



PD Modification Application: MM 22-1340

Zoning Hearing Master Date: March 20, 2023

BOCC Land Use Meeting Date: May 9 2023

1.0 APPLICATION SUMMARY

Applicant: RK Development Partners, LLC
 FLU Category: SMU-6 (Suburban Mixed Use – 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 is requesting a modification to the R-2 use area with folio 54245.0630 to allow for the property to be used for a four-story mini warehouse facility with up to 69,840 square feet (sf) of Gross Floor Area (GFA). The subject property is developed for medical office use and a home brewing neighborhood business with a micro-brewery is also permitted on the property.

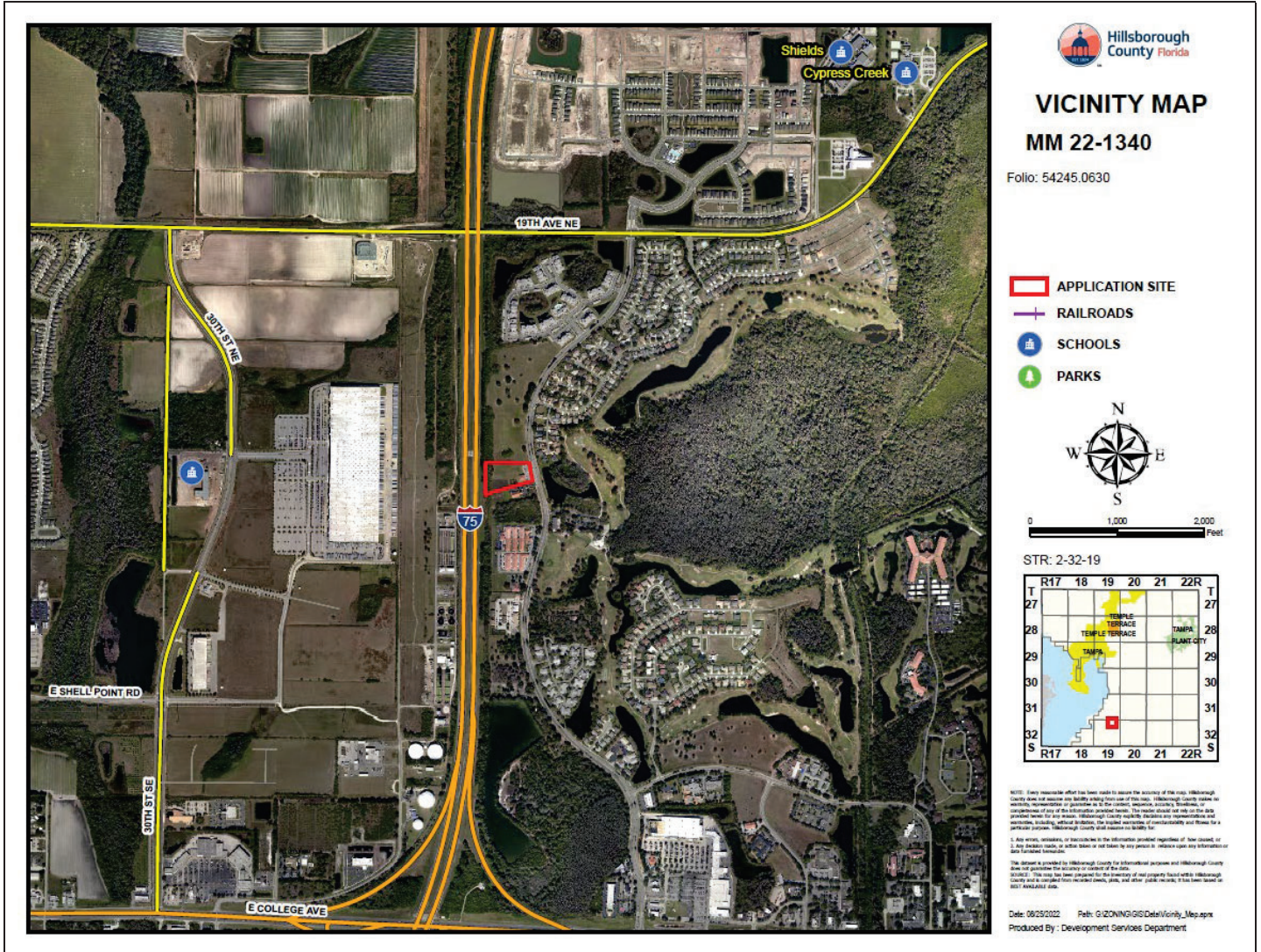
Existing Approval(s)	Proposed Modification(s)
Allowable uses within the R-2 use area with folio 54245.0630 uses include: research corporate park, office condominiums, corporate research & development, hotel/convention facilities, recreation clubs & amenities, restaurants, bank with drive-through, and home brewing neighborhood business and microbrewery.	Site development to allow mini warehouses with up to 69,840 sf..

Additional Information	
PD Variation(s)	None
Waiver(s) to the Land Development Code	None

Planning Commission Recommendation Consistent	Development Services Recommendation Approvable, Subject to Conditions.
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2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

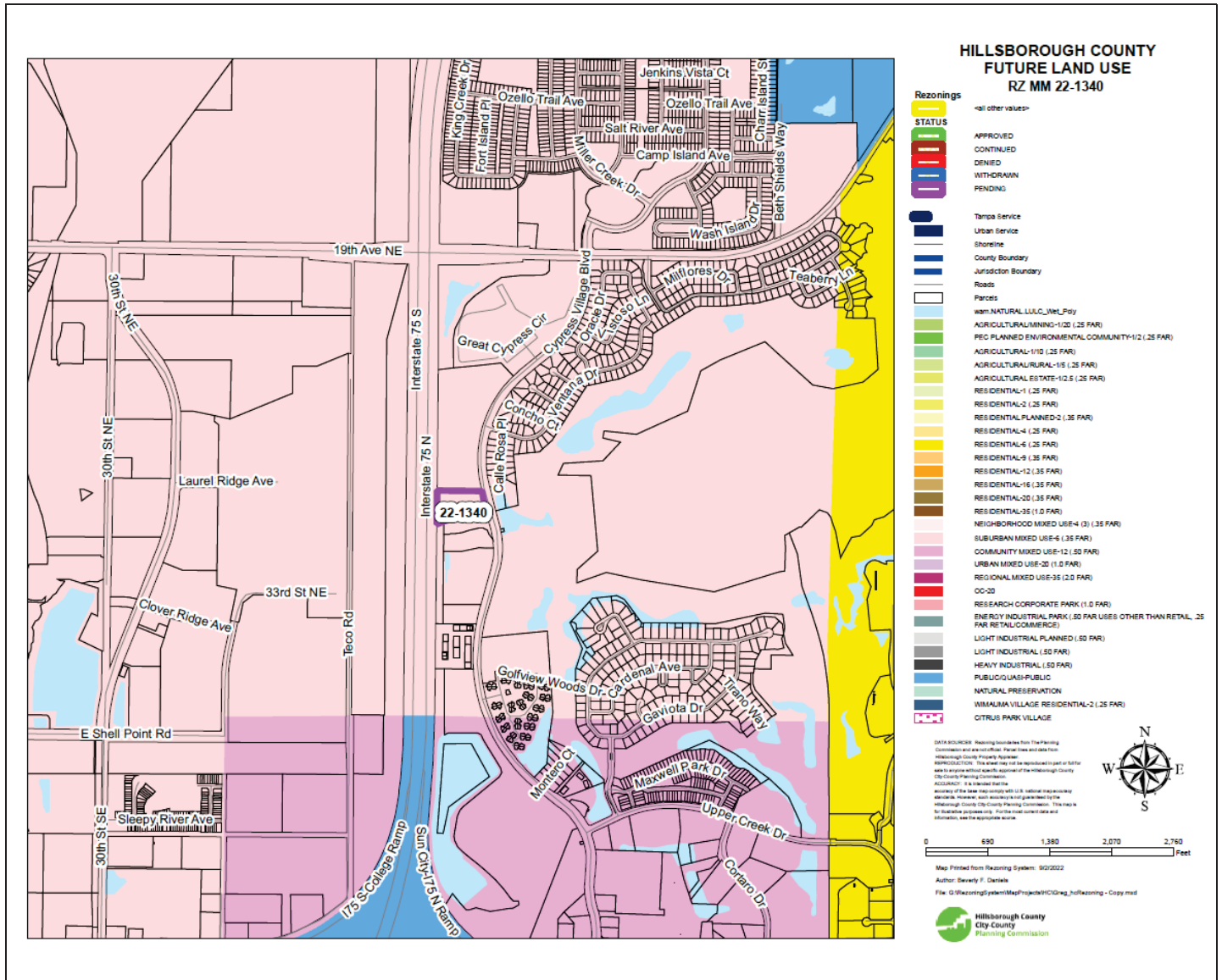


Context of Surrounding Area:

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

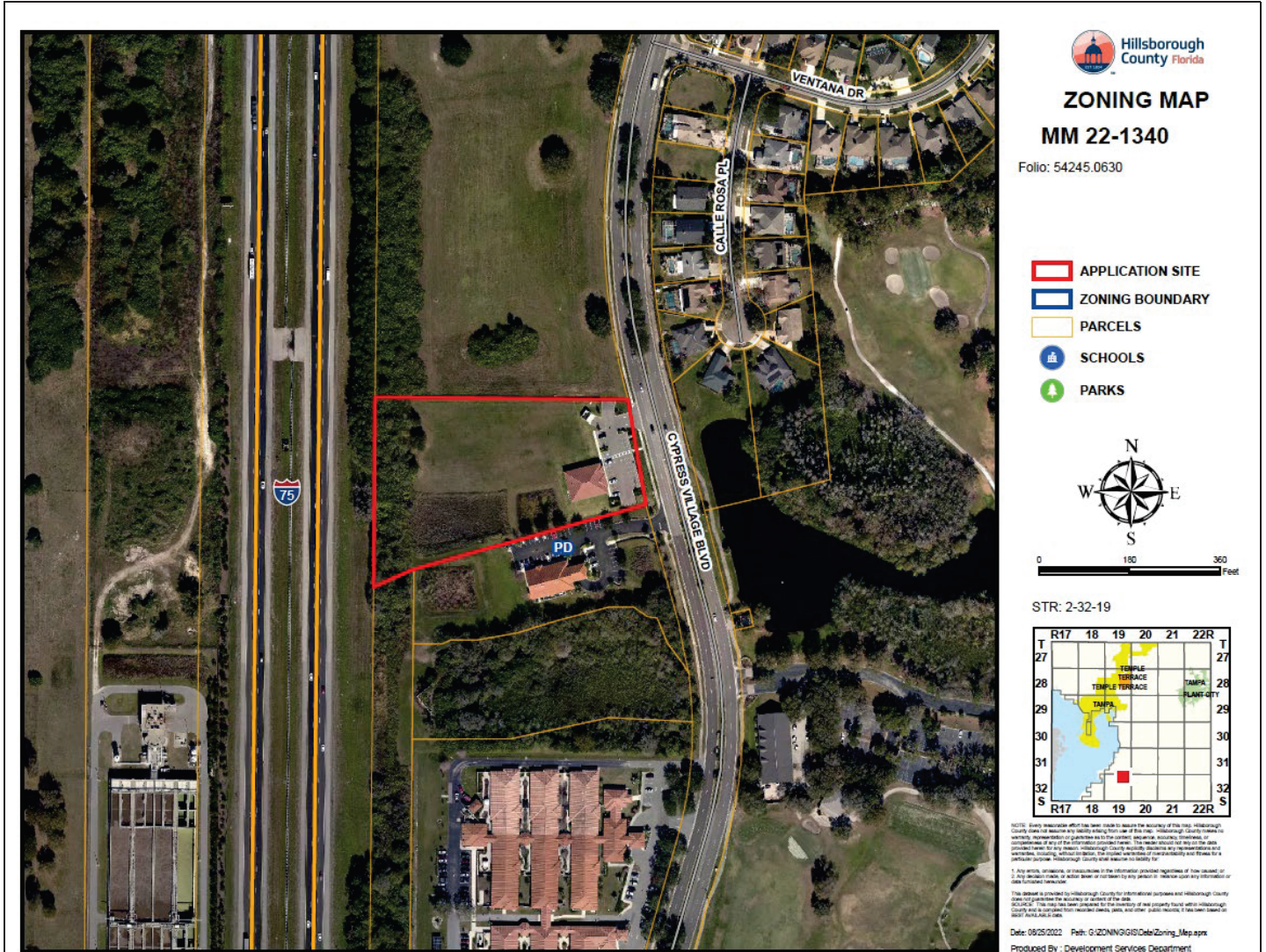
2.2 Future Land Use Map



Subject Site Future Land Use Category	Suburban Mixed Use – 6 (SMU-6)
Maximum Density/FAR	6 dwelling units per gross acre (du/ga) / 0.25 FAR. The applicant proposes to utilize the maximum FAR of 0.50 FAR for light industrial uses in the SMU-6 through the application of enhanced site and enhanced building design for mini-warehouse/self-storage facilities.
Typical Uses	Residential, community scale retail, commercial, office, research corporate park, light industrial multi-purpose and clustered residential and/or mixed use projects.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 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 FAR	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 FAR	Wastewater Treatment Facility	Utility – Wastewater Treatment

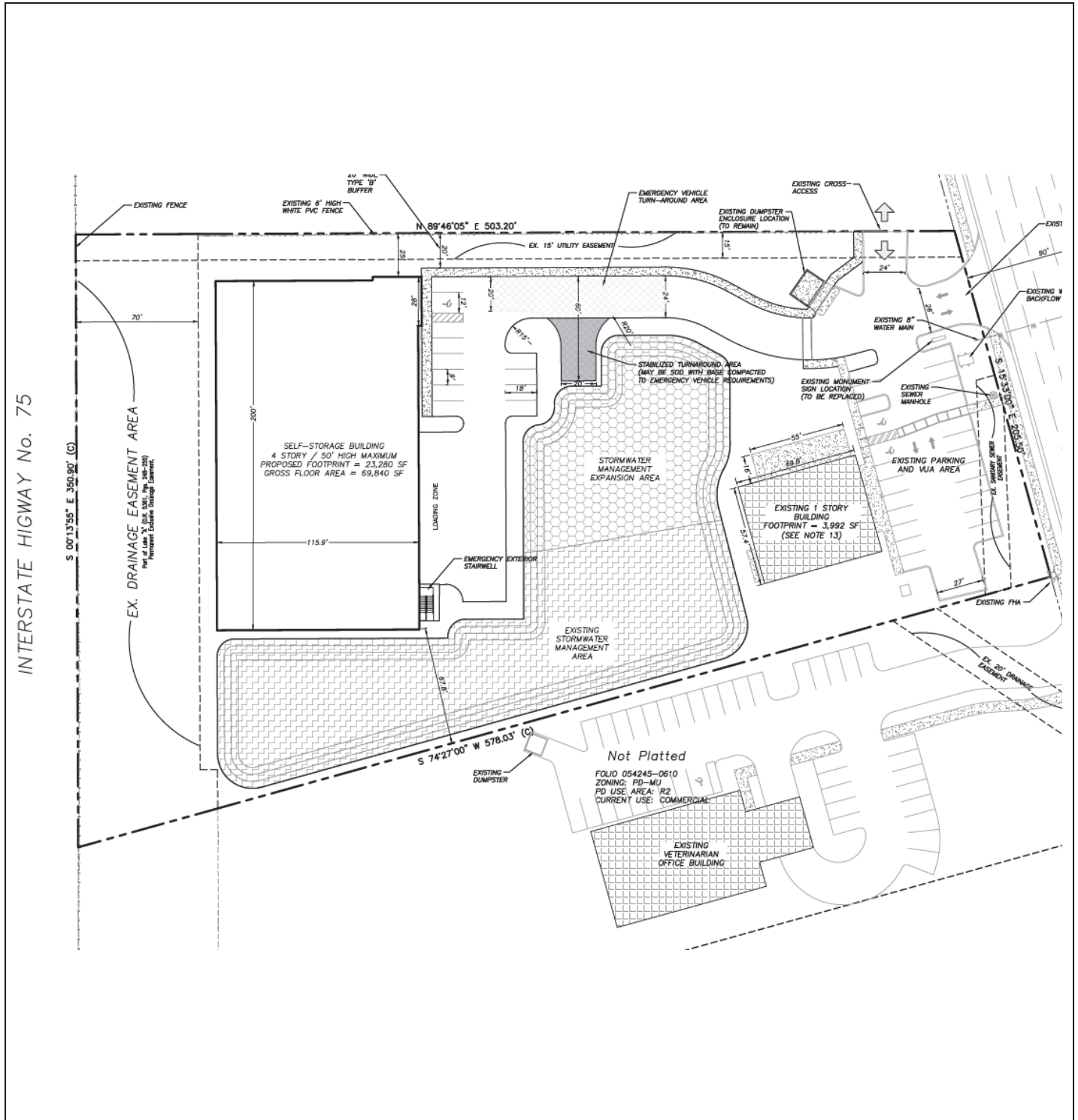
2.0 LAND USE MAP SET AND SUMMARY DATA

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



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)



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 Boulevard	County Collector - Urban	2 Lanes <input 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 Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	2,842	215	252
Proposed	1,666	121	140
Difference (+/-)	-1,176	-94	-112

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

Connectivity and Cross Access Not applicable for this request

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	Vehicular & Pedestrian	Meets LDC
South		None	None	Meets LDC
East	X	None	None	Meets LDC
West		None	None	Meets LDC

Notes:

Design Exception/Administrative Variance 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

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 checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <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	See report
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 type="checkbox"/> Yes <input checked="" 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 type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Impact/Mobility Fees Self-Storage/Mini-Warehouse (Per 1,000 sf) Mobility: \$ 725 Fire: \$ 32				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

Based on the adjacent zonings, uses identified in this report, and proposed architectural enhancements, staff finds the proposed modification to 73-0186 compatible with the existing zoning districts and development pattern in the

5.2 Recommendation

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

6.0 PROPOSED CONDITIONS

Prior to site plan certification, the applicant shall revise the PD site plan to:

1. Relocate the emergency vehicle t-turn around to the east side of the internal driveway generally located adjacent to the loading zone area identified on the PD site plan; and
2. Correct the note reference from (See Note 13) to (Note 12).

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted on February 28, 2023 ~~October 13, 2022~~.

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 setback 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), 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 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 apply to all residential Parcels abutting Interstate 75:

6.1 Any residential type (multi-family, single-family, townhomes/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 the 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 (Plant 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 and screening consisting of a 6 foot aluminum rail fence with three to four foot hedges adjacent to residential.

THE FOLLOWING CONDITIONS SHALL APPLY TO THE PORTION OF THE PROJECT ASSOCIATED WITH PRS 22-0357:

11. The area associated with PRS 22-0357 shall permit Retail Center/Office uses. Maximum Floor Area Ratio (FAR)permitted shall be 100 sf.

11.1 Vehicular access shall be limited to (1) one connection to SR 674. Such access shall be subject to the review and approval of the Florida Department of Transportation (FDOT).

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

11.3. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, vehicular and pedestrian cross access shall be constructed to the project's western boundary with folio 056776.0520. Such access shall only be required when uses constructed on the site are likely to result in the interchange of vehicular or pedestrian trips between the two properties.

11.4 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 create additional demand on the system.

11.5 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.

11.6 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).

11.7 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.

THE FOLLOWING CONDITIONS SHALL APPLY TO THE PORTION OF THE PROJECT ASSOCIATED WITH PRS 06-0814, PRS 07-1758 AND PRS 13-0465.

12. Stormwater management system shall be designed and constructed in such a manner so as to not adversely impact off-site surface and groundwater elevations.
13. 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):
 - 13.1 Ground Signs shall be limited to Monument Signs.
 - 13.2 Billboards, pennants and banners shall be prohibited.
 - 13.3 Existing permitted signs located on the property prior to the approval of PRS 06-0814 shall not be subject the conditions herein.
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 graphics 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 are 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 Development Services 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 site 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 and MM 22-1340:

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.

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.
25. Mini-Warehouse development without open storage or truck leasing shall be restricted to the R-2 use area with folio number 54245.0630 (or any subsequent partition of said land parcel) and limited to 69,840 sf of GFA.
26. The Dimensional Standards for the Commercial General zoning district within Section 6.01.01 of the LDC shall apply.
28. The following rules and design features shall apply to the north and east building facades of the Mini-Warehouse building.
 - 28.1 The building footprint shall have a horizontal shift of 2' minimum building articulation for a length of greater than 10% of wall length (refer to General Development Plan building footprint).
 - 28.2 At least 15% of the horizontal length of each façade shall be comprised of the following design features; windows, shutters, transoms, awnings, doors, recessed entryways, porticos and/or pilasters. These design features may be functional, or "faux" and purely cosmetic in design. Horizontal banding and other predominately horizontal elements shall not contribute towards satisfaction of this requirement.
 - 28.3 Decorative shutters, if provided, shall be made of wood, metal or copolymer material and shall not be scored into the stucco.
 - 28.4 Building facades shall be clad in cement stucco bands, stucco, wood or vinyl slats, metal panels, metal siding or brick. Exterior finish materials may only be combined horizontally, with the visually heavier material below the lighter material. The relative visual weight of materials shall be in the following

order (heaviest to lightest); stone, brick, stucco, metal, wood or vinyl slats.

- 29. The Type 'B' Buffer along the north property line shall be enhanced with additional evergreen shade tree planting along the length of the buffer that is adjacent to the mini-warehouse building's north wall. The additional tree planting shall be trees planted not more than 15' apart, instead of the code required 20' apart.
- 30. If the existing 3,992 square foot building's uses (home brewing business/microbrewery and medical office - see General Development Plan) change, and the new use or uses causes the total AM or PM Peak Trips (when added to the Mini-Warehouse facility) to be 50 or greater, then the applicant will need to provide a Detailed Transportation Analysis per Section 6.2.1(C)(8) of the Development Review Procedures Manual to determine if site access improvements are warranted. If said detailed site access analysis finds that site access improvements are warranted, the applicant shall be responsible for constructing the warranted site access improvements.
- 31. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

Zoning Administrator Sign Off:



Brian Grady
Tue Mar 21 2023 14:40:42

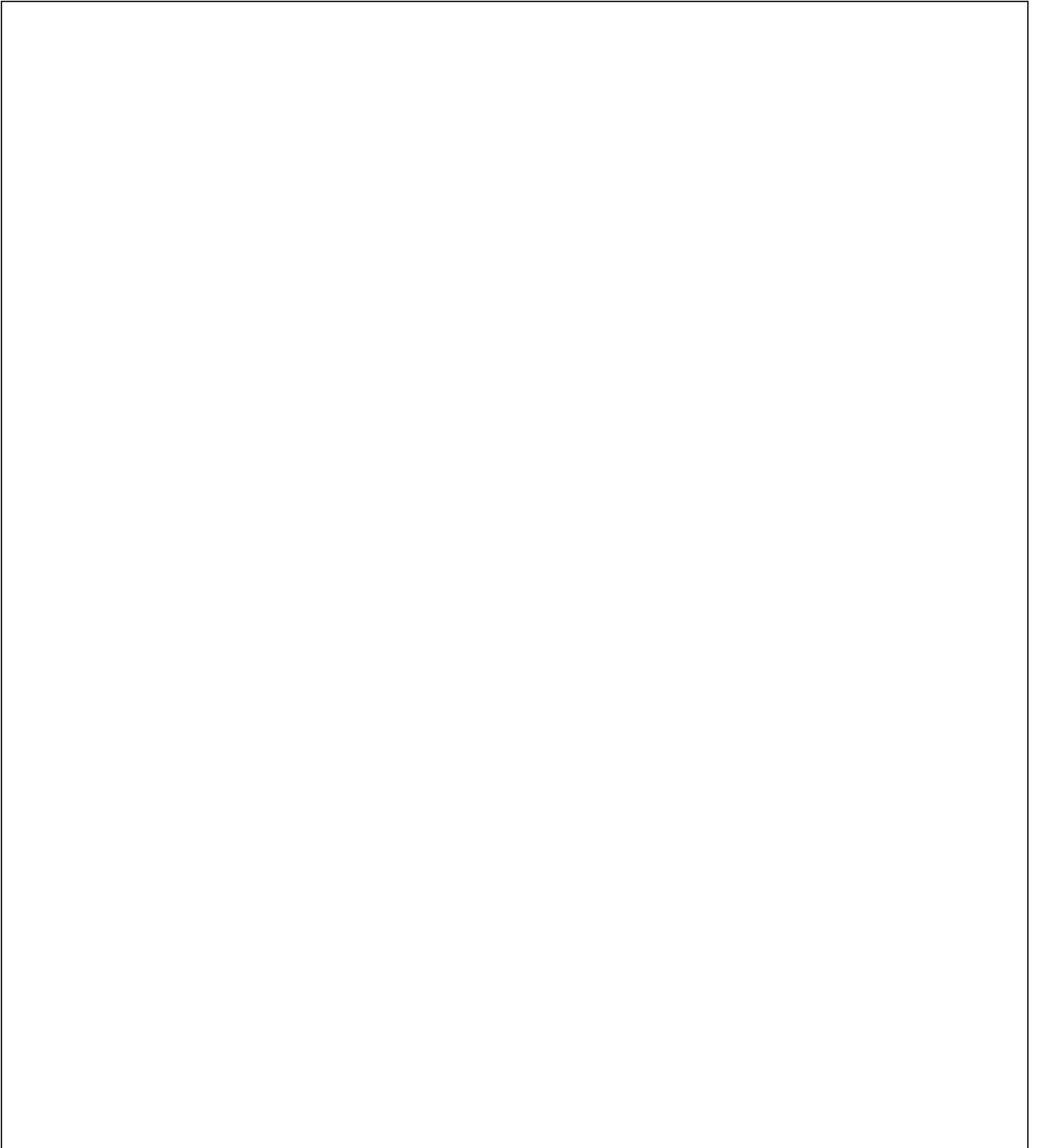
SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

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

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

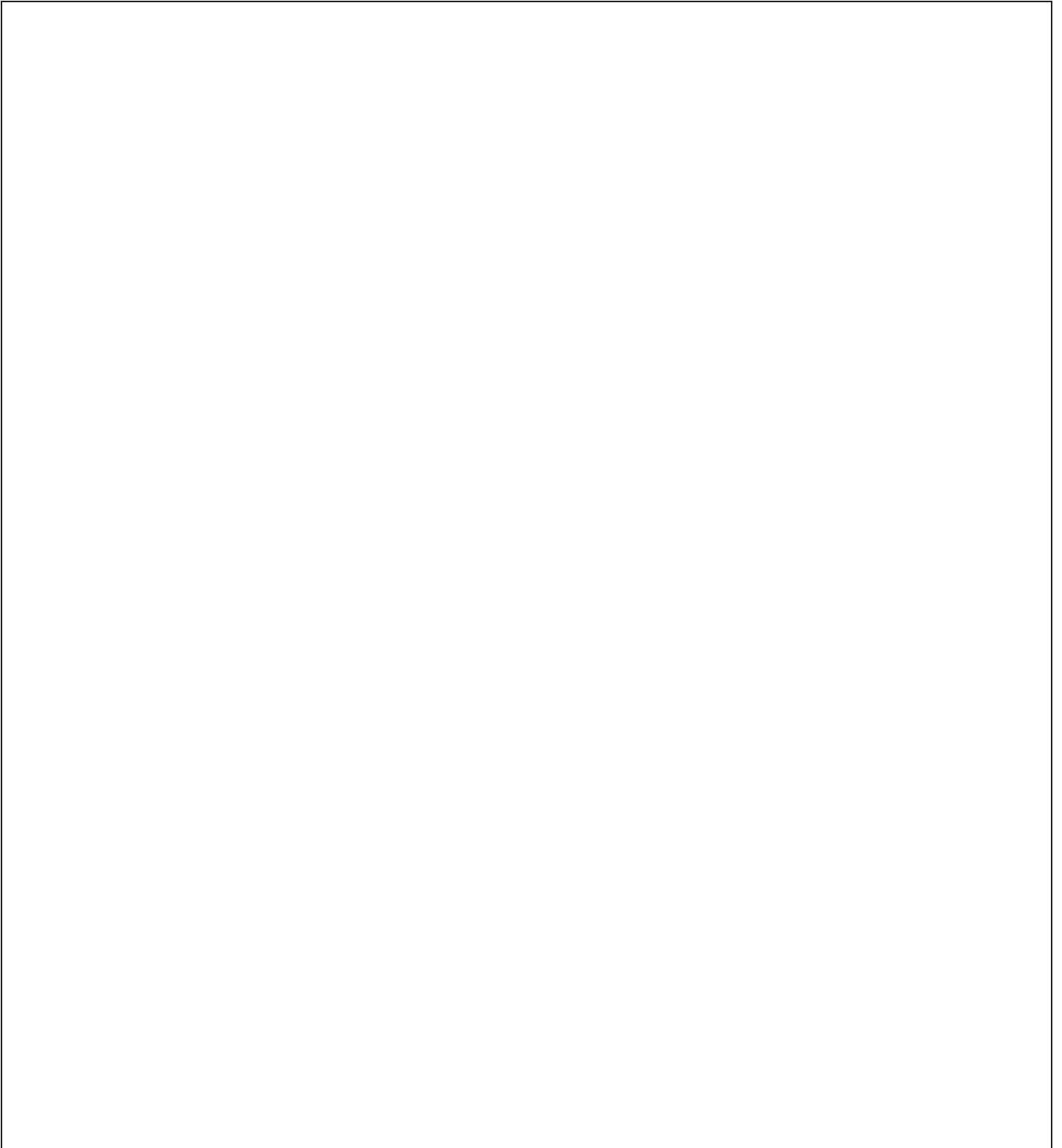
8.0 SITE PLANS (FULL)

8.1 Approved Site Plan (Full)



8.0 SITE PLANS (FULL)

8.2 Proposed Site Plan (Full)





Additional / Revised Information Sheet

Please indicate below which revised/additional items are being submitted with this form.

Included	Submittal Item
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1 **Cover Letter****+ If adding or removing land from the project site, the final list of folios must be included

2 **Revised Application Form****+

3 **Copy of Current Deed*** Must be provided for any new folio(s) being added

4 **Affidavit to Authorize Agent*** (If Applicable) Must be provided for any new folio(s) being added

5 **Sunbiz Form*** (If Applicable) Must be provided for any new folio(s) being added

6 **Property Information Sheet****

7 **Legal Description of the Subject Site****

8 **Close Proximity Property Owners List****

9 **Site Plan**** All changes on the site plan must be listed in detail in the Cover Letter.

10 **Survey**

11 **Wet Zone Survey**

12 **General Development Plan**

13 **Project Description/Written Statement**

14 **Design Exception and Administrative Variance requests/approvals**

15 **Variance Criteria Response**

16 **Copy of Code Enforcement or Building Violation**

17 **Transportation Analysis**

18 **Sign-off form**

19 **Other Documents** (please describe):

*Revised documents required when adding land to the project site. Other revised documents may be requested by the planner reviewing the application.

+Required documents required when removing land from the project site. Other revised documents may be requested by the planner reviewing the application.

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Development Services Department

DATE: 3/09/2023

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: SSC/South

PETITION NO: MM 22-1340

- 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

- 7.4 If the existing +/-4,500 square foot building's (see General Development Plan) uses change, and the new use or uses causes the total AM or PM Peak Trips (when added to the Mini-Warehouse facility) to be 50 or greater, then the applicant will need to provide a Detailed Transportation Analysis per Section 6.2.1(C)(8) of the Development Review Procedures Manual to determine if site access improvements are warranted. If said detailed site access analysis finds that site access improvements are warranted, the applicant shall be responsible for constructing the warranted site access improvements.

{Staff recommends this proposed condition in lieu of the applicants' proposed condition language for the reason's described herein the section of this report title Site Access}

Other Conditions:

- Prior to site plan certification, the applicant shall revise the PD site plan to relocate the emergency vehicle t-turn around to the east side of the internal driveway generally located adjacent to the loading zone area identified on the PD site plan.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a major modification to approved Planned Development (PD) #73-0186, as amended most recently by PRS 22-0243, 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, child care facility, and neighborhood home brewing business. The future land use is Suburban Mixed Use 6 (SMU-6).

The applicant is requesting to allow a mini-storage warehouse. There is currently a +/- 2,459 square foot medical office and 1,533 square foot home brewing business/microbrewery constructed on site.

Trip Generation Analysis

Per the Section 6.2.1. C. 8. b. of the County's Development Review Procedures Manual, "A trip generation and site access analysis shall be provided with the initial application submittal if the total (cumulative) project peak hour trips are greater than 50." The trip generation calculations were submitted with the zoning application; however instead of submitting the required detailed site access the applicant proposes a condition of approval to submit a

detailed site access analysis if the uses in the existing building change to something more intense that would result in 50 or more cumulative peak hour trips for the site.

Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, 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 Uses:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 31,917 sf, Medical Office (ITE LUC 720)	1,111	89	110
PD: 5,000 sf, Fast Food Rest. w/o Drive-Thru (ITE LUC 933)	1,731	126	142
TOTAL TRIPS	2,842	215	252

Proposed PD Uses:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 600-unit, Mini-Storage Warehouse (ITE 151)	108	8	12
PD: 4,500 sf, Fast Food w/o Drive-Thru (ITE LUC 933)	1,558	113	128
TOTAL TRIPS	1,666	121	140

Trip Generation Difference (Existing Entitlements – Entitlements):

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference (+/-)	-1,176	-94	-112

The proposed rezoning would generally result in a decrease of maximum potential daily trips generated by development of the subject site by -1,176 average daily trips, -94 a.m. peak hour trips and -112 p.m. peak hour trips.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site of the proposed change of use fronts the west side of Cypress Village Rd.

Cypress Village Blvd. is a 2-lane, divided, urban collector roadway. The roadway consists of +/-11-foot lanes, Miami curb, a +/- 11 golf cart lane; and 5-foot sidewalk on the west side and +/- 8-foot sidewalk on the east side of the roadway. Along the project frontage, the roadway lies within +/- 90 feet of right-of-way.

SITE ACCESS

The subject site has direct access to Cypress Village Blvd. The access is served by an existing northbound left turn lane.

As noted above, the applicant did not submit a detailed site access analysis to determine if auxiliary lane improvements would be warranted (i.e. a southbound right turn lane or extension to the existing northbound left turn lane). In lieu of the detailed site access analysis, the applicant has proposed a condition of approval to submit a site access analysis if the existing uses on-site are intensified such that they generate 50 or more PM peak hour trips. The applicant’s proposed condition of approval language is as follows:

“If the existing building’s (see General Development Plan) uses change, and the new use or uses causes the total PM Peak Trips (when added to the Mini-Warehouse facility) to be 50 or greater, then the applicant will need to provide a Detailed Transportation Analysis per Section 6.2.1(C)(8) of the Development Review Procedures Manual.”

However, because the proposed condition does not include AM peak hour trips staff proposes the following revised condition of approval:

“If the existing +/-4,500 square foot building’s (see General Development Plan) uses change, and the new use or uses causes the total AM or PM Peak Trips (when added to the Mini-Warehouse facility) to be 50 or greater, then the applicant will need to provide a Detailed Transportation Analysis per Section 6.2.1(C)(8) of the Development Review Procedures Manual to determine if site access improvements are warranted. If said detailed site access analysis finds that site access improvements are warranted, the applicant shall be responsible for constructing the warranted site access improvements.”

The applicant’s revised site plan submitted on 2/28, depicts a emergency vehicle T-turnaround in a location that is insufficient for safe circulation and maneuvering of the site as it does not provide emergency vehicles that travel to the most southwestern extent of the driveway (i.e. the loading zone area). As such staff is recommending that the applicant relocate the t-turnaround to the opposite side of the loading zone shown on the PD site plan prior to certification to address this concern.

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	2 Lanes <input 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 type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	2,842	215	252
Proposed	1,666	121	140
Difference (+/-)	-1,176	-94	-112

*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	Vehicular & Pedestrian	Meets LDC
South		None	None	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.

**COUNTY OF HILLSBOROUGH
LAND USE HEARING OFFICER'S RECOMMENDATION**

Application number:	MM 22-1340
Hearing date:	March 20, 2023
Applicant:	RK Development Partners, LLC
Request:	Major Modification to a Planned Development
Location:	1046 Cypress Village Boulevard, Ruskin
Parcel size:	3.39 acres +/-
Existing zoning:	PD 73-0186
Future land use designation:	SMU-6 (6 du/ga; 0.25 FAR)
Service area:	Urban Services Area
Community planning area:	Southshore Areawide Systems Plan

A. APPLICATION REVIEW

**DEVELOPMENT SERVICES STAFF REPORT
APPLICATION REVIEW SUMMARY AND RECOMMENDATION**

PD Modification Application: MM 22-1340
Zoning Hearing Master Date: March 20, 2023
BOCC Land Use Meeting Date: May 9 2023

1.0 APPLICATION SUMMARY

Applicant: RK Development Partners, LLC
 FLU Category: SMU-6 (Suburban Mixed Use – 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 is requesting a modification to the R-2 use area with folio 54245.0630 to allow for the property to be used for a four-story mini warehouse facility with up to 69,840 square feet (sf) of Gross Floor Area (GFA). The subject property is developed for medical office use and a home brewing neighborhood business with a micro-brewery is also permitted on the property.

Existing Approval(s)	Proposed Modification(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, bank with drive-through, and home brewing neighborhood business and microbrewery.	Site development to allow mini warehouses with up to 69,840 sf..

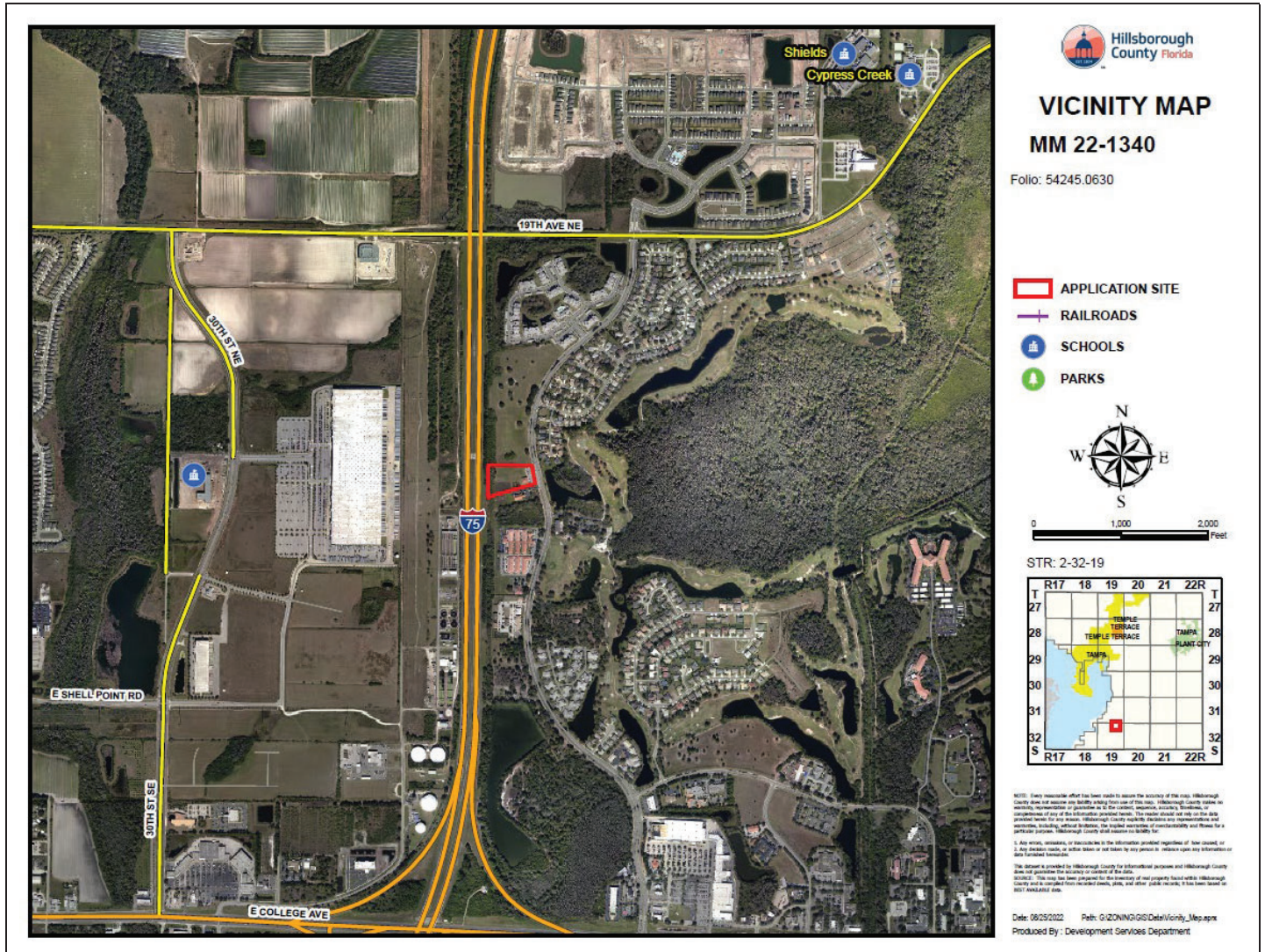
Additional Information

PD Variation(s)	None
Waiver(s) to the Land Development Code	None

Planning Commission Recommendation Consistent	Development Services Recommendation Approvable, Subject to Conditions.
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2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

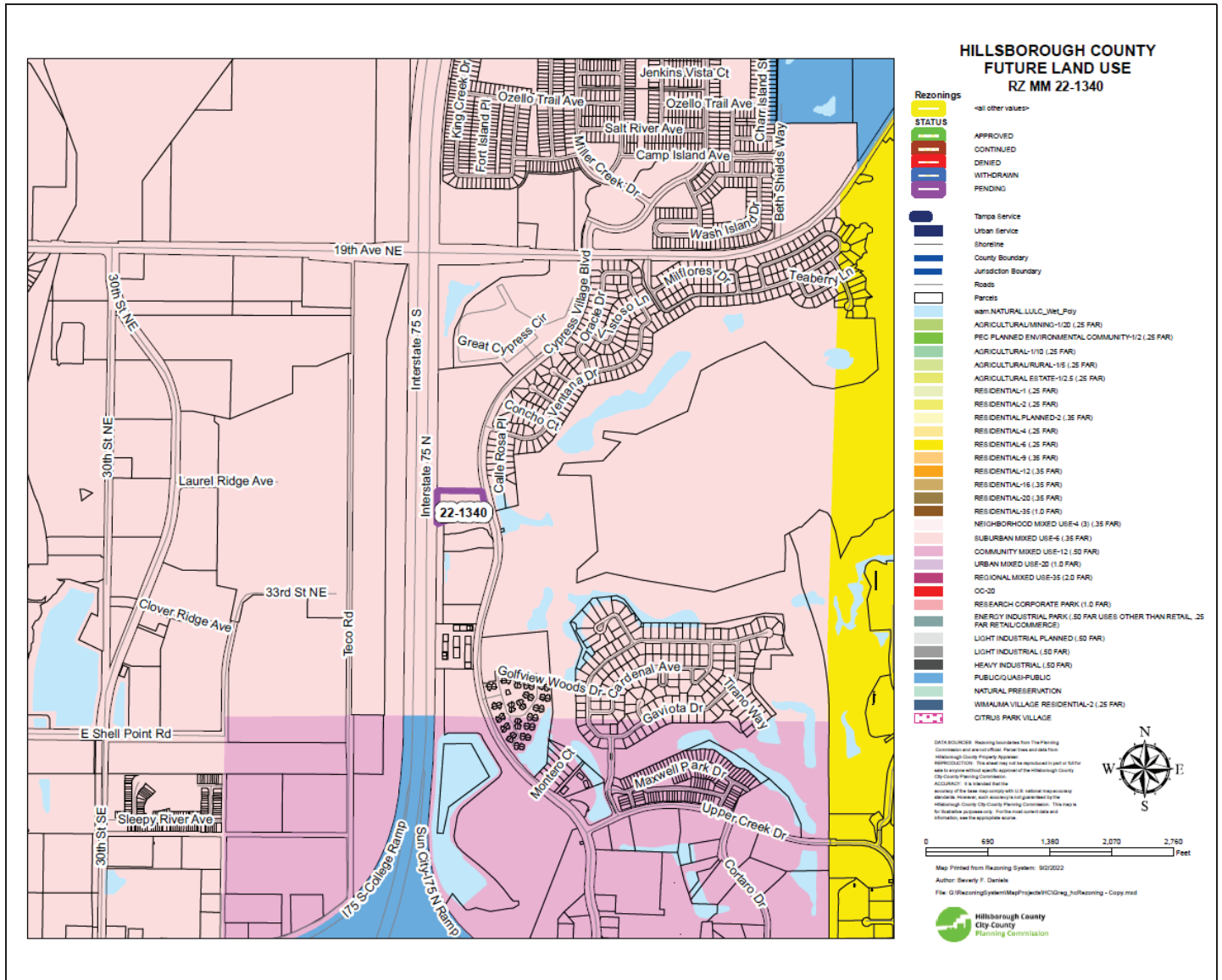


Context of Surrounding Area:

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

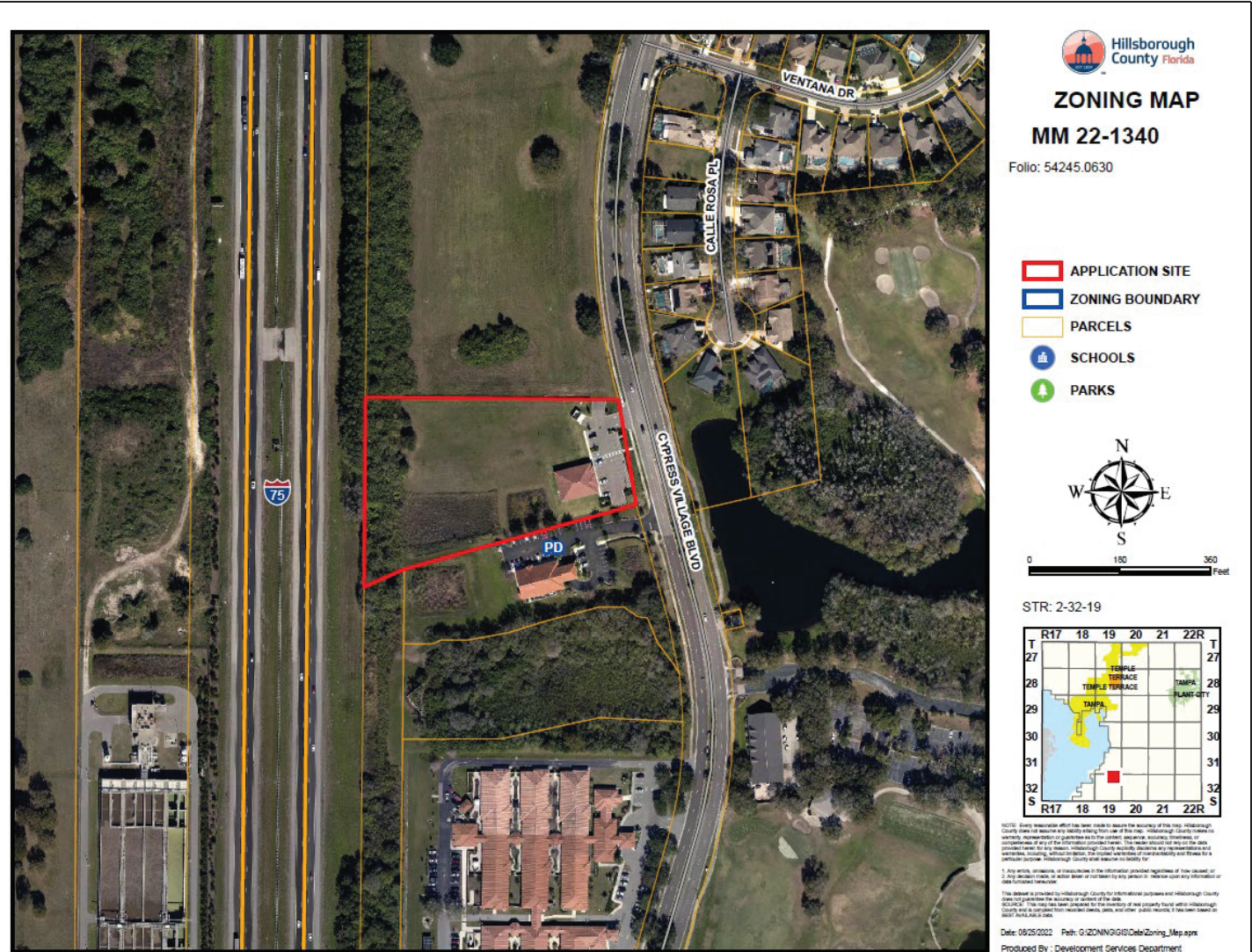
2.2 Future Land Use Map



Subject Site Future Land Use Category	Suburban Mixed Use – 6 (SMU-6)
Maximum Density/FAR	6 dwelling units per gross acre (du/ga) / 0.25 FAR. The applicant proposes to utilize the maximum FAR of 0.50 FAR for light industrial uses in the SMU-6 through the application of enhanced site and enhanced building design for mini-warehouse/self-storage facilities.
Typical Uses	Residential, community scale retail, commercial, office, research corporate park, light industrial multi-purpose and clustered residential and/or mixed use projects.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 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 FAR	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 FAR	Wastewater Treatment Facility	Utility – Wastewater Treatment

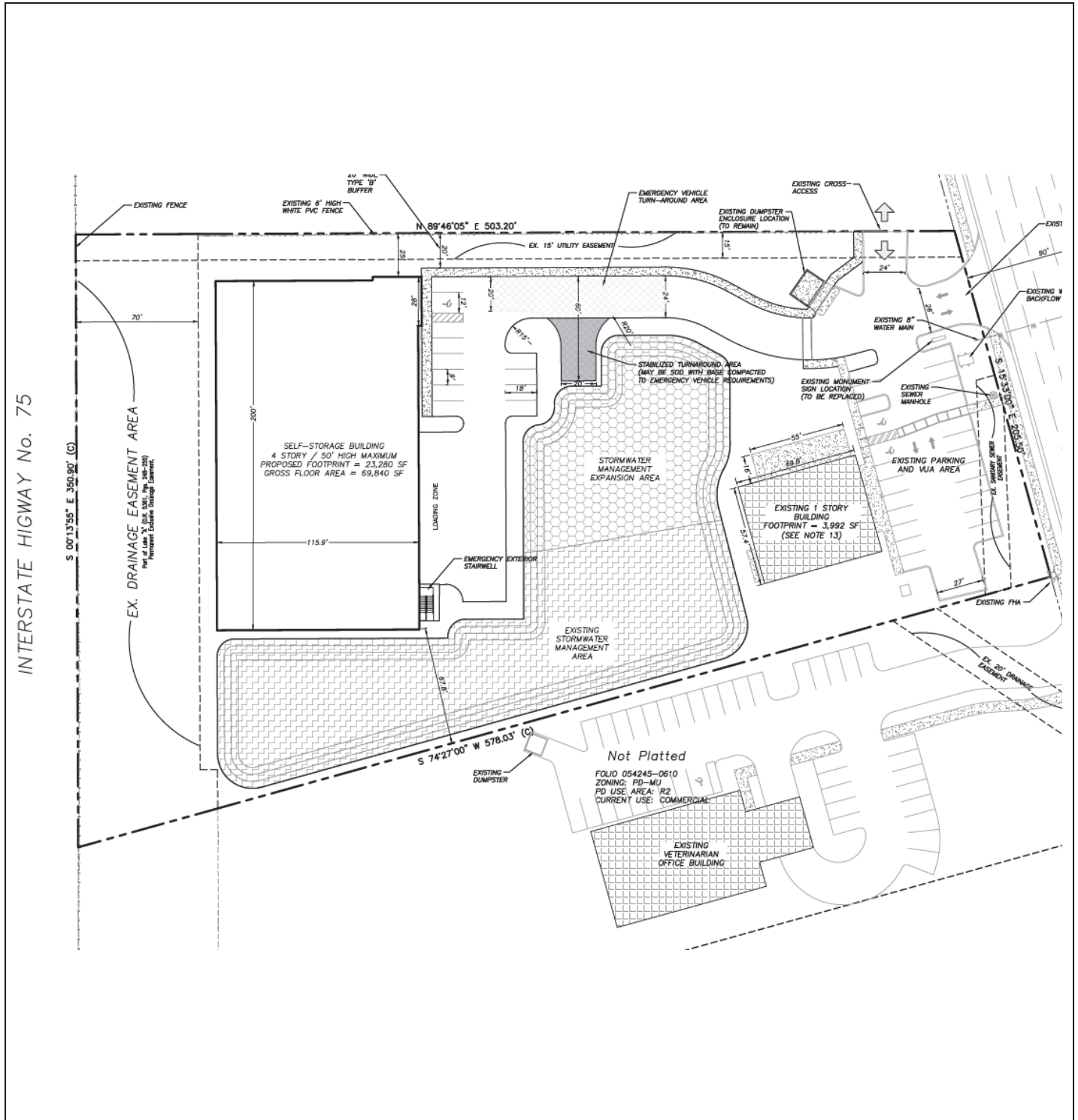
2.0 LAND USE MAP SET AND SUMMARY DATA

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



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)



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 Boulevard	County Collector - Urban	2 Lanes <input 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 Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	2,842	215	252
Proposed	1,666	121	140
Difference (+/-)	-1,176	-94	-112

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

Connectivity and Cross Access Not applicable for this request

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	Vehicular & Pedestrian	Meets LDC
South		None	None	Meets LDC
East	X	None	None	Meets LDC
West		None	None	Meets LDC

Notes:

Design Exception/Administrative Variance 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

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 checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <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	See report
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 type="checkbox"/> Yes <input checked="" 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 type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Impact/Mobility Fees Self-Storage/Mini-Warehouse (Per 1,000 sf) Mobility: \$ 725 Fire: \$ 32				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

Based on the adjacent zonings, uses identified in this report, and proposed architectural enhancements, staff finds the proposed modification to 73-0186 compatible with the existing zoning districts and development pattern in the

5.2 Recommendation

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

6.0 PROPOSED CONDITIONS

Prior to site plan certification, the applicant shall revise the PD site plan to:

1. Relocate the emergency vehicle t-turn around to the east side of the internal driveway generally located adjacent to the loading zone area identified on the PD site plan; and
2. Correct the note reference from (See Note 13) to (Note 12).

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted on February 28, 2023 ~~October 13, 2022~~.

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 setback 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), 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 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 apply to all residential Parcels abutting Interstate 75:

6.1 Any residential type (multi-family, single-family, townhomes/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 the 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 (Plant 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 and screening consisting of a 6 foot aluminum rail fence with three to four foot hedges adjacent to residential.

THE FOLLOWING CONDITIONS SHALL APPLY TO THE PORTION OF THE PROJECT ASSOCIATED WITH PRS 22-0357:

11. The area associated with PRS 22-0357 shall permit Retail Center/Office uses. Maximum Floor Area Ratio (FAR)permitted shall be 100 sf.

11.1 Vehicular access shall be limited to (1) one connection to SR 674. Such access shall be subject to the review and approval of the Florida Department of Transportation (FDOT).

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

11.3. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, vehicular and pedestrian cross access shall be constructed to the project's western boundary with folio 056776.0520. Such access shall only be required when uses constructed on the site are likely to result in the interchange of vehicular or pedestrian trips between the two properties.

11.4 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 create additional demand on the system.

11.5 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.

11.6 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).

11.7 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.

THE FOLLOWING CONDITIONS SHALL APPLY TO THE PORTION OF THE PROJECT ASSOCIATED WITH PRS 06-0814, PRS 07-1758 AND PRS 13-0465.

12. Stormwater management system shall be designed and constructed in such a manner so as to not adversely impact off-site surface and groundwater elevations.
13. 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):
 - 13.1 Ground Signs shall be limited to Monument Signs.
 - 13.2 Billboards, pennants and banners shall be prohibited.
 - 13.3 Existing permitted signs located on the property prior to the approval of PRS 06-0814 shall not be subject the conditions herein.
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 graphics 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 are 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 Development Services 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 site 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 and MM 22-1340:

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.

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.
25. Mini-Warehouse development without open storage or truck leasing shall be restricted to the R-2 use area with folio number 54245.0630 (or any subsequent partition of said land parcel) and limited to 69,840 sf of GFA.
26. The Dimensional Standards for the Commercial General zoning district within Section 6.01.01 of the LDC shall apply.
28. The following rules and design features shall apply to the north and east building facades of the Mini-Warehouse building.
 - 28.1 The building footprint shall have a horizontal shift of 2' minimum building articulation for a length of greater than 10% of wall length (refer to General Development Plan building footprint).
 - 28.2 At least 15% of the horizontal length of each façade shall be comprised of the following design features; windows, shutters, transoms, awnings, doors, recessed entryways, porticos and/or pilasters. These design features may be functional, or "faux" and purely cosmetic in design. Horizontal banding and other predominately horizontal elements shall not contribute towards satisfaction of this requirement.
 - 28.3 Decorative shutters, if provided, shall be made of wood, metal or copolymer material and shall not be scored into the stucco.
 - 28.4 Building facades shall be clad in cement stucco bands, stucco, wood or vinyl slats, metal panels, metal siding or brick. Exterior finish materials may only be combined horizontally, with the visually heavier material below the lighter material. The relative visual weight of materials shall be in the following

order (heaviest to lightest); stone, brick, stucco, metal, wood or vinyl slats.

- 29. The Type 'B' Buffer along the north property line shall be enhanced with additional evergreen shade tree planting along the length of the buffer that is adjacent to the mini-warehouse building's north wall. The additional tree planting shall be trees planted not more than 15' apart, instead of the code required 20' apart.
- 30. If the existing 3,992 square foot building's uses (home brewing business/microbrewery and medical office - see General Development Plan) change, and the new use or uses causes the total AM or PM Peak Trips (when added to the Mini-Warehouse facility) to be 50 or greater, then the applicant will need to provide a Detailed Transportation Analysis per Section 6.2.1(C)(8) of the Development Review Procedures Manual to determine if site access improvements are warranted. If said detailed site access analysis finds that site access improvements are warranted, the applicant shall be responsible for constructing the warranted site access improvements.
- 31. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

Zoning Administrator Sign Off:



Integrative
 Brian Grady
 Tue Mar 21 2023 14:40:42

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

B. HEARING SUMMARY

This case was heard by the Hillsborough County Land Use Hearing Officer on March 20, 2023. Mr. Brian Grady of the Hillsborough County Development Services Department introduced the petition.

Applicant

Mr. William Molloy spoke on behalf of the applicant. Mr. Molloy presented the major modification request and provided testimony as reflected in the hearing transcript attached to and made a part of this recommendation.

Development Services Department

Mr. Sam Ball, Hillsborough County Development Services Department, presented a summary of the findings and analysis as detailed in the staff report previously submitted to the record, and responded to the hearing officer's questions as reflected in the hearing transcript attached to and made a part of this recommendation. Mr. Ball noted the staff report has a typographical error and he will submit a revised report to the record.

Planning Commission

Ms. Jillian Massey, Hillsborough County City-County Planning Commission, presented a summary of the findings and analysis as detailed in the Planning Commission report previously submitted to the record.

Proponents

The hearing officer asked whether there was anyone at the hearing in person or online to speak in support of the application. There were none.

Opponents

The hearing officer asked whether there was anyone at the hearing in person or online to speak in opposition to the application. There were none.

Development Services Department

Mr. Grady stated the Development Services Department had nothing further.

Applicant Rebuttal

Mr. Molloy stated the applicant had nothing further.

The hearing officer closed the hearing on MM 22-1340.

C. EVIDENCE SUBMITTED

No additional documentary evidence was submitted to the record at the hearing.

D. FINDINGS OF FACT

1. The Subject Property consists of approximately 3.39 acres at 1046 Cypress Village Boulevard in Ruskin.
2. The Subject Property is designated SMU-6 on the comprehensive plan Future Land Use Map and is zoned PD 73-0186. The Subject Property is within the R-2 use area of PD 73-0186 and is developed with a medical office. The current zoning also allows uses that include a research corporate park, office condominiums, corporate research and development, hotel and convention facilities, recreation clubs and amenities, restaurants, bank with drive-through, and home brewing neighborhood business with a micro-brewery.
3. The Subject Property is located within the Urban Services Area and is within the boundaries of the Southshore Areawide Systems Plan.
4. The area surrounding the Subject Property 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. Adjacent properties include Cypress Village Boulevard and a residential subdivision to the east; an undeveloped parcel zoned 73-0186 for townhomes or condominium use to the north; Interstate 75 and a county-owned water treatment facility to the west; and a veterinary office to the south.
5. The applicant is requesting a major modification to PD 73-0786 to allow a four-story self-storage facility with up to 69,840 square feet of gross floor area.
6. The Subject Property does not meet commercial locational criteria and the applicant has requested a waiver. In support of the waiver request, the applicant stated the SMU-6 Future Land Use designation allows residential, mixed use, commercial, and light industrial development. The Subject Property is within the Cypress Village master planned community and is in an area slated for commercial development on the original master plan. Planning Commission staff support the waiver request and note the Subject Property was already designated for commercial use, and the proposed self-storage facility is considered a low traffic generator.
7. The applicant's site plan, submitted February 28, 2023, shows enhanced site and building design including the following: situating the self-storage building so its long side is adjacent to the drainage easement area along the Subject Property's west boundary; locating the loading zone away from the Subject Property's north boundary; providing an enhanced buffer to the north; wrapping the stormwater area around the south and east side of the self-storage building; providing a 25-foot building setback on the Subject Property's north boundary; providing evergreen shade tree plantings no more than 15-feet apart for the length of the north buffer; and providing design features on 15 percent of the building façade.

8. Development Services staff found the proposed Major Modification compatible with existing zoning districts and development pattern in the surrounding area. Staff found the proposed Major Modification approvable subject to the conditions set out in the staff report based on the applicant's general site plan submitted February 28, 2023.
9. Planning Commission staff found the proposed Major Modification consistent with the county's comprehensive plan.

E. FINDINGS OF COMPLIANCE OR NON-COMPLIANCE WITH COMPREHENSIVE PLAN

The record evidence demonstrates the proposed Major Modification is in compliance with, and does further the intent of the Goals, Objectives, and Policies of the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*.

F. CONCLUSIONS OF LAW

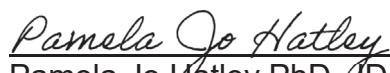
A development order is consistent with the comprehensive plan if "the land uses, densities or intensities, and other aspects of development permitted by such order...are compatible with and further the objectives, policies, land uses, and densities or intensities in the comprehensive plan and if it meets all other criteria enumerated by the local government." § 163.3194(3)(a), Fla. Stat. (2022). Based on the evidence and testimony submitted in the record and at the hearing, including reports and testimony of Development Services Staff and Planning Commission staff, applicant's testimony and evidence, there is substantial competent evidence demonstrating the proposed Major Modification is consistent with the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*, and does comply with the applicable requirements of the Hillsborough County Land Development Code.

G. SUMMARY

The applicant is requesting a major modification to PD 73-0786 to allow a four-story self-storage facility with up to 69,840 square feet of gross floor area. The Subject Property does not meet commercial locational criteria and the applicant has requested a waiver.

H. RECOMMENDATION

Based on the foregoing Findings of Fact and Conclusions of Law, this recommendation is for **APPROVAL** of the Major Modification subject to the certification requirements and conditions set out in the Development Services Department staff report based on the applicant's general site plan submitted February 28, 2023.


Pamela Jo Hatley PhD, JD
Land Use Hearing Officer

April 10, 2023
Date:

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HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

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ZONE HEARING MASTER)
HEARINGS)
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ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: PAMELA JO HATLEY
Land Use Hearing Master

DATE: Monday, March 20, 2023

TIME: Commencing at 6:00 p.m.
Concluding at 8:08 p.m.

PLACE: Hillsborough County Board of
County Commissioners
601 East Kennedy Boulevard
2nd Floor Boardroom
Tampa, Florida 33601

Reported in person by:

Brittany Bridges, CER No. 1607
U.S. Legal Support
4200 West Cypress Street, Suite 750
Tampa, Florida 33607
(813)223-7321

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HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

ZONING HEARING MASTER HEARINGS
March 20, 2023
ZONING HEARING MASTER: PAMELA JO HATLEY

D.4.:

Application Number: MM 22-1340
Applicant: RK Development Partners, LLC
Location: 1046 Cypress Village Blvd
Folio Number: 054245.0630
Acreage: 3.39 acres, more or less
Comprehensive Plan: SMU-6
Service Area: Urban
Existing Zoning: PD 73-0186
Request: Major Modification to a Planned Development

1 MR. GRADY: The next item is Agenda Item D4, Major Mod
2 Application 22-1340. The applicant is RK Development
3 Partners, LLC. The request for a major modification to an
4 existing planned development. Sam Ball will provide Staff
5 recommendation after presentation by the applicant.

6 MR. MOLLOY: Good evening. William Molloy, 325 South
7 Boulevard, Tampa, Florida.

8 Madam Hearing Officer, this is a very specific request
9 for about 70,000 square feet of self or mini storage in the
10 existing Cypress Village PUDE (phonetic), which actually
11 tracks back to about 1973. This is one of the last
12 commercial parcels in the PD. It's between the residential
13 on the east side of Cypress Village Boulevard, and then
14 you've got I-75 bordering the project just to the west.

15 The parcel in question is designated R2 under this old
16 plan. R2 allows for a variety of nonresidential uses and
17 residential uses. This one, Staff felt mini warehouse was
18 not within that R2 sphere of uses, hence the major
19 modification. We took the position that the -- the proper
20 uses would link back to the future land use, which is SMU 6
21 in this case. There is an allowance for mini storage to
22 obtain a .5 FAR in certain instances, and that's really the
23 crux of this case.

24 If you look in the staff report conditions, I believe
25 19 through 28 speak to our project, and Con -- yeah,

1 Conditions 25 through 29 speak to the enhanced design
2 features and architectural elements we're willing to
3 provide to make this a compatible project. There's a lot
4 in there. It was a nice, I'll say, boisterous discussion
5 with Staff to get to an approval point, but we did get
6 there. We have one waiver with the application, that's for
7 location criteria. I think we wrote that up nicely, and
8 Staff supports it.

9 With that, I am happy to answer any questions on this
10 one.

11 HEARING MASTER HATLEY: Okay. No questions for you.
12 Thank you.

13 MR. MOLLOY: Thank you.

14 HEARING MASTER HATLEY: All right. Development
15 Services.

16 MR. BALL: Good evening. Sam Ball with Development
17 Services. I am gonna submit a -- a revised -- or a
18 corrected report; there was a typo in Condition 28.4. So
19 the -- the -- anyway, the applicant is requesting a major
20 modification to PD 730186 within the R2 use area with folio
21 54245.0630 to allow the property to be developed with a
22 four-story mini warehouse facility up to 69,840 square
23 feet.

24 The subject property covers approximately 3.31 acres
25 and is located between I-75 to the west and Cypress Boul --

1 Cypress Village Boulevard to the east and approximately .6
2 miles south of 19th Avenue and -- Avenue Northeast and
3 Cypress Village Boulevard intersection. The property is
4 developed for medical office use, and a homebrewing
5 neighborhood business with microbrewery is also a permitted
6 use within the existing building on the property.

7 The surrounding area consists of a mix of uses,
8 including single-family, assisted living facility, medical
9 office, vacant land, a golf course, multi-family
10 condominiums. The property in the immediate -- properties
11 in the immediate vicinity are also located within the
12 boundaries of PD 73-1086. The property joins Interstate 75
13 right-of-way to the west. Single-family residential is
14 located to the east. A veterinary office is located to the
15 south. And the -- the land to the north is vacant.

16 Allowable uses within the R2 use area with Folio
17 54245.0630 include research, corporate park, office
18 condominiums, research -- corporate research and
19 development, hotel convention facilities, recreation clubs
20 and amenities, rest -- restaurants, banks with drive-thru,
21 and the homebrewing neighborhood business with
22 microbrewery.

23 If Major Modification 221340 is approved, the site
24 type development would include the mini warehousing without
25 open storage truck leasing, and general commercial zoning

1 district standards would apply. The Type P -- Type B
2 buffer along the north property line shall also be enhanced
3 with additional evergreen shade tree plantings along the
4 length of the buffer that is adjacent to the mini warehouse
5 building's north wall. The additional, the following -- in
6 addition to the addition plantings, the north and east
7 building facades will be required to include specific
8 arch -- enhancements and embellishments.

9 Based on the existing -- based on the adjacent zonings
10 and proposed architectural enhancements, Staff finds the
11 proposed modification to 730186 compatible with the
12 existing zoning districts and development pattern in the
13 area. Staff also finds the request approvable, subject to
14 con -- conditions.

15 That concludes my report, and I'm available for any
16 questions.

17 HEARING MASTER HATLEY: Okay. Mr. Ball, could you
18 just go back -- you said -- I know you will submit a
19 revised staff report, but could you just state what that
20 typo is for the record? 'Cause I don't see any glaring
21 typos, so just --

22 MR. BALL: The sentence is -- is incomplete.

23 HEARING MASTER HATLEY: Oh, okay.

24 MR. BALL: There was an incomplete sentence within the
25 para -- in 28.4, it just -- it kind of stops.

1 HEARING MASTER HATLEY: Oh, I see. It says, the
2 relative visual weight of materials shall, and then it
3 doesn't go further. Okay.

4 MR. BALL: Correct, so I'm gonna fill in the blank.

5 HEARING MASTER HATLEY: You'll fill in that, okay.
6 Thank you very much.

7 MR. BALL: Thank you. Thank you.

8 HEARING MASTER HATLEY: All right. Planning
9 Commission, please.

10 MS. MASSEY: Jillian Massey with Planning Commission
11 Staff. The subject property is in the Suburban Mixed Use 6
12 Future Land Use category. It's in the urban service area,
13 and located within the limits of the Southshore Area Wide
14 Systems Community Plan.

15 Mini storage is -- as a use is not purely a retail use
16 but not -- also solely as a light industrial use. The
17 applicant is proposing to utilize the 0.50 FAR available
18 for light industrial uses in the Suburban Mixed Use 6
19 Future Land Use category. The applicant is proposing
20 enhanced site and building design and has committed to them
21 as part of the application and conditions of approval.

22 With that, the rezoning is consistent with the Future
23 Land Use Element Objective 16, Policies 16.1, 16.2, 16.3,
24 and 16.5, all of which describe the need to protect
25 existing neighborhoods and communities and those that will

1 emerge in the future. Several features have been provided,
2 such as enhanced buffer to the north and unique placement
3 of the stormwater area to wrap the south and east side of
4 the building. The site does not meet commercial locational
5 criteria in accordance with Objective 22.

6 Planning Commission Staff has reviewed the commercial
7 locational criteria waiver request and finds the waiver
8 supportable. The subject site was already designated for
9 commercial use, and the self-storage facility is considered
10 a low traffic generator.

11 In summary, the rezoning request is consistent with
12 the planning practices and policy direction for self --
13 self-storage facilities in the Suburban Mixed Use 6
14 Future -- Future Land Use category. There is mitigation
15 efforts proposed with satisfy the compatibility concerns
16 with the abutting residential to the north.

17 And based on those considerations, Planning Commission
18 Staff finds the proposed major modification consistent with
19 the Unincorporated Hillsborough County Comprehensive Plan,
20 subject to the conditions proposed by the Development
21 Services Department.

22 HEARING MASTER HATLEY: All right. Thank you.

23 All right. Is there anyone here or online who wishes
24 to speak in support of this application? Don't hear
25 anyone.

1 Is there anyone here or online who wishes to speak in
2 opposition to this application? All right. Don't hear
3 anyone.

4 Development services, anything further?

5 MR. GRADY: Nothing further.

6 HEARING MASTER HATLEY: And, Applicant, anything
7 further? Nothing? Okay.

8 That closes the hearing on Major Modification 22-1340.

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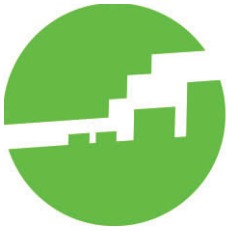
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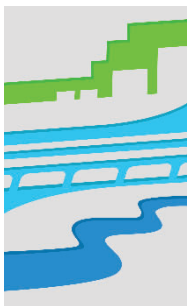
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**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: March 20, 2023	Petition: MM 22-1340
Report Prepared: March 8, 2023	1046 Cypress Village Boulevard West of Cypress Village Boulevard and east of Interstate -75
Summary Data:	
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Suburban Mixed Use -6 (6 du/ga; 0.25 FAR)
Service Area	Urban
Community Plan	Southshore Areawide Systems
Request	Major Modification to Planned Development (PD) 73-0186, and PRS 22-0243 to increase the commercial general entitlements and a add mini-warehouse use
Parcel Size	3.48 ± acres
Street Functional Classification	Interstate -75 – State Principal Arterial Cypress Village Boulevard– County Collector
Locational Criteria	Does not meet; waiver submitted
Evacuation Zone	None



Context

- The subject property is 3.48 ± acres located at 1046 Cypress Village Boulevard, west of Cypress Village Boulevard and east of Interstate-75. The property is located within the Urban Service Area (USA) and within the limits of the Southshore Areawide Systems Plan.
- The subject property is located within the Suburban Mixed Use -6 (SMU-6) Future Land Use category, which has a maximum density of 6 dwelling unit per gross acre and a maximum intensity of 0.25 Floor Area Ratio (FAR) for suburban scale neighborhood commercial free-standing projects. Office uses, research corporate park uses, light industrial multi-purpose and mixed-use projects may be permitted for a maximum 0.35 FAR and light industrial uses may achieve a 0.50 FAR.
- The property is in the Villages at Cypress Creek Planned Development and located within area R2, which allows research corporate park, office condominiums, corporate research & development, hotel/convention facilities, recreational clubs and amenities, restaurants, and microbreweries. To the south of the property is an area developed as a group home facility and to the north is an area which allows townhomes/condos but is currently undeveloped with an agricultural existing land use.
- The applicant is requesting a Major Modification to a Planned Development (PD 73-0186), subsequently modified by PRS 22-0243, to increase the commercial general entitlements and add a mini-warehouse use. The applicant wishes to utilize a maximum FAR of 0.50 FAR in the SMU-6 through the application of enhanced site and enhanced building design for mini-warehouse/self-storage facilities.

Compliance with Comprehensive Plan:

The following Goals, Objectives and Policies apply to this rezoning request and are used as a basis for a consistency finding.

FUTURE LAND USE ELEMENT

Urban Service Area (USA)

Objective 1: Hillsborough County shall pro-actively direct new growth into the urban service area with the goal that at least 80% of all population growth will occur within the USA during the planning horizon of this Plan. Within the Urban Service Area, Hillsborough County will not impede agriculture. Building permit activity and other similar measures will be used to evaluate this objective.

Policy 1.4: Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor, and architecture. Compatibility does not mean “the same as.” Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.

Relationship to the Concept Plan

Objective 6: The concept plan is the overall, conceptual basis for the long range, Comprehensive Plan, and all plan amendments must be consistent with, and further the intent of the concept plan,

which advocates focused clusters of growth connected by corridors that efficiently move goods and people between each of the activity centers.

Policy 6.1: *All plan amendments and rezoning staff reports shall contain a section that explains how said report(s) are consistent with, and further, the intent of the concept plan and the Future of Hillsborough Comprehensive Plan.*

Relationship to the Future Land Use Map

Objective 7: *The Future Land Use Map is a graphic illustration of the county's policies governing the determination of its pattern of development in the unincorporated areas of Hillsborough County through the year 2025.*

Policy 7.1: *The Future Land Use Map shall be used to make an initial determination regarding the permissible locations for various land uses and the maximum possible levels of residential densities and/or non-residential intensities, subject to any special density provisions, locational criteria and exceptions of the Future Land Use Element text.*

Land Use Categories

Objective 8: *The Future Land Use Map will include Land Use Categories which outline the maximum level of intensity or density and range of permitted land uses allowed and planned for an area. A table of the land use categories and description of each category can be found in Appendix A.*

Neighborhood/Community Development

Objective 16: Neighborhood Protection *The neighborhood is the functional unit of community development. There is a need to protect existing, neighborhoods and communities and those that will emerge in the future. To preserve, protect, and enhance neighborhoods and communities, all new development must conform to the following policies.*

Policy 16.1: *Established and planned neighborhoods and communities shall be protected by restricting incompatible land uses through mechanisms such as:*

- 1. locational criteria for the placement of non-residential uses as identified in this Plan,*
- 2. limiting commercial development in residential land use categories to neighborhood scale;*
- 3. requiring buffer areas and screening devices between unlike land uses;*

Policy 16.2: *Gradual transitions of intensities between different land uses shall be provided for as new development is proposed and approved, through the use of professional site planning, buffering and screening techniques and control of specific land uses.*

Policy 16.3: *Development and redevelopment shall be integrated with the adjacent land uses through:*

- 1. the creation of like uses; or*
- 2. creation of complementary uses; or*
- 3. mitigation of adverse impacts; and*
- 4. transportation/pedestrian connections*

Policy 16.5: Development of higher intensity non-residential land uses that are adjacent to established neighborhoods shall be restricted to collectors and arterials and to locations external to established and developing neighborhoods.

Community Design Component

5.0 Neighborhood Level Design

5.1 COMPATIBILITY

OBJECTIVE 12-1: New developments should recognize the existing community and be designed in a way that is compatible (as defined in FLUE policy 1.4) with the established character of the surrounding neighborhood.

Policy 12-1.2: Walls and buffering used to separate new development from the existing, lower density community should be designed in a style compatible with the community and should allow pedestrian penetration. In rural areas, perimeter walls are discouraged and buffering with berms and landscaping are strongly encouraged.

Policy 12-1.4: Compatibility may be achieved through the utilization of site design techniques including but not limited to transitions in uses, buffering, setbacks, open space and graduated height restrictions, to affect elements such as height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture.

LIVABLE COMMUNITIES ELEMENT: Southshore Areawide Systems Community Plan

Economic Development Objective

The SouthShore community encourages activities that benefits residents, employers, employees, entrepreneurs, and businesses that will enhance economic prosperity and improve quality of life.

The community desires to pursue economic development activities in the following areas:

1. Land Use/ Transportation

- a. Analyze, identify and market lands that are available for economic development, including: residential, commercial, office, industrial, agricultural (i.e., lands that already have development orders or lands that are not developable.)
- b. Recognize preferred development patterns as described in individual community plans, and implement the communities' desires to the greatest extent possible (including codification into the land development code). I.e., activity center, compatibility, design and form, pedestrian and bicycle/trail connectivity.
- c. Utilize the Hillsborough County Competitive Sites Program to identify potential competitive sites (e.g. SouthShore Park DRI).
- d. Analyze potential new economic sites, (e.g. Port Redwing) based on development
- e. Support the potential Ferry Study and auxiliary services around Port Redwing
- f. Utilize Hillsborough County Post Disaster Redevelopment Plan

ENVIRONMENTAL AND SUSTAINABILITY SECTION (E&S)

Objective 3.5: *Apply adopted criteria, standards, methodologies and procedures to manage and maintain wetlands and/or other surface waters for optimum fisheries and other environmental values in consultation with EPC.*

Policies: 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.*

Staff Analysis of Goals, Objectives and Policies:

The subject property is 3.48 ± acres located at 1046 Cypress Village Boulevard, west of Cypress Village Boulevard and east of Interstate-75. The property is located within the Urban Service Area (USA) and within the limits of the Southshore Areawide Systems Plan.

The applicant is requesting a Major Modification to Planned Development (PD 73-0186 and subsequently modified by PRS 22-0243) to increase the commercial general entitlements and to add a mini-warehouse use. The subject property is located within the Suburban Mixed Use-6 (SMU-6) Future Land Use category, which has a maximum density of 6 dwelling unit per gross acre and a maximum intensity of 0.25 FAR for suburban scale neighborhood commercial in free standing projects. Office uses, research corporate park uses, light industrial multi-purpose and mixed-use projects may be permitted for a maximum 0.35 FAR and light industrial uses may achieve 0.50 FAR.

Mini storage as a use is not purely a retail use, but it is not also solely a light industrial use. Therefore, in past rezoning applications, to provide some flexibility, Planning Commission staff has allowed applicants to utilize the 0.50 FAR available for light industrial uses in the SMU-6 Future Land Use category as long as enhanced site and building design was included and committed to as part of the application and Conditions of Approval. Planning Commission staff has historically pointed applicants to the Future Land Use Element's Community Design Component for ideas on how to achieve enhanced site and building design.

The proposed rezoning is compatible with Policy 1.4 as it refers to compatibility with the surrounding neighborhood and uses. This policy defines compatibility as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor, and architecture. Compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.

The property is in the Villages at Cypress Creek Planned Development and located within area R2, which allows research corporate park, office condominiums, corporate research & development, hotel/convention facilities, recreational clubs and amenities, restaurants, and microbreweries. To the south of the property is an area developed as a group home facility and to the north is an area that allows townhomes/condos but is currently undeveloped with an agricultural existing land use. The proposed self-storage use, when compared to the existing allowed uses within the R2 area, is within scale with the area's overall intensity, character, and allowed use per the PD. The applicant is proposing a 69,842 square foot new building, which is less than the maximum allowed if utilizing the 0.50 FAR. The Comprehensive Plan does not have any Policy that grants this incentive by right and this incentive is based on advancing adopted policy direction regarding enhanced site and building design.

The rezoning is consistent with FLUE Objective 16, Policy 16.1, Policy 16.2, Policy 16.3, and Policy 16.5 all of which describe the need to protect existing, neighborhoods and communities and those that will emerge in the future. The current site plan dated 2-28-23 does show enhanced site and enhanced building design. The self-storage building has been re-oriented to place the length of the building flush with drainage easement located in the western area of the property. The loading zone has been moved away from the northern property line and placed in front of the self-storage building to mitigate for being adjacent to single-family to the north. Several other features have been provided such as an enhanced buffer to the north, and unique placement of the stormwater area to wrap the south and east side of the building. Per the conditions of approval, an enhanced 25-foot building setback has been proposed along the northern property line with additional evergreen shade tree planting along the length of the buffer. The additional tree planting shall be trees planted not more than 15' apart, instead of the code required 20' apart. Furthermore, the proposed conditions of approval include a requirement for 15% of the building façade to contain design features. The proposed condition further states that the design features can be windows, shutters, transoms, awnings, doors, recessed entryways, porticos and/or pilasters. These design features may be functional, or "faux" and purely cosmetic in design. The building footprint is conditioned to have a horizontal shift of 2 feet minimum building articulation for a length of greater than 10% of wall length. Overall, the proposed site plan and list of conditions meet the site and building enhancements needed to qualify for the 0.50 FAR.

A Commercial Locational Criteria (CLC) waiver request was received on February 8, 2023. The applicant indicates that the SMU-6 Future Land Use designation, which in and of itself allows residential, mixed use, commercial, and even light industrial development and that the project is not strip development. Cypress Village is a master planned community, and the area is slated on the original plan for commercial. Planning Commission staff has reviewed the CLC request and finds the waiver supportable. The subject site was already designated for commercial use and the self-storage facility is considered a low traffic generator.

The Environmental Protection Commission (EPC) Wetlands Division has reviewed the proposed site plan that was submitted into Optix on September 14, 2022. The EPC has determined that a resubmittal is not necessary for the site plan's current configuration. At the time of filing this report, final transportation comments were not yet available in Optix, therefore the Planning Commission Staff finding did not take them into consideration for the analysis of this request.

Overall, the proposed rezoning would allow for development that is consistent with the Goals, Objectives, and Policies of the Future Land Use Element of the Unincorporated Hillsborough County Comprehensive Plan. The rezoning request is consistent with the planning practices and policy direction for self-storage facilities in the SMU-6. There is a lack of mitigation efforts proposed which satisfy the compatibility concerns with abutting residential to the north.

Recommendation

Based upon the above considerations, the Planning Commission staff finds the proposed Major Modification **CONSISTENT** with the *Unincorporated Hillsborough* Comprehensive, subject to the conditions proposed by the Development Services Department.

HILLSBOROUGH COUNTY FUTURE LAND USE RZ MM 22-1340

all other values

Rezoning

STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

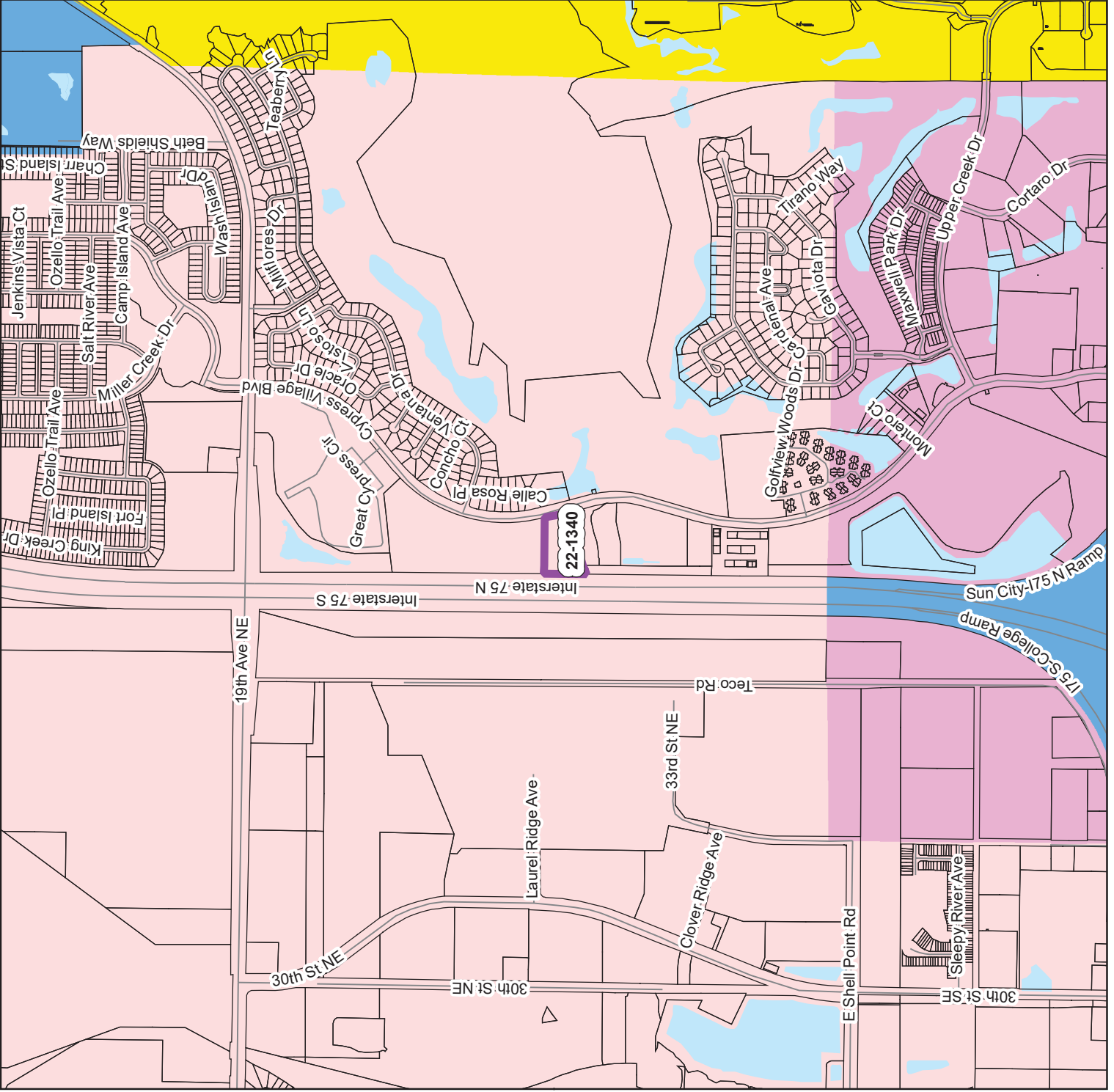
- Tampa Service
- Urban Service
- Shoreline
- County Boundary
- Jurisdiction Boundary
- Reads
- Parcels

- warm NATURAL LULC, Wet Poly
- AGRICULTURAL/MINING-120 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
- AGRICULTURAL-1/10 (.25 FAR)
- AGRICULTURAL RURAL-1/5 (.25 FAR)
- AGRICULTURAL ESTATE-1/2.5 (.25 FAR)
- RESIDENTIAL-1 (.25 FAR)
- RESIDENTIAL-2 (.25 FAR)
- RESIDENTIAL PLANNED-2 (.35 FAR)
- RESIDENTIAL-4 (.25 FAR)
- RESIDENTIAL-6 (.25 FAR)
- RESIDENTIAL-9 (.35 FAR)
- RESIDENTIAL-12 (.35 FAR)
- RESIDENTIAL-16 (.35 FAR)
- RESIDENTIAL-20 (.35 FAR)
- RESIDENTIAL-35 (1.0 FAR)
- NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)
- SUBURBAN MIXED USE-6 (.35 FAR)
- COMMUNITY MIXED USE-12 (.50 FAR)
- URBAN MIXED USE-20 (1.0 FAR)
- REGIONAL MIXED USE-35 (2.0 FAR)
- OC-20
- RESEARCH CORPORATE PARK (1.0 FAR)
- ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)
- LIGHT INDUSTRIAL PLANNED (.50 FAR)
- LIGHT INDUSTRIAL (.50 FAR)
- HEAVY INDUSTRIAL (.50 FAR)
- PUBLIC/QUASIPUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE

DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. The rezoning status is for informational purposes only. It is intended that the City/County Planning Commission. ACCURACY: It is intended that the Hillsborough County City/County Planning Commission. This map is for informational purposes only. For the most current data and information, visit the appropriate website.



Map Printed from Rezoning System: 9/22/2022
 Author: Beverly F. Daniels
 File: C:\Rezoning\System\MapProjects\HC\Reg_Land_Rezoning_Copy.mxd





**GENERAL
SITE PLAN
FOR
CERTIFICATION**



DEVELOPMENT SERVICES

PO Box 1110, Tampa, FL 33601-1110
(813) 272-5600

**HILLSBOROUGH COUNTY
DEVELOPMENT SERVICES DEPARTMENT**

GENERAL SITE PLAN REVIEW/CERTIFICATION

**BOARD OF COUNTY
COMMISSIONERS**

Harry Cohen
Ken Hagan
Pat Kemp

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COUNTY

ADMINISTRATOR Bonnie
M. Wise **COUNTY**

ATTORNEY Christine M.
Beck **INTERNAL AUDITOR**
Peggy Caskey

DEPUTY COUNTY ADMINISTRATOR

Gregory S. Horwedel

Project Name: Cypress Village MS

Zoning File: None Modification: MM (22-1340)

Atlas Page: None Submitted: 04/24/23

To Planner for Review: 04/24/23 Date Due: asap

Contact Person: William J. Molloy Phone: 813-629-8752/wmolloy@mjlaw.us

Right-Of-Way or Land Required for Dedication: Yes No

The Development Services Department HAS NO OBJECTION to this General Site Plan.

The Development Services Department RECOMMENDS DISAPPROVAL of this General Site Plan for the following reasons:

Reviewed by: Sam Ball Date: 4/24/23

Date Agent/Owner notified of Disapproval: _____



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Development Services Department

DATE: 3/09/2023

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: SSC/South

PETITION NO: MM 22-1340

- 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

- 7.4 If the existing +/-4,500 square foot building's (see General Development Plan) uses change, and the new use or uses causes the total AM or PM Peak Trips (when added to the Mini-Warehouse facility) to be 50 or greater, then the applicant will need to provide a Detailed Transportation Analysis per Section 6.2.1(C)(8) of the Development Review Procedures Manual to determine if site access improvements are warranted. If said detailed site access analysis finds that site access improvements are warranted, the applicant shall be responsible for constructing the warranted site access improvements.

{Staff recommends this proposed condition in lieu of the applicants' proposed condition language for the reason's described herein the section of this report title Site Access}

Other Conditions:

- Prior to site plan certification, the applicant shall revise the PD site plan to relocate the emergency vehicle t-turn around to the east side of the internal driveway generally located adjacent to the loading zone area identified on the PD site plan.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a major modification to approved Planned Development (PD) #73-0186, as amended most recently by PRS 22-0243, 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, child care facility, and neighborhood home brewing business. The future land use is Suburban Mixed Use 6 (SMU-6).

The applicant is requesting to allow a mini-storage warehouse. There is currently a +/- 2,459 square foot medical office and 1,533 square foot home brewing business/microbrewery constructed on site.

Trip Generation Analysis

Per the Section 6.2.1. C. 8. b. of the County's Development Review Procedures Manual, "A trip generation and site access analysis shall be provided with the initial application submittal if the total (cumulative) project peak hour trips are greater than 50." The trip generation calculations were submitted with the zoning application; however instead of submitting the required detailed site access the applicant proposes a condition of approval to submit a

detailed site access analysis if the uses in the existing building change to something more intense that would result in 50 or more cumulative peak hour trips for the site.

Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, 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 Uses:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 31,917 sf, Medical Office (ITE LUC 720)	1,111	89	110
PD: 5,000 sf, Fast Food Rest. w/o Drive-Thru (ITE LUC 933)	1,731	126	142
TOTAL TRIPS	2,842	215	252

Proposed PD Uses:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 600-unit, Mini-Storage Warehouse (ITE 151)	108	8	12
PD: 4,500 sf, Fast Food w/o Drive-Thru (ITE LUC 933)	1,558	113	128
TOTAL TRIPS	1,666	121	140

Trip Generation Difference (Existing Entitlements – Entitlements):

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference (+/-)	-1,176	-94	-112

The proposed rezoning would generally result in a decrease of maximum potential daily trips generated by development of the subject site by -1,176 average daily trips, -94 a.m. peak hour trips and -112 p.m. peak hour trips.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site of the proposed change of use fronts the west side of Cypress Village Rd.

Cypress Village Blvd. is a 2-lane, divided, urban collector roadway. The roadway consists of +/-11-foot lanes, Miami curb, a +/- 11 golf cart lane; and 5-foot sidewalk on the west side and +/- 8-foot sidewalk on the east side of the roadway. Along the project frontage, the roadway lies within +/- 90 feet of right-of-way.

SITE ACCESS

The subject site has direct access to Cypress Village Blvd. The access is served by an existing northbound left turn lane.

As noted above, the applicant did not submit a detailed site access analysis to determine if auxiliary lane improvements would be warranted (i.e. a southbound right turn lane or extension to the existing northbound left turn lane). In lieu of the detailed site access analysis, the applicant has proposed a condition of approval to submit a site access analysis if the existing uses on-site are intensified such that they generate 50 or more PM peak hour trips. The applicant’s proposed condition of approval language is as follows:

“If the existing building’s (see General Development Plan) uses change, and the new use or uses causes the total PM Peak Trips (when added to the Mini-Warehouse facility) to be 50 or greater, then the applicant will need to provide a Detailed Transportation Analysis per Section 6.2.1(C)(8) of the Development Review Procedures Manual.”

However, because the proposed condition does not include AM peak hour trips staff proposes the following revised condition of approval:

“If the existing +/-4,500 square foot building’s (see General Development Plan) uses change, and the new use or uses causes the total AM or PM Peak Trips (when added to the Mini-Warehouse facility) to be 50 or greater, then the applicant will need to provide a Detailed Transportation Analysis per Section 6.2.1(C)(8) of the Development Review Procedures Manual to determine if site access improvements are warranted. If said detailed site access analysis finds that site access improvements are warranted, the applicant shall be responsible for constructing the warranted site access improvements.”

The applicant’s revised site plan submitted on 2/28, depicts a emergency vehicle T-turnaround in a location that is insufficient for safe circulation and maneuvering of the site as it does not provide emergency vehicles that travel to the most southwestern extent of the driveway (i.e. the loading zone area). As such staff is recommending that the applicant relocate the t-turnaround to the opposite side of the loading zone shown on the PD site plan prior to certification to address this concern.

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	2 Lanes <input 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 type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	2,842	215	252
Proposed	1,666	121	140
Difference (+/-)	-1,176	-94	-112

*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	Vehicular & Pedestrian	Meets LDC
South		None	None	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.

COMMISSION

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 Sterlin Woodard, P.E. WETLANDS DIVISION

AGENCY COMMENT SHEET

REZONING	
<p>HEARING DATE: November 14, 2022</p> <p>PETITION NO.: 22-1340</p> <p>EPC REVIEWER: Abbie Weeks</p> <p>CONTACT INFORMATION: (813) 627-2600 X1101</p> <p>EMAIL: weeksa@epchc.org</p>	<p>COMMENT DATE: September 14, 2022</p> <p>PROPERTY ADDRESS: 1046 Cypress Village Boulevard, Ruskin</p> <p>FOLIO #: 054245-0630</p> <p>STR: 02-32S-19E</p>
<p>REQUESTED ZONING: Major Modification 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 	

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

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.

Aow/

ec: wmolloy@mjlw.us



AGENCY REVIEW COMMENT SHEET

NOTE: THIS IS ONLY FOR ESTIMATE PURPOSES, BASED ON THE FEES AT THE TIME THE REVIEW WAS MADE. ACTUAL FEES WILL BE ASSESSED BASED ON PERMIT APPLICATIONS RECEIVED AND BASED ON THE FEE SCHEDULE AT THE TIME OF BUILDING PERMIT APPLICATION.

TO: Zoning Review, Development Services

DATE: 11/04/2022

REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: RK Development Partners, LLC

PETITION NO: 22-1340

LOCATION: 1046 Cypress Village Blvd

FOLIO NO: 54245.0630

Estimated Fees:

Self-Storage/Mini-Warehouse

(Per 1,000 s.f.)

Mobility: \$725

Fire: \$32

Project Summary/Description:

Urban Mobility, South Fire - mini-storage use (non-specific)

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

PETITION NO.: MM22-1340 REVIEWED BY: Randy Rochelle DATE: 10/26/2022

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. These will be the likely point-of-connections, 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 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.

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 25 Aug. 2022

REVIEWER: Bernard W. Kaiser, Conservation and Environmental Lands Management

APPLICANT: William Molloy

PETITION NO: RZ-PD 22-1340

LOCATION: Not listed

FOLIO NO: 54245.0630

SEC: _____ TWN: _____ RNG: _____

- 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.

COMMENTS: _____.



VERBATIM TRANSCRIPT

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HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

-----X
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IN RE:)
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ZONE HEARING MASTER)
HEARINGS)
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ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: PAMELA JO HATLEY
Land Use Hearing Master

DATE: Monday, March 20, 2023

TIME: Commencing at 6:00 p.m.
Concluding at 8:08 p.m.

PLACE: Hillsborough County Board of
County Commissioners
601 East Kennedy Boulevard
2nd Floor Boardroom
Tampa, Florida 33601

Reported in person by:

Brittany Bridges, CER No. 1607
U.S. Legal Support
4200 West Cypress Street, Suite 750
Tampa, Florida 33607
(813)223-7321

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HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

ZONING HEARING MASTER HEARINGS
March 20, 2023
ZONING HEARING MASTER: PAMELA JO HATLEY

D.4.:

Application Number: MM 22-1340
Applicant: RK Development Partners, LLC
Location: 1046 Cypress Village Blvd
Folio Number: 054245.0630
Acreage: 3.39 acres, more or less
Comprehensive Plan: SMU-6
Service Area: Urban
Existing Zoning: PD 73-0186
Request: Major Modification to a Planned Development

1 MR. GRADY: The next item is Agenda Item D4, Major Mod
2 Application 22-1340. The applicant is RK Development
3 Partners, LLC. The request for a major modification to an
4 existing planned development. Sam Ball will provide Staff
5 recommendation after presentation by the applicant.

6 MR. MOLLOY: Good evening. William Molloy, 325 South
7 Boulevard, Tampa, Florida.

8 Madam Hearing Officer, this is a very specific request
9 for about 70,000 square feet of self or mini storage in the
10 existing Cypress Village PUDE (phonetic), which actually
11 tracks back to about 1973. This is one of the last
12 commercial parcels in the PD. It's between the residential
13 on the east side of Cypress Village Boulevard, and then
14 you've got I-75 bordering the project just to the west.

15 The parcel in question is designated R2 under this old
16 plan. R2 allows for a variety of nonresidential uses and
17 residential uses. This one, Staff felt mini warehouse was
18 not within that R2 sphere of uses, hence the major
19 modification. We took the position that the -- the proper
20 uses would link back to the future land use, which is SMU 6
21 in this case. There is an allowance for mini storage to
22 obtain a .5 FAR in certain instances, and that's really the
23 crux of this case.

24 If you look in the staff report conditions, I believe
25 19 through 28 speak to our project, and Con -- yeah,

1 Conditions 25 through 29 speak to the enhanced design
2 features and architectural elements we're willing to
3 provide to make this a compatible project. There's a lot
4 in there. It was a nice, I'll say, boisterous discussion
5 with Staff to get to an approval point, but we did get
6 there. We have one waiver with the application, that's for
7 location criteria. I think we wrote that up nicely, and
8 Staff supports it.

9 With that, I am happy to answer any questions on this
10 one.

11 HEARING MASTER HATLEY: Okay. No questions for you.
12 Thank you.

13 MR. MOLLOY: Thank you.

14 HEARING MASTER HATLEY: All right. Development
15 Services.

16 MR. BALL: Good evening. Sam Ball with Development
17 Services. I am gonna submit a -- a revised -- or a
18 corrected report; there was a typo in Condition 28.4. So
19 the -- the -- anyway, the applicant is requesting a major
20 modification to PD 730186 within the R2 use area with folio
21 54245.0630 to allow the property to be developed with a
22 four-story mini warehouse facility up to 69,840 square
23 feet.

24 The subject property covers approximately 3.31 acres
25 and is located between I-75 to the west and Cypress Boul --

1 Cypress Village Boulevard to the east and approximately .6
2 miles south of 19th Avenue and -- Avenue Northeast and
3 Cypress Village Boulevard intersection. The property is
4 developed for medical office use, and a homebrewing
5 neighborhood business with microbrewery is also a permitted
6 use within the existing building on the property.

7 The surrounding area consists of a mix of uses,
8 including single-family, assisted living facility, medical
9 office, vacant land, a golf course, multi-family
10 condominiums. The property in the immediate -- properties
11 in the immediate vicinity are also located within the
12 boundaries of PD 73-1086. The property joins Interstate 75
13 right-of-way to the west. Single-family residential is
14 located to the east. A veterinary office is located to the
15 south. And the -- the land to the north is vacant.

16 Allowable uses within the R2 use area with Folio
17 54245.0630 include research, corporate park, office
18 condominiums, research -- corporate research and
19 development, hotel convention facilities, recreation clubs
20 and amenities, rest -- restaurants, banks with drive-thru,
21 and the homebrewing neighborhood business with
22 microbrewery.

23 If Major Modification 221340 is approved, the site
24 type development would include the mini warehousing without
25 open storage truck leasing, and general commercial zoning

1 district standards would apply. The Type P -- Type B
2 buffer along the north property line shall also be enhanced
3 with additional evergreen shade tree plantings along the
4 length of the buffer that is adjacent to the mini warehouse
5 building's north wall. The additional, the following -- in
6 addition to the addition plantings, the north and east
7 building facades will be required to include specific
8 arch -- enhancements and embellishments.

9 Based on the existing -- based on the adjacent zonings
10 and proposed architectural enhancements, Staff finds the
11 proposed modification to 730186 compatible with the
12 existing zoning districts and development pattern in the
13 area. Staff also finds the request approvable, subject to
14 con -- conditions.

15 That concludes my report, and I'm available for any
16 questions.

17 HEARING MASTER HATLEY: Okay. Mr. Ball, could you
18 just go back -- you said -- I know you will submit a
19 revised staff report, but could you just state what that
20 typo is for the record? 'Cause I don't see any glaring
21 typos, so just --

22 MR. BALL: The sentence is -- is incomplete.

23 HEARING MASTER HATLEY: Oh, okay.

24 MR. BALL: There was an incomplete sentence within the
25 para -- in 28.4, it just -- it kind of stops.

1 HEARING MASTER HATLEY: Oh, I see. It says, the
2 relative visual weight of materials shall, and then it
3 doesn't go further. Okay.

4 MR. BALL: Correct, so I'm gonna fill in the blank.

5 HEARING MASTER HATLEY: You'll fill in that, okay.
6 Thank you very much.

7 MR. BALL: Thank you. Thank you.

8 HEARING MASTER HATLEY: All right. Planning
9 Commission, please.

10 MS. MASSEY: Jillian Massey with Planning Commission
11 Staff. The subject property is in the Suburban Mixed Use 6
12 Future Land Use category. It's in the urban service area,
13 and located within the limits of the Southshore Area Wide
14 Systems Community Plan.

15 Mini storage is -- as a use is not purely a retail use
16 but not -- also solely as a light industrial use. The
17 applicant is proposing to utilize the 0.50 FAR available
18 for light industrial uses in the Suburban Mixed Use 6
19 Future Land Use category. The applicant is proposing
20 enhanced site and building design and has committed to them
21 as part of the application and conditions of approval.

22 With that, the rezoning is consistent with the Future
23 Land Use Element Objective 16, Policies 16.1, 16.2, 16.3,
24 and 16.5, all of which describe the need to protect
25 existing neighborhoods and communities and those that will

1 emerge in the future. Several features have been provided,
2 such as enhanced buffer to the north and unique placement
3 of the stormwater area to wrap the south and east side of
4 the building. The site does not meet commercial locational
5 criteria in accordance with Objective 22.

6 Planning Commission Staff has reviewed the commercial
7 locational criteria waiver request and finds the waiver
8 supportable. The subject site was already designated for
9 commercial use, and the self-storage facility is considered
10 a low traffic generator.

11 In summary, the rezoning request is consistent with
12 the planning practices and policy direction for self --
13 self-storage facilities in the Suburban Mixed Use 6
14 Future -- Future Land Use category. There is mitigation
15 efforts proposed with satisfy the compatibility concerns
16 with the abutting residential to the north.

17 And based on those considerations, Planning Commission
18 Staff finds the proposed major modification consistent with
19 the Unincorporated Hillsborough County Comprehensive Plan,
20 subject to the conditions proposed by the Development
21 Services Department.

22 HEARING MASTER HATLEY: All right. Thank you.

23 All right. Is there anyone here or online who wishes
24 to speak in support of this application? Don't hear
25 anyone.

1 Is there anyone here or online who wishes to speak in
2 opposition to this application? All right. Don't hear
3 anyone.

4 Development services, anything further?

5 MR. GRADY: Nothing further.

6 HEARING MASTER HATLEY: And, Applicant, anything
7 further? Nothing? Okay.

8 That closes the hearing on Major Modification 22-1340.

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HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

-----X
IN RE:)
)
ZONE HEARING MASTER)
HEARINGS)
)
-----X

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: PAMELA JO HATLEY
Land Use Hearing Master

DATE: Monday, February 20, 2023

TIME: Commencing at 6:00 p.m.
Concluding at 8:11 p.m.

LOCATION: Hillsborough County Planning
Commission Board Room-2nd Floor
601 East Kennedy Boulevard
Tampa, Florida 36602

Reported via Cisco Webex Videoconference by:
Samantha Kozlowski, CER

1 Item A.6, rezoning PD 22-1204. This application is
2 being continued by the applicant to the March 20, 2023 Zoning
3 Hearing Master Hearing.

4 Item A.7, major mod application 22-1236. This
5 application is being continued by the applicant to the
6 March 20, 2023 Zoning Hearing Master Hearing.

7 Item A.8, major mod application 22-1239. This
8 application is out of order to be heard and is being continued
9 to the March 20, 2023 Zoning Hearing Master Hearing.

10 Item A.9, rezoning PD 22-1257. This application is
11 out of order to be heard and is being continued to the
12 March 20, 2023 Zoning Hearing Master Hearing.

13 Item A.10, rezoning PD 22-1330. This application is
14 out of order to be heard and is being continued to the
15 March 20, 2023 Zoning Hearing Master Hearing.

16 Item A.11, rezoning PD 22-1337. This application is
17 being withdrawn from the zoning hearing master process.

18 Item A.12, major mod application 22-1340. This
19 application is being continued by staff to the March 20, 2023
20 Zoning Hearing Master Hearing.

21 Item A.13, rezoning PD 22-1390. This application is
22 out of order to be heard and is being continued to the
23 March 20, 2023 Zoning Hearing Master Hearing.

24 Item A.14, major mod application of 22-1392. This
25 application is being continued by the applicant to the

Zoning Hearing Master Hearing
January 17, 2023

1 Item A.18, Rezoning PD 22-1337. This application
2 is -- is being continued by the applicant to the February 20,
3 2023 Zoning Hearing Master Hearing.

4 Item A.19, major mod application 22-1340. This
5 application is out of order to be heard and is being continued
6 to the February 20, 2023 Zoning Hearing Master Hearing.

7 Item A.20, Rezoning PD 22-1388. This application is
8 being withdrawn from the Zoning Hearing Master process.

9 Item A.21, Rezoning PD 22-1390. This application is
10 out of order to be heard and is being continued to the
11 February 20, 2023 Zoning Hearing Master Hearing.

12 Item A.22, major mod application 22-1392. This
13 application is being continued by the applicant to the
14 February 20, 2023 Zoning Hearing Master Hearing.

15 Item A.23, Rezone PD 22-1401. This application is out
16 of order to be heard and is being continued to the
17 February 20, 2023 Zoning Hearing Master Hearing.

18 Item A.24, Rezoning Standard 22-1431. This
19 application is out of order to be heard and is being continued
20 to the February 20, 2023 Zoning Hearing Master Hearing.

21 Item A.25, Rezoning Standard 22-1445. This
22 application is being continued by staff to the February 20, 2023
23 Zoning Hearing Master Hearing.

24 Item A.26, Rezoning PD 22-1497. This application is
25 out of order to be heard and is being continued to the

Zoning Master Hearing
December 12, 2022

1 out of order to be heard and is being continued to the
2 January 17, 2023 Zoning Hearing Master Hearing.

3 Item A.25, Rezoning PD 22-1330. This application is
4 being continued by the applicant to the January 17, 2023 Zoning
5 Hearing Master Hearing.

6 Item A.26, Rezoning PD 22-1337. This application is
7 being continued by the applicant to the January 17, 2023 Zoning
8 Hearing Master Hearing.

9 Item A.27, Rezoning PD 22-1338. This application is
10 being continued by the applicant to the January 17, 2023 Zoning
11 Hearing Master Hearing.

12 Item A.28, Major Mod application 22-1340. This
13 application is being continued by the applicant to the
14 January 17, 2023 Zoning Hearing Master Hearing.

15 Item A.29, Rezoning PD 22-1388. This application is
16 out of order to be heard and is being continued to the
17 January 17, 2023 Zoning Hearing Master Hearing.

18 Item A.30, Rezoning PD 22-1390. This -- this
19 application is out of order to be heard and is being continued
20 to the January 17, 2023 Zoning Hearing Master Hearing.

21 Item A.31, Major Mod application 22-1392. This
22 application is -- is being continued by staff to the
23 January 17, 2023 Zoning Hearing Master Hearing.

24 Item A.32 May -- Rezoning Standard 22-1445. This
25 application is out of order to be heard and is being continued

1 to the December 12, 2022 zoning hearing master hearing.

2 Item A.31 Rezoning PD 22-1257. This application is
3 out of order to be heard and is being continued to the
4 December 12, 2022 zoning hearing master hearing.

5 Item A.32 Rezoning PD 22-1330. This application is
6 being continued by the applicant to the December 12, 2022 zoning
7 hearing master hearing.

8 Item A.33 Rezoning PD 22-1337. This application is
9 being continued by the applicant to the December 12, 2022 zoning
10 hearing mastering hearing.

11 Item A.34 Rezoning PD 22-1338. This application is
12 being continued by the applicant to th December 12, 2022 zoning
13 hearing master hearing.

14 Item A.35 major mod application 22-1339. This
15 application is being continued by staff to the December 12, 2022
16 zoning hearing master hearing.

17 Item A.36 major mod application 22-1340. This
18 application is out of order to be heard and is being continued
19 to the December 12, 2022 zoning hearing master hearing.

20 Item A.37 major mod application 22-1392. This
21 application is out of order to be heard and is being continued
22 to the December 12, 2022 zoning hearing master hearing.

23 Item A.38 Rezoning Standard 22-1431. This application
24 is out of order to be heard and is being continued to the
25 December 2 -- is being continued to the January --



**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

NONE



**PARTY OF
RECORD**

NONE