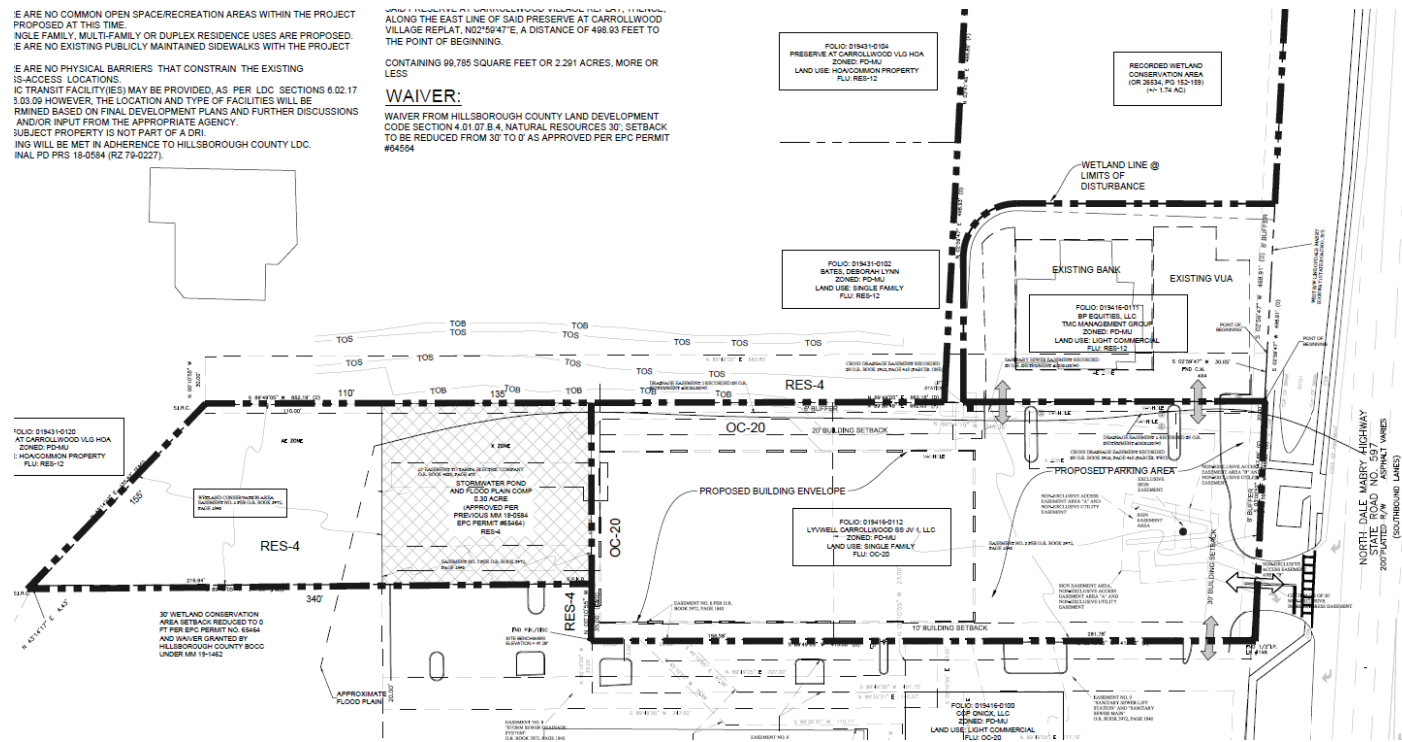
ENTITLEMENT SCHEDULE

FLU	ACRES (AC)	UPLAND (AC)	WETLAND (AC)	UPLAND X POLICY 13.3 (1.25 CREDIT)	FAR	MIXED USE BONUS	ALLOWABLE SQ. FT.
RES-12	2.29	0.55	1.74	0.68	0.50	0.25	22,215
RES-4	0.77	0.00	0.77	0.00	0.25	0.1	0
OC-20	1.41	1.41	0.00	1.76	0.75	0.25	76,665
TOTAL							98,880

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

ARE NO COMMON OPEN SPACE/RECREATION AREAS WITHIN THE PROJECT PROPOSED AT THIS TIME.
 SINGLE FAMILY, MULTI-FAMILY OR DUPLEX RESIDENCE USES ARE PROPOSED.
 ARE NO EXISTING PUBLICLY MAINTAINED SIDEWALKS WITH THE PROJECT.
 ARE NO PHYSICAL BARRIERS THAT CONSTRAIN THE EXISTING ACCESS LOCATIONS.
 IC TRANSIT FACILITY(IES) MAY BE PROVIDED, AS PER LDC SECTIONS 8.02.17 TO 8.03.09 HOWEVER, THE LOCATION AND TYPE OF FACILITIES WILL BE DETERMINED BASED ON FINAL DEVELOPMENT PLANS AND FURTHER DISCUSSIONS AND/OR INPUT FROM THE APPROPRIATE AGENCY.
 SUBJECT PROPERTY IS NOT PART OF A DRILLING AND MINING ACTIVITY.
 PROJECT WILL BE IN ADHERENCE TO HILLSBOROUGH COUNTY LDC. FINAL PD PRS 18-0584 (RZ 79-0227).

ALONG THE EAST LINE OF SAID PRESERVE AT CARROLLWOOD VILLAGE REPLAT, 100' TO 474'E, A DISTANCE OF 466.93 FEET TO THE POINT OF BEGINNING.
 CONTAINING 99,785 SQUARE FEET OR 2.291 ACRES, MORE OR LESS.
WAIVER:
 WAIVER FROM HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE SECTION 4.01.07.8.4. NATURAL RESOURCES 30' SETBACK TO BE REDUCED FROM 30 TO 0' AS APPROVED PER EPC PERMIT #64564



BASED ON APPROVED MM-19-1462, DATED 1/21/2021 THE ALLOWABLE FAR IS AS FOLLOWS:
 PER MINOR MODIFICATION CONDITIONS NO. 6 AND 6.1, THE ALLOWABLE BUILDING SQUARE FOOTAGE BREAKS DOWN AS FOLLOWS:

TOTAL OF 98,880 SF OF BUILDING AREA

FOLIO 19416.0111 (FORMALLY 19416.0000) SHALL PERMIT 3,700 SF BANK
 FOLIO 19416.0112 (FORMALLY 19416.0110) SHALL BE PERMITTED A MAXIMUM OF 95,180 SF MIXED USE BUILDING WITH 10% OF SAID SQUARE FOOTAGE BEING RETAIL AND THE REMAINDER BEING SELF STORAGE

CURRENTLY APPROVED USES FOR PARCEL 19416.0112 PER MM 19-1462 UP TO:
 SELF-STORAGE - 85,662 SF
 RETAIL - 9,518 SF
 TOTAL - 95,180 SF

POST APPROVAL OF MM 19-1462, 0.3 ACRES OF RES-4 WETLAND IS NOW DESIGNATED AS UPLAND (AS NOTED ON PLAN). WITH THIS ADDITIONAL UPLAND THE UPDATED ENTITLEMENT SCHEDULE IS AS FOLLOWS:

UPDATED ENTITLEMENT SCHEDULE									
FLU	TOTAL AREA (AC)	UPLAND AREA	WETLAND AREA (AC)	PER POLICY 13.3 F.A.R CREDIT FOR UPLAND-1.25	REVISED AREA W/ CREDIT (AC)	ALLOWABLE F.A.R. PER LDC	MIXED USE FAR BONUS PER LDC	TOTAL ALLOWABLE FAR W/ BONUS	ALLOWABLE SQ. FT.
RES-12	2.29	0.55	1.74	0.55X1.25	0.68	0.50	0.25	0.75	22,215
RES-4	0.77	0.30	0.47	0.3X1.25	0.375	0.25	0.1	0.35	5,717
OC-20	1.41	1.41	0.00	1.41X1.25	1.76	0.75	0.25	1.00	76,665
TOTAL									104,597

PROPOSED USES FOR PARCEL 19416.0112 (FORMALLY 19416.0110)
 SELF-STORAGE - 89,945 SF
 RETAIL - 9,994 SF
 TOTAL - 99,939 SF

PSR MINOR MODIFICATION 5% THRESHOLD
 THE PREVIOUSLY APPROVED MAXIMUM ALLOWABLE SELF-STORAGE FOR LOT 16416.0112 (FORMALLY 19416.0110) IS 95,180 SF
 5% OF THE PREVIOUS TOTAL IS = 4,759 SF TOTAL PROPOSED - ADD 5% TO PREVIOUS TOTAL
 95,180 SF + 4,759 SF = 99,939 SF
 TOTAL OF 103,639 SF OF BUILDING AREA (EXISTING 3,700 SF BANK TO REMAIN)

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
Dale Mabry Hwy	FDOT Arterial - Urban	6 Lanes <input type="checkbox"/> Substandard Road <input 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 type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	1,103	74	156
Proposed	1,417	97	180
Difference (+/-)	+314	+23	+24

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

Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South		None	Vehicular & Pedestrian	Meets LDC
East	X	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
N/A	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 report.

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	
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: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <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 checked="" 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Impact/Mobility Fees				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input type="checkbox"/> No	EPC Comments needed to be addressed. EPC updated comments approving PD Plans

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The applicant is seeking a minor modification to a Planned Development (PD 79-0227) in order to increase the square footage for commercial uses in a parcel. The site is located on the west side of N. Dale Mabry Hwy, approximately ¼ of mile south of Stall Rd. in Tampa. The site has three Future Land Use classifications: is Residential -12, Residential 4 and Office-Commercial 20. The site will maintain one access from N. Dale Mabry Ave. along the east, and cross access to the commercial parcels to the south and north.

The parcel being modified by this PRS is vacant today and was previously occupied by the Piccadilly Restaurant (former folio# 19416.0110, current 19416.0112). PD 79-0227 was recently modified by MM 18-0584 and MM 19-1462 in order to establish entitlements based on available uplands. The PD is approved for a maximum of 11 single family lots, located on the west portion of the PD; 3,700 square feet bank; a maximum FAR of 0.75 of CG uses with restrictions and a Self-Storage facility with a second use (retail) which is vertically integrated. Any building containing a self-storage facility over 68,609 sq. ft. and up to 95,180 sq. ft. shall include retail space with a minimum of 10% of the building's total square footage. The maximum total sq ft is 98,880.

The project site is a total of ±4.47 acres with 2.26 acres being upland, and 2.21 acres being wetland. Policy 13.3 of the Comprehensive Plan states that if the wetlands are greater than 25% of the site, the applicant may multiply the uplands by 1.25 to get the acreage available to calculate the density/intensity. Therefore, the acreage to utilize for calculations is 2.4625 acres, or 107,267 SF. At the time of the Major Modification 18-0584, the developer met with EPC staff to discuss relocating wetlands from the northern portion of the development where the bank was proposed to the western most portion of the property where existing wetlands were already located. When the next modification was sought via application 19-1462, the calculations provided for uplands and wetlands was based on the future wetland planned by the developer based on the relocation approved with 18-0584.

Approved Table for MM 19-1462:

ENTITLEMENT SCHEDULE							
FLU	ACRES (AC)	UPLAND (AC)	WETLAND (AC)	UPLAND X POLICY 13.3 (1.25 CREDIT)	FAR	MIXED USE BONUS	ALLOWABLE SQ. FT.
RES-12	2.29	0.55	1.74	0.68	0.50	0.25	22,215
RES-4	0.77	0.00	0.77	0.00	0.25	0.1	0
OC-20	1.41	1.41	0.00	1.76	0.75	0.25	76,665
TOTAL							98,880

As shown in the table above, at the time of this modification the RES-4 portion of the site was calculated with consideration to the existing and proposed environmentally sensitive wetland. Despite the developer's efforts, the 0.30 acre wetland mitigation area has not established itself within the monitoring period per the EPC, and is deemed not successful. As such, the area has not yet met the criteria to be considered a wetland. EPC has stated that it is an out of compliance wetland mitigation area, and has requested that the developer instead purchase wetland mitigation bank credits from the Bullfrog Creek Mitigation Bank. A copy of the EPC agreement has been provided as part of this PRS.

With this recalibration of wetland and upland on site, the developer is now seeking to amend the previously approved "Entitlement Schedule" with the following:

Proposed Table for PRS 22-1008:

FLU	ACRES (AC)	COMMERCIAL SITE AREA (UPLAND) (AC)	WETLAND (AC)	UPLAND X Policy 13.3 (1.25 Credit)	FAR	MIXED USE	ALLOWABLE SF
RES-12	2.29	0.55	1.74	0.6875	0.50	0.25	22,460.63
RES-4	0.77	0.3	0.47	0.375	0.25	0.1	5,717.25
OC-20	1.41	1.41	0	1.7625	0.75	0.25	76,774.50
TOTAL							104,952.38

As shown in the table above, the 0.30 acre portion within the RES-4 FLU area has been redistributed to show as uplands, increasing the allowable square footage by 5,717.25 SF. With this recalculation, the site is now permitted up to 104,952.38 SF based on the Hillsborough County Comprehensive Plan. The developer is committed to proposing a mixed-use development which will then be able to benefit from Policy 19.3 as approved today, stating the development is then entitled to an increase in the FAR by 0.25. The developer is seeking a minor modification which restricts the amendment to a 5% increase of square footage, thus the developer is not requesting the total allowable square footage (104,952.38), and instead is proposing a maximum building area of 103,639 SF.

Per the project narrative, the developer is proposing a maximum height of 50 feet, with limited CG uses pursuant to the approved conditions, and setbacks as shown on the site plan. The project will meet all Land Development Code requirements for buffering and screening at the time of permitting. The development previously received approval for a single waiver from Hillsborough County LDC to Section 4.01.07.B.4 (natural resources 30' wetland setback) to be reduced from 30' to 0' as approved per EPC permit #65464. All other existing conditions and zoning entitlements from MM 19-1462 will remain, and no additional waivers are being sought for this development.

Staff finds the proposed changes to the Planned Development does not pose compatibility issues with the area nor with the integrity of the PD. In general, the immediate area surrounding the subject site is a mix of commercial and office uses. The proposed self-storage facility would be compatible with nearby commercial and office uses. If the site is not developed with a mixed-use project, the space would be limited to the permitted maximum FAR of the OC-20 Future Land Use Classification of 0.75 and uses would be restricted to those that would not generate intense traffic. The self-storage facility will not store recreational vehicles or boats and the leasing of moving trucks will be prohibited as approved today. All non-residential uses in the PD are being developed on the eastern portion of the PD, along N. Dale Mabry Highway and extensive wetland areas separate the subject site from residential uses within the same PD located to the west. Commercial and office buildings in the immediate area consists of structures 20 to 50 feet in height, similar in scale to the proposed use. As proposed, this project would qualify for the bonus under the vertically integrated mixed-use provision of Policy 19.3 (FLUE) of the Comprehensive Plan which was previously reviewed and approved by the Planning Commission. Two uses (retail and self storage) vertically integrated in the same building will be provided in the project to qualify for the FAR bonus. The developer and Transportation staff proposed conditions to restrict certain intense commercial uses to reduce traffic impacts entering and exiting the site.

The Environmental Protection Commission, EPC, had requested a resubmittal of the proposed PRS Plans. In their comments, EPC indicated that *a wetland delineation by EPC staff determined that wetlands exist onsite. Wetland surveys*

have been reviewed by EPC and expire on 6/22/23. The submitted plans (on 7/22/22) DO NOT accurately depicted the approved wetland lines for the project area. The applicant needed to correctly label the wetlands on folio # 019416-0110. The wetland line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Easement" pursuant to the Hillsborough County Land Development Code (LDC). The applicant updated the site plan and it was received by our Department on 9/7/22 and 9/22/22. EPC accepted the site plan changes and submitted their comments on 10/3/22. Planning Commission staff submitted a Memo finding this request inconsistent with the Comprehensive Plan due to the Environmental and Sustainability Section of the Plan on 9/23/22. The inconsistency finding by the Planning Commissions was due to the EPC objection of the Site Plans submitted on 7/22/22. Planning Commission staff could not update their memo after EPC updated their comments approving the project's Site Plan revisions, prior to the filing of this report.

5.2 Recommendation

Based on the above considerations, staff recommends approval, with conditions.

Approval - Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted September 18, 2020 September 22, 2022.

The following conditions shall apply to the parcel associated with PRS 08-1166:

1. The site shall be permitted a 100 square foot self-serving vending water station in accordance with CI zoning district development standards.
2. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
3. 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.
4. 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.
5. The project may be permitted the above use. The site will be subject to formal delineation of on-site conservation areas, preservation areas and water bodies and final calculation of maximum intensity (FAR) permitted by the Comprehensive Plan in accordance with the Environmentally Sensitive Lands Credits requirement of the Comprehensive Plan. If the maximum square footage for the project as permitted herein exceeds the maximum intensity (FAR) permitted by the Comprehensive Plan, per the Environmentally Sensitive Lands Credits requirement, the square footage of the project shall decrease as necessary to conform to the Comprehensive Plan.

6. The following conditions shall apply to folios 19416.0000111 and 19416.01102 associated with MM 18-0584, and 19-1462 and PRS 22-1008:

~~6.1~~ Folio 19416.0000111 shall be permitted 3,700 square feet bank located within the building envelope shown on the plan. Development standards shall be provided in accordance with CG zoning standards unless otherwise specified herein. ~~Folio 19416.0110 shall be permitted a maximum FAR of 0.75 of CG uses, subject to condition 13.~~

~~6.16.2~~ Folio 19416.0112 The project is approved for a FAR bonus under Comprehensive Plan Policies 19.1 and 19.3 if developed with a Self-Storage facility and a second use (retail) which is vertically integrated. Any building containing a self-storage facility over ~~68,609~~ 70,242 sq. ft. and up to ~~95,180~~ 99,939 sq. ft. in the parcel identified with folio # 19416.0110 shall include retail space with a minimum of 10% of the building's total square footage. To ensure the project will provide two vertically integrated land uses warranting the FAR bonus above, the site Construction Plans shall include the retail space at the required minimum square footage indicated in the plans within the self-storage facility building. The 10% retail space shall not be accessory to the self-storage facility and subject to condition 13. Certificates of Occupancy for the retail space and the self-storage facility shall be issued concurrently.

- a) All Site construction plans for a self-storage facility benefiting from the FAR bonus above shall include a tracking table indicating approved or built development and the proposed facility

square footage with the required 10% retail space.

- b) Drive thru facilities, supermarkets, banks, copy/print/express ship stores, carwashes, quick lube shops, pharmacies/drug stores, marijuana distribution centers, bars, microbrew pubs, liquor stores shall be prohibited; and restaurants and coffee shops shall be limited to a maximum of 1,000 square feet, within the 10% retail space.
- c) The combined cumulative project gross trip generation from the mixed-use self-storage facility (including all retail uses) of Parcel 19416.0112 (Formally 19416.0110) AND the previously approved 3,700 sf bank use of Parcel 19416.0111 (Formally 19416.0000) shall not exceed 1,630 average daily trips, 109 a.m. peak hour trips, or 184 p.m. peak hour trips.

6.3 _____ The project shall not exceed ~~98,880~~ 103,639 sq. ft. total.

- 7. Buffering and screening shall be provided in accordance with the Land Development Code unless otherwise specified herein.
- 8. The applicant shall coordinate with the Florida Department of Transportation (FDOT) prior to or concurrent with development of folio 19416.0000112, to determine whether FDOT will permit the construction of any site access improvements (~~required by FDOT or Section 6.04.04.D. of the Hillsborough County LDC~~ including but not limited to modifications to the existing auxiliary lanes and relocation of existing transit stop pad, shelter and amenities) at the existing Dale Mabry Hwy. driveway(s) serving the project site.
- 9. The remaining Wetland Areas in Parcel 19416.000110 outside those in the EPC conditional approval area are to be preserved through a conservation easement. The conservation easement shall be recorded prior to Preliminary Site Development approval.
- 10. Development standards shall be as shown in the General Site Plan.
- 11. The self-storage facility is subject to the Land Development Code Section 6.11.60 with the exception that outdoor storage of recreational vehicles and boats and the leasing of moving trucks are prohibited.
- 12. Buffer and screening shall be as indicated in the General Site Plan. Vehicular Use Area buffers shall be in accordance with the Land Development Code (DLC), Section 6.06.00.
- 13. In no event shall the cumulative project gross trip generation exceed 1,630 average daily trips, 109 a.m. peak hour trips, or 184 p.m. peak hour trips.
- 14. The developer shall provide a cross access to the southern property folio # 19416.0100
- 15. Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
- 16. Notwithstanding anything shown on the site plan to the contrary, the developer shall be required to comply with all applicable regulations and standards as required by the Hillsborough County Land Development Code (LDC) and Hillsborough County Transportation Technical Manual (TTM).
- 17. Internal sidewalk connections between primary entrance of each use, parking areas and sidewalk on Dale Mabry Hwy shall be provided consistent with LDC, Section 6.03.00.

The following conditions shall apply to the entire PD:

178. 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.

19 ~~Approval of this zoning 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 serve to justify any impact to wetlands/other surface waters, and does not grant any implied or vested right to environmental approvals.~~ 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.

20. 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).


21. 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.

1822. 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.

1923. 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.

24. Prior to certification, the applicant shall revise the PD site plan data table proposed uses to state that drive thru facilities, supermarkets, banks, copy/print/express ship stores, carwashes, quick lube shops, pharmacies/drug stores, marijuana distribution centers, bars, microbrew pubs, liquor stores shall be prohibited; and restaurants and coffee shops shall be limited to a maximum of 1,000 square feet, within the 10% retail space.

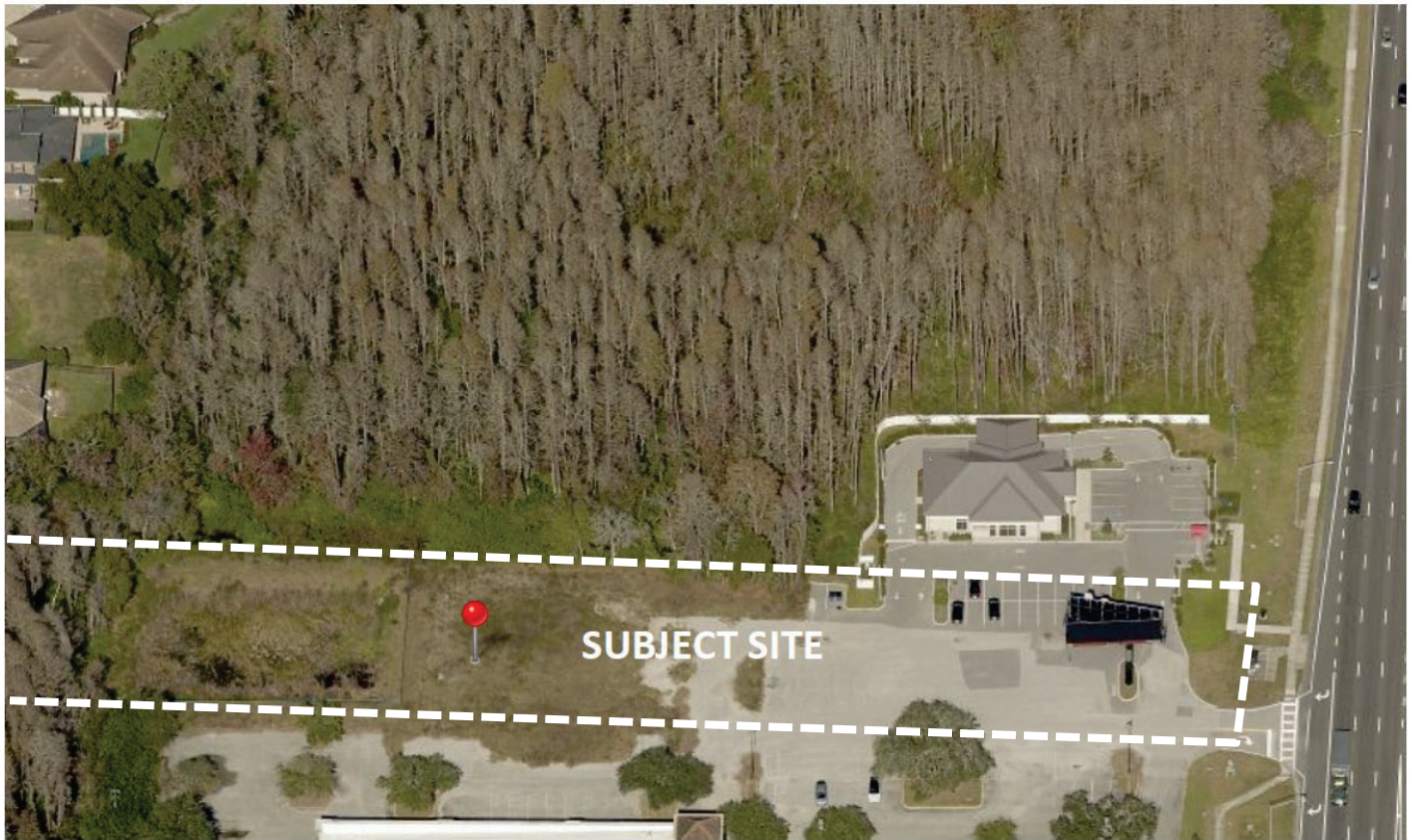
Zoning Administrator Sign Off:


J. Brian Grady
Mon Oct 3 2022 13:05:35

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.

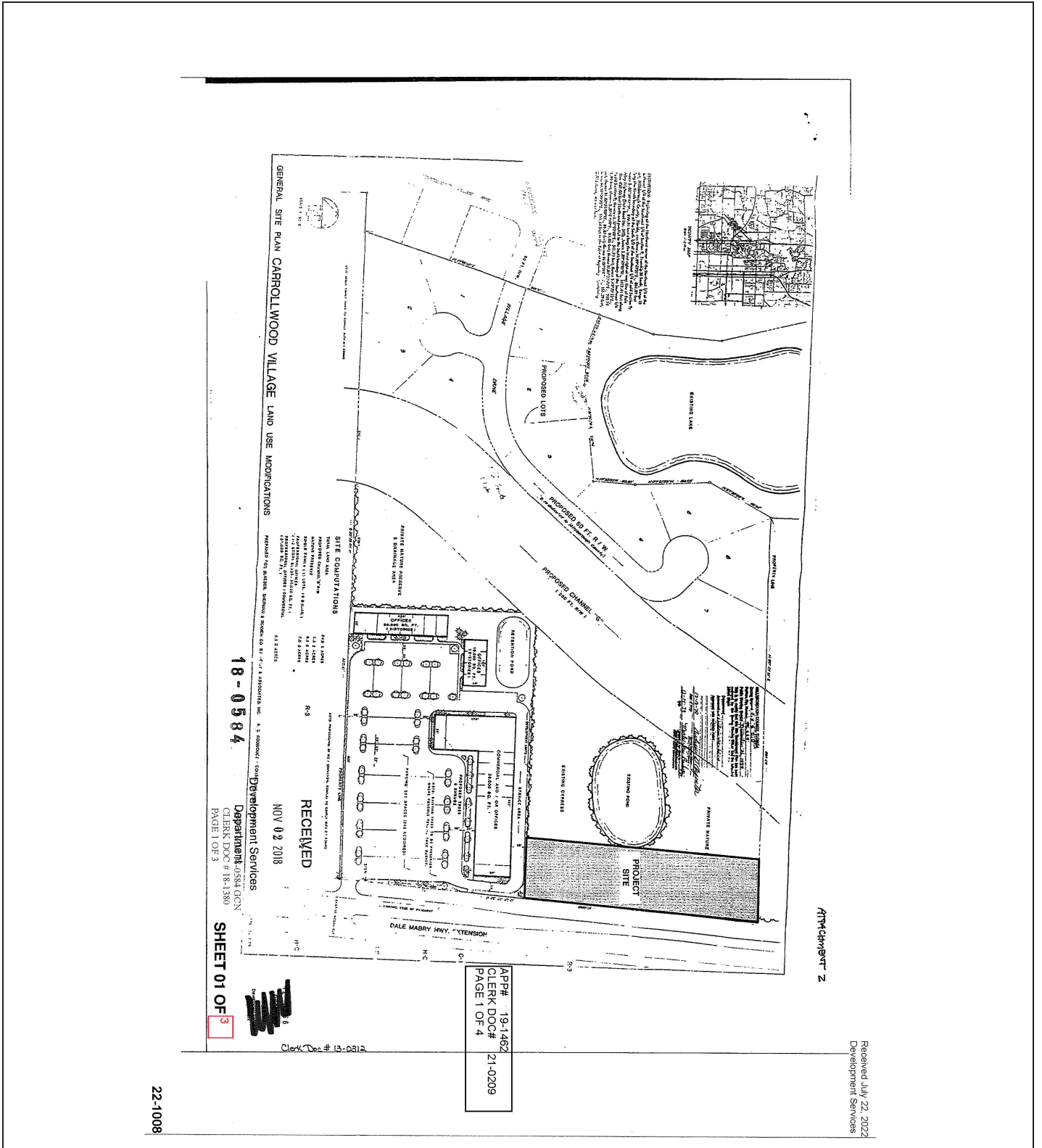
7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS



8.0 SITE PLANS (FULL)

8.2 Proposed Site Plan (Full)

8.2.1 P1



9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department
REVIEWER: Richard Perez, AICP
PLANNING AREA: GCN/Northwest

DATE: 9/23/2022
AGENCY/DEPT: Transportation
PETITION NO: PRS 22-1008

- This agency has no comments.
- This agency has no objection.
- This agency has no objection, subject to the listed or attached conditions.
- This agency objects for the reasons set forth below.

CONDITIONS OF APPROVAL

Revised Conditions

8. The applicant shall coordinate with the Florida Department of Transportation (FDOT) prior to or concurrent with development of folio ~~19416.0000~~ 19416.0112, to determine whether FDOT will permit the construction of any site access improvements (~~required by FDOT or Section 6.04.04.D. of the Hillsborough County LDC~~ including but not limited to modifications to the existing auxiliary lanes and relocation of existing transit stop pad, shelter and amenities) at the existing Dale Mabry Hwy. driveway(s) serving the project site.

New Conditions

- Internal sidewalk connections between primary entrance of each use, parking areas and sidewalk on Dale Mabry Hwy shall be provided consistent with LDC, Section 6.03.00.
- Drive thru facilities, supermarkets, banks, copy/print/express ship stores, carwashes, quick lube shops, pharmacies/drug stores, marijuana distribution centers, bars, microbrew pubs, liquor stores shall be prohibited; and restaurants and coffee shops shall be limited to a maximum of 1,000 square feet, within the 10% retail space.

Other Conditions

- Prior to certification, the applicant shall revise the PD site plan data table proposed uses to state that drive thru facilities, supermarkets, banks, copy/print/express ship stores, carwashes, quick lube shops, pharmacies/drug stores, marijuana distribution centers, bars, microbrew pubs, liquor stores shall be prohibited; and restaurants and coffee shops shall be limited to a maximum of 1,000 square feet, within the 10% retail space.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a minor modification to PD 79-0227, as amended most recently by PRS 19-1462, to increase the maximum square footage of a mixed use mini-storage with ground floor retail from 95,180 sf to 99,840 sf on folio#19416.0112, consisting of +/- 2.33 acres. The subject site is designated as

Office Commercial 20 (OC-20) future land use. The site is located on the west side of Dale Mabry Highway.

The approved PD comprises 3 parcels totaling +/- 4.74 acres which includes the subject property, a 3,700 sf bank and wetland areas. The PD is within Office Commercial 20 (OC-20), Residential 12 (RES-12), and Residential 4 (RES-4) future land use categories.

Trip Generation Analysis

The applicant submitted a trip generation analysis to demonstrate that the proposed increase in square footage does not exceed the maximum gross trips established by existing condition of approval #13, discussed in greater detail herein this section of the report. Staff has prepared a comparison of the trips potentially generated under the existing PD and proposed PD uses, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer’s Trip Generation Manual, 10th Edition.

Approved PD:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 3,700 sf, Drive-In Bank (ITE LUC 912)	370	35	76
PD: 85,662 sf, Mini-Warehouse (ITE LUC 151)	129	9	15
PD: 9,518 sf, Retail (ITE LUC 814)	604	30	65
Total Trips	1,103	74	156

Proposed PD Modification:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 3,700sf, Drive-In Bank (ITE LUC 912)	370	35	76
PD: 89,945sf, Mini-Warehouse (ITE LUC 151)	136	9	15
PD: 8,895sf, Retail (ITE LUC 814)	565	28	61
PD: 1,000sf, Fast Food w/o Drive-Thru (ITE LUC 933)	346	25	28
Total Trips	1,417	97	180

Trip Generation Difference:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference (+/-)	+314	23	+24

The proposed PD modification would generally result in increase in trips generated by 314 average daily trips, 23 trips in the a.m. peak hour, and 24 trips in the p.m. peak hour.

Staff notes the approved PD condition of approval # 13 imposes a limit on maximum trips that the development is permitted to generate:

“13. In no event shall the cumulative project gross trip generation exceed 1,630 average daily trips, 109 a.m. peak hours trips, or 184 p.m. peak hour trips.”

As such the applicant’s traffic engineer included a list of ITE land uses that are representative of Commercial General zoning uses that were evaluated in the transportation analysis to identify specific uses that, if permitted within the retail component of the mixed use mini-storage building, would generate trips in excess of the maximum trips allowed for in Condition #13. For example, an 8,895 sf pharmacy without a drive-thru would generate 76 pm peak hour trips resulting in the entire PD exceeding the maximum of 184 pm peak hour trips as demonstrated in the table below.

Zoning, Lane Use/Size	PM Peak Hr Trips
PD: 3,700sf, Drive-In Bank (ITE LUC 912)	76
PD: 89,945sf, Mini-Warehouse (ITE LUC 151)	15
PD: 8,895sf, Pharmacy w/o Drive-Thru (ITE LUC 880)	76
PD: 1,000sf, Fast Food w/o Drive-Thru (ITE LUC 933)	28
Total Trips	<u>195</u>

To ensure the proposed modification does not include certain uses that will exceed the maximum trip generation stated in Condition #13, staff is recommending that drive thru facilities, supermarkets, banks, copy/print/express ship stores, carwashes, quick lube shops, pharmacies/drug stores, marijuana distribution centers, bars, microbrew pubs, liquor stores shall be prohibited; and restaurants and coffee shops shall be limited to a maximum of 1,000 square feet, within the 10% retail space.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Dale Mabry Hwy S.R 597 is a six-lane divided state arterial roadway characterized by +/- 12-foot. Pavement is in good condition. Dale Mabry Hwy lies within a +/- 200-foot wide right-of-way. There are sidewalks and paved shoulders along Dale Mabry Hwy. There are no dedicated bicycle facilities or curb and gutter in the vicinity of the proposed project. Dale Mabry Hwy is not on the Hillsborough County Corridor Preservation Plan; no ROW is needed to be preserved.

SITE ACCESS

Access to the site is on Dale Mabry Hwy (right in /Right out only). Cross access is provided to the commercial site to the south.

The site access is served by an existing southbound right turn lane that FDOT has indicated is substandard. FDOT is requiring the applicant to evaluate the turn lane length to determine extent to which the lane will need to be extended at the time of site development.

The PD site plan provides vehicular and pedestrian cross access to the development parcel within the PD (to the south) to be constructed at the time of site construction consistent with LDC, Section 6.04.03. Q. and the Transportation Technical Manual.

Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.

Per FDOT formal comments dated August 23, 2022 (revised August 31, 2022) the existing transit stop located immediately north of the project access connection along the project frontage will need to be relocated. At its current location, the transit stop shelter obstructs the sight distance of the vehicles exiting the subject site. Staff is recommending that at the time of site construction plan review the developer will coordinate with HART to relocate the transit stop shelter subject to approval of FDOT.

ROADWAY LEVEL OF SERVICE (LOS)

Below is the roadway level of service. For informational purposes only.

Generalized Level of Service				
ROADWAY	FROM	To	LOS	
			STANDARD	PK HR
DALE MABRY HWY	LINEBAUGH AVE	FLECTHER AVE	D	C

Source: 2020 Hillsborough County Level of Service (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
Dale Mabry Hwy	FDOT Arterial - Urban	6 Lanes <input type="checkbox"/> Substandard Road <input 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 type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	1,103	74	156
Proposed	1,417	97	180
Difference (+/-)	+314	+23	+24

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

Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South		None	Vehicular & Pedestrian	Meets LDC
East	X	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
N/A	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 report.

**CURRENTLY
APPROVED**

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted September 18, 2020.

The following conditions shall apply to the parcel associated with PRS 08-1166:

1. The site shall be permitted a 100 square foot self-serving vending water station in accordance with CI zoning district development standards.
2. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
3. 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.
4. 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.
5. The project may be permitted the above use. The site will be subject to formal delineation of on-site conservation areas, preservation areas and water bodies and final calculation of maximum intensity (FAR) permitted by the Comprehensive Plan in accordance with the Environmentally Sensitive Lands Credits requirement of the Comprehensive Plan. If the maximum square footage for the project as permitted herein exceeds the maximum intensity (FAR) permitted by the Comprehensive Plan, per the Environmentally Sensitive Lands Credits requirement, the square footage of the project shall decrease as necessary to conform to the Comprehensive Plan.

The following conditions shall apply to folios 19416.0000 and 19416.0110 associated with MM 18-0584 and 19-1462:

6. Folio 19416.0000 shall be permitted 3,700 square feet bank located within the building envelope shown on the plan. Development standards shall be provided in accordance with CG zoning standards unless otherwise specified herein. Folio 19416.0110 shall be permitted a maximum FAR of 0.75 of CG uses, subject to condition 13.
 - 6.1. The project is approved for a FAR bonus under Comprehensive Plan Policies 19.1 and 19.3 if developed with a Self-Storage facility and a second use (retail) which is vertically integrated. Any building containing a self-storage facility over 68,609 sq. ft. and up to 95,180 sq. ft. in the parcel identified with folio # 19416.0110 shall include retail space with a minimum of 10% of the building's total square footage. To ensure the project will provide two vertically integrated land uses warranting the FAR bonus above, the site Construction Plans shall include the retail space at the required minimum square footage indicated in the plans within the self-storage facility building. The 10% retail space shall not be accessory to the self-storage facility and subject to condition 13. Certificates of Occupancy for the retail space and the self-storage facility shall be issued concurrently.

- a) All Site construction plans for a self-storage facility benefiting from the FAR bonus above shall include a tracking table indicating approved or built development and the proposed facility square footage with the required 10% retail space.
 - b) The project shall not exceed 98,880 sq. ft. total.
7. Buffering and screening shall be provided in accordance with the Land Development Code unless otherwise specified herein.
 8. The applicant shall coordinate with the Florida Department of Transportation (FDOT) prior to or concurrent with development of folio 19416.0000, to determine whether FDOT will permit the construction of any site access improvements (required by FDOT or Section 6.04.04.D. of the Hillsborough County LDC) at the existing Dale Mabry Hwy. driveway(s) serving the project site.
 9. The remaining Wetland Areas in Parcel 19416.0000 outside those in the EPC conditional approval area are to be preserved through a conservation easement. The conservation easement shall be recorded prior to Preliminary Site Development approval.
 10. Development standards shall be as shown in the General Site Plan.
 - 10.1 Wetland setbacks in accordance with LDC 4.01.07.B. shall be provided/maintained.
 11. The self-storage facility is subject to the Land Development Code Section 6.11.60 with the exception that outdoor storage of recreational vehicles and boats and the leasing of moving trucks are prohibited.
 12. Buffer and screening shall be as indicated in the General Site Plan. Vehicular Use Area buffers shall be in accordance with the Land Development Code (DLC), Section 6.06.00.
 13. In no event shall the cumulative project gross trip generation exceed 1,630 average daily trips, 109 a.m. peak hour trips, or 184 p.m. peak hour trips.
 14. The developer shall provide a cross access to the southern property folio # 19416.0100.
 15. Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
 16. Notwithstanding anything shown on the site plan to the contrary, the developer shall be required to comply with all applicable regulations and standards as required by the Hillsborough County Land Development Code (LDC) and Hillsborough County Transportation Technical Manual (TTM).

The following conditions shall apply to the entire PD:

17. Approval of this zoning 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 serve to justify any impact to wetlands/other surface waters, and does not grant any implied or vested right to environmental approvals.

18. 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.
19. 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.



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department
REVIEWER: Richard Perez, AICP
PLANNING AREA: GCN/Northwest

DATE: 9/23/2022
AGENCY/DEPT: Transportation
PETITION NO: PRS 22-1008

- This agency has no comments.
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Revised Conditions

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SITE ACCESS

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ROADWAY LEVEL OF SERVICE (LOS)

Below is the roadway level of service. For informational purposes only.

Generalized Level of Service				
ROADWAY	FROM	To	LOS	
			STANDARD	PK HR
DALE MABRY HWY	LINEBAUGH AVE	FLECTHER AVE	D	C

Source: 2020 Hillsborough County Level of Service (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
Dale Mabry Hwy	FDOT Arterial - Urban	6 Lanes <input type="checkbox"/> Substandard Road <input 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 type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	1,103	74	156
Proposed	1,417	97	180
Difference (+/-)	+314	+23	+24

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

Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South		None	Vehicular & Pedestrian	Meets LDC
East	X	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
N/A	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 report.



Florida Department of Transportation

RON DESANTIS
GOVERNOR

2822 Leslie Road
Tampa, FL 33612-6456

JARED W. PERDUE, P.E.
SECRETARY

August 23rd, 2022
Revised 8/31/22

LyvWell Mixed Use

11810 N Dale Mabry (N of Colby Rd)
SR 580-597
10 160 000
MP 4.21 Lt Rdwy
Class 5 @ 45 MPH
Folio #'s: 19416-0110, -111, and -112

RE: Pre-Application Meeting Request

THIS DOCUMENT IS NOT A PERMIT APPROVAL

**THE COMMENTS AND FINDINGS FROM THIS PRE-APPLICATION MEETING MAY BE SUBJECT TO CHANGE
AND MAY NOT BE USED AS A BASIS OF APPROVAL AFTER 2/23/2023**

Attendees:

Guests: Shaun Amarnani, Mike Yates, Scott Stannard, and Rick Perez

FDOT Staff: Todd Croft, Mecale' Roth, Tom Allen, Dan Santos, Lindsey Mineer, Amanda Serra, Joel Provenzano, Don Marco, Andrew Perez, and Luis Mejia

Proposed Conditions:

This development is proposing to share existing access to SR 597, a class 5 roadway with a posted speed limit of 45 MPH. Florida Administrative Code, Rule Chapter 14-97, requires 245' driveway spacing, 660' directional, 1320' full median opening spacing, and 1320' signal spacing requirements.

Proposing a storage facility with an unknown retail building using existing shared access to Dale Mabry. Access is shared with existing bank and bookstore. Development conditions require the property to be mixed use with a minimum of 10% retail.



Florida Department of Transportation

RON DESANTIS
GOVERNOR

2822 Leslie Road
Tampa, FL 33612-6456

JARED W. PERDUE, P.E.
SECRETARY

FDOT Recommendations:

1. A traffic study will be required.
2. Turn lanes are substandard and will need brought up to the standards dictated by the details of the traffic study.
3. Bus stop needs to be relocated. Coordinate with Hart.
4. Cross access requirements are already met.
5. County conditions # 6, 8, and 13 and will remain conditions moving forward.
6. The folio number(s) for the proposed construction needs to be corrected in the list of final conditions.
7. **County condition 13, states that the cumulative project gross trip generation shall not to exceed 1,630 daily trips, therefore, it is not likely that a drive thru fast-food restaurant will be an option for the retail portion of the required land use. If the data in a signed and sealed traffic study demonstrates that a smaller trip generating restaurant can stay within the cumulative maximum project trips, then it may be considered as acceptable for this property. This applies to any retail or commercial land use proposing to occupy the subject development.**
8. FDOT to provide turn lane and bust stop information.
9. Provide existing and proposed drainage maps.
10. If site drains to the state system or there is an existing structure or system, either active or inactive, in the existing or proposed condition, then a drainage permit will be required. If it does not discharge to any state system, then it may qualify as a drainage exemption. Complete the attached exception questionnaire to determine which you will need to apply for.
11. If applying for an exception, include the completed questionnaire in the submittal package.
12. Contact Joel Provenzano or Andrew Perez for any traffic or access related questions at joel.provenzano@dot.state.fl.us, andrewa.perez@dot.state.fl.us, or at 813-975-6000.
13. Contact Todd, Tom or Mecale' (makayla) for permit, pre app, or general questions at todd.croft@dot.state.fl.us, thomas.allen@dot.state.fl.us, mecale.roth@dot.state.fl.us, or 813-612-3200.
14. Contact Amanda Serra for drainage related questions at amanda.serra@dot.state.fl.us or 813-262-8257.



Florida Department of Transportation

RON DESANTIS
GOVERNOR

2822 Leslie Road
Tampa, FL 33612-6456

JARED W. PERDUE, P.E.
SECRETARY

Summary:

After reviewing and discussing the information presented in this meeting, the Department has determined we are

- in favor (considering the conditions stated above)
- not in favor
- willing to revisit a revised plan

The access, as proposed in this meeting, would be considered

- conforming
- non-conforming
- N/A (no access proposed)

in accordance with the rule chapters 1996/97 for connection spacing. The following state permits will need to be applied for by visiting our One Stop Permitting website (osp.fdot.gov):

- access-category A or B
- access-category C, D, E, or F
 - traffic study required
- access safety upgrade
- drainage
 - or
 - drainage exception
- construction agreement
- utility
- general Use
- other _____

Thank you for allowing us the opportunity to review and discuss this project in advance. Please feel free to contact me with any questions. We look forward to working with you again.

Respectfully,

Mecale' Roth

Permit Coordinator II



Florida Department of Transportation

RON DESANTIS
GOVERNOR

2822 Leslie Road
Tampa, FL 33612-6456

JARED W. PERDUE, P.E.
SECRETARY

2822 Leslie Rd.
Tampa, FL 33619
Office - 813-612-3237
M-F 8:30 AM – 5:00 PM



Additional Comments/Standard Information:

(These comments may or may not apply to this project, they are standard comments)

1. Document titles need to reflect what the document is before it is uploaded into OSP, and please do not upload unnecessary documents.
2. Documents need to be signed and sealed or notarized.
3. Include these notes with the application submittal.
4. Permits that fall within the limit of a FDOT project must contact project manager, provide a work schedule, and coordinate construction activities prior to permit approval. Ask Mecale' for information if not provided in the notes.
5. Plans shall be per the current Standard Plans and FDM.
6. All the following project identification information must be on the Cover Sheet of the plans:
 - a. all associated FDOT permit #'s
 - b. state road # (& local road name) and road section ID #
 - c. mile post # and left (Lt) or right (Rt) side of the roadway (when facing north or east)
 - d. roadway classification # and posted speed limit (MPH)
7. All typical driveway details are to be placed properly:
 - a. 24" thermoplastic white stop bar equal to the lane width placed 4' behind crosswalk or a minimum of 25' in front of it
 - b. 36" stop sign mounted on a 3" round post, aligned with the stop bar
 - c. if applicable, a "right turn only" sign mounted below the stop sign (FTP-55R-06 or FTP-52-06)
 - d. double yellow 6" lane separation lines
 - e. 6' wide, high emphasis, ladder style crosswalk straddling the detectable warning mats
 - f. warning mats to be red in color unless specified otherwise
 - g. directional arrow(s) 25' behind the stop bar
 - h. all markings on concrete are to be high contrast (white with black border)
 - i. all striping within and approaching FDOT ROW shall be thermoplastic





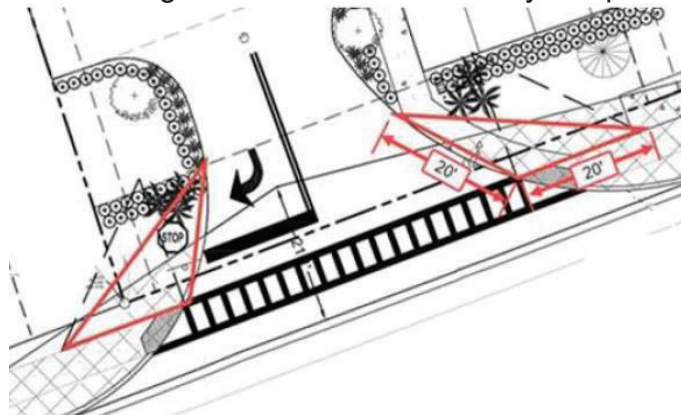
Florida Department of Transportation

RON DESANTIS
GOVERNOR

2822 Leslie Road
Tampa, FL 33612-6456

JARED W. PERDUE, P.E.
SECRETARY

8. **Lighting of sidewalks and/or shared paths must be to current standards** (FDM section 231). Newly implemented FDOT Context classifications updated the required sidewalk widths (FDM section 222.2.1.1). Where sidewalk is being added and/or widened, the lighting will be analyzed to ensure sidewalks are properly lighted per FDOT FDM standards. Reference the following link for details:
https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/roadway/fdm/2020/2020fdm231lighting.pdf?sfvrsn=2ad35fbf_2
https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/roadway/fdm/2020/2020fdm231lighting.pdf?sfvrsn=2ad35fbf_2
9. Maintain 20' x 20' pedestrian sight triangles and draw the triangles on the plans to show there are no obstructions taller than 24" within the triangles. Also, no parking spaces can be in these triangles. Measure 20' up the sidewalk and 20' up the driveway from the point at which the sidewalk meets the driveway. Here is an example of what these triangles look like and how they are positioned.



10. Any relocation of utilities, utility poles, signs, or other agency owned objects must be coordinated with the Department and the **existing and proposed location** must be clearly labeled on the plans. Contact the Permits Department for more details and contact information.
11. Make note on plans that it is the responsibility of the contractor to not only restore the ROW, but they are also responsible for maintaining the ROW for the duration of the project.





Florida Department of Transportation

**RON DESANTIS
GOVERNOR**

2822 Leslie Road
Tampa, FL 33612-6456

**JARED W. PERDUE, P.E.
SECRETARY**

HILLSBOROUGH COUNTY, FLORIDA	
ZONING REQUEST:	PD to PD
PETITION FILE NUMBER:	MM 19-1462 (RZ-PD 79-0227)
ZHM HEARING DATE:	November 16, 2020
BOCC MEETING DATE:	January 12, 2021
This is to certify that this Site Development Plan has been reviewed by the Board of County Commissioners and the following action taken:	
<input checked="" type="checkbox"/> APPROVED WITH CONDITIONS AS NOTED: and attached to certified site plan.	
2/24/2021	 PATRICIA KEMP CHAIR, BOARD OF COUNTY COMMISSIONERS
2/24/2021	 ATTEST: DEPUTY CLERK CINDY STUART CLERK OF THE CIRCUIT COURT
BOARD OF COUNTY COMMISSIONERS HILLSBOROUGH COUNTY, FLORIDA DOCUMENT NO. 31-009	



FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: MM 19-1462
MEETING DATE: January 12, 2021
DATE TYPED: January 21, 2021

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted September 18, 2020.

The following conditions shall apply to the parcel associated with PRS 08-1166:

- The site shall be permitted a 100 square foot self-serving vending water station in accordance with CI zoning district development standards.
- Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
- 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.
- 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.
- The project may be permitted the above use. The site will be subject to formal delineation of on-site conservation areas, preservation areas and water bodies and final calculation of maximum intensity (FAR) permitted by the Comprehensive Plan in accordance with the Environmentally Sensitive Lands Credits requirement of the Comprehensive Plan. If the maximum square footage for the project as permitted herein exceeds the maximum intensity (FAR) permitted by the Comprehensive Plan, per the Environmentally Sensitive Lands Credits requirement, the square footage of the project shall decrease as necessary to conform to the Comprehensive Plan.

The following conditions shall apply to folios 19416.0000 and 19416.0110 associated with MM 18-0584 and 19-1462:

- Folio 19416.0000 shall be permitted 3,700 square feet bank located within the building envelope shown on the plan. Development standards shall be provided in accordance with CG zoning standards unless otherwise specified herein. Folio 19416.0110 shall be permitted a maximum FAR of 0.75 of CG uses, subject to condition 13.
- The project is approved for a FAR bonus under Comprehensive Plan Policies 19.1 and 19.3 if developed with a Self-Storage facility and a second use (retail) which is vertically integrated. Any building containing a self-storage facility over 68,609 sq. ft. and up to 95,180 sq. ft. in the parcel identified with folio # 19416.0110 shall include retail space with a minimum of 10% of the building's total square footage. To ensure the project will provide two vertically integrated land uses warranting the FAR bonus above, the site Construction Plans shall include the retail space at the required minimum square footage indicated in the plans within the self-storage facility building. The 10% retail space shall not be necessary to the self-storage facility and subject to condition 13. Certificates of Occupancy for the retail space and the self-storage facility shall be issued concurrently.

Page 4 of 3

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: MM 19-1462
MEETING DATE: January 12, 2021
DATE TYPED: January 21, 2021

- All Site construction plans for a self-storage facility benefiting from the FAR bonus above shall include a tracking table indicating approved or built development and the proposed facility square footage with the required 10% retail space.
 - The project shall not exceed 98,880 sq. ft. total.
 - Buffering and screening shall be provided in accordance with the Land Development Code unless otherwise specified herein.
 - The applicant shall coordinate with the Florida Department of Transportation (FDOT) prior to or concurrent with development of folio 19416.0000, to determine whether FDOT will permit the construction of any site access improvements (required by FDOT or Section 6.04.04.D of the Hillsborough County LDC) at the existing Dale Mabry Hwy. driveway(s) serving the project site.
 - The remaining Wetland Areas in Parcel 19416.0000 outside those in the EPC conditional approval area are to be preserved through a conservation easement. The conservation easement shall be recorded prior to Preliminary Site Development approval.
 - Development standards shall be as shown in the General Site Plan.
 - Wetland setbacks in accordance with LDC 4.01.07.B. shall be provided/maintained.
 - The self-storage facility is subject to the Land Development Code Section 6.11.60 with the exception that outdoor storage of recreational vehicles and boats and the leasing of moving trucks are prohibited.
 - Buffer and screening shall be as indicated in the General Site Plan. Vehicular Use Area buffers shall be in accordance with the Land Development Code (LDC), Section 6.06.00.
 - In no event shall the cumulative project gross trip generation exceed 1,630 average daily trips, 109 a.m. peak hour trips, or 184 p.m. peak hour trips.
 - The developer shall provide a cross access to the southern property folio # 19416.0100.
 - Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
 - Notwithstanding anything shown on the site plan to the contrary, the developer shall be required to comply with all applicable regulations and standards as required by the Hillsborough County Land Development Code (LDC) and Hillsborough County Transportation Technical Manual (TTM).
- The following conditions shall apply to the entire PD:
- Approval of this zoning 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 impact to wetlands/other surface waters, and does not grant any implied or vested right to environmental approvals.

Page 2 of 3

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: MM 19-1462
MEETING DATE: January 12, 2021
DATE TYPED: January 21, 2021

- 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.
- 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.

Page 3 of 3

11 E 11/11

PARCEL OWNER - LYWELL CARRILWOOD SS JV, LLC
AUTHORITY HAVING JURISDICTION - HULLBROUGH COUNTY
OVERALL LOT SIZE - 41.2178 ACRES
ZONING - PD-MU (PLANNED DEVELOPMENT-MADE USE)
PLU - 00-00
ALLOWABLE USES: RETAIL AND SELF-STORAGE ALLOWED BY PD
MODIFICATION # 16-0204 DATED 10/2/2022
PD-MU OVERALL SIZE - 4.47 ACRES INCLUDE BANK AND LAND TO THE
NORTH

COMMERCIAL AREA OF PD - 2.26 ACRES
MAX. ALLOWABLE F.A.R. - APPROVED PD ALLOWS 133,603 SF OF
NON-RESIDENTIAL USES

SETBACKS:
F - 30'
S (NORTH) - 20'
S (SOUTH) - 10'
R - (WEST) - 20'

BUFFERS:
FRONT - 8' PLANTED BUFFER
REAR - 8' PLANTED BUFFER
SIDE - 8' PLANTED BUFFER
REAR - 8' PLANTED BUFFER

PARKING REQUIREMENTS:
BARNES & NOBLE RANGE:
TOTAL BUILDING SIZE - 30,200
REQUIRED PARKING (5'000 SF) - 30.2 X 5 = 151 SPACES
PROVIDED - 82 SPACES

STORAGE BUILDING:
TOTAL RETAIL - 10,000 SF
TOTAL STORAGE - 500 UNITS
TOTAL STORAGE - 500 UNITS
REQUIRED PARKING - (2 PER 100 UNITS) = 10 SPACES
TOTAL REQUIRED PARKING - 61 SPACES
PROVIDED - 82 SPACES

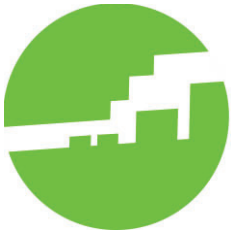
BANK PARCEL:
TOTAL BUILDING SIZE - 3,325 SF
TOTAL STORAGE - 10,000 SF
PROVIDED - 6 SPACES

OVERALL DEVELOPMENT:
TOTAL BUILDING SIZE - 43,525 SF
TOTAL STORAGE - 10,500 SF
PROVIDED - 28 SPACES

TOTAL PROPOSED BUILDING SIZE - 25,000 SF X
STORY
= 100,000 SF



36.00 x 24.00 in



Hillsborough County
City-County
Planning Commission

Memorandum

September 23, 2022

To: Brian Grady, Hillsborough County Development Services Department

From: Yeneka Mills, Hillsborough County City-County Planning Commission

RE: PRS 22-1008

The applicant is requesting a Personal Appearance/Minor Modification (PRS) for PD 79-0227 which was recently modified under MM 19-1462. The PRS request is to amend the square footage calculations based on the upland wetland delineation lines and total upland acreage currently on the site.

The subject site is comprised of three different Future Land Use categories, Residential-12 (RES-12), Residential-4 (RES-4), and Office Commercial-20(OC-20). Planning Commission staff is in agreement with the amended square footage calculations as proposed by the applicant on the revised uplands of the site, however, at the time of drafting this memo, revised EPC comments have not been received by staff, which requested a redesign of the proposed development layout to avoid wetland impacts.

Policy direction within the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County discourages wetland impacts (Policies 3.5.1, 3.5.2, 3.5.4).*

The request has been found **INCONSISTENT** with the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*. The following Goals, Objectives, and Policies of the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County* apply to this Personal Appearance/Minor Modification request (PRS 22-1008) and are used as a basis for an inconsistency finding:

Environmental and Sustainability Section

3.5.1: *Collaborate with the EPC to conserve and protect wetlands and/or other surface waters from detrimental physical and hydrological alteration. Apply a comprehensive planning-based approach to the protection of wetland ecosystems assuring no net loss of ecological values provided by the functions performed by wetlands and/or other surface waters authorized for projects in Hillsborough County.*

3.5.2: *Collaborate with the EPC through the land planning and development review processes to prohibit unmitigated encroachment into wetlands and/or other surface waters and maintain equivalent functions.*

3.5.4: *Regulate and conserve wetlands and/or other surface waters through the application of local rules and regulations including mitigation during the development review process*

3.7.2: *Regulate development in areas that possess the following characteristics: wetlands, 100-year floodplain, and/or habitats for Listed Species as provided under local rules and regulations including mitigation as required.*

If you have any questions regarding these comments or need further information, please contact me at (813)547-4373

Sincerely,

Yeneka Mills
Principal Planner



Plan Hillsborough
planhillsborough.org
planner@plancom.org
813- 272-5940
601 E Kennedy Blvd
18th Floor
Tampa, FL, 33602

COMMISSION

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 Steffanie L. Wickham WASTE DIVISION
 Sterlin Woodard, P.E. WETLANDS DIVISION

AGENCY COMMENT SHEET

REZONING	
<p>HEARING DATE: 8/25/2022</p> <p>PETITION NO.: 22-1008</p> <p>EPC REVIEWER: Chris Stiens</p> <p>CONTACT INFORMATION: (813) 627-2600 X1225</p> <p>EMAIL: stiensc@epchc.org</p>	<p>COMMENT DATE: 8/10/2022</p> <p>PROPERTY ADDRESS: 11810 & 11914 N Dale Mabry Highway</p> <p>FOLIOs #: 0194160000 & 0194160110 & 0194160112</p> <p>STR: 09-28S-18E</p>
<p>REQUESTED ZONING: Minor Mod to PD</p>	
FINDINGS	
<p>WETLANDS PRESENT</p>	<p>YES</p>
<p>SITE INSPECTION DATE</p>	<p>12/27/2017</p>
<p>WETLAND LINE VALIDITY</p>	<p>VALID TO 6/22/23</p>
<p>WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)</p>	<p>The remainder of subdivided folio # 019416-0110 is a wetland with a Wetland Conservation Easement. The west portion of folio # 019416-0112 is wetland.</p>
<p>RECOMMENDED ZONING RESUBMITTAL COMMENTS:</p> <p>1. A wetland delineation by EPC staff determined that wetlands exist onsite. Wetland surveys have been reviewed by EPC and expire on 6/22/23. The submitted plans DO NOT accurately depict the approved wetland lines for the project area. Please correctly label the wetlands on folio # 019416-0110. The wetland line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Easement" pursuant to the Hillsborough County Land Development Code (LDC).</p>	
<p>INFORMATIONAL COMMENTS:</p> <ul style="list-style-type: none"> The acreage of the wetland areas, and associated wetland setbacks, may result in the applicant's inability to construct the project as envisioned, and it may be necessary to reduce the scope of the project and/or redesign the proposed development layout to avoid wetland impacts. 	

Environmental Excellence in a Changing World

Environmental Protection Commission - Roger P. Stewart Center
 3629 Queen Palm Drive, Tampa, FL 33619 - (813) 627-2600 - www.epchc.org

- Please note that the construction and location of any proposed wetland/other surface water impacts and mitigation plan shall be reviewed separately by EPC pursuant to Chapter 1-11 and Basis of Review. Please be aware that a submittal provides no reliance that the wetlands may be developed as proposed and that EPC staff cannot approve plans at the construction phase if unapproved wetland impacts are depicted.
- 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.

cs/aow

cc: LANDUSE@GARDNERBREWER.COM

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

PETITION NO.: PRS22-1008 REVIEWED BY: Randy Rochelle DATE: 7/1/2022

FOLIO NO.: 19416.0112

WATER

- The property lies within the _____ Water Service Area. The applicant should contact the provider to determine the availability of water service.
- A 10 inch water main exists (adjacent to the site), (approximately _____ feet from the site) and is located within the west Right-of-Way of N. Dale Mabry Highway. . 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 _____ and will need to be completed by the _____ 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 4 inch wastewater force main exists (adjacent to the site), (approximately _____ feet from the site) and is located within the west Right-of-Way of N. Dale Mabry Highway. 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 systems.