

**LEGAL DESCRIPTION**

A portion of the South 1/2 of the Southwest 1/4 of Section 13, Township 27 South, Range 18 East, Hillsborough County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Southwest corner of Section 13, Township 27 South, Range 18 East, Hillsborough County, Florida, thence South 89°33'49" East, along the South boundary of said Section 13, 863.21 feet to a POINT OF BEGINNING, thence continue South 89°33'49" East, along said South boundary, 429.38 feet to a point on the West right of way line of U.S. Highway No. 41; thence North 08°05'00" West, along said right of way, 904.83 feet to a point of curve; thence Northwesterly, 429.33 feet along the arc of a curve to the right (said curve having a radius of 2379.48 feet, a central angle of 09°32'11" and a chord bearing and distance of North 09°18'54" West, 428.04 feet) to a point on the North boundary of the South 1/2 of the Southwest 1/4 of said Section 13; thence North 09°45'42" West, along said North boundary, 425.08 feet thence along a line parallel with and 425.00 feet westerly (measured at right angles) of the West right of way line of U.S. Highway No. 41 for the following courses: (1) Southwesterly, 491.05 feet along the arc of a curve to the left (said curve having a radius of 3004.48 feet, a central angle of 09°21'52" and a chord bearing and distance of South 03°24'01" West, 490.51 feet) to a point of tangency; (2) thence South 08°05'00" East, 843.69 feet to the Point of Beginning.

**SITE LOCATION MAP**



**DEVELOPMENT SUMMARY**

**Project Details:**  
 Folio Number: 014015.0000  
 Property Owner: Cypress Lane, Ltd.  
 Project Area:  
 Total Area: 11.67 acres  
 Planned Development (PD 03-0348)  
 Existing Zoning: Minor Modification to Planned Development  
 Proposed Zoning: Neighborhood Mixed Use-4 (NMU-4)  
 Future Land Use Designation:  
 Existing Use: Office/Vacant  
 Proposed Use: Parcel A: Office  
 Parcel B: Retail and/or Office

**Entitlements:**  
 Option 1: Parcel A - 50,000 square feet of office uses  
 Parcel B - 12,000 square feet of retail (CN District) uses  
 Option 2: Parcel A - 46,000 square feet of office uses  
 Parcel B - 16,000 square feet of retail (CN District) uses

**Development Standards:**  
 CN Zoning District Standards  
 Lutz Rural Area Development Standards

**Applicant:** Cypress Lane Ltd.  
 17880 N. U.S. Highway 41  
 Lutz, FL 33549

**LEGEND:**

- 014084.0130 PLANNED DEVELOPMENT BOUNDARY
- 014084.0130 FOLIO NUMBER
- PARCELS A AND B
- 150' SURROUNDING BOUNDARY
- PARCEL/FOLIO BOUNDARY
- RES-1 EXISTING LAND USE CATEGORY
- EXISTING LAND USE CATEGORY BOUNDARY
- PD EXISTING ZONING DISTRICT
- EXISTING ZONING DISTRICT BOUNDARY
- EXISTING ACCESS POINT
- PROPOSED ACCESS POINT

13-0032  
 RECEIVED  
 DEC 20 2012  
 PLANNING & GROWTH  
 MANAGEMENT

**NOTES:**

- 1) DEVELOPMENT SHALL PROCEED IN ACCORDANCE WITH THE STANDARDS OF THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE, UNLESS OTHERWISE PROVIDED BY THE CONDITIONS OF APPROVAL.
- 2) PROJECT IS SERVED BY PRIVATE WELL AND SANITARY SEWER SEPTIC SYSTEM.
- 3) THERE ARE NO KNOWN EXISTING AND/OR PROPOSED CULTURAL FACILITIES, RECORDED HISTORICAL OR ARCHAEOLOGICAL SITES, COMMUNITY RECREATION USES, OR PUBLIC FACILITIES LOCATED ON THE SUBJECT PARCEL.
- 4) LOCATION OF ACCESS POINTS ARE SUBJECT TO HILLSBOROUGH COUNTY ACCESS MANAGEMENT STANDARDS AND APPROVAL.
- 5) ANY KNOWN WETLANDS, LAKES, CONSERVATION AREAS, PRESERVATION AREAS, WOODED AREAS, UPLAND HABITATS AREAS, OR OTHER SUCH NATURAL PHYSICAL FEATURES ON THE SUBJECT SITE, ARE AS GENERALLY DEPICTED ON THE PD SITE PLAN.
- 6) BUFFERING AND SCREENING SHALL BE PROVIDED PER THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE (LDC) UNLESS OTHERWISE SPECIFIED.
- 7) ALL LIGHTING SHALL BE DIRECTED AND SHIELDED AWAY FROM THE SURROUNDING PROPERTIES.

NO.	DATE	REVISION	BY	CHK.
1	12/20/12	SUBMITTED FOR CERTIFICATION	DAB	TM
0	10/16/12	SUBMITTED TO HILLSBOROUGH COUNTY DEVELOPMENT SERVICES	DAB	TM



PRS 13-0032  
 MINOR MODIFICATION TO PD 03-0348  
 GENERAL DEVELOPMENT PLAN  
 Hillsborough County, Florida

**ENGELHARDT, HAMMER & ASSOCIATES**  
 Land Planning - GIS - Expert Testimony  
 P.O. Box 759, Odessa, FL 33556  
 Telephone (813) 889-8100, Fax (813) 926-0659

PRs 13-0032 Clerk Doc # 12-13016

HILLSBOROUGH COUNTY, FLORIDA

ZONING REQUEST: PD to PD

PETITION FILE NUMBER: PRS 13-0032 LU (RZ 03-0348)

ZHM HEARING DATE: None

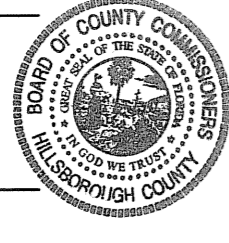
BOCC MEETING DATE: December 11, 2012

This is to certify that this Site Development Plan has been reviewed by the Board of County Commissioners and the following action taken:

APPROVED WITH CONDITIONS AS NOTED: and attached to certified site plan.

1-4-13  
DATE

1-4-13  
DATE

  
 CHAIRMAN BOARD OF COUNTY COMMISSIONERS  
 ATTEST: DEPUTY CLERK  
 PAT FRANK  
 CLERK OF THE CIRCUIT COURT

BOARD OF COUNTY COMMISSIONERS  
HILLSBOROUGH COUNTY, FLORIDA  
DOCUMENT NO. 12-1306

FINAL CONDITIONS OF APPROVAL

PETITION NUMBER: PRS 13-0032 LU  
MEETING DATE: December 11, 2012  
DATE TYPED: December 17, 2012

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted October 16, 2012.

1. Option 1: The project shall be limited to 50,000 square feet of office uses in Parcel A and 12,000 square feet of retail uses in Parcel B. Option 2: The project shall be limited to 46,000 square feet of office uses in Parcel A and 16,000 square feet of retail uses in Parcel B. Retail uses shall include all CN district uses with the following exceptions:
  - Billiards and pool parlors
  - Bowling alleys
  - Brewery on premises
  - Free standing taverns, bars, lounges, nightclubs and dance halls
  - Funeral homes and mortuaries
  - Liquor stores
  - Kennels
  - Commercial apartments
  - Neighborhood fairs
  - Swimming pools
  - Ultralight flight park
  - Hotels and motels
  - Dry cleaning (pick-up only is allowed)
  - Auto Repair
  - Convenience store with gas pumps ("country store" type convenience store is allowed)
  - Gas stations
  - Fast food/restaurants

1.1 Only one restaurant, sit down, is allowed.
2. Unless otherwise specified within these conditions, the project shall be developed in accordance with the CN zoning district standards and the Lutz Rural Area Development Standards.
3. Designs of buildings within the project shall incorporate the following architectural features:
  - Pitched roofs
  - Wood or wood-simulated siding
  - Covered wooden porch on front facades of building
  - Residential style windows with mullions
  - Tin roofs
  - Wooden trim on accessory structures
4. No individual structure within the office or retail portions of the project shall exceed 20,000 square feet

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5. In addition to the requirements of the Land Development Code, landscaping along U.S. Highway 41 and Cypress Lane frontages shall be designed in accordance with the Rural Scenic Roadway requirements set forth in Section 6.06.03.1 of the Hillsborough County Land Development Code, which requires a 30-foot buffer easement with vegetation left in its natural state.
6. Buffering and screening shall be provided in accordance with the Land Development Code, unless otherwise specified herein.
7. Project signage shall be restricted to monument signage which will be designed to be consistent with the wooden style of the building, including materials consistent with the building. The base area of the sign shall be landscaped. Prior to the issuance of a sign permit, the design of the project building(s) must be reviewed and approved by the Hillsborough County Development Services Department as part of the Site Development Process.
8. Dumpsters shall be screened with wooden materials consistent with the design of the building. Dumpsters shall not be visible from U.S. Highway 41.
9. Hours of operation and of delivery for the office portion of the project shall be limited to 6:00 a.m. to 8:00 p.m. Hours of operation and of delivery for the retail portion of the project shall be restricted to 6:00 a.m. to midnight.
10. Approval of this petition does not ensure that water will be available at the time when the developer seeks permits to actually develop.
11. Approval of the petition does not constitute a guarantee that the Environmental Protection Commission approvals necessary for the development as proposed will be issued, does not itself serve to justify any impacts to wetlands and does not grant any implied or vested rights to environmental impact approval.
12. The general design, location and number of access point(s) shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code. The design and construction of curb cuts are subject to approval by the Hillsborough County Development Services Department and/or the Florida Department of Transportation (FDOT). Final design, if approved by Hillsborough County Planning and Growth Management Department and/or the FDOT, may include, but is not limited to, left turn lanes, acceleration lane(s) and deceleration lane(s). Access points may be restricted in movements.
13. Prior to construction site plan approval, the developer shall provide a traffic analysis, signed by a professional engineer, showing the amount of left turn storage needed to serve development traffic. If, with the addition of background and project traffic, and if warranted by the results of the traffic analysis, as determined by Hillsborough County, the developer shall provide, at their expense, left turn storage lanes of sufficient length to accommodate anticipated left turning traffic, (for northbound to westbound traffic) on U.S. Highway 41 onto Cypress Lane, and at each access to the project where a left turn is permitted. The design and construction of these left turn lanes shall be approved by the Hillsborough County Development Services Department and/or FDOT, where

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- applicable. All roadway construction of said left turn lanes shall be completed with proper transitions from the widened section to the existing roadway pavement.
14. The applicant shall show the ability to provide cross access to/along the northern property boundary at such time like uses (commercial, office) are developed on the northern property. The provision of said cross access shall be subject to a determination by County staff during the preliminary construction plan approval process pursuant to criteria in Section 6.04.03.Q of the Land Development Code.
  15. The project shall be designed with an internal pedestrian walkway system.
  16. In the event there is conflict between a zoning condition of approval, as stated herein, and any written or graphic notation on the general site plan, the more restrictive requirement shall apply.
  17. Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations and ordinances of Hillsborough County.
  18. Within ninety days of approval of PRS 13-0032 by the Hillsborough County Board of County Commissioners, the developer shall submit to the County Development Services Department a revised General Development Plan for certification reflecting all the conditions outlined above.