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December 14, 2012

Reference: PRS 13-0032 LU

Ty Maxey  
Englehardt Hammer & Associates, Inc.  
P O Box 759  
Odessa, FL 33556

Dear Applicant:

At the regularly scheduled public meeting on December 11, 2012, the Board of County Commissioners approved your request for a minor modification to PD 03-0348, with the attached amended final conditions.

A condition of approval is that the applicant submit a revised General Site Plan reflecting all changes, within 90 days of approval. Failure to submit the site plans within the time period will place your property in violation.

To comply with this condition, please complete and submit to the Planning and Zoning Division, 20th floor of the County Center, 601 E. Kennedy Boulevard, the enclosed application for General Site Plan Review / Certification. (See instructions sheet). For information concerning the certification process, please contact our office at 272-5920.

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,

A handwritten signature in black ink, appearing to read "Joe Moreda".

Joseph Moreda, AICP,  
Zoning Administrator

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enc.

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

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.I 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

FINAL CONDITIONS  
OF APPROVAL

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

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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.