



## 1.0 APPLICATION SUMMARY

Applicant: Craig Stern

FLU Category: RES-2

Service Area: Urban

Site Acreage: 14.7

Community Plan Area: South Shore Areawide Systems

Overlay: None

Request: Major Modification to PD 16-0913  
Add a 4<sup>th</sup> Development Option to increase RV/Boat Storage Area in the PD. Add Moving Truck storage.



### Existing Approvals:

**Option 1:** Up to 99,000 SF Self-Storage Mini-Warehouse including accessory RV/Boat Storage; an accessory Office and Manager Residence; and a maximum of 11,000 Square Feet of Office and restricted Neighborhood Commercial uses.

**Option 2:** 18 Single-Family Attached Residential Units and/or BPO (non-medical) uses; Or 18 Single-Family Attached Residential Units; and BPO, and restricted Neighborhood Commercial uses.

**Option 3:** Up to 30 Single-Family Detached Residential Units.

### Proposed Modification(s):

**Add Option 4** to expand the area of the RV/Boat Storage. This expansion would be located where the 11,000 Square Feet of Office and restricted Neighborhood Commercial uses are approved today. Only the 99,000 SF Self-Storage Mini-Warehouse including accessory RV/Boat Storage and accessory Office and Manager Residence are built today within the PD. The area of the outdoor storage would increase from up 20% to 50% of the enclosed space. The new expansion area will be covered, and solar panels are proposed on existing structures. The request also includes the storage of up to 4 Moving Trucks. The storage of the Moving Trucks will be internal to the project.

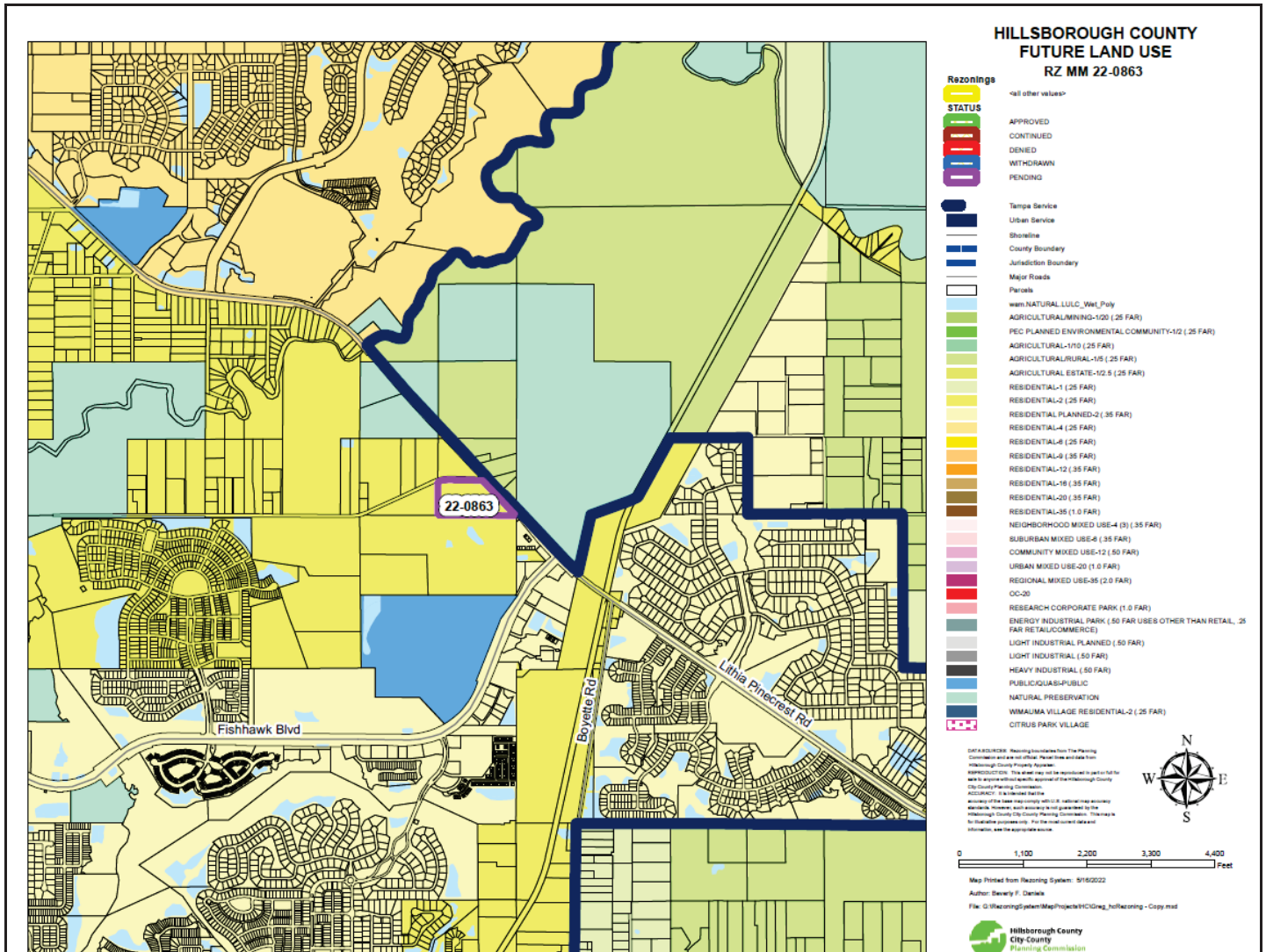
### Additional Information:

PD Variations	6.07.00 – Fence Height
Waiver(s) to the Land Development Code	LDC Section 6.11.60.E: locational standards for the outdoor storage of RVs and boats.
Planning Commission Recommendation	Inconsistent
Development Services Department Recommendation	Approvable, Subject to Conditions

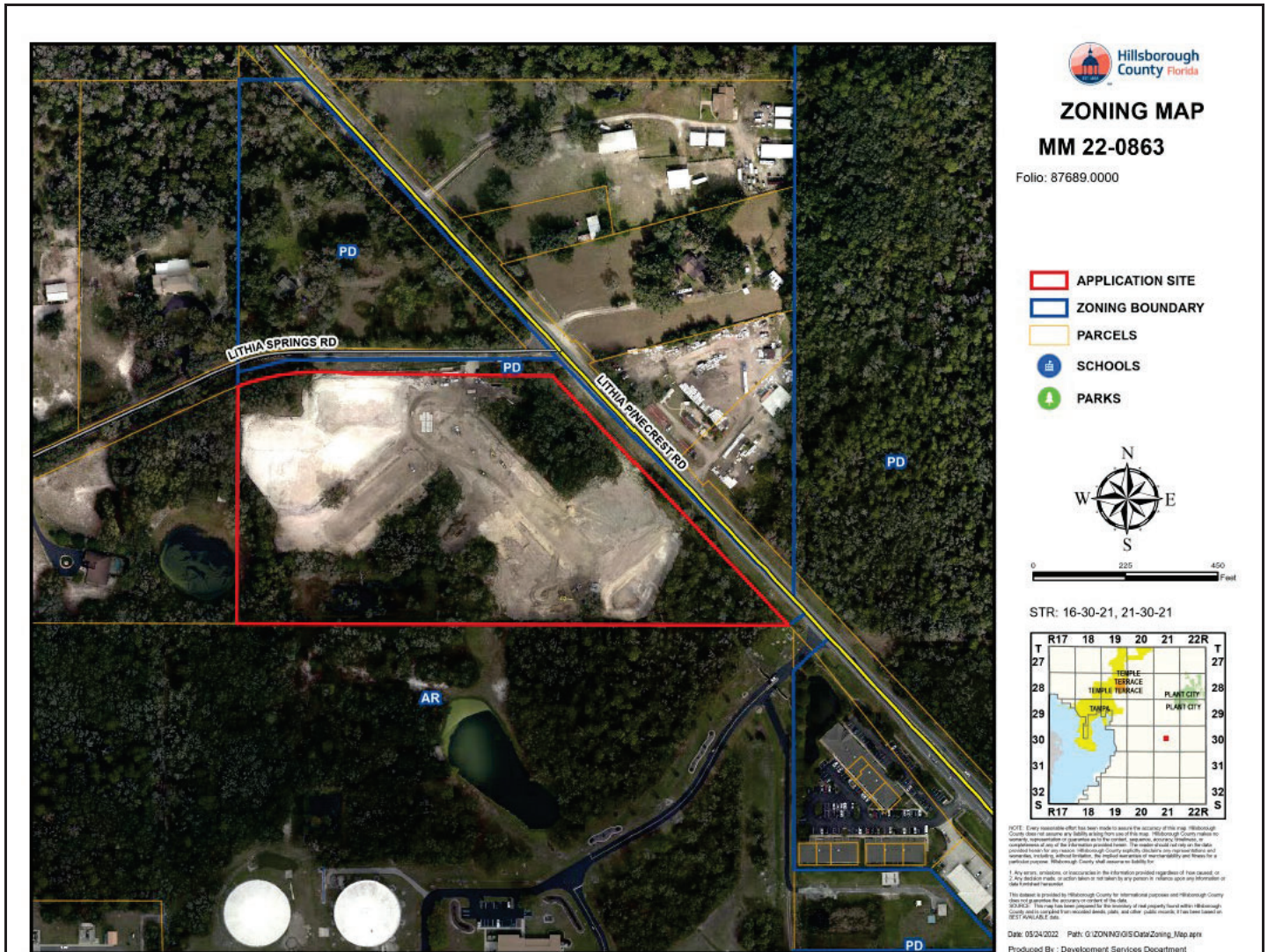


## 2.0 LAND USE MAP SET AND SUMMARY DATA

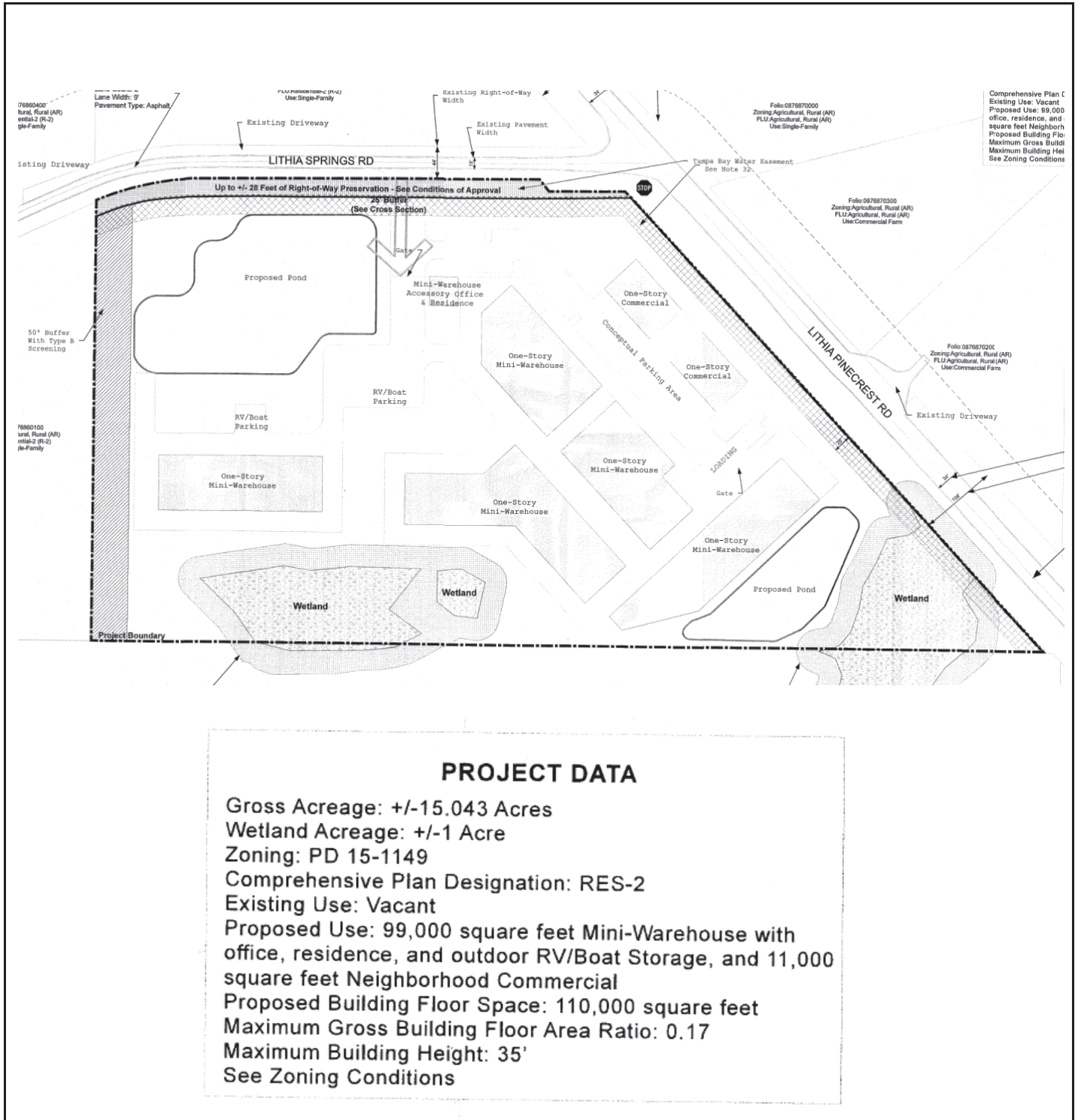
## 2.2 Future Land Use Map

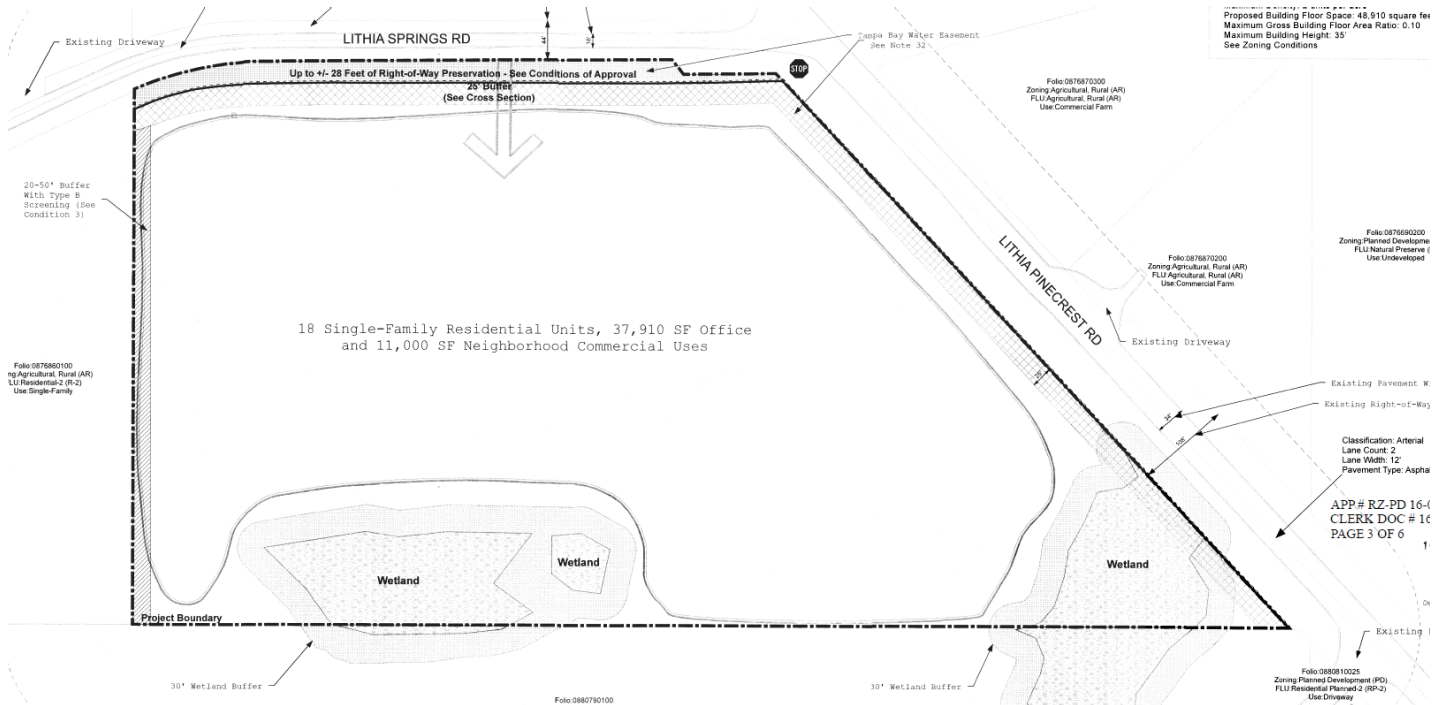


Subject Site Future Land Use Category:	Residential-2 (RES-2)
Maximum Density/F.A.R.:	2.0 dwelling units per gross acre. Suburban scale neighborhood commercial, office or multi-purpose projects limited to 110,000 sq. ft. or .25 FAR, whichever is less intense.
Typical Uses:	Residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects. Nonresidential uses shall meet locational criteria for specific land use. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.

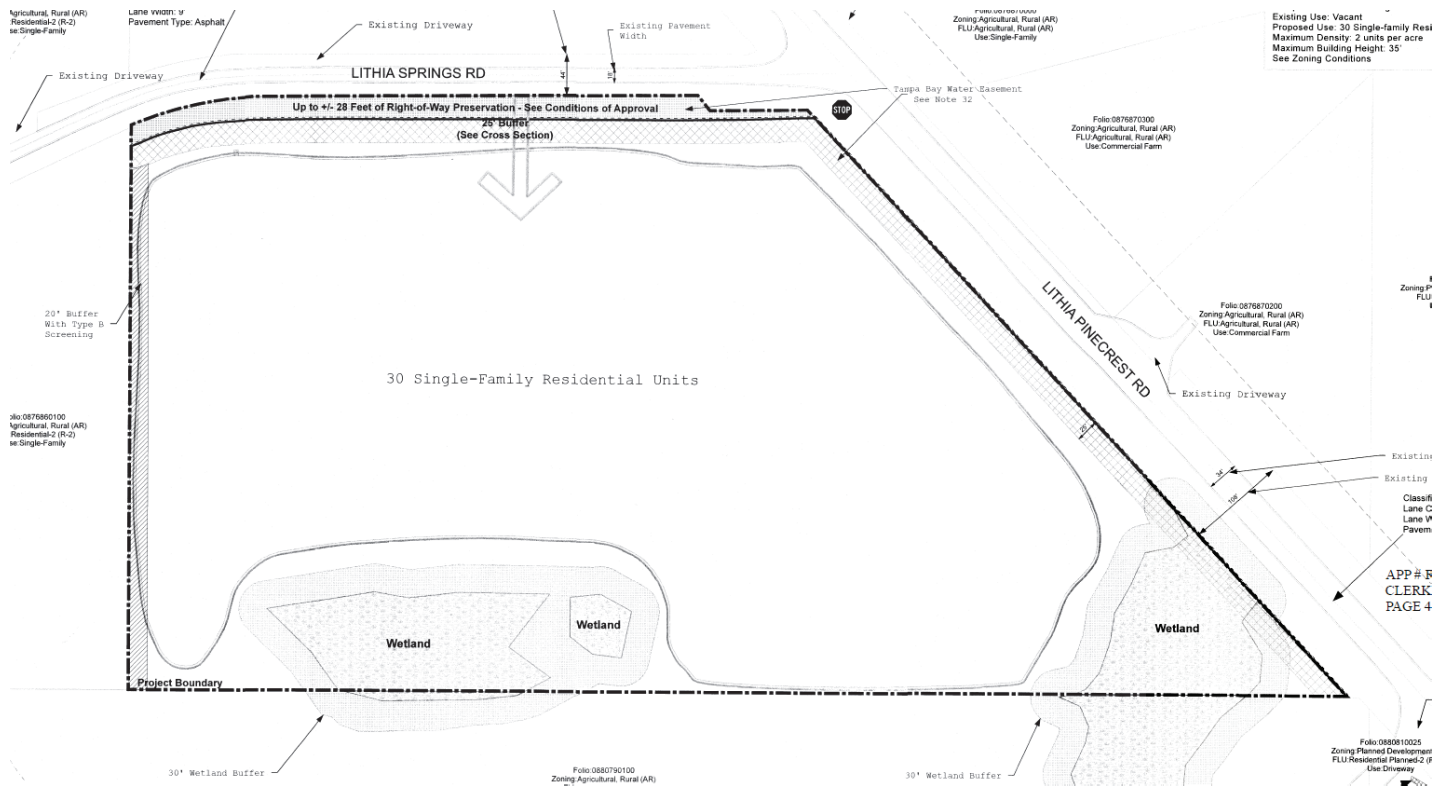
**2.0 LAND USE MAP SET AND SUMMARY DATA****2.3 Immediate Area Map****Adjacent Zonings and Uses**

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD 99-0767	11,400 sq. ft. Non residential uses	Preschool/day care center	Single Family Home
South	AR	Per FLU (0.25 FAR)	Agricultural, Public and Services Uses, Residential Support, Residential	Treatment Plant
East	AR	Per FLU (0.25 FAR)	Agricultural, Public and Services Uses, Residential Support, Residential	Farms, Residential, Commercial
West	AR	Per FLU (0.25 FAR)	Agricultural, Public and Services Uses, Residential Support, Residential	Residential

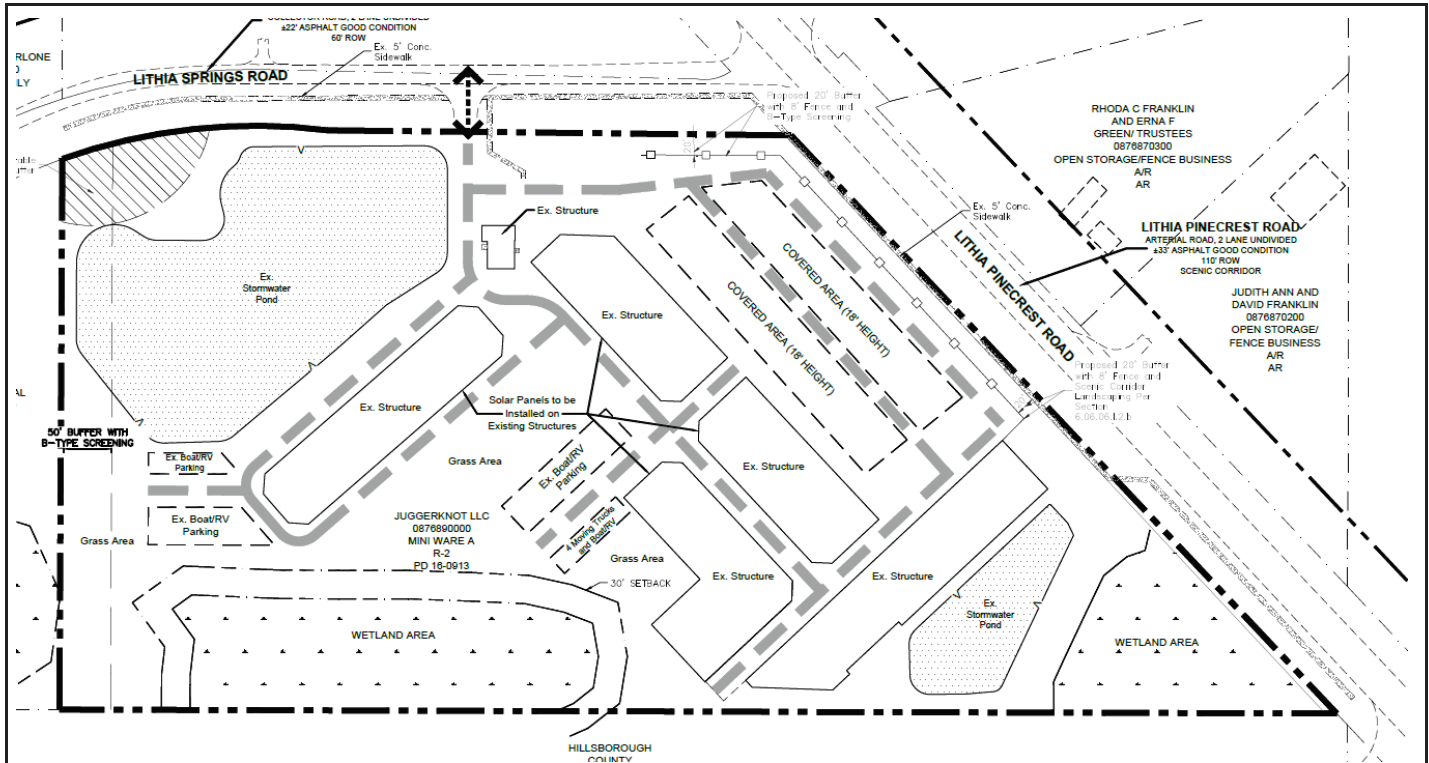
**2.0 LAND USE MAP SET AND SUMMARY DATA****2.3 Approved Site Plan – Development Option 1** (partial provided below for size and orientation purposes. See Section 8.1 for full site plan)

**2.4 Approved Site Plan – Development Option 2** (partial provided below for size and orientation purposes. See Section 8.1 for full site plan)**PROJECT DATA**

Gross Acreage: +/-15.043 Acres  
 Wetland Acreage: +/-1 Acre  
 Zoning: PD 15-1149  
 Comprehensive Plan Designation: RES-2  
 Existing Use: Vacant  
 Proposed Use: 18 Single-family Residential Units,  
 37,910 square feet Office and 11,000 square feet  
 Neighborhood Commercial Uses.  
 Maximum Density: 2 units per acre  
 Proposed Building Floor Space: 48,910 square feet  
 Maximum Gross Building Floor Area Ratio: 0.10  
 Maximum Building Height: 35'  
 See Zoning Conditions

**2.5 Approved Site Plan – Development Option 3** (partial provided below for size and orientation purposes. See Section 8.1 for full site plan)**PROJECT DATA**

Gross Acreage: +/-15.043 Acres  
 Wetland Acreage: +/-1 Acre  
 Zoning: PD 15-1149  
 Comprehensive Plan Designation: RES-2  
 Existing Use: Vacant  
 Proposed Use: 30 Single-family Residential Units  
 Maximum Density: 2 units per acre  
 Maximum Building Height: 35'  
 See Zoning Conditions

**2.0 LAND USE MAP SET AND SUMMARY DATA****2.6 Proposed Site Plan - New Development Option 4 – (partial provided below for size and orientation purposes. See Section 8.2 for full site plan)****PD SITE DATA**

PROJECT SIZE:	15.043± AC
FOLIOS#:	087689-0000
PROPERTY ADDRESS:	5241 LITHIA SPRINGS RD LITHIA, FL 33547
EXISTING ZONING:	PD 16-0913
PROPOSED ZONING:	MAJOR MODIFICATION TO PD
FUTURE LAND USE:	RES-2
EXISTING LAND USE:	99,000 SF MINI WAREHOUSE AND CN USES
PROPOSED LAND USE:	99,000 SF MINI WAREHOUSE, BOAT/RV PARKING, AND MOVING TRUCKS

**DEVELOPMENT STANDARDS**

BUILDING HEIGHT:	35' MAXIMUM
MAX FAR:	0.25
PROPOSED FAR:	0.15
FRONT YARD SETBACK:	30' MIN
SIDE YARD SETBACK:	20' MIN
BUILDING COVERAGE:	27 PERCENT MAX
IMPERVIOUS SURFACE:	70 PERCENT MAX

APPLICATION NUMBER: MM 22-0863

ZHM HEARING DATE: August 15, 2022

BOCC LUM MEETING DATE: October 11, 2022

Case Reviewer: Israel Monsanto

**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
Lithia Pinecrest Rd.	County Arterial - Rural	2 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Lithia Springs Rd.	County Collector - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

**Project Trip Generation** ☐ Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	680	37	74
Proposed	212	14	24
Difference (+/-)	-468	-23	-50

\*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	X	None	None	Meets LDC
South		None	None	Meets LDC
East		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
Lithia Springs Rd/Substandard Roadway	Administrative Variance Requested	Approvable
	Choose an item.	Choose an item.

Notes:

**4.0 Additional Site Information & Agency Comments Summary**

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

## 4.0 ADDITIONAL SITE INFORMATION &amp; AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY	Comments Received	Objections	Conditions Requested	Additional Information/Comments
<b>Environmental:</b>				
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Check if Applicable: <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input checked="" type="checkbox"/> Wellhead Protection Area <input checked="" 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 checked="" type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input checked="" type="checkbox"/> Other _____				
<b>Public Facilities:</b>				
<b>Transportation</b> <input checked="" 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
<b>Service Area/ Water &amp; Wastewater</b> <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	
<b>Hillsborough County School Board</b> Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Impact/Mobility Fees</b> Mini-Storage (Per 1,000 s.f.)      Retail Shopping Center (NC) (Per 1,000 s.f.)      General Office (BPO) (Per 1,000 s.f.) Mobility: \$653*99= \$64,647      Mobility: \$12,206      Mobility: \$7,502 Fire: \$32*99= \$3,168      Fire: \$313      Fire: \$158 Urban Mobility, South Fire - 4 options 1) mini - storage (99k sf), 2x 5,500 sf BPO (shopping Center/Gen Office); 2) 18 SFA, 60k sf BPO (no medical); or 18 SFA, 37,910 sf BPO, 2x 5,500 sf Neighborhood commercial (NC) (shopping center); 3) 30 SFR 4) 99k sf mini-storage				
<b>Comprehensive Plan:</b>				
<b>Planning Commission</b> <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Density Bonus Requested <input type="checkbox"/> Consistent <input checked="" type="checkbox"/> Inconsistent	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

## 5.0 IMPLEMENTATION RECOMMENDATIONS

### 5.1 Compatibility

The surroundings consist today of a mix of commercial, residential and agricultural uses. A water treatment plant currently operates adjacent to the south. Commercial and office uses are located in the vicinity, south of the site, along Lithia Pinecrest Rd. A fence company on a parcel zoned Agricultural Rural, currently operates across Lithia Pinecrest Rd. to the east.

The PD today allows three development options including single family detached, townhomes and a mini warehouse with CN or Office uses. The site has developed under Development Option #1, which allows mini warehouse with outdoor storage of RVs and boats, in addition to Commercial Neighborhood (CN) uses. The PD consists of a single parcel, with folio# 87689.0000, 14.7 acres in size. Under Development Option #1, the site is permitted up to 99,000 sq. ft. of mini warehouse building space, and up to 11,000 sq. ft. of CN uses. The site is also regulated by Land Development Code (LDC) 6.11.60 *Mini Warehouses Locational and Design Requirements, with the exception that the leasing of moving trucks is prohibited*. Per the LDC, the total square footage of the designated outdoor storage area shall not exceed 20 percent of the developed square footage for the enclosed portions of the mini-warehouse facility.

The site today is developed with 99,000 sq. ft. of mini warehouse building, and 19,800 sq. ft. of outdoor areas for the storage of RVs and Boats. An area along Lithia Pinecrest Rd. is vacant, reserved for the 11,000 sq. ft. of building space for CN uses as a future development space. The area to store RVs and Boats is 20% of the developed square footage for the enclosed portions of the project, thus meeting the requirements of LDC 6.11.60.E. for Miniwarehouses.

As part of this Major Modification, the applicant requests a new Development Option #4, to (a) to increase the storage area for RVs and Boats, and (b) add the storage of moving trucks, limited to 4. These trucks would be stored internally, enclosed by existing buildings. The new expansion area for the RV/Boat storage will be placed along the east, at the frontage of Lithia Pinecrest Rd. It would not be internal to the project and would not be enclosed by buildings. With Development Option 4, the applicant proposes to replace the area of the 11,000 sq. ft. of commercial space approved today, with the expansion area for the storage area for RVs and Boats. The RV and Boat storage space will be accessory to the principal mini warehouse use. The maximum building space (square footage) for the proposed Development Option 4 would remain at 99,000, as approved today for the mini warehouse use. Since the site already has the designated outdoor storage of RVs and Boats of no more than 20% of the enclosed space of the facility per LDC 6.11.60.E.3, a waiver is being requested to allow an increase of the outdoor storage area above the 20% of the enclosed project area. A second waiver from 6.11.60.E.4 is also being requested to eliminate the requirement that the designated area for the expansion of the outdoor storage area shall be internal to the project and enclosed by buildings.

This site had requested a minor modification in 2021 to expand the outside storage of RVs and Boats to be over the maximum 20% of enclosed space, similar to this rezoning. PRS 21-0840 was heard by the Board of County Commissioners (BOCC) in December 2021. Planning Commission did not find the request consistent. The current FLU of RES-2 does not allow open storage. Outdoor storage as a principal use is precluded by setting the 20% maximum of outdoor storage area for RV/Boats per the LDC for the mini warehouse use. Development Services staff evaluated the proposed wall/screening along Lithia Pinecrest Rd, which provided the height, design and look of buildings similar to the existing structures with architectural features, roof lines and materials, to address compatibility of the outdoor storage areas. While the proposal addressed many of the compatibility concerns with the surroundings and would have effectively screened those areas from public view, staff could not support the application citing that the 20% maximum outdoor storage area is set by the LDC to ensure that open storage remains accessory to the principal use (mini warehouse) which otherwise would be prohibited in the PD. The request was denied by the BOCC which found the petition not to scale with the area and inconsistent with the Comprehensive Plan.

As noted, under this Major Modification, the applicant is proposing to also add the storage of up to 4 moving trucks internal to the site. In terms of the outdoor expansion area along Lithia Pinecrest Rd., although the site was recently denied a similar request, the applicant this time proposes conditions and site design standards similar to another mini warehouses that have recently received approval by the BOCC in which the outside storage of RVs and Boats increased to be beyond the maximum required 20%, thus waving LDC Section 6.11.03.E.3 and also the location of the outdoor storage was approved to not be internal to the site, also waving LDC Section 6.11.03.E.4.

PD 21-1092 was approved in February 2022 and consists of 54,000 square feet for a self-storage facility. The PD is allowed to have areas to store RV's and Boats that are more than 20 % of the approved enclosed space. The outdoor storage is limited to the storage of boats and vehicles only. As noted above, the BOCC approved waivers from the LDC for the outdoor storage area to be allowed to be placed along the road, not internal to the site, and not be enclosed by buildings. PD 21-1092 provides specific site conditions (below):

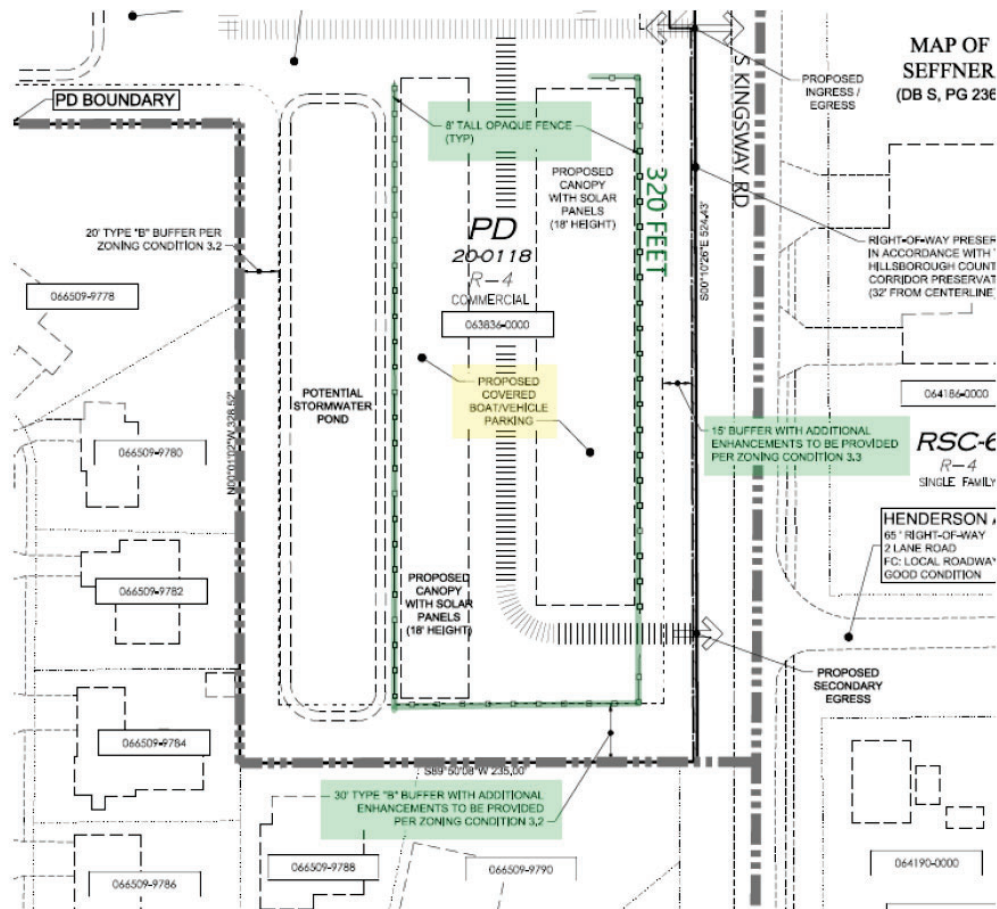


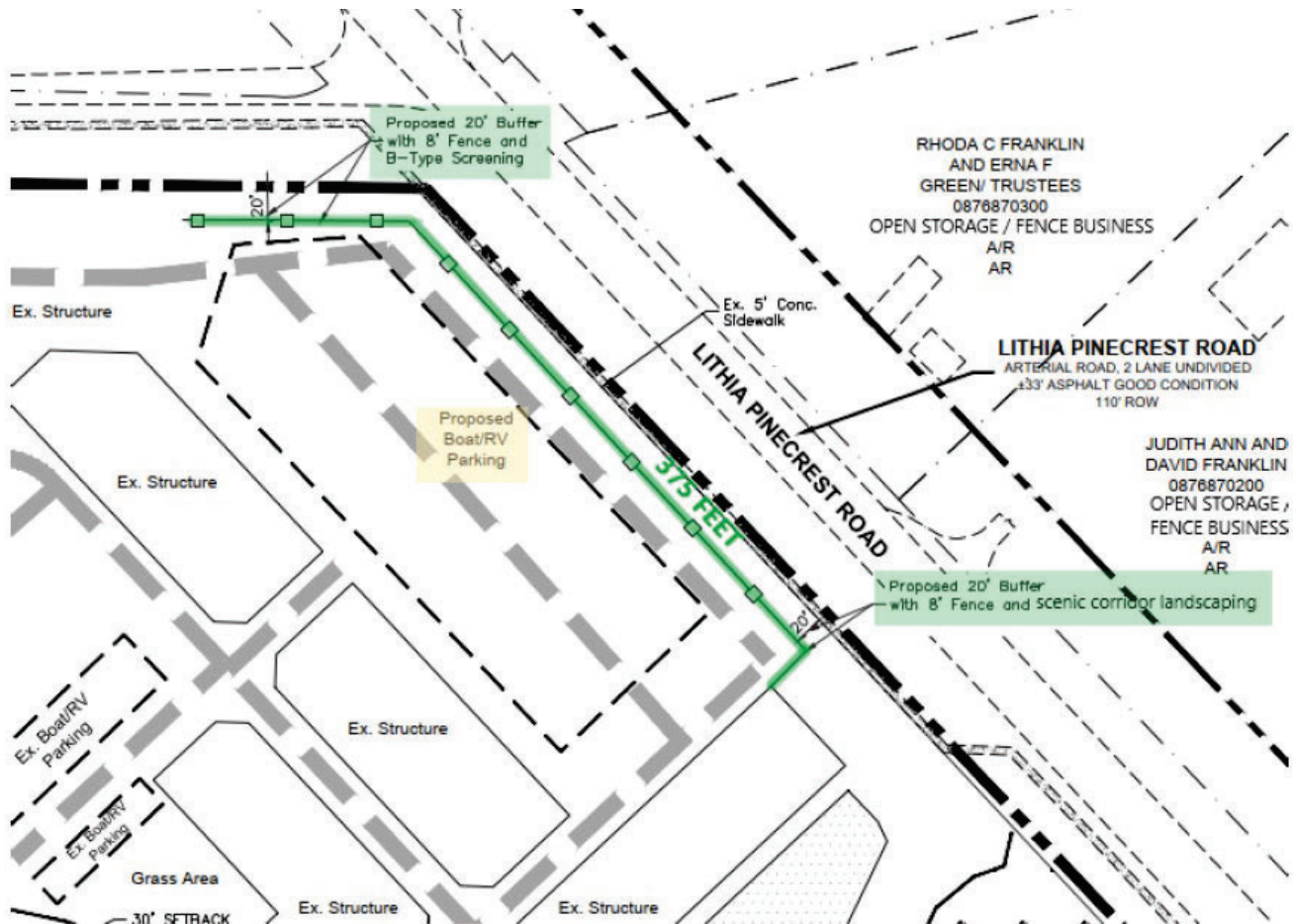
Figure 1 – PD 21-1092 General PD Plan

As shown in Figure 1, a 15-foot buffer yard with four canopy trees and four understory trees per 100 linear feet shall be provided along Kingsway PD boundary. In addition, if street trees do not exist, the developer shall provide one street tree for every 50 feet.

The outdoor storage area will be enclosed and shielded from the adjacent right-of-way by means of landscaping and/or fencing as shown on the general site plan. An 8-foot-high opaque fence is required enclosing the outdoor space. The area for the boat/vehicle parking area will be enclosed by the 8-foot fence for the length of approximately 320-feet.

Additionally, the outdoor storage areas must be covered, and solar panels were proposed on top of the canopies.

The applicant states that the request is to increase the area for boat and RV's parking, which will be enclosed with a similar 8-foot fence for a length of approximately 375 feet. In this situation, there are no adjacent residential uses, so there are no concerns with compatibility according to the applicant. Lithia Pinecrest Rd. is also a designated Suburban Scenic Corridor (15-foot buffer and trees) and this project will comply with this requirement. The applicant proposes to increase to 20 feet of buffer and 8' high fence, with the additional screening required by the Scenic Corridor, which will provide a greater number of trees that is otherwise required by a Type B screening. The outdoor parking/storage area will be covered for all boats/RV's.



A PD variation request has been filed to increase the fence height over 4 feet in front yards. The applicant states that *the high fence would provide an alternative to the screening requirement of accessory Boat/RV storage. The storage area, per LDC section 6.11.60, shall be internally located surrounded by buildings. The fence would be functioning as a building. It would be placed 20 feet from the street and will be screened by additional vegetation as required by the scenic corridor regulations. The fence height is to screen the boat and RV parking area, which is the purpose and intent of the code.*

Additionally, the applicant requests to store moving trucks, limited to patrons use, and stored internal to the site, enclosed by existing buildings. The number of moving trucks stored internally will be limited to 4.

In their narrative, the Applicant stresses the above to ensure that staff accounts for recent policy/precedent established by the BOCC, in that a similar request for open storage as noted, was approved despite being proximate to no less than

nine single family residences. The project referenced enjoyed none of the natural/pre-existing buffers that the project at hand does, in that it is screened by ROW on two sides, a wetland to the west, and an industrial type facility to the south. In that regard, the applicant states that the proposal is extremely appropriate at said location and very compatible with the nonresidential development than those recently approved.

Staff finds that this major modification proposal is similar in nature to the recently approved Self Storage project mentioned above. Both applications requested an increase of the outdoor storage areas above the 20% maximum per the LDC. Both outdoor storage areas are not being enclosed/screened by buildings, but rather by 8-foot-high opaque fences. Scenic Corridor landscaping along the roads is being provided along with a 15-foot-wide buffer required by the Scenic Corridor. The applicant, however, is proposing to increase the buffer area along Lithia Pinecrest Rd. to 20 feet, and existing vegetation will be preserved in lieu of the required landscaping to increase the screening by natural means. The applicant is also limiting the outdoor storage to 50% of the approved enclosed space as part of proposed conditions, whereas the other rezoning petition did not offer a specific maximum outdoor storage area. The moving truck storage will be placed internally and enclosed by the existing buildings. The applicant also proposes to limit the number of moving trucks to 4. Furthermore, the applicant is proposing to restrict the moving truck to storage only, and the lease of moving trucks is not contemplated to be open to the public. The outdoor storage areas along Lithia Pinecrest Rd. will be covered by canopies and solar panels are also proposed by this major modification.

PD Variation requests:

In regard to the PD variation request to increase the fence height to go over 4 feet to up to 8 feet in front yards, staff has reviewed the fence height variation justifications submitted by the applicant per LDC Section 5.03.06.C.6 and finds they meet the criteria for approval. The combination of the fence height, natural screening and covered outdoor areas would result in a level of screening comparable to what the Code would require (enclosed areas by other buildings). The hearing master's recommendation for this application is required to include a finding on whether the requested variations meet the criteria for approval.

Staff has also evaluated the two waivers from LDC 6.11.60:

Section 6.11.60 (3) - *The total square footage of the designated outdoor storage area shall not exceed 20 percent of the developed square footage for the enclosed portions of the mini-warehouse facility.*

While the maximum 20% outdoor space area has been increased, the proposed expansion areas for the designated outdoor storage area for RVs and boats will be kept to no more than 50% of the existing building space (99,000 sq. ft. of enclosed buildings), which is still accessory to the main use. Additionally, the outdoor storage area increase for RV and Boats is consistent with similar and previously approved storage facilities in the County. Lastly, the storage of moving trucks will be restricted to areas approved today in the PD, internal to the site.

Section 6.11.60 (4), - *The designated outdoor storage area shall be internal to the project itself and screened by buildings, so that no portion of any recreational vehicle, boat or moving truck is visible from off-site.*

The proposed expansion area will be screened from public views (right of way) by an 8-foot-high solid fence, required landscaping, and existing vegetation along Lithia Pinecrest Rd. The level of screening resulting from the project would ensure that these areas not visible from off site. Additionally, the proposed screening methodology and location of the outdoor storage area for RV and Boats is consistent with similar and previously approved storage facilities in the County. Staff notes that open storage accessory to a principal use requires at a minimum a 6-foot-high solid fence or wall to be utilized to screen from roads and residentially zoned parcels per LDC Sec. 6.06.06.

Planning Commission staff found this request inconsistent with the Comprehensive Plan based on compatibility issues and being inconsistent with the Residential-2 (RES-2) Future Land Use Category. This proposed development, 22-0863, is asking for the same fourth option of an increase in outdoor storage (boat/RV parking area and storage of moving trucks), which is a Commercial Intensive (CI) use, to 50% which is higher intensity than the previous PRS application (21-0840), which was found inconsistent with the Comprehensive Plan.

While the 20% maximum outdoor storage area set by the LDC is to ensure that open storage remains accessory to the principal use (mini warehouse) which otherwise would be prohibited in the PD, the proposed project as noted above has changed compared with the previous minor modification submitted by the applicant. The changes include standards, features and restrictions that are the same when compared to previously approved self-storage facilities seeking relief from the maximum outdoor storage for RV/Boats, which would still be ancillary to the principal use. The outdoor storage space expansion will be restricted, be accessory to the Self-storage use, be covered and screened from public view. These standards will be conditioned to require future Major Modifications to the PD if future changes are proposed affecting them. Staff notes that this request proposes more restrictive standards than the referenced Planned Development district recently approved. Additionally, the immediate area consists today of a mix of commercial, residential and agricultural uses, with a water treatment plant adjacent to the south, and extensive wetlands screen the site from an adjacent residential use to the west. Commercial and office uses are located along Lithia Pinecrest Rd. further to the south, and a fence company on a parcel zoned Agricultural Rural, currently operates across the road to the east. The proposed outdoor expansion is located to the east, along the roadway, away from residential lots west and NW of the site. Therefore, staff finds that the proposed storage expansion of the existing self storage facility would not pose a compatibility concern. The area of the expansion today is approved for 11,000 sq ft of commercial uses along Lithia Pinecrest Rd. The applicant is proposing to condition this site with similar conditions approved by the other application recently approved by the BOCC.

As part of this request, the applicant has submitted an LDC Sec. 6.04.02 administrative variance request to waive the substandard roadway improvements. The variance request is to the requirement to improve Lithia Springs Rd., between Lithia Pinecrest Rd. and the project access, to current County standards for a Type TS-7 Typical Section as found within the Hillsborough County Transportation Technical Manual (TTM). On August 4, 2022, the County Engineer found the variance approvable. If the rezoning is approved, the County Engineer will approve the Administrative Variance. No other transportation related requests have been filed. Other reviewing agencies did not object to this request. Therefore, based on the above considerations, Staff recommends approval of the request, with conditions.

## **5.2 Recommendation**

Approvable, Subject to Conditions.

**CONDITIONS:**

Prior to PD Site Plan Certification, the applicant shall revise the PD General Site Plan:

1. In the PD Site Data, under *Proposed Land Use*, add storage of Moving Trucks.
2. Add a note for the covered area on all expansion areas for the RV/Boat storage spaces.

**Recommended Conditions of Approval**

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted ~~August 23rd, 2016~~ July 26, 2022.

1. The project shall be developed as one of the three (3) development scenarios:
  - 1.1 Option 1:
    - A maximum of 99,000 SF Self-Storage Mini-Warehouse including accessory RV/Boat Storage; an accessory Office and Manager Residence; and
    - A maximum of 11,000 Square Feet of Business Professional Office and Neighborhood Commercial uses permitted as follows:
      - Antiques shop (indoor sales)
      - Apparel and shoe store
      - Art gallery
      - Art supply store
      - Beauty/barber shop
      - Bicycle sales Bicycle repair
      - Business Services
      - Book/stationary store
      - Camera/photography store
      - Dry cleaners
      - Electric/electronic repair
      - Florist shop
      - Food Product Stores: Bakery, Candies & Nuts, Dairy, Delicatessens, Meat
      - Seafood and Produce
      - Jewelry store
      - Locksmith
      - Mail and Package Services
      - Mail Order Office
      - Mail Order Pickup Facilities
      - News Stand
      - Novelty and Souvenir Shop
      - Photography Studio
      - Pre-K, Day Care, Child Care and Child Nurseries
      - Printing Services
      - Professional office (non-medical)
      - Professional services (non-medical)
      - Shoe repair
      - Tailor/seamstress
      - Tobacco Shop
      - Travel Agencies
      - Watch, Clock, Jewelry Repair

- In no case shall the total development exceed 110,000 square feet.
- The Self-Storage Mini Warehouse facility will comply with the LDC Sec. 6.11.60, with the exception that the leasing of moving trucks shall be prohibited. In addition, facades facing the right of way and/or parking areas shall be consistent with the architectural elements used in the commercial portion of the project. See condition 8.3 for design standards. The facility shall be located as generally depicted in the site plan labeled Option 1.
- The 11,000 square feet of Commercial Retail shall be distributed in two (2) separate buildings and shall be located as generally depicted in the site plan labeled Option 1. No Commercial Retail building shall be larger than 5,500 square feet.

## 1.2 Option 2:

- 18 Single-Family Attached Residential Units and/or a maximum of 60,000 square feet of Business Professional Office (non-medical);

Or

- 18 Single-Family Attached Residential Units; and
- A maximum of 37,910 Square Feet of Business Professional Office uses, and
- A maximum of 11,000 Square Feet of Neighborhood Commercial uses permitted as follows:
  - Antiques shop (indoor sales)
  - Apparel and shoe store
  - Art gallery
  - Art supply store
  - Beauty/barber shop
  - Bicycle sales Bicycle repair
  - Business Services
  - Book/stationary store
  - Camera/photography store
  - Dry cleaners
  - Electric/electronic repair
  - Florist shop
  - Food Product Stores: Bakery, Candies & Nuts, Dairy, Delicatessens, Meat
  - Seafood and Produce
  - Jewelry store
  - Locksmith
  - Mail and Package Services
  - Mail Order Office
  - Mail Order Pickup Facilities
  - News Stand
  - Novelty and Souvenir Shop
  - Photography Studio
  - Pre-K, Day Care, Child Care and Child Nurseries
  - Printing Services
  - Professional office (non-medical)
  - Professional services (non-medical)

Shoe repair  
Tailor/seamstress  
Tobacco Shop  
Travel Agencies  
Watch, Clock, Jewelry Repair

- The 11,000 square feet of Commercial Retail shall be distributed in two (2) separate buildings. No Commercial building shall be larger than 5,500 square feet.
- The 37,910 square feet of Office shall be distributed in three (3) separate buildings. No office building shall be larger than 13,000 square feet.
- Residential units shall be located in the western portion of the project site.
- Only one row of on-site parking spaces shall be placed between non-residential buildings and Lithia Pinecrest Road.

1.3 Option 3 (in accordance with RES-2 FLU at 2 units per acre):

- 30 Single-Family Detached Residential Units.

1.4 Option 4:

- A maximum of 99,000 SF Self-Storage Mini-Warehouse including accessory RV/Boat Storage, an accessory Office and Manager Residence.
- The project shall comply with Section 6.11.60 of the Hillsborough County Land Development Code (Mini Warehouse Locational and Design Requirements) with the exception of Section 6.11.60(3) and 6.11.60 (4) as approved by waivers listed on general site plan.
- The project development shall prohibit the storage of hazardous materials. No storage unit shall be used for anything other than the storage of material commonly defined by most typical mini warehouse storage facilities; i.e.: No units shall be used as an office, workshop space, residential dwelling, and shall not conduct any business of any kind.
- Outdoor storage will be limited to the storage of boats and vehicles only, and up to 4 moving trucks. The moving trucks shall be allowed to self-storage patrons usage only. Leasing of moving trucks to the public is prohibited.
- Outdoor storage area shall be enclosed and shielded from the adjacent right-of-way by means of landscaping and/or fencing as shown on the general site plan. The reduction or removal of shown enclosure shall constitute a major modification.
- The outdoor storage shall not exceed 50 percent of the developed square footage for the enclosed portions of the mini-warehouse facility.
- The outdoor storage areas along Lithia Pinecrest Rd. shall be covered as shown on the General Site Plan.
- Solar panels shall be installed on the roof of existing buildings. The removal of solar panels shall constitute a major modification.

2. Project-wide, on-site development FAR shall be limited to 0.25.

3. The following minimum buffer and screening requirements shall apply:

- South (Hillsborough County Public Works): 0' buffer and no screening;
- North (Lithia Springs Road): 25' buffer with Type B screening;
- East (Lithia Pinecrest Road): 25' buffer with no screening for single-family residential uses. For non-residential uses, a 25' buffer with landscaping shall be required;
- West (single-family residential): 50' buffer with Type B screening if developed under Option 1, or Single-family attached dwellings, or office/commercial. A 20' buffer with Type B screening shall be provided if developed with Single-family detached. This buffer area shall not be platted as part of the individual lots at the perimeter of the project but as a separate parcel and shall remain in common ownership and maintained by a Homeowners Association or similar entity.
- For Development Option 2, a 20' buffer Type B screening shall be provided in the non-residential portion separating it from the residential use.
- Natural existing vegetation, except hazardous trees and non-native invasive species, may be used in lieu of required trees, subject to final approval of Natural Resources staff.
- For Option 4, buffering and screening shall be as shown on the site plan. Along Lithia Pinecrest Rd., natural existing vegetation, except hazardous trees and non-native invasive species, may be used in lieu of required trees, subject to final approval of Natural Resources staff.

- The maximum residential density shall not exceed 2.0 dwelling units per acre.
- Single-family attached dwellings include townhomes, duplexes, villas and condominiums.
- Residential development shall comply with the following requirements:

#### Single-Family Design Standards

Development Type:	Single-Family Detached Standard Lot	Single-Family Detached Slim Lot (d)	Single-Family Detached W/Alley Access	Single-Family Detached Cluster Home (e)
Standards:				
Minimum Lot Size	4,400 sf	2,800 sf	3,200 sf	2,500 sf
Minimum Lot Width	40 ft	28 ft 33 ft on corner lots	30 ft	20 ft
Minimum Front Yard (a)	10 ft (a)	10 ft (a)	10 ft (a)	5 ft (f)
Minimum Side Yard (b)	0 ft (b)	0 ft (b)	0 ft (b)	5 ft (f)
Minimum Rear Yard (c)	15 ft (c)	15 ft (c)	15 ft (c)	5 ft (f)
Maximum Lot Coverage	50%	70%	70%	80%
Maximum Height	45 ft	45 ft	45 ft	45 ft

- Front loaded garages, attached or detached, shall be setback a minimum of 20-feet from the right-of-way. Side loaded garages, attached or detached, shall be set back a minimum of 5 feet from the right-of-way and shall have a minimum driveway length of 20 feet from the right-of-way to the garage entry.
- Minimum building separation is 10 feet; If proposed side yard is less than 5-feet, applicant must demonstrate that the 10-foot separation will be provided, through submittal of adjacent property survey showing location of adjacent structure or deed restriction/easement; when the side yard

setback is less than 7.5 feet or building separation is less than 15-feet, roof gutters must be installed on that side of the structure. An attached porte cochere may utilize a 3-foot side yard setback.

- (c) An attached garage may utilize a 3-foot rear yard setback; Garages shall be setback either 5 ft., 11 ft., or 20 ft. or greater, from the edge of the alley pavement.
- (d) Units shall include architectural features such as decorative roof elements, arbors or pergolas as the front and rear facades. The level of detailing shall be consistent with the architectural theme. At corner lots, the detailing shall be continued onto the exposed side wall; and, where the home design directs roof run-off water to the side yards, gutters shall be provided on each unit that direct water to the front or rear of the lot. The front door of the unit shall be on the front façade facing the street. The building shall be a minimum of two (2) stories. The garage door shall be single wide and the front yard garage setbacks will be staggered with a 20-foot minimum setback and a 30-foot maximum setback. The parking ratio shall be 3 spaces per unit with one garage space, one driveway space and one space in a common parking lot. Common parking areas shall be screened with a continuous row of shrubs to be maintained at a minimum of 3 feet in height and setback 10-feet from the road right-of-way.
- (e) Cluster homes shall be comprised of single-family detached units, duplex units or a combination of both, with a shared drive aisle and vehicular courtyard; the shared drive aisle does not count towards lot area; the parking ratio shall be 3 spaces per unit. A minimum of two parking spaces per unit shall be provided on-site. Remaining required parking spaces may be provided through on- street parking or in a common parking area, or in a combination of both. Common parking areas shall be screened with a continuous row of shrubs to be maintained at a minimum of 3 feet in height and setback 10-feet from the road right-of-way.
- (f) Minimum 10-foot setback required from street right-of-way; Garages may be attached or a min. 10 ft. between garages is required; Vehicular Courtyard shall have a min. width between garages of 25 ft.

#### Duplex and Townhouse Design Standards

Development Type:	Villa-Duplex Street Access	Villa- Duplex Alley Access	Townhouse Street Access (W/Garage)	Townhouse Street Access (No Garage)	Townhouse Alley Access (W/Garage)	Duplex Cluster Home (d)
Standards:						
Minimum Lot Size	2,700 sf	2,700 sf	1,260 sf	700 sf	1,260 sf	2,500 sf
Minimum Lot Width	30 ft	30 ft	16 ft (b)	15 ft (b)	16 ft (b)	20 ft
Minimum Front Yard (a)	10 ft	10 ft	10 ft (a)	10 ft	10 ft	5 ft (e)
Minimum Side Yard (b)	0 ft	0 ft (b)	0 ft (b)	0 ft (b)	0 ft (b)	0 ft (b) (e)
Minimum Rear Yard (c)	0 ft (c)	0 ft (c)	0 ft (c)	0 ft (c)	0 ft (c)	5 ft (e)
Maximum Lot Coverage	70%	70%	95%	100%	95%	80%(d)
Maximum Height	45 ft	45 ft	45 ft	45 ft	45 ft	45 ft

- (a) Front loaded garages, attached or detached, shall be setback a minimum of 20-feet from the right-of-way. Side loaded garages, attached or detached, shall be set back a minimum of 5 feet from the right-of-way and shall have a minimum driveway length of 20 feet from the right-of-way to the garage entry.
- (b) Minimum building separation is 10 feet. An attached porte cochere may utilize a 3-foot side yard setback; when the side yard setback is less than 7.5 feet or building separation is less than 15-feet, roof gutters must be installed on that side of the structure.
- (c) An attached garage may utilize a 3-foot rear yard setback; garages shall be setback either 5 ft., 11 ft., or 20 ft. or greater, from the edge of the alley pavement.
- (d) Cluster homes shall be comprised of single-family detached units, duplex units or a combination of both, with a shared drive aisle and vehicular courtyard; the shared drive aisle does not count towards lot area; the parking ratio shall be 3 spaces per unit. A minimum of two parking spaces per unit shall be provided on-site. Remaining required parking spaces may be provided through on- street parking or in a common parking area, or in a combination of both. Common parking areas shall be screened with a continuous row of shrubs to be maintained at a minimum of 3 feet in height and setback 10-feet from the road right-of-way.
- (e) Minimum 10 ft setback required from street right-of-way; garages may be attached or a min. 10 ft. between garages is required; Vehicular Courtyard shall have a min. width between garages of 25 ft.

#### Condominium Design Standards

	Street Access (With Garage)	Street Access (No Garage)
Standards:		
Minimum Lot Size	n/a	n/a
Minimum Lot Width	n/a	n/a
Minimum Front Yard	n/a Garages shall be set back 20 ft	n/a
Minimum Side Yard	n/a <sup>1</sup>	n/a <sup>1</sup>
Minimum Rear Yard	n/a <sup>1</sup>	n/a <sup>1</sup>
Maximum Lot Coverage	100%	100%
Maximum Height	4 Stories	4 Stories

<sup>1</sup> Minimum building separation is 15 feet. Attached housing developments that are developed as a parcel or track that is greater than 1 acre shall be required to have a minimum of 15-foot setback from adjacent properties. The maximum building coverage percentage for the project shall be 40 percent.

Accessory Structure Setbacks shall comply with the following requirements:

Accessory Structures	
Standards:	
Minimum Front Yard	Same as principal structure
Minimum Side Yard	0-3 feet <sup>1</sup>
Minimum Rear Yard	

<sup>1</sup> If an accessory structure is connected to an accessory structure on the adjacent parcel, the side yard setback shall be 0 feet.

6.1 All lots lying – in full or in part – within 150 feet of that portion of the north boundary adjacent to rural residential and agricultural properties on the north side of Lithia Springs Road shall have a minimum width of 70 feet and shall be occupied by dwellings of one story in height. Additionally, the roadway system adjacent to said portion of the north boundary shall utilize a north-south alignment, employing cul-de-sacs or looped roadways, or a combination of both, all so as to minimize the number of dwelling units constructed adjacent to Lithia Springs Road and the rural properties beyond.

6.2 Residential units that are adjacent to Lithia Springs Road and existing residential uses shall be limited to 2-stories and shall not have more than 4 units. Alternatively, the units may exceed 4-units only if the ends of the buildings are perpendicular to the property line.

7. For Options 2 and 3, each detached single-family dwelling unit is permitted one accessory dwelling unit, a maximum of 45' in height, on the same lot with up to 900 square feet of living space. A variance to increase this amount may be requested provided the residential lot is at least 14,520 square feet in size and the living space proposed for the accessory dwelling does not exceed 1,200 square feet or 25 percent of the living space in the principal dwelling on the lot, whichever is less. Accessory units may be located within the principal structure or within an accessory structure.

8. Non-residential development shall comply with the following standards:

Minimum building setback from Lithia-Springs	25 feet
Minimum building setback from Lithia-Pinecrest	25 feet
Minimum Front Yard Building setback from internal roads	0 feet
Side-yards and rear yards	5 feet
Maximum Building Height	35 feet
Maximum Building Coverage	20%
Maximum Impervious Surface	60%

8.1 All non-residential buildings shall be limited to one story in height. The self-storage office- residence shall be permitted a maximum of 35 feet (2-story).

8.2 The following design standards shall apply for office and commercial buildings where visible from the right-of-way:

8.2.1 The roof shall have a minimum pitch of three to 12 and a maximum pitch of eight to 12.

8.2.2 Exterior walls shall be externally clad with brick, stone, stucco, wood slats or vinyl slat-style siding. Unsurfaced cement or block shall not be utilized. Paint shall not constitute a surface for the purpose of this regulation.

8.2.3 Buildings shall incorporate the design features shown below. For each architectural element listed, at least one of the specified design features shall be utilized on all elevations facing roadways and/or parking areas, unless otherwise specified.

Architectural Element	Design Feature
-----------------------	----------------

Roofs <sup>1</sup>	Dormers, parapets, steeples, cupolas, intersecting rooflines
Windows <sup>2</sup>	Shutters, awnings, transoms, mullions
Façades <sup>3</sup>	Porches, columns, recessed entryways, arcades, porticos, Pilasters, horizontal banding

<sup>1</sup>At least one design feature shall be utilized for every 50 feet of roof length along roadways and/or parking areas.

<sup>2</sup>Exterior faux windows may be used if the back of buildings face Lithia Pinecrest Road.

<sup>3</sup>At least 60 percent of the horizontal length of each façade along roadways and/or parking areas shall be comprised of windows, shutters, transoms, awnings, porches, doors, recessed entryways, arcades, porticos and/or pilasters. Horizontal banding and other predominately horizontal elements shall not contribute towards satisfaction of this requirement.

- 8.3 Exterior walls of the self-storage mini warehouse facility shall be clad with brick, stone, stucco, wood slats or vinyl slat-style siding or consistent with the architectural style of the commercial/retail site. This requirement only applies to elevations facing roadways and/or parking areas.
- 8.4 Prior to Construction Plans approval the developer shall provide preliminary elevations to demonstrate compliance with the design requirements above.
- 8.5 Parking shown is conceptual and shall be subject to the parking requirements of Section 6.05.02 of the Hillsborough County Land Development Code.

9. Unless otherwise approved by Hillsborough County Public Works, the developer shall construct the following site access improvements:

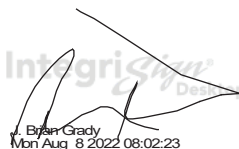
- For development occurring under Options 1, 2 or 3, the developer shall construct westbound to southbound left turn lane on Lithia Springs Rd. into the project entrance, if warranted;
- For development occurring under Options 1 or 2, the developer shall construct a northbound left turn lane on Lithia Pinecrest Rd. onto Lithia Springs Rd., if warranted; and,
- For development occurring under Option 2, the developer shall construct a southbound to westbound right turn lane on Lithia Pinecrest Rd. onto Lithia Springs Rd., if warranted.

Prior to Construction Plan approval for each increment of development, the Developer shall provide a traffic analysis, signed by a Professional Engineer, determining the need for and showing the length of the required left and right turn lanes needed to serve development traffic. The turn lane shall be constructed to FDOT and/or Hillsborough County standards using FDOT standard Index 301 & 526 and an asphalt overlay shall be applied over the entire portion of roadway where a left turn lane is provided. The Developer shall construct those site access/intersection improvements at its expense. Construction of required turn lanes may require the developer to dedicate or otherwise acquire additional right-of-way at its expense.

10. Based on the projected trip generation to the site, it is anticipated that access onto the public road would be via "Type II" Minor Roadway Connection. Development shall comply with all applicable throat depth requirements within the Hillsborough Land Development Code and/or Transportation Technical Manual.

11. Lithia Springs Road is a two lane rural roadway. Based on the Transportation Technical Manual the minimum right of way for this type of facility (Type TS-7) is 96 feet. The developer shall preserve up to 28 feet of right-of-way along the entirety of the project's Lithia Springs Rd. frontage, such that a minimum of 48 feet of right-of-way is preserved south of the existing right-of-way centerline. Any interim use of preserved land shall be consistent with Section 5.11.09 of the Land Development Code.
12. ~~As Lithia Springs Rd. may be a substandard roadway, the Developer will be required to work with Hillsborough County Public Works to determine the improvements that may be required prior to or concurrent with plat/site/construction plan approval.~~ If MM 22-0863 is approved, the County Engineer will approve a Section 6.04.02. Administrative Variance (dated August 1, 2022) which was found approvable by the County Engineer (on August 4, 2022). Approval of this Administrative Variance will waive the Lithia Springs Rd. substandard road improvements required by Section 6.04.03.L. of the LDC.
13. For development occurring under Options 1 or 2, the Developer shall conduct a signal warrant analysis within six (6) months following completion of site/construction plan approval for development either individually or cumulatively exceeding 40 peak hour trips. The developer shall conduct a second signal warrant analysis concurrent with site/construction plan approval for development either individually or cumulatively exceeding 75 peak hour trips. If warrants are established per either of the above studies, the developer shall submit preliminary design plans for the signal, concurrent with the design plans for the intersection. The Developer shall be responsible for the cost of the design and installation of the traffic signal and appropriate interconnect with adjacent signals. All signals must be approved by the Hillsborough County Public Works Department. The placement and design of the signal shall be subject to approval by Hillsborough County Public Works Department.  
  
If developed under Option 3, or if development under Options 1 or 2 does not meet signal warrants, the developer shall have no further obligation with respect to installation of the traffic signal.
- ~~14. Unless otherwise approved by Hillsborough County, the Developer shall construct five (5) foot wide sidewalks within the right of way along all roadways adjacent to the property boundaries.~~
- ~~15~~14. Notwithstanding anything on the PD site plan to the contrary, bicycle and pedestrian access may be taken anywhere along the project's Lithia Pinecrest Rd. and Lithia Springs Rd. frontages.
- ~~16~~15. The type, location, size and number of signs shall be as set forth in Part 7.03.00 of the Land Development Code with the following exceptions:
  - ~~165~~15.1. Ground signs shall be limited to monument signs.
  - ~~165~~15.2. Billboards, pennants and banners shall be prohibited.
  - ~~165~~15.3. Subdivision monument signs shall be allowed in buffer areas and shall meet all requirements of Article 7 of the Land Development Code.
- ~~17~~16. A wildlife survey of any endangered, threatened or species of special concern in accordance with the Florida Fish and Wildlife Conservation Commission Wildlife Methodology Guidelines shall be required. This survey information must be provided upon submittal of the preliminary plans through the Land Development Code's Site Development or Subdivision process. Essential Wildlife Habitat as defined by the LDC must be addressed, if applicable, in consideration with the overall boundaries of this rezoning request.

- ~~1817~~. The locations of trees that qualify as Grand Oaks must be identified on the submitted preliminary plan/plat as part of the Site Development/Subdivision Review process. Site design features to avoid the removal of these trees shall be displayed on the submitted preliminary plan.
- ~~1918~~. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.
- ~~2019~~. Wetland surveys expired on January 30, 2013. Prior to the issuance of any building or land alteration permits or other development, the wetland/ other surface water lines must be delineated and surveyed or recertified. The approved wetland / 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).
- ~~2120~~. 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.
- ~~2221~~. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
- ~~2322~~. 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.

**Zoning Administrator Sign Off:**

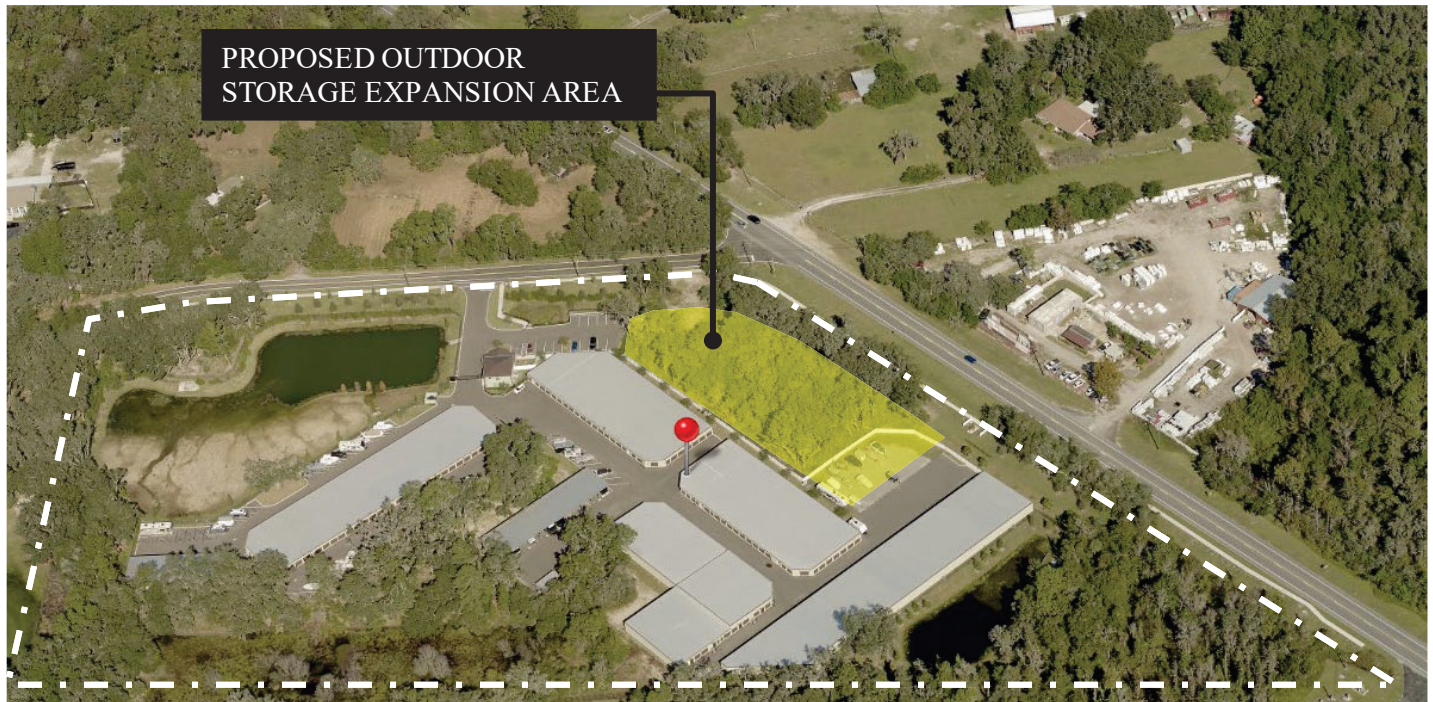
Integrissign  
Brian Grady  
Mon Aug 8 2022 08:02:23

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

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

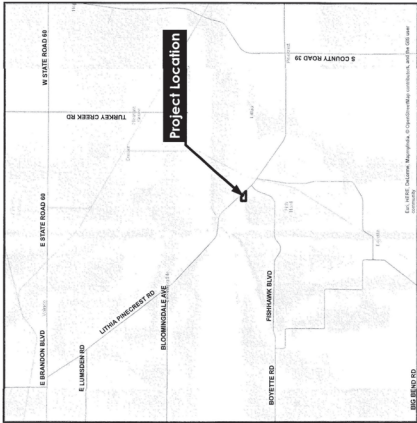
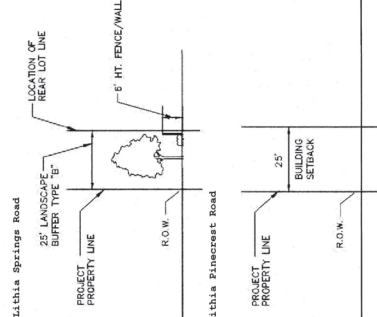
## 7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

### Aerial – Subject Site

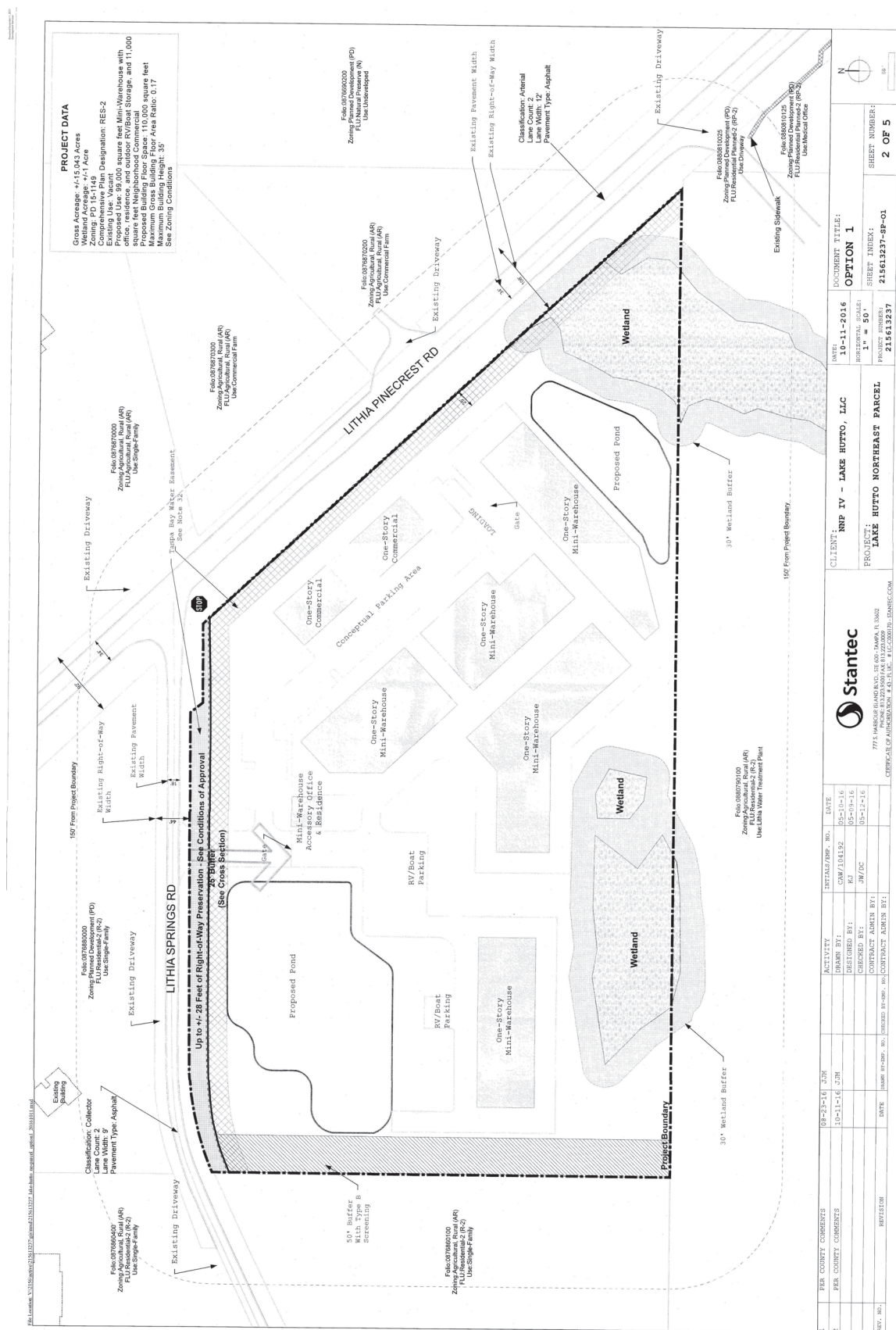


## 8.0 SITE PLANS (FULL)

### Approved Site Plan – PD 16-0913 Cover Sheet

<p><b>Prepared For:</b> NNE IV - LAKE HUTTO, LLC 777 S. Harbour Island Blvd., Ste. 320 Tampa, FL 33602 Phone: (813) 620-3555 Fax: (813) 627-0666</p> <p><b>Legal Counsel:</b> Buchanan Ingersoll &amp; Rooney PC 401 E. Jackson St., Ste. 2400 Tampa, FL 33602 Phone: (813) 222-3335 Fax: (813) 223-8313</p> <p><b>Prepared By:</b> Stantec 777 S. Harbour Island Blvd., Ste. 600 Tampa, FL 33602 Phone: (813) 223-9500 Fax: (813) 223-0009</p>	<p><b>Planned Development Rezoning</b> <b>General Site Plan</b> <b>Lithia Storage</b> <b>Folio 087689.0000</b> <b>SECTION 16, TOWNSHIP 30 SOUTH, RANGE 21 EAST</b> <b>HILLSBOROUGH COUNTY, FLORIDA</b></p> <p><b>VICINITY MAP</b></p> 	<p><b>NOTES</b></p> <ol style="list-style-type: none"><li>1. Comprehensive Plan Description: Residential-2.</li><li>2. Existing Zoning: PD 16-119.</li><li>3. Total Area: 47.5143 Ac.</li><li>4. The project is located within the boundaries of Hillsborough County.</li><li>5. The project is located within the boundaries of Hillsborough County.</li><li>6. The project is located within the boundaries of Hillsborough County.</li><li>7. The project is located within the boundaries of Hillsborough County.</li><li>8. The project is located within the boundaries of Hillsborough County.</li><li>9. The project is located within the boundaries of Hillsborough County.</li><li>10. The project is located within the boundaries of Hillsborough County.</li><li>11. The project is located within the boundaries of Hillsborough County.</li><li>12. The project is located within the boundaries of Hillsborough County.</li><li>13. The project is located within the boundaries of Hillsborough County.</li><li>14. The project is located within the boundaries of Hillsborough County.</li><li>15. The project is located within the boundaries of Hillsborough County.</li><li>16. The project is located within the boundaries of Hillsborough County.</li><li>17. The project is located within the boundaries of Hillsborough County.</li><li>18. The project is located within the boundaries of Hillsborough County.</li><li>19. The project is located within the boundaries of Hillsborough County.</li><li>20. The project is located within the boundaries of Hillsborough County.</li><li>21. The project is located within the boundaries of Hillsborough County.</li><li>22. The project is located within the boundaries of Hillsborough County.</li><li>23. The project is located within the boundaries of Hillsborough County.</li><li>24. The project is located within the boundaries of Hillsborough County.</li><li>25. The project is located within the boundaries of Hillsborough County.</li><li>26. The project is located within the boundaries of Hillsborough County.</li><li>27. The project is located within the boundaries of Hillsborough County.</li><li>28. The project is located within the boundaries of Hillsborough County.</li><li>29. The project is located within the boundaries of Hillsborough County.</li><li>30. The project is located within the boundaries of Hillsborough County.</li><li>31. The project is located within the boundaries of Hillsborough County.</li><li>32. The project is located within the boundaries of Hillsborough County.</li><li>33. The project is located within the boundaries of Hillsborough County.</li><li>34. The project is located within the boundaries of Hillsborough County.</li><li>35. The project is located within the boundaries of Hillsborough County.</li><li>36. The project is located within the boundaries of Hillsborough County.</li></ol>	<p><b>Cross Section</b></p> 	<p><b>LEGAL DESCRIPTION</b></p> <p>DESCRIPTION: A portion of land located in the Township 30 South, Range 21 East, Hillsborough County, Florida, being more particularly described as follows:</p> <p>Section 16, the following two (2) courses, (1) N. 87°53'37\"/&gt;</p>
<p><b>Stantec</b></p> <p>777 S. HARBOUR ISLAND BLVD., STE. 600 - TAMPA, FL 33602 PHONE: 813.223.9500 FAX: 813.223.0009 CERTIFICATE OF AUTHORIZATION #43 - FL LIC. # LC-0000170 - STANTEC.COM</p>		<p><b>DATE</b> 10/11/2016</p> <p><b>PRODUCT NUMBER</b> 215613237</p>		

## 8.1 Approved Site Plan PD 16-0913 (Full) Option 1



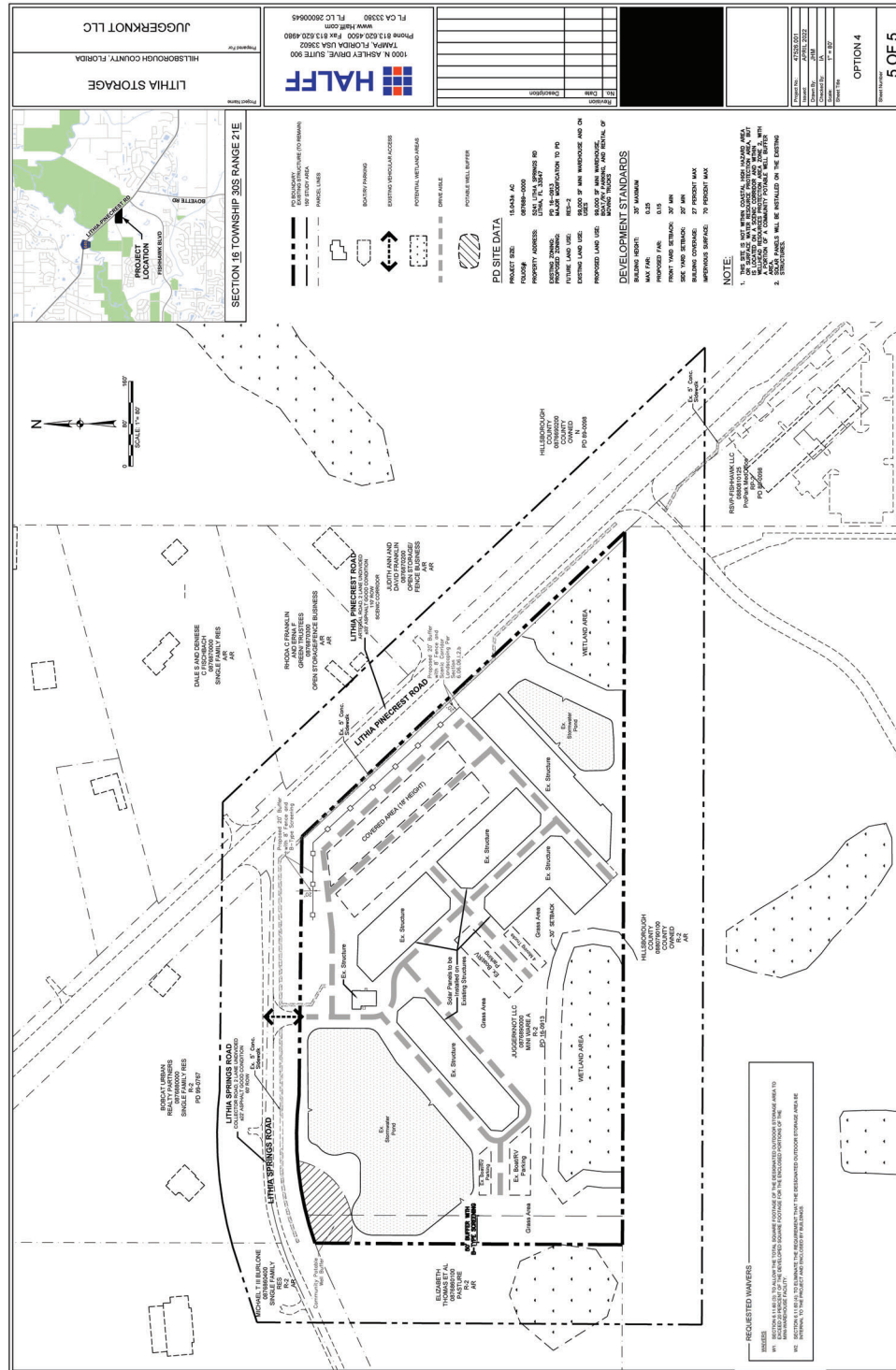




## 8.5 Proposed Site Plan – Option 4 (Full)

Received July 26, 2022  
Development Services

22-0863



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**9.0 FULL TRANSPORTATION REPORT (see following pages)**

## AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 8/04/2022

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: BYT/ Central

PETITION NO: MM 22-0863

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

### **CONDITIONS OF APPROVAL**

#### **Revised Conditions:**

~~12. As Lithia Springs Rd. may be a substandard roadway, the Developer will be required to work with Hillsborough County Public Works to determine the improvements that may be required prior to or concurrent with plat/site/construction plan approval.~~

~~14. Unless otherwise approved by Hillsborough County, the Developer shall construct five (5) foot wide sidewalks within the right of way along all roadways adjacent to the property boundaries.~~

[Roadway improvements and sidewalk have been constructed.]

#### **New Conditions:**

- If MM 22-0863 is approved, the County Engineer will approve a Section 6.04.02. Administrative Variance (dated August 1, 2022) which was found approvable by the County Engineer (on August 4, 2022). Approval of this Administrative Variance will waive the Lithia Springs Rd. substandard road improvements required by Section 6.04.03.L. of the LDC.

### **PROJECT SUMMARY AND ANALYSIS**

The applicant is seeking to modify the existing Planned Development PD 16-0913 to add a fourth development option to allow for 41,500 gross floor area of recreational vehicle and boat storage.

The existing PD zoning permits development of three development options consisting of the following:

- Option 1: 99,000 sf of mini-warehouse uses and 11,000 sf of selected neighborhood commercial uses;
- Option 2: 18 single-family dwelling units, 37,910 sf of general office uses and 11,000 sf of selected neighborhood commercial uses; and,
- Option 3: 30 single-family dwelling units.

In 2020, the developer received site construction plan approval (PI# 3906) and constructed the mini-warehouse uses in Option 1 but did not construct the 11,000 s.f. of selected neighborhood commercial uses.

As provided for in the Development Review Procedures Manual (DRPM), the proposed development does not trigger the threshold whereby a transportation analysis is required to process this rezoning. Staff has

prepared a comparison of the potential trips generated by development permitted, based upon the Institute of Transportation Engineer's Trip Generation Manual, 10th Edition, utilizing a generalized worst-case scenario.

Existing Zoning (Development Option 1):

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD 16-0913: 6,000 sf Copy, Print, and Express Ship Store (ITE 920)	450*	17	45
PD 16-0913: 5,000 sf Small Office Building (ITE 712)	81	10	12
PD 16-0913: 99,000 sf Mini-warehouse (ITE 151)	149	10	17
Total Trips	680	37	74

Note: \* Estimated. ITE does not provide 24 Hour trip generation for the proposed use.

Proposed Zoning (Development Option 4):

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 41,500 sf RV/Boat Storage (ITE 151)	63	4	7
PD: 99,000 sf Mini-warehouse (ITE 151)	149	10	17
Total Trips	212	14	24

Trip Generation Difference:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference (+/-)</b>	<b>-468</b>	<b>-23</b>	<b>-50</b>

The proposed change will result in a decrease in the maximum trip generation potential of the subject property (-468 daily trips, -23 AM peak trips, and -50 PM peak trips).

## **TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

The project is located at the southwest intersection of Lithia Pinecrest Rd. and Lithia Springs Rd.

### Lithia Pinecrest Rd.

Lithia Pinecrest Rd. (between Bloomingdale Ave. and Boyette Rd.) is a 2-lane, undivided, arterial roadway characterized by +/- 12-foot travel lanes in good condition. There are +/- 5-foot wide bicycle facilities (on paved shoulders) along both sides of Lithia Pinecrest Rd. in the vicinity of the proposed project. There is a +/- 5-foot wide sidewalk along the west side of Lithia Pinecrest Rd. Along the project's frontage, Lithia Pinecrest Rd. lies within a variable width right-of-way measuring between +/- 110 feet and +/- 125 feet in width. Along the project's frontage Lithia Pinecrest Rd. is shown on the Hillsborough County Corridor Preservation Plan as a future 4-lane roadway. There is sufficient existing right-of-way along the project's frontage to accommodate future improvements to Lithia Pinecrest Rd.

### Lithia Springs Rd.

Lithia Springs Rd. is a 2-lane, undivided, substandard collector roadway characterized by +/- 22 feet of pavement in good condition. Along the proposed project's frontage, Lithia Springs Rd. lies within a variable width right-of-way measuring between +/- 40 and +/- 70 feet in width. The majority of the right-of-way appears to be between +/- 40 feet and +/- 50 feet in width. There is a 5-foot sidewalk along the project frontage on the south side of Lithia Springs Rd. At the time of approval of PD 16-0913, the developer set aside a right of way preservation area of up to 28 feet along the entire parcel's Lithia Springs Rd. frontage.

Pursuant to the Hillsborough County Transportation Technical Manual, a rural collector roadway shall meet the typical section TS-7 standard. TS-7 standard includes 12-foot-wide lanes, 8-foot shoulders with

5 foot paved, and 5-foot wide sidewalks on both sides and swales within a minimum of 96 feet of right-of-way.

The applicant has submitted a Sec. 6.04.02 administrative variance request to waive the substandard roadway improvements. The details of the request are discussed below in the section titled *Administrative Variance Request*.

#### **SITE ACCESS AND CONNECTIVITY**

PD 16-0913 was approved with a single access connection to Lithia Springs Rd. At the time of construction of the existing self-storage phase of the PD, the developer improved the substandard roadway section along the frontage on Lithia Springs Road to a hybrid urban/rural design as a result of an encroaching Tampa Bay Water easement constraining the ability to construct said roadway improvements to the typical standard. The applicant is not proposing to change the existing site access connection.

#### **ADMINISTRATIVE VARIANCE REQUEST: LITHIA SPRINGS RD**

The applicant's EOR submitted a Section 6.04.02.B. Administrative Variance request (dated August 1, 2022) for relief from the Section 6.04.03.L requirement to improve Lithia Springs Rd., between Lithia Pinecrest Rd. and the project access, to current County standards for a Type TS-7 Typical Section as found within the Hillsborough County Transportation Technical Manual (TTM). On August 4, 2022, the County Engineer found the variance approvable

If the rezoning is approved, the County Engineer will approve the Administrative Variance.

#### **ROADWAY LEVEL OF SERVICE**

Lithia Springs Road is not included in the Hillsborough County Level of Service Report.

Generalized Level of Service				
ROADWAY	FROM	To	LOS	
			STANDARD	PK HR
Lithia Pinecrest Rd.	Bloomington Rd.	Boyette Rd.	D	F

Source: 2020 Hillsborough County Level of Service (LOS) Report



# Additional / Revised Information Sheet

## Office Use Only

Application Number:

Received Date:

Received By:

The following form is required when submitted changes for any application that was previously submitted. A cover letter must be submitted providing a summary of the changes and/or additional information provided. If there is a change in project size the cover letter must list any new folio number(s) added. Additionally, **the second page of this form must be included indicating the additional/revised documents being submitted with this form.**

Application Number: MM22-0863 Applicant's Name: Isabelle Albert

Reviewing Planner's Name: Richard Perez / Israel Monsanto Date: 08/03/2022

Application Type:

- ☐ Planned Development (PD) ☐ Minor Modification/Personal Appearance (PRS) ☐ Standard Rezoning (RZ)
- ☐ Variance (VAR) ☐ Development of Regional Impact (DRI) ☒ Major Modification (MM)
- ☐ Special Use (SU) ☐ Conditional Use (CU) ☐ Other \_\_\_\_\_

Current Hearing Date (if applicable): 08/15/2022

## Important Project Size Change Information

Changes to project size may result in a new hearing date as all reviews will be subject to the established cut-off dates.

Will this revision add land to the project? ☐ Yes ☒ No

If "Yes" is checked on the above please ensure you include all items marked with \* on the last page.

Will this revision remove land from the project? ☐ Yes ☐ No

If "Yes" is checked on the above please ensure you include all items marked with \* on the last page.

**Email this form along with all submittal items indicated on the next page in pdf form to:**

**[ZoningIntake-DSD@hcflgov.net](mailto:ZoningIntake-DSD@hcflgov.net)**

Files must be in pdf format and minimum resolution of 300 dpi. Each item should be submitted as a separate file titled according to its contents. All items should be submitted in one email with application number (including prefix) included on the subject line. Maximum attachment(s) size is 15 MB.

For additional help and submittal questions, please call (813) 277-1633 or email [ZoningIntake-DSD@hcflgov.net](mailto:ZoningIntake-DSD@hcflgov.net).

***I certify that changes described above are the only changes that have been made to the submission. Any further changes will require an additional submission and certification.***

**Isabelle Albert** Digitally signed by Isabelle Albert  
Date: 2022.08.03 12:10:23 -04'00'

Signature

Date



**Hillsborough  
County Florida**  
Development Services

## Identification of Sensitive/Protected Information and Acknowledgement of Public Records

Pursuant to [Chapter 119 Florida Statutes](#), all information submitted to Development Services is considered public record and open to inspection by the public. Certain information may be considered sensitive or protected information which may be excluded from this provision. Sensitive/protected information may include, but is not limited to, documents such as medical records, income tax returns, death certificates, bank statements, and documents containing social security numbers.

While all efforts will be taken to ensure the security of protected information, certain specified information, such as addresses of exempt parcels, may need to be disclosed as part of the public hearing process for select applications. If your application requires a public hearing and contains sensitive/protected information, please contact [Hillsborough County Development Services](#) to determine what information will need to be disclosed as part of the public hearing process.

Additionally, parcels exempt under [Florida Statutes §119.071\(4\)](#) will need to contact [Hillsborough County Development Services](#) to obtain a release of exempt parcel information.

**Are you seeking an exemption from public disclosure of selected information submitted with your application pursuant to Chapter 119 FS?** ☐ Yes ☒ No

I hereby confirm that the material submitted with application \_\_\_\_\_

☐ Includes sensitive and/or protected information.

Type of information included and location \_\_\_\_\_

☒ Does not include sensitive and/or protected information.

**Please note:** Sensitive/protected information will not be accepted/requested unless it is required for the processing of the application.

If an exemption is being sought, the request will be reviewed to determine if the applicant can be processed with the data being held from public view. Also, by signing this form I acknowledge that any and all information in the submittal will become public information if not required by law to be protected.

Signature: **Isabelle Albert**

Digitally signed by Isabelle Albert

Date: 2022.08.03 12:09:57 -04'00'

(Must be signed by applicant or authorized representative)

Intake Staff Signature: \_\_\_\_\_ Date: \_\_\_\_\_



# Additional / Revised Information Sheet

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

Included	Submittal Item
1 <input type="checkbox"/>	<b>Cover Letter**</b> If adding or removing land from the project site, the final list of folios must be included
2 <input type="checkbox"/>	<b>Revised Application Form**</b>
3 <input type="checkbox"/>	<b>Copy of Current Deed*</b> Must be provided for any new folio(s) being added
4 <input type="checkbox"/>	<b>Affidavit to Authorize Agent*</b> (If Applicable) Must be provided for any new folio(s) being added
5 <input type="checkbox"/>	<b>Sunbiz Form*</b> (If Applicable) Must be provided for any new folio(s) being added
6 <input type="checkbox"/>	<b>Property Information Sheet**</b>
7 <input type="checkbox"/>	<b>Legal Description of the Subject Site**</b>
8 <input type="checkbox"/>	<b>Close Proximity Property Owners List**</b>
9 <input type="checkbox"/>	<b>Site Plan**</b> All changes on the site plan must be listed in detail in the Cover Letter.
10 <input type="checkbox"/>	<b>Survey</b>
11 <input type="checkbox"/>	<b>Wet Zone Survey</b>
12 <input type="checkbox"/>	<b>General Development Plan</b>
13 <input type="checkbox"/>	<b>Project Description/Written Statement</b>
14 <input type="checkbox"/>	<b>Design Exception and Administrative Variance requests/approvals</b>
15 <input type="checkbox"/>	<b>Variance Criteria Response</b>
16 <input type="checkbox"/>	<b>Copy of Code Enforcement or Building Violation</b>
17 <input type="checkbox"/>	<b>Transportation Analysis</b>
18 <input type="checkbox"/>	<b>Sign-off form</b>
19 <input checked="" type="checkbox"/>	<b>Other Documents</b> (please describe): <div><div>Revised Administrative Variance for Lithia Springs</div></div>

\*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.



August 1, 2022

Mr. Michael J. Williams, P.E.  
County Engineer  
Development Services Department  
Hillsborough County  
601 E Kennedy Boulevard  
Tampa, FL 33602

Sent via: [WilliamsM@HillsboroughCounty.ORG](mailto:WilliamsM@HillsboroughCounty.ORG)

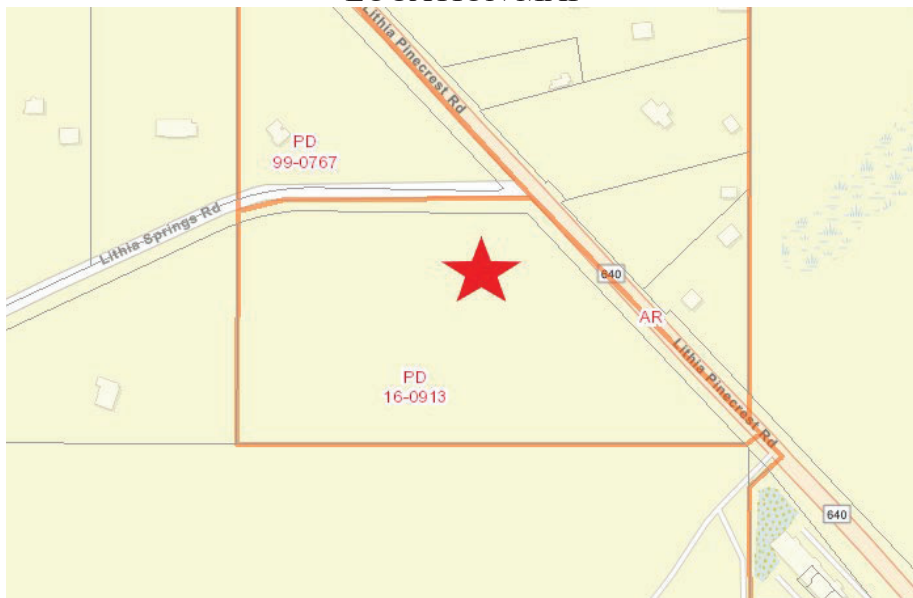
**RE: MM 22-0863, Administrative Variance to Section 6.04.03.L, Existing Facilities for Lithia Springs Road, MM 22-0863, folio 87689-0000**

Dear Mr. Williams:

This letter documents a request for Section 6.04.02.B Administrative Variance to Hillsborough County Land Development Code (LDC) Section 6.04.03.L (Existing Facilities) in association with expansion of existing boat and RV parking area associated with a mini-warehouse (MM 22-0863) (ATTACHMENT 1).

The subject site is located at the southwest corner of Lithia Pinecrest Road and Lithia Springs Road with tax folio 87689.0000, in Lithia Florida, as shown below on the Location Map. The project is zoned Planned Development (PRS 16-0913) and approved for 3 development options as listed in the attached conditions of approval and described on the next page.

LOCATION MAP





Mr. Michael J. Williamson  
Hillsborough County Development Review Division  
August 1<sup>st</sup>, 2022  
Page 2

### **DEVELOPMENT OPTIONS PER APPROVED PLANNED DEVELOPMENT:**

The PD is approved for 3 options, one of which is to allow 99,000 SF of Self-storage mini-warehouse and a maximum 11,000 SF of limited neighborhood commercial uses. Other approved options are for all single-family residential development, or a mix of townhomes with business professional office (BPO) uses and limited neighborhood uses (CN) uses.

### **MAJOR MODIFICATION REQUEST:**

The request is to allow a fourth option for the expansion of the boat/RV parking area to 50 percent and permit the storage of moving trucks in the area shown below

AREA OF MAJOR MODIFICATION



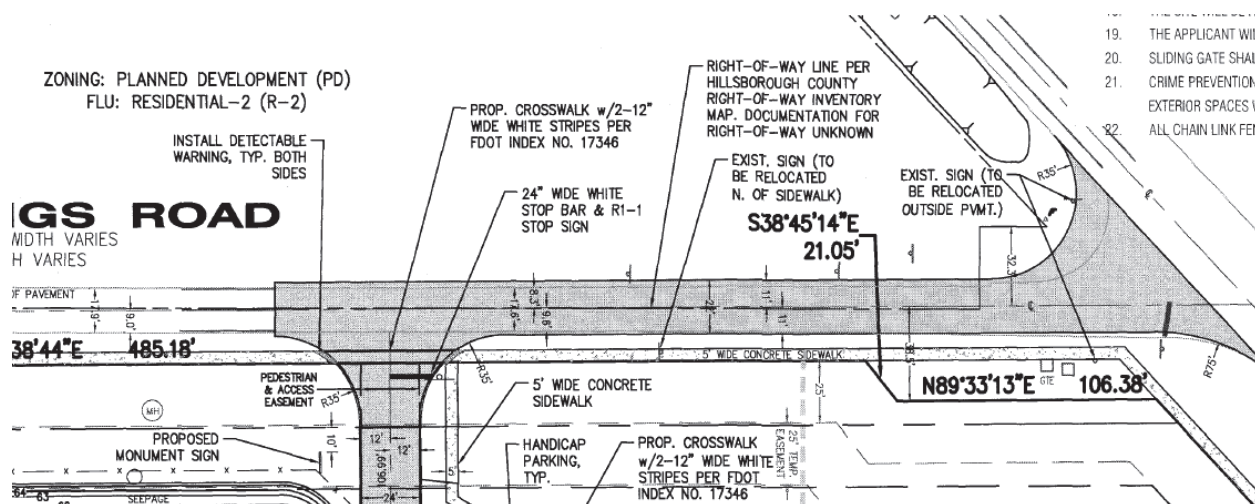
### **APPROVED DESIGN EXCEPTION FOR LITHIA SPRINGS ROAD**

Approximately 2 years ago, the site was developed and obtained Certificate of Occupancy. The request today is to keep Lithia Springs Road in the current configuration as shown on the next page which is excerpt from the approved constructions plans for A-A-A Storage FishHawk (PI#:3906) (ATTACHMENT 2).



Mr. Michael J. Williamson  
Hillsborough County Development Review Division  
August 1<sup>st</sup>, 2022  
Page 3

## EXCERPT FROM APPROVED CONSTRUCTION PLANS PI: 3906



## PREVIOUS IMPROVEMENTS;

Per the 2016 re-zoning, the previous improvements were mandated as found in PD 16-0913 (ATTACHMENT 3):

For development occurring under Options 1, 2 or 3, the developer shall construct a westbound to southbound left turn lane on Lithia Springs Rd. into the project entrance, if warranted;

For development occurring under Options 1 or 2, the developer shall construct a northbound left turn lane on Lithia Pinecrest Rd. onto Lithia Springs Rd., if warranted; and,

For development occurring under Option 2, the developer shall construct a southbound to westbound right turn lane on Lithia Pinecrest Rd. onto Lithia Springs Rd., if warranted.

Lithia Springs Road is a two lane rural roadway. Based on the Transportation Technical Manual the minimum right of way for this type of facility (Type TS-7) is 96 feet. The developer shall preserve up to 28 feet of right-of-way along the entirety of the project's Lithia Springs Rd. frontage, such that a minimum of 48 feet of right-of-way is preserved south of the existing right-of-way

Final Construction Plan approval as to the above was completed in 2019 (ATTACHMENT 2).

## EXISTING AND PROPOSED IMPROVEMENTS

Lithia Springs Road is a two lane rural roadway. Based on the Transportation Technical Manual this type of facility is considered Type TS-7 (ATTACHMENT 4) and shown below as Hillsborough County TS-7. Lithia Springs Road was constructed approximately 2 years ago with approved construction plans.

HALFF ASSOCIATES, INC.

1000 N. ASHLEY DRIVE, SUITE 900  
TAMPA, FL 33602

TEL (813) 620-4500  
FAX (813) 221-4980

WWW.HALFF.COM

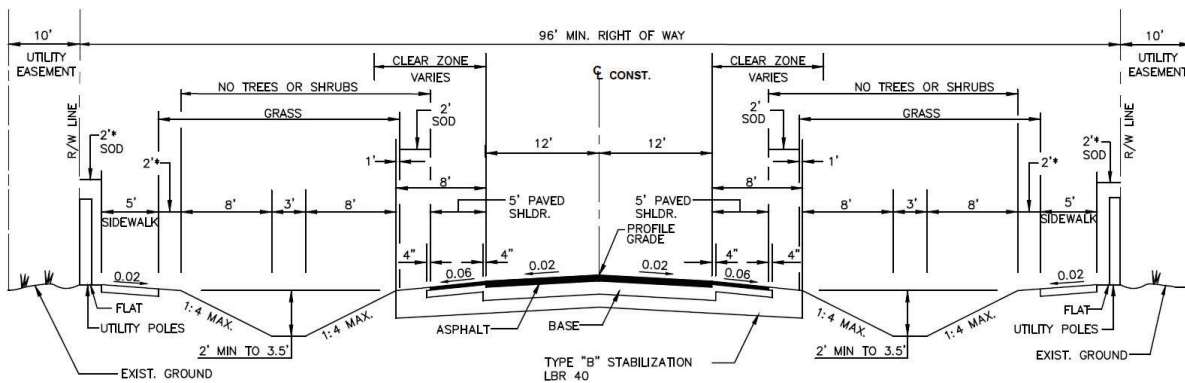


Mr. Michael J. Williamson  
Hillsborough County Development Review Division  
August 1<sup>st</sup>, 2022  
Page 4

During the construction review, the engineer at the time obtain Design Exception approval for the subject roadway (ATTACHMENT 5), which the current applicant wishes to maintain.

It appears that the existing ROW is +/- 60' wide where 96-feet is required, 11 foot wide roads where 12 feet is required, and sidewalks are located on the south side only where they are required on both sides as shown below Existing Road Improvements.

### HILLSBOROUGH COUNTY TS-7



### EXISTING ROAD IMPROVEMENTS





## JUSTIFICATION FOR THE REQUEST

### RESPONSES TO LDC 6.04.02B(3)

(a) there is an unreasonable burden on the applicant:

In the case at hand, the Applicant is adding a fourth development option to the Planned Development; however, this option is the least intense of the four, and creates a significant decrease in daily trips from the 11,000 square feet of commercial uses presently entitled.

An associated PRS filed in 2021 with essentially the same request, though procedurally different, required no consideration of Lithia Springs as a substandard road, and previous off sites by the applicant had been completed.

(b) the variance would not be detrimental to the public health, safety, and welfare;

The variance will not be detrimental to the public in any way. The existing configuration of Lithia Springs Road was reviewed for a design exception and approved by the Hillsborough County Engineer as an improvement from then existing conditions in terms of safety on Lithia Springs Road (ATTACHMENT 4).

(c) without the variance, reasonable access cannot be provided. In the evaluation of the variance request, the issuing authority shall give valid consideration to the land use plans, policies, and local traffic circulation/operation of the site and adjacent areas.

To be clear, access is already provided, and the design and flow of such is appropriate and functional. NO changes to the existing ingress/egress are proposed. The purpose of this variance is to certify that the contemplated changes to the zoning plan do not necessitate any off site improvements.



Mr. Michael J. Williamson  
Hillsborough County Development Review Division  
August 1<sup>st</sup>, 2022  
Page 6

Thank you.

Sincerely,

*Isabelle Albert*

Isabelle Albert, AICP

---

Based on the information provided by the applicant, this request is:

\_\_\_\_\_ Approved with Conditions

\_\_\_\_\_ Approved

\_\_\_\_\_ Disapproved

---

Michael J. Williams, P.E.

Hillsborough County Engineer on \_\_\_\_\_

Notice: Consistent with Section 6.04.02B.8. of the LDC, the results of this variance application may be appealed, as further described in Section 10.05.01. of the LDC, to the Land Use Hearing Officer within 30 calendar days of the date of the above action.

**Prepared For:**

NMP IV - LAKE HUTTO, LLC  
777 S. Harbour Island Blvd., Ste. 320  
Tampa, FL 33602

Phone: (813) 620-3555  
Fax: (813) 627-0066

**Legal Counsel:**

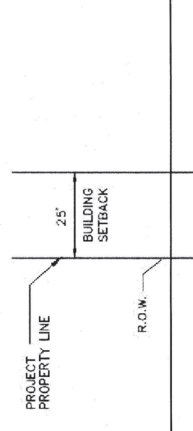
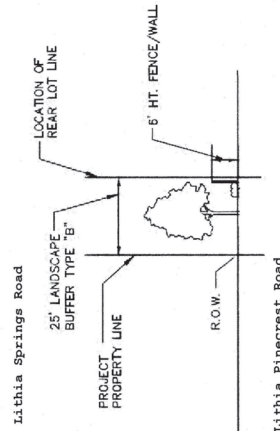
Buchanan Ingersoll & Rooney PC  
401 E. Jackson St., Ste. 2400  
Tampa, FL 33602

Phone: (813) 222-3335  
Fax: (813) 229-8313

**Prepared By:**

Stantec  
777 S. Harbour Island Blvd., Ste 600  
Tampa, FL 33602

Phone: (813) 223-9500  
Fax: (813) 223-0009

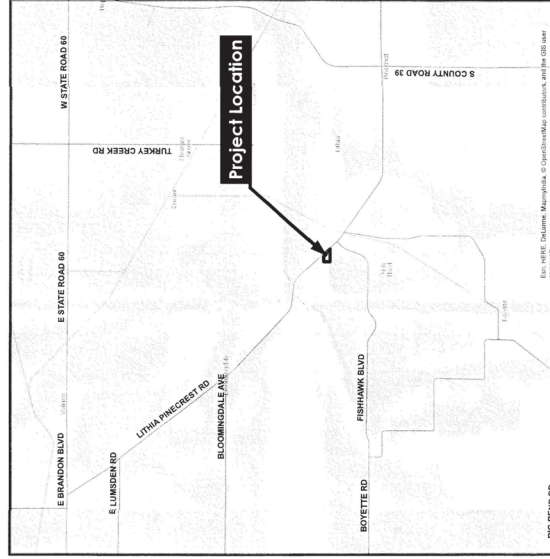
**Cross Section**

DATE: 10/11/2016  
PROJECT NUMBER: 215613237

**Planned Development Rezoning****General Site Plan****Lithia Storage**

Folio 087689.0000

**SECTION 16, TOWNSHIP 30 SOUTH, RANGE 21 EAST  
HILLSBOROUGH COUNTY, FLORIDA**

**VICINITY MAP**

777 S. HARBOUR ISLAND BLVD., STE 600 - TAMPA, FL 33602

PHONE: 813.223.9500 FAX: 813.223.0009  
CERTIFICATE OF AUTHORIZATION #43 - FL LIC. # LC-C000170 - STANTEC.COM

**NOTES**

- Comprehensive Plan Description: Residential-2.
- Existing Zoning: PD-15-14.
- Total Acres: +/-15.043 Ac.
- Potable Water by Hillsborough County.
- Construction Plans to be submitted to and approved by the Hillsborough County Engineering Department.
- Collector roadways shall be dedicated to Hillsborough County.
- The entire project lies within Flood Zone X per F.E.M.A. FIRM Community Panel No. 12057C 0530H, effective August 28, 2008.
- Driveway (roadway) radii at all project access points to be a minimum of 20 feet.
- Approved SWPM wetland and other surface water formal determination Petition No 42026991.
- Wetland lines shown here are subject to review and determination by Environmental Protection Commission.
- Critical distribution and telephone service lines shall be shown and approved by the Hillsborough County Engineering Department wherever possible in other areas.
- Entry monuments are allowed within individual communities and buffer areas. The entry monuments will be in compliance with Hillsborough County regulations.
- Other than the project, the developer shall determine which residential design standard to apply to the residential tract volume specified in residential table/zoning conditions. The developer may use more than one residential design standard within a single residential tract.
- Side setbacks shall be provided internally and externally where required by the Land Development Code and specified in zoning conditions.
- This project shall be designed to meet existing federal, state and local requirements for flood protection and other amenities to provide handicap accessibility on site.
- The project site is located within the Boyette Planning Area (future).
- The project is not located within an overlay district.
- The project is not located within a historic district.
- The project is not located within a Wellhead Protection Area.
- The project is not located within a Wellhead Protection Area.
- The project is not located within a Surface Water Resource Protection Area nor within a Potable Water Wellhead Protection Area.
- The project is not located adjacent to a Sensitive Corridor.
- There are no historic landmarks, historical sites or within archaeological sites within the project boundary or within 150 feet adjacent to the project boundary.
- There are no natural or man-made water bodies on-site.
- There are no existing wetlands within the project area or within 150 feet adjacent to the project boundary.
- Existing sidewalks within 150 feet of the project boundary are shown hereon.
- There are no existing bikeways within the project area or within 150 feet of the project area.
- All easements within 150 feet of the project boundary are shown hereon.
- Rights-of-way to be dedicated within the project boundary have been shown hereon.
- Existing easements within the project are shown hereon. 25' wide easements along the South boundary line of the project, Lithia Springs Road and along the boundary line of the project, Lithia Pinecrest Road, as described in OR Book 10997, Page 0520; OR Book 10807, Page 1432; OR Book 11912, Page 1970; and OR Book 12047, Page 0956, Hillsborough County Public Records.
- Sections 1 and 2, project driveways are to be private and may be gated. Project roadways may be public or private and if private may be gated.
- No cross-access shall be provided.
- Parking areas within the project shall be determined at time of final design.
- Public utilities per LDC Sections 6.02.17 and Section 6.03.09 shall be provided if deemed necessary by H&M.

**LEGAL DESCRIPTION**

DESCRIPTION: A parcel of land lying in the Southeast 1/4 of Section 16, Township 30 South, Range 21 East, Hillsborough County, Florida, being more particularly described as follows:

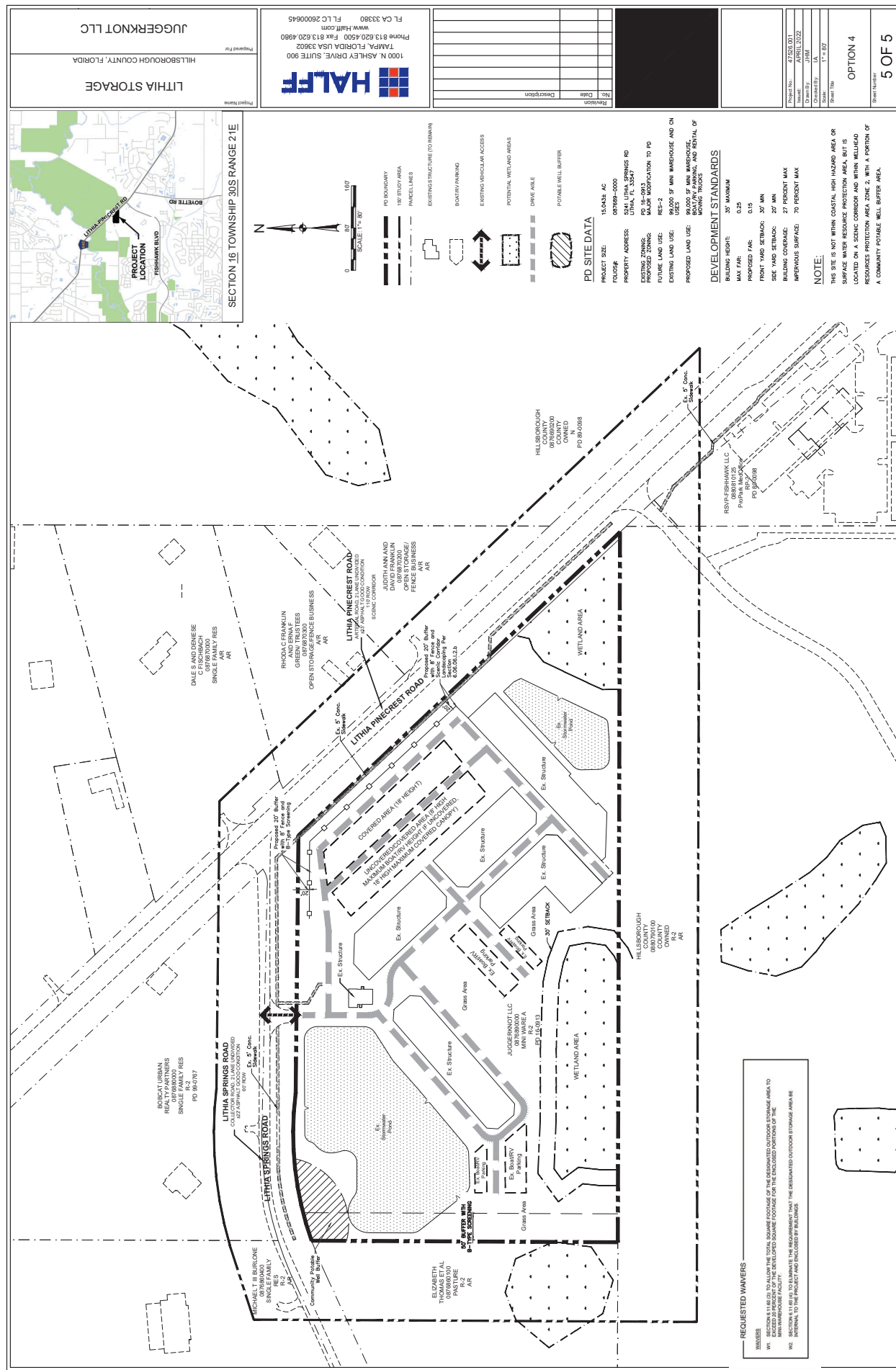
Commencing at the Southeast corner of the Southeast 1/4 of said Section 16, run thence along the South boundary line of said Southeast 1/4 of Section 16, the following two (2) courses: 1) N.89°53'34"W., 27.20 feet to the POINT OF BEGINNING; 2) continue N.69°53'34"W., 1327.04 feet to the Southeast corner of the Southeast 1/4 of said Section 16; thence along the West boundary line of said Southeast 1/4 of the Southeast 1/4 of Section 16, N.00°11'22"E., 609.28 feet to a point on a curve on the South Maintained right-of-way line of Lithia Pinecrest Road, having a radius of 400.00 feet and a central angle of 69°39'44"E., 48.96 feet to the POINT OF BEGINNING; thence following two (2) courses: 1) Easterly, 135.61 feet along the arc of said Lithia Springs Road, as recorded in Official Records Book 1378, Page 359, of the Public Records of Hillsborough County, Florida, the following two (2) courses: 1) S.38°45'14"E., 21.05 feet; 2) E.89°53'34"W., 1327.04 feet to the Southeast corner of the line of Lithia Pinecrest Road, per Florida Department of Transportation Map Section No. 10508-2603; thence along said Southwesterly right-of-way line, S.43°04'08"E., 862.39 feet to the POINT OF BEGINNING.

Containing 15.043 acres, more or less.









ATTACHMENT 2

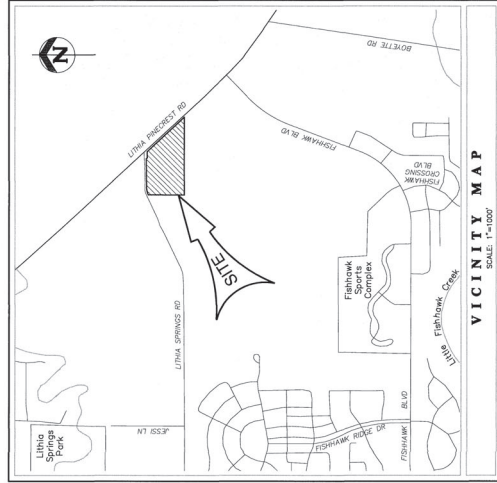
# FINAL SITE PLAN FOR A-A-A STORAGE FISHHAWK

SECTION 16, TOWNSHIP 30 SOUTH, RANGE 21 EAST  
HILLSBOROUGH COUNTY, FLORIDA

OWNER/DEVELOPER:  
JM ASSETS, LP  
4283 SPINNAKER COVE  
AUSTIN, TX 78731  
PHONE (512) 857-5789  
CONTACT: JOHN MUHICH

ENGINEER:  
BOOTH, ERN, STRAUGHAN & HIOTT, INC.  
902 NORTH SINCLAIR AVENUE  
TAVARES, FLORIDA 32778  
PHONE (352) 343-8481  
CONTACT: CHARLES C. HIOTT, P.E.

SURVEYOR:  
GEORGINA SURVEYING, INC.  
1403 E. 5TH AVENUE  
TAMPA, FLORIDA 33605  
PHONE (813) 248-8888  
CONTACT: JOHN D. WEIGLE, FSM

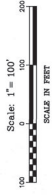


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- |                 |                                      |
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| 5.              | SITE PLAN/SIGNAGE & MARKING PLAN     |
| 6.              | GRADING & DRAINAGE PLAN              |
| 7.              | UTILITY PLAN                         |
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| L-1.            | LANDSCAPE PLAN (PHASE II)            |
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| EP-2.           | LUMINAIRE SCHEDULE                   |



**BESTHO**  
BOOTH, ERN, STRAUGHAN & HIOTT, INC.  
ENGINEERS & SURVEYORS • LAND PLANNERS  
1000 N. 10TH AVENUE  
TAMPA, FL 33605  
Office: 813-248-8888  
Fax: 813-248-8889  
Certificate of Authorization Number: 27039  
Good. Better. Best.



DATE	08/09/22
REVISION	
1	
2	
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A-A STORAGE  
AERIAL  
FISHHAWK  
PHOTOGRAPH

**BESHIC**  
BESHIC STRAUB AND HOYT, V.E.B.S.  
ENGINEERS • SURVEYORS • LAND PLANNERS  
100 N. TRINITY AVENUE  
TAMPA, FLORIDA 33606  
PH: 813.242.8800  
FAX: 813.242.8805  
Certificate of Authorization Number: 27029  
Class: Engineer - EBSM

DATE: 08/09/22  
DESIGNED BY: REG  
DRAWN BY: REG  
CHECKED BY: CCH  
JOB NO.: 18110.0000  
FILE NAME: STORAGE FORMS  
Sheet 3

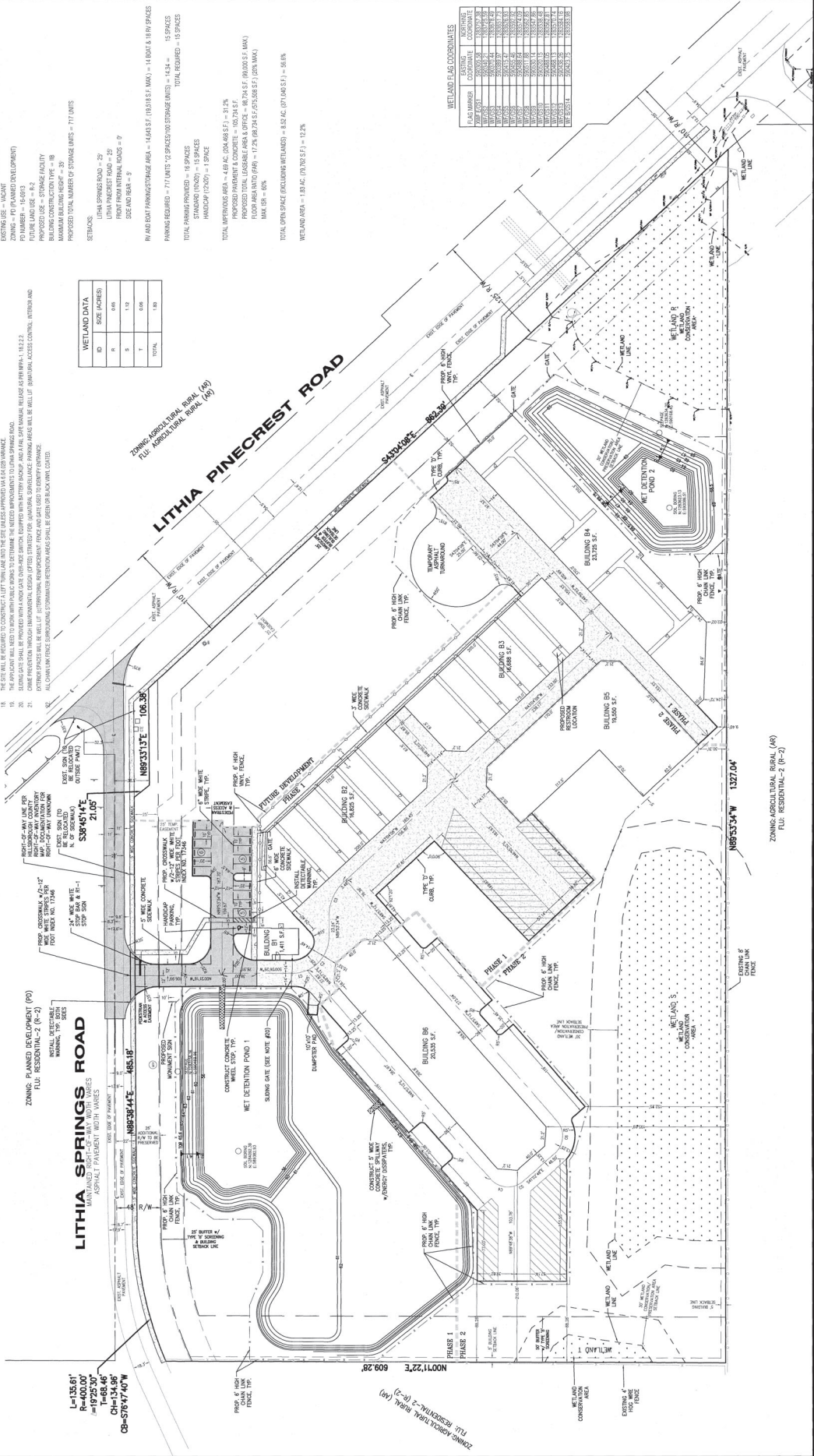


Curve Table				
Curve #	Length	Radius	Delta	Tangent
C1	16.83'	40.00'	24°09'12"	8.54'
C2	46.00'	40.00'	85°53'48"	25.83'
C3	40.86'	50.00'	46°02'27"	21.85'
C4	28.23'	25.00'	84°42'00"	15.84'
C5	11.04'	25.00'	25°17'50"	5.81'
C6	39.27'	25.00'	90°00'00"	25.00'
C7	30.24'	37.00'	46°02'27"	16.02'

NOTES (SHOWN)

- THE STORMWATER SYSTEM SHALL BE OPERATED AND MAINTAINED IN ACCORDANCE WITH THE MANUAL TO OPERATE AND MAINTAIN YOUR STORMWATER SYSTEM AS ISSUED BY THE SWMMD.
- CONSTRUCTION SHALL BE CONDUCTED IN COMPLIANCE WITH ALL SWMMD AND DEP RULES AND REGULATIONS.

BUILDING DATA			
NUMBER	TYPE	STATUS	# OF UNITS
B1	OFFICE/RETAIL (2 STORY)	PHASE 1	1,411 S.F.
B2	STORAGE (1 STORY)	PHASE 1	14,000 S.F.
B3	STORAGE (1 STORY)	PHASE 1	14,000 S.F.
B4	STORAGE (1 STORY)	PHASE 1	14,000 S.F.
B5	STORAGE (1 STORY)	PHASE 1	14,000 S.F.
B6	STORAGE (1 STORY)	PHASE 1	14,000 S.F.



**LEGEND**

PROPOSED ASPHALT PAVEMENT

PROPOSED CONCRETE

RV & BOAT PARKING/STORAGE

**SITE DATA**

GROSS SITE AREA = 15.84 AC. (652,270 S.F.)

NET SITE AREA (EXCLUDING WETLANDS) = 13.31 AC. (575,038 S.F.)

PERMITS REQUIRED PER 11-06-06-18 COUNTY COMMENTS

REVISIONS

DATE	DESCRIPTION
12-03-18	REVISED PER 11-06-06-18 COUNTY COMMENTS

**A-A STORAGE FISHHAWK**

**SITE PLAN / SIGNAGE & MARKING PLAN**

**BASH INC.**

202 E. 10th Street  
P.O. Box 202  
Palm Beach, FL 33480  
Phone: 561-242-8888  
Fax: 561-242-8888

CONFIDENCE OF AUTHORIZATION NUMBER: 20209

DATE: 12/16/18

DESIGNED BY: RLG

DRAWN BY: RLG

CHECKED BY: COH

JOB NO.: 161110.0000

FILE NAME: A-A STORAGE FISHHAWK

**Sheet 5**

**Professional Engineer**

STATE OF FLORIDA

REGISTERED PROFESSIONAL ENGINEER

EXPIRATION DATE: 12/31/2023

PROJECT NO.: 22-0863

DATE: 12/16/18

DESIGNED BY: RLG

DRAWN BY: RLG

CHECKED BY: COH

JOB NO.: 161110.0000

FILE NAME: A-A STORAGE FISHHAWK

**Sheet 5**



## Development Services

November 4, 2016

**Board of County  
Commissioners**

Kevin Beckner  
Victor D. Crist  
Ken Hagan  
Al Higginbotham  
Lesley "Les" Miller, Jr.  
Sandra L. Murman  
Stacy R. White

**County Administrator**

Michael S. Merrill

**County Administrator  
Executive Team**

Lucia E. Garsys  
Carl S. Harness  
Gregory S. Horwedel  
Ramin Kouzehkanani  
Liana Lopez  
Bonnie M. Wise

**County Internal Auditor**

Peggy Caskey

**County Attorney**

Chip Fletcher

**Development Services**

PO Box 1110  
Tampa, FL 33601-1110

**Reference: RZ-PD 16-0913 BYT  
NNP IV – Lake Hutto, LLC**

Jennifer Willman  
Stantec Consulting Services, Inc.  
2205 N. 20<sup>th</sup> St.  
Tampa, FL 33605

Dear Applicant:

At the regularly scheduled public meeting on November 3, 2016, the Board of County Commissioners approved your request for rezoning the tract of land described in your application from PD (Planned Development (15-1149)) to PD (Planned Development) with the attached conditions.

Please keep this letter for your records. If we may be of service to you in the future, feel free to contact me at 272-5920.

Sincerely,

Joseph Moreda, AICP,  
Zoning Administrator

JM/ml  
Attachment

FINAL CONDITIONS  
OF APPROVAL

PETITION NUMBER: RZ-PD 16-0913 BYT  
MEETING DATE: November 3, 2016  
DATE TYPED: November 4, 2016

Approval of the request, subject to the conditions listed below, is based on the general site plan submitted August 23, 2016.

1. The project shall be developed as one of the three (3) development scenarios:

1.1 Option 1:

- A maximum of 99,000 SF Self-Storage Mini-Warehouse including accessory RV/Boat Storage; an accessory Office and Manager Residence; and
- A maximum of 11,000 Square Feet of Business Professional Office and Neighborhood Commercial uses permitted as follows:

Antiques shop (indoor sales)  
Apparel and shoe store  
Art gallery  
Art supply store  
Beauty/barber shop  
Bicycle sales  
Bicycle repair  
Business Services  
Book/stationary store  
Camera/photography store  
Dry cleaners  
Electric/electronic repair  
Florist shop  
Food Product Stores: Bakery, Candies & Nuts, Dairy, Delicatessens, Meat  
Seafood and Produce  
Jewelry store  
Locksmith  
Mail and Package Services  
Mail Order Office  
Mail Order Pickup Facilities  
News Stand  
Novelty and Souvenir Shop  
Photography Studio  
Pre-K, Day Care, Child Care and Child Nurseries  
Printing Services  
Professional office (non-medical)  
Professional services (non-medical)  
Shoe repair  
Tailor/seamstress  
Tobacco Shop  
Travel Agencies  
Watch, Clock, Jewelry Repair

FINAL CONDITIONS  
OF APPROVAL

PETITION NUMBER: RZ-PD 16-0913 BYT

MEETING DATE: November 3, 2016

DATE TYPED: November 4, 2016

- 
- In no case shall the total development exceed 110,000 square feet.
  - The Self-Storage Mini Warehouse facility will comply with the LDC Sec. 6.11.60, with the exception that the leasing of moving trucks shall be prohibited. In addition, facades facing the right of way and/or parking areas shall be consistent with the architectural elements used in the commercial portion of the project. See condition 8.3 for design standards. The facility shall be located as generally depicted in the site plan labeled Option 1.
  - The 11,000 square feet of Commercial Retail shall be distributed in two (2) separate buildings and shall be located as generally depicted in the site plan labeled Option 1. No Commercial Retail building shall be larger than 5,500 square feet.

1.2 Option 2:

- 18 Single-Family Attached Residential Units and/or a maximum of 60,000 square feet of Business Professional Office (non-medical);

Or

- 18 Single-Family Attached Residential Units; and
- A maximum of 37,910 Square Feet of Business Professional Office uses, and
- A maximum of 11,000 Square Feet of Neighborhood Commercial uses permitted as follows:

Antiques shop (indoor sales)

Apparel and shoe store

Art gallery

Art supply store

Beauty/barber shop

Bicycle sales

Bicycle repair

Business Services

Book/stationary store

Camera/photography store

Dry cleaners

Electric/electronic repair

Florist shop

Food Product Stores: Bakery, Candies & Nuts, Dairy, Delicatessens, Meat

Seafood and Produce

Jewelry store

Locksmith

Mail and Package Services

Mail Order Office

FINAL CONDITIONS  
OF APPROVAL

PETITION NUMBER: RZ-PD 16-0913 BYT  
MEETING DATE: November 3, 2016  
DATE TYPED: November 4, 2016

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Mail Order Pickup Facilities  
News Stand  
Novelty and Souvenir Shop  
Photography Studio  
Pre-K, Day Care, Child Care and Child Nurseries  
Printing Services  
Professional office (non-medical)  
Professional services (non-medical)  
Shoe repair  
Tailor/seamstress  
Tobacco Shop  
Travel Agencies  
Watch, Clock, Jewelry Repair

- The 11,000 square feet of Commercial Retail shall be distributed in two (2) separate buildings. No Commercial building shall be larger than 5,500 square feet.
- The 37,910 square feet of Office shall be distributed in three (3) separate buildings. No office building shall be larger than 13,000 square feet.
- Residential units shall be located in the western portion of the project site.
- Only one row of on-site parking spaces shall be placed between non-residential buildings and Lithia Pinecrest Road.

1.3 Option 3 (in accordance with RES-2 FLU at 2 units per acre):

- 30 Single-Family Detached Residential Units.

2. Project-wide, on-site development FAR shall be limited to 0.25.

3. The following minimum buffer and screening requirements shall apply:

- South (Hillsborough County Public Works): 0' buffer and no screening;
- North (Lithia Springs Road): 25' buffer with Type B screening;
- East (Lithia Pinecrest Road): 25' buffer with no screening for single-family residential uses. For non-residential uses, a 25' buffer with landscaping shall be required;
- West (single-family residential): 50' buffer with Type B screening if developed under Option 1, or Single-family attached dwellings, or office/commercial. A 20' buffer with Type B screening shall be provided if developed with Single-family detached. This buffer area shall not be platted as part of the individual lots at the perimeter of the project but as a separate parcel and shall remain in common ownership and maintained by a Homeowners Association or similar entity.

FINAL CONDITIONS  
OF APPROVAL

PETITION NUMBER: RZ-PD 16-0913 BYT

MEETING DATE: November 3, 2016

DATE TYPED: November 4, 2016

- For Development Option 2, a 20' buffer Type B screening shall be provided in the non-residential portion separating it from the residential use.
  - Natural existing vegetation, except hazardous trees and non-native invasive species, may be used in lieu of required trees, subject to final approval of Natural Resources staff.
4. The maximum residential density shall not exceed 2.0 dwelling units per acre.
  5. Single-family attached dwellings include townhomes, duplexes, villas and condominiums.
  6. Residential development shall comply with the following requirements:

## Single-Family Design Standards

Development Type:	Single-Family Detached Standard Lot	Single-Family Detached Slim Lot (d)	Single-Family Detached W/Alley Access	Single-Family Detached Cluster Home (e)
Standards:				
Minimum Lot Size	4,400 sf	2,800 sf	3,200 sf	2,500 sf
Minimum Lot Width	40 ft	28 ft 33 ft on corner lots	30 ft	20 ft
Minimum Front Yard (a)	10 ft (a)	10 ft (a)	10 ft (a)	5 ft (f)
Minimum Side Yard (b)	0 ft (b)	0 ft (b)	0 ft (b)	5 ft (f)
Minimum Rear Yard (c)	15 ft (c)	15 ft (c)	15 ft (c)	5 ft (f)
Maximum Lot Coverage	50%	70%	70%	80%
Maximum Height	45 ft	45 ft	45 ft	45 ft

- (a) Front loaded garages, attached or detached, shall be setback a minimum of 20-feet from the right-of-way. Side loaded garages, attached or detached, shall be set back a minimum of 5 feet from the right-of-way and shall have a minimum driveway length of 20 feet from the right-of-way to the garage entry.
- (b) Minimum building separation is 10 feet; If proposed side yard is less than 5-feet, applicant must demonstrate that the 10-foot separation will be provided, through submittal of adjacent property survey showing location of adjacent structure or deed restriction/easement; when the side yard setback is less than 7.5 feet or building separation is less than 15-feet, roof gutters must be installed on that side of the structure. An attached porte cochere may utilize a 3-foot side yard setback.
- (c) An attached garage may utilize a 3-foot rear yard setback; Garages shall be setback either 5 ft., 11 ft., or 20 ft. or greater, from the edge of the alley pavement.

FINAL CONDITIONS  
OF APPROVALPETITION NUMBER: RZ-PD 16-0913 BYT  
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- (d) Units shall include architectural features such as decorative roof elements, arbors or pergolas as the front and rear facades. The level of detailing shall be consistent with the architectural theme. At corner lots, the detailing shall be continued onto the exposed side wall; and, where the home design directs roof run-off water to the side yards, gutters shall be provided on each unit that direct water to the front or rear of the lot. The front door of the unit shall be on the front façade facing the street. The building shall be a minimum of two (2) stories. The garage door shall be single wide and the front yard garage setbacks will be staggered with a 20-foot minimum setback and a 30-foot maximum setback. The parking ratio shall be 3 spaces per unit with one garage space, one driveway space and one space in a common parking lot. Common parking areas shall be screened with a continuous row of shrubs to be maintained at a minimum of 3 feet in height and setback 10-feet from the road right-of-way.
- (e) Cluster homes shall be comprised of single-family detached units, duplex units or a combination of both, with a shared drive aisle and vehicular courtyard; the shared drive aisle does not count towards lot area; the parking ratio shall be 3 spaces per unit. A minimum of two parking spaces per unit shall be provided on-site. Remaining required parking spaces may be provided through on-street parking or in a common parking area, or in a combination of both. Common parking areas shall be screened with a continuous row of shrubs to be maintained at a minimum of 3 feet in height and setback 10-feet from the road right-of-way.
- (f) Minimum 10-foot setback required from street right-of-way; Garages may be attached or a min. 10 ft. between garages is required; Vehicular Courtyard shall have a min. width between garages of 25 ft.

## Duplex and Townhouse Design Standards

Development Type:	Villa-Duplex Street Access	Villa-Duplex Alley Access	Townhouse Street Access (W/Garage)	Townhouse Street Access (No Garage)	Townhouse Alley Access (W/Garage)	Duplex Cluster Home (d)
Standards:						
Minimum Lot Size	2,700 sf	2,700 sf	1,260 sf	700 sf	1,260 sf	2,500 sf
Minimum Lot Width	30 ft	30 ft	16 ft (b)	15 ft (b)	16 ft (b)	20 ft
Minimum Front Yard (a)	10 ft	10 ft	10 ft	10 ft	10 ft	5 ft (e)
Minimum Side Yard (b)	0 ft	0 ft (b)	0 ft (b)	0 ft (b)	0 ft (b)	0 ft (b) (e)
Minimum Rear Yard (c)	0 ft (c)	0 ft (c)	0 ft (c)	0 ft (c)	0 ft (c)	5 ft (e)
Maximum Lot Coverage	70%	70%	95%	100%	95%	80%(d)
Maximum Height	45 ft	45 ft	45 ft	45 ft	45 ft	45 ft

FINAL CONDITIONS  
OF APPROVAL

PETITION NUMBER: RZ-PD 16-0913 BYT

MEETING DATE: November 3, 2016

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- (a) Front loaded garages, attached or detached, shall be setback a minimum of 20-feet from the right-of-way. Side loaded garages, attached or detached, shall be set back a minimum of 5 feet from the right-of-way and shall have a minimum driveway length of 20 feet from the right-of-way to the garage entry.
- (b) Minimum building separation is 10 feet. An attached porte cochere may utilize a 3-foot side yard setback; when the side yard setback is less than 7.5 feet or building separation is less than 15-feet, roof gutters must be installed on that side of the structure.
- (c) An attached garage may utilize a 3-foot rear yard setback; garages shall be setback either 5 ft., 11 ft., or 20 ft. or greater, from the edge of the alley pavement.
- (d) Cluster homes shall be comprised of single-family detached units, duplex units or a combination of both, with a shared drive aisle and vehicular courtyard; the shared drive aisle does not count towards lot area; the parking ratio shall be 3 spaces per unit. A minimum of two parking spaces per unit shall be provided on-site. Remaining required parking spaces may be provided through on-street parking or in a common parking area, or in a combination of both. Common parking areas shall be screened with a continuous row of shrubs to be maintained at a minimum of 3 feet in height and setback 10-feet from the road right-of-way.
- (e) Minimum 10 ft setback required from street right-of-way; garages may be attached or a min. 10 ft. between garages is required; Vehicular Courtyard shall have a min. width between garages of 25 ft.

## Condominium Design Standards

	Street Access (With Garage)	Street Access (No Garage)
Standards:		
Minimum Lot Size	n/a	n/a
Minimum Lot Width	n/a	n/a
Minimum Front Yard	n/a Garages shall be set back 20 ft	n/a
Minimum Side Yard	n/a <sup>1</sup>	n/a <sup>1</sup>
Minimum Rear Yard	n/a <sup>1</sup>	n/a <sup>1</sup>
Maximum Lot Coverage	100%	100%
Maximum Height	4 Stories	4 Stories

<sup>1</sup>Minimum building separation is 15 feet. Attached housing developments that are developed as a parcel or track that is greater than 1 acre shall be required to have a minimum of 15-foot setback from adjacent properties. The maximum building coverage percentage for the project shall be 40 percent.

Accessory Structure Setbacks shall comply with the following requirements:

Accessory Structures	
Standards:	
Minimum Front Yard	Same as principal structure
Minimum Side Yard	0-3 feet <sup>1</sup>

FINAL CONDITIONS  
OF APPROVALPETITION NUMBER: RZ-PD 16-0913 BYT  
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DATE TYPED: November 4, 2016

## Minimum Rear Yard

<sup>1</sup>If an accessory structure is connected to an accessory structure on the adjacent parcel, the side yard setback shall be 0 feet.

- 6.1 All lots lying – in full or in part – within 150 feet of that portion of the north boundary adjacent to rural residential and agricultural properties on the north side of Lithia Springs Road shall have a minimum width of 70 feet and shall be occupied by dwellings of one story in height. Additionally, the roadway system adjacent to said portion of the north boundary shall utilize a north-south alignment, employing cul-de-sacs or looped roadways, or a combination of both, all so as to minimize the number of dwelling units constructed adjacent to Lithia Springs Road and the rural properties beyond.
- 6.2 Residential units that are adjacent to Lithia Springs Road and existing residential uses shall be limited to 2-stories and shall not have more than 4 units. Alternatively, the units may exceed 4-units only if the ends of the buildings are perpendicular to the property line.
7. For Options 2 and 3, each detached single-family dwelling unit is permitted one accessory dwelling unit, a maximum of 45' in height, on the same lot with up to 900 square feet of living space. A variance to increase this amount may be requested provided the residential lot is at least 14,520 square feet in size and the living space proposed for the accessory dwelling does not exceed 1,200 square feet or 25 percent of the living space in the principal dwelling on the lot, whichever is less. Accessory units may be located within the principal structure or within an accessory structure.
8. Non-residential development shall comply with the following standards:

Minimum building setback from Lithia-Springs	25 feet
Minimum building setback from Lithia-Pinecrest	25 feet
Minimum Front Yard Building setback from internal roads	0 feet
Side-yards and rear yards	5 feet
Maximum Building Height	35 feet
Maximum Building Coverage	20%
Maximum Impervious Surface	60%

- 8.1 All non-residential buildings shall be limited to one story in height. The self-storage office-residence shall be permitted a maximum of 35 feet (2-story).
- 8.2 The following design standards shall apply for office and commercial buildings where visible from the right-of-way:
- 8.2.1 The roof shall have a minimum pitch of three to 12 and a maximum pitch of eight to 12.
- 8.2.2 Exterior walls shall be externally clad with brick, stone, stucco, wood slats or vinyl slat-style siding. Unsurfaced cement or block shall not be utilized. Paint shall not constitute a surface for the purpose of this regulation.

FINAL CONDITIONS  
OF APPROVALPETITION NUMBER: RZ-PD 16-0913 BYT  
MEETING DATE: November 3, 2016  
DATE TYPED: November 4, 2016

8.2.3 Buildings shall incorporate the design features shown below. For each architectural element listed, at least one of the specified design features shall be utilized on all elevations facing roadways and/or parking areas, unless otherwise specified.

Architectural Element	Design Feature
Roofs <sup>1</sup>	Dormers, parapets, steeples, cupolas, intersecting roof lines
Windows <sup>2</sup>	Shutters, awnings, transoms, mullions
Façades <sup>3</sup>	Porches, columns, recessed entryways, arcades, porticos, Pilasters, horizontal banding

<sup>1</sup>At least one design feature shall be utilized for every 50 feet of roof length along roadways and/or parking areas.

<sup>2</sup>Exterior faux windows may be used if the back of buildings face Lithia Pinecrest Road.

<sup>3</sup>At least 60 percent of the horizontal length of each façade along roadways and/or parking areas shall be comprised of windows, shutters, transoms, awnings, porches, doors, recessed entryways, arcades, porticos and/or pilasters. Horizontal banding and other predominately horizontal elements shall not contribute towards satisfaction of this requirement.

- 8.3 Exterior walls of the self-storage mini warehouse facility shall be clad with brick, stone, stucco, wood slats or vinyl slat-style siding or consistent with the architectural style of the commercial/retail site. This requirement only applies to elevations facing roadways and/or parking areas.
- 8.4 Prior to Construction Plans approval the developer shall provide preliminary elevations to demonstrate compliance with the design requirements above.
- 8.5 Parking shown is conceptual and shall be subject to the parking requirements of Section 6.05.02 of the Hillsborough County Land Development Code.
9. Unless otherwise approved by Hillsborough County Public Works, the developer shall construct the following site access improvements:
- For development occurring under Options 1, 2 or 3, the developer shall construct westbound to southbound left turn lane on Lithia Springs Rd. into the project entrance, if warranted;
  - For development occurring under Options 1 or 2, the developer shall construct a northbound left turn lane on Lithia Pinecrest Rd. onto Lithia Springs Rd., if warranted; and,
  - For development occurring under Option 2, the developer shall construct a southbound to westbound right turn lane on Lithia Pinecrest Rd. onto Lithia Springs Rd., if warranted.

FINAL CONDITIONS  
OF APPROVALPETITION NUMBER: RZ-PD 16-0913 BYT  
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- Prior to Construction Plan approval for each increment of development, the Developer shall provide a traffic analysis, signed by a Professional Engineer, determining the need for and showing the length of the required left and right turn lanes needed to serve development traffic. The turn lane shall be constructed to FDOT and/or Hillsborough County standards using FDOT standard Index 301 & 526 and an asphalt overlay shall be applied over the entire portion of roadway where a left turn lane is provided. The Developer shall construct those site access/intersection improvements at its expense. Construction of required turn lanes may require the developer to dedicate or otherwise acquire additional right-of-way at its expense.
10. Based on the projected trip generation to the site, it is anticipated that access onto the public road would be via "Type II" Minor Roadway Connection. Development shall comply with all applicable throat depth requirements within the Hillsborough Land Development Code and/or Transportation Technical Manual.
  11. Lithia Springs Road is a two lane rural roadway. Based on the Transportation Technical Manual the minimum right of way for this type of facility (Type TS-7) is 96 feet. The developer shall preserve up to 28 feet of right-of-way along the entirety of the project's Lithia Springs Rd. frontage, such that a minimum of 48 feet of right-of-way is preserved south of the existing right-of-way centerline. Any interim use of preserved land shall be consistent with Section 5.11.09 of the Land Development Code.
  12. As Lithia Springs Rd. may be a substandard roadway, the Developer will be required to work with Hillsborough County Public Works to determine the improvements that may be required prior to or concurrent with plat/site/construction plan approval.
  13. For development occurring under Options 1 or 2, the Developer shall conduct a signal warrant analysis within six (6) months following completion of site/construction plan approval for development either individually or cumulatively exceeding 40 peak hour trips. The developer shall conduct a second signal warrant analysis concurrent with site/construction plan approval for development either individually or cumulatively exceeding 75 peak hour trips. If warrants are established per either of the above studies, the developer shall submit preliminary design plans for the signal, concurrent with the design plans for the intersection. The Developer shall be responsible for the cost of the design and installation of the traffic signal and appropriate interconnect with adjacent signals. All signals must be approved by the Hillsborough County Public Works Department. The placement and design of the signal shall be subject to approval by Hillsborough County Public Works Department.
- If developed under Option 3, or if development under Options 1 or 2 does not meet signal warrants, the developer shall have no further obligation with respect to installation of the traffic signal.
14. Unless otherwise approved by Hillsborough County, the Developer shall construct five (5) foot wide sidewalks within the right-of-way along all roadways adjacent to the property boundaries.
  15. Notwithstanding anything on the PD site plan to the contrary, bicycle and pedestrian access may be taken anywhere along the project's Lithia Pinecrest Rd. and Lithia Springs Rd. frontages.

FINAL CONDITIONS  
OF APPROVAL

PETITION NUMBER: RZ-PD 16-0913 BYT  
MEETING DATE: November 3, 2016  
DATE TYPED: November 4, 2016

16. The type, location, size and number of signs shall be as set forth in Part 7.03.00 of the Land Development Code with the following exceptions:
  - 16.1. Ground signs shall be limited to monument signs.
  - 16.2. Billboards, pennants and banners shall be prohibited.
  - 16.3. Subdivision monument signs shall be allowed in buffer areas and shall meet all requirements of Article 7 of the Land Development Code.
17. A wildlife survey of any endangered, threatened or species of special concern in accordance with the Florida Fish and Wildlife Conservation Commission Wildlife Methodology Guidelines shall be required. This survey information must be provided upon submittal of the preliminary plans through the Land Development Code's Site Development or Subdivision process. Essential Wildlife Habitat as defined by the LDC must be addressed, if applicable, in consideration with the overall boundaries of this rezoning request.
18. The locations of trees that qualify as Grand Oaks must be identified on the submitted preliminary plan/plat as part of the Site Development/Subdivision Review process. Site design features to avoid the removal of these trees shall be displayed on the submitted preliminary plan.
19. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.
20. Wetland surveys expired on January 30, 2013. Prior to the issuance of any building or land alteration permits or other development, the wetland / other surface water lines must be delineated and surveyed or recertified. The approved wetland / OSW line must be incorporated into the site plan. The wetland/OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
21. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.
22. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
23. 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.



MAX. ALLOWABLE DESIGN SPEED - 50 MPH

1. ALL DIMENSIONS SHOWN ARE MINIMUM.
2. SEE APPROPRIATE SECTIONS OF TECHNICAL MANUAL FOR DESIGN PARAMETERS.
- \* 3. PROVIDE 2' MINIMUM CLEARANCE FROM FENCES, WALLS, HEDGES, ABOVEGROUND UTILITIES OR IMPROVEMENTS, DROP OFFS, OR FROM THE TOPS OF BANKS WITH SLOPES STEEPER THAN 1 TO 4, THAT INTERFERE WITH THE SAFE, FUNCTIONAL USE OF THE SIDEWALK. INTERMITTENT ABOVEGROUND UTILITIES, OR MATURE TREES, 2' OR LESS IN DIAMETER MAY BE PLACED IN THIS 2' STRIP AS FAR FROM THE SIDEWALK AS POSSIBLE, IF NOT IN THE CLEAR ZONE.
4. SOD SHALL BE PLACED IN TWO ROWS STAGGERED. (BOTH TEMPORARY AND PERMANENT)
5. PAVED SHOULDER TO BE STRIPED AS A DESIGNATED BIKE LANE, AS APPROPRIATE.

**LOCAL & COLLECTOR RURAL ROADS  
(2 LANE UNDIVIDED)  
TYPICAL SECTION**

SHEET NO. 1 OF 1

ATTACHMENT 5



May 29, 2019

Mr. Benjamin Kniesly, P.E.  
Hillsborough County Development Services  
601 East Kennedy Blvd.  
Tampa, FL 33602

**RE: DESIGN EXCEPTION REQUEST FOR AAA STORAGE FISHHAWK**  
**FOLIO#: 87689.0000**  
**REZONING: RZ-PD 16-0913 BYT**  
**PI# 3906**

Mr. Kniesly:

This letter is in response to your email of 5-15-19 requesting that we submit a design exception for the above referenced project.

On March 11, 2019, a meeting was held at Hillsborough County to discuss a possible variance. In attendance were Chuck Hiott and Brett Tobias with Booth, Ern, Straughan & Hiott, Inc., and Charles White, Laura Sierra, Shirley Westfall, Benjamin Kniesly and Michael Williams with Hillsborough County. At that meeting, an administrative variance was discussed to allow for Lithia Springs Road to remain at its current width.

On March 12, 2019 an administrative variance was submitted. On March 13, 2019, Mr. White informed us via email that the variance was not inclined to be supported, as the existing roadway width was not wide enough (18ft) and that additional pavement width may need to be constructed. After email correspondence back and forth, on or around March 29<sup>th</sup>, Mr. White and Mr. Hiott had a telephone conversation whereby it was discussed to resubmit the variance request proposing the roadway be widened to 22 feet, and that the 22 feet would be supported (2' on each side). The new variance request was submitted on April 8, 2019. No further correspondence regarding the matter occurred until an email request for the status on May 14, 2019, and your subsequent email on May 15<sup>th</sup>, 2019.

Please accept this letter as a formal request for your approval of a design exception to Section 6.04.03.L(1) of the Hillsborough County Land Development Code, which states:

"Improvements and upgrading of exiting roadways are to conform with standards for new roadways of the same access class. Exception to these standards shall be allowed only where physically impossible for the permittee to comply or otherwise upgrade existing site conditions. All such exceptions shall be approved by the Director of Public Works."

The "standards for new roadways" to which this section of the LDC refers are included in the Hillsborough County Transportation Technical Manual (TTM). The TTM indicates Typical Section 7 (TS-7) for Lithia Springs Road.

**ENGINEERS ♦ SURVEYORS ♦ LAND PLANNERS**  
902 North Sinclair Avenue ♦ Tavares, Florida 32778  
Phone: 352.343.8481 ♦ Fax: 352.343.8495  
E-Mail: [Info@besandh.com](mailto:Info@besandh.com) ♦ [www.besandh.com](http://www.besandh.com)  
**Good...Better...BESH!**

The subject property is currently under construction plan review as PI#3906 and was previously rezoned as RZ-PD 16-0913 BYT.

The developer proposes to improve Lithia Springs Road between the project entrance and Lithia Pinecrest Road. The proposed improvements will serve to enhance the safety and operational characteristics of Lithia Springs road.

A site access transportation analysis was completed for the project in January of 2017 to account for the potential impacts of the storage facility, and possible future office. The office component is no longer proposed for development with this application. The traffic impact analysis found that the storage facility would generate 9 AM entering trips, and 12 PM entering trips. Since the original study was issued, the ITE has released their 10<sup>th</sup> addition. The data presented in the 10<sup>th</sup> addition further reduces the impact to 6 AM entering trips and 8 PM entering trips. As such, the overall impact to Lithia Springs Road and Lithia Pinecrest Road is minimal.

### **Existing Conditions**

The existing section is a 2-9' lanes, undivided section with a pavement width of 18'. The roadway has approximately 2' of dirt shoulder on the north side of the roadway, and a varying dirt shoulder on the south side of the roadway, though it is unclear if either has been stabilized. The roadway was just repaved, a site visit on 3-12-19 was conducted and paving equipment was still onsite, so the pavement is in excellent condition. Prior to repaving, grass came up to the edge of pavement. There are no sidewalks and no bicycle lanes. Pictures of the roadway both prior to re-paving and after re-paving are attached.

The north side of the roadway slopes down somewhat steeply to existing grade. The northern right-of-way line is an assumed right-of-way and appears to be roughly at the bottom of the northern slope. The south side of the roadway is repetitively flat to existing grade, with the right-of-way being approximately 22' from the roadway center line. There are no stormwater swales on either side of the road. The typical cross section specified in TS-7 anticipates a wider right-of-way than what is available along Lithia Springs Road.

### **Proposed Improvements to the Existing Roadway**

The developer proposes modifications to TS-7 to best allow improvement of the existing roadway within the available right-of-way. Specifically, this design exception request includes the following:

1. The existing 18' pavement width will be widened to 22' (11' per lane). This widening will occur from the project entrance to Lithia Pinecrest road a distance of approximately 375 feet. A 2' shoulder will be provided on the north side, and a 4' shoulder will be provided on the south side. The wider lanes will provide a safer overall pavement, while not requiring additional right-of-way.
2. A 5' sidewalk will be provided along the project boundary.
3. The existing poles and trees along the widening allow for a roughly 11' clear zone on the south side of the roadway from the proposed new edge of pavement (the project side).
4. There are no existing poles on the north side of the right-of-way. Based on the tree survey, trees are outside of the 6' clear zone, but there is one existing tree that would be sitting on the 6' clear zone line. Should this tree, or other pole or obstruction be within the 6' clear zone, we would propose the tree/obstruction to be removed or relocated. Lithia Springs Road is a dead-end road that sees minimal traffic has a low speed limit and does not have pedestrian access on the north side. The clear zone should not represent a detriment to the roadway's safety.

5. When widening, the existing pavement will be milled and resurfaced within the limits of the improvements.

Overall, these improvements will serve to increase safety on Lithia Springs Road. A proposed typical section for Lithia Springs Road is included with this letter.

Please find the following attached to this submittal:

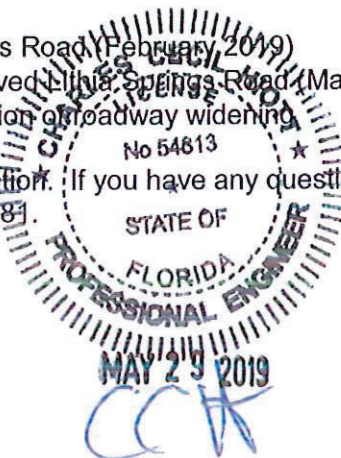
- Location Map
- Traffic Study
- ITE 10<sup>th</sup> Edition update of trip counts
- Site Plan
- Photo of Lithia Springs Road (February 2019)
- Photos of recently paved Lithia Springs Road (March 2019)
- Proposed typical section of roadway widening

Thank you for your consideration. If you have any questions/comments regarding this letter, please call me at 352-343-8481.

Sincerely,



Charles C. "Chuck" Hiott, P.E.,  
Principal, Florida Registration No. 54813



Based on the information provided by the applicant, this request is:

\_\_\_\_\_ Disapproved

 \_\_\_\_\_ Approved

Michael J. Williams, P.E.

Hillsborough County Engineer

  
06/07/19

## 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
Lithia Pinecrest Rd.	County Arterial - Rural	2 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Lithia Springs Rd.	County Collector - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	680	37	74
Proposed	212	14	24
Difference (+/-)	-468	-23	-50

\*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	X	None	None	Meets LDC
South		None	None	Meets LDC
East		None	None	Meets LDC
West		None	None	Meets LDC
Notes:				

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Lithia Springs Rd/Substandard Roadway	Administrative Variance Requested	Approvable
	Choose an item.	Choose an item.
Notes:		

### 4.0 Additional Site Information & Agency Comments Summary

Transportation	Objections	Conditions Requested	Additional Information/Comments
<input checked="" 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

### RECOMMENDATION OF THE LAND USE HEARING OFFICER

<b>APPLICATION NUMBER:</b>	MM 22-0863
<b>DATE OF HEARING:</b>	August 15, 2022
<b>APPLICANT:</b>	Craig Stern
<b>PETITION REQUEST:</b>	The Major Modification request is to modify PD 16-0913 to add a development option to expand the area of the RV/Boat storage from 20% to 50% of the existing mini-warehouse square footage and permit the storage of up to four moving trucks
<b>LOCATION:</b>	5241 Lithia Springs Road
<b>SIZE OF PROPERTY:</b>	14.72 acres, m.o.l.
<b>EXISTING ZONING DISTRICT:</b>	PD 16-0913
<b>FUTURE LAND USE CATEGORY:</b>	RES-2
<b>SERVICE AREA:</b>	Urban
<b>COMMUNITY PLAN:</b>	SouthShore Areawide Systems

## DEVELOPMENT REVIEW STAFF REPORT

**\*Note:** Formatting issues prevented the entire Development Services Department staff report from being copied into the Hearing Master's Recommendation. Therefore, please refer to the Development Services Department web site for the complete staff report.

### 1.0 APPLICATION SUMMARY

Applicant: Craig Stern

FLU Category: RES-2

Service Area: Urban

Site Acreage: 14.7

Community Plan Area: South Shore Areawide Systems

Overlay: None

Request: Major Modification to PD 16-0913 Add a 4<sup>th</sup> Development Option to increase RV/Boat Storage Area in the PD. Add Moving Truck storage.



## Existing Approvals:

**Option 1:** Up to 99,000 SF Self-Storage Mini-Warehouse including accessory RV/Boat Storage; an accessory Office and Manager Residence; and a maximum of 11,000 Square Feet of Office and restricted Neighborhood Commercial uses.

**Option 2:** 18 Single-Family Attached Residential Units and/or BPO (non-medical) uses; Or 18 Single-Family Attached Residential Units; and BPO, and restricted Neighborhood Commercial uses.

**Option 3:** Up to 30 Single-Family Detached Residential Units.

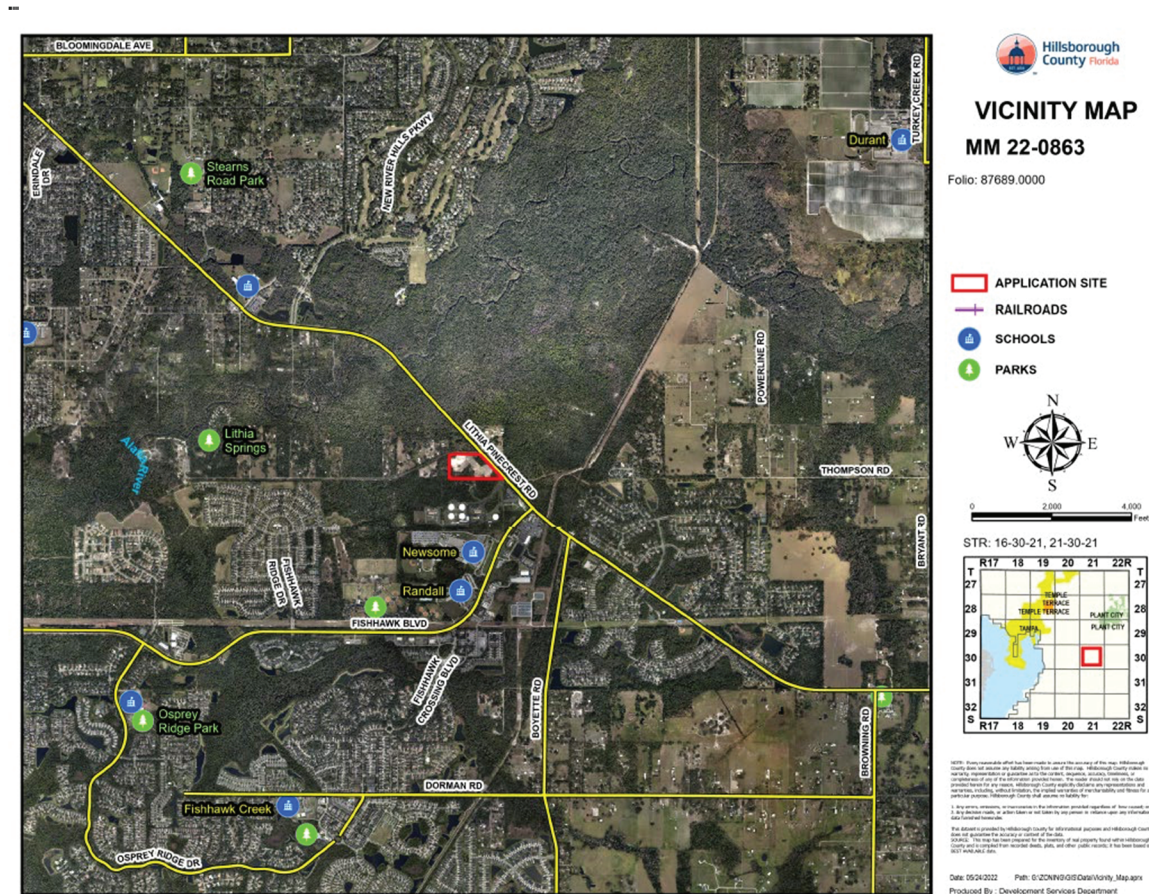
## Proposed Modification(s):

**Add Option 4** to expand the area of the RV/Boat Storage. This expansion would be located where the 11,000 Square Feet of Office and restricted Neighborhood Commercial uses are approved today. Only the 99,000 SF Self-Storage Mini-Warehouse including accessory RV/Boat Storage and accessory Office and Manager Residence are built today within the PD. The area of the outdoor storage would increase from up 20% to 50% of the enclosed space. The new expansion area will be covered, and solar panels are proposed on existing structures. The request also includes the storage of up to 4 Moving Trucks. The storage of the Moving Trucks will be internal to the project.

## Additional Information:

PD Variations	6.07.00 – Fence Height
Waiver(s) to the Land Development Code	LDC Section 6.11.60.E: locational standards for the outdoor storage of RVs and boats.
Planning Commission Recommendation	Inconsistent
Development Services Department Recommendation	Approvable, Subject to Conditions

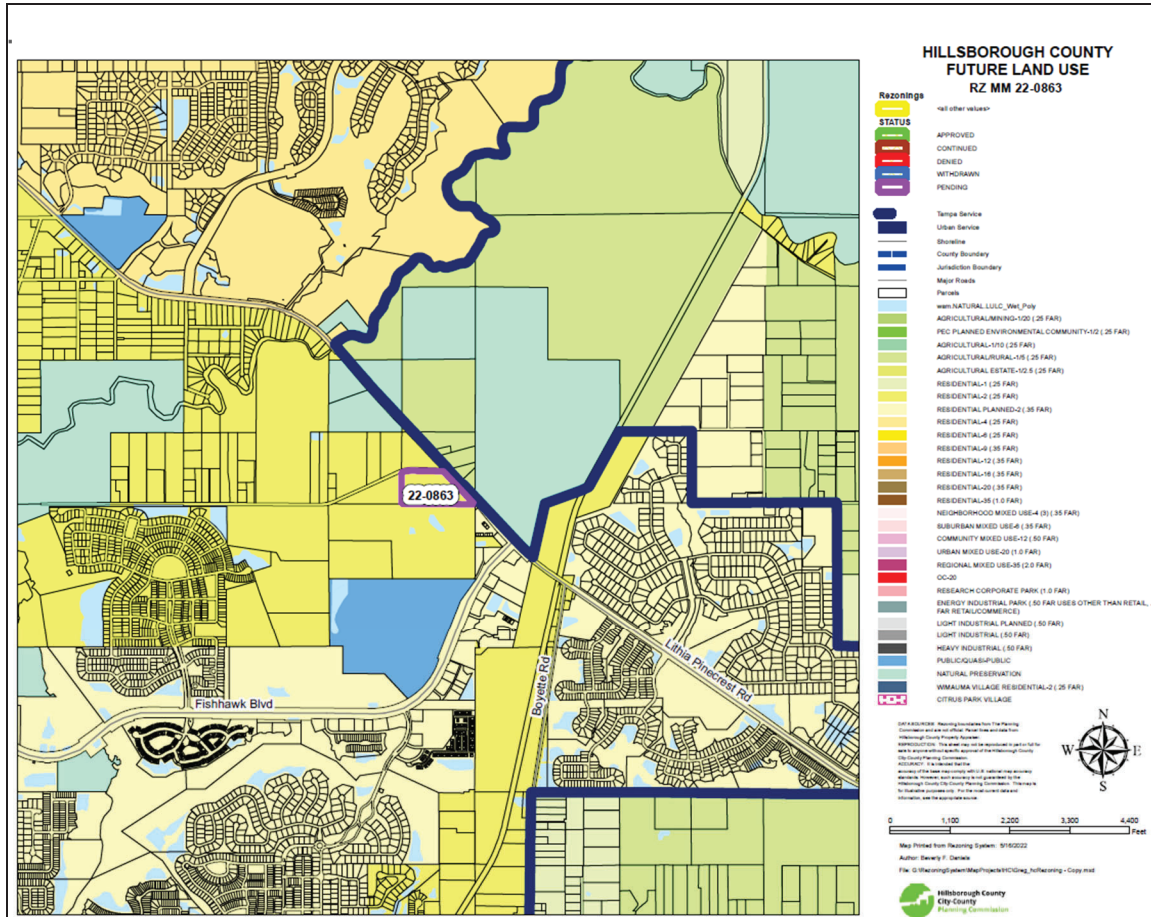
## 2.0 LAND USE MAP SET AND SUMMARY DATA 2.1 Vicinity Map



### Context of Surrounding Area:

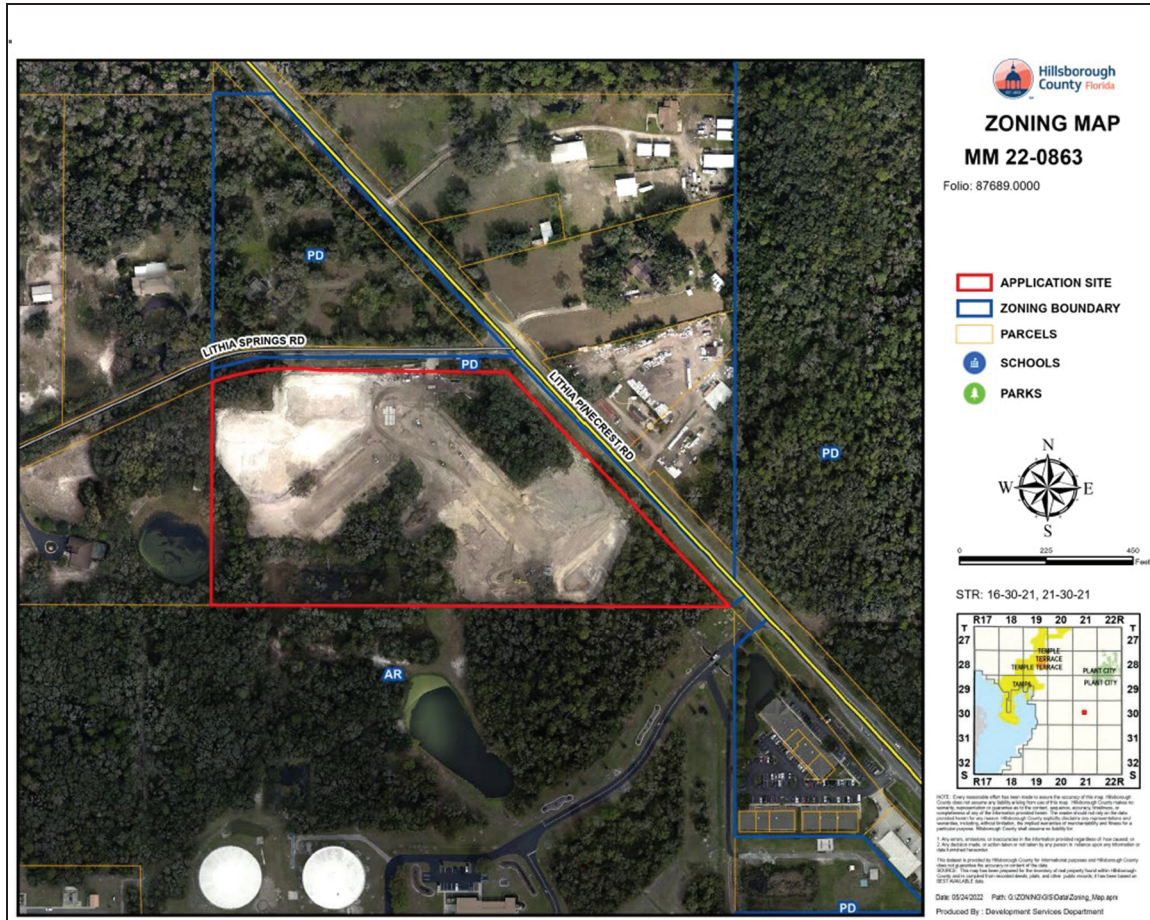
Surrounding parcels to the south and west are zoned Agricultural Rural (AR), with single family residential uses and vacant lands. A water treatment facility is adjacent to the south. To the north, across Lithia Springs Road, a PD (99-0767) is currently approved for 11,400 sq. ft. of preschool/day care center. This parcel is currently occupied by a single family home. To the east, across Lithia Pinecrest Road, parcels are zoned AR, where a nursery, a landscaping business and a fence company, currently exists. While the area is mostly rural in character, some office and commercial developments are located nearby, along Lithia Pinecrest Road, to the south at the intersection of Fishhawk Boulevard. This office and commercial node is part of the Fishhawk Ranch Planned Development (PD 89-0098).

## 2.0 LAND USE MAP SET AND SUMMARY DATA 2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential-2 (RES-2)
Maximum Density/F.A.R.:	2.0 dwelling units per gross acre. Suburban scale neighborhood commercial, office or multi- purpose projects limited to 110,000 sq. ft. or .25 FAR, whichever is less intense.
Typical Uses:	Residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects. Nonresidential uses shall meet locational criteria for specific land use. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.

## 2.0 LAND USE MAP SET AND SUMMARY DATA 2.3 Immediate Area Map



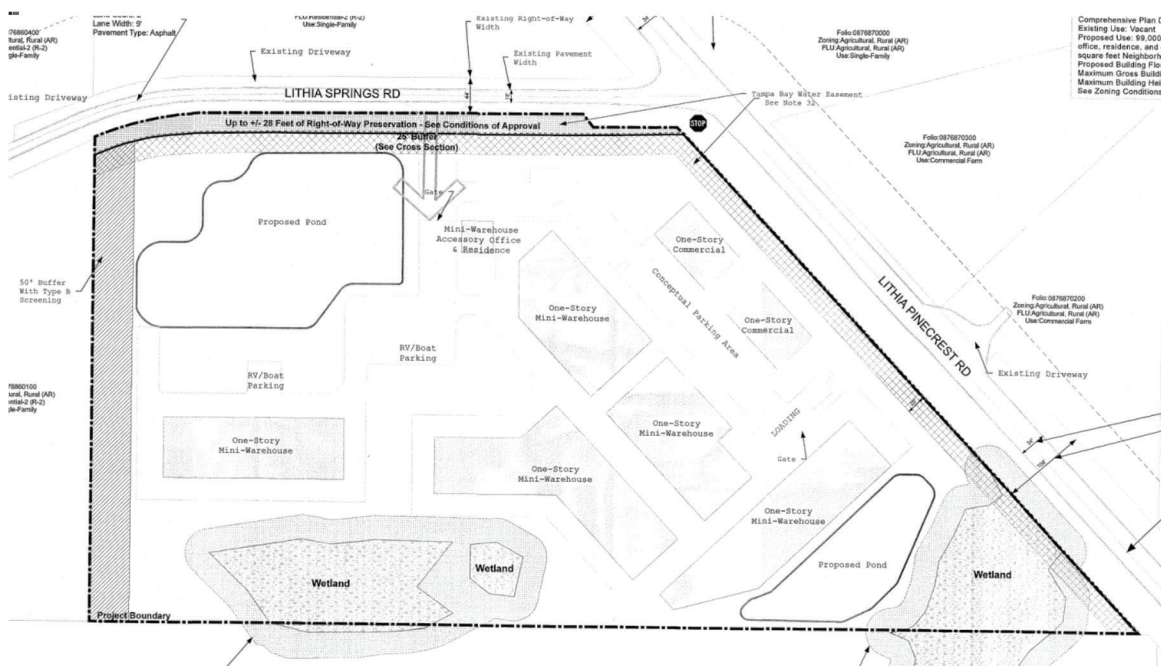
### Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD 99-0767	11,400 sq. ft. Nonresidential uses	Preschool/day care center	Single Family Home
South	AR	Per FLU(0.25FAR)	Agricultural, Public and Services Uses, Residential Support, Residential	Treatment Plant
East	AR	Per FLU(0.25FAR)	Agricultural, Public and Services Uses,	Farms, Residential, Commercial

			Residential Support, Residential	
West	AR	Per FLU(0.25FAR)	Agricultural, Public and Services Uses, Residential Support, Residential	Residential

## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.3 Approved Site Plan – Development Option 1 (partial provided below for size and orientation purposes. See Section 8.1 for full site plan)



### **PROJECT DATA**

Gross Acreage: +/-15.043 Acres

Wetland Acreage: +/-1 Acre

Zoning: PD 15-1149

Comprehensive Plan Designation: RES-2

Existing Use: Vacant

Proposed Use: 99,000 square feet Mini-Warehouse with office, residence, and outdoor RV/Boat Storage, and 11,000 square feet Neighborhood Commercial

Proposed Building Floor Space: 110,000 square feet

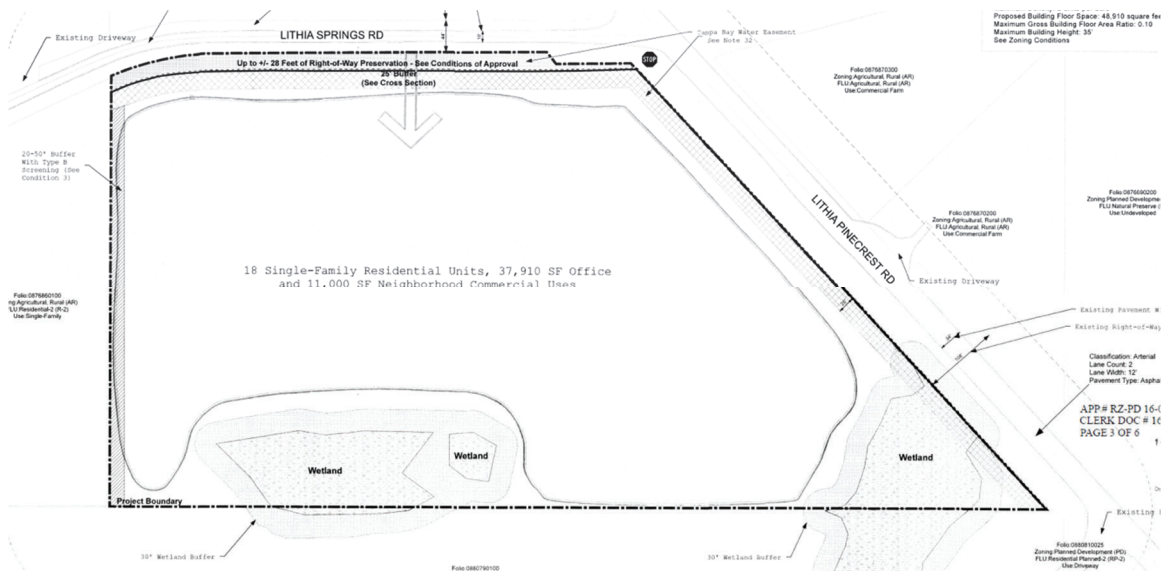
Maximum Gross Building Floor Area Ratio: 0.17

Maximum Building Height: 35'

See Zoning Conditions

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## 2.4 Approved Site Plan – Development Option 2 (partial provided below for size and orientation purposes. See Section 8.1 for full site plan)



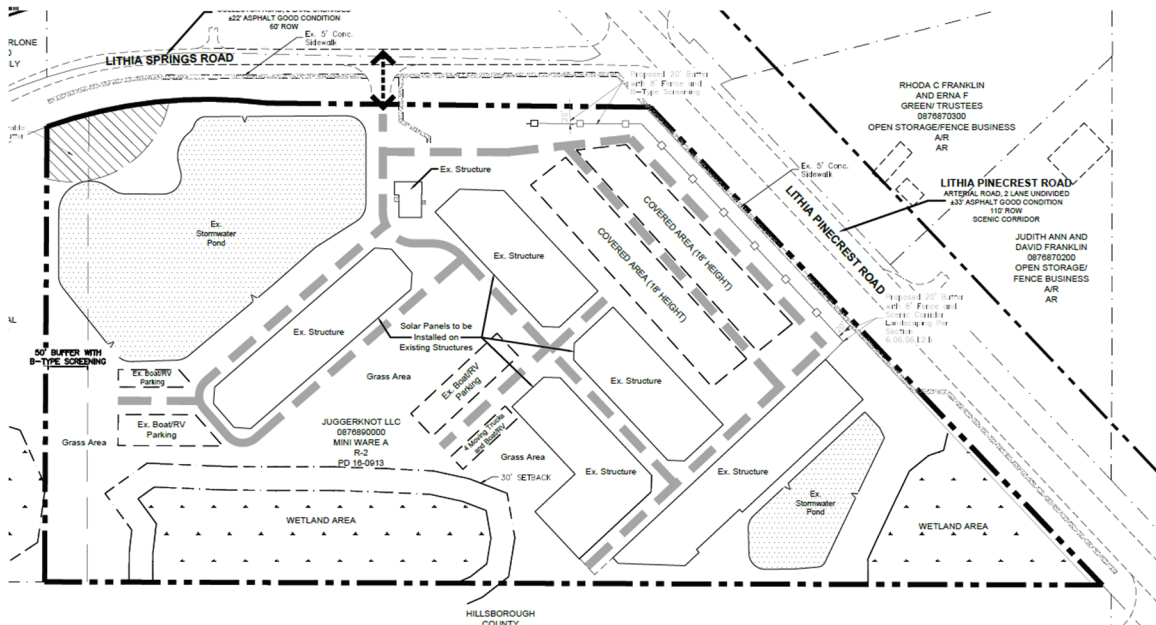
### PROJECT DATA

Gross Acreage: +/-15.043 Acres  
 Wetland Acreage: +/-1 Acre  
 Zoning: PD 15-1149  
 Comprehensive Plan Designation: RES-2  
 Existing Use: Vacant  
 Proposed Use: 18 Single-family Residential Units,  
 37,910 square feet Office and 11,000 square feet  
 Neighborhood Commercial Uses.  
 Maximum Density: 2 units per acre  
 Proposed Building Floor Space: 48,910 square feet  
 Maximum Gross Building Floor Area Ratio: 0.10  
 Maximum Building Height: 35'  
 See Zoning Conditions

Gross Acreage: +/-15.043 Acres  
Wetland Acreage: +/-1 Acre  
Zoning: PD 15-1149  
Comprehensive Plan Designation: RES-2  
Existing Use: Vacant  
Proposed Use: 30 Single-family Residential Units  
Maximum Density: 2 units per acre  
Maximum Building Height: 35'  
See Zoning Conditions

## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.6 Proposed Site Plan - New Development Option 4 – (partial provided below for size and orientation purposes. See Section 8.2 for full site plan)



#### PD SITE DATA

PROJECT SIZE:	15.043± AC
FOLIOS#:	087689-0000
PROPERTY ADDRESS:	5241 LITHIA SPRINGS RD LITHIA, FL 33547
EXISTING ZONING:	PD 16-0913
PROPOSED ZONING:	MAJOR MODIFICATION TO PD
FUTURE LAND USE:	RES-2
EXISTING LAND USE:	99,000 SF MINI WAREHOUSE AND CN USES
PROPOSED LAND USE:	99,000 SF MINI WAREHOUSE, BOAT/RV PARKING, AND MOVING TRUCKS

#### DEVELOPMENT STANDARDS

BUILDING HEIGHT:	35' MAXIMUM
MAX FAR:	0.25
PROPOSED FAR:	0.15
FRONT YARD SETBACK:	30' MIN
SIDE YARD SETBACK:	20' MIN
BUILDING COVERAGE:	27 PERCENT MAX
IMPERVIOUS SURFACE:	70 PERCENT MAX

**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
Lithia Pinecrest Rd.	County Arterial - Rural	2 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Lithia Springs Rd.	County Collector - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

**Project Trip Generation** ☐ Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	680	37	74
Proposed	212	14	24
Difference (+/-)	-468	-23	-50

\*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	X	None	None	Meets LDC
South		None	None	Meets LDC
East		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
Lithia Springs Rd/Substandard Roadway	Administrative Variance Requested	Approvable
	Choose an item.	Choose an item.

Notes:

**4.0 Additional Site Information & Agency Comments Summary**

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

#### 4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/ REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Check if Applicable: <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input checked="" type="checkbox"/> Wellhead Protection Area <input checked="" 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 checked="" type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property  <input checked="" type="checkbox"/> Other _____				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
<b>Transportation</b>  <input checked="" 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
<b>Service Area/ Water &amp; Wastewater</b>	<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	

<input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace				
<b>Hillsborough County School Board</b>  <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Impact/Mobility Fees</b>  Mini-Storage (Per 1,000 s.f.) Mobility: \$653*99= \$64,647 Fire: \$32*99= \$3,168 Urban Mobility, South Fire - 4 options 1) mini - storage (99k sf), 2x 5,500 sf BPO (shopping Center/Gen Office); 2) 18 SFA, 60k sf BPO (no medical); or 18 SFA, 37,910 sf BPO, 2x 5,500 sf Neighborhood commercial (NC) (shopping center); 3) 30 SFR 4) 99k sf mini-storage  Retail Shopping Center (NC) (Per 1,000 s.f.) Mobility: \$12,206 Fire: \$313  General Office (BPO) (Per 1,000 s.f.) Mobility: \$7,502 Fire: \$158				
<b>Comprehensive Plan:</b>	<b>Comments Received</b>	<b>Findings</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>
<b>Planning Commission</b>  <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Density Met <input checked="" type="checkbox"/>				
N/A <input type="checkbox"/> Density				
Bonus Requested				
<input type="checkbox"/> Consistent				
<input checked="" type="checkbox"/> Inconsistent				

## 5.0 IMPLEMENTATION RECOMMENDATIONS

### 5.1 Compatibility

The surroundings consist today of a mix of commercial, residential and agricultural uses. A water treatment plant currently operates adjacent to the south. Commercial and office uses are located in the vicinity, south of the site, along Lithia Pinecrest Rd. A fence company on a parcel zoned Agricultural Rural, currently operates across Lithia Pinecrest Rd. to the east.

The PD today allows three development options including single family detached, townhomes and a mini warehouse with CN or Office uses. The site has developed under Development Option #1, which allows mini warehouse with outdoor storage of RVs and boats, in addition to Commercial Neighborhood (CN) uses. The PD consists of a single parcel, with folio# 87689.0000, 14.7 acres in size. Under Development Option #1, the site is permitted up to 99,000 sq. ft. of mini warehouse building space, and up to 11,000 sq. ft. of CN uses. The site is also regulated by Land Development Code (LDC) 6.11.60 *Mini Warehouses Locational and Design Requirements, with the exception that the leasing of moving trucks is prohibited*. Per the LDC, the total square footage of the designated outdoor storage area shall not exceed 20 percent of the developed square footage for the enclosed portions of the mini-warehouse facility.

The site today is developed with 99,000 sq. ft. of mini warehouse building, and 19,800 sq. ft. of outdoor areas for the storage of RVs and Boats. An area along Lithia Pinecrest Rd. is vacant, reserved for the 11,000 sq. ft. of building space for CN uses as a future development space. The area to store RVs and Boats is 20% of the developed square footage for the enclosed portions of the project, thus meeting the requirements of LDC 6.11.60.E. for Miniwarehouses.

As part of this Major Modification, the applicant requests a new Development Option #4, to (a) to increase the storage area for RVs and Boats, and (b) add the storage of moving trucks, limited to 4. These trucks would be stored internally, enclosed by existing buildings. The new expansion area for the RV/Boat storage will be placed along the east, at the frontage of Lithia Pinecrest Rd. It would not be internal to the project and would not be enclosed by buildings. With Development Option 4, the applicant proposes to replace the area of the 11,000 sq. ft. of commercial space approved today, with the expansion area for the storage area for RVs and Boats. The RV and Boat storage space will be

accessory to the principal mini warehouse use. The maximum building space (square footage) for the proposed Development Option 4 would remain at 99,000, as approved today for the mini warehouse use. Since the site already has the designated outdoor storage of RVs and Boats of no more than 20% of the enclosed space of the facility per LDC 6.11.60.E.3, a waiver is being requested to allow an increase of the outdoor storage area above the 20% of the enclosed project area. A second waiver from 6.11.60.E.4 is also being requested to eliminate the requirement that the designated area for the expansion of the outdoor storage area shall be internal to the project and enclosed by buildings.

This site had requested a minor modification in 2021 to expand the outside storage of RVs and Boats to be over the maximum 20% of enclosed space, similar to this rezoning. PRS 21-0840 was heard by the Board of County Commissioners (BOCC) in December 2021. Planning Commission did not find the request consistent. The current FLU of RES-2 does not allow open storage. Outdoor storage as a principal use is precluded by setting the 20% maximum of outdoor storage area for RV/Boats per the LDC for the mini warehouse use. Development Services staff evaluated the proposed wall/screening along Lithia Pinecrest Rd, which provided the height, design and look of buildings similar to the existing structures with architectural features, roof lines and materials, to address compatibility of the outdoor storage areas. While the proposal addressed many of the compatibility concerns with the surroundings and would have effectively screened those areas from public view, staff could not support the application citing that the 20% maximum outdoor storage area is set by the LDC to ensure that open storage remains accessory to the principal use (mini warehouse) which otherwise would be prohibited in the PD. The request was denied by the BOCC which found the petition not to scale with the area and inconsistent with the Comprehensive Plan.

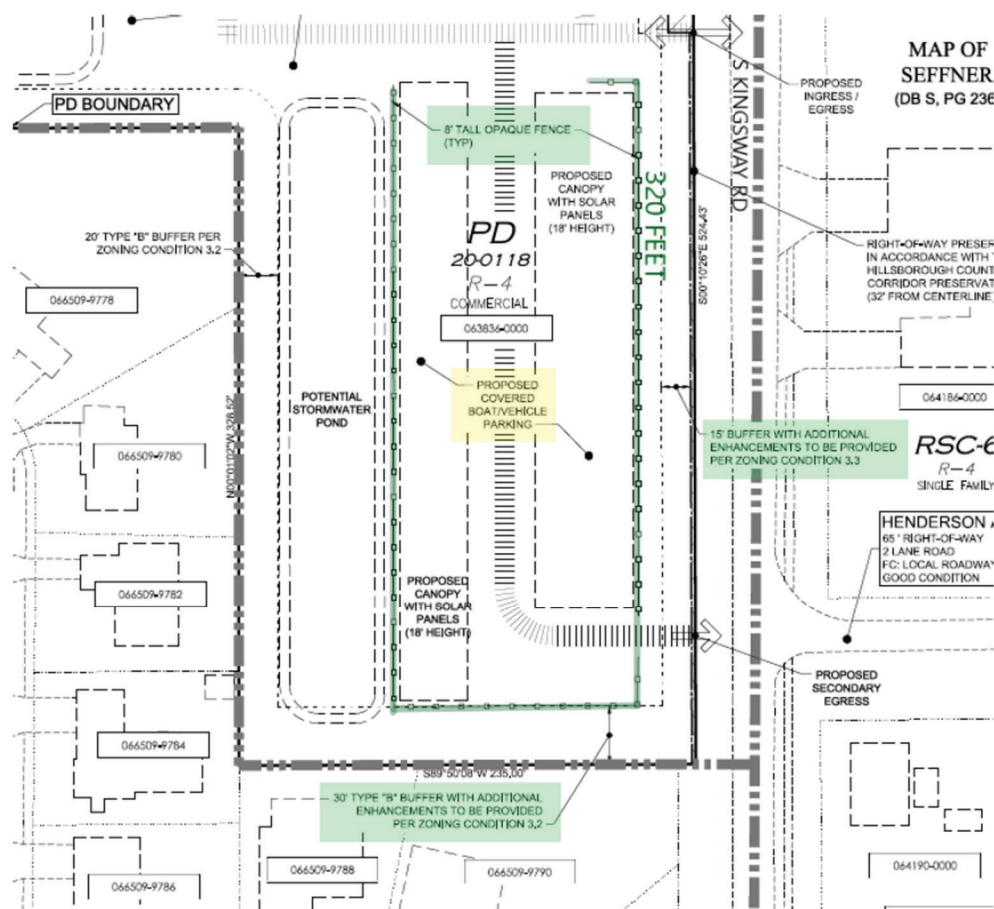
As noted, under this Major Modification, the applicant is proposing to also add the storage of up to 4 moving trucks internal to the site. In terms of the outdoor expansion area along Lithia Pinecrest Rd., although the site was recently denied a similar request, the applicant this time proposes conditions and site design standards similar to another mini warehouses that have recently received approval by the BOCC in which the outside storage of RVs and Boats increased to be beyond the maximum required 20%, thus waving LDC Section 6.11.03.E.3 and also the location of the outdoor storage was approved to not be internal to the site, also waving LDC Section 6.11.03.E.4.

PD 21-1092 was approved in February 2022 and consists of 54,000 square feet for a self-storage facility. The PD is allowed to have areas to store RV's and Boats that are more than 20 % of the approved enclosed space. The outdoor storage is limited to the storage of boats and vehicles only. As noted above, the BOCC approved waivers from the LDC for the outdoor storage area to be allowed to be placed along the road, not internal to the site, and not be enclosed by buildings. PD 21-1092 provides specific site conditions (below):

Figure 1 – PD 21-1092 General PD Plan

As shown in Figure 1, a 15-foot buffer yard with four canopy trees and four understory trees per 100 linear feet shall be provided along Kingsway PD boundary. In addition, if street trees do not exist, the developer shall provide one street tree for every 50 feet.

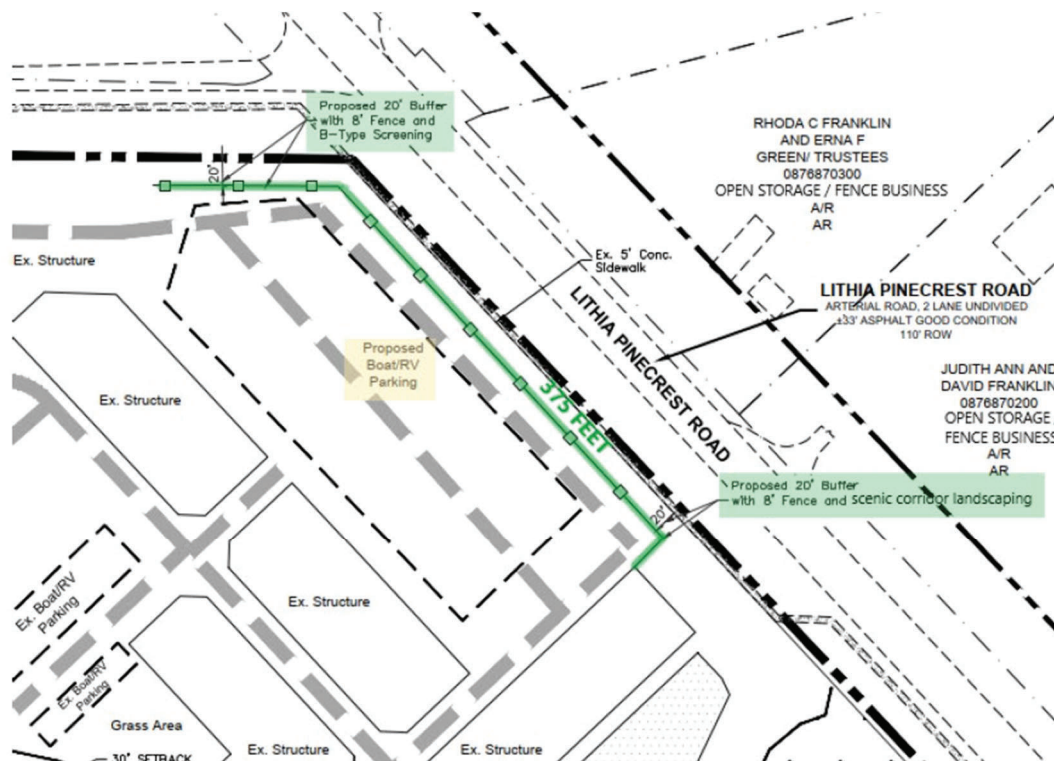
The outdoor storage area will be enclosed and shielded from the adjacent right-of-way by means of landscaping and/or fencing as shown on the general site plan. An 8-foot-high opaque fence is required enclosing the outdoor space. The area for the boat/vehicle parking area will be enclosed by the 8-foot fence for the length of approximately 320-feet.



Additionally, the outdoor storage areas must be covered, and solar panels were proposed on top of the canopies.

The applicant states that the request is to increase the area for boat and RV's parking, which will be enclosed with a similar 8-foot fence for a length of approximately 375 feet. In this situation, there are no adjacent residential uses, so there are no concerns with compatibility according to the applicant. Lithia

Pinecrest Rd. is also a designated Suburban Scenic Corridor (15-foot buffer and trees) and this project will comply with this requirement. The applicant proposes to increase to 20 feet of buffer and 8' high fence, with the additional screening required by the Scenic Corridor, which will provide a greater number of trees that is otherwise required by a Type B screening. The outdoor parking/storage area will be covered for all boats/RV's.



A PD variation request has been filed to increase the fence height over 4 feet in front yards. The applicant states that

*the high fence would provide an alternative to the screening requirement of accessory Boat/RV storage. The storage area, per LDC section 6.11.60, shall be internally located surrounded by buildings. The fence would be functioning as a building. It would be placed 20 feet from the street and will be screened by additional vegetation as required by the scenic corridor regulations. The fence height is to screen the boat and RV parking area, which is the purpose and intent of the code.*

Additionally, the applicant requests to store moving trucks, limited to patrons use, and stored internal to the site, enclosed by existing buildings. The number of moving trucks stored internally will be limited to 4.

In their narrative, the Applicant stresses the above to ensure that staff accounts for recent policy/precedent established by the BOCC, in that a similar request for

open storage as noted, was approved despite being proximate to no less than nine single family residences. The project referenced enjoyed none of the natural/pre-existing buffers that the project at hand does, in that it is screened by ROW on two sides, a wetland to the west, and an industrial type facility to the south. In that regard, the applicant states that the proposal is extremely appropriate at said location and very compatible with the nonresidential development than those recently approved.

Staff finds that this major modification proposal is similar in nature to the recently approved Self Storage project mentioned above.

Both applications requested an increase of the outdoor storage area as above the 20% maximum per the LDC. Both outdoor storage areas are not being enclosed/screened by buildings, but rather by 8-foot-high opaque fences. Scenic Corridor landscaping along the roads is being provided along with a 15-foot-wide buffer required by the Scenic Corridor. The applicant, however, is proposing to increase the buffer area along Lithia Pinecrest Rd. to 20 feet, and existing vegetation will be preserved in lieu of the required landscaping to increase the screening by natural means. The applicant is also limiting the outdoor storage to 50% of the approved enclosed space as part of proposed conditions, whereas the other rezoning petition did not offer a specific maximum outdoor storage area. The moving truck storage will be placed internally and enclosed by the existing buildings. The applicant also proposes to limit the number of moving trucks to 4. Furthermore, the applicant is proposing to restrict the moving truck storage only, and the lease of moving trucks is not contemplated to be open to the public. The outdoor storage areas along Lithia Pinecrest Rd. will be covered by canopies and solar panels are also proposed by this major modification.

PD Variation requests:

In regard to the PD variation request to increase the fence height to go over 4 feet to up to 8 feet in front yards, staff has reviewed the fence height variation justifications submitted by the applicant per LDC Section 5.03.06.C.6 and finds they meet the criteria for approval. The combination of the fence height, natural screening and covered outdoor areas would result in a level of screening comparable to what the Code would require (enclosed areas by other buildings). The hearing master's recommendation for this application is required to include a finding on whether the requested variations meet the criteria for approval.

Staff has also evaluated the two waivers from LDC 6.11.60:

Section 6.11.60 (3) - *The total square footage of the designated outdoor storage area shall not exceed 20 percent of the developed square footage for the enclosed portions of the mini-warehouse facility.*

While the maximum 20% outdoor space area has been increased, the proposed expansion areas for the designated outdoor storage area for RVs and boats will be kept to no more than 50% of the existing building space (99,000 sq. ft. of enclosed buildings), which is still accessory to the main use. Additionally, the

outdoor storage area increase for RV and Boats is consistent with similar and previously approved storage facilities in the County. Lastly, the storage of moving trucks will be restricted to areas approved today in the PD, internal to the site.

Section 6.11.60 (4), - *The designated outdoor storage area shall be internal to the project itself and screened by buildings, so that no portion of any recreational vehicle, boat or moving truck is visible from off-site.*

The proposed expansion area will be screened from public views (right of way) by an 8-foot-high solid fence, required landscaping, and existing vegetation along Lithia Pinecrest Rd. The level of screening resulting from the project would ensure that these areas not visible from off site. Additionally, the proposed screening methodology and location of the outdoor storage area for RV and Boats is consistent with similar and previously approved storage facilities in the County. Staff notes that open storage accessory to a principal use requires at a minimum a 6-foot-high solid fence or wall to be utilized to screen from roads and residentially zoned parcels per LDC Sec. 6.06.06.

Planning Commission staff found this request inconsistent with the Comprehensive Plan based on compatibility issues and being inconsistent with the Residential-2 (RES-2) Future Land Use Category. This proposed development, 22-0863, is asking for the same fourth option of an increase in outdoor storage (boat/RV parking area and storage of moving trucks), which is a Commercial Intensive (CI) use, to 50% which is higher intensity than the previous PRS application (21- 0840), which was found inconsistent with the Comprehensive Plan.

While the 20% maximum outdoor storage area set by the LDC is to ensure that open storage remains accessory to the principal use (mini warehouse) which otherwise would be prohibited in the PD, the proposed project as noted above has changed compared with the previous minor modification submitted by the applicant. The changes include standards, features and restrictions that are the same when compared to previously approved self-storage facilities seeking relief from the maximum outdoor storage for RV/Boats, which would still be ancillary to the principal use. The outdoor storage space expansion will be restricted, be accessory to the Self-storage use, be covered and screened from public view. These standards will be conditioned to require future Major Modifications to the PD if future changes are proposed affecting them. Staff notes that this request proposes more restrictive standards than the referenced Planned Development district recently approved. Additionally, the immediate area consists today of a mix of commercial, residential and agricultural uses, with a water treatment plant adjacent to the south, and extensive wetlands screen the site from an adjacent residential use to the west. Commercial and office uses are located along Lithia Pinecrest Rd. further to the south, and a fence company on a parcel zoned Agricultural Rural, currently operates across the road to the east. The proposed outdoor expansion is located to the east, along the roadway, away from

residential lots west and NW of the site. Therefore, staff finds that the proposed storage expansion of the existing self-storage facility would not pose a combustibility concern. The area of the expansion today is approved for 11,000 sq ft of commercial uses along Lithia Pinecrest Rd. The applicant is proposing to condition this site with similar conditions approved by the other application recently approved by the BOCC.

As part of this request, the applicant has submitted an LDC Sec. 6.04.02 administrative variance request to waive the substandard roadway improvements. The variance request is to the requirement to improve Lithia Springs Rd., between Lithia Pinecrest Rd. and the project access, to current County standards for a Type TS-7 Typical Section as found within the Hillsborough County Transportation Technical Manual (TTM). On August 4, 2022, the County Engineer found the variance approvable. If the rezoning is approved, the County Engineer will approve the Administrative Variance. No other transportation related requests have been filed. Other reviewing agencies did not object to this request. Therefore, based on the above considerations, Staff recommends approval of the request, with conditions.

## **5.2 Recommendation**

Approvable, Subject to Conditions.

Zoning conditions were presented to the Zoning Hearing Master at the hearing and are hereby incorporated into the Zoning Hearing Master's recommendation.

## **SUMMARY OF HEARING**

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on August 15, 2022. Mr. Brian Grady of the Hillsborough County Development Services Department introduced the petition.

Mr. William Molloy 324 South Boulevard Tampa testified on behalf of the applicant. He stated that the project was brought to the Board last year and the applicant did not prevail. A similar project was approved the following month and was approved. The applicant has modeled the subject project after the previously approved development.

Ms. Isabelle Albert 1000 North Ashley Drive testified on behalf of the applicant regarding land planning issues. Ms. Albert showed a copy of the site plan and stated that the property is located at the southwest corner of Lithia Pinecrest and Lithia Springs. The property is zoned Planned Development and approved for three different options which range from mini-storage and commercial uses to single-family and commercial uses. The property is developed with a 99,000 square foot mini-warehouse facility. To the south is an 85 acre Lithia water treatment facility and further to the south is the Fishhawk commercial and retail area. Ms. Albert testified that across the street is a fence company with open

storage and to the north is a Planned Development that is approved for a day care and also there is scattered single-family development. She stated that the area on the site plan subject to the modification is the original area for 11,000 square feet of retail, Commercial Neighborhood land uses. The only access to the retail area is through the mini-warehouse that is fenced in. The applicant would like to expand the boat and RV storage area to this site. Also requested is the storage of moving trucks which would usually be permitted by the Code. Ms. Albert showed a graphic of the proposed RV and boat storage area which will be covered and have an 8-foot fence wall and landscaping. The landscaping would be per the scenic corridor along Lithia Pinecrest and Type B screening along Lithia Springs Road. Solar panels will be installed on some of the existing structures.

Hearing Master Finch asked Ms. Albert if the current approval allows some RV and boat storage. Ms. Albert replied yes and stated that the Land Development Code permits a percentage of boats and RV's to be stored internal to the development. The maximum percentage is 20%. The applicant is requesting up to 50% and not located internal to the site.

Ms. Albert continued her presentation by stating that the RV and boat storage is accessory to the mini-warehouse. The storage is not defined as open storage. The Planning Commission staff report states that it is an open storage use but it is not. The RV and boat storage is not a stand-alone use but instead accessory to the mini-storage. She testified that the Development Services Department found the modification consistent with the Land Development Code. The Planning Commission found it inconsistent with the Comprehensive Plan. Ms. Albert showed photos of the site and the existing boats being stored on-site. She also showed a photo of the open storage across the street. Ms. Albert testified that the expansion of the RV and boat storage use represents a decrease in the amount of traffic as compared to the permitted 11,000 square feet of commercial land uses. She concluded her presentation by stating that the County Engineer reviewed the administrative variance and found it approvable.

Hearing Master Finch asked Ms. Albert about the proposed solar panels. Ms. Albert replied that they will be installed on existing structures.

Hearing Master Finch asked Ms. Albert how many spaces are currently utilized for the storage of RV's and boats and what would be the total under the proposed modification. Ms. Albert replied that the current storage is close to the maximum of 20% of the warehouse square footage therefore the proposed would be close to doubling the number of spaces. Hearing Master Finch asked Ms. Albert to confirm that the storage would be capped at 50%. Ms. Albert replied yes.

Mr. Israel Monsanto of the Development Services Department, testified regarding the County staff report. Mr. Monsanto described the existing entitlements of the PD and stated that the Land Development Code states that the storage area

shall not exceed 20 percent of the enclosed portion of the mini-warehouse facility. The mini-warehouse is 99,000 square feet therefore the storage area is limited to 19,800 square feet of outdoor area for the storage of RV's and boats. The proposed storage area is vacant and approved for 11,000 square feet of CN land uses. A new Option 4 is proposed to increase the storage area for RV's and boats and add up to four moving trucks. This use would replace the 11,000 square feet of CN uses. The applicant is requesting a waiver to increase the percentage over 20 percent. A second waiver is requested to eliminate the requirement that the storage area be internal to the project and enclosed by buildings from view. Mr. Monsanto stated that the Planning Commission did not find the modification consistent with the Comprehensive Plan as the request is not consistent with the RES-2 land use category which does not allow open storage. He detailed the prior request and stated that staff did not support it due to compatibility concerns. The request was denied by the Board. Mr. Monsanto testified that Development Services is supporting the current modification as it is similar to another rezoning that was recently approved by the Board. He concluded his presentation by describing the proposed solar panels and the 8-foot high fence along with a greater number of trees than otherwise required will be installed by the developer. He also mentioned the PD Variation for maximum fence height and stated that it required a finding by the Hearing Master.

Ms. Andrea Papandrew of the Planning Commission testified regarding the Planning Commission staff report. Ms. Papandrew stated that the property is designated Residential-2 by the Future Land Use Map and is located within the Urban Service Area and the SouthShore Areawide Systems Community Plan. She stated that the site does not meet commercial locational criteria and that staff does not support the requested waiver. She added that the request for outdoor storage is not permitted in the Residential-2 Future Land Use category. It is not compatible with the surrounding area. Further, the accessory storage to a mini-warehouse use does not meet the definition of accessory storage per the Land Development Code. Ms. Papandrew testified that the request does not meet the intent of Objective 16 regarding neighborhood protection and the increase in outdoor storage is not consistent with the development pattern. She noted the previously applied for Personal Appearance application for 32,000 square feet of outdoor storage which was not supported. She testified that the current request would set a dangerous standard to allow Commercial Intensive development in the Residential land use category. She concluded her presentation by stating that the modification is inconsistent with the Comprehensive Plan.

Hearing Master Finch asked Ms. Papandrew if a waiver of commercial locational criteria was required for the existing mini-warehouse facility. Ms. Papandrew replied that she did not have that information.

Hearing Master Finch asked audience members if there were any proponents of the application. None replied.

Hearing Master Finch asked audience members if there were any opponents of the application. None replied.

County staff did not have additional comments.

Mr. Molloy testified during the rebuttal period that the mini-warehouse is an existing facility. He stated that the outdoor storage of RV's and boats is a CG use and is not open storage which is a CI use. He added that there is no opposition to the modification. There is no line of sight that were compromised from the road from outside of the project. The project is totally screened from view.

Hearing Master Finch then concluded the hearing.

### **EVIDENCE SUBMITTED**

Mr. Grady submitted a revised Planning Commission staff report into the record. Ms. Albert submitted letters of support for the modification and a copy of the PowerPoint presentation into the record.

### **PREFACE**

All matters that precede the Summary of Hearing section of this Decision are hereby incorporated into and shall constitute a part of the ensuing Findings of Fact and Conclusions of Law.

### **FINDINGS OF FACT**

1. The subject site is 14.72 acres in size and is zoned Planned Development (16-0913). The property is designated Residential-2 (RES-2) by the Comprehensive Plan and located in the Urban Service Area and the SouthShore Areawide Systems Area.
2. The Planned Development (PD) is approved for three development options. These are as follows:

**Option 1:** Up to 99,000 square feet of self-storage mini-warehouse including accessory RV/Boat storage, an accessory office and manager's residence and a maximum of 11,000 square feet of office and restricted Neighborhood Commercial land uses.

**Option 2:** 18 single-family attached units and/or a maximum of 60,000 square feet of BPO (non-medical) uses Or 18 single-family attached units and 37,910 square feet of BPO and 11,000 square feet of restricted Neighborhood Commercial land uses.

**Option 3:** 30 single-family detached units.

3. The Major Modification request proposes to add a fourth development option as follows:

**Option 4:** A maximum of 99,000 square feet of self-storage mini-warehouse including accessory RV/Boat storage, an accessory office and manager's residence and up to four moving trucks.

4. The property is currently developed with a 99,000 square foot mini-warehouse facility with 19,800 square feet of outdoor area devoted to the storage of RV's and boats.
5. It is noted that a previous Personal Appearance application for the subject property to expand the outside storage of RV's and boats over the maximum 20 percent was denied by the Board of County Commissioners in December of 2021. The application was not supported by the Development Services Department due to concerns that the Land Development Code maximum of 20% ensures that the storage use remain accessory to the principal use of the mini-warehouse. The Planning Commission also did not support the request on the basis that the RES-2 Future Land Use category does not permit open storage.
6. A Planned Development variation is requested to increase the maximum fence height in the front yard from four (4) feet to eight (8) feet.

The variation meets Land Development Code Section (LDC) 5.03.06.C (b) as it meets the intent of the Land Development Code screening standard regarding accessory RV/Boat accessory storage being internal to the mini-warehouse facility and not visible from the street. The variation is therefore in harmony with the LDC requirement.

7. Two waivers are requested as a part of the Major Modification application. The first waiver pertains to the LDC requirement that the designated outdoor storage area shall not exceed 20 percent of the developed square footage of the enclosed portions of the mini-warehouse facility. The applicant proposes to increase the maximum percentage to 50 percent. The second waiver addresses the LDC standard that the outdoor storage be internal to the project and screened by buildings such that no part of the RV/Boat storage area is visible from off-site.

The increase in the percentage of RV and boat storage is justified by the currently permitted use of the subject property for 11,000 square feet of office and restricted Neighborhood Commercial land uses. The impacts to the surrounding area are lessened by the change in use of the site for storage rather than office or commercial. Further, the 99,000 square foot mini-warehouse facility is existing and currently permits the storage of RV's and boats. The waiver for the required screening is mitigated by the

proposed cover of the RV and boat storage spaces and the increase in fence height as well as the applicant's commitment to an increased buffer along Lithia Pinecrest Road and the maintenance of the existing vegetation. The proposed moving trucks are conditioned to be stored internal to the site.

8. The Planning Commission staff found that the site does not meet commercial locational criteria and staff does not support the requested waiver. Staff testified that outdoor storage is not permitted in the Residential-2 Future Land Use category and that the use is not compatible with the surrounding area. Further, staff testified that the accessory storage to a mini-warehouse use does not meet the definition of accessory storage per the Land Development Code. The Planning Commission staff testified that the current request would set a dangerous standard to allow Commercial Intensive development in the Residential land use category. The Planning Commission staff found the modification inconsistent with the Comprehensive Plan.
9. The surrounding land area includes a parcel zoned PD and permitted to develop a pre-school/day care center to the north, a parcel zoned AR to the south which is developed with a water treatment plant to the south, a parcel zoned AR and developed with a fence company to the east and a parcel zoned AR with residential and agricultural uses to the west.
10. The applicant's land use planner testified that the change in land use from the permitted 11,000 square feet of BPO uses and limited CN uses will result in a reduction in the amount of vehicular traffic generated by the project.
11. Letters of support for the proposed modification were filed into the record.
12. No testimony in opposition was presented at the Zoning Hearing Master hearing.
13. A rezoning on another parcel which requested to increase the amount of RV and boat storage accessory to a mini-warehouse facility was approved by the Board of County Commissioners in February of 2022. The change in the recommendation for approval by the Development Services Department is based on this approval as they deemed it similar in nature to the subject Major Modification application.
14. Land Development Code Section 6.11.60. E clearly permits the outdoor storage of RV's and boats and the leasing of moving trucks accessory to a mini-warehouse facility. Section 6.11.60.E.3 states that the designated outdoor storage area for RV's and boats shall not exceed 20 percent of the enclosed mini-warehouse facility. Therefore, the request for RV and

boat storage accessory to a mini-warehouse facility is permitted by the Land Development Code. The term Outdoor Storage is not the same as the term Open Storage which defined by the Land Development Code to be is a wide ranging term that includes materials, supplies, equipment, truck trailers and metal containers.

15. The Land Development Code provision which limits the percentage of enclosed mini-warehouse square footage for the accessory storage of RV's and boats serves to ensure that the storage use will not become the primary use of a parcel. The increase in the amount of that percentage over 20 percent but less than 51 percent continues to ensure that it is not the primary land use.
16. The proposed modification to increase the percentage of the accessory storage of RV's and boats is consistent with the existing use of the property. The applicant's proposed increase in fence height and proposed buffering and landscaping plan serve to meet the intent of the LDC requirement for the use to be screened from view from adjacent parcels. The modification is consistent with the Comprehensive Plan and Land Development Code.

#### **FINDINGS OF COMPLIANCE/NON-COMPLIANCE WITH THE HILLSBOROUGH COUNTY COMPREHENSIVE PLAN**

The Major Modification request is in compliance with and does further the intent of the Goals, Objectives and the Policies of the Future of Hillsborough Comprehensive Plan.

#### **CONCLUSIONS OF LAW**

Based on the Findings of Fact cited above, there is substantial competent evidence to demonstrate that the requested Major Modification to the Planned Development zoning is in conformance with the applicable requirements of the Land Development Code and with applicable zoning and established principles of zoning law.

#### **SUMMARY**

Planned Development 16-0913 is approved for three development options which are described in the Findings of Fact. The property is designated RES-2 by the Comprehensive Plan. The property is developed with a 99,000 square foot mini-warehouse facility and includes the accessory storage of RV's and boats.

The Major Modification request proposes to The Major Modification request proposes to add a fourth development option as follows:

**Option 4:** A maximum of 99,000 square feet of self-storage mini-warehouse including accessory RV/Boat storage, an accessory office and manager's residence and up to four moving trucks.

It is noted that a previous Personal Appearance application for the subject property to expand the outside storage of RV's and boats over the maximum 20 percent was denied by the Board of County Commissioners in December of 2021. The application was not supported by the Development Services Department due to concerns that the Land Development Code maximum of 20% ensures that the storage use remain accessory to the principal use of the mini-warehouse. The Planning Commission also did not support the request on the basis that the RES-2 Future Land Use category does not permit open storage.

A Planned Development variation is requested to increase the maximum fence height in the front yard from four (4) feet to eight (8) feet. The variation meets Land Development Code Section (LDC) 5.03.06.C (b) as it meets the intent of the Land Development Code screening standard regarding accessory RV/Boat accessory storage being internal to the mini-warehouse facility and not visible from the street. The variation is therefore in harmony with the LDC requirement.

Two waivers are requested as a part of the Major Modification application. The first waiver pertains to the LDC requirement that the designated outdoor storage area shall not exceed 20 percent of the developed square footage for the enclosed portions of the mini-warehouse facility. The applicant proposes to increase the maximum percentage to 50 percent. The second waiver addresses the LDC standard that the outdoor storage be internal to the project and screened by buildings such that no part of the RV/Boat storage area is visible from off-site. The increase in the percentage of RV and boat storage is justified by the currently permitted use of the subject property for 11,000 square feet of office and restricted Neighborhood Commercial land uses. The 99,000 square foot mini-warehouse facility is existing and currently permits the storage of RV's and boats. The waiver for the required screening is mitigated by the proposed cover of the RV and boat storage spaces and the increase in fence height as well as the applicant's commitment to an increased buffer along Lithia Pinecrest Road and the maintenance of the existing vegetation. The proposed moving trucks are conditioned to be stored internal to the site.

The Planning Commission staff found that the site does not meet commercial locational criteria and that staff does not support the requested waiver. Staff testified that outdoor storage is not permitted in the Residential-2 Future Land Use category and that the use is not compatible with the surrounding area. Further, staff testified that the accessory storage to a mini-warehouse use does not meet the definition of accessory storage per the Land Development Code. The Planning Commission staff testified that the current request would set a dangerous standard to allow Commercial Intensive development in the

Residential land use category. The Planning Commission staff found that the modification is inconsistent with the Comprehensive Plan.

A rezoning on another parcel which requested to increase the amount of RV and boat storage accessory to a mini-warehouse facility was approved by the Board of County Commissioners in February of 2022. The change in the recommendation for approval by the Development Services Department is based on this approval as they deemed it similar in nature to the subject Major Modification application.

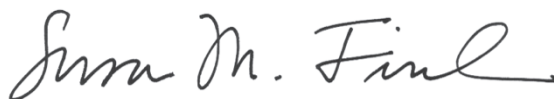
Land Development Code Section 6.11.60. E clearly permits the outdoor storage of RV's and boats and the leasing of moving trucks accessory to a mini-warehouse facility. Section 6.11.60.E.3 states that the designated outdoor storage area for RV's and boats shall not exceed 20 percent of the enclosed mini-warehouse facility. Therefore, the request for the outdoor storage of RV and boat storage accessory to a mini-warehouse facility is permitted by the Land Development Code. The term Outdoor Storage is not the same as the term Open Storage which is a wide ranging term that includes materials, supplies, equipment, truck trailers and metal containers.

The Land Development Code provision which limits the percentage of enclosed mini-warehouse square footage for the accessory storage of RV's and boats serves to ensure that the storage use will not become the primary use of a parcel. The increase in the amount of that percentage over 20 percent but less than 51 percent continues to ensure that it is not the primary land use.

The proposed modification to increase the percentage of the accessory storage of RV's and boats is consistent with the existing use of the property. The applicant's proposed increase in fence height and proposed buffering and landscaping plan serve to meet the intent of the LDC requirement for the use to be screened from view from adjacent parcels. The modification is consistent with the Comprehensive Plan and Land Development Code.

### RECOMMENDATION

Based on the foregoing, this recommendation is for **APPROVAL** of the Major Modification to Planned Development 16-0913 as indicated by the Findings of Fact and Conclusions of Law stated above subject to the zoning conditions prepared by the Development Services Department.



**Susan M. Finch, AICP**  
**Land Use Hearing Officer**

September 6, 2022

**Date**

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ZONING HEARING MASTER HEARING  
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: SUSAN FINCH  
Land Use Hearing Master

DATE: Monday, July 25, 2022

TIME: Commencing at 6:00 p.m.  
Concluding at 11:20 p.m.

PLACE: Robert W. Saunders, Sr. Public  
Library  
Ada T. Payne Community Room  
1505 N. Nebraska Avenue  
Tampa, Florida 33602

Reported via Cisco Webex Videoconference by:

Christina M. Walsh, RPR  
Executive Reporting Service  
Ulmerton Business Center  
13555 Automobile Blvd., Suite 130  
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Christina M. Walsh, RPR  
Executive Reporting Service  
Ulmerton Business Center  
13555 Automobile Blvd., Suite 130  
Clearwater, FL 33762  
(800) 337-7740

Page 1

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: SUSAN FINCH  
Land Use Hearing Master

DATE: Monday, July 25, 2022

TIME: Commencing at 6:00 p.m.  
Concluding at 11:20 p.m.

PLACE: Robert W. Saunders, Sr. Public  
Library  
Ada T. Payne Community Room  
1505 N. Nebraska Avenue  
Tampa, Florida 33602

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1 application is being continued by the applicant to  
2 the August 15, 2022, Zoning Hearing Master Hearing.

3 Item A-27, Major Mod Application 22-0860.

4 This application is out of order to be heard and is  
5 being continued to the August 15, 2022, Zoning  
6 Hearing Master Hearing.

7 Item A-28, Major Mod Application 22-0863.

8 This application is being continued by staff to the  
9 August 15, 2022, Zoning Hearing Master Hearing.

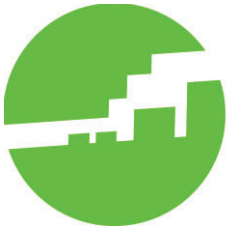
10 Item A-29, Rezoning 22-0864. This  
11 application is out of order to be heard and is  
12 being continued to the August 15, 2022, Zoning  
13 Hearing Master Hearing.

14 Item A-30, Rezoning-PD 22-0865. This  
15 application is being continued by the applicant to  
16 the August 15, 2022, Zoning Hearing Master Hearing.

17 Item A-31, Rezoning-PD 22-0866. This  
18 application is being continued by the applicant to  
19 the August 15, 2022, Zoning Hearing Master Hearing.

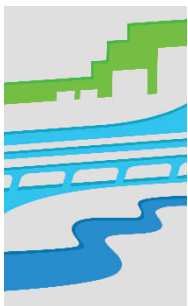
20 Item A-32, Major Mod Application 22-0867.  
21 This application is out of order to be heard and is  
22 being continued to the August 15, 2022, Zoning  
23 Hearing Master Hearing.

24 Item A-33, Rezoning-Standard 22-0926. This  
25 application is out of order to be heard and is



# Hillsborough County City-County Planning Commission

Unincorporated Hillsborough County Rezoning	
<b>Hearing Date:</b> August 15, 2022	<b>Petition: 22-0863</b>
<b>Report Prepared:</b> August 3, 2022	<b>5241 Lithia Springs Road</b>  South of Lithia Springs Road and west of Lithia Pinecrest Road
<b>Summary Data:</b>	
<b>Comprehensive Plan Finding:</b>	<b>INCONSISTENT</b>
<b>Adopted Future Land Use:</b>	<b>Residential-2 (2 du/ga; 0.25 FAR)</b>
<b>Service Area:</b>	<b>Urban</b>
<b>Community Plan:</b>	<b>SouthShore Areawide Systems</b>
<b>Requested Zoning:</b>	Major Modification (MM) to a Planned Development (PD) for 99,000 square feet of mini-warehouse and to expand the accessory boat and RV parking and allow the storage of moving trucks
<b>Parcel Size (Approx.):</b>	15.04 +/- acres (655,142.4 sq. ft.)
<b>Street Functional Classification:</b>	Lithia Springs Road – <b>Collector</b> Lithia Pinecrest Road – <b>Arterial</b>
<b>Locational Criteria</b>	Does not meet; waiver submitted
<b>Evacuation Zone</b>	N/A



## **Context**

- The approximately 15.04 +/- acre subject property is south of Lithia Springs Road and west of Lithia Pinecrest Road. The site is in the Urban Service Area and is within the limits of the SouthShore Areawide Systems Community Plan.
- The subject property is located within the Residential-2 (RES-2) Future Land Use classification. Typical allowable uses in this Future Land Use category include residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects. Non-residential uses are required to meet locational criteria for the specific land use proposed. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.
- Residential-2 (RES-2) surrounds the site on the south, north, and west. To the east are the Agricultural Rural (A/R) and the Natural Preservation (N) Future Land Use categories.
- The subject property is zoned Planned Development (PD). The properties immediately to the north and east are zoned PD and are developed with single family residential and public institutional. To the south is Agricultural Rural (AR) zoning with a pump station. To the west is AR zoning with agricultural land. In addition, to the east is AR zoning with properties listed as vacant land by the Hillsborough County Property Appraiser.
- The applicant is requesting a Major Modification (MM) to a Planned Development (PD) for 99,000 square feet of mini-warehouse and to expand the accessory boat and RV parking and allow the storage of moving trucks.

## **Compliance with Comprehensive Plan:**

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

## **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:*

- a) locational criteria for the placement of non-residential uses as identified in this Plan,*
- b) limiting commercial development in residential land use categories to neighborhood scale;*
- c) 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:*

- a) the creation of like uses; or*
- b) creation of complementary uses; or*
- c) mitigation of adverse impacts; and*
- d) 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.*

### **Policy 17.7:**

*New development and redevelopment must mitigate the adverse noise, visual, odor and vibration impacts created by that development upon all adjacent land uses.*

## **Commercial-Locational Criteria**

**Objective 22:** *To avoid strip commercial development, locational criteria for neighborhood serving commercial uses shall be implemented to scale new commercial development consistent with the character of the areas and to the availability of public facilities and the market.*

**Policy 22.1:** *The locational criteria for neighborhood serving non-residential uses in specified land uses categories will:*

- provide a means of ensuring appropriate neighborhood serving commercial development without requiring that all neighborhood commercial sites be designated on the Future Land Use Map;*
- establish a maximum square footage for each proposed neighborhood serving commercial intersection node to ensure that the scale of neighborhood serving commercial development defined as convenience, neighborhood, and general types of commercial uses, is generally consistent with surrounding residential character; and*
- establish maximum frontages for neighborhood serving commercial uses at intersections ensuring that adequate access exists or can be provided.*

**Policy 22.2:** *The maximum amount of neighborhood-serving commercial uses permitted in an area shall be consistent with the locational criteria outlined in the table and diagram below. The table identifies the intersection nodes that may be considered for non-residential uses. The locational criteria is based on the land use category of the property and the classification of the intersection of roadways as shown on the adopted Highway Cost Affordable Long Range Transportation Plan. The maximums stated in the table/diagram may not always be achieved, subject to FAR limitations and short range roadway improvements as well as other factors such as land use compatibility and environmental features of the site. In the review of development applications consideration shall also be given to the present and short-range configuration of the roadways involved. The five year transportation Capital Improvement Program, MPO Transportation Improvement Program or Long Range Transportation Needs Plan shall be used as a guide to phase the development to coincide with the ultimate roadway size as shown on the adopted Long Range Transportation Plan.*

**Policy 22.7:** *Neighborhood commercial activities that serve the daily needs of residents in areas designated for residential development in the Future Land Use Element shall be considered provided that these activities are compatible with surrounding existing and planned residential development and are developed in accordance with applicable development regulations, including phasing to coincide with long range transportation improvements.*

*The locational criteria outlined in Policy 22.2 are not the only factors to be considered for approval of a neighborhood commercial or office use in a proposed activity center. Considerations involving land use compatibility, adequacy and availability of public services, environmental impacts, adopted service levels of effected roadways and other policies of the Comprehensive Plan and zoning regulations would carry more weight than the locational criteria in the approval of the potential neighborhood commercial use in an activity center. The locational criteria would only designate locations that could be considered, and they in no way guarantee the approval of a particular neighborhood commercial or office use in a possible activity center.*

## **Community Design Component**

### **4.0 COMMUNITY LEVEL DESIGN**

#### **4.3 COMMERCIAL CHARACTER**

**GOAL 9:** *Evaluate the creation of commercial design standards in a scale and design that complements the character of the community.*

**Policy 9-1.2:** *Avoid "strip" development patterns for commercial uses.*

**Policy 9-1.3:** *New commercial zoning is encouraged to locate at activity centers and commercial redevelopment areas.*

### **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 with the established character of the surrounding neighborhood.*

**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.*

## **7.0 SITE DESIGN**

### **7.1 DEVELOPMENT PATTERN**

**GOAL 17:** *Develop commercial areas in a manner which enhances the County's character and ambiance.*

**Appendix A:** *Residential-2 (RES-2) | Suburban scale neighborhood commercial, office or multi-purpose projects limited to 110,000 sq. ft. or .25 FAR, whichever is less intense. Actual square footage limit is dependent on classification of roadway intersection where project is located.*

## **LIVABLE COMMUNITIES ELEMENT: SOUTHSORE AREAWIDE SYSTEMS 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*

### **Staff Analysis of Goals, Objectives, and Policies:**

**The approximately 15.04 +/- acre subject property is south of Lithia Springs Road and west of Lithia Pinecrest Road. The site is in the Urban Service Area and is within the limits of the SouthShore Areawide Systems Community Plan. The applicant is requesting a Major Modification (MM) to a Planned Development (PD 16-0913) for 99,000 square feet of mini-warehouse and to expand the accessory boat and RV parking and allow the storage of moving trucks. The PD is already approved for 3 options, one which allows up to 99,000 sq. ft. of self-storage mini-warehouse and 11,000 sq. ft. of limited neighborhood commercial uses. Other approved options are for all single-family residential development, or a mix of townhomes with Business Professional Office (BPO) uses and limited Commercial Neighborhood uses (CN) uses. The site has been developed with 99,000 sq. ft. of mini-storage. The applicant is requesting a fourth option to allow for the expansion of the already approved boat/RV parking area to 50 percent and permit the outdoor storage**

of moving trucks. The storage and parking areas would be located in the previously approved area for 11,000 SF of limited neighborhood commercial uses. The total non-residential square footage on site would decrease from 110,000 to 99,000 square feet. The request is also to permit outdoor storage in areas that are not internal to the project.

The subject property does not meet Commercial-Locational Criteria (CLC), as outlined under Objective 22 in the Future Land Use Element (FLUE). The subject property is located at the southwestern corner of Lithia Springs Road and Lithia Pinecrest Road. Commercial-Locational Criteria is based on the Future Land Use category of the property and the classification of the intersection of roadways as shown on the adopted 2040 Highway Cost Affordable Long-Range Transportation Plan. Roadways listed in the table as 2 or 4 lane roadways must be shown on the Highway Cost Affordable Long-Range Transportation Plan (FLUE Policy 22.2). The nearest qualifying intersection is Lithia Pinecrest Road and Fishhawk Boulevard, but 75% of the subject property is not located within 660 feet of the intersection. Consequently, the site does not Commercial-Locational Criteria and a waiver request was required.

A waiver request has been submitted for review. The applicant states the request is to expand the approved boat / RV parking in the portion of the site currently approved for 11,000 sq. ft. of limited neighborhood commercial uses, resulting in a decrease in the amount of approved square footage. In addition, the waiver states Commercial-Locational Criteria is implemented to address the scale and compatibility of new neighborhood serving commercial uses with the surrounding development based on distances from identified intersections. The applicant asserts in the waiver that the Lithia Pinecrest Road and Lithia Springs Road is not a regulated intersection. The applicant states that a waiver is requested due to the current approved uses, reduction in commercial square footage, no perceived compatibility concerns given the surrounding development, the site's location in the Urban Service Area, adequate roadway, and public facilities, and is intended to serve the immediate residential neighborhood.

Per Objective 8, Future Land Use categories outline the maximum level of intensity or density and range of permitted land uses allowed in each category. Appendix A contains a description of the character and intent permitted in each of the Future Land Use categories. The site is within the Residential-2 (RES-2) Future Land Use category. RES-2 surrounds the site on the south, north, and west. To the east are the Agricultural Rural (A/R) and the Natural Preservation (N) future land use categories. The intent of the RES-2 Future Land use category states the following: *“suburban level neighborhood commercial, office and multi-purpose projects serving the non-urban areas may be permitted, subject to the Goals, Objectives, and Policies of the Land Use Element and applicable development regulations and conforming to established locational criteria for such land use.”* As the language above states, only neighborhood commercial uses are allowed in the RES-2 Future Land Use category. The definition for neighborhood commercial uses states *“Intensive commercial uses (uses allowed within the Commercial Intensive zoning district) shall not be considered neighborhood serving”*. The applicant is asking to waive the Land Development Code requirement that outdoor storage shall not exceed 20% of the developed square footage of the enclosed mini-warehouse use. Outdoor storage is a Commercial Intensive (CI) use, that is not permitted in RES-2. Therefore, the requested modification is not consistent with development expected in the RES-2 Future Land Use category.

The proposed rezoning does not meet the intent of FLUE Policy 1.4 with respect to compatibility with the surrounding area. According to 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.”* Outdoor storage is a Commercial Intensive (CI) use, and the applicant is proposing this use for the site, with adjacent residential uses to the north, and CI uses were not originally approved beyond an accessory use for the original PD. The applicant contends that this outdoor storage is accessory to the mini storage warehouse, a Commercial General (CG) use, however it does not meet the definition of accessory storage according to the Land Development Code and the applicant has thus requested two waivers.

The subject site does not meet the intent of Objective 9 and Policy 9.1 and 9.2 which require all development to be compliant with local, state, and federal land development standards. The applicant contends that the outdoor storage component will be accessory to the mini storage warehouse use and the applicant is also asking for relief from two LDC requirements. The applicant is asking for a waiver to allow the total square footage of the designated outdoor storage to exceed 20% of the developed square footage for the enclosed portion of the mini warehouse storage facility. The applicant is also asking for a waiver to eliminate the requirement that the designated outdoor storage area be internal to the project and enclosed by buildings. While the mini-warehouse is considered a CG use, going over the 20% threshold limit for an accessory use makes the outdoor storage (utilized for RV/boat parking and storage of moving trucks) a secondary use of Commercial Intensive (CI). Per the Future Land Use Element, CI uses are not allowed in Residential plan categories. Development Services Staff do not find the waivers supportable and as such the application does not meet the intent of Policy 9.2. At the time of filing this report, no comments were received from County Transportation staff. The proposed development is inconsistent with Objective 9 and its policies.

The proposal does not meet the intent of the Neighborhood Protection Policies (FLUE Objective 16 and FLUE Policies 16.1, 16.2, and 16.3). FLUE Policy 16.1 requires development in residential areas be limited to neighborhood scale and outdoor storage is a Commercial Intensive use that is noted for its intensity in scale. The increase in the outdoor storage to the south also encroaches on a development pattern that is predominately residential, agricultural, and public institutional. The request also does not meet the FLUE Policy 16.2 requirement for a gradual transition in uses between unlike land uses and the integration of surrounding land uses in FLUE Policy 16.3. FLUE Policy 17.7 also requires the mitigation of adverse effects of development on surrounding properties and the applicant is requesting waivers to two measures that contribute to the mitigation and undermine the intent of neighborhood protection policies. To address compatibility concerns, the applicant is proposing a variation to allow a fence height of 8-feet, the maximum height is 6-feet per the Land Development Code. The applicant is proposing to cover the boat/vehicle parking fronting Lithia Pinecrest Road, that is taller than 8 feet and a 8-foot fence to help screen the boat and RV parking area. In addition, the applicant is proposing solar panels to be installed on the existing structures. The applicant is also proposing a condition in which the boat/RV parking is not permitted without the mini-warehouse use. The applicant is also proposing a 20 foot buffer along Lithia Pinecrest Road. The site is also located on a scenic corridor, which requires additional screening

along Lithia Pinecrest Road. Despite these measures, the proposal to waive the 20% threshold, would allow for Commercial Intensive uses, which undermines the Future Land Use Element as they are not allowed in the Residential-2 land use category.

A recent PRS application (21-0840) was submitted for this site asking for a fourth option of an increase in outdoor storage to 32,000 square feet and the placement of a 13-foot wall. This request was also for a waiver to the Land Development Code Section 6.11.60.E.3 to allow more than 20 percent of the developed square footage for the enclosed portions of the mini-warehouse facility. Planning Commission staff found this request inconsistent with the Comprehensive Plan based on compatibility issues and being inconsistent with the Residential-2 (RES-2) Future Land Use Category. This proposed development, 22-0863, is asking for the same fourth option of an increase in outdoor storage (boat/RV parking area and storage of moving trucks), which is a CI use, to 50% which is higher intensity than the previous PRS application, which was found inconsistent with the Comprehensive Plan.

FLUE Policy 22.7 notes that CLC is not the only factor to take into consideration when granting approval for an application. Although the applicant claims the outdoor storage component of the development should be considered accessory to the mini storage warehouse use, it is above the 20 percent threshold for an accessory outdoor storage use. The impact of such a use is beyond the realized intensity of the site notwithstanding the interpretation of its accessory nature. The use must be compatible with the surrounding existing residential, agricultural, and public institutional development and placing a Commercial Intensive use such as outdoor storage in a residential plan category that does not allow Commercial Intensive uses undermines the intent of the Commercial Locational Criteria requirements in the Comprehensive Plan.

Objective 12-1 of the Community Design Component (CDC) requires new development to complement the surrounding land uses and be designed in a way that is compatible. The proposed Planned Development is in the SouthShore Areawide Systems Community Plan. The Plan does not have any goals that relate directly to this site. However, it does contain language on implementing the communities' desires, including codification into the land development code, to the greatest extent possible, (i.e., activity center, compatibility, design and form, pedestrian and bicycle/trail connectivity). The proposal would permit Commercial Intensive development to encroach into a Residential Future Land Use category and is not consistent with the CDC in the Future Land Use Element.

The site is located within the Wellhead Protection Zone 2 and the eastern portion of the site is within a wellhead. There are wetlands present on the property. The Environmental Protection Commission (EPC) Wetlands Division has reviewed the proposed rezoning. The EPC has determined that a resubmittal is not necessary for the site plan's current configuration. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again.

Overall, the proposed rezoning would allow for development that is not consistent with the Goals, Objectives, and Policies of the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*, and undermines the uses allowed in Residential Future land Use categories.

**Recommendation**

Based upon the above considerations, the Planning Commission staff finds the proposed Planned Development **INCONSISTENT** with the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*.

## RZ MM 22-0863

Rezonings

APPROVED  
CONTINUED  
DENIED  
WITHDRAWN  
PENDING

Tampa Service  
Urban Service  
Shoreline  
County Bound  
Jurisdiction Bo  
Major Roads

## Parcels

wam.NATURAL.LULC Wet Poly

AGRICULTURAL MINING-1/20 (.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 FARY)

COMMUNITY MIXED USE-12 (.50 FAR)

URBAN MIXED USE-20 (1.0 FAR)

REGIONAL MIXED USE-35 (2.0 FAR)

QC-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)

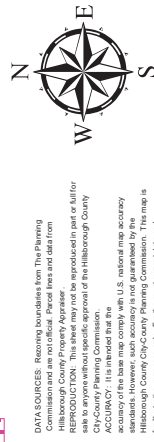
HEAVY INDUSTRIAL (.50 FAR)

PUBLIC/QUASI-PUBLIC

## 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.

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**ACCURACY:** It is intended that the accuracy of this map comply with U.S. national map accuracy standards.

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Map Printed from Rezoning System: 5/16/2022

erty F. Daniels

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Hillsborough County  
City-County  
Planning Commission



**GENERAL  
SITE PLAN  
FOR  
CERTIFICATION**



**Hillsborough**  
**County** Florida

**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

Gwendolyn "Gwen" Myers  
Kimberly Overman  
Mariella Smith  
Stacy R. White

**COUNTY ADMINISTRATOR**

Bonnie M. Wise

**COUNTY ATTORNEY**

Christine M. Beck

**INTERNAL AUDITOR**

Peggy Caskey

**DEPUTY COUNTY ADMINISTRATOR**

Gregory S. Horwedel

Project Name: Lithia Storage

Zoning File: None Modification: MM 22-0863

Atlas Page: None Submitted: 09/14/2022

To Planner for Review: 09/15/2022 Date Due: 09/22/2022

Contact Person: Isabelle Albert Phone: ialbert@halff.com / 813.331.0976

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: Israel Monsanto Date: 10/3/22

Date Agent/Owner notified of Disapproval: \_\_\_\_\_

Prepared For:

NRP IV - LAKE HUTTO, LLC  
777 S. Harbour Island Blvd., Ste. 320  
Tampa, FL 33602

Phone: (813) 620-3555  
Fax: (813) 627-0066

Legal Counsel:

Buchanan Ingersoll & Rooney PC  
401 E. Jackson St., Ste. 2400  
Tampa, FL 33602

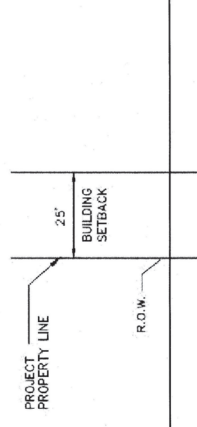
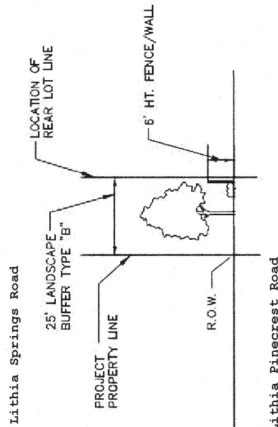
Phone: (813) 222-3335  
Fax: (813) 229-8313

Prepared By:

Stantec  
777 S. Harbour Island Blvd., Ste 600  
Tampa, FL 33602

Phone: (813) 223-9500  
Fax: (813) 223-0009

Cross Section



DATE  
10/11/2016

PROJECT NUMBER  
215613237

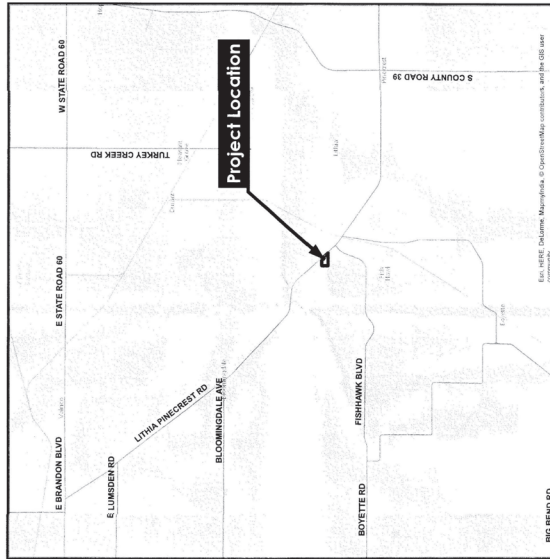
Planned Development Rezoning

General Site Plan

Lithia Storage

Folio 087689.0000

SECTION 16, TOWNSHIP 30 SOUTH, RANGE 21 EAST  
HILLSBOROUGH COUNTY, FLORIDA



VICINITY MAP



777 S. HARBOUR ISLAND BLVD., STE 600 - TAMPA, FL 33602

PHONE: 813.223.9500 FAX: 813.223.0009  
CERTIFICATE OF AUTHORIZATION #43 - FL LIC. # LC-C000170 - STANTEC.COM

NOTES

- Comprehensive Plan Description: Residential-2.
- Existing Zoning: PD-15-14.
- Total Acres: +/-15.043 Ac.
- Potable Water by Hillsborough County.
- Construction Plans to be submitted to and approved by the Hillsborough County Board of Commissioners.
- Collector roadways shall be dedicated to Hillsborough County.
- The entire project lies within Flood Zone X per F.E.M.A. FIRM Community Panel No. 12057C 0530H, effective August 28, 2008.
- Driveway (roadway) radii at all project access points to be a minimum of 20 feet.
- Approved SWPM wetland and other surface water formal determination Petition No 42026991.
- Wetland lines shown here are subject to review and determination by Environmental Protection Commission.
- Critical distribution and telephone service lines shall be shown and protected by underground utilities and wherever possible in other areas.
- Entry monuments are allowed within individual communities and buffer areas. The entry monuments will be in compliance with Hillsborough County regulations.
- Other monuments shall be determined which residential design standard to apply to residential tract volumes identified in residential table/zoning conditions. The developer may use more than one residential design standard within a single residential tract.
- Access to the project shall be provided from the existing buffer from the project to the existing road.
- Sidewalks to be provided internally and externally where required by the Land Development Code and specified in zoning conditions.
- This project shall be designed to meet existing federal, state and local standards for accessibility and other amenities to provide handicapped accessibility on site (future).
- The project site is located within the Boyette Planning Area (future).
- The project is not located within an overlay district.
- The project is not located within a historic district.
- The project is not located within a Wellhead Protection Area.
- The project is located within a Wellhead Protection Area.
- The project is not located within a Surface Water Resource Protection Area nor within a Potable Water Wellhead Protection Area.
- The project is not located adjacent to a Sensitive Corridor.
- There are no historic landmarks, historical sites or within archaeological sites within the project boundary or within 150 feet adjacent to the project boundary.
- There are no natural or man-made water bodies on-site.
- There are no existing wetlands within the project area or within 150 feet adjacent to the project boundary.
- Existing sidewalks within 150 feet of the project boundary are shown hereon.
- There are no existing bikeways within the project area or within 150 feet of the project area.
- All easements within 150 feet of the project boundary are shown hereon.
- Rights-of-way to be dedicated within the project boundary have been shown hereon.
- Existing easements within the project are shown hereon. 25' wide easements along the South boundary line of the project, Lithia Springs Road and along the boundary line of the project, Lithia Pincrest Road, as described in OR Book 10997, Page 0520; OR Book 10807, Page 1432; OR Book 11912, Page 1970; and OR Book 12047, Page 0956, Hillsborough County Public Records.
- Sections 1 and 2, Project driveways are to be private and may be gated. Project roadways may be public or private and if private may be gated.
- No cross-access shall be provided.
- Parking areas within the project shall be determined at time of final design.
- Public utilities per LDC Sections 6.02.17 and Section 6.03.09 shall be provided if deemed necessary by H&M.

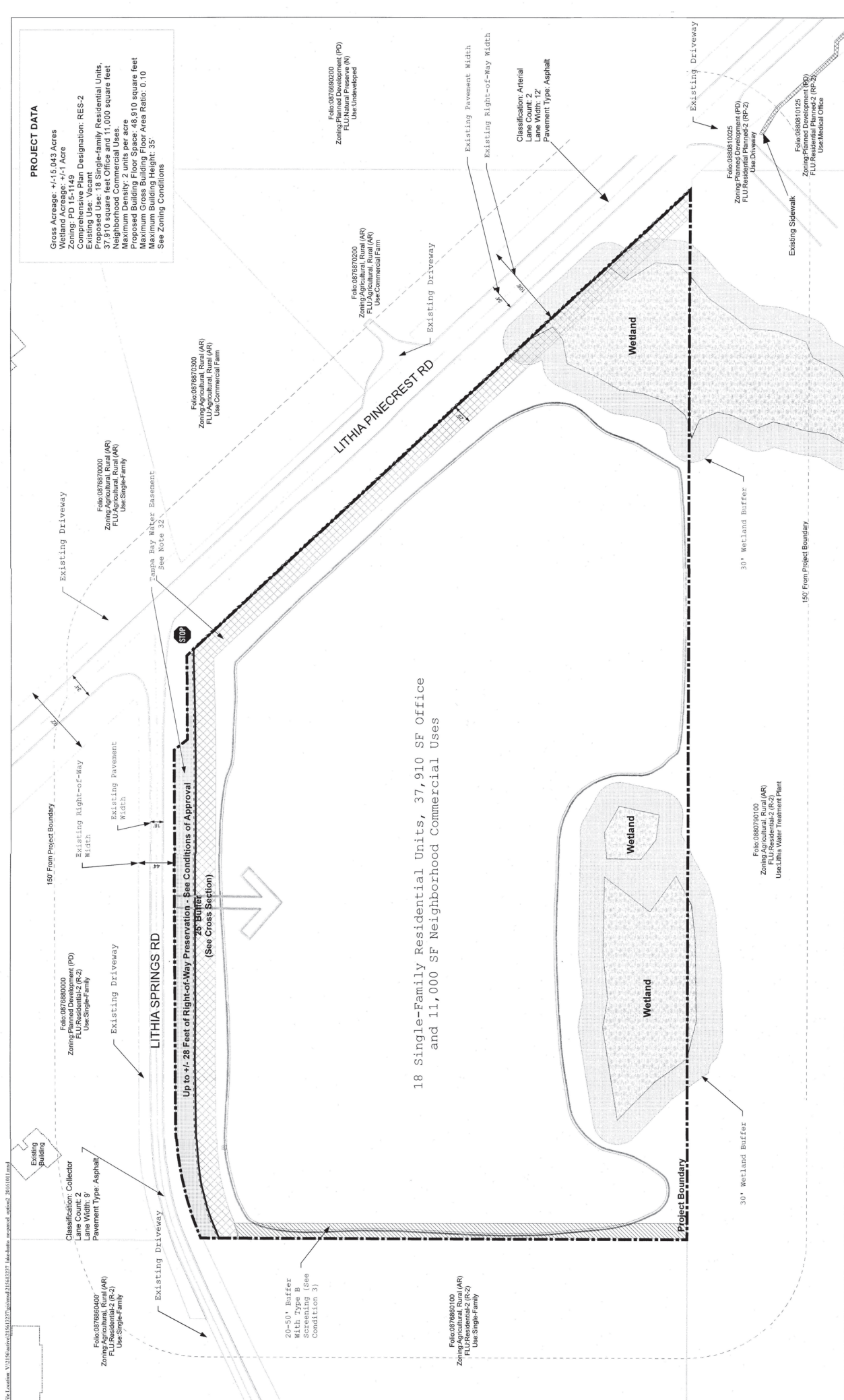
LEGAL DESCRIPTION

DESCRIPTION: A parcel of land lying in the Southeast 1/4 of Section 16, Township 30 South, Range 21 East, Hillsborough County, Florida, being more particularly described as follows:

Commencing at the Southeast corner of the Southeast 1/4 of said Section 16, run thence along the South boundary line of said Southeast 1/4 of Section 16, the following two (2) courses: 1) N.89°53'34"W., 27.20 feet to the POINT OF BEGINNING; 2) continue N.69°53'34"W., 1327.04 feet to the Southeast corner of the Southeast 1/4 of said Section 16; thence along the West boundary line of said Southeast 1/4 of the Southeast 1/4 of Section 16, N.00°11'22"E., 609.28 feet to a point on a curve on the South Maintained right-of-way line of Lithia Pincrest Road, having a radius of 400.00 feet and a central angle of 69°53'34" (chord bearing N.76°47'40"E., 134.96 feet); 2) continue S.19°44'42"E., 48.00 feet to the Southeast corner of said Lithia Springs Road, as recorded in Official Records Book 1378, Page 359, of the Public Records of Hillsborough County, Florida, the following two (2) courses: 1) S.38°45'14"E., 21.05 feet; 2) continue S.38°45'14"E., 21.05 feet to the Southeast corner of the line of Lithia Pincrest Road, per Florida Department of Transportation Map Section No. 10508-2603; thence along said Southwesterly right-of-way line, S.43°04'08"E., 862.39 feet to the POINT OF BEGINNING.

Containing 15.043 acres, more or less.





Stantec

775 HARBOR ISLAND BLVD STE 400 - TAMPA FL 33602

PHONE: 813.223.9500 FAX: 813.223.0009  
 CERTIFICATE OF AUTHORIZATION # 43 - FL LIC. # IC-C000170 - STANTEC.COM

CLIENT: **NNP IV - LAKE HUTTO, LLC**

PROJECT: **LAKE HUTTO NORTHEAST PARCEL**

DOCUMENT TITLE:

SHEET INDEX:

DOCUMENT TITLE:

HEET NUMBER:

**PROJECT DATA**

Gross Acreage: +/-15.043 Acres  
Wetland Acreage: +/-1.1 Acre  
Zoning: PD 15-1149  
Comprehensive Plan Designation: RES-2  
Existing Use: Vacant  
Proposed Use: 30 Single-family Residential  
Maximum Density: 2 units per acre  
Maximum Building Height: 35'  
See Zoning Conditions

Driveway

Folio:0876880000  
Zoning:Planned Development (PD)  
FLU:Residential-2 (R-2)  
Use:Single-Family

Folio: 0876860400  
Zoning: Agricultural, Rural (AR)  
FLU-Residential-2 (R-2)  
Use: Single-Family

LITHIA SPRINGS RD

Up to +/- 28 Feet of Right-of-Way Preservation - See Conditions of Approval

21

Folio:0876870300  
Zoning:Agricultural, Rural (AR)  
FLU:Agricultural, Rural (AR)  
Use:Commercial Farm

LITHIA PINECREST RD

Folio:0876690200  
Zoning:Planned Development (PD)  
FLU:Natural Preserve (N)  
Use:Undeveloped

olio:0876870200  
Agricultural, Rural (AR)  
Agricultural, Rural (AR)  
Commercial Farm

### 30 Single-Family Residential Units

Folio:0876860100  
Zoning:Agricultural, Rural (AR)  
FLU:Residential-2 (R-2)  
Use:Single-Family

isting Pavement Width  
Testing Right-of-Way Width

Classification: Arterial  
Lane Count: 2  
Lane Width: 12'  
Pavement Type: Asphalt

Folio:0880790100  
Zoning:Agricultural, Rural (AR)  
FLU Residential-2 (R-2)  
Use:Lithia Water Treatment Plant

30" Wetland Buffer

50' From Project Boundary

REV. NO.	PER COUNTY COMMENTS	REVISION
1	PER COUNTY COMMENTS	
2	PER COUNTY COMMENTS	

08-16-16	JDM	ACTIVITY	INITIALS/EMP. NO.	DATE
10-11-16	JDM	DRAIN BY:	CAW/104192	05-10-16
		DESIGNED BY:		
		CHECKED BY:	JW/NC	05-12-16
		CONTRACT ADMIN BY:		
DATE	FINISH R/S/COMP NO.	CHECKED R/S/COMP NO.	CONTRACT ADMIN BY:	

CLIENT: NNP IV - LAKE HUTTO, LLC

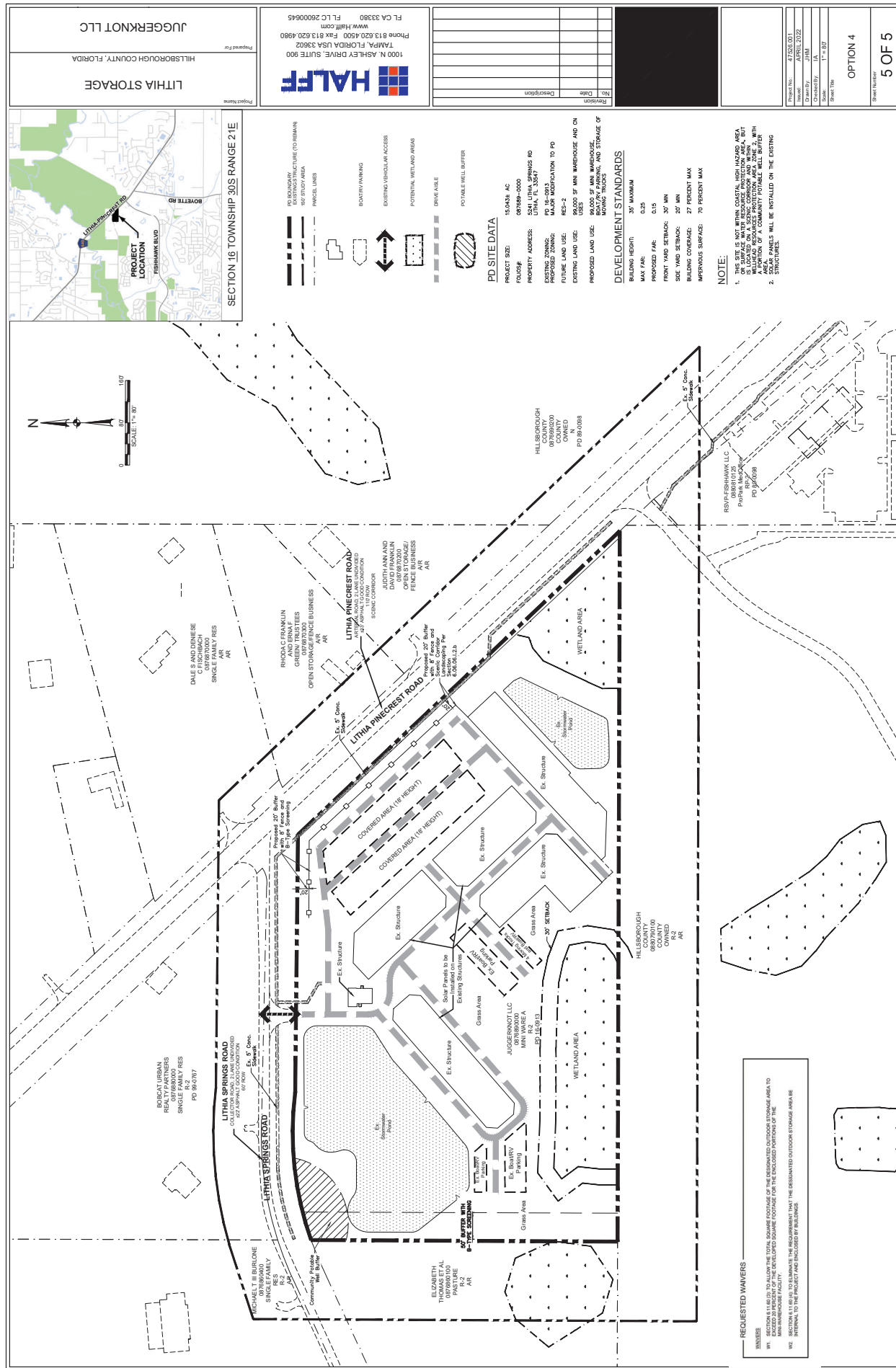
PROJECT: LAKE HUTTO NORTHEAST PARCELS

DATE: 10-11-2016	DOCUMENT TITLE: <b>OPTION 3</b>
HORIZONTAL SCALE: 1" = 50'	SHEET INDEX: <b>215613237-SP-03</b>
PROJECT NUMBER: 215613237	

SHEET NUMBER  
4 OF 5

**Stantec**  
777 S. HARBOUR ISLAND BLVD., STE 600 - TAMPA, FL  
PHONE: 813.223.9500 FAX: 813.223.0009

CERTIFICATE OF AUTHORIZATION # 43 - FL LIC. # LC-C000170 - STANTEC.COM





# **AGENCY COMMENTS**

## AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 8/04/2022

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: BYT/ Central

PETITION NO: MM 22-0863

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

### **CONDITIONS OF APPROVAL**

#### **Revised Conditions:**

~~12. As Lithia Springs Rd. may be a substandard roadway, the Developer will be required to work with Hillsborough County Public Works to determine the improvements that may be required prior to or concurrent with plat/site/construction plan approval.~~

~~14. Unless otherwise approved by Hillsborough County, the Developer shall construct five (5) foot wide sidewalks within the right of way along all roadways adjacent to the property boundaries.~~

[Roadway improvements and sidewalk have been constructed.]

#### **New Conditions:**

- If MM 22-0863 is approved, the County Engineer will approve a Section 6.04.02. Administrative Variance (dated August 1, 2022) which was found approvable by the County Engineer (on August 4, 2022). Approval of this Administrative Variance will waive the Lithia Springs Rd. substandard road improvements required by Section 6.04.03.L. of the LDC.

### **PROJECT SUMMARY AND ANALYSIS**

The applicant is seeking to modify the existing Planned Development PD 16-0913 to add a fourth development option to allow for 41,500 gross floor area of recreational vehicle and boat storage.

The existing PD zoning permits development of three development options consisting of the following:

- Option 1: 99,000 sf of mini-warehouse uses and 11,000 sf of selected neighborhood commercial uses;
- Option 2: 18 single-family dwelling units, 37,910 sf of general office uses and 11,000 sf of selected neighborhood commercial uses; and,
- Option 3: 30 single-family dwelling units.

In 2020, the developer received site construction plan approval (PI# 3906) and constructed the mini-warehouse uses in Option 1 but did not construct the 11,000 s.f. of selected neighborhood commercial uses.

As provided for in the Development Review Procedures Manual (DRPM), the proposed development does not trigger the threshold whereby a transportation analysis is required to process this rezoning. Staff has

prepared a comparison of the potential trips generated by development permitted, based upon the Institute of Transportation Engineer's Trip Generation Manual, 10th Edition, utilizing a generalized worst-case scenario.

Existing Zoning (Development Option 1):

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD 16-0913: 6,000 sf Copy, Print, and Express Ship Store (ITE 920)	450*	17	45
PD 16-0913: 5,000 sf Small Office Building (ITE 712)	81	10	12
PD 16-0913: 99,000 sf Mini-warehouse (ITE 151)	149	10	17
Total Trips	680	37	74

Note: \* Estimated. ITE does not provide 24 Hour trip generation for the proposed use.

Proposed Zoning (Development Option 4):

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 41,500 sf RV/Boat Storage (ITE 151)	63	4	7
PD: 99,000 sf Mini-warehouse (ITE 151)	149	10	17
Total Trips	212	14	24

Trip Generation Difference:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference (+/-)</b>	<b>-468</b>	<b>-23</b>	<b>-50</b>

The proposed change will result in a decrease in the maximum trip generation potential of the subject property (-468 daily trips, -23 AM peak trips, and -50 PM peak trips).

## **TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

The project is located at the southwest intersection of Lithia Pinecrest Rd. and Lithia Springs Rd.

### Lithia Pinecrest Rd.

Lithia Pinecrest Rd. (between Bloomingdale Ave. and Boyette Rd.) is a 2-lane, undivided, arterial roadway characterized by +/- 12-foot travel lanes in good condition. There are +/- 5-foot wide bicycle facilities (on paved shoulders) along both sides of Lithia Pinecrest Rd. in the vicinity of the proposed project. There is a +/- 5-foot wide sidewalk along the west side of Lithia Pinecrest Rd. Along the project's frontage, Lithia Pinecrest Rd. lies within a variable width right-of-way measuring between +/- 110 feet and +/- 125 feet in width. Along the project's frontage Lithia Pinecrest Rd. is shown on the Hillsborough County Corridor Preservation Plan as a future 4-lane roadway. There is sufficient existing right-of-way along the project's frontage to accommodate future improvements to Lithia Pinecrest Rd.

### Lithia Springs Rd.

Lithia Springs Rd. is a 2-lane, undivided, substandard collector roadway characterized by +/- 22 feet of pavement in good condition. Along the proposed project's frontage, Lithia Springs Rd. lies within a variable width right-of-way measuring between +/- 40 and +/- 70 feet in width. The majority of the right-of-way appears to be between +/- 40 feet and +/- 50 feet in width. There is a 5-foot sidewalk along the project frontage on the south side of Lithia Springs Rd. At the time of approval of PD 16-0913, the developer set aside a right of way preservation area of up to 28 feet along the entire parcel's Lithia Springs Rd. frontage.

Pursuant to the Hillsborough County Transportation Technical Manual, a rural collector roadway shall meet the typical section TS-7 standard. TS-7 standard includes 12-foot-wide lanes, 8-foot shoulders with

5 foot paved, and 5-foot wide sidewalks on both sides and swales within a minimum of 96 feet of right-of-way.

The applicant has submitted a Sec. 6.04.02 administrative variance request to waive the substandard roadway improvements. The details of the request are discussed below in the section titled *Administrative Variance Request*.

#### **SITE ACCESS AND CONNECTIVITY**

PD 16-0913 was approved with a single access connection to Lithia Springs Rd. At the time of construction of the existing self-storage phase of the PD, the developer improved the substandard roadway section along the frontage on Lithia Springs Road to a hybrid urban/rural design as a result of an encroaching Tampa Bay Water easement constraining the ability to construct said roadway improvements to the typical standard. The applicant is not proposing to change the existing site access connection.

#### **ADMINISTRATIVE VARIANCE REQUEST: LITHIA SPRINGS RD**

The applicant's EOR submitted a Section 6.04.02.B. Administrative Variance request (dated August 1, 2022) for relief from the Section 6.04.03.L requirement to improve Lithia Springs Rd., between Lithia Pinecrest Rd. and the project access, to current County standards for a Type TS-7 Typical Section as found within the Hillsborough County Transportation Technical Manual (TTM). On August 4, 2022, the County Engineer found the variance approvable

If the rezoning is approved, the County Engineer will approve the Administrative Variance.

#### **ROADWAY LEVEL OF SERVICE**

Lithia Springs Road is not included in the Hillsborough County Level of Service Report.

Generalized Level of Service				
ROADWAY	FROM	To	LOS	
			STANDARD	PK HR
Lithia Pinecrest Rd.	Bloomingdale Rd.	Boyette Rd.	D	F

Source: 2020 Hillsborough County Level of Service (LOS) Report



# Additional / Revised Information Sheet

## Office Use Only

Application Number:

Received Date:

Received By:

The following form is required when submitted changes for any application that was previously submitted. A cover letter must be submitted providing a summary of the changes and/or additional information provided. If there is a change in project size the cover letter must list any new folio number(s) added. Additionally, **the second page of this form must be included indicating the additional/revised documents being submitted with this form.**

Application Number: MM22-0863 Applicant's Name: Isabelle Albert

Reviewing Planner's Name: Richard Perez / Israel Monsanto Date: 08/03/2022

Application Type:

- ☐ Planned Development (PD) ☐ Minor Modification/Personal Appearance (PRS) ☐ Standard Rezoning (RZ)
- ☐ Variance (VAR) ☐ Development of Regional Impact (DRI) ☒ Major Modification (MM)
- ☐ Special Use (SU) ☐ Conditional Use (CU) ☐ Other \_\_\_\_\_

Current Hearing Date (if applicable): 08/15/2022

## Important Project Size Change Information

Changes to project size may result in a new hearing date as all reviews will be subject to the established cut-off dates.

Will this revision add land to the project? ☐ Yes ☒ No

If "Yes" is checked on the above please ensure you include all items marked with \* on the last page.

Will this revision remove land from the project? ☐ Yes ☐ No

If "Yes" is checked on the above please ensure you include all items marked with \* on the last page.

**Email this form along with all submittal items indicated on the next page in pdf form to:**

**[ZoningIntake-DSD@hcflgov.net](mailto:ZoningIntake-DSD@hcflgov.net)**

Files must be in pdf format and minimum resolution of 300 dpi. Each item should be submitted as a separate file titled according to its contents. All items should be submitted in one email with application number (including prefix) included on the subject line. Maximum attachment(s) size is 15 MB.

For additional help and submittal questions, please call (813) 277-1633 or email [ZoningIntake-DSD@hcflgov.net](mailto:ZoningIntake-DSD@hcflgov.net).

***I certify that changes described above are the only changes that have been made to the submission. Any further changes will require an additional submission and certification.***

**Isabelle Albert** Digitally signed by Isabelle Albert  
Date: 2022.08.03 12:10:23 -04'00'

Signature

Date



**Hillsborough  
County Florida**  
Development Services

## Identification of Sensitive/Protected Information and Acknowledgement of Public Records

Pursuant to [Chapter 119 Florida Statutes](#), all information submitted to Development Services is considered public record and open to inspection by the public. Certain information may be considered sensitive or protected information which may be excluded from this provision. Sensitive/protected information may include, but is not limited to, documents such as medical records, income tax returns, death certificates, bank statements, and documents containing social security numbers.

While all efforts will be taken to ensure the security of protected information, certain specified information, such as addresses of exempt parcels, may need to be disclosed as part of the public hearing process for select applications. If your application requires a public hearing and contains sensitive/protected information, please contact [Hillsborough County Development Services](#) to determine what information will need to be disclosed as part of the public hearing process.

Additionally, parcels exempt under [Florida Statutes §119.071\(4\)](#) will need to contact [Hillsborough County Development Services](#) to obtain a release of exempt parcel information.

**Are you seeking an exemption from public disclosure of selected information submitted with your application pursuant to Chapter 119 FS?** ☐ Yes ☒ No

I hereby confirm that the material submitted with application \_\_\_\_\_

☐ Includes sensitive and/or protected information.

Type of information included and location \_\_\_\_\_

☒ Does not include sensitive and/or protected information.

**Please note:** Sensitive/protected information will not be accepted/requested unless it is required for the processing of the application.

If an exemption is being sought, the request will be reviewed to determine if the applicant can be processed with the data being held from public view. Also, by signing this form I acknowledge that any and all information in the submittal will become public information if not required by law to be protected.

Signature: Isabelle Albert Digitally signed by Isabelle Albert  
Date: 2022.08.03 12:09:57 -04'00'

(Must be signed by applicant or authorized representative)

Intake Staff Signature: \_\_\_\_\_ Date: \_\_\_\_\_



# Additional / Revised Information Sheet

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

Included	Submittal Item
1 <input type="checkbox"/>	<b>Cover Letter**</b> If adding or removing land from the project site, the final list of folios must be included
2 <input type="checkbox"/>	<b>Revised Application Form**</b>
3 <input type="checkbox"/>	<b>Copy of Current Deed*</b> Must be provided for any new folio(s) being added
4 <input type="checkbox"/>	<b>Affidavit to Authorize Agent*</b> (If Applicable) Must be provided for any new folio(s) being added
5 <input type="checkbox"/>	<b>Sunbiz Form*</b> (If Applicable) Must be provided for any new folio(s) being added
6 <input type="checkbox"/>	<b>Property Information Sheet**</b>
7 <input type="checkbox"/>	<b>Legal Description of the Subject Site**</b>
8 <input type="checkbox"/>	<b>Close Proximity Property Owners List**</b>
9 <input type="checkbox"/>	<b>Site Plan**</b> All changes on the site plan must be listed in detail in the Cover Letter.
10 <input type="checkbox"/>	<b>Survey</b>
11 <input type="checkbox"/>	<b>Wet Zone Survey</b>
12 <input type="checkbox"/>	<b>General Development Plan</b>
13 <input type="checkbox"/>	<b>Project Description/Written Statement</b>
14 <input type="checkbox"/>	<b>Design Exception and Administrative Variance requests/approvals</b>
15 <input type="checkbox"/>	<b>Variance Criteria Response</b>
16 <input type="checkbox"/>	<b>Copy of Code Enforcement or Building Violation</b>
17 <input type="checkbox"/>	<b>Transportation Analysis</b>
18 <input type="checkbox"/>	<b>Sign-off form</b>
19 <input checked="" type="checkbox"/>	<b>Other Documents</b> (please describe): <div><div>Revised Administrative Variance for Lithia Springs</div></div>

\*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.



August 1, 2022

Mr. Michael J. Williams, P.E.  
County Engineer  
Development Services Department  
Hillsborough County  
601 E Kennedy Boulevard  
Tampa, FL 33602

Sent via: [WilliamsM@HillsboroughCounty.ORG](mailto:WilliamsM@HillsboroughCounty.ORG)

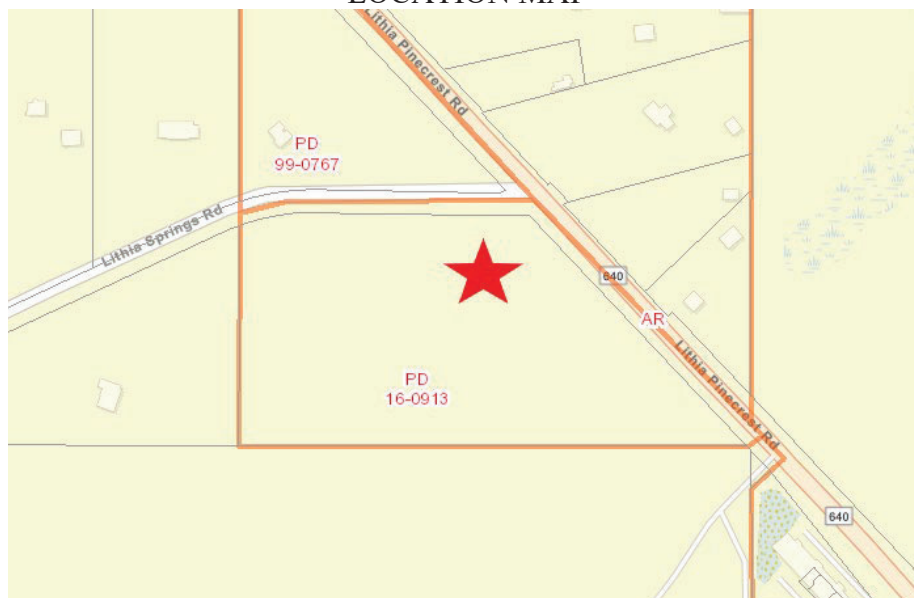
**RE: MM 22-0863, Administrative Variance to Section 6.04.03.L, Existing Facilities for Lithia Springs Road, MM 22-0863, folio 87689-0000**

Dear Mr. Williams:

This letter documents a request for Section 6.04.02.B Administrative Variance to Hillsborough County Land Development Code (LDC) Section 6.04.03.L (Existing Facilities) in association with expansion of existing boat and RV parking area associated with a mini-warehouse (MM 22-0863) (ATTACHMENT 1).

The subject site is located at the southwest corner of Lithia Pinecrest Road and Lithia Springs Road with tax folio 87689.0000, in Lithia Florida, as shown below on the Location Map. The project is zoned Planned Development (PRS 16-0913) and approved for 3 development options as listed in the attached conditions of approval and described on the next page.

LOCATION MAP





Mr. Michael J. Williamson  
Hillsborough County Development Review Division  
August 1<sup>st</sup>, 2022  
Page 2

### **DEVELOPMENT OPTIONS PER APPROVED PLANNED DEVELOPMENT:**

The PD is approved for 3 options, one of which is to allow 99,000 SF of Self-storage mini-warehouse and a maximum 11,000 SF of limited neighborhood commercial uses. Other approved options are for all single-family residential development, or a mix of townhomes with business professional office (BPO) uses and limited neighborhood uses (CN) uses.

### **MAJOR MODIFICATION REQUEST:**

The request is to allow a fourth option for the expansion of the boat/RV parking area to 50 percent and permit the storage of moving trucks in the area shown below

AREA OF MAJOR MODIFICATION



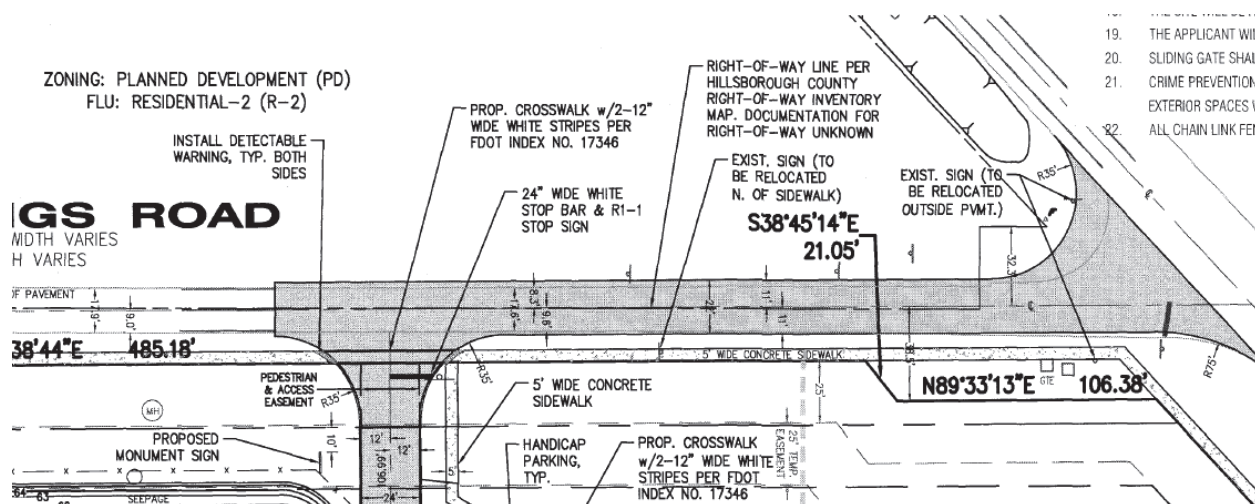
### **APPROVED DESIGN EXCEPTION FOR LITHIA SPRINGS ROAD**

Approximately 2 years ago, the site was developed and obtained Certificate of Occupancy. The request today is to keep Lithia Springs Road in the current configuration as shown on the next page which is excerpt from the approved constructions plans for A-A-A Storage FishHawk (PI#:3906) (ATTACHMENT 2).



Mr. Michael J. Williamson  
Hillsborough County Development Review Division  
August 1<sup>st</sup>, 2022  
Page 3

## EXCERPT FROM APPROVED CONSTRUCTION PLANS PI: 3906



## PREVIOUS IMPROVEMENTS;

Per the 2016 re-zoning, the previous improvements were mandated as found in PD 16-0913 (ATTACHMENT 3):

For development occurring under Options 1, 2 or 3, the developer shall construct a westbound to southbound left turn lane on Lithia Springs Rd. into the project entrance, if warranted;

For development occurring under Options 1 or 2, the developer shall construct a northbound left turn lane on Lithia Pinecrest Rd. onto Lithia Springs Rd., if warranted; and,

For development occurring under Option 2, the developer shall construct a southbound to westbound right turn lane on Lithia Pinecrest Rd. onto Lithia Springs Rd., if warranted.

Lithia Springs Road is a two lane rural roadway. Based on the Transportation Technical Manual the minimum right of way for this type of facility (Type TS-7) is 96 feet. The developer shall preserve up to 28 feet of right-of-way along the entirety of the project's Lithia Springs Rd. frontage, such that a minimum of 48 feet of right-of-way is preserved south of the existing right-of-way

Final Construction Plan approval as to the above was completed in 2019 (ATTACHMENT 2).

## EXISTING AND PROPOSED IMPROVEMENTS

Lithia Springs Road is a two lane rural roadway. Based on the Transportation Technical Manual this type of facility is considered Type TS-7 (ATTACHMENT 4) and shown below as Hillsborough County TS-7. Lithia Springs Road was constructed approximately 2 years ago with approved construction plans.

HALFF ASSOCIATES, INC.

1000 N. ASHLEY DRIVE, SUITE 900  
TAMPA, FL 33602

TEL (813) 620-4500  
FAX (813) 221-4980

WWW.HALFF.COM

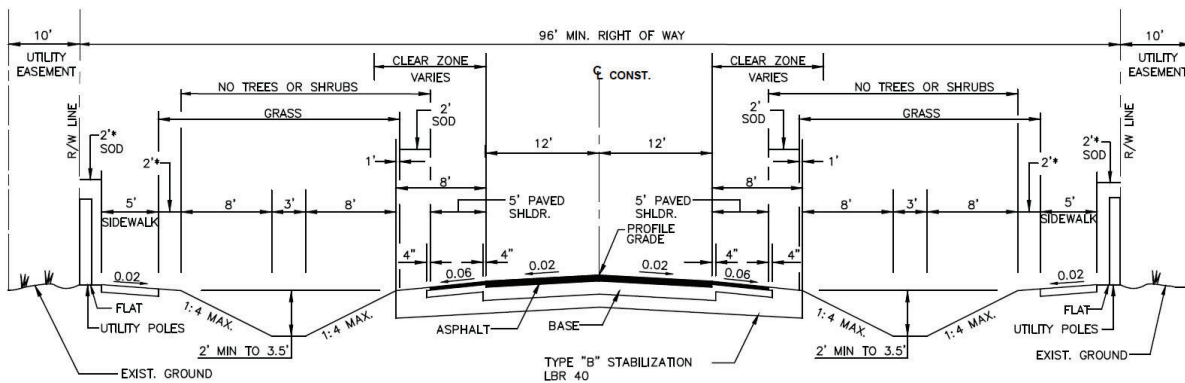


Mr. Michael J. Williamson  
Hillsborough County Development Review Division  
August 1<sup>st</sup>, 2022  
Page 4

During the construction review, the engineer at the time obtain Design Exception approval for the subject roadway (ATTACHMENT 5), which the current applicant wishes to maintain.

It appears that the existing ROW is +/- 60' wide where 96-feet is required, 11 foot wide roads where 12 feet is required, and sidewalks are located on the south side only where they are required on both sides as shown below Existing Road Improvements.

### HILLSBOROUGH COUNTY TS-7



### EXISTING ROAD IMPROVEMENTS





## **JUSTIFICATION FOR THE REQUEST**

### **RESPONSES TO LDC 6.04.02B(3)**

**(a)** there is an unreasonable burden on the applicant:

In the case at hand, the Applicant is adding a fourth development option to the Planned Development; however, this option is the least intense of the four, and creates a significant decrease in daily trips from the 11,000 square feet of commercial uses presently entitled.

An associated PRS filed in 2021 with essentially the same request, though procedurally different, required no consideration of Lithia Springs as a substandard road, and previous off sites by the applicant had been completed.

**(b)** the variance would not be detrimental to the public health, safety, and welfare;

The variance will not be detrimental to the public in any way. The existing configuration of Lithia Springs Road was reviewed for a design exception and approved by the Hillsborough County Engineer as an improvement from then existing conditions in terms of safety on Lithia Springs Road (ATTACHMENT 4).

**(c)** without the variance, reasonable access cannot be provided. In the evaluation of the variance request, the issuing authority shall give valid consideration to the land use plans, policies, and local traffic circulation/operation of the site and adjacent areas.

To be clear, access is already provided, and the design and flow of such is appropriate and functional. NO changes to the existing ingress/egress are proposed. The purpose of this variance is to certify that the contemplated changes to the zoning plan do not necessitate any off site improvements.



Mr. Michael J. Williamson  
Hillsborough County Development Review Division  
August 1<sup>st</sup>, 2022  
Page 6

Thank you.

Sincerely,

*Isabelle Albert*

Isabelle Albert, AICP

---

Based on the information provided by the applicant, this request is:

\_\_\_\_\_ Approved with Conditions

\_\_\_\_\_ Approved

\_\_\_\_\_ Disapproved

---

Michael J. Williams, P.E.  
Hillsborough County Engineer on \_\_\_\_\_  
Notice: Consistent with Section 6.04.02B.8. of the LDC, the results of this variance application may be appealed, as further described in Section 10.05.01. of the LDC, to the Land Use Hearing Officer within 30 calendar days of the date of the above action.

**Prepared For:**

NMP IV - LAKE HUTTO, LLC  
777 S. Harbour Island Blvd., Ste. 320  
Tampa, FL 33602

Phone: (813) 620-3555  
Fax: (813) 627-0066

**Legal Counsel:**

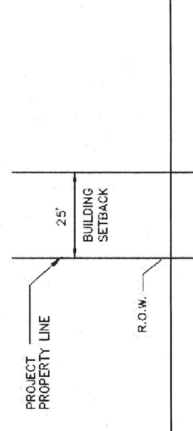
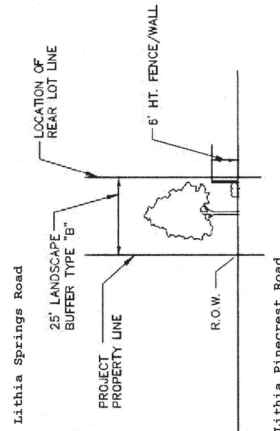
Buchanan Ingersoll & Rooney PC  
401 E. Jackson St., Ste. 2400  
Tampa, FL 33602

Phone: (813) 222-3335  
Fax: (813) 229-8313

**Prepared By:**

Stantec  
777 S. Harbour Island Blvd., Ste 600  
Tampa, FL 33602

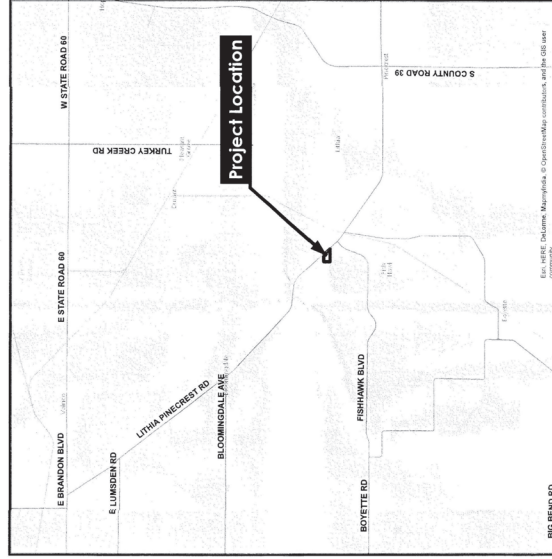
Phone: (813) 223-9500  
Fax: (813) 223-0009

**Cross Section**

DATE: 10/11/2016  
PROJECT NUMBER: 215613237

**Planned Development Rezoning****General Site Plan****Lithia Storage****Folio 087689.0000**

**SECTION 16, TOWNSHIP 30 SOUTH, RANGE 21 EAST  
HILLSBOROUGH COUNTY, FLORIDA**

**VICINITY MAP**

777 S. HARBOUR ISLAND BLVD., STE 600 - TAMPA, FL 33602

PHONE: 813.223.9500 FAX: 813.223.0009  
CERTIFICATE OF AUTHORIZATION #43 - FL LIC. # LC-C000170 - STANTEC.COM

**NOTES**

- Comprehensive Plan Description: Residential-2.
- Existing Zoning: PD-15-14.
- Total Acres: +/-15.043 Ac.
- Potable Water by Hillsborough County.
- Construction Plans to be submitted to and approved by the Hillsborough County Engineering Department.
- Collector roadways shall be dedicated to Hillsborough County.
- The entire project lies within Flood Zone X per F.E.M.A. FIRM Community Panel No. 12057C 0530H, effective August 28, 2008.
- Driveway (roadway) radii at all project access points to be a minimum of 20 feet.
- Approved SWPM wetland and other surface water formal determination Petition No 42026991.
- Wetland lines shown here are subject to review and determination by Environmental Protection Commission.
- Critical distribution and telephone service lines shall be shown and protected by underground utilities and wherever possible in other areas.
- Entry monuments are allowed within individual communities and buffer areas. The entry monuments will be in compliance with Hillsborough County regulations.
- Other than the project, the determination which residential design standard to apply to residential tract volumes is specified in residential table/zoning conditions. The developer may use more than one residential design standard within a single residential tract.
- Access to the project shall be provided internally and externally where required by the Land Development Code and specified in zoning conditions.
- This project shall be designed to meet existing federal, state and local requirements for flood protection and other amenities to provide handicap accessibility on site.
- The project site is located within the Boyette Planning Area (future).
- The project is not located within an overlay district.
- The project is not located within a historic district.
- The project is located within a Wellhead Protection Area.
- The project is located within a Wellhead Protection Area.
- The project is located within a Surface Water Resource Protection Area not within a Potable Water Wellhead Protection Area.
- The project is not located adjacent to a Sensitive Corridor.
- There are no historic landmarks, historical sites or within archaeological sites within the project boundary or within 150 feet adjacent to the project boundary.
- There are no natural or man-made water bodies on-site.
- There are no existing wetlands within the project area or within 150 feet adjacent to the project boundary.
- Existing sidewalks within 150 feet of the project boundary are shown hereon.
- There are no existing bikeways within the project area or within 150 feet of the project area.
- All easements within 150 feet of the project boundary are shown hereon.
- Rights-of-way to be dedicated within the project boundary have been shown hereon.
- Existing easements within the project are shown hereon. 25' wide easements along the South boundary line of the project, Lithia Springs Road and along the boundary line of the project, Lithia Pinecrest Road, as described in OR Book 10997, Page 0520; OR Book 10807, Page 1432; OR Book 11912, Page 1970; and OR Book 12047, Page 0956, Hillsborough County Public Records.
- Sections 1 and 2, project driveways are to be private and may be gated. Project roadways may be public or private and if private may be gated.
- No cross-access shall be provided.
- Parking areas within the project shall be determined at time of final design.
- Public utilities per LDC Sections 6.02.17 and Section 6.03.09 shall be provided if deemed necessary by H&M.

**LEGAL DESCRIPTION**

DESCRIPTION: A parcel of land lying in the Southeast 1/4 of Section 16, Township 30 South, Range 21 East, Hillsborough County, Florida, being more particularly described as follows:

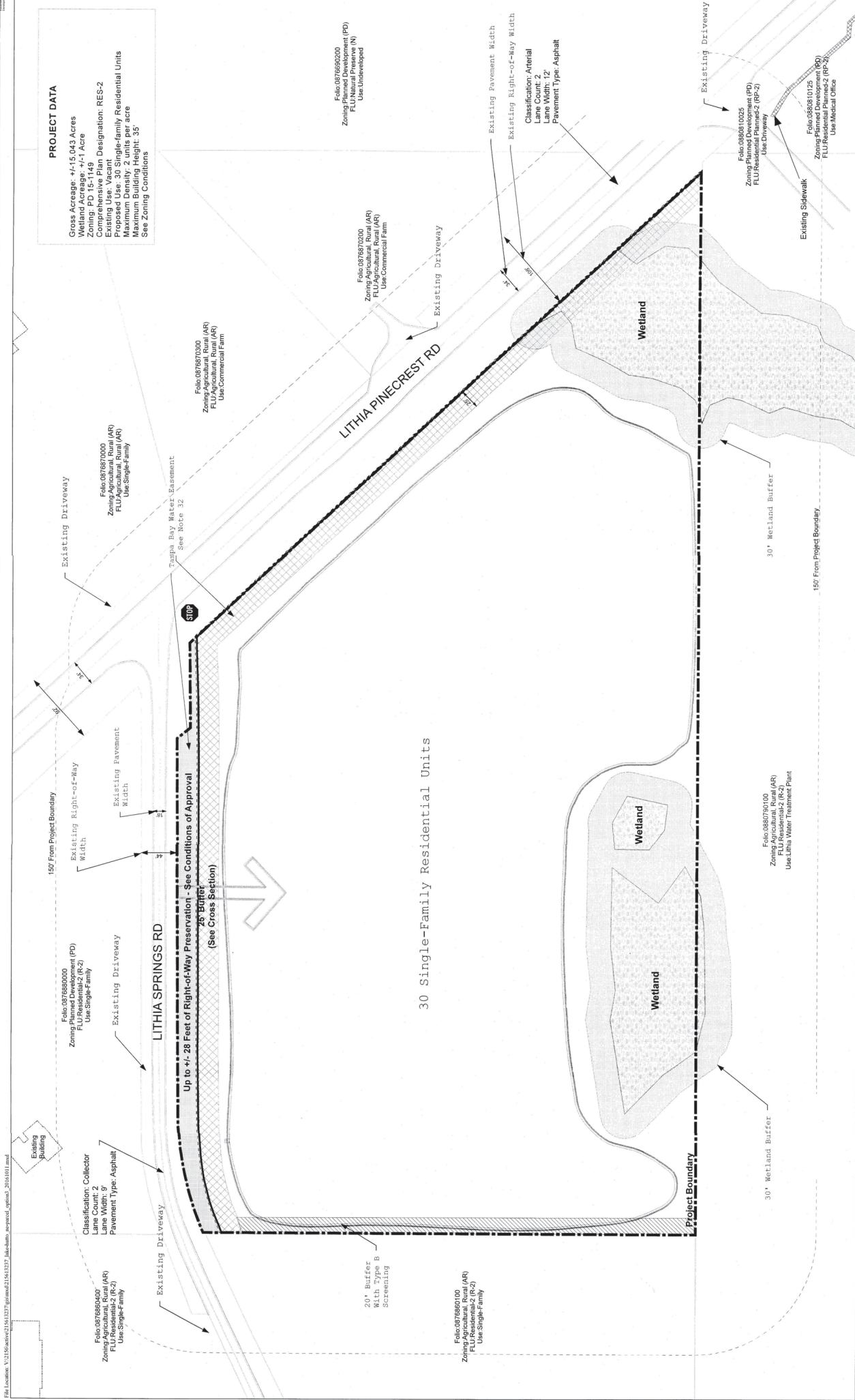
Commencing at the Southeast corner of the Southeast 1/4 of said Section 16, run thence along the South boundary line of said Southeast 1/4 of Section 16, the following two (2) courses: 1) N.89°53'34"W., 27.20 feet to the POINT OF BEGINNING; 2) continue N.69°53'34"W., 1327.04 feet to the Southeast corner of the Southeast 1/4 of said Section 16; thence along the West boundary line of said Southeast 1/4 of the Southeast 1/4 of Section 16, N.00°11'22"E., 609.28 feet to a point on a curve on the South Maintained right-of-way line of Lithia Pinecrest Road, the curve having a radius of 400.00 feet and a central angle of 69°39'44"E., 48.96 feet to the POINT OF BEGINNING; the following two (2) courses: 1) Easterly, 135.61 feet along the arc of said Lithia Springs Road, as recorded in Official Records Book 1378, Page 359, of the Public Records of Hillsborough County, Florida, the following two (2) courses: 1) S.38°45'14"E., 21.05 feet, 2) E.89°53'34"W., 1327.04 feet to the Southeast corner of the line of Lithia Pinecrest Road, per Florida Department of Transportation Map Section No. 10508-2603; thence along said Southwesterly right-of-way line, S.43°04'08"E., 862.39 feet to the POINT OF BEGINNING.

Containing 15.043 acres, more or less.





777 S. HARBOUR ISLAND BLVD., STE 600 - TAMPA, FL 33602  
PHONE: 813.223.9500 FAX: 813.223.0009

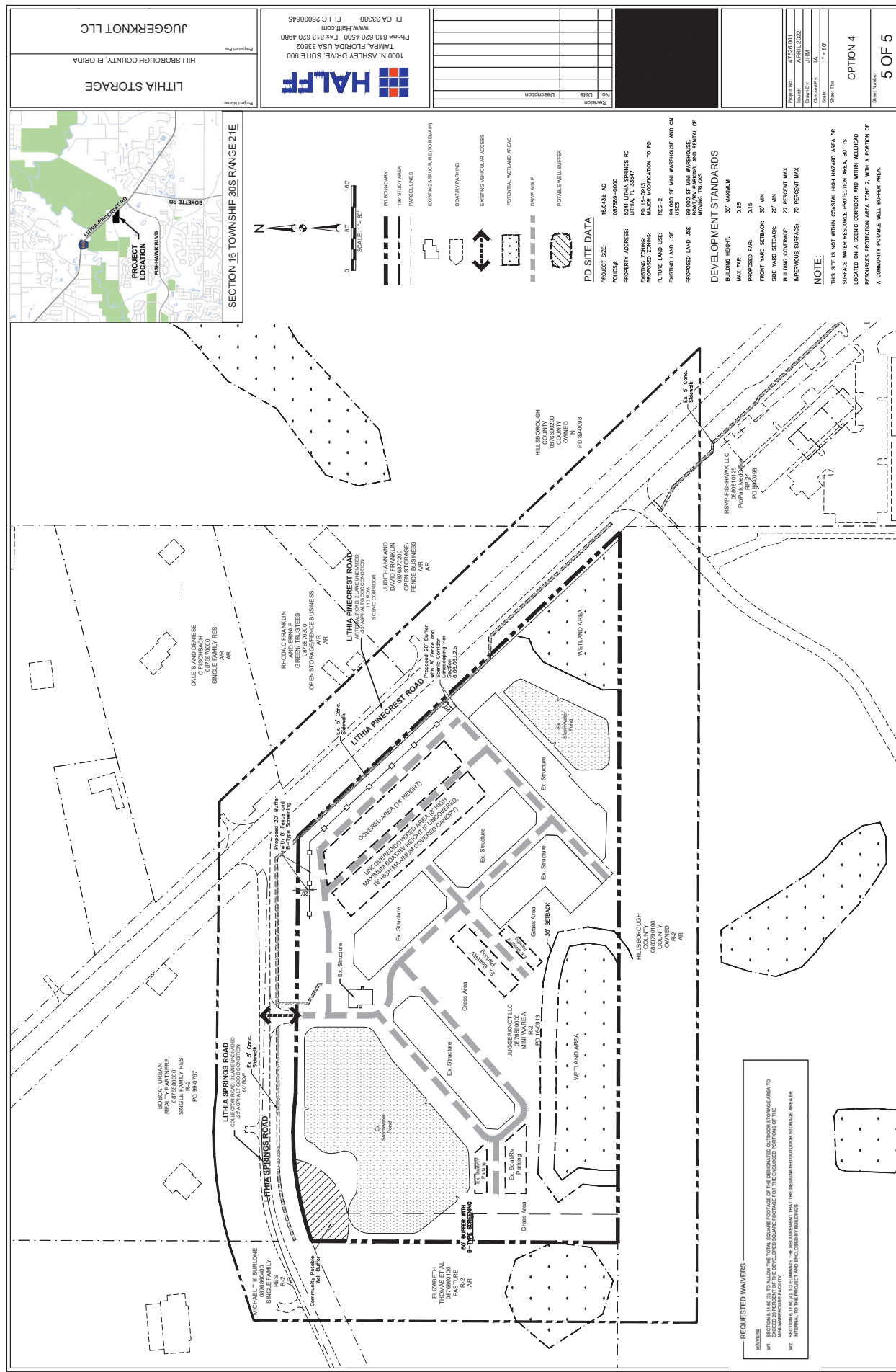


REF. NO.	REVISION	DATE	DRAWN BY	CHECKED BY	CONTRACT ADMIN BY	DATE	PER COUNTY COMMENTS
1		08-16-16	JJM				
2		10-11-16	JJM				

DATE: 10-11-2016	DOCUMENT TITLE: OPTION 3
HORIZONTAL SCALE: 1" = 50'	
PROJECT NUMBER: 215613237	SHEET INDEX: 215613237-SF-03
	SHEET NUMBER: 4 OF 5

777 S. HARRIS BLVD. STE. 400, R. 3602  
PHOENIX, AZ 85029-0001 FAX 602.224.0009

CERTIFICATE OF AUTHORIZATION # 4-5-FLIC # LC-0000170 - STANTEC.COM



ATTACHMENT 2

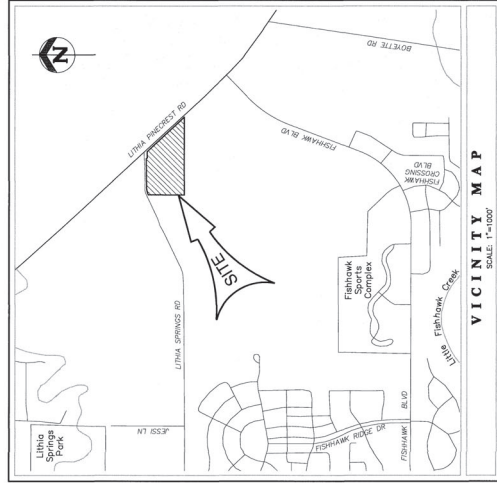
# FINAL SITE PLAN FOR A-A-A STORAGE FISHHAWK

SECTION 16, TOWNSHIP 30 SOUTH, RANGE 21 EAST  
HILLSBOROUGH COUNTY, FLORIDA

OWNER/DEVELOPER:  
JM ASSETS, LP  
4283 SPINNAKER COVE  
AUSTIN, TX 78731  
PHONE (512) 857-5789  
CONTACT: JOHN MUHICH

ENGINEER:  
BOOTH, ERN, STRAUGHAN & HIOTT, INC.  
902 NORTH SINCLAIR AVENUE  
TAVARES, FLORIDA 32778  
PHONE (352) 343-8481  
CONTACT: CHARLES C. HIOTT, P.E.

SURVEYOR:  
GEORINT SURVEYING, INC.  
1403 E. 5TH AVENUE  
TAMPA, FLORIDA 33605  
PHONE (813) 248-8888  
CONTACT: JOHN D. WEIGLE, FSM

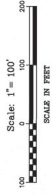


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| 3.              | AERIAL PHOTOGRAPH                    |
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| 5.              | SITE PLAN/SIGNAGE & MARKING PLAN     |
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**BESTHO**  
BOOTH, ERN, STRAUGHAN & HIOTT, INC.  
ENGINEERS & SURVEYORS • LAND PLANNERS  
1403 E. 5TH AVENUE  
TAMPA, FL 33605  
Office: 813-248-8888  
Fax: 813-248-8889  
Certificate of Authorization Number: 27039  
Good. Better. Best.



DATE	08/09/22
REVISION	
1	
2	
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A-A STORAGE  
AERIAL  
FISHHAWK  
PHOTOGRAPH

**BESHIC**  
BESHIC STRAUB AND HOOT  
ENGINEERS • SURVEYORS • LAND PLANNERS  
1800 N. TRINITY AVENUE  
TAMPA, FLORIDA 33607  
PHONE: 813.282.2800  
FAX: 813.282.2800  
CREDENTIAL OF AUTHORIZATION NUMBER: 27029  
Class: Engineer - RES/VI

DATE: 08/09/22  
DESIGNED BY: RLG  
DRAWN BY: RLG  
CHECKED BY: CCH  
JOB NO.: 18110.0000  
FILE NAME: STORAGE FORMS  
Sheet 3







## Development Services

November 4, 2016

**Board of County  
Commissioners**

Kevin Beckner  
Victor D. Crist  
Ken Hagan  
Al Higginbotham  
Lesley "Les" Miller, Jr.  
Sandra L. Murman  
Stacy R. White

**County Administrator**

Michael S. Merrill

**County Administrator  
Executive Team**

Lucia E. Garsys  
Carl S. Harness  
Gregory S. Horwedel  
Ramin Kouzehkanani  
Liana Lopez  
Bonnie M. Wise

**County Internal Auditor**

Peggy Caskey

**County Attorney**

Chip Fletcher

**Development Services**

PO Box 1110  
Tampa, FL 33601-1110

**Reference: RZ-PD 16-0913 BYT  
NNP IV – Lake Hutto, LLC**

Jennifer Willman  
Stantec Consulting Services, Inc.  
2205 N. 20<sup>th</sup> St.  
Tampa, FL 33605

Dear Applicant:

At the regularly scheduled public meeting on November 3, 2016, the Board of County Commissioners approved your request for rezoning the tract of land described in your application from PD (Planned Development (15-1149)) to PD (Planned Development) with the attached conditions.

Please keep this letter for your records. If we may be of service to you in the future, feel free to contact me at 272-5920.

Sincerely,

Joseph Moreda, AICP,  
Zoning Administrator

JM/ml  
Attachment

FINAL CONDITIONS  
OF APPROVAL

PETITION NUMBER: RZ-PD 16-0913 BYT  
MEETING DATE: November 3, 2016  
DATE TYPED: November 4, 2016

Approval of the request, subject to the conditions listed below, is based on the general site plan submitted August 23, 2016.

1. The project shall be developed as one of the three (3) development scenarios:

1.1 Option 1:

- A maximum of 99,000 SF Self-Storage Mini-Warehouse including accessory RV/Boat Storage; an accessory Office and Manager Residence; and
- A maximum of 11,000 Square Feet of Business Professional Office and Neighborhood Commercial uses permitted as follows:

Antiques shop (indoor sales)  
Apparel and shoe store  
Art gallery  
Art supply store  
Beauty/barber shop  
Bicycle sales  
Bicycle repair  
Business Services  
Book/stationary store  
Camera/photography store  
Dry cleaners  
Electric/electronic repair  
Florist shop  
Food Product Stores: Bakery, Candies & Nuts, Dairy, Delicatessens, Meat  
Seafood and Produce  
Jewelry store  
Locksmith  
Mail and Package Services  
Mail Order Office  
Mail Order Pickup Facilities  
News Stand  
Novelty and Souvenir Shop  
Photography Studio  
Pre-K, Day Care, Child Care and Child Nurseries  
Printing Services  
Professional office (non-medical)  
Professional services (non-medical)  
Shoe repair  
Tailor/seamstress  
Tobacco Shop  
Travel Agencies  
Watch, Clock, Jewelry Repair

FINAL CONDITIONS  
OF APPROVAL

PETITION NUMBER: RZ-PD 16-0913 BYT

MEETING DATE: November 3, 2016

DATE TYPED: November 4, 2016

- 
- In no case shall the total development exceed 110,000 square feet.
  - The Self-Storage Mini Warehouse facility will comply with the LDC Sec. 6.11.60, with the exception that the leasing of moving trucks shall be prohibited. In addition, facades facing the right of way and/or parking areas shall be consistent with the architectural elements used in the commercial portion of the project. See condition 8.3 for design standards. The facility shall be located as generally depicted in the site plan labeled Option 1.
  - The 11,000 square feet of Commercial Retail shall be distributed in two (2) separate buildings and shall be located as generally depicted in the site plan labeled Option 1. No Commercial Retail building shall be larger than 5,500 square feet.

1.2 Option 2:

- 18 Single-Family Attached Residential Units and/or a maximum of 60,000 square feet of Business Professional Office (non-medical);

Or

- 18 Single-Family Attached Residential Units; and
- A maximum of 37,910 Square Feet of Business Professional Office uses, and
- A maximum of 11,000 Square Feet of Neighborhood Commercial uses permitted as follows:

Antiques shop (indoor sales)

Apparel and shoe store

Art gallery

Art supply store

Beauty/barber shop

Bicycle sales

Bicycle repair

Business Services

Book/stationary store

Camera/photography store

Dry cleaners

Electric/electronic repair

Florist shop

Food Product Stores: Bakery, Candies & Nuts, Dairy, Delicatessens, Meat

Seafood and Produce

Jewelry store

Locksmith

Mail and Package Services

Mail Order Office

FINAL CONDITIONS  
OF APPROVAL

PETITION NUMBER: RZ-PD 16-0913 BYT  
MEETING DATE: November 3, 2016  
DATE TYPED: November 4, 2016

---

Mail Order Pickup Facilities  
News Stand  
Novelty and Souvenir Shop  
Photography Studio  
Pre-K, Day Care, Child Care and Child Nurseries  
Printing Services  
Professional office (non-medical)  
Professional services (non-medical)  
Shoe repair  
Tailor/seamstress  
Tobacco Shop  
Travel Agencies  
Watch, Clock, Jewelry Repair

- The 11,000 square feet of Commercial Retail shall be distributed in two (2) separate buildings. No Commercial building shall be larger than 5,500 square feet.
- The 37,910 square feet of Office shall be distributed in three (3) separate buildings. No office building shall be larger than 13,000 square feet.
- Residential units shall be located in the western portion of the project site.
- Only one row of on-site parking spaces shall be placed between non-residential buildings and Lithia Pinecrest Road.

1.3 Option 3 (in accordance with RES-2 FLU at 2 units per acre):

- 30 Single-Family Detached Residential Units.

2. Project-wide, on-site development FAR shall be limited to 0.25.

3. The following minimum buffer and screening requirements shall apply:

- South (Hillsborough County Public Works): 0' buffer and no screening;
- North (Lithia Springs Road): 25' buffer with Type B screening;
- East (Lithia Pinecrest Road): 25' buffer with no screening for single-family residential uses. For non-residential uses, a 25' buffer with landscaping shall be required;
- West (single-family residential): 50' buffer with Type B screening if developed under Option 1, or Single-family attached dwellings, or office/commercial. A 20' buffer with Type B screening shall be provided if developed with Single-family detached. This buffer area shall not be platted as part of the individual lots at the perimeter of the project but as a separate parcel and shall remain in common ownership and maintained by a Homeowners Association or similar entity.

FINAL CONDITIONS  
OF APPROVAL

PETITION NUMBER: RZ-PD 16-0913 BYT

MEETING DATE: November 3, 2016

DATE TYPED: November 4, 2016

- For Development Option 2, a 20' buffer Type B screening shall be provided in the non-residential portion separating it from the residential use.
  - Natural existing vegetation, except hazardous trees and non-native invasive species, may be used in lieu of required trees, subject to final approval of Natural Resources staff.
4. The maximum residential density shall not exceed 2.0 dwelling units per acre.
  5. Single-family attached dwellings include townhomes, duplexes, villas and condominiums.
  6. Residential development shall comply with the following requirements:

## Single-Family Design Standards

Development Type:	Single-Family Detached Standard Lot	Single-Family Detached Slim Lot (d)	Single-Family Detached W/Alley Access	Single-Family Detached Cluster Home (e)
Standards:				
Minimum Lot Size	4,400 sf	2,800 sf	3,200 sf	2,500 sf
Minimum Lot Width	40 ft	28 ft 33 ft on corner lots	30 ft	20 ft
Minimum Front Yard (a)	10 ft (a)	10 ft (a)	10 ft (a)	5 ft (f)
Minimum Side Yard (b)	0 ft (b)	0 ft (b)	0 ft (b)	5 ft (f)
Minimum Rear Yard (c)	15 ft (c)	15 ft (c)	15 ft (c)	5 ft (f)
Maximum Lot Coverage	50%	70%	70%	80%
Maximum Height	45 ft	45 ft	45 ft	45 ft

- (a) Front loaded garages, attached or detached, shall be setback a minimum of 20-feet from the right-of-way. Side loaded garages, attached or detached, shall be set back a minimum of 5 feet from the right-of-way and shall have a minimum driveway length of 20 feet from the right-of-way to the garage entry.
- (b) Minimum building separation is 10 feet; If proposed side yard is less than 5-feet, applicant must demonstrate that the 10-foot separation will be provided, through submittal of adjacent property survey showing location of adjacent structure or deed restriction/easement; when the side yard setback is less than 7.5 feet or building separation is less than 15-feet, roof gutters must be installed on that side of the structure. An attached porte cochere may utilize a 3-foot side yard setback.
- (c) An attached garage may utilize a 3-foot rear yard setback; Garages shall be setback either 5 ft., 11 ft., or 20 ft. or greater, from the edge of the alley pavement.

FINAL CONDITIONS  
OF APPROVAL

PETITION NUMBER: RZ-PD 16-0913 BYT  
 MEETING DATE: November 3, 2016  
 DATE TYPED: November 4, 2016

- (d) Units shall include architectural features such as decorative roof elements, arbors or pergolas as the front and rear facades. The level of detailing shall be consistent with the architectural theme. At corner lots, the detailing shall be continued onto the exposed side wall; and, where the home design directs roof run-off water to the side yards, gutters shall be provided on each unit that direct water to the front or rear of the lot. The front door of the unit shall be on the front façade facing the street. The building shall be a minimum of two (2) stories. The garage door shall be single wide and the front yard garage setbacks will be staggered with a 20-foot minimum setback and a 30-foot maximum setback. The parking ratio shall be 3 spaces per unit with one garage space, one driveway space and one space in a common parking lot. Common parking areas shall be screened with a continuous row of shrubs to be maintained at a minimum of 3 feet in height and setback 10-feet from the road right-of-way.
- (e) Cluster homes shall be comprised of single-family detached units, duplex units or a combination of both, with a shared drive aisle and vehicular courtyard; the shared drive aisle does not count towards lot area; the parking ratio shall be 3 spaces per unit. A minimum of two parking spaces per unit shall be provided on-site. Remaining required parking spaces may be provided through on-street parking or in a common parking area, or in a combination of both. Common parking areas shall be screened with a continuous row of shrubs to be maintained at a minimum of 3 feet in height and setback 10-feet from the road right-of-way.
- (f) Minimum 10-foot setback required from street right-of-way; Garages may be attached or a min. 10 ft. between garages is required; Vehicular Courtyard shall have a min. width between garages of 25 ft.

## Duplex and Townhouse Design Standards

Development Type:	Villa-Duplex Street Access	Villa-Duplex Alley Access	Townhouse Street Access (W/Garage)	Townhouse Street Access (No Garage)	Townhouse Alley Access (W/Garage)	Duplex Cluster Home (d)
Standards:						
Minimum Lot Size	2,700 sf	2,700 sf	1,260 sf	700 sf	1,260 sf	2,500 sf
Minimum Lot Width	30 ft	30 ft	16 ft (b)	15 ft (b)	16 ft (b)	20 ft
Minimum Front Yard (a)	10 ft	10 ft	10 ft	10 ft	10 ft	5 ft (e)
Minimum Side Yard (b)	0 ft	0 ft (b)	0 ft (b)	0 ft (b)	0 ft (b)	0 ft (b) (e)
Minimum Rear Yard (c)	0 ft (c)	0 ft (c)	0 ft (c)	0 ft (c)	0 ft (c)	5 ft (e)
Maximum Lot Coverage	70%	70%	95%	100%	95%	80%(d)
Maximum Height	45 ft	45 ft	45 ft	45 ft	45 ft	45 ft

FINAL CONDITIONS  
OF APPROVAL

PETITION NUMBER: RZ-PD 16-0913 BYT

MEETING DATE: November 3, 2016

DATE TYPED: November 4, 2016

- (a) Front loaded garages, attached or detached, shall be setback a minimum of 20-feet from the right-of-way. Side loaded garages, attached or detached, shall be set back a minimum of 5 feet from the right-of-way and shall have a minimum driveway length of 20 feet from the right-of-way to the garage entry.
- (b) Minimum building separation is 10 feet. An attached porte cochere may utilize a 3-foot side yard setback; when the side yard setback is less than 7.5 feet or building separation is less than 15-feet, roof gutters must be installed on that side of the structure.
- (c) An attached garage may utilize a 3-foot rear yard setback; garages shall be setback either 5 ft., 11 ft., or 20 ft. or greater, from the edge of the alley pavement.
- (d) Cluster homes shall be comprised of single-family detached units, duplex units or a combination of both, with a shared drive aisle and vehicular courtyard; the shared drive aisle does not count towards lot area; the parking ratio shall be 3 spaces per unit. A minimum of two parking spaces per unit shall be provided on-site. Remaining required parking spaces may be provided through on-street parking or in a common parking area, or in a combination of both. Common parking areas shall be screened with a continuous row of shrubs to be maintained at a minimum of 3 feet in height and setback 10-feet from the road right-of-way.
- (e) Minimum 10 ft setback required from street right-of-way; garages may be attached or a min. 10 ft. between garages is required; Vehicular Courtyard shall have a min. width between garages of 25 ft.

## Condominium Design Standards

	Street Access (With Garage)	Street Access (No Garage)
Standards:		
Minimum Lot Size	n/a	n/a
Minimum Lot Width	n/a	n/a
Minimum Front Yard	n/a Garages shall be set back 20 ft	n/a
Minimum Side Yard	n/a <sup>1</sup>	n/a <sup>1</sup>
Minimum Rear Yard	n/a <sup>1</sup>	n/a <sup>1</sup>
Maximum Lot Coverage	100%	100%
Maximum Height	4 Stories	4 Stories

<sup>1</sup>Minimum building separation is 15 feet. Attached housing developments that are developed as a parcel or track that is greater than 1 acre shall be required to have a minimum of 15-foot setback from adjacent properties. The maximum building coverage percentage for the project shall be 40 percent.

Accessory Structure Setbacks shall comply with the following requirements:

Accessory Structures	
Standards:	
Minimum Front Yard	Same as principal structure
Minimum Side Yard	0-3 feet <sup>1</sup>

FINAL CONDITIONS  
OF APPROVALPETITION NUMBER: RZ-PD 16-0913 BYT  
MEETING DATE: November 3, 2016  
DATE TYPED: November 4, 2016

## Minimum Rear Yard

<sup>1</sup>If an accessory structure is connected to an accessory structure on the adjacent parcel, the side yard setback shall be 0 feet.

- 6.1 All lots lying – in full or in part – within 150 feet of that portion of the north boundary adjacent to rural residential and agricultural properties on the north side of Lithia Springs Road shall have a minimum width of 70 feet and shall be occupied by dwellings of one story in height. Additionally, the roadway system adjacent to said portion of the north boundary shall utilize a north-south alignment, employing cul-de-sacs or looped roadways, or a combination of both, all so as to minimize the number of dwelling units constructed adjacent to Lithia Springs Road and the rural properties beyond.
- 6.2 Residential units that are adjacent to Lithia Springs Road and existing residential uses shall be limited to 2-stories and shall not have more than 4 units. Alternatively, the units may exceed 4-units only if the ends of the buildings are perpendicular to the property line.
7. For Options 2 and 3, each detached single-family dwelling unit is permitted one accessory dwelling unit, a maximum of 45' in height, on the same lot with up to 900 square feet of living space. A variance to increase this amount may be requested provided the residential lot is at least 14,520 square feet in size and the living space proposed for the accessory dwelling does not exceed 1,200 square feet or 25 percent of the living space in the principal dwelling on the lot, whichever is less. Accessory units may be located within the principal structure or within an accessory structure.
8. Non-residential development shall comply with the following standards:

Minimum building setback from Lithia-Springs	25 feet
Minimum building setback from Lithia-Pinecrest	25 feet
Minimum Front Yard Building setback from internal roads	0 feet
Side-yards and rear yards	5 feet
Maximum Building Height	35 feet
Maximum Building Coverage	20%
Maximum Impervious Surface	60%

- 8.1 All non-residential buildings shall be limited to one story in height. The self-storage office-residence shall be permitted a maximum of 35 feet (2-story).
- 8.2 The following design standards shall apply for office and commercial buildings where visible from the right-of-way:
- 8.2.1 The roof shall have a minimum pitch of three to 12 and a maximum pitch of eight to 12.
- 8.2.2 Exterior walls shall be externally clad with brick, stone, stucco, wood slats or vinyl slat-style siding. Unsurfaced cement or block shall not be utilized. Paint shall not constitute a surface for the purpose of this regulation.

FINAL CONDITIONS  
OF APPROVAL

PETITION NUMBER: RZ-PD 16-0913 BYT  
 MEETING DATE: November 3, 2016  
 DATE TYPED: November 4, 2016

8.2.3 Buildings shall incorporate the design features shown below. For each architectural element listed, at least one of the specified design features shall be utilized on all elevations facing roadways and/or parking areas, unless otherwise specified.

Architectural Element	Design Feature
Roofs <sup>1</sup>	Dormers, parapets, steeples, cupolas, intersecting roof lines
Windows <sup>2</sup>	Shutters, awnings, transoms, mullions
Façades <sup>3</sup>	Porches, columns, recessed entryways, arcades, porticos, Pilasters, horizontal banding

<sup>1</sup>At least one design feature shall be utilized for every 50 feet of roof length along roadways and/or parking areas.

<sup>2</sup>Exterior faux windows may be used if the back of buildings face Lithia Pinecrest Road.

<sup>3</sup>At least 60 percent of the horizontal length of each façade along roadways and/or parking areas shall be comprised of windows, shutters, transoms, awnings, porches, doors, recessed entryways, arcades, porticos and/or pilasters. Horizontal banding and other predominately horizontal elements shall not contribute towards satisfaction of this requirement.

- 8.3 Exterior walls of the self-storage mini warehouse facility shall be clad with brick, stone, stucco, wood slats or vinyl slat-style siding or consistent with the architectural style of the commercial/retail site. This requirement only applies to elevations facing roadways and/or parking areas.
- 8.4 Prior to Construction Plans approval the developer shall provide preliminary elevations to demonstrate compliance with the design requirements above.
- 8.5 Parking shown is conceptual and shall be subject to the parking requirements of Section 6.05.02 of the Hillsborough County Land Development Code.
9. Unless otherwise approved by Hillsborough County Public Works, the developer shall construct the following site access improvements:
- For development occurring under Options 1, 2 or 3, the developer shall construct westbound to southbound left turn lane on Lithia Springs Rd. into the project entrance, if warranted;
  - For development occurring under Options 1 or 2, the developer shall construct a northbound left turn lane on Lithia Pinecrest Rd. onto Lithia Springs Rd., if warranted; and,
  - For development occurring under Option 2, the developer shall construct a southbound to westbound right turn lane on Lithia Pinecrest Rd. onto Lithia Springs Rd., if warranted.

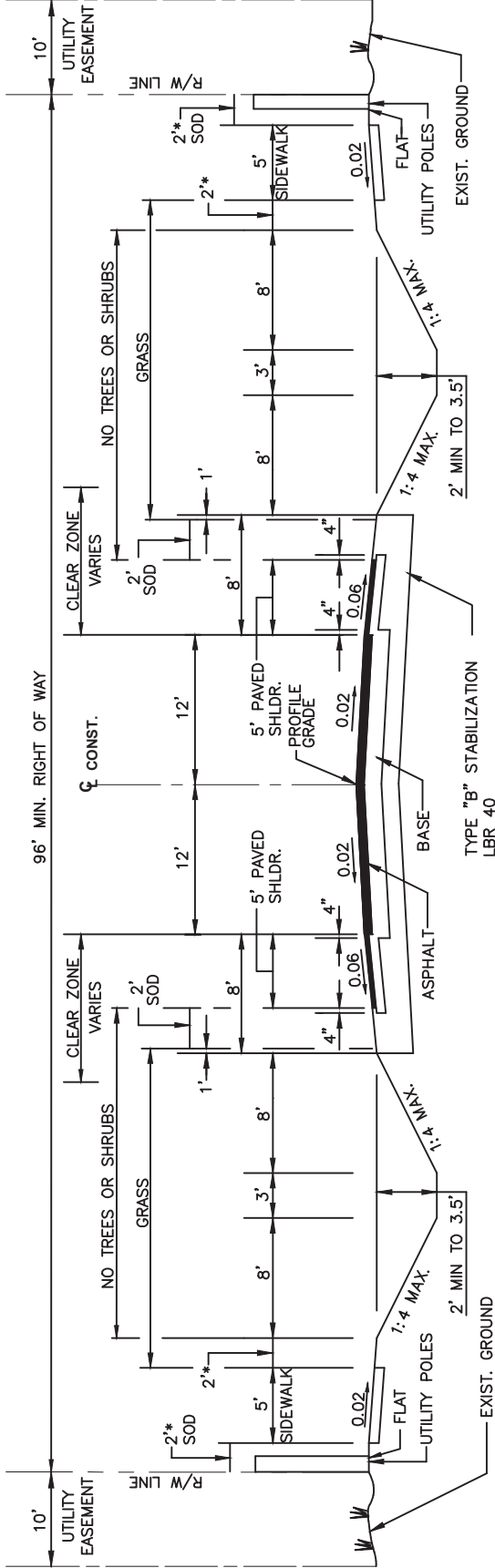
FINAL CONDITIONS  
OF APPROVALPETITION NUMBER: RZ-PD 16-0913 BYT  
MEETING DATE: November 3, 2016  
DATE TYPED: November 4, 2016

- Prior to Construction Plan approval for each increment of development, the Developer shall provide a traffic analysis, signed by a Professional Engineer, determining the need for and showing the length of the required left and right turn lanes needed to serve development traffic. The turn lane shall be constructed to FDOT and/or Hillsborough County standards using FDOT standard Index 301 & 526 and an asphalt overlay shall be applied over the entire portion of roadway where a left turn lane is provided. The Developer shall construct those site access/intersection improvements at its expense. Construction of required turn lanes may require the developer to dedicate or otherwise acquire additional right-of-way at its expense.
10. Based on the projected trip generation to the site, it is anticipated that access onto the public road would be via "Type II" Minor Roadway Connection. Development shall comply with all applicable throat depth requirements within the Hillsborough Land Development Code and/or Transportation Technical Manual.
  11. Lithia Springs Road is a two lane rural roadway. Based on the Transportation Technical Manual the minimum right of way for this type of facility (Type TS-7) is 96 feet. The developer shall preserve up to 28 feet of right-of-way along the entirety of the project's Lithia Springs Rd. frontage, such that a minimum of 48 feet of right-of-way is preserved south of the existing right-of-way centerline. Any interim use of preserved land shall be consistent with Section 5.11.09 of the Land Development Code.
  12. As Lithia Springs Rd. may be a substandard roadway, the Developer will be required to work with Hillsborough County Public Works to determine the improvements that may be required prior to or concurrent with plat/site/construction plan approval.
  13. For development occurring under Options 1 or 2, the Developer shall conduct a signal warrant analysis within six (6) months following completion of site/construction plan approval for development either individually or cumulatively exceeding 40 peak hour trips. The developer shall conduct a second signal warrant analysis concurrent with site/construction plan approval for development either individually or cumulatively exceeding 75 peak hour trips. If warrants are established per either of the above studies, the developer shall submit preliminary design plans for the signal, concurrent with the design plans for the intersection. The Developer shall be responsible for the cost of the design and installation of the traffic signal and appropriate interconnect with adjacent signals. All signals must be approved by the Hillsborough County Public Works Department. The placement and design of the signal shall be subject to approval by Hillsborough County Public Works Department.
- If developed under Option 3, or if development under Options 1 or 2 does not meet signal warrants, the developer shall have no further obligation with respect to installation of the traffic signal.
14. Unless otherwise approved by Hillsborough County, the Developer shall construct five (5) foot wide sidewalks within the right-of-way along all roadways adjacent to the property boundaries.
  15. Notwithstanding anything on the PD site plan to the contrary, bicycle and pedestrian access may be taken anywhere along the project's Lithia Pinecrest Rd. and Lithia Springs Rd. frontages.

FINAL CONDITIONS  
OF APPROVAL

PETITION NUMBER: RZ-PD 16-0913 BYT  
MEETING DATE: November 3, 2016  
DATE TYPED: November 4, 2016

16. The type, location, size and number of signs shall be as set forth in Part 7.03.00 of the Land Development Code with the following exceptions:
  - 16.1. Ground signs shall be limited to monument signs.
  - 16.2. Billboards, pennants and banners shall be prohibited.
  - 16.3. Subdivision monument signs shall be allowed in buffer areas and shall meet all requirements of Article 7 of the Land Development Code.
17. A wildlife survey of any endangered, threatened or species of special concern in accordance with the Florida Fish and Wildlife Conservation Commission Wildlife Methodology Guidelines shall be required. This survey information must be provided upon submittal of the preliminary plans through the Land Development Code's Site Development or Subdivision process. Essential Wildlife Habitat as defined by the LDC must be addressed, if applicable, in consideration with the overall boundaries of this rezoning request.
18. The locations of trees that qualify as Grand Oaks must be identified on the submitted preliminary plan/plat as part of the Site Development/Subdivision Review process. Site design features to avoid the removal of these trees shall be displayed on the submitted preliminary plan.
19. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.
20. Wetland surveys expired on January 30, 2013. Prior to the issuance of any building or land alteration permits or other development, the wetland / other surface water lines must be delineated and surveyed or recertified. The approved wetland / OSW line must be incorporated into the site plan. The wetland/OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
21. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.
22. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
23. 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.



**TYPICAL SECTION**

N.T.S.

FOR LESS THAN 10,000 AADT

MAX. ALLOWABLE DESIGN SPEED – 50 MPH

1. ALL DIMENSIONS SHOWN ARE MINIMUM.
2. SEE APPROPRIATE SECTIONS OF TECHNICAL MANUAL FOR DESIGN PARAMETERS.
- \* 3. PROVIDE 2' MINIMUM CLEARANCE FROM FENCES, WALLS, HEDGES, ABOVEGROUND UTILITIES OR IMPROVEMENTS, DROP OFFS, OR FROM THE TOPS OF BANKS WITH SLOPES STEEPER THAN 1 TO 4, THAT INTERFERE WITH THE SAFE, FUNCTIONAL USE OF THE SIDEWALK. INTERMITTENT ABOVEGROUND UTILITIES, OR MATURE TREES, 2' OR LESS IN DIAMETER MAY BE PLACED IN THIS 2' STRIP AS FAR FROM THE SIDEWALK AS POSSIBLE, IF NOT IN THE CLEAR ZONE.
4. SOD SHALL BE PLACED IN TWO ROWS STAGGERED. (BOTH TEMPORARY AND PERMANENT)
5. PAVED SHOULDER TO BE STRIPED AS A DESIGNATED BIKE LANE, AS APPROPRIATE.

REVISION DATE: 10/17	TRANSPORTATION TECHNICAL MANUAL	 Hillsborough County Florida	LOCAL & COLLECTOR RURAL ROADS (2 LANE UNDIVIDED) TYPICAL SECTION		DRAWING NO. TS-7
					SHEET NO. 1 OF 1

ATTACHMENT 5



May 29, 2019

Mr. Benjamin Kniesly, P.E.  
Hillsborough County Development Services  
601 East Kennedy Blvd.  
Tampa, FL 33602

**RE: DESIGN EXCEPTION REQUEST FOR AAA STORAGE FISHHAWK**  
**FOLIO#: 87689.0000**  
**REZONING: RZ-PD 16-0913 BYT**  
**PI# 3906**

Mr. Kniesly:

This letter is in response to your email of 5-15-19 requesting that we submit a design exception for the above referenced project.

On March 11, 2019, a meeting was held at Hillsborough County to discuss a possible variance. In attendance were Chuck Hiott and Brett Tobias with Booth, Ern, Straughan & Hiott, Inc., and Charles White, Laura Sierra, Shirley Westfall, Benjamin Kniesly and Michael Williams with Hillsborough County. At that meeting, an administrative variance was discussed to allow for Lithia Springs Road to remain at its current width.

On March 12, 2019 an administrative variance was submitted. On March 13, 2019, Mr. White informed us via email that the variance was not inclined to be supported, as the existing roadway width was not wide enough (18ft) and that additional pavement width may need to be constructed. After email correspondence back and forth, on or around March 29<sup>th</sup>, Mr. White and Mr. Hiott had a telephone conversation whereby it was discussed to resubmit the variance request proposing the roadway be widened to 22 feet, and that the 22 feet would be supported (2' on each side). The new variance request was submitted on April 8, 2019. No further correspondence regarding the matter occurred until an email request for the status on May 14, 2019, and your subsequent email on May 15<sup>th</sup>, 2019.

Please accept this letter as a formal request for your approval of a design exception to Section 6.04.03.L(1) of the Hillsborough County Land Development Code, which states:

" Improvements and upgrading of exiting roadways are to conform with standards for new roadways of the same access class. Exception to these standards shall be allowed only where physically impossible for the permittee to comply or otherwise upgrade existing site conditions. All such exceptions shall be approved by the Director of Public Works."

The "standards for new roadways" to which this section of the LDC refers are included in the Hillsborough County Transportation Technical Manual (TTM). The TTM indicates Typical Section 7 (TS-7) for Lithia Springs Road.

**ENGINEERS ♦ SURVEYORS ♦ LAND PLANNERS**  
902 North Sinclair Avenue ♦ Tavares, Florida 32778  
Phone: 352.343.8481 ♦ Fax: 352.343.8495  
E-Mail: [Info@besandh.com](mailto:Info@besandh.com) ♦ [www.besandh.com](http://www.besandh.com)  
**Good...Better...BESH!**

The subject property is currently under construction plan review as PI#3906 and was previously rezoned as RZ-PD 16-0913 BYT.

The developer proposes to improve Lithia Springs Road between the project entrance and Lithia Pinecrest Road. The proposed improvements will serve to enhance the safety and operational characteristics of Lithia Springs road.

A site access transportation analysis was completed for the project in January of 2017 to account for the potential impacts of the storage facility, and possible future office. The office component is no longer proposed for development with this application. The traffic impact analysis found that the storage facility would generate 9 AM entering trips, and 12 PM entering trips. Since the original study was issued, the ITE has released their 10<sup>th</sup> addition. The data presented in the 10<sup>th</sup> addition further reduces the impact to 6 AM entering trips and 8 PM entering trips. As such, the overall impact to Lithia Springs Road and Lithia Pinecrest Road is minimal.

### **Existing Conditions**

The existing section is a 2-9' lanes, undivided section with a pavement width of 18'. The roadway has approximately 2' of dirt shoulder on the north side of the roadway, and a varying dirt shoulder on the south side of the roadway, though it is unclear if either has been stabilized. The roadway was just repaved, a site visit on 3-12-19 was conducted and paving equipment was still onsite, so the pavement is in excellent condition. Prior to repaving, grass came up to the edge of pavement. There are no sidewalks and no bicycle lanes. Pictures of the roadway both prior to re-paving and after re-paving are attached.

The north side of the roadway slopes down somewhat steeply to existing grade. The northern right-of-way line is an assumed right-of-way and appears to be roughly at the bottom of the northern slope. The south side of the roadway is repetitively flat to existing grade, with the right-of-way being approximately 22' from the roadway center line. There are no stormwater swales on either side of the road. The typical cross section specified in TS-7 anticipates a wider right-of-way than what is available along Lithia Springs Road.

### **Proposed Improvements to the Existing Roadway**

The developer proposes modifications to TS-7 to best allow improvement of the existing roadway within the available right-of-way. Specifically, this design exception request includes the following:

1. The existing 18' pavement width will be widened to 22' (11' per lane). This widening will occur from the project entrance to Lithia Pinecrest road a distance of approximately 375 feet. A 2' shoulder will be provided on the north side, and a 4' shoulder will be provided on the south side. The wider lanes will provide a safer overall pavement, while not requiring additional right-of-way.
2. A 5' sidewalk will be provided along the project boundary.
3. The existing poles and trees along the widening allow for a roughly 11' clear zone on the south side of the roadway from the proposed new edge of pavement (the project side).
4. There are no existing poles on the north side of the right-of-way. Based on the tree survey, trees are outside of the 6' clear zone, but there is one existing tree that would be sitting on the 6' clear zone line. Should this tree, or other pole or obstruction be within the 6' clear zone, we would propose the tree/obstruction to be removed or relocated. Lithia Springs Road is a dead-end road that sees minimal traffic has a low speed limit and does not have pedestrian access on the north side. The clear zone should not represent a detriment to the roadway's safety.

5. When widening, the existing pavement will be milled and resurfaced within the limits of the improvements.

Overall, these improvements will serve to increase safety on Lithia Springs Road. A proposed typical section for Lithia Springs Road is included with this letter.

Please find the following attached to this submittal:

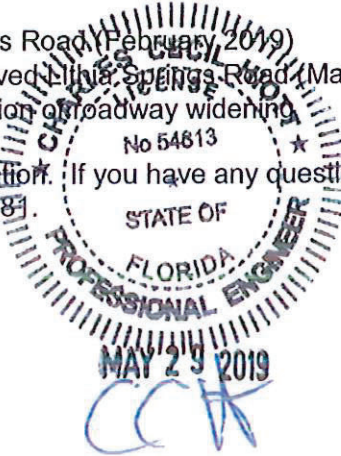
- Location Map
- Traffic Study
- ITE 10<sup>th</sup> Edition update of trip counts
- Site Plan
- Photo of Lithia Springs Road (February 2019)
- Photos of recently paved Lithia Springs Road (March 2019)
- Proposed typical section of roadway widening

Thank you for your consideration. If you have any questions/comments regarding this letter, please call me at 352-343-8481.

Sincerely,



Charles C. "Chuck" Hiott, P.E.,  
Principal, Florida Registration No. 54813



Based on the information provided by the applicant, this request is:

\_\_\_\_\_ Disapproved

 \_\_\_\_\_ Approved

Michael J. Williams, P.E.

Hillsborough County Engineer

  
06/07/19

# 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
Lithia Pinecrest Rd.	County Arterial - Rural	2 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Lithia Springs Rd.	County Collector - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	680	37	74
Proposed	212	14	24
Difference (+/-)	-468	-23	-50

\*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	X	None	None	Meets LDC
South		None	None	Meets LDC
East		None	None	Meets LDC
West		None	None	Meets LDC
Notes:				

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Lithia Springs Rd/Substandard Roadway	Administrative Variance Requested	Approvable
	Choose an item.	Choose an item.
Notes:		

## 4.0 Additional Site Information & Agency Comments Summary

Transportation	Objections	Conditions Requested	Additional Information/Comments
<input checked="" 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

Mariella Smith CHAIR  
Pat Kemp VICE-CHAIR  
Harry Cohen  
Ken Hagan  
Gwendolyn "Gwen" W. Myers  
Kimberly Overman  
Stacy White



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Sam Elrabi, P.E. WATER DIVISION  
Rick Muratti, Esq. LEGAL DEPT  
Reginald Sanford, MPH AIR DIVISION  
Steffanie L. Wickham WASTE DIVISION  
Sterlin Woodard, P.E. WETLANDS DIVISION

### AGENCY COMMENT SHEET

REZONING	
<b>HEARING DATE:</b> July 25, 2022	<b>COMMENT DATE:</b> May 24, 2022
<b>PETITION NO.:</b> 22-0863	<b>PROPERTY ADDRESS:</b> Lithia Pinecrest and Lithia Springs Road, 5241 Lithia Springs Rd, Lithia, FL
<b>EPC REVIEWER:</b> Jackie Perry Cahanin	<b>FOLIO #:</b> 087689-0000
<b>CONTACT INFORMATION:</b> (813) 627-2600 X 1241	<b>STR:</b> 16-30S-21E
<b>EMAIL:</b> <a href="mailto:cahaninj@epchc.org">cahaninj@epchc.org</a>	
<b>REQUESTED ZONING:</b> Major Mod to PD	
FINDINGS	
<b>WETLANDS PRESENT</b>	YES
<b>SITE INSPECTION DATE</b>	NA
<b>WETLAND LINE VALIDITY</b>	YES
<b>WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)</b>	SWFWMD surveys expire 9/19/22
<p><b>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:</b></p> <ul style="list-style-type: none"><li>• 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.</li><li>• 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.</li><li>• 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</li></ul>	

*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](http://www.epchc.org)

must be 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.

- 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.

Jpc/mst

cc: [ialbert@halff.com](mailto:ialbert@halff.com)



**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:** 09/20/2022

**REVIEWER:** Ron Barnes, Impact & Mobility Fee Coordinator

**APPLICANT:** Craig Stern

**PETITION NO:** 22-0863

**LOCATION:** 5241 Lithia Springs Rd

**FOLIO NO:** 87689.0000

**Estimated Fees:**

Mini-Storage  
(Per 1,000 s.f.)

Mobility:  $\$725 \times 99 = \$71,775$

Fire:  $\$32 \times 99 = \$3,168$

Retail Shopping Center (NC)  
(Per 1,000 s.f.)

Mobility: \$13,562

Fire: \$313

General Office (BPO)  
(Per 1,000 s.f.)

Mobility: \$8,336

Fire: \$158

Single Family Attached  
based on 1,500 sf living (1-2 story)  
(Per unit)

Mobility: \$6,661

Parks: \$1,975

School: \$7,027

Fire: \$249

Single Family Detached  
based on 2,000 sf living  
(Per unit)

Mobility: \$9,183

Parks: \$2,145

School: \$8,227

Fire: \$335

**Project Summary/Description:**

Urban Mobility, South Fire - 4 options

1) mini - storage (99k sf), 2x 5,500 sf BPO (shopping Center/Gen Office);

2) 18 SFA, 60k sf BPO (no medical); or 18 SFA, 37,910 sf BPO, 2x 5,500 sf Neighborhood commercial (NC) (shopping center);

3) 30 SFR

4) 99k sf mini-storage

\*revised for fees as of Oct 1, 2022\*

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

---

PETITION NO.: MM22-0863

REVIEWED BY: Randy Rochelle

DATE: 6/6/2022

FOLIO NO.: 87689.0000

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**WATER**

- ☐ The property lies within the \_\_\_\_\_ Water Service Area. The applicant should contact the provider to determine the availability of water service.
- ☒ A 6-inch Hydrant Stub off a 36 inch water main exists ☐ (adjacent to the site), ☒ (approximately 970 feet from the site) and is located northwest of the subject property within the northwest Right-of-Way of Lithia Pinecrest Road. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- ☒ Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include two funded CIP projects that are currently under construction, C32001 - South County Potable Water Repump Station Expansion and C32011 - Potable Water In-Line Booster Pump Station, and will need to be completed by the County prior to issuance of any building permits that will create additional demand on the system.

**WASTEWATER**

- ☐ The property lies within the \_\_\_\_\_ Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
- ☒ A 4 inch wastewater force main exists ☐ (adjacent to the site), ☒ (approximately 1000 feet from the site) and is located southeast of the subject property within the northwest Right-of-Way of Lithia Pinecrest Road. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- ☐ Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include \_\_\_\_\_ and will need to be completed by the \_\_\_\_\_ prior to issuance of any building permits that will create additional demand on the system.

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

## Statement of Record

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

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

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

## AGENCY REVIEW COMMENT SHEET

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**TO: ZONING TECHNICIAN, Planning Growth Management**

**DATE:** 31 May 2022

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

**APPLICANT:** Isabelle Albert

**PETITION NO:** MM 22-0863

**LOCATION:** Not listed

**FOLIO NO:** 87689.0000

**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**

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: SUSAN FINCH  
Land Use Hearing Master

DATE: Monday, August 15, 2022

TIME: Commencing at 6:00 p.m.  
Concluding at 10:09 p.m.

PLACE: Robert W. Saunders, Sr. Public  
Library  
Ada T. Payne Community Room  
1505 N. Nebraska Avenue  
Tampa, Florida 33602

Reported via Cisco Webex Videoconference by:

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HILLSBOROUGH COUNTY, FLORIDA  
BOARD OF COUNTY COMMISSIONERS  
  
ZONING HEARING MASTER HEARINGS  
August 15, 2022  
ZONING HEARING MASTER: SUSAN FINCH

D10:

Application Number: MM 22-0863  
Applicant: Craig Stern  
Location: 5241 Lithia Springs Rd.  
Folio Number: 087689.0000  
Acreage: 14.72 acres, more or less  
Comprehensive Plan: R-2  
Service Area: Urban  
Existing Zoning: PD 16-0913  
Request: Major Modification to a Planned  
Development

1 MR. GRADY: The last item is agenda item  
2 D-10, Major Mod Application 22-0863. The applicant  
3 is Craig Stern. The request is for a Major  
4 Modification to existing Planned Development.

5 Israel Monsanto will provide staff  
6 recommendation after presentation by the applicant.

7 HEARING MASTER FINCH: Okay. Good evening.

8 MR. MOLLOY: Good evening. William Molloy,  
9 325 South Boulevard, Tampa, Florida.

10 I'm going to get out of the way pretty  
11 quickly here, and let Ms. Albert walk through this  
12 project. I just want to set the table a little bit  
13 with some context for it.

14 This is a project that we did bring in a not  
15 dissimilar fashion to the Board last year. We did  
16 not prevail at that time. However, a very similar  
17 case was heard the following month and was  
18 approved, I believe, seven to nothing.

19 So we've done our very best with our  
20 project, which is not dissimilar at all, to model  
21 that, which was approved, and Ms. Albert can go  
22 through the particulars of that.

23 HEARING MASTER FINCH: All right. Thank you  
24 so much.

25 Good evening.

1 MS. ALBERT: Good evening. Isabelle Albert  
2 with Halff Associates, 1000 North Ashley Drive.  
3 For the record, I was sworn in. Next, please.

4 So just to orient to you a little bit, the  
5 site is located where the blue star is, and it's at  
6 the southeast corner -- southwest corner of Lithia  
7 Pinecrest and Lithia Springs.

8 It is currently zoned Planned Development,  
9 and it is approved for three different options,  
10 which they range from mini storage and commercial  
11 uses to single-family uses and commercial uses.

12 So these were the three different uses or  
13 options that were -- is currently approved on-site.  
14 It is located in the Urban Service Area, and it  
15 also has a Future Land Use of Residential-2. Next,  
16 please.

17 Just to go a little bit closer, as you can  
18 see here, the site is developed with the first  
19 option, which is 99,000 square feet of mini  
20 storage, and the area where you see up front along  
21 Lithia storage, that is the area that was  
22 supposedly for the 11,000 square feet of Commercial  
23 Neighborhood uses.

24 As you see around you, to the south of us,  
25 there's an 85-acre Lithia water treatment facility.

1 And further to the south, you'll see -- start  
2 seeing the development for Fishhawk commercial and  
3 retail in that area.

4 Across the street from us is a fence company  
5 with open storage. To the north of us is a Planned  
6 Development that was approved for a day care and  
7 then some scattered single-family units in the  
8 area. Next, please.

9 So this, again, brings just where we are in  
10 location to our surrounding. We have -- to the  
11 north, we have lots of ELAPP properties and to the  
12 southeast and southwest is really Fishhawk  
13 development with a -- Randall Middle School is  
14 there, as well as the county park there and, you  
15 know, that big, large treatment plant facility.  
16 Next, please.

17 So here's what we're proposing. So the area  
18 that you see along Lithia Pinecrest was the  
19 original area for 11,000 square feet of retail use,  
20 Commercial Neighborhood uses.

21 Since the development of this site, there  
22 has been no interest for that to be located as a  
23 commercial use there, and to think about it, they  
24 have no access on Lithia Pinecrest. The only  
25 access to this retail area is through the mini

1 warehouse that's fenced in and everything, as well  
2 as the retail was limited to uses in the condition.  
3 It was very specific uses.

4 And so, you know, with the operation of the  
5 current business, they wanted to expand the boat  
6 and RV parking area to this site. As well as part  
7 of the original condition when we were approved for  
8 the mini warehouse, they somehow excluded the  
9 parking or storage of moving trucks.

10 And so part of our request is to bring back  
11 the moving truck that usually would be permitted  
12 per the Code, and we've put those internally, as  
13 you can see, on the site plan.

14 As Billy -- Mr. Molloy explained that we  
15 previously went for similar requests, which was not  
16 supported by the Board. But since then, there is  
17 a -- another request very similar to ours, and  
18 we've modelled our request based on that.

19 And that includes what you see here today,  
20 is the area would be covered -- the parking area  
21 would be covered as well as having an 8-foot fence  
22 wall and landscaping.

23 The landscaping would be per the scenic  
24 corridor along Lithia Pinecrest and then a Type B  
25 screening along Lithia Springs Road. Part of the

1           proposal also was to have solar panel that were  
2           going to be installed on some of the existing  
3           structures. And so that's, basically, what our  
4           proposal is. Next, please.

5           HEARING MASTER FINCH: Ms. Albert, can I ask  
6           you before you move on from that slide. Thank you  
7           for going back. I appreciate that. The -- the --  
8           did the original approval or the current approval  
9           allow RV -- some RV and boat storage?

10          MS. ALBERT: Yes. So per the Land  
11          Development Code, you're allowed to have a  
12          percentage of boats and RV storage, and they have  
13          to be located internally to the development.

14          Now, with this one, we are proposing a  
15          greater number than the 20 percent. This brings us  
16          up to that 50 percent and to have it located not  
17          that it's surrounded by existing buildings.

18          HEARING MASTER FINCH: Okay. I understand.

19          MS. ALBERT: Right. And so that kind of  
20          meets the intent as long as the boat and RV storage  
21          was accessory to the main use, which is what it is,  
22          you know, it meets the intent. Next, please.

23          So, again, this is located in the RES-2,  
24          Residential-2, Future Land Use. And, you know, the  
25          intent of the Future Land Use is, you know,

1 suburban level, neighborhood commercial uses,  
2 office, multipurposes, just to serve the nonurban  
3 areas. So just serve as nonurban areas that could  
4 be permitted there.

5 To be -- to be, you know, looking at the  
6 Residential-2 around us, surrounded by ELAPP  
7 property. We have some residential facility, but  
8 we have, you know, the 85-acre of Lithia water  
9 treatment facility to the south of us. And then we  
10 have the school, and then we have the Fishhawk  
11 development.

12 You know, the boat and RV is accessory to  
13 the mini warehouse. The mini warehouse can survive  
14 without the boat and RV use, but the boat and RV  
15 use cannot be there without the mini warehouse. So  
16 it's really an accessory to the existing use  
17 on-site of the mini storage.

18 And the boat and RV storage is not defined  
19 as open storage. There's some -- Planning  
20 Commission staff is stating that this is an open  
21 storage use, which is -- specifically is not. If  
22 you look at the Land Development Code definition,  
23 which I'll include, it specifically includes boats  
24 and RVs.

25 This is not an stand-alone use. This is an

1        accessory use to the mini storage, which is allowed  
2        in Commercial General zoning districts. So it's  
3        not a Commercial Intensive use. It's really  
4        Commercial General use.

5            And the mini warehouse with the boat and RV,  
6        again, is not an SCI use, and that we have -- I  
7        want to be very clear about this because there is a  
8        use for open storage, and there is a use of mini  
9        storage with accessory boat and RV storage. Next,  
10       please.

11           This is where we are. Staff recommendation.  
12       They found -- Development Services reviewed this  
13       and looked at the previous case and found that we  
14       meet a lot of the model -- the previous model  
15       approved by the Board, and they found the request  
16       consistent with the Land Development Code.

17           It's compatible with the surrounding area  
18       and has confirmed what we're proposing is still  
19       accessory to the main use of a mini warehouse. And  
20       this is where we're in different -- not seeing the  
21       same page with Planning Commission.

22           The Planning Commission found that this use  
23       is an intensive use. It's an open storage, you  
24       know, Residential-2 Future Land Use, which I showed  
25       to you it is not an open storage use. It is an

1        accessory use to the mini warehouse. And they  
2        found that they could not support the use to  
3        this -- to this day.

4                And as you see in the pictures below, we  
5        have our accessory uses of some of the boats in our  
6        storage area, and then across the street is more  
7        like that open storage of what -- what that that is  
8        and they're not the same use. Next, please.

9                So during the original request, as well as  
10       this one, we have lots of letters of support from  
11       the community. We don't have any opposition.

12               There's only, like I said, a little pocket  
13       of residential, but we're not surrounding, you  
14       know -- we're not encroaching into a  
15       neighborhood -- a residential neighborhood. We  
16       have lots of support from the community.

17               The current request is actually decreasing  
18       the traffic that was currently would be permitted  
19       with the 11,000 square feet of commercial uses.  
20       You know, we felt like the thoughtful enhanced  
21       design allows for the request to be compatible with  
22       the surrounding area, which meets the policy of the  
23       neighborhood -- compatible with the neighborhood.

24               The proposal is at a neighborhood scale,  
25       serving the neighborhood. Again, this brings us

1 back to all the letters of support that we  
2 received, which is a great use for the area. The  
3 conditions of approval have been crafted to meet  
4 all this additional design requirements that we are  
5 proposing.

6 It is consistent with the intent of the Land  
7 Development Code as well as with the Hillsborough  
8 County Comprehensive Plan. And, lastly, during the  
9 original rezoning, there is a design exception that  
10 was approved for Lithia Springs.

11 And because we're going to through the  
12 process again, we have to ask for another  
13 administrative variance for Lithia Springs Road,  
14 and the County's engineer have reviewed it and  
15 found it approvable and would be part of the  
16 condition if you found this supportable.

17 And I think that concludes my application.  
18 If you have any questions, I'm here to answer them.

19 HEARING MASTER FINCH: A question, if you  
20 know, between the different -- I see that the  
21 proposed RV-boat storage spaces will be covered and  
22 then have the solar panels on top. I see that.

23 MS. ALBERT: Correct. The solar panels will  
24 be on the existing structures.

25 HEARING MASTER FINCH: I see. Okay. Oh, I

1           see.

2           MS. ALBERT:   Just for sturdiness.

3           HEARING MASTER FINCH:   Shall be installed on  
4           the roof of the existing buildings and, oh, not the  
5           cover for the RV-boat storage?

6           MS. ALBERT:   Correct.   Engineering-wise, I'm  
7           not sure exactly how it is and felt like that would  
8           be on the existing structures.

9           HEARING MASTER FINCH:   Okay.   Understood.  
10          My question is, if you know, how many spaces are  
11          currently utilized under the existing if you're  
12          storing RVs and boats there currently and as  
13          opposed to what would be the number of spaces under  
14          this proposal?

15          MS. ALBERT:   So, currently, I don't have the  
16          numbers of spaces, but we are close to that  
17          20 percent.

18          HEARING MASTER FINCH:   Okay.

19          MS. ALBERT:   So it would be doubling what we  
20          have now.

21          HEARING MASTER FINCH:   And then the  
22          percentage is, I see you're capped out at  
23          50 percent.

24          MS. ALBERT:   We're capping at 50 percent and  
25          this is calculating the -- because it's really

1           20 percent of the square footage of a mini  
2           warehouse. So even though it's open, they're still  
3           calculating that as a percentage, and so basically  
4           did the math of, you know, 40 feet by 12 feet is a  
5           space, and so we were trying to do that to get  
6           to --

7           HEARING MASTER FINCH: I see.

8           MS. ALBERT: So we did calculate that. And  
9           so that's --

10          HEARING MASTER FINCH: All right. And I  
11          think that was my only question so far.

12          MS. ALBERT: Okay.

13          HEARING MASTER FINCH: Thank you so much. I  
14          appreciate it. Does that conclude your  
15          presentation? All right. Thank you. If you  
16          could -- everybody sign in, I appreciate it.

17          MS. ALBERT: For now, if I have some time  
18          left if we need to -- for rebuttal.

19          HEARING MASTER FINCH: Understood. All  
20          right.

21          We'll go to Development Services.

22          MR. MONSANTO: Good evening. Israel  
23          Monsanto, Development Services.

24          I'll try to keep it short and concise. The  
25          applicant did a good job presenting the case

1 overall. The subject site zoned Planned  
2 Development is currently approved for three  
3 development options. The project is located in the  
4 southwest corner of Lithia Pinecrest Road and  
5 Lithia Springs Road in Lithia.

6 PDs approved to the north are a day care;  
7 parcel to the east, west, and south are zoned  
8 Agricultural Rural and developed with a fence  
9 company, single-family home, and a water treatment  
10 plant respectfully.

11 The site has been developed under the  
12 development option No. 1, which allows up to  
13 99,000 square feet of mini warehouse with outdoor  
14 storage of RVs and boats in addition to up to  
15 11,000 square feet of Commercial Neighborhood uses.

16 The PD is a single parcel and is 14.7 acres  
17 in size. The size -- the site is also regulated by  
18 Land Development Code Section 6.11.16. Mini  
19 warehouses, locational and design requirements with  
20 the exception that the leasing of moving truck is  
21 prohibited.

22 Per the Land Development Code, the total  
23 square footage of the designated outdoor storage  
24 area shall not exceed 20 percent of the developed  
25 square footage for the enclosed portion of the

1 mini-warehouse facility.

2 The site today is developed with  
3 99,000 square feet of mini-warehouse building and  
4 90 -- 19,800 square feet of outdoor areas for the  
5 storage of RV and boats, which is at 20 percent of  
6 enclosed portion of the project.

7 The area along Lithia Pinecrest Road is  
8 vacant today and is reserved for that 11,000 square  
9 feet of building space for CN uses. As part of  
10 this Major Modification, as the applicant stated,  
11 the request is for a new development option No. 4  
12 to, A, increase the storage of RVs and boats and  
13 also to add the storage of moving trucks limited to  
14 up to four.

15 These structures will be stored internally  
16 and closed by existing buildings for use by patrons  
17 only. The new expansion area for the RV-boat  
18 storage will be placed along the east of Lithia  
19 Pinecrest Road, internal to the project and will  
20 not be enclosed by buildings.

21 With development option No. 4, the applicant  
22 proposes to replace the area of 11,000 square feet  
23 of CN uses approved today. The RV-boats storage  
24 space will be accessory to principal mini warehouse  
25 use. The maximum building space will remain at

1           99,000 as approved today.

2           Since the site already has a designated  
3 outdoor storage of RV and boats of no more than 20  
4 percent enclosed in space of the facility for LDC  
5 6.11.60.E.3, a waiver has been requested by the  
6 applicant to allow an increase of the outdoor  
7 storage above that 20 percent.

8           A second waiver from 6.11.60.E.4 has also  
9 been requested to eliminate a requirement that  
10 designated area for the expansion of the outdoor  
11 storage area shall be internal to the project and  
12 enclosed by buildings.

13           As stated by the applicant, the site had  
14 requested a modification last year to expand the  
15 stored RV -- the outside of RVs and boats to be  
16 over that maximum of 20 percent. That case was  
17 heard by the Board of County Commissioners in  
18 December 2021.

19           Planning Commission did not find that  
20 request consistent with the current Future Land Use  
21 of REZ-2, which does not allow open storage. That  
22 open storage is -- outdoor storage is a principal  
23 use. It's precluded by setting that 20 percent  
24 maximum for outdoor storage area for RVs and boats  
25 per the Land Development Code for the mini

1 warehouse use.

2 Development Services staff avoided the  
3 proposed while screening along Lithia Pinecrest as  
4 part of that application, which provided a height  
5 design and look of buildings similar to the  
6 existing structure with architectural features,  
7 roof lines and materials to address compatibility  
8 of the outdoor storage area.

9 While that proposal addressed many of the  
10 compatibility concerns with the surroundings and  
11 would have effectively screened those areas from  
12 public view, staff could not support that  
13 application. Citing that 20 percent maximum  
14 outdoor storage area set by the Land Development  
15 Code, which would otherwise will be prohibited in  
16 that PD.

17 The request was denied ultimately by the  
18 Board. We found the petition not to scale with the  
19 area and inconsistent with the Comprehensive Plan.

20 The Planning Commission has stated -- also  
21 find that request -- also found this request  
22 inconsistent with the Comprehensive Plan based on  
23 compatibility issues and inconsistent with the  
24 Residential-2 Future Land Use Category, just like  
25 that previous minor modification as stated.

1           However, Development Services staff has  
2           found this request tonight approvable, and this is  
3           mainly because this project as presented by the  
4           applicant this time proposes conditions on site  
5           design standards similar to another rezoning  
6           pertaining to a mini warehouse use that had  
7           recently received approval by the Board in which  
8           the outside storage of RVs and boats increased to  
9           be beyond the maximum required 20 percent.

10           Therefore, they waiving the LDC Section  
11           6.11.03.E.3 and also section of the Code  
12           6.11.03.E.4. That Planned Development 21-1092 was  
13           approved last February and consisted of  
14           54,000 square feet of a self-storage facility.

15           That PD is located along Kingsway Road in  
16           Seffner and is allowed to have areas to store RV  
17           and boats that are more than 20 percent of the  
18           approved enclosed area.

19           The outdoor storage is limited to the  
20           storage of boats and vehicles only, and as noted  
21           before, the Board approved the waivers from the LDC  
22           for the outdoor storage and also for the screening  
23           not being enclosed by buildings.

24           As part of this application, the applicant  
25           provided a comparison between the approved PD plan

1       for the application on Kingsway Road and this  
2       proposed project on Lithia Pinecrest Road. The key  
3       points that project will provide, which are  
4       consistent with approved mini warehouse house, on  
5       Kingsway Road, are a 15-foot buffer yard with four  
6       canopy trees and four-story trees for 100 linear  
7       feet provided along frontage roads.

8               And this is consistent with the suburban  
9       scenic corridor requirement. Also, the outdoor  
10      storage will be enclosed and shielded by the  
11      adjacent right-of-way by means of landscaping or  
12      fencing as shown on the general site plan and an  
13      8-foot height opaque fence will enclose the outdoor  
14      space.

15             And additionally, the outdoor storage will  
16      be covered, and solar panels are proposed on top of  
17      the structures. The applicant also states that in  
18      this situation, there are no adjacent residential  
19      uses in high number as compared to the Kingsway  
20      Road PD.

21             Additionally, the applicant proposes to  
22      increase that 15-foot buffer along the east end  
23      frontage to 20 feet with an 8-foot-high fence, with  
24      the additional screening required by the scenic  
25      corridor, which will provide a greater number of

1 trees that otherwise is required by Type B  
2 screening.

3 And this is also in addition to maintain an  
4 existing vegetation as approved by the Natural  
5 Resources review section.

6 Staff finds that this Major Modification  
7 proposal is similar in nature to the recently  
8 approved self-storage project by the Board --  
9 approved by the Board, and both applications  
10 requested an increase of the outdoor storage areas  
11 above the 20 maximum percent per the LDC.

12 Both outdoor storage sales are not enclosed  
13 or screened by buildings but rather by 8-foot-high  
14 opaque fences and scenic corridor landscaping along  
15 the roads is being provided along with a  
16 15-foot-wide buffer required by that scenic  
17 corridor.

18 The applicant, however, is proposing, again,  
19 to increase that buffer area along Lithia  
20 Pinecrest. The applicant is also limiting the  
21 outdoor storage to 50 percent of the approved  
22 enclosed space as part of the proposed conditions  
23 in contrast with the other rezoning which did not  
24 offer a specific maximum outdoor storage area.

25 The moving truck storage will be placed

1 internally as noted on the site plan and enclosed  
2 by existing buildings. The applicant also proposes  
3 to, again, limit that number to four and also to  
4 restrict the moving trucks to a storage only,  
5 available for use by patrons and not the general  
6 public. So there's no leasing moving trucks open  
7 to the public.

8 The outdoor storage area along Lithia  
9 Pinecrest will be covered by canopies and solar  
10 panels are also proposed by this Major  
11 Modification.

12 These standards will be conditioned to  
13 require future Major Modifications to the PD if  
14 future changes are proposed affecting them, and  
15 this is also consistent with the other mini  
16 warehouse that was approved by the Board.

17 The limited area around the subject PD  
18 consists today of a mix of Commercial, Residential,  
19 and Agricultural uses with a water treatment plan.  
20 And office uses located along Lithia Pinecrest  
21 further to the south, and a fence company on the  
22 parcels zoned Agricultural Rural which currently  
23 operates across the road to the east.

24 The proposed outdoor expansion is located to  
25 the east of the site along the roadway away from

1 residential lots west and northwest of the site.  
2 Therefore, staff finds that the proposed storage  
3 expansion of the existing self-storage facility  
4 will not pose compatibility concerns.

5 The applicant, again, is proposing  
6 conditions to the site with similar conditions  
7 approved by the other application recently approved  
8 by the Board of County Commissioners.

9 In regard to the PD variation request, staff  
10 finds those justifications meet the criteria of  
11 approval, and the Hearing Master's recommendation  
12 for this application is required to include a  
13 finding on whether the requested variations meet  
14 the criteria for approval.

15 We have also evaluated the two waivers from  
16 6.11.60.3 and 4 and found them approvable. The  
17 proposed outdoor storage configuration and the sign  
18 in addition to the method for the screening of the  
19 outdoor storage expansion are consistent, again,  
20 with the similar and previously approved storage  
21 facilities in the county.

22 Other reviewing agencies did not object to  
23 this request, including Environmental Protection  
24 Commission and Transportation as the applicant  
25 stated. The county engineer reviewed the

1 administrative variance request and found it  
2 approvable. Therefore, based on all these  
3 considerations, staff recommends approval of this  
4 Major Modification request with the conditions as  
5 presented in our staff report. This concludes my  
6 presentation, and we're available if you have any  
7 questions.

8 HEARING MASTER FINCH: No. You answered my  
9 questions, but thank you so much.

10 Planning Commission.

11 MS. PAPANDREW: Andrea Papandrew, Planning  
12 Commission staff.

13 The subject property is within the  
14 Residential-2 Future Land Use Category.  
15 Residential-2 surrounds the site on the south,  
16 north, and west. To the east are the Agricultural  
17 Rural and Natural Preservation Future Land Use  
18 Categories.

19 The site is within the Urban Service Area  
20 and the Southshore Areawide Systems Community Plan.  
21 The subject property is located in the southwestern  
22 corner of Lithia Springs Road and Lithia Pine Crest  
23 Road.

24 Commercial locational criteria based on the  
25 Future Land Use Category of the property and the

1 classification of intersection of roadways and  
2 shown on the adopted 2040 Highway Cost Affordable  
3 Long-Range Transportation Plan.

4 The nearest qualified intersection is Lithia  
5 Pinecrest Road and Fishhawk Boulevard, but  
6 75 percent of the property is not located within  
7 660 feet of the intersection.

8 So the site does not meet locational  
9 criteria and a waiver request has been submitted  
10 for review. The waiver states the request is to  
11 expand the approved boat-RV parking. The portion  
12 of the site currently approved for 11,000 square  
13 feet of limited neighborhood commercial uses.  
14 Resulting in a decrease in the amounts of approved  
15 square footage.

16 The waiver also states that commercial  
17 locational criteria is implemented to address the  
18 scale and compatibility of new neighborhood-serving  
19 commercial uses with the surrounding development  
20 based on distances from identified intersections.

21 The applicant asserts that the Lithia  
22 Pinecrest Road and Lithia Springs Road is not a  
23 regulated intersection. The applicant states the  
24 waiver is requesting the current approved uses.  
25 Reduction in commercial square footage. No

1       perceived compatibility concerns given the  
2       surrounding development.

3               The site's location to the Urban Service Area  
4       adequate roadway and public facilities and that is  
5       intended to serving the immediate residential  
6       neighborhood.

7               Per Objective 8, Future Land Use Categories  
8       outlined the maximum level of intensity and density  
9       and the range of permitted land uses allowed in  
10      each category.

11              Appendix A contains a description of the  
12      character and intent each commanding each of the  
13      Future Land Use categories. The site is within the  
14      Residential-2 Future Land Use Category, and the  
15      intent of the Residential-2 category states that  
16      the suburban level neighborhood commercial, office,  
17      and multipurpose project serving the nonurban areas  
18      may be permitted subject to the goals, objectives,  
19      and policies of the Future Land Use Element and  
20      applicable development regulations and conformance  
21      to establish locational criteria for each use.

22              The language above states only neighborhood  
23      commercial uses are allowed in the Residential-2  
24      Future Land Use Category. The definition for the  
25      neighborhood commercial uses state intensive

1 commercial uses shall not be considered  
2 neighborhood serving. The applicant is asking to  
3 the waive the Land Development Code requirement  
4 that outdoor storage will not exceed 20 percent of  
5 developed square footage of the enclosed mini  
6 warehouse use.

7 Outdoor storage is a Commercial Intensive  
8 use, but it's not permitted in Residential-2. The  
9 requested modification is not consistent with  
10 development expected in the Residential-2 Future  
11 Land Use Category.

12 The proposed rezoning does not meet the  
13 intent of FLU Policy 1.4. With respect to  
14 compatibility of the surrounding area, Policy 1.4,  
15 compatibility is defined as the characteristics of  
16 different uses or activities designed, which allow  
17 them to be located near or adjacent to each other  
18 in harmony.

19 Outdoor storage is a Commercial Intensive  
20 use proposed for the site with adjacent residential  
21 uses to the north, and Commercial Intensive uses  
22 were not originally approved beyond an accessory  
23 use for the original PD.

24 The applicant intends the outdoor storage  
25 accessory to the mini warehouse -- mini-storage

1 warehouse a commercial general use; however, does  
2 not meet the definition of accessory storage per  
3 the Land Development Code, which is why the  
4 applicant is requesting two waivers.

5 The applicant -- subject site does not meet  
6 the intent of Objective 9 and Policy 9.1 and 9.2,  
7 which requires all development to be compliant with  
8 local, state, and federal regulations.

9 While the mini warehouse is considered a  
10 Commercial General use going over the 20 percent  
11 threshold limit for accessory use, makes the  
12 outdoor storage a secondary use of Commercial  
13 Intensive.

14 Per the Future Land Use Element, Commercial  
15 Intensive uses are not allowed in residential plan  
16 categories. The proposal does not meet the intent  
17 of the neighborhood protection policies and  
18 Objective 16 and policies 16.1, 16.2, and 16.3;  
19 16.1 requires development in residential areas be  
20 limited to neighborhood scale and outdoor storage  
21 is a Commercial Intensive use that's known for its  
22 intensity and scale.

23 The increase in the outdoor storage to the  
24 south also encourages a development pattern that is  
25 predominantly Residential, Agricultural, and Public

1 Institutional.

2 FLU Policy 17.7 also requires the mitigation  
3 and averts impacts in development on surrounding  
4 properties and the applicant's requesting waivers  
5 to two measures that contribute to the mitigation  
6 and undermines the intensive neighborhood  
7 protection policies.

8 To address compatibility concerns, the  
9 applicant is proposing a variation to allow fence  
10 height of 8 feet to cover all outdoor storage areas  
11 for boats and RVs; an 8-foot fence to help screen  
12 the boat and RV parking area; limiting the storage  
13 of moving trucks to four; and not leasing the  
14 moving trucks to the public.

15 The applicant is also proposing solar panels  
16 to be installed on the existing structures and a  
17 condition which the boat-RV parking is not  
18 permitted without the mini warehouse use.

19 The site is also looking at a scenic  
20 corridor which provides additional screening along  
21 Lithia Pinecrest Road. Despite all these measures,  
22 the proposal to waive the 20 percent threshold will  
23 allow for Commercial Intensive uses which  
24 undermines the Future Land Use Element and then not  
25 allow the Residential-2 land use category.

1           A recent PRS application was submitted for  
2           this site asking for a fourth option of increase in  
3           outdoor storage to 32,000 square feet and the  
4           placement of a 13-foot wall.

5           This request was also for a waiver to the  
6           Land Development Code to allow more than 20 percent  
7           in developed square footage to be in close portions  
8           to the mini-warehouse facility.

9           Planning Commission staff found this request  
10          inconsistent with the Comprehensive Plan based on  
11          compatibility issues and being inconsistent with  
12          the Residential-2 Future Land Use Category.

13          The proposed development is asking for the  
14          same fourth option that would increase an outdoor  
15          storage 50 percent, which is high intensity than  
16          the previous PRS application which was found  
17          inconsistent with the Comprehensive Plan.

18          FLU Policy 22.7 notes that commercial  
19          locational criteria is not the only factor to take  
20          into consideration when granting approval for the  
21          application, although the applicant claims the  
22          outdoor storage component and development should be  
23          considered accessory to the mini-warehouse storage  
24          use is above the 20 percent threshold for accessory  
25          outdoor storage use.

1           The impact of such use is beyond the  
2 realized intensity of the site. The use must be  
3 compatible with the surrounding existing  
4 residential, agricultural, and public institutional  
5 development and placed in Commercial Intensive use,  
6 such as outdoor storage in a Residential Plan  
7 category, does not allow Commercial Intensive uses  
8 undermines the intent of the commercial locational  
9 criteria requirements in the Comprehensive Plan.

10           Objective 12-1 of the Community Design  
11 Component requires new development to complement  
12 the surrounding land uses and be designed in a way  
13 that's compatible.

14           The proposed Planned Development is in the  
15 Southshore Areawide Systems Community Plan and the  
16 plan does not have any goals that relate directly  
17 to the site.

18           However, it does contain language on  
19 implementing the community's greatest desire,  
20 including codification to the Land Development Code  
21 to the greatest extent possible.

22           The proposal would set a dangerous standard  
23 to allow Commercial Intensive development to  
24 encroach into the Residential Future Land Use  
25 Category and is not consistent with the Community

1 Design Component in the Future Land Use Element.

2 Based upon the above considerations,  
3 Planning Commission staff finds the proposed  
4 Planned Development inconsistent with the Future of  
5 Hillsborough Comprehensive Plan for unincorporated  
6 Hillsborough County. Thank you.

7 HEARING MASTER FINCH: (Off mike.) Staff  
8 report as I understand it? Okay. Sure.  
9 Ms. Papandrew, I just have a quick question. I  
10 understand Planning Commission's position.

11 I just have a question as to whether a  
12 commercial waiver -- locational criteria waiver was  
13 required to approve the nonresidential uses from  
14 the original PD in 2016?

15 MS. PAPANDREW: I mean, a waiver was  
16 required as they're adding a fourth commercial  
17 option to the site.

18 HEARING MASTER FINCH: I'm talking about the  
19 original approval for the mini warehouse and the  
20 existing entitlements, especially under option one,  
21 the mini warehouse that has since been constructed,  
22 would that have received a waiver of commercial  
23 locational criteria to be approved?

24 MS. PAPANDREW: I do not have the -- that  
25 information. I don't know if the applicant can

1 provide that answer.

2 HEARING MASTER FINCH: Okay. We'll ask  
3 that. Thank you so much. I appreciate your  
4 testimony.

5 All right. We'll call for anyone that would  
6 like to speak in either support or opposition,  
7 either in the room or online?

8 Seeing no one, we'll go back to Development  
9 Services.

10 MR. GRADY: Nothing further.

11 HEARING MASTER FINCH: All right. Then  
12 we'll go to the applicant, who has time allotted  
13 for rebuttal.

14 MR. MOLLOY: William Molloy again.

15 I, obviously, don't have any opposition but  
16 for the Planning Commission to rebut. Just a few  
17 points, we understand their position and, you know,  
18 their rule is guardians of the Comp Plan.

19 As to the commercial locational criteria,  
20 this is, obviously, an existing operating facility.  
21 So we didn't mean to gloss over that by any means,  
22 but we consider it a bit of a moot point.

23 I want to reinforce that we are in a  
24 situation asking for outdoor storage of very  
25 functional boats and RVs, which is a CG use. It is

1 not open storage, which is CI use.

2 There was some reference to the Section 16's  
3 1, 2, and 3 about neighborhood compatibility.  
4 Again, we have no opposition behind me, and I want  
5 to stress in terms of compatibility, this project  
6 is entirely self-contained.

7 And the way that we very carefully drew it  
8 this time around especially was with the absolute  
9 intention of, one, making as close to a project  
10 that met the criteria as possible and, two, making  
11 sure there's no line of sights that were  
12 compromised even from the road from outside the  
13 project.

14 The project's totally screened. All we're  
15 doing is making available or making use of the  
16 available space that's there to store some more  
17 vehicles. That's the entire purpose of the  
18 request.

19 So I think Ms. Albert was looking up  
20 something for you about the waiver previously.  
21 Never mind. We're finished. Thank you.

22 HEARING MASTER FINCH: Okay. Thank you so  
23 much.

24 Then with that, we'll close Major  
25 Modification 22-0863 and adjourn the hearing.

1 Thank you-all for your time.

2 (Hearing was concluded at 10:09 p.m.)

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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: SUSAN FINCH  
Land Use Hearing Master

DATE: Monday, July 25, 2022

TIME: Commencing at 6:00 p.m.  
Concluding at 11:20 p.m.

PLACE: Robert W. Saunders, Sr. Public  
Library  
Ada T. Payne Community Room  
1505 N. Nebraska Avenue  
Tampa, Florida 33602

Reported via Cisco Webex Videoconference by:

Christina M. Walsh, RPR  
Executive Reporting Service  
Ulmerton Business Center  
13555 Automobile Blvd., Suite 130  
Clearwater, FL 33762  
(800) 337-7740

1 application is being continued by the applicant to  
2 the August 15, 2022, Zoning Hearing Master Hearing.

3 Item A-27, Major Mod Application 22-0860.

4 This application is out of order to be heard and is  
5 being continued to the August 15, 2022, Zoning  
6 Hearing Master Hearing.

7 Item A-28, Major Mod Application 22-0863.

8 This application is being continued by staff to the  
9 August 15, 2022, Zoning Hearing Master Hearing.

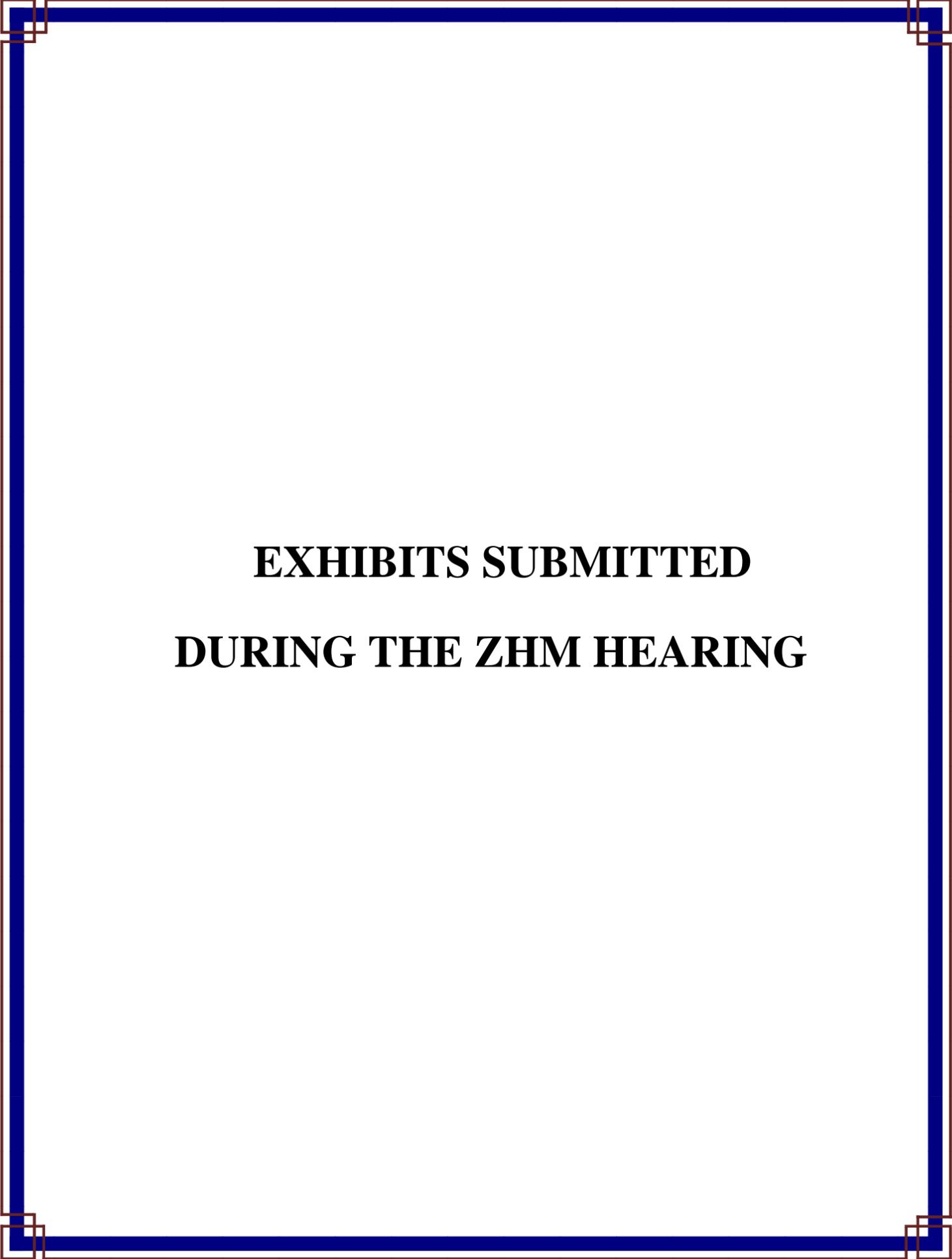
10 Item A-29, Rezoning 22-0864. This  
11 application is out of order to be heard and is  
12 being continued to the August 15, 2022, Zoning  
13 Hearing Master Hearing.

14 Item A-30, Rezoning-PD 22-0865. This  
15 application is being continued by the applicant to  
16 the August 15, 2022, Zoning Hearing Master Hearing.

17 Item A-31, Rezoning-PD 22-0866. This  
18 application is being continued by the applicant to  
19 the August 15, 2022, Zoning Hearing Master Hearing.

20 Item A-32, Major Mod Application 22-0867.  
21 This application is out of order to be heard and is  
22 being continued to the August 15, 2022, Zoning  
23 Hearing Master Hearing.

24 Item A-33, Rezoning-Standard 22-0926. This  
25 application is out of order to be heard and is



**EXHIBITS SUBMITTED  
DURING THE ZHM HEARING**

SIGN-IN SHEET: RFR, ZHM, PHM, LUHOPAGE 1 OF 5DATE/TIME: 8-15-2022 6pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION #  22-0802	PLEASE PRINT NAME <u>Kami' Corbett</u>  MAILING ADDRESS <u>1015 Kennedy Blvd Ste 200</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 228-8421</u>
APPLICATION #  22-0944	PLEASE PRINT NAME <u>Jim Porter</u>  MAILING ADDRESS <u>401 E. Jackson St. Suite 1700</u> <u>33602</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>(813) 209-5060</u>
APPLICATION #  22-0944	PLEASE PRINT NAME <u>Jay A. MacFfig</u>  MAILING ADDRESS <u>102 5TH AVE S.E</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33549</u> PHONE <u>813 949-2224</u>
APPLICATION #  22-0944	PLEASE PRINT NAME <u>Renee Bayless</u>  MAILING ADDRESS <u>403 STRATHAVEN CT</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33549</u> PHONE <u>(813) 909-9540</u>
APPLICATION #  22-0944	PLEASE PRINT NAME <u>Michael Burger</u>  MAILING ADDRESS <u>302 Lake Kell Court</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33549</u> PHONE <u>813 918 1293</u>
APPLICATION #	PLEASE PRINT NAME _____  MAILING ADDRESS _____  CITY _____ STATE _____ ZIP _____ PHONE _____

SIGN-IN SHEET: RFR, ZHM, PHM, LUHOPAGE 2 OF 5DATE/TIME: 8-19-22 6 pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION #  <u>20-1142</u>	PLEASE PRINT NAME <u>TU MAI</u>  MAILING ADDRESS <u>14031 N. DALE MARY HWY</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33618</u> PHONE <u>(813) 962-6230</u>
APPLICATION #  <u>21-0963</u>	PLEASE PRINT NAME <u>NEALE STRALOW</u>  MAILING ADDRESS <u>501 E Kennedy Blvd Suite 1010</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>727 409 6450</u>
APPLICATION #  <u>21-1321</u>	PLEASE PRINT NAME <u>TU MAI</u>  MAILING ADDRESS <u>14031 N. DALE MARY HWY</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33618</u> PHONE <u>(813) 962-6230</u>
APPLICATION #  <u>22-0369</u>	PLEASE PRINT NAME <u>ALBERT DOUGLASS</u>  MAILING ADDRESS <u>5125 W CRENshaw</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>813 806-0096</u>
APPLICATION #  <u>22-0559</u>	PLEASE PRINT NAME <u>Kemmi Corbett</u>  MAILING ADDRESS <u>101 E Kennedy Blvd Ste 100</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-227 8421</u>
APPLICATION #  <u>22-0559</u>	PLEASE PRINT NAME <u>Ross Greer Progressive Capital Group</u>  MAILING ADDRESS <u>400 N. New York Ave, Ste 101</u> CITY <u>Winter Park</u> STATE <u>FL</u> ZIP <u>32789</u> PHONE <u>770 329 7850</u>

SIGN-IN SHEET: RFR, ZHM, PHM, LUHOPAGE 3 OF 5DATE/TIME: 8-15-22 6pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ-PD</u> <u>22-0565</u>	PLEASE PRINT NAME <u>Jame Maier</u> MAILING ADDRESS <u>101 E. Kennedy Blvd., ste. 3700</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-506-5189</u>
APPLICATION # <u>22-0685</u>	PLEASE PRINT NAME <u>TODD AMADEN</u> MAILING ADDRESS <u>8515 Palm River Rd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33619</u> PHONE <u>813-621-7841</u>
APPLICATION # <u>22-0685</u>	PLEASE PRINT NAME <u>STEVE HENRY</u> MAILING ADDRESS <u>5023 W. LAUREL ST</u> CITY <u>TPA</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-289-0039</u>
APPLICATION # <u>22-0685</u>	PLEASE PRINT NAME <u>Kami Corbett</u> MAILING ADDRESS <u>101 E Kennedy Blvd. 3700</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-227-8424</u>
APPLICATION # <u>22-0685</u>	PLEASE PRINT NAME <u>Roxanne Back</u> MAILING ADDRESS <u>4022 Crestwood Dr</u> CITY <u>Valrico</u> STATE <u>FL</u> ZIP <u>33596</u> PHONE <u>262-361-2523</u>
APPLICATION # <u>22-0685</u>	PLEASE PRINT NAME <u>Ron Smith</u> MAILING ADDRESS <u>3305 LITTLE RD</u> CITY <u>VALRICO</u> STATE <u>FL</u> ZIP <u>33596</u> PHONE <u>813 833 2273</u>

DATE/TIME: 8-15-2022 6 pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION #  <u>22-0685</u>	PLEASE PRINT NAME <u>KAREN &amp; Peter Ducat</u>  MAILING ADDRESS <u>3303 Little Rd</u>  CITY <u>Valrico</u> STATE <u>FL</u> ZIP <u>33596</u> PHONE <u>813 684-3840</u>
APPLICATION #  <u>22-0685</u>	PLEASE PRINT NAME <u>Anna Pitman</u>  MAILING ADDRESS <u>3010 W. Azalea St, Ste 150</u>  CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33609</u> PHONE <u>813 223 3919</u>
APPLICATION #  <u>22-0859</u>	PLEASE PRINT NAME <u>Sean Cashion</u>  MAILING ADDRESS <u>13825icot Blvd Ste 605</u>  CITY <u>Clearwater</u> STATE <u>FL</u> ZIP <u>33760</u> PHONE <u>727 524-1818</u>
APPLICATION #  <u>22-0859</u>	PLEASE PRINT NAME <u>Julia Mandell</u>  MAILING ADDRESS <u>401 E Jackson St</u>  CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-731-7984</u>
APPLICATION #  <u>22-0859</u>	PLEASE PRINT NAME <u>Rosa Elena Jairo</u>  MAILING ADDRESS <u>815W Bougainvillea Ave</u>  CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33612</u> PHONE <u>813 377 6842</u>
APPLICATION #  <u>22-0859</u>	PLEASE PRINT NAME <u>Larry Adams</u>  MAILING ADDRESS <u>9604 Six Mile Creek Rd</u>  CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33610</u> PHONE <u>813-468-4542</u>

DATE/TIME: 8-15-2022 6pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION #  <u>22-0863</u>	PLEASE PRINT NAME <u>William Molley</u> MAILING ADDRESS <u>3255 Ash</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE _____
APPLICATION #  <u>22-0863</u>	PLEASE PRINT NAME <u>Isabelle Albert</u> MAILING ADDRESS <u>1000 W. Ashley Dr.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 331 0976</u>
APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____
APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____
APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____
APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____

HEARING TYPE: **ZHM**, PHM, VRH, LUHO

DATE: 8/15/2022

HEARING MASTER: Susan Finch

PAGE: 1 OF 1

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
RZ 22-0802	Kami Corbett	1. Application Presentation Packet	No
RZ 22-0944	Jay Muffly	1. Opposition Presentation Packet	No
MM 21-0963	Neale Stralow	1. Application Presentation Packet	No
RZ 21-1321	Tu Mai	1. Proponent Presentation Packet	No
RZ 22-0369	Brian Grady	1. Revised Staff Report	Yes (copy)
RZ 22-0559	Brian Grady	1. Revised Staff Report	Yes (copy)
RZ 22-0565	Brian Grady	1. Revised Staff Report	Yes (copy)
RZ 22-0565	Jaime Maier	2. Application Presentation Packet	No
RZ 22-0685	Brian Grady	1. Revised Staff Report	Yes (copy)
RZ 22-0685	Kami Corbett	2. Applicant Presentation Packet	No
RZ 22-0685	Roxanne Back	3. Opponent Presentation Packet	No
RZ 22-0685	Roxanne Back	4. Opponent Presentation Packet	No
RZ 22-0685	Karen Ducat	5. Opposition Presentation Packet	No
RZ 22-0685	Anna Ritenour	6. Application Presentation Packet	No
RZ 22-0859	Brian Grady	1. Revised Staff Report	Yes (copy)
RZ 22-0859	Julia Mandell	2. Application Presentation Packet	No
MM 22-0863	Brian Grady	1. Revised Staff Report	Yes (copy)
MM 22-0863	Isabelle Albert	2. Application Presentation Packet	No

AUGUST 15, 2022 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, August 15, 2022, at 6:00 p.m., in the Ada T. Payne Community Room, Robert W. Saunders Sr. Public Library, Tampa, Florida, and held virtually.

▶ Susan Finch, ZHM, called the meeting to order and led in the pledge of allegiance to the flag.

A. WITHDRAWALS AND CONTINUANCES

▶ Brian Grady, Development Services, introduced staff and reviewed the changes.

D.4. MM 22-0109

▶ Brian Grady, Development Services, announces MM 22-0109 was withdrawn.

▶ Brian Grady, Development Services, continued review of the withdrawals/continuances.

▶ Susan Finch, ZHM, overview of ZHM process.

▶ Assistant County Attorney Cameron Clark overview of oral argument/ZHM process.

▶ Susan Finch, ZHM, Oath.

B. REMANDS

C. REZONING STANDARD (RZ-STD):

C.1. RZ 22-0802

▶ Brian Grady, Development Services, calls RZ 22-0802.

▶ Kami Corbett, applicant rep, presents testimony and submits exhibits.

▶ Christopher Grandlienard, Development Services, staff report.

▶ Andrea Papandrew, Planning Commission, staff report.

▶ Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep/closes RZ 22-0802.

C.2. RZ 22-0944

- ▶ Brian Grady, Development Services, calls RZ 22-0944.
- ▶ Jim Porter, applicant rep, presents testimony.
- ▶ Susan Finch, ZHM, questions to applicant rep.
- ▶ Jim Porter, applicant rep, answers ZHM question.
- ▶ Christopher Grandlienard, Development Services, staff report.
- ▶ Andrea Papandrew, Planning Commission, staff report.
- ▶ Susan Finch, ZHM, calls for proponents/opponents.
- ▶ Jay Muffly, opponent, presents testimony and submits exhibits.
- ▶ Renee Bayless, opponent, presents testimony.
- ▶ Michael Burger, opponent, presents testimony.
- ▶ Susan Finch, ZHM, calls for Development Services.
- ▶ Brian Grady, Development Services, presents testimony.
- ▶ James Ratliff, Development Services Transportation, presents testimony.
- ▶ Brian Grady, Development Services, continues testimony.
- ▶ Susan Finch, ZHM, calls for applicant rep.
- ▶ Jim Porter, applicant rep, presents rebuttal.
- ▶ Susan Finch, ZHM, closes RZ 22-0944.

D. REZONING-PLANNED DEVELOPMENT (RZ-PD) & MAJOR MODIFICATION (MM):

D.1. RZ 22-1142

- ▶ Brian Grady, Development Services, calls RZ 22-1142.
- ▶ Tu Mai, applicant rep, presents testimony.
- ▶ Susan Finch, ZHM, questions to applicant rep.
- ▶ Tu Mai, applicant rep, answers ZHM questions.

- ▶ Michelle Heinrich, Development Services, staff report.
- ▶ Susan Finch, ZHM, question to Development Services.
- ▶ Michelle Heinrich, Development Services, answers ZHM question.
- ▶ Andrea Papandrew, Planning Commission, staff report.
- ▶ Susan Finch, ZHM, question to Planning Commission.
- ▶ Andrea Papandrew, Planning Commission, answers ZHM question and continues testimony.
- ▶ Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep.
- ▶ Tu Mai, applicant rep, presents rebuttal.
- ▶ Susan Finch, ZHM, closes RZ 22-1142.

D.2. MM 21-0963

- ▶ Brian Grady, Development Services, calls MM 21-0963.
- ▶ Neale Stralow, applicant rep, presents testimony and submits exhibits.
- ▶ Susan Finch, ZHM, question to applicant rep.
- ▶ Neale Stralow, applicant rep, answers ZHM question.
- ▶ Tim Lampkin, Development Services, staff report.
- ▶ Andrea Papandrew, Planning Commission, staff report.
- ▶ Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep/closes MM 21-0963.

D.3. RZ 21-1321

- ▶ Brian Grady, Development Services, calls RZ 21-1321.
- ▶ Tu Mai, applicant rep, presents testimony and submits exhibits.
- ▶ Susan Finch, ZHM, questions to applicant rep.
- ▶ Tu Mai, applicant rep, answers ZHM questions.

- ▶ Tania Chapela, Development Services, staff report.
- ▶ Andrea Papandrew, Planning Commission, staff report.
- ▶ Susan Finch, ZHM, questions to Planning Commission.
- ▶ Andrea Papandrew, Planning Commission, answers ZHM questions.
- ▶ Susan Finch, ZHM, calls for proponents/opponents/Development Services.
- ▶ Andrea Papandrew, Planning Commission, answers ZHM questions.
- ▶ Susan Finch, ZHM, calls for applicant rep.
- ▶ Tu Mai, applicant rep, presents rebuttal.
- ▶ Susan Finch, ZHM, closes RZ 21-1321.

D.5. RZ 22-0369

- ▶ Brian Grady, Development Services, calls RZ 22-0369.
- ▶ Albert Docobo, applicant rep, presents testimony.
- ▶ Tania Chapela, Development Services, staff report.
- ▶ Susan Finch, ZHM, questions to Development Services.
- ▶ Tania Chapela, Development Services, answers ZHM questions.
- ▶ Andrea Papandrew, Planning Commission, staff report.
- ▶ Susan Finch, ZHM, calls for proponents/opponents/Development Services.
- ▶ Tania Chapela, Development Services, presents testimony.
- ▶ Susan Finch, ZHM, questions to Development Services.
- ▶ Tania Chapela, Development Services, answers ZHM questions.
- ▶ Susan Finch, ZHM, questions to applicant rep.
- ▶ Albert Docobo, applicant rep, answers ZHM questions.
- ▶ Susan Finch, ZHM, closes RZ 22-0369.

D.6. RZ 22-0559

- ▶ Brian Grady, Development Services, calls RZ 22-0559.
- ▶ Kami Corbett, applicant rep, presents testimony.
- ▶ Susan Finch, ZHM, question to applicant rep.
- ▶ Kami Corbett, applicant rep, answers ZHM question and continues testimony.
- ▶ Susan Finch, ZHM, questions to applicant rep.
- ▶ Kami Corbett, applicant rep, answers ZHM questions.
- ▶ Sam Ball, Development Services, staff report.
- ▶ Andrea Papandrew, Planning Commission, staff report.
- ▶ Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep.
- ▶ Kami Corbett, applicant rep, presents rebuttal.
- ▶ Susan Finch, ZHM, Oath.
- ▶ Russ Greer, applicant rep, presents testimony.
- ▶ Susan Finch, ZHM, closes RZ 22-0559.
- ▶ Susan Finch, ZHM, breaks.
- ▶ Susan Finch, ZHM, resumes hearing.

D.7. RZ 22-0565

- ▶ Brian Grady, Development Services, calls RZ 22-0565.
- ▶ Jaime Maier, applicant rep, presents testimony and submits exhibits.
- ▶ Susan Finch, ZHM, question to applicant rep.
- ▶ Jaime Maier, applicant rep, answers ZHM question and continues testimony.
- ▶ Tania Chapela, Development Services, staff report.
- ▶ Andrea Papandrew, Planning Commission, staff report.

- ▶ Susan Finch, ZHM, calls for proponents/opponents/Development Services.
- ▶ Brian Grady, Development Services, presents testimony.
- ▶ Susan Finch, ZHM, calls for applicant rep/closes RZ 22-0565.

D.8. RZ 22-0685

- ▶ Brian Grady, Development Services, calls RZ 22-0685.
- ▶ Kami Corbett, applicant rep, presents testimony and submits exhibits.
- ▶ Todd Amaden, applicant rep, presents testimony.
- ▶ Steve Henry, applicant rep, presents testimony.
- ▶ Kami Corbett, applicant rep, presents testimony.
- ▶ Tim Lampkin, Development Services, staff report.
- ▶ Andrea Papandrew, Planning Commission, staff report.
- ▶ Susan Finch, ZHM, questions to Development Services.
- ▶ Richard Perez, Development Services Transportation, answers ZHM questions.
- ▶ Susan Finch, ZHM, calls for proponents/opponents.
- ▶ Roxanne Back, opponent, presents testimony and submits exhibits.
- ▶ Ron Smith, opponent, presents testimony.
- ▶ Susan Finch, ZHM, calls for Development Services/questions to Development Services Transportation.
- ▶ Richard Perez, Development Services Transportation, answers ZHM questions.
- ▶ Susan Finch, ZHM, calls for applicant rep.
- ▶ Kami Corbett, applicant rep, presents rebuttal.
- ▶ Todd Amaden, applicant rep, presents rebuttal.
- ▶ Kami Corbett, applicant rep, continues rebuttal.
- ▶ Anna Ritenour, applicant rep, presents testimony.

- ▶ Kami Corbett, applicant rep, continues rebuttal.
- ▶ Susan Finch, ZHM, closes RZ 22-0685.

D.9. RZ 22-0859

- ▶ Brian Grady, Development Services, calls RZ 22-0859.
- ▶ Julia Mandell, applicant rep, presents testimony and submits exhibits.
- ▶ Sean Cashen, applicant rep, presents testimony.
- ▶ Susan Finch, ZHM, question to applicant rep.
- ▶ Sean Cashen, applicant rep, answers ZHM question.
- ▶ Julia Mandell, applicant rep, presents testimony.
- ▶ Susan Finch, ZHM, questions to applicant rep.
- ▶ Julia Mandell, applicant rep, answers ZHM question.
- ▶ Tim Lampkin, Development Services, staff report.
- ▶ Susan Finch, ZHM, questions to Development Services.
- ▶ Tim Lampkin, Development Services, answers ZHM questions.
- ▶ Andrea Papandrew, Planning Commission, staff report.
- ▶ Susan Finch, ZHM, calls for proponents/opponents.
- ▶ Rosa Elena Jaico, opponent, presents testimony.
- ▶ Susan Finch, ZHM, questions to opponent.
- ▶ Rosa Elena Jaico, opponent, answers ZHM question.
- ▶ Susan Finch, ZHM, Oath.
- ▶ Larry Adams, opponent, presents testimony.
- ▶ Susan Finch, ZHM, calls Development Services/applicant rep.
- ▶ Julia Mandell, applicant rep, presents rebuttal.
- ▶ Sean Cashen, applicant rep, presents rebuttal.

▶ Julia Mandell, applicant rep, presents rebuttal.

▶ Susan Finch, ZHM, closes RZ 22-0859.

D.10. MM 22-0863

▶ Brian Grady, Development Services, calls MM 22-0863.

▶ William Molloy, applicant rep, presents testimony.

▶ Isabelle Albert, applicant rep, presents testimony and submits exhibits.

▶ Susan Finch, ZHM, questions to applicant rep.

▶ Isabelle Albert, applicant rep, answers ZHM questions and continues testimony.

▶ Susan Finch, ZHM, questions to applicant rep.

▶ Isabelle Albert, applicant rep, answers ZHM questions.

▶ Israel Monsanto, Development Services, staff report.

▶ Andrea Papandrew, Planning Commission, staff report.

▶ Susan Finch, ZHM, questions to Planning Commission.

▶ Andrea Papandrew, Planning Commission, answers ZHM questions.

▶ Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep.

▶ William Molloy, applicant rep, presents rebuttal.

▶ Susan Finch, ZHM, closes MM 22-0863.

E. ZHM SPECIAL USE

ADJOURNMENT

▶ Susan Finch, ZHM, adjourns the meeting.



**Hillsborough County  
City-County  
Planning Commission**

Application No. MM 22-0863  
Name: Brian Grady  
Entered at Public Hearing: ZHM  
Exhibit # 1 Date: 8-15-2022

Unincorporated Hillsborough County Rezoning	
<b>Hearing Date:</b> August 15, 2022	<b>Petition: 22-0863</b>
<b>Report Prepared:</b> August 15, 2022	<b>5241 Lithia Springs Road</b>  South of Lithia Springs Road and west of Lithia Pinecrest Road
<b>Summary Data:</b>	
<b>Comprehensive Plan Finding:</b>	<b>INCONSISTENT</b>
<b>Adopted Future Land Use:</b>	<b>Residential-2 (2 du/ga; 0.25 FAR)</b>
<b>Service Area:</b>	<b>Urban</b>
<b>Community Plan:</b>	<b>SouthShore Areawide Systems</b>
<b>Requested Zoning:</b>	Major Modification (MM) to a Planned Development (PD) for 99,000 square feet of mini-warehouse and to expand the accessory boat and RV parking and allow the storage of moving trucks
<b>Parcel Size (Approx.):</b>	15.04 +/- acres (655,142.4 sq. ft.)
<b>Street Functional Classification:</b>	Lithia Springs Road – <b>Collector</b> Lithia Pinecrest Road – <b>Arterial</b>
<b>Locational Criteria</b>	Does not meet; waiver submitted
<b>Evacuation Zone</b>	N/A



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Tampa, FL, 33602

## **Context**

- The approximately 15.04 +/- acre subject property is south of Lithia Springs Road and west of Lithia Pinecrest Road. The site is in the Urban Service Area and is within the limits of the SouthShore Areawide Systems Community Plan.
- The subject property is located within the Residential-2 (RES-2) Future Land Use classification. Typical allowable uses in this Future Land Use category include residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects. Non-residential uses are required to meet locational criteria for the specific land use proposed. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.
- Residential-2 (RES-2) surrounds the site on the south, north, and west. To the east are the Agricultural Rural (A/R) and the Natural Preservation (N) Future Land Use categories.
- The subject property is zoned Planned Development (PD). The properties immediately to the north and east are zoned PD and are developed with single family residential and public institutional. To the south is Agricultural Rural (AR) zoning with a pump station. To the west is AR zoning with agricultural land. In addition, to the east is AR zoning with properties listed as vacant land by the Hillsborough County Property Appraiser.
- The applicant is requesting a Major Modification (MM) to a Planned Development (PD) for 99,000 square feet of mini-warehouse and to expand the accessory boat and RV parking and allow the storage of moving trucks.

## **Compliance with Comprehensive Plan:**

The following Goals, Objectives, and Policies apply to this rezoning request and are used as a basis for an inconsistency 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.*

## **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:*

- a) locational criteria for the placement of non-residential uses as identified in this Plan,*
- b) limiting commercial development in residential land use categories to neighborhood scale;*
- c) 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:*

- a) the creation of like uses; or*
- b) creation of complementary uses; or*
- c) mitigation of adverse impacts; and*
- d) 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.*

### **Policy 17.7:**

*New development and redevelopment must mitigate the adverse noise, visual, odor and vibration impacts created by that development upon all adjacent land uses.*

## **Commercial-Locational Criteria**

**Objective 22:** *To avoid strip commercial development, locational criteria for neighborhood serving commercial uses shall be implemented to scale new commercial development consistent with the character of the areas and to the availability of public facilities and the market.*

**Policy 22.1:** *The locational criteria for neighborhood serving non-residential uses in specified land uses categories will:*

- provide a means of ensuring appropriate neighborhood serving commercial development without requiring that all neighborhood commercial sites be designated on the Future Land Use Map;*
- establish a maximum square footage for each proposed neighborhood serving commercial intersection node to ensure that the scale of neighborhood serving commercial development defined as convenience, neighborhood, and general types of commercial uses, is generally consistent with surrounding residential character; and*
- establish maximum frontages for neighborhood serving commercial uses at intersections ensuring that adequate access exists or can be provided.*

**Policy 22.2:** *The maximum amount of neighborhood-serving commercial uses permitted in an area shall be consistent with the locational criteria outlined in the table and diagram below. The table identifies the intersection nodes that may be considered for non-residential uses. The locational criteria is based on the land use category of the property and the classification of the intersection of roadways as shown on the adopted Highway Cost Affordable Long Range Transportation Plan. The maximums stated in the table/diagram may not always be achieved, subject to FAR limitations and short range roadway improvements as well as other factors such as land use compatibility and environmental features of the site. In the review of development applications consideration shall also be given to the present and short-range configuration of the roadways involved. The five year transportation Capital Improvement Program, MPO Transportation Improvement Program or Long Range Transportation Needs Plan shall be used as a guide to phase the development to coincide with the ultimate roadway size as shown on the adopted Long Range Transportation Plan.*

**Policy 22.7:** *Neighborhood commercial activities that serve the daily needs of residents in areas designated for residential development in the Future Land Use Element shall be considered provided that these activities are compatible with surrounding existing and planned residential development and are developed in accordance with applicable development regulations, including phasing to coincide with long range transportation improvements.*

*The locational criteria outlined in Policy 22.2 are not the only factors to be considered for approval of a neighborhood commercial or office use in a proposed activity center. Considerations involving land use compatibility, adequacy and availability of public services, environmental impacts, adopted service levels of effected roadways and other policies of the Comprehensive Plan and zoning regulations would carry more weight than the locational criteria in the approval of the potential neighborhood commercial use in an activity center. The locational criteria would only designate locations that could be considered, and they in no way guarantee the approval of a particular neighborhood commercial or office use in a possible activity center.*

## **Community Design Component**

### **4.0 COMMUNITY LEVEL DESIGN**

#### **4.3 COMMERCIAL CHARACTER**

**GOAL 9:** *Evaluate the creation of commercial design standards in a scale and design that complements the character of the community.*

**Policy 9-1.2:** *Avoid "strip" development patterns for commercial uses.*

**Policy 9-1.3:** *New commercial zoning is encouraged to locate at activity centers and commercial redevelopment areas.*

### **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 with the established character of the surrounding neighborhood.*

**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.

## **7.0 SITE DESIGN**

### **7.1 DEVELOPMENT PATTERN**

**GOAL 17:** *Develop commercial areas in a manner which enhances the County's character and ambiance.*

**Appendix A:** *Residential-2 (RES-2) | Suburban scale neighborhood commercial, office or multi-purpose projects limited to 110,000 sq. ft. or .25 FAR, whichever is less intense. Actual square footage limit is dependent on classification of roadway intersection where project is located.*

## **LIVABLE COMMUNITIES ELEMENT: SOUTHSORE AREAWIDE SYSTEMS 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*

### **Staff Analysis of Goals, Objectives, and Policies:**

The approximately 15.04 +/- acre subject property is south of Lithia Springs Road and west of Lithia Pinecrest Road. The site is in the Urban Service Area and is within the limits of the SouthShore Areawide Systems Community Plan. The applicant is requesting a Major Modification (MM) to a Planned Development (PD 16-0913) for 99,000 square feet of mini-warehouse and to expand the accessory boat and RV parking and allow the storage of moving trucks. The PD is already approved for 3 options, one which allows up to 99,000 sq. ft. of self-storage mini-warehouse and 11,000 sq. ft. of limited neighborhood commercial uses. Other approved options are for all single-family residential development, or a mix of townhomes with Business Professional Office (BPO) uses and limited Commercial Neighborhood uses (CN) uses. The site has been developed with 99,000 sq. ft. of mini-storage. The applicant is requesting a fourth option to allow for the expansion of the already approved boat/RV parking area to 50 percent and permit the outdoor storage

of moving trucks. The storage and parking areas would be located in the previously approved area for 11,000 SF of limited neighborhood commercial uses. The total non-residential square footage on site would decrease from 110,000 to 99,000 square feet. The request is also to permit outdoor storage in areas that are not internal to the project.

The subject property does not meet Commercial-Locational Criteria (CLC), as outlined under Objective 22 in the Future Land Use Element (FLUE). The subject property is located at the southwestern corner of Lithia Springs Road and Lithia Pinecrest Road. Commercial-Locational Criteria is based on the Future Land Use category of the property and the classification of the intersection of roadways as shown on the adopted 2040 Highway Cost Affordable Long-Range Transportation Plan. Roadways listed in the table as 2 or 4 lane roadways must be shown on the Highway Cost Affordable Long-Range Transportation Plan (FLUE Policy 22.2). The nearest qualifying intersection is Lithia Pinecrest Road and Fishhawk Boulevard, but 75% of the subject property is not located within 660 feet of the intersection. Consequently, the site does not Commercial-Locational Criteria and a waiver request was required.

A waiver request has been submitted for review. The applicant states the request is to expand the approved boat / RV parking in the portion of the site currently approved for 11,000 sq. ft. of limited neighborhood commercial uses, resulting in a decrease in the amount of approved square footage. In addition, the waiver states Commercial-Locational Criteria is implemented to address the scale and compatibility of new neighborhood serving commercial uses with the surrounding development based on distances from identified intersections. The applicant asserts in the waiver that the Lithia Pinecrest Road and Lithia Springs Road is not a regulated intersection. The applicant states that a waiver is requested due to the current approved uses, reduction in commercial square footage, no perceived compatibility concerns given the surrounding development, the site's location in the Urban Service Area, adequate roadway, and public facilities, and is intended to serve the immediate residential neighborhood.

Per Objective 8, Future Land Use categories outline the maximum level of intensity or density and range of permitted land uses allowed in each category. Appendix A contains a description of the character and intent permitted in each of the Future Land Use categories. The site is within the Residential-2 (RES-2) Future Land Use category. RES-2 surrounds the site on the south, north, and west. To the east are the Agricultural Rural (A/R) and the Natural Preservation (N) future land use categories. The intent of the RES-2 Future Land use category states the following: *"suburban level neighborhood commercial, office and multi-purpose projects serving the non-urban areas may be permitted, subject to the Goals, Objectives, and Policies of the Land Use Element and applicable development regulations and conforming to established locational criteria for such land use."* As the language above states, only neighborhood commercial uses are allowed in the RES-2 Future Land Use category. The definition for neighborhood commercial uses states *"Intensive commercial uses (uses allowed within the Commercial Intensive zoning district) shall not be considered neighborhood serving"*. The applicant is asking to waive the Land Development Code requirement that outdoor storage shall not exceed 20% of the developed square footage of the enclosed mini-warehouse use. Outdoor storage is a Commercial Intensive (CI) use, that is not permitted in RES-2. Therefore, the requested modification is not consistent with development expected in the RES-2 Future Land Use category.

The proposed rezoning does not meet the intent of FLUE Policy 1.4 with respect to compatibility with the surrounding area. According to 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.”* Outdoor storage is a Commercial Intensive (CI) use, and the applicant is proposing this use for the site, with adjacent residential uses to the north, and CI uses were not originally approved beyond an accessory use for the original PD. The applicant contends that this outdoor storage is accessory to the mini storage warehouse, a Commercial General (CG) use, however it does not meet the definition of accessory storage according to the Land Development Code and the applicant has thus requested two waivers.

The subject site does not meet the intent of Objective 9 and Policy 9.1 and 9.2 which require all development to be compliant with local, state, and federal land development standards. The applicant contends that the outdoor storage component will be accessory to the mini storage warehouse use and the applicant is also asking for relief from two LDC requirements. The applicant is asking for a waiver to allow the total square footage of the designated outdoor storage to exceed 20% of the developed square footage for the enclosed portion of the mini warehouse storage facility. The applicant is also asking for a waiver to eliminate the requirement that the designated outdoor storage area be internal to the project and enclosed by buildings. While the mini-warehouse is considered a CG use, going over the 20% threshold limit for an accessory use makes the outdoor storage (utilized for RV/boat parking and storage of moving trucks) a secondary use of Commercial Intensive (CI). Per the Future Land Use Element, CI uses are not allowed in Residential plan categories. The proposed development is inconsistent with Objective 9 and its policies.

The proposal does not meet the intent of the Neighborhood Protection Policies (FLUE Objective 16 and FLUE Policies 16.1, 16.2, and 16.3. FLUE Policy 16.1 requires development in residential areas be limited to neighborhood scale and outdoor storage is a Commercial Intensive use that is noted for its intensity in scale. The increase in the outdoor storage to the south also encroaches on a development pattern that is predominately residential, agricultural, and public institutional. The request also does not meet the FLUE Policy 16.2 requirement for a gradual transition in uses between unlike land uses and the integration of surrounding land uses in FLUE Policy 16.3. FLUE Policy 17.7 also requires the mitigation of adverse effects of development on surrounding properties and the applicant is requesting waivers to two measures that contribute to the mitigation and undermine the intent of neighborhood protection policies. To address compatibility concerns, the applicant is proposing a variation to allow a fence height of 8-feet, the maximum height is 6-feet per the Land Development Code. The applicant is proposing to cover all outdoor storage areas for boats/RV's and an 8-foot fence to help screen the boat and RV parking area. The applicant proposes to limit the storage of moving trucks to four and will not lease the moving trucks to the public. In addition, the applicant is proposing solar panels to be installed on the existing structures. The applicant is also proposing a condition in which the boat/RV parking is not permitted without the mini-warehouse use. The applicant is also proposing a 20 foot buffer along Lithia Pinecrest Road. The site is also located on a scenic corridor, which requires additional screening along Lithia Pinecrest Road. Despite these measures, the proposal to waive the 20% threshold, would

allow for Commercial Intensive uses, which undermines the Future Land Use Element as they are not allowed in the Residential-2 land use category.

A recent PRS application (21-0840) was submitted for this site asking for a fourth option of an increase in outdoor storage to 32,000 square feet and the placement of a 13-foot wall. This request was also for a waiver to the Land Development Code Section 6.11.60.E.3 to allow more than 20 percent of the developed square footage for the enclosed portions of the mini-warehouse facility. Planning Commission staff found this request inconsistent with the Comprehensive Plan based on compatibility issues and being inconsistent with the Residential-2 (RES-2) Future Land Use Category. This proposed development, 22-0863, is asking for the same fourth option of an increase in outdoor storage (boat/RV parking area and storage of moving trucks), which is a CI use, to 50% which is higher intensity than the previous PRS application, which was found inconsistent with the Comprehensive Plan.

FLUE Policy 22.7 notes that CLC is not the only factor to take into consideration when granting approval for an application. Although the applicant claims the outdoor storage component of the development should be considered accessory to the mini storage warehouse use, it is above the 20 percent threshold for an accessory outdoor storage use. The impact of such a use is beyond the realized intensity of the site notwithstanding the interpretation of its accessory nature. The use must be compatible with the surrounding existing residential, agricultural, and public institutional development and placing a Commercial Intensive use such as outdoor storage in a residential plan category that does not allow Commercial Intensive uses undermines the intent of the Commercial Locational Criteria requirements in the Comprehensive Plan.

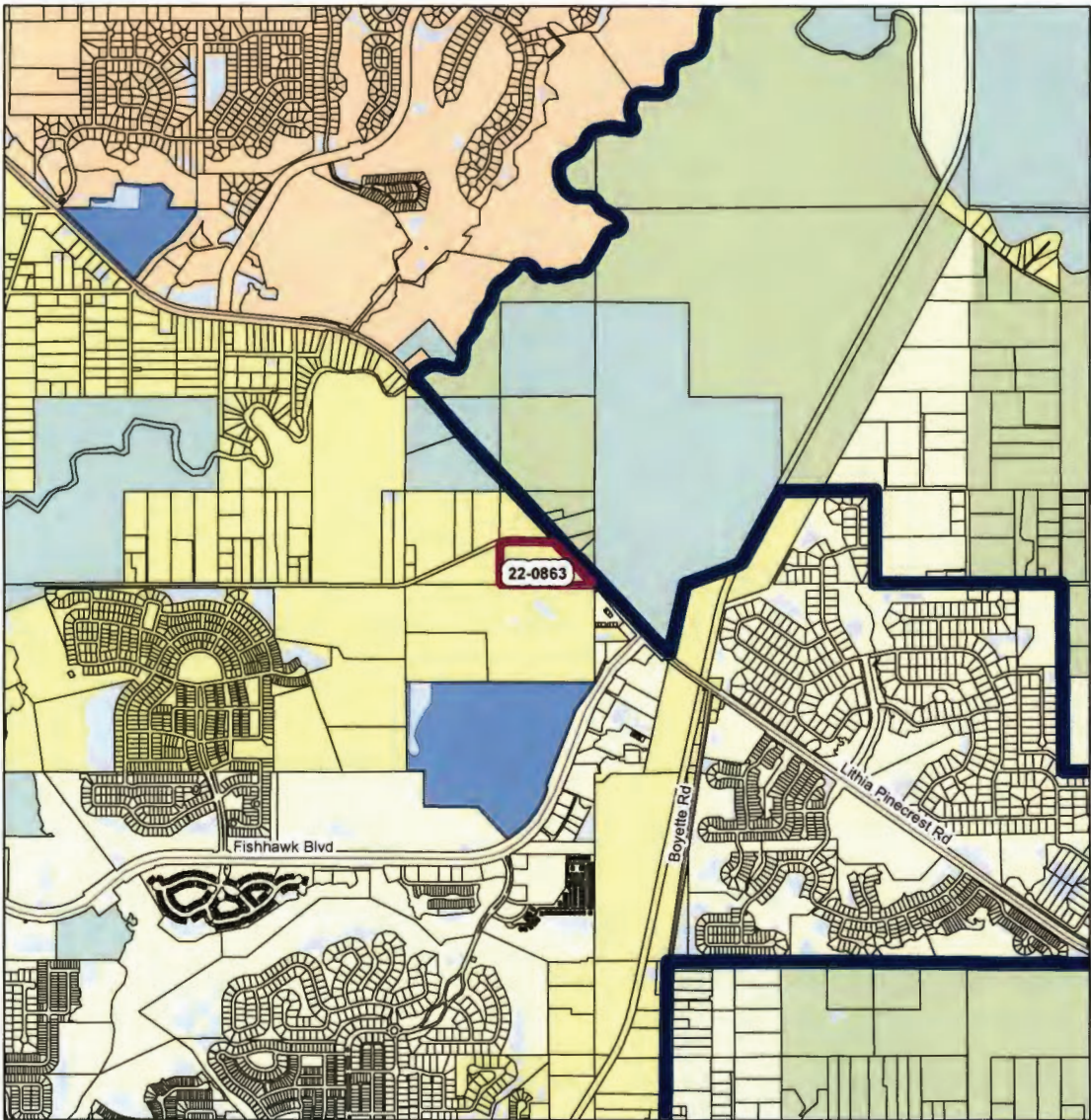
Objective 12-1 of the Community Design Component (CDC) requires new development to complement the surrounding land uses and be designed in a way that is compatible. The proposed Planned Development is in the SouthShore Areawide Systems Community Plan. The Plan does not have any goals that relate directly to this site. However, it does contain language on implementing the communities' desires, including codification into the land development code, to the greatest extent possible, (i.e., activity center, compatibility, design and form, pedestrian and bicycle/trail connectivity). The proposal would set a dangerous precedent to allow Commercial Intensive development to encroach into a Residential Future Land Use category and is not consistent with the CDC in the Future Land Use Element.

The site is located within the Wellhead Protection Zone 2 and the eastern portion of the site is within a wellhead. There are wetlands present on the property. The Environmental Protection Commission (EPC) Wetlands Division has reviewed the proposed rezoning. The EPC has determined that a resubmittal is not necessary for the site plan's current configuration. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again.

Overall, the proposed rezoning would allow for development that is not consistent with the Goals, Objectives, and Policies of the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*, and undermines the uses allowed in Residential Future land Use categories.

**Recommendation**

Based upon the above considerations, the Planning Commission staff finds the proposed Planned Development **INCONSISTENT** with the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*.



**HILLSBOROUGH COUNTY  
FUTURE LAND USE  
RZ MM 22-0863**

- Rezoning**
- all other rezoning
- STATUS**
- APPROVED
  - CONTINUED
  - DENIED
  - WITHDRAWN
  - PENDING
- Legend**
- Tampa Service
  - Urban Service
  - Shoreline
  - County Boundary
  - Jurisdiction Boundary
  - Major Roads
  - Parcels
  - water NATURAL, LULAC, Wet, Poly
  - AGRICULTURAL/AMINO-120 (25 FAR)
  - PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (25 FAR)
  - AGRICULTURAL-1/10 (25 FAR)
  - AGRICULTURAL/URBAN-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-8 (35 FAR)
  - RESIDENTIAL-12 (35 FAR)
  - RESIDENTIAL-16 (35 FAR)
  - RESIDENTIAL-20 (35 FAR)
  - RESIDENTIAL-35 (10 FAR)
  - NEIGHBORHOOD MIXED USE-4 (3) (35 FAR)
  - SUBURBAN MIXED USE-6 (35 FAR)
  - COMMUNITY MIXED USE-12 (50 FAR)
  - URBAN MIXED USE-20 (10 FAR)
  - REGIONAL MIXED USE-35 (2.0 FAR)
  - CC-30
  - RESEARCH CORPORATE PARK (10 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
  - WINDY HILL VILLAGE RESIDENTIAL-2 (25 FAR)
  - CITRUS PARK VILLAGE

DATA SOURCES: Rezoning Commission and the Planning Commission and are not official. Please check data base Hillsborough County Property Information.

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ACCURACY: It is intended that the accuracy of this map comply with U.S. National map accuracy standards. However, this accuracy is not guaranteed by the Hillsborough County City/County Planning Commission. This map is for informational purposes only. For the most current data and information, visit the appropriate source.

Map Printed from Rezoning System: 5/16/2022  
Author: Beverly F. Daniels  
File: G:\Rezoning\System\MapProject\HillCO\Rezoning - Copy.mxd

**Hillsborough County  
City/County  
Planning Commission**

**From:** Holli Stern  
**To:** Albert, Isabelle  
**Subject:** Fwd:  
**Date:** Monday, September 27, 2021 4:39:37 PM

Application No. MM 22-0863  
Name: Isabelle Albert  
Entered at Public Hearing: ZHM  
Exhibit # 2 Date: 8-15-22

LETTERS FOR LITHIA EXPANSION

----- Forwarded message -----

**From:** Sugar Lees <[sugarleescfe@gmail.com](mailto:sugarleescfe@gmail.com)>  
**Date:** Sun, Sep 26, 2021 at 5:09 PM  
**Subject:**  
**To:** <[lithiastorage@gmail.com](mailto:lithiastorage@gmail.com)>

To whom it may concern:

Craig Stern- owner of Lithia Storage has been a wonderful addition to the community. They offer self-storage in Lithia and all of the surrounding nearby communities. They are truly unique in that they provide a free move-in vehicle for customers and storage for a variety of vehicles. Lithia Storage encourages the announcement of events occurring in the community to its residents through the use of their illuminated electronic message board displayed prominently on Lithia Pinecrest Road.

Craig is also a member of the local chamber of commerce and has participated in events that benefit non-profit organizations. All of the benefits that Lithia Storage offers attest to the commitment to their community and its residents.

Sincerely.

**Lolita Lee**

**Sugar Lees Gourmet Coffee Service**

*"Helping others have a tea-rrific and coffee-licious day"*

P.S. Have you liked our Facebook and Instagram Page? We are giving away FREE Coffee!

P.P.S. Place your order here and have your order delivered to your door!

**From:** Good Fella's Lawn Care, LLC

**Sent:** Thursday, September 30, 2021 10:18 PM

**To:** Bonnie Armistead

**Subject:** Letter of recommendation

To whom it may concern,

My name is Anthony Maresca I've been doing business with Craig Stern and his team lead Bonnie Armistead at Lithia storage since November 2020.

They both have a very high standard of how the facility looks and can benefit community. I'm a member of the community they serve and very satisfied with the way they have been functioning as a business. I'm proud that they part of our community and look forward to continuing the relationship we have for years to come.

Sincerely,

Anthony Maresca

813-672-4227

6204 Kingbird Manor Dr,

Lithia, FL 33547



September 25, 2021

To Whom it May Concern,

I am writing to confirm that Lithia Storage has been a member with the Valrico Fishhawk Chamber of Commerce since June 2020.

Craig Stern, Owner of Lithia Storage has been an upstanding member and an asset to our chamber. He has offered his digital sign to promote community events for our members and continues to participate in the Valrico Fishhawk Chamber of Commerce.

Sincerely,  
Karyn Scech  
President

September 19, 2021

The Hillsborough County Board of County Commissioners  
Hillsborough County Development Services  
The Planning Commission

RE: Minor Modification to a Planned Development, PRS # 21-0840

To Whom It May Concern,

Please be advised that I, Joel Granata, as the owner of The Scrambled Egg Restaurant, 15282 Fishhawk Blvd., Lithia FL 33547 hereby give my consent and support to certain application for a Minor Modification to a Planned Development, PRS # 21-0840, for the Lithia Pinecrest/Lithia Springs project.

We utilize Lithia Storage for both our personal and business needs and have been a customer since their opening day. Lithia Storage is a well-respected, professionally run and aesthetically pleasing storage facility. We access our unit often and the grounds are impeccably maintained. This business is an important asset to our area and to local businesses. The requested modification is both welcomed and encouraged to expand their services to meet the needs of this community.

Respectfully,

A handwritten signature in cursive script that reads "Joel Granata".

Joel Granata,  
Owner/Operator  
The Scrambled Egg  
15282 Fishhawk Blvd.  
Lithia, FL 33547  
727-458-4401  
thescrambledegg@outlook.com



## Lithia Springs Elementary School PTA

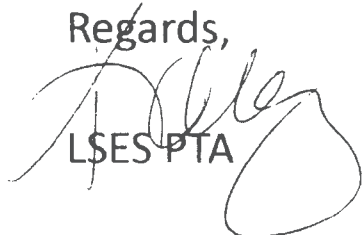
October 6, 2021

Dear Mr. Craig Stern (Lithia Storage),

We wanted to Thank You for your continued support as a sponsor at LSES. Lithia Springs Elementary School PTA supports the National PTA's mission to make every child's potential a reality by engaging and empowering families and communities to advocate for all children. With your generous support we are able to enhance the educational experience at Lithia Springs Elementary through programs and materials not funded by Hillsborough County Public Schools.

Thank you again for your support.

Regards,



LSES PTA

To Whom it May Concern,

My business has used Lithia Storage for over a year, and we have been very impressed with how friendly and professional the relationship has been. Their facility is very safe and updated, with top notch security, and at the same time easy to access through the user friendly phone app. I would endorse their efforts to expand their business to allow others similar experiences.

Thanks,  
Dr. Damian Anderson  
Fishhawk Family Dental

August 27, 2021

To Whom It May Concern:

I am writing this letter in support of Lithia Storage's business expansion. For the past year, I had been a customer of Lithia Storage, and I must say it has been a great experience.

Since the beginning they had been transparent, excellent customer service, clean facilities, in addition, to be up to date on technology. No unexpected increases in monthly fees, and their location is outstanding.

The owner Craig Stern, the general manager Bonnie Armistead and the staff, go out of their way to ensure the customer is satisfied. It is so refreshing to find a business that honored their commitment to good service.

I recommend and support Lithia Storage's business expansion as they are true evidence of small business excellence.

Sincerely yours,

Lillian Santiago Bauza  
10103 Sherwood Lane, #59  
Riverview, FL 33578  
813-507-1289

To whom it may concern:

I have been and currently remain a loyal and thankful patron of Lithia Storage. I have been a customer since June, 2021, and still am! As such, I strongly support the upgrade/expansion of Lithia Storage! My reasons for this, as follow, are simple:

1. They provide an important service to FishHawk Ranch and surrounding environs of Lithia and Riverview and possibly others neighboring towns.

When I needed storage, I called around to multiple other storage companies. Not only were there waiting lists for 10x20' units and larger, but the other facility storage units were going to cost me significantly more in monthly fees!

Additionally, the other facilities did not have a/c, working or few cameras, and tended to be much less helpful!

2. My realtor suggested Lithia Storage and I went there to check them out. I met Bonnie first and she took me on a tour of the units. I found her to be immensely personable and extremely knowledgeable and learned many ins and outs of the storage business since she's been doing it for a long time! I was completely satisfied that lithia Storage was the facility for me for the following reasons:

The CLEANLINESS! Not a single bug!

The TRUCK use! All day with NO FEE!

The ACCOMODATING Staff! ALWAYS very helpful! I met Jenna, Bonnie's right hand! Always helpful and accommodating, too!

A/C units that are actually cold! I moved in late June-early July and this was a tremendous benefit for myself and my moving help - not to mention how the a/c will impede the wear and tear on my household goods!

3. SAFETY is another reason! The facility is gated and Bonnie is an ever-present manager, even living on the premises! A GREAT concept in safety!

Additionally, there are multiple cameras always recording whatever happens on the grounds! Never have I witnessed or heard of the system being "down" or "offline" - TREMENDOUS Safety value!

I could continue but these are my personal top 3 reasons that make it a no-brainer to approve the expansion of Lithia Storage.

Sincerely,

Sharon Barth

...a VERY satisfied customer of Lithia Storage

October 11, 2021

To Whom It May Concern:

Craig Stern with Lithia Storage has been a customer of TNT Termite and Pest Control for almost 10 months. He is professional and a pleasure to work with. Lithia Storage is well managed, and they pay their bills on time.

I met Craig through our local Chamber. Lithia Storage is a wonderful addition to our community!

Sincerely,

Bonnie Tekampe

TNT Termite and Pest Control

813-760-2691

[bonnie@tnttermiteandpestcontrol.com](mailto:bonnie@tnttermiteandpestcontrol.com)

**MM 22-0863**  
**MONDAY, AUGUST 15, 2022**

ZONING HEARING MASTER HEARING

## SUBJECT SITE

+/- 15 ACRES

LOCATED SOUTHWEST CORNER OF  
LITHIA PINECREST ROAD AND LITHIA  
SPRINGS ROAD

APPROVED FOR DIFFERENT OPTIONS:

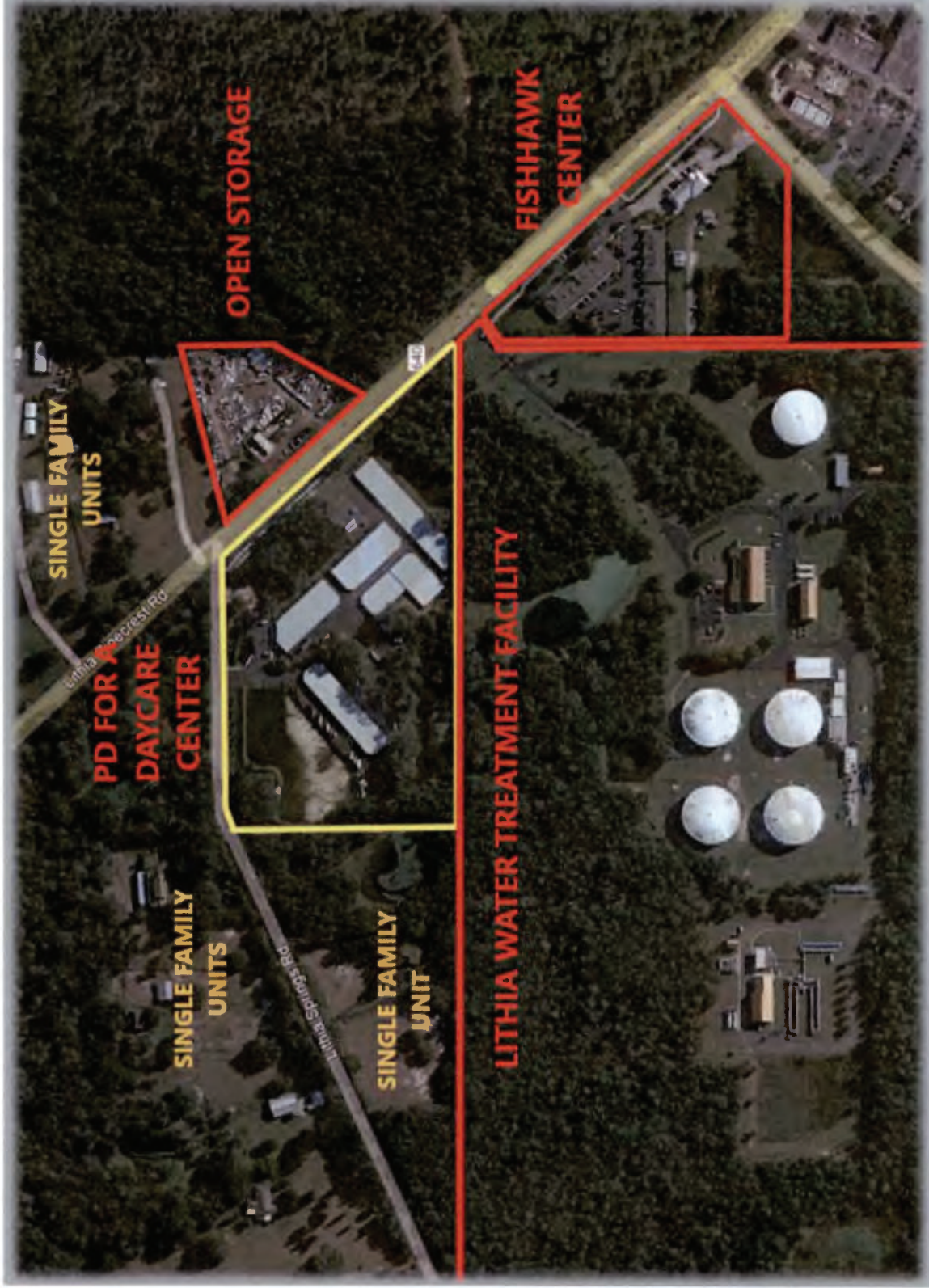
- 99,000 SF OF MINI STORAGE /  
11,000 SF OF COMMERCIAL USE
- 18 SINGLE FAMILY UNITS /  
37,910 SF OFFICE / 11,000 SF  
OF COMMERCIAL USE
- 30 SINGLE FAMILY UNITS

URBAN SERVICE AREA

RES-2 FUTURE LAND USE CATEGORY



# SURROUNDING USES





# PROPOSAL

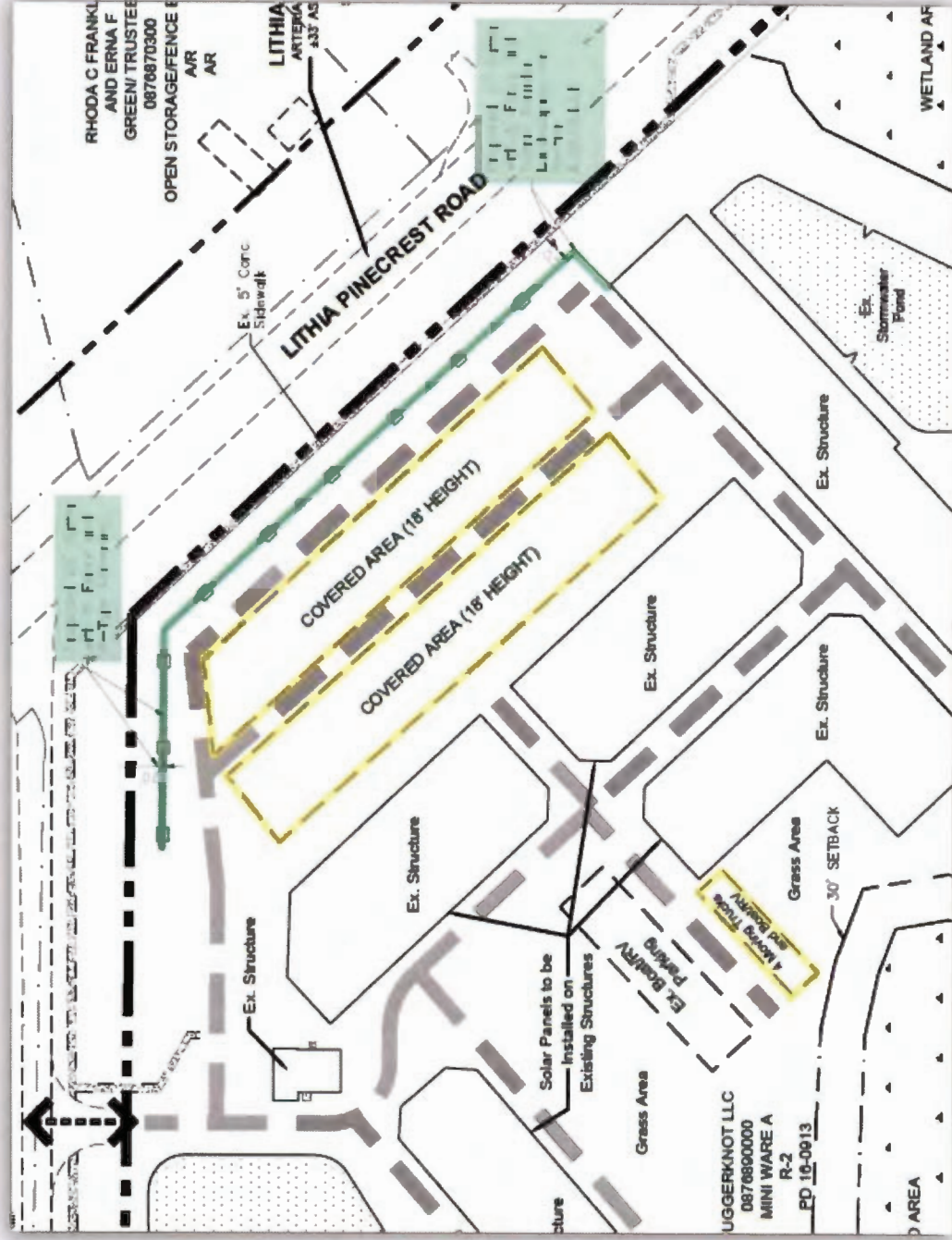
CONVERT 11,000 SF RETAIL  
AREA TO BOAT/RV SPACES

ALLOW AN INCREASE OF  
PERMITTED BOAT/RV  
PARKING TO 50%

PARKING AREA IS SCREENED  
BY AN 8-FOOT FENCE AND  
SCREENING

ALLOW STORAGE OF 4  
MOVING TRUCKS

INSTALL SOLAR PANELS





## RES-2 FUTURE LAND USE

INTENT OF RES-2 "SUBURBAN LEVEL NEIGHBORHOOD COMMERCIAL, OFFICE, AND MULTI-PURPOSE PROJECTS SERVING THE NON-URBAN AREA MAY BE PERMITTED..."

BOAT/RV STORAGE IS ACCESSORY TO THE MINI-WAREHOUSE

BOAT/RV STORAGE IS NOT OPEN STORAGE AS DEFINED IN THE LDC (specifically excludes boats/RV's)

MINI-WAREHOUSE WITH ACCESSORY BOAT / RV PARKING IS NOT A COMMERCIAL INTENSIVE (CI) USE

## STAFF RECOMMENDATION

### DEVELOPMENT SERVICES STAFF:

PROPOSAL IS **CONSISTENT** IN DESIGN WITH THE REST OF THE SITE

PROPOSED SCREENING MEETS THE INTENT OF THE LDC FOR OUTDOOR MINI-STORAGE SCREENING

PROPOSED BOAT / RV STORAGE IS ACCESSORY TO THE MINI WAREHOUSE

### PLANNING COMMISSION STAFF:

INCONSISTENT DUE TO INCREASE BOAT/RV STORAGE AREA

PROPOSAL IS INCOMPATIBLE WITH THE SURROUNDING DEVELOPMENT

CAN'T SUPPORT OPEN STORAGE IN THE RES-2 CATEGORY

Not open  
storage and is  
an accessory  
use



Open stage

# REQUEST FOR APPROVAL

LETTERS OF SUPPORT FROM THE COMMUNITY ARE SUBMITTED

PROPOSAL IS DECREASING TRAFFIC FROM CURRENT APPROVAL

THOUGHTFUL AND ENHANCED DESIGN ALLOWS FOR THE REQUEST TO BE COMPATIBLE WITH THE SURROUNDING AREA (POLICY 16.2, 16.3)

PROPOSAL IS AT A NEIGHBORHOOD SCALE SERVING THE NEIGHBORHOOD (POLICY 16.1)

CONDITIONS OF APPROVAL WILL ASSURE PROPER SITE DESIGN AS INTENDED

THE REQUEST IS CONSISTENT WITH THE INTENT OF THE LAND DEVELOPMENT CODE AND WITH HILLSBOROUGH COUNTY COMPREHENSIVE PLAN.

ADMINISTRATIVE VARIANCE FOR LITHIA SPRINGS ROAD IS FOUND APPROVABLE BY THE COUNTY'S ENGINEER

1. Hillsborough County, Florida - Land Development Code

2. ARTICLE XII - DEFINITIONS

3. PART 12.01.00 - DEFINITIONS

**Open Storage:** The storage outside of a building of materials, supplies, merchandise, equipment, truck trailers and metal containers including those utilized for storage of other items, commercial vehicles except as follows, and like items, but excluding junk and principal-use retail displays of operable commercial vehicles, non-commercial vehicles, recreational vehicles, private pleasure craft and mobile homes. Also excluded are portable temporary storage units as defined by this Code, displays of merchandise by retail stores which are moved indoors during non-business hours, and the display of children's outdoor play structures, such as swing sets, slides and jungle gyms, which cannot practically be moved indoors due to their size. The latter displays shall comply with the requirements of Section 6.11.04.C.8 of this Code and shall be limited to structures which serve only as the models for the placement of orders for new units and are not sold as inventory themselves. Additionally, the outdoor display of ornamental garden and landscape products, such as concrete statutes, fountains and planters, shall be classified as principal-use retail display and shall not constitute open storage.



# **PARTY OF RECORD**

**NONE**