



Hillsborough County Florida

SM
STAFF REPORT

SUBJECT:	PRS 21-0311	PLANNING AREA:	Brandon
REQUEST:	Minor Modification to an Approved PD	SECTOR	Central
APPLICANT:	Lennar Homes, LLC		
Existing Zoning: PD 89-0206		Comp Plan Category: RMU-35, UMU-20	



ZONING MAP

PRS 21-0311

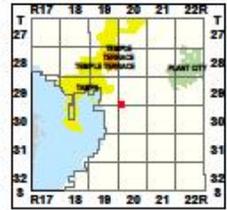
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- APPLICATION SITE
- ZONING BOUNDARY
- PARCELS
- S SCHOOLS
- P PARKS



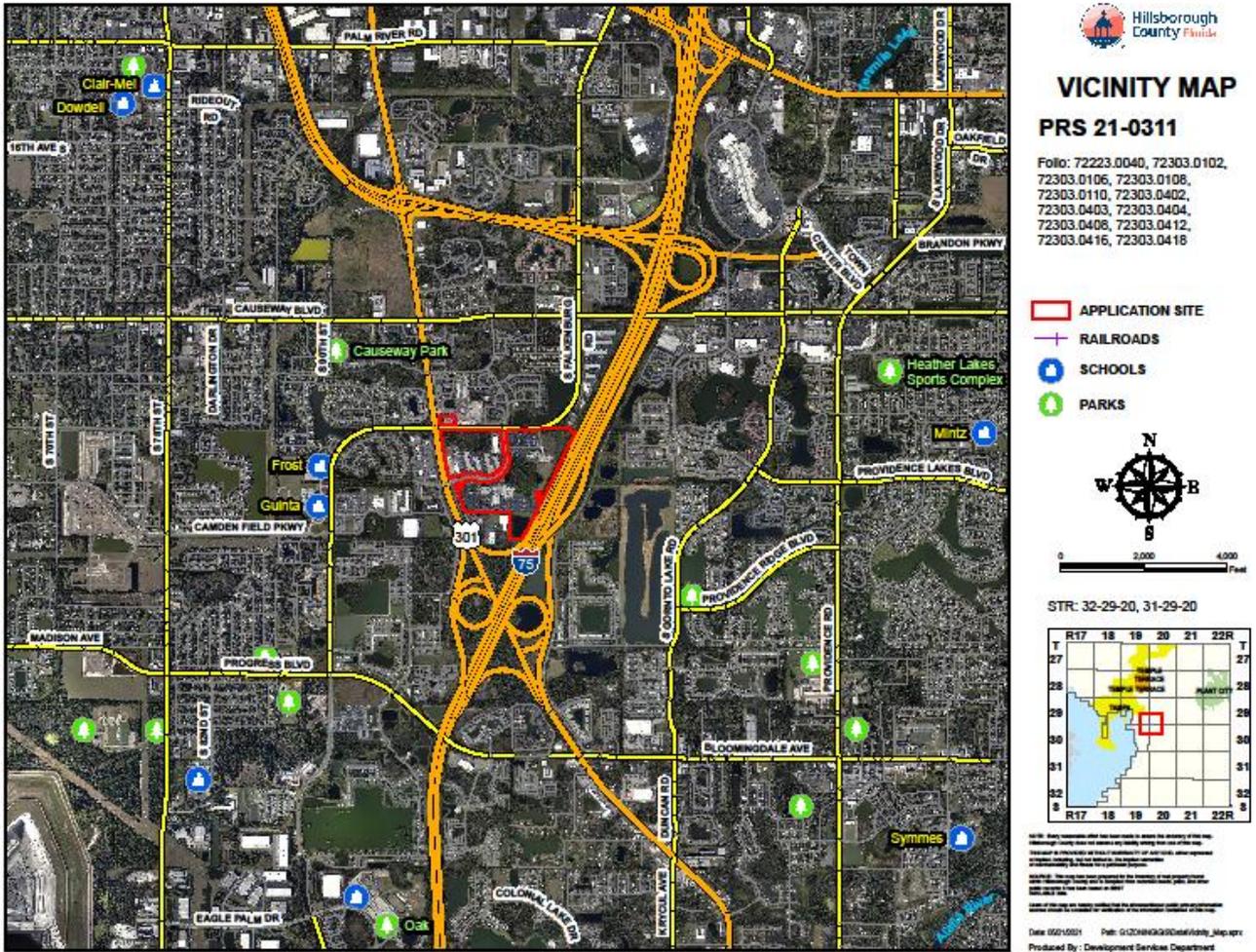
0 400 800 Feet

STR: 32-29-20, 31-29-20



NOTES: Staff members shall not be held liable for the accuracy of this map. Hillsborough County does not warrant, hereby making this map public. This map is provided without liability of any kind, and any use of the map is at the user's risk. The user assumes all responsibility for the accuracy of the map. All other information on this map is provided for informational purposes only. The user assumes all responsibility for the accuracy of the map. The user assumes all responsibility for the accuracy of the map. The user assumes all responsibility for the accuracy of the map.

Date: 05/10/21 File: G:\2021\GIS\Zoning_Map.aprx
Produced By: Development Services Department



Application Review Summary and Recommendation

1.0 Summary

1.1 Project Narrative

The applicant is requesting a minor modification to Planned Development (PD) 89-0206. The PD is located between U.S. 301, on the west, and I-75 on the east at the intersection of S. Falkenburg Road and U.S. 301.

The subject PD is also part of the Crescent Development of Regional Impact (DRI) #208. A concurrent application, DRI 19-0841, has been filed to rescind the Crescent DRI. With the rescission of the Crescent DRI, the project would be no longer regulated under the Development Order associated with the DRI. Therefore, the subject minor modification has been filed to modify the zoning conditions of approval to recognize the rescission of the DRI. Modifications to the conditions include removal of references to the DRI Development Order and adding conditions to reflect approved developments entitlements and related development requirements that were specifically outlined in the DRI and incorporated into the zoning conditions of approval only by reference. No changes in approved development entitlements or uses are proposed.

1.2 Compliance Overview with Land Development Code and Technical Manuals

The applicant has not requested variations from the general site development requirements found in Parts 6.05.00, Parking or 6.07.00, Fences and Walls 6.06.00, Landscaping, Irrigation and Buffering

1.3 Evaluation of Existing and Planned Public Facilities

The PD is located within the Urban Service Area. It is in the City of Tampa Service Area.

Transportation staff offered no objection, subject to revised conditions as outlined herein.

1.4 Natural Resources/Environmental

The Environmental Protection Commission offered no objection to the request.

1.5 Comprehensive Plan Consistency

No Comprehensive Plan consistency issues were identified.

1.6 Compatibility

Staff identified no compatibility issues with the proposed request. As noted, the purpose of the modification is to recalibrate the conditions to recognize rescission of the DRI. No changes to approved uses or development entitlements are proposed.

1.7 Agency Comments

No objections were received from reviewing agencies.

1.8 Exhibits

Exhibit 1: Project Aerial/Zoning Map – General Area

Exhibit 2: Project Aerial/Zoning Map – Immediate Area

Exhibit 3: Existing Site Development Plan (PD 89-0206, as most recently modified by PRS 17-1243)

Exhibit 4: Proposed Site Plan (PRS 21-0311)

2.0 Recommendation

Based on the above considerations, staff finds the request Approvable, Subject to Conditions.

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted February 4, 2021.

1. 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. Maximum development entitlements are as follows:

<u>OFFICE</u> <u>(SQ. FT.)</u>	<u>INDUSTRIAL</u> <u>(SQ. FT.)</u>	<u>COMMERCIAL</u> <u>(SQ. FT.)</u>	<u>HOTEL</u> <u>(ROOMS)</u>	<u>MULTIFAMILY</u> <u>(Units)</u>
1,050,000	350,000	110,000	220	135

The developer shall be permitted to exchange entitlements between two or more approved land

uses for the development provided:

- a) that the exchange will not create additional p.m. peak hour traffic beyond 516 trips entering and 1,499 trips exiting the project;
- b) the exchange does not result in more than 1,500,000 s.f. of office uses, 1,000,000 s.f. of industrial uses, 250,000 s.f. of commercial/retail uses or 440 hotel rooms;
- c) the exchange does not result in fewer entitlements than those already constructed;

Prior to or concurrent with each increment of development which utilizes exchanged entitlements, the developer shall prepare one or more memos which:

- i. Summarizes the current land use exchange request;
- ii. Provides a history of all previous land use exchange requests; and,
- iii. Calculates the exchange of trips utilizing trip rates acceptable to Hillsborough County;
- iv. Provides a p.m. peak hour trip generation and site access analysis based on the latest available data from the Institute of Transportation Engineer's Trip Generation Manual, which shall be used to determine appropriateness of the exchange as well as determine whether turn lane warrants have been met pursuant to Section 6.04.04.D. of the Hillsborough County Land Development Code.

2. The uses permitted in the IPD-3 project shall be as follows:

- 2.1 For the purpose of identifying office uses permitted within the project those uses as shown on the IPD-3 use list designated (o) including child care centers, restaurants, contractors office, and colleges shall be permitted within the office portion of the IPD-3 project.
- 2.2 For the purpose of identifying retail commercial uses permitted within the project those uses as shown on the IPD-3 use list designated RETAIL and SERVICES, including child care centers and excluding the following specific uses: Lumber and other Building Materials, Mobile Home, and Recreational Vehicle Sales, Motor Vehicle Sales and Repair Services-major, shall be permitted within the commercial retail portion of the IPD-3 project.
- 2.3 For the purpose of identifying service distribution uses permitted within the project those uses as shown on the IPD-3 use list designated (o), Warehouse, Publishing and Printing, Manufacturing/ Processing and Assembly, Child Care, Restaurants, Trading Stamps and Redemption centers, Research Activities, and Wholesale Distribution shall be permitted within the service distribution portion of the IPD-3 project.
- 2.4 A maximum of 135 multifamily residential units shall be permitted on folio 72303.0103 of the area designated as Parcel A on the plan.

3. Outdoor storage of building materials, supplies, merchandise, equipment and like items shall be prohibited.

4. The general location of the proposed uses on site as shown on the Certified General Site Plan ~~received November 27, 1989~~ shall not be transposed, except as modified by approved Major Modifications and PRS's.
5. The developer shall provide, prior to the issuance of Certificates of Occupancy, an internal non-motorized circulation system in accordance with Part 3.02.00 of the Hillsborough County Land Development Code. The approximate location and design of the non-motorized system shall be determined by the County Development Services Review Department and the developer prior to Site Development/Detailed Site Plan approval. The developer shall provide external sidewalks as required pursuant to the Hillsborough County Land Development Code and other applicable rules and regulations ~~under appropriate Hillsborough County Ordinances.~~
6. The locations of the vehicular and non-motorized circulation system, street furniture, lighting, landscaping, and Signage shall be integrated on site, and the non-motorized circulation system shall be integrated on-site and with the contiguous properties to the north and south as the adjacent properties are developed as office/commercial/warehouse projects.
7. The developer shall provide prior to the issuance of Certificates of Occupancy a minimum of four (4) common open spaces within the IPD-3 project. A minimum of one (1) common open space (as defined in the Hillsborough County Zoning Code) shall be provided within parcel A, B, C and D. The approximate location and size of the common open space/plaza, and types of amenities provided (i.e. street furniture, lighting) shall be determined by the County Development Review Department and the developer prior to Site Development/Detailed Site Plan approval. Public art and water features are encouraged to be located within the common open spaces.
8. The retail, hotel and office portions of the IPD-3 project shall maintain a minimum Depth to Height Ratio of 0.5. Within individual ownership parcels, the Developers shall be encouraged to cluster buildings to the maximum extent possible.
9. If Hillsborough County's Pedestrian Circulation Plan, as developed upon completion of the I-75 Corridor Long Range Plan, identifies the need for grade separated pedestrian crossing at the project site, the Developer shall cooperate with Hillsborough County to provide necessary right-of-way for such crossing.
10. At a minimum non-motorized cross access shall be provided between (1) Parcel A and the adjacent properties to the north and east and, (2) Parcel D and the adjacent property to the south.
11. A maximum height of 45 feet shall be permitted for the commercial portions of the IPD-3 project.
12. A maximum height of 65 feet shall be permitted for the multifamily portion of the IPD-3 project.

13. A maximum height of 170 feet shall be permitted for the hotel and office portions of the IPD-3 project.
14. A maximum height of 45 feet shall be permitted for the service distribution uses within the IPD-3 project. However, if a service distribution use is proposed with a height greater than 45 feet, the subject building(s)/structure(s) may be approved by the Zoning Administrator subject to a review of (1) the specific location on site of the building(s)/structure(s) and, (2) compatibility of building materials with the office building(s)/structure(s) on site.
15. Buffering and screening shall be provided in accordance with the Hillsborough County Land Development Code.
16. A wall, up to 10 feet in height shall be permitted along the eastern boundary of Parcel A, adjacent to folio 72220.0000.
17. ~~The radii of all project access drives shall be 40 feet, and shall not extend beyond the property lines of the subject property.~~
18. The developer shall provide access to all existing or future outparcels on the site via an internal roadway system, which is connected to Falkenburg Road.
19. The developer shall provide for potential cross access to the adjacent parcel to the north of Parcel A.
20. ~~All curb cuts onto Falkenburg Road are subject to approval by the Hillsborough County Engineering Department.~~
21. Prior to the issuance of Certificates of Occupancy the developer shall construct on U.S. 301, at his expense, a left turn lane of sufficient length to provide for southbound to eastbound traffic onto Falkenburg Road. The design and construction of this left turn lane shall be approved by the Florida Department of Transportation.
22. Prior to the issuance of Certificates of Occupancy and subject to Hillsborough County approval, the developer shall provide, at his expense, left turn storage lanes of sufficient length to accommodate anticipated left turning traffic, into the site, on Falkenburg Road, 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 Hillsborough County Development Engineering Services.
23. The westernmost full access drive shall be a minimum of 660 feet from the edge of pavement of the intersection of U.S. 301 and Falkenburg Road.
24. The Developer shall be allowed one right-in/right-out access point onto US 301 (Access "A" as shown on the General Site Plan). Access "A" shall be located between Crescent Park Drive and Falkenburg Rd. The Developer shall construct a northbound right turn lane on US 301 to the project driveway. The right turn lane shall be designed to FDOT Design

- ~~Manual Standards Standard Index 301~~. The driveway (Access "A") throat depth shall be a minimum of 100' from the edge of pavement of the right turn lane. The right turn lane shall also be constructed with a paved shoulder on US 301 per FDOT standards. Final permitting of driveway Access "A" is subject to final FDOT approval.
25. The Developer shall be allowed one right-in only access point onto US 301 (Access "B" as shown on the General Site Plan). Access "B" shall not be permitted, unless a "Driveway" is constructed that provides a continuous connection between driveway Access "B", driveway Access "A", and Crescent Park Drive. The final alignment of the "Driveway", as depicted on the General Site Plan, shall be finalized at development site plan approval. If the Developer elects to not construct Access "B", then they shall not be responsible to construct the "Driveway". There shall be no parking permitted on the "Driveway". The Developer shall construct a northbound right turn lane on US 301 to Access "B". The right turn lane shall be designed to FDOT ~~Design Manual Standards Standard Index 301~~. The driveway (Access "B") throat depth shall be a minimum of 100' from the edge of pavement of the right turn lane. The right turn lane shall also be constructed with a paved shoulder on US 301 per FDOT standards. Final permitting of driveway Access "B" is subject to final FDOT approval.
26. Sidewalks shall be constructed along all internal and external roadways. A sidewalk shall be constructed along US 301 from Crescent Park Drive to Falkenburg Rd, unless specified otherwise by FDOT. The "Driveway" connecting driveway Access "B", driveway Access "A", and Crescent Park Drive shall be constructed with a sidewalk on at least one side for the entire length of the "Driveway". The Developer shall also provide a minimum of two (2) continuous sidewalks that extend from US 301 to the "Driveway". The sidewalks should be constructed along Access "A" and Access "B", unless the Developer provides documentation at development site plan approval that the sidewalks should be constructed elsewhere between the two Access driveways due to pedestrian safety or site constraint issues.
27. The Developer shall provide internal vehicular and pedestrian cross-access between all parcels in the area bounded by Falkenburg to the north, US 301 to the west, and Crescent Park Drive to the south and east. Pedestrian cross-access shall be via a sidewalk or paved trail at least five feet in width. If the Developer can document at development site plan approval that due to incompatible uses or safety concerns of prospective tenants (Progressive Offices have security that restricts vehicular and pedestrian access into the office complex), then the Developer would be able to assume that Crescent Park Drive satisfies the vehicular and pedestrian cross-access requirement, excluding the requirements of the rezoning transportation conditions.
28. THIS CONDITION HAS BEEN SATISFIED. Prior to the issuance of Certificates of Occupancy the applicant shall, unless already constructed, construct or improve that portion of Falkenburg Road which is required to provide the main project access to the project site. This would be a minimum of 660 feet from the current edge of pavement of the future intersection of U.S. 301 and Falkenburg Road. The design and construction of this road and intersection shall be coordinated with the Florida Department of Transportation and Hillsborough County Engineering Services. The design shall provide

for LOS "D" operation or better on Falkenburg Road and the Falkenburg Road/U.S. 301 intersection.

29. All internal access to the driveways must be a minimum of 100 feet from the edge of pavement of the public roadway.
30. THIS CONDITION HAS BEEN SATISFIED. Subject to FDOT approval, in order to assure safe access for the parcel to the south of the project site onto U.S. 301 as shown in the General Development Site Plan, and in order to integrate vehicular access between the Project and the parcel south of the Project site (the "South Parcel"), the Developer shall, at its expense, realign the existing local frontage road through the project site, to intersect with the internal Project road east of U.S. 301 a distance required under IPD Interstate Standards to create a safe intersection.

If FDOT denies access directly to U.S. 301, Developer will provide vehicular access between the Project and the South Parcel if Developer determines that such access will not adversely affect the Project or interfere with Developer's use of any portion of the Project. Hillsborough County specifically acknowledges that Developer's determination not to provide such access shall be appropriate if based on the following:

- 30.1 The affect of South Parcel traffic on Developer's obligations or conditions pertaining to traffic under the Development Order or these zoning conditions;
- 30.2 Physical impact of the access roadway on development or use of the Project;
- 30.3 Incompatibility of uses between uses located on the Project and South Parcel, as determined by the Developer and Hillsborough County, and
- 30.4 Adverse impact on the Project's internal road system.

The connection of the South Parcel access road to the Project's internal roadway shall occur at the closest reasonable point of the internal road system to the South Parcel. All costs associated with Developer's provision of such access, including but not limited to right-of-way and road construction shall be paid by owner of the South Parcel.

- ~~31. The developer shall be eligible for applicable transportation impact fee credits, per the Hillsborough County Transportation Impact Fee Ordinance.~~
- ~~32. The developer shall be limited to the land uses as submitted in the ADA. Any additional or different land use will require a review of traffic impacts and may result in additional transportation related conditions.~~
33. Pending final design of Falkenburg Road, the developer shall be limited to a maximum of four access drives for the Crescent DRI. The exact location to be determined by Hillsborough County Development Services Department prior to final site plan approval.

34. If a traffic signal should be warranted at any access point serving primarily project traffic, the developer shall install, at his expense, and with the concurrence of the County, a signal and appropriate interconnect with adjacent traffic signals. The placement and design of the traffic signal shall be subject to approval by Hillsborough County Engineering Services.
35. THIS CONDITION HAS BEEN SATISFIED. The developer shall dedicate to Hillsborough County, prior to the issuance of Certificates of Occupancy, or upon request from the County to coincide with roadway improvements, whichever comes first, up to 128 feet of additional right-of-way, along the distance of the applicant's Parcel A, (shown on the north side of the proposed Falkenburg Road Extension), from the future center line of Falkenburg Road to accommodate for the future right-of-way as needed for an urban six lane collector.
36. THIS CONDITION HAS BEEN SATISFIED. The developer shall dedicate to Hillsborough County, prior to the issuance of Certificates of Occupancy or upon request from the County to coincide with roadway improvements, whichever comes first, up to 64 feet of additional right-of-way, east of the applicant's Parcel A, (shown on the north side of the proposed Falkenburg Road Extension), from the future center line of Falkenburg Road to accommodate for the future right-of-way as need for an urban six lane collector.
37. Access and internal road geometries on major road corridors shall accommodate a 96" wide by forty (40) foot long advance design coach.
38. The developer shall provide transit stops located on major roadway corridors. Design of transit stops shall meet the requirements of the Part 3.02.00 of the Hillsborough County Land Development Code. All transit stops shall be linked by pedestrian/handicapped access ways to the internal sidewalk system.
39. The developer shall be responsible for installation and maintenance of a minor bus transit stop, including all required transit amenities as per Part 3.02.00 of the Land Development Code. These facilities will be credited towards meeting a part of the project's open space requirement in accordance with Part 3.02.00 of the Land Development Code.
40. Prior to Detailed Site Plan approval the location and specification of shelters and pullout bays must be agreed upon by HART.
41. In addition to transit amenities which are required by Part 3.02.00, HART requests that the developer join in the effort to create a Transportation Management Association (TMA) in the immediate area of this development. The Center for Urban Transportation Research at the University of South Florida is working with HART and the Florida Department of Transportation in developing TMA's in Hillsborough County.
42. Stormwater detention/retention pond design requirements for the development shall be as listed below, unless otherwise approved by the Hillsborough County Environmental Protection Commission and the Hillsborough County Drainage Engineer:
 - 42.1 The side slopes shall be no greater than 4:1.

- 42.2 The banks shall be completely vegetated to the design low water elevation.
- 42.3 The sides and the bottom of each pond shall not be constructed of impervious material.
43. The developer shall be required to utilize public water and, when available, public sewer and shall pay all costs to connect for service delivery. The developer shall submit to the Hillsborough County Department of Development Review, prior to the issuance of Zoning Compliance Permits or Final Plat approval, whichever comes first, evidence of commitment from the City of Tampa Water Department and City of Tampa Sanitary Sewer Department to provide public water and public sewer services, and evidence of agreement to pay necessary costs to enable the City to provide water and public sewer services delivery.
44. An Interim Wastewater Treatment Plant may be used. However, the IWWTP shall be reviewed in accordance with the provisions of the Interim Wastewater Treatment Plant Policy issued by the Board of County Commissioners, July 12, 1989, and shall meet the requirements of Subsection 6.11.102 ~~44.13~~ "Interim Sewage Plant" of the Hillsborough County Zoning Code as well as all applicable federal, state, and local regulations. The precise location of the interim wastewater treatment plant shall be shown on the Detailed Site Plan, and proof of all necessary approvals of the treatment plant shall be submitted to the Development Review Department prior to the issuance of any Building Permits or Final Plat approval, whichever comes first.
45. No septic tanks shall be used.
46. As required by the Hillsborough County Fire Department, the developer either:
- 46.1 Install at the developer's expense, prior to issuance of Certificates of Occupancy, fire hydrants and, if necessary, water lines of a size necessary to meet minimum fire flow and pressure requirements to provide adequate water resources for firefighting. The location of the hydrants and water lines shall be subject to approval of the County Fire Department and the County Water and Wastewater Utilities, or
- 46.2 Prepare a Fire Protection Plan for the site. Prior to issuance of Building Permits or Final Plat approval, the developer shall submit the Plan, as approved by the Fire Department, to the County Development Review Department. The developer shall provide a determination from the Fire Department, during Detailed Site Plan review, as to which option has been selected.
47. The developer shall show on the Revised General Development Site Plan the approximate boundaries of all environmentally sensitive area(s) and shall label the area(s) "Conservation Area". The boundaries of any on-site environmentally sensitive area(s) shall be delineated in the field by County Environmental Protection Commission staff and shown on the detailed site plan. The developer shall submit to the County Department of

- Development Review evidence of approval from the Environmental Protection Commission of the conservation area boundaries prior to detailed site plan approval.
48. Approval of this rezoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to wetlands, and does not grant any implied or vested right to environmental approvals.
 49. All on-site conservation area(s) shall be preserved unless a mitigation plan is approved by the Environmental Protection Commission and submitted to the Department of Development Review.
 50. All new structures and/or impervious area on site shall be setback a minimum of 30 feet from the boundaries of the on-site conservation area(s) and any adjacent conservation area(s) contiguous to any property boundary of the site, except as specifically approved as a variance granted pursuant to Section 5.2.2 of the LDC ~~by the L.A.L. Variance Review Board and as provided in the Zoning Code in Section 7.28.~~
 51. During construction, hay bales or other erosion-prevention control devices must be staked within the setback areas around each wetland to prevent soil erosion into the wetlands.
 52. Drainage plans and calculations must be submitted to Hillsborough County Environmental Protection Commission through Department of Development Review. Prior to final approval, or commercial site plan approval, the developer must submit to the Environmental Protection Commission a copy of the Southwest Florida Water Management District stormwater permit or exemption for the project.
 53. Prior to preliminary plat or commercial site plan approval, the hydroperiod of the wetlands must be approved by the EPC, and maintained by the developer during and after construction.
 54. Prior to the issuance of any building or land alteration permits or other development, the approved wetland/OSW line must be incorporated into the site plan. The wetland/PSW 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).
 55. 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.
 56. The developer shall provide illumination for all project access points and approaches sufficient to provide safe ingress and egress. The access points shall be visible at night from a distance of 200 feet in all directions which vehicles travel. Lighting shall be positioned to minimize the impacts on adjacent properties.

57. A Revised General Site Plan shall be submitted for administrative review concurrently with the submittal and approval of each detailed site plan. The revised General Site Plan, shall document:
- 57.1 The integration of the non-motorized internal and vehicular circulation system with the adjacent parcels and sub-parcels on site and contiguous properties as required.
 - 57.2 The location of mass transit stops, street furniture, lighting, open space/plazas, landscaping and Signage with the adjacent parcels and sub-parcels on site and contiguous properties as required.
 - 57.3 The orientation of and depth to height relationships of buildings on site and adjacent parcels and sub-parcels.
 - 57.4 Square footages approved and proposed.
 - 57.5 The amount of open space per sub-parcel and the parcel overall.
 - 57.6 Compliance 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.
58. Billboards and pole signs shall be prohibited on Parcel B. Prior to issuance of any preliminary site development permits, a unified sign plan shall be reviewed and approved by the Master Sign Committee for the development.
59. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
60. 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.
61. Within 90 days of approval by the Hillsborough County Board of County Commissioners, the applicant shall submit to the Development Services Department a revised General Development Plan for certification which conforms the notes and graphic of the plan to the conditions outlined above and the Land Development Code (LDC). Subsequent to certification of the plan, if it is determined the certified plan does not accurately reflect the conditions of approval or requirements of the LDC, said plan will be deemed invalid and certification of the revised plan will be required.
62. This development order/permit is issued with the understanding that the concurrency requirements of Chapter 163, Part II, Florida Statutes will become effective on February 1, 1990, and that approval of this development order/permit does not constitute a guarantee

APPLICATION: PRS 21-0311

ZHM HEARING DATE: n/a

BOCC MEETING DATE: June 8, 2021

CASE REVIEWER: J. Brian Grady

that there will be public facilities in place at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.

Staff's Recommendation: Approvable, Subject to Conditions

Zoning
Administrator
Sign-off:



J. Brian Grady
Tue May 25 2021 16:45:47



General Aerial Zoning Map

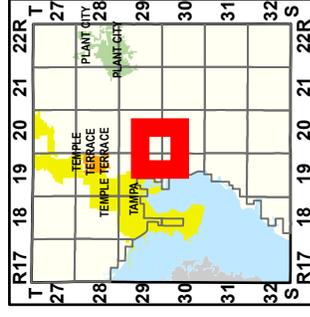
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-  Application Site
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-  Parcels



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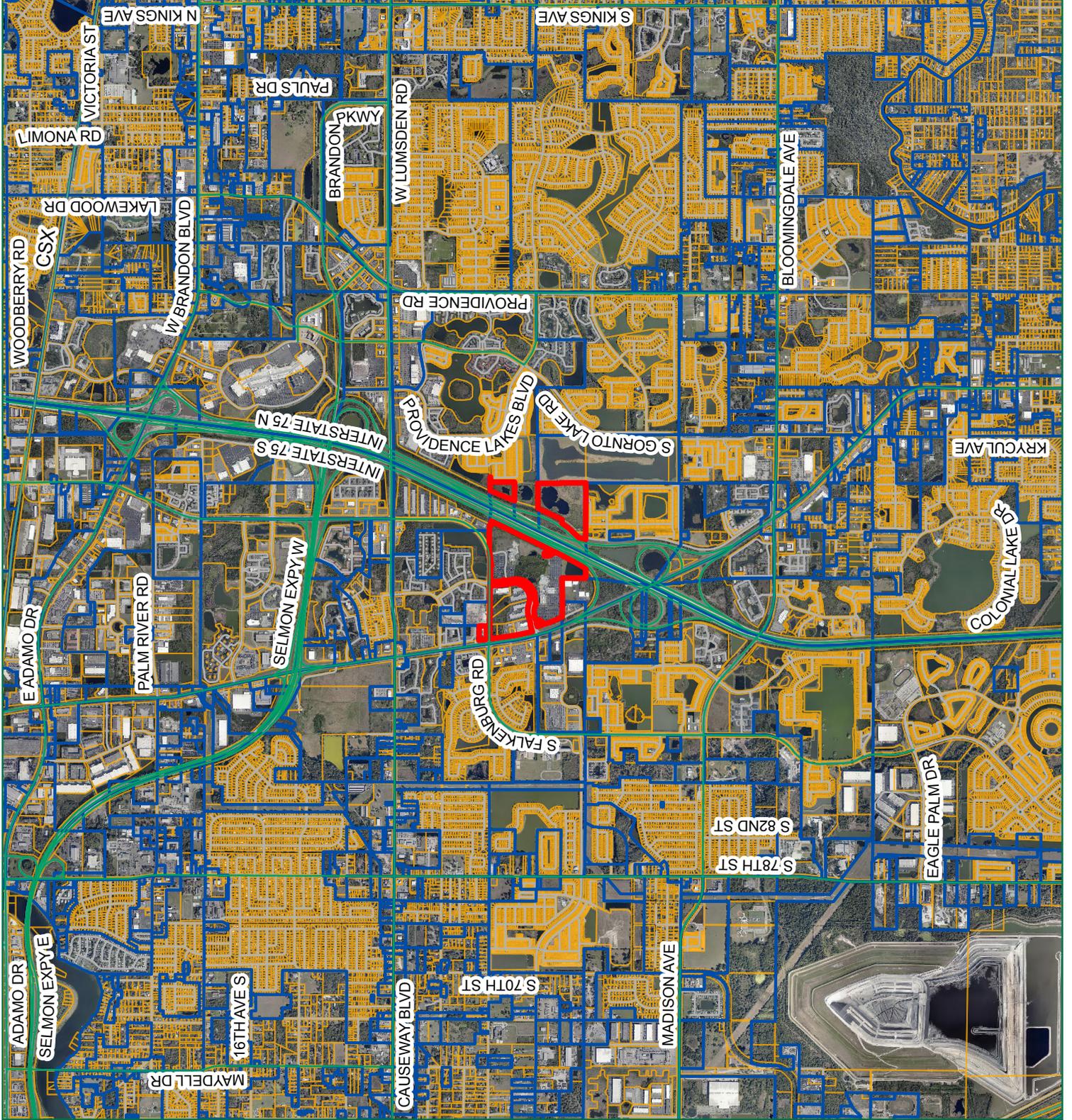


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SOURCE: This map has been prepared for the inventory of real property found within Hillsborough County and is compiled from recorded deeds, plats, and other public records; it has been based on BEST AVAILABLE data.

Users of this map are hereby notified that the aforementioned public information sources should be consulted for verification of the information contained on this map.



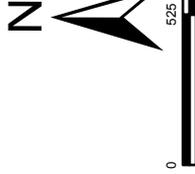


Immediate Aerial Zoning Map

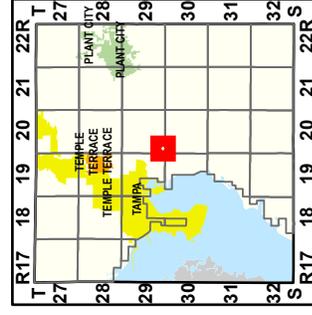
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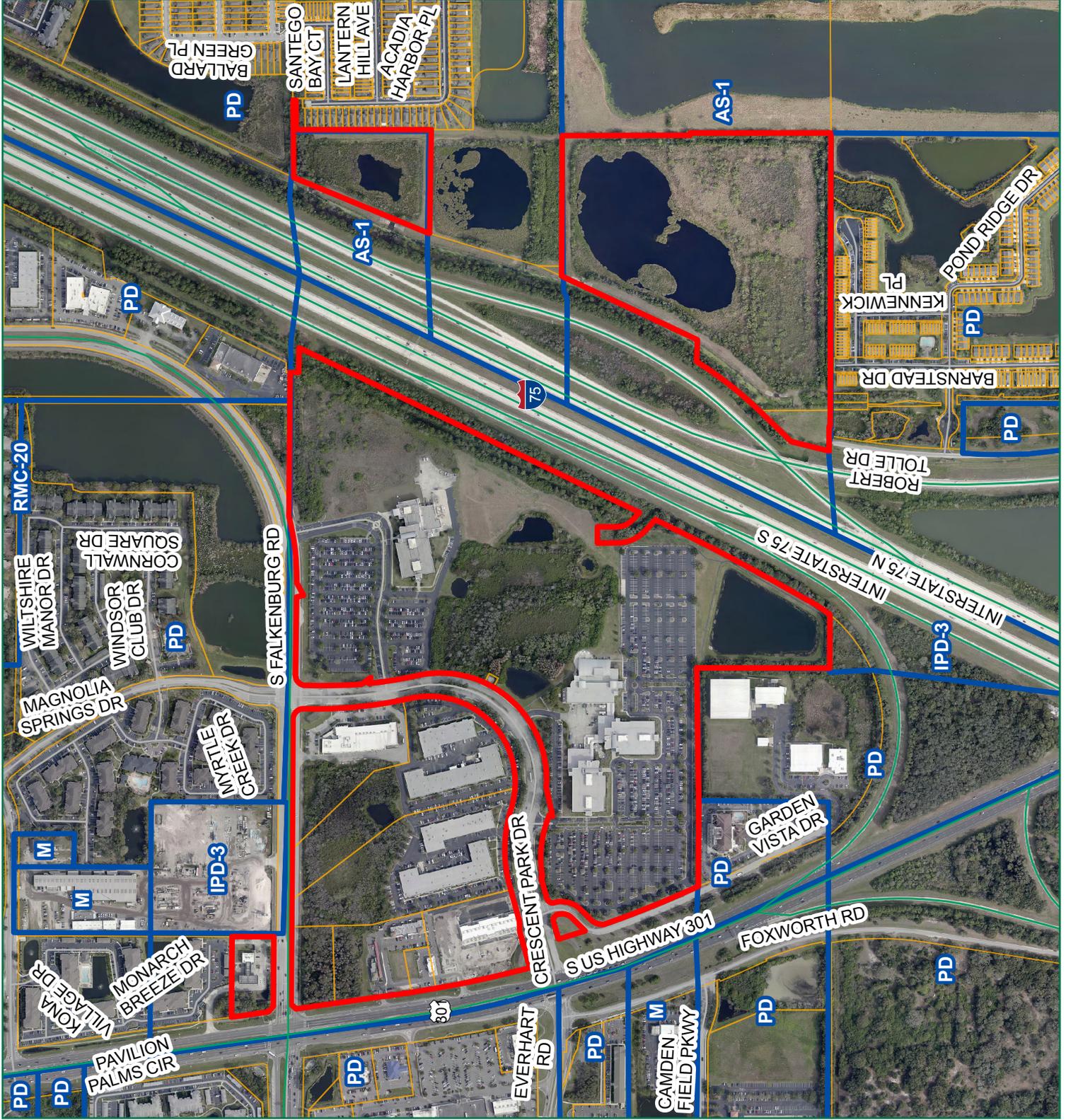


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**CURRENTLY
APPROVED**



Hillsborough County Florida

DEVELOPMENT SERVICES

PO Box 1110 Tampa, FL 33601-1110

October 11, 2017

Reference: PRS 17-1243 BR
Brickleyer Law Group, PL

Clayton Brickleyer
Brickleyer Law Group, PL
1304 S. DeSoto Ave., Ste. 304
Tampa, FL 33606

Dear Applicant:

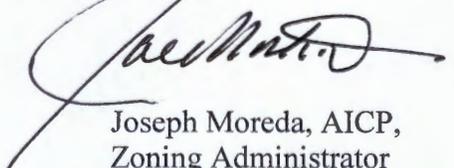
At the regularly scheduled public meeting on October 10, 2017, the Board of County Commissioners approved your request for a minor modification to PD 89-0206, with the attached amended final conditions.

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 Development Services Department, 20th floor of the County Center, 601 E. Kennedy Boulevard, the enclosed application for General Site Plan Review/Certification. For information concerning the certification process, please contact our office at 272-5600. Please keep this letter for your records.

If you have any questions regarding this, please feel free to contact Brian Grady at 813-276-8343 or GradyB@HCFLGov.net.

Sincerely,



Joseph Moreda, AICP,
Zoning Administrator

JM/ml
Attachments

HCFLGOV.NET

BOARD OF COUNTY COMMISSIONERS

Victor D. Crist
Ken Hagan
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Pat Kemp
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COUNTY ATTORNEY

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INTERNAL AUDITOR

Peggy Caskey

CHIEF DEVELOPMENT & INFRASTRUCTURE SERVICES ADMINISTRATOR

Lucia E. Garsys

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: PRS 17-1243 BR
MEETING DATE: October 10, 2017
DATE TYPED: October 10, 2017

Approval of the request, subject to the conditions listed below, is based on the general site plan submitted August 15, 2017.

1. 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.
2. The uses permitted in the IPD-3 project shall be as follows:
 - 2.1 For the purpose of identifying office uses permitted within the project those uses as shown on the IPD-3 use list designated (o) including child care centers, restaurants, contractors office, and colleges shall be permitted within the office portion of the IPD-3 project.
 - 2.2 For the purpose of identifying retail commercial uses permitted within the project those uses as shown on the IPD-3 use list designated RETAIL and SERVICES, including child care centers and excluding the following specific uses: Lumber and other Building Materials, Mobile Home, and Recreational Vehicle Sales, Motor Vehicle Sales and Repair Services-major, shall be permitted within the commercial retail portion of the IPD-3 project.
 - 2.3 For the purpose of identifying service distribution uses permitted within the project those uses as shown on the IPD-3 use list designated (o), Warehouse, Publishing and Printing, Manufacturing/ Processing and Assembly, Child Care, Restaurants, Trading Stamps and Redemption centers, Research Activities, and Wholesale Distribution shall be permitted within the service distribution portion of the IPD-3 project.
 - 2.4 A maximum of 135 multifamily residential units shall be permitted on folio 72303.0103 of the area designated as Parcel A on the plan.
3. Outdoor storage of building materials, supplies, merchandise, equipment and like items shall be prohibited.
4. The general location of the proposed uses on site as shown on the General Site Plan received November 27, 1989 shall not be transposed, except as modified by approved Major Modifications and PRS's.
5. The developer shall provide, prior to the issuance of Certificates of Occupancy, an internal non-motorized circulation system in accordance with Part 3.02.00 of the Hillsborough County Land Development Code. The approximate location and design of the non-motorized system shall be determined by the County Development Review Department and the developer prior to Site Development/Detailed Site Plan approval. The developer shall provide external sidewalks as required under appropriate Hillsborough County Ordinances.
6. The locations of the vehicular and non-motorized circulation system, street furniture, lighting, landscaping, and Signage shall be integrated on site, and the non-motorized circulation system shall be integrated on-site and with the contiguous properties to the north and south as the adjacent properties are developed as office/commercial/warehouse projects.

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7. The developer shall provide prior to the issuance of Certificates of Occupancy a minimum of four (4) common open spaces within the IPD-3 project. A minimum of one (1) common open space (as defined in the Hillsborough County Zoning Code) shall be provided within parcel A, B, C and D. The approximate location and size of the common open space/plaza, and types of amenities provided (i.e. street furniture, lighting) shall be determined by the County Development Review Department and the developer prior to Site Development/Detailed Site Plan approval. Public art and water features are encouraged to be located within the common open spaces.
8. The retail, hotel and office portions of the IPD-3 project shall maintain a minimum Depth to Height Ratio of 0.5. Within individual ownership parcels, the Developers shall be encouraged to cluster buildings to the maximum extent possible.
9. If Hillsborough County's Pedestrian Circulation Plan, as developed upon completion of the I-75 Corridor Long Range Plan, identifies the need for grade separated pedestrian crossing at the project site, the Developer shall cooperate with Hillsborough County to provide necessary right-of-way for such crossing.
10. At a minimum non-motorized cross access shall be provided between (1) Parcel A and the adjacent properties to the north and east and, (2) Parcel D and the adjacent property to the south.
11. A maximum height of 45 feet shall be permitted for the commercial portions of the IPD-3 project.
12. A maximum height of 65 feet shall be permitted for the multifamily portion of the IPD-3 project.
13. A maximum height of 170 feet shall be permitted for the hotel and office portions of the IPD-3 project.
14. A maximum height of 45 feet shall be permitted for the service distribution uses within the IPD-3 project. However, if a service distribution use is proposed with a height greater than 45 feet, the subject building(s)/structure(s) may be approved by the Zoning Administrator subject to a review of (1) the specific location on site of the building(s)/structure(s) and, (2) compatibility of building materials with the office building(s)/structure(s) on site.
15. Buffering and screening shall be provided in accordance with the Hillsborough County Land Development Code.
16. A wall, up to 10 feet in height shall be permitted along the eastern boundary of Parcel A, adjacent to folio 72220.0000.
17. The radii of all project access drives shall be 40 feet, and shall not extend beyond the property lines of the subject property.
18. The developer shall provide access to all existing or future outparcels on the site via an internal roadway system, which is connected to Falkenburg Road.

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19. The developer shall provide for potential cross access to the adjacent parcel to the north of Parcel A.
20. All curb cuts onto Falkenburg Road are subject to approval by the Hillsborough County Engineering Department.
21. Prior to the issuance of Certificates of Occupancy the developer shall construct on U.S. 301, at his expense, a left turn lane of sufficient length to provide for southbound to eastbound traffic onto Falkenburg Road. The design and construction of this left turn lane shall be approved by the Florida Department of Transportation.
22. Prior to the issuance of Certificates of Occupancy and subject to Hillsborough County approval, the developer shall provide, at his expense, left turn storage lanes of sufficient length to accommodate anticipated left turning traffic, into the site, on Falkenburg Road, 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 Hillsborough County Engineering Services.
23. The westernmost full access drive shall be a minimum of 660 feet from the edge of pavement of the intersection of U.S. 301 and Falkenburg Road.
24. The Developer shall be allowed one right-in/right-out access point onto US 301 (Access "A" as shown on the General Site Plan). Access "A" shall be located between Crescent Park Drive and Falkenburg Rd. The Developer shall construct a northbound right turn lane on US 301 to the project driveway. The right turn lane shall be designed to FDOT Standard Index 301. The driveway (Access "A") throat depth shall be a minimum of 100' from the edge of pavement of the right turn lane. The right turn lane shall also be constructed with a paved shoulder on US 301 per FDOT standards. Final permitting of driveway Access "A" is subject to final FDOT approval.
25. The Developer shall be allowed one right-in only access point onto US 301 (Access "B" as shown on the General Site Plan). Access "B" shall not be permitted, unless a "Driveway" is constructed that provides a continuous connection between driveway Access "B", driveway Access "A", and Crescent Park Drive. The final alignment of the "Driveway", as depicted on the General Site Plan, shall be finalized at development site plan approval. If the Developer elects to not construct Access "B", then they shall not be responsible to construct the "Driveway". There shall be no parking permitted on the "Driveway". The Developer shall construct a northbound right turn lane on US 301 to Access "B". The right turn lane shall be designed to FDOT Standard Index 301. The driveway (Access "B") throat depth shall be a minimum of 100' from the edge of pavement of the right turn lane. The right turn lane shall also be constructed with a paved shoulder on US 301 per FDOT standards. Final permitting of driveway Access "B" is subject to final FDOT approval.
26. Sidewalks shall be constructed along all internal and external roadways. A sidewalk shall be constructed along US 301 from Crescent Park Drive to Falkenburg Rd, unless specified otherwise by FDOT. The "Driveway" connecting driveway Access "B", driveway Access "A", and Crescent Park Drive shall be constructed with a sidewalk on at least one side for the entire length of the "Driveway". The Developer shall also provide a minimum of two (2) continuous sidewalks that extend from US 301 to the "Driveway". The sidewalks should be constructed along Access "A" and Access "B", unless the Developer provides documentation at development site plan approval

that the sidewalks should be constructed elsewhere between the two Access driveways due to pedestrian safety or site constraint issues.

27. The Developer shall provide internal vehicular and pedestrian cross-access between all parcels in the area bounded by Falkenburg to the north, US 301 to the west, and Crescent Park Drive to the south and east. Pedestrian cross-access shall be via a sidewalk or paved trail at least five feet in width. If the Developer can document at development site plan approval that due to incompatible uses or safety concerns of prospective tenants (Progressive Offices have security that restricts vehicular and pedestrian access into the office complex), then the Developer would be able to assume that Crescent Park Drive satisfies the vehicular and pedestrian cross-access requirement, excluding the requirements of the rezoning transportation conditions.
28. Prior to the issuance of Certificates of Occupancy the applicant shall, unless already constructed, construct or improve that portion of Falkenburg Road which is required to provide the main project access to the project site. This would be a minimum of 660 feet from the current edge of pavement of the future intersection of U.S. 301 and Falkenburg Road. The design and construction of this road and intersection shall be coordinated with the Florida Department of Transportation and Hillsborough County Engineering Services. The design shall provide for LOS "D" operation or better on Falkenburg Road and the Falkenburg Road/U.S. 301 intersection.
29. All internal access to the driveways must be a minimum of 100 feet from the edge of pavement of the public roadway.
30. Subject to FDOT approval, in order to assure safe access for the parcel to the south of the project site onto U.S. 301 as shown in the General Development Site Plan, and in order to integrate vehicular access between the Project and the parcel south of the Project site (the "South Parcel"), the Developer shall, at its expense, realign the existing local frontage road through the project site, to intersect with the internal Project road east of U.S. 301 a distance required under IPD Interstate Standards to create a safe intersection.

If FDOT denies access directly to U.S. 301, Developer will provide vehicular access between the Project and the South Parcel if Developer determines that such access will not adversely affect the Project or interfere with Developer's use of any portion of the Project. Hillsborough County specifically acknowledges that Developer's determination not to provide such access shall be appropriate if based on the following:

- 30.1 The affect of South Parcel traffic on Developer's obligations or conditions pertaining to traffic under the Development Order or these zoning conditions;
- 30.2 Physical impact of the access roadway on development or use of the Project;
- 30.3 Incompatibility of uses between uses located on the Project and South Parcel, as determined by the Developer and Hillsborough County, and
- 30.4 Adverse impact on the Project's internal road system.

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- The connection of the South Parcel access road to the Project's internal roadway shall occur at the closest reasonable point of the internal road system to the South Parcel. All costs associated with Developer's provision of such access, including but not limited to right-of-way and road construction shall be paid by owner of the South Parcel.
31. The developer shall be eligible for applicable transportation impact fee credits, per the Hillsborough County Transportation Impact Fee Ordinance.
 32. The developer shall be limited to the land uses as submitted in the ADA. Any additional or different land use will require a review of traffic impacts and may result in additional transportation related conditions.
 33. Pending final design of Falkenburg Road, the developer shall be limited to a maximum of four access drives for the Crescent DRI. The exact location to be determined by Hillsborough County Development Services Department prior to final site plan approval.
 34. If a traffic signal should be warranted at any access point serving primarily project traffic, the developer shall install, at his expense, and with the concurrence of the County, a signal and appropriate interconnect with adjacent traffic signals. The placement and design of the traffic signal shall be subject to approval by Hillsborough County Engineering Services.
 35. The developer shall dedicate to Hillsborough County, prior to the issuance of Certificates of Occupancy, or upon request from the County to coincide with roadway improvements, whichever comes first, up to 128 feet of additional right-of-way, along the distance of the applicant's Parcel A, (shown on the north side of the proposed Falkenburg Road Extension), from the future center line of Falkenburg Road to accommodate for the future right-of-way as needed for an urban six lane collector.
 36. The developer shall dedicate to Hillsborough County, prior to the issuance of Certificates of Occupancy or upon request from the County to coincide with roadway improvements, whichever comes first, up to 64 feet of additional right-of-way, east of the applicant's Parcel A, (shown on the north side of the proposed Falkenburg Road Extension), from the future center line of Falkenburg Road to accommodate for the future right-of-way as need for an urban six lane collector.
 37. Access and internal road geometries on major road corridors shall accommodate a 96" wide by forty (40) foot long advance design coach.
 38. The developer shall provide transit stops located on major roadway corridors. Design of transit stops shall meet the requirements of the Part 3.02.00 of the Hillsborough County Land Development Code. All transit stops shall be linked by pedestrian/handicapped access ways to the internal sidewalk system.
 39. The developer shall be responsible for installation and maintenance of a minor bus transit stop, including all required transit amenities as per Part 3.02.00 of the Land Development Code. These facilities will be credited towards meeting a part of the project's open space requirement in accordance with Part 3.02.00 of the Land Development Code.

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40. Prior to Detailed Site Plan approval the location and specification of shelters and pullout bays must be agreed upon by HART.
41. In addition to transit amenities which are required by Part 3.02.00, HART requests that the developer join in the effort to create a Transportation Management Association (TMA) in the immediate area of this development. The Center for Urban Transportation Research at the University of South Florida is working with HART and the Florida Department of Transportation in developing TMA's in Hillsborough County.
42. Stormwater detention/retention pond design requirements for the development shall be as listed below, unless otherwise approved by the Hillsborough County Environmental Protection Commission and the Hillsborough County Drainage Engineer:
- 42.1 The side slopes shall be no greater than 4:1.
- 42.2 The banks shall be completely vegetated to the design low water elevation.
- 42.3 The sides and the bottom of each pond shall not be constructed of impervious material.
43. The developer shall be required to utilize public water and, when available, public sewer and shall pay all costs to connect for service delivery. The developer shall submit to the Hillsborough County Department of Development Review, prior to the issuance of Zoning Compliance Permits or Final Plat approval, whichever comes first, evidence of commitment from the City of Tampa Water Department and City of Tampa Sanitary Sewer Department to provide public water and public sewer services, and evidence of agreement to pay necessary costs to enable the City to provide water and public sewer services delivery.
44. An Interim Wastewater Treatment Plant may be used. However, the IWWTP shall be reviewed in accordance with the provisions of the Interim Wastewater Treatment Plant Policy issued by the Board of County Commissioners, July 12, 1989, and shall meet the requirements of Subsection 11.13 "Interim Sewage Plant" of the Hillsborough County Zoning Code as well as all applicable federal, state, and local regulations. The precise location of the interim wastewater treatment plant shall be shown on the Detailed Site Plan, and proof of all necessary approvals of the treatment plant shall be submitted to the Development Review Department prior to the issuance of any Building Permits or Final Plat approval, whichever comes first.
45. No septic tanks shall be used.
46. As required by the Hillsborough County Fire Department, the developer either:
- 46.1 Install at the developer's expense, prior to issuance of Certificates of Occupancy, fire hydrants and, if necessary, water lines of a size necessary to meet minimum fire flow and pressure requirements to provide adequate water resources for firefighting. The location of the hydrants and water lines shall be subject to approval of the County Fire Department and the County Water and Wastewater Utilities, or

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- 46.2 Prepare a Fire Protection Plan for the site. Prior to issuance of Building Permits or Final Plat approval, the developer shall submit the Plan, as approved by the Fire Department, to the County Development Review Department. The developer shall provide a determination from the Fire Department, during Detailed Site Plan review, as to which option has been selected.
47. The developer shall show on the Revised General Development Site Plan the approximate boundaries of all environmentally sensitive area(s) and shall label the area(s) "Conservation Area". The boundaries of any on-site environmentally sensitive area(s) shall be delineated in the field by County Environmental Protection Commission staff and shown on the detailed site plan. The developer shall submit to the County Department of Development Review evidence of approval from the Environmental Protection Commission of the conservation area boundaries prior to detailed site plan approval.
48. Approval of this rezoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to wetlands, and does not grant any implied or vested right to environmental approvals.
49. All on-site conservation area(s) shall be preserved unless a mitigation plan is approved by the Environmental Protection Commission and submitted to the Department of Development Review.
50. All new structures and/or impervious area on site shall be setback a minimum of 30 feet from the boundaries of the on-site conservation area(s) and any adjacent conservation area(s) contiguous to any property boundary of the site, except as specifically approved by the L.A.L. Variance Review Board and as provided in the Zoning Code in Section 7.28.
51. During construction, hay bales or other erosion-prevention control devices must be staked within the setback areas around each wetland to prevent soil erosion into the wetlands.
52. Drainage plans and calculations must be submitted to Hillsborough County Environmental Protection Commission through Department of Development Review. Prior to final approval, or commercial site plan approval, the developer must submit to the Environmental Protection Commission a copy of the Southwest Florida Water Management District stormwater permit or exemption for the project.
53. Prior to preliminary plat or commercial site plan approval, the hydroperiod of the wetlands must be approved by the EPC, and maintained by the developer during and after construction.
54. Prior to the issuance of any building or land alteration permits or other development, the approved wetland/OSW line must be incorporated into the site plan. The wetland/PSW 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).
55. 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.

56. The developer shall provide illumination for all project access points and approaches sufficient to provide safe ingress and egress. The access points shall be visible at night from a distance of 200 feet in all directions which vehicles travel. Lighting shall be positioned to minimize the impacts on adjacent properties.
57. A Revised General Site Plan shall be submitted for administrative review concurrently with the submittal and approval of each detailed site plan. The revised General Site Plan, shall document:
- 57.1 The integration of the non-motorized internal and vehicular circulation system with the adjacent parcels and sub-parcels on site and contiguous properties as required.
 - 57.2 The location of mass transit stops, street furniture, lighting, open space/plazas, landscaping and Signage with the adjacent parcels and sub-parcels on site and contiguous properties as required.
 - 57.3 The orientation of and depth to height relationships of buildings on site and adjacent parcels and sub-parcels.
 - 57.4 Square footages approved and proposed.
 - 57.5 The amount of open space per sub-parcel and the parcel overall.
 - 57.6 Compliance 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.
58. Billboards and pole signs shall be prohibited on Parcel B. Prior to issuance of any preliminary site development permits, a unified sign plan shall be reviewed and approved by the Master Sign Committee for the development.
59. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
60. 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.
61. Within 90 days of approval by the Hillsborough County Board of County Commissioners, the applicant shall submit to the Development Services Department a revised General Development Plan for certification which conforms the notes and graphic of the plan to the conditions outlined above and the Land Development Code (LDC). Subsequent to certification of the plan, if it is determined the certified plan does not accurately reflect the conditions of approval or requirements of the LDC, said plan will be deemed invalid and certification of the revised plan will be required.

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62. This development order/permit is issued with the understanding that the concurrency requirements of Chapter 163, Part II, Florida Statutes will become effective on February 1, 1990, and that approval of this development order/permit does not constitute a guarantee that there will be public facilities in place at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Development Services Department

DATE: 5/25/2021

REVIEWER: James Ratliff, AICP, PTP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: BR/ Central

PETITION NO: PRS 21-0311

- This agency has no comments.
- This agency has no objection.
- This agency has no objection, subject to listed or attached conditions.
- This agency objects, based on the listed or attached conditions.

NEW AND REVISED CONDITIONS OF APPROVAL

Revised Conditions

5. The developer shall provide, prior to the issuance of Certificates of Occupancy, an internal non-motorized circulation system in accordance with Part 3.02.00 of the Hillsborough County Land Development Code. The approximate location and design of the non-motorized system shall be determined by the County Development ~~Review~~ Services Department and the developer prior to Site Development/Detailed Site Plan approval. The developer shall provide external sidewalks as required ~~under appropriate~~ pursuant to the Hillsborough County ~~Ordinances~~ Land Development Code and other applicable rules and regulations.

[Transportation Review Section staff has proposed modification of this condition to conform to current names/references.]

- ~~17. The radii of all project access drives shall be 40 feet, and shall not extend beyond the property lines of the subject property.~~

[Transportation Review Section staff proposes deletion of this condition to conform with current practice. Any new or modified access driveway will be required to conform with all applicable Land Development Code and Transportation Technical Manual standards.]

- ~~20. All curb cuts onto Falkenburg Road are subject to approval by the Hillsborough County Engineering Department.~~

[Transportation Review Section staff proposes deletion of this condition to conform with current practice. Any new or modified access is subject to review and approval of Hillsborough in accordance with all applicable rules and regulations, and curb cuts may be changed, modified, or restricted by the County as necessary to protect the public's health, safety or welfare.]

21. Prior to the issuance of Certificates of Occupancy and subject to Hillsborough County approval, the developer shall provide, at his expense, left turn storage lanes of sufficient length to accommodate anticipated left turning traffic, into the site, on Falkenburg Road, 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 Hillsborough County ~~Engineering~~ [Development Services](#).

[Transportation Review Section staff has proposed modification of this condition to conform to current names/references.]

24. The Developer shall be allowed one right-in/right-out access point onto US 301 (Access “A” as shown on the General Site Plan). Access “A” shall be located between Crescent Park Drive and Falkenburg Rd. The Developer shall construct a northbound right turn lane on US 301 to the project driveway. The right turn lane shall be designed to FDOT ~~Standard Index 301~~ [Design Manual standards](#). The driveway (Access “A”) throat depth shall be a minimum of 100’ from the edge of pavement of the right turn lane. The right turn lane shall also be constructed with a paved shoulder on US 301 per FDOT standards. Final permitting of driveway Access “A” is subject to final FDOT approval.

[Transportation Review Section staff has proposed modification of this condition to conform to current names/references.]

25. The Developer shall be allowed one right-in only access point onto US 301 (Access “B” as shown on the General Site Plan). Access “B” shall not be permitted, unless a “Driveway” is constructed that provides a continuous connection between driveway Access “B”, driveway Access “A”, and Crescent Park Drive. The final alignment of the “Driveway”, as depicted on the General Site Plan, shall be finalized at development site plan approval. If the Developer elects to not construct Access “B”, then they shall not be responsible to construct the “Driveway”. There shall be no parking permitted on the “Driveway”. The Developer shall construct a northbound right turn lane on US 301 to Access “B”. The right turn lane shall be designed to FDOT ~~Standard Index 301~~ [Design Manual standards](#). The driveway (Access “B”) throat depth shall be a minimum of 100’ from the edge of pavement of the right turn lane. The right turn lane shall also be constructed with a paved shoulder on US 301 per FDOT standards. Final permitting of driveway Access “B” is subject to final FDOT approval.

[Transportation Review Section staff has proposed modification of this condition to conform to current names/references.]

28. [\[THIS CONDITION HAS BEEN SATISFIED.\]](#) Prior to the issuance of Certificates of Occupancy the applicant shall, unless already constructed, construct or improve that portion of Falkenburg Road which is required to provide the main project access to the project site. This would be a minimum of 660 feet from the current edge of pavement of the future intersection of U.S. 301 and Falkenburg Road. The design and construction of this road and intersection shall be coordinated with the Florida Department of Transportation and Hillsborough County Engineering Services. The design shall provide for LOS "D" operation or better on Falkenburg Road and the Falkenburg Road/U.S. 301 intersection.

[Transportation Review Section staff has proposed modification of this condition for record keeping purposes.]

30. [\[THIS CONDITION HAS BEEN SATISFIED.\]](#) Subject to FDOT approval, in order to assure safe access for the parcel to the south of the project site onto U.S. 301 as shown in the General Development Site Plan, and in order to integrate vehicular access between the Project and the parcel south of the Project site (the "South Parcel"), the Developer shall, at its expense, realign the existing local frontage

road through the project site, to intersect with the internal Project road east of U.S. 301 a distance required under IPD Interstate Standards to create a safe intersection.

If FDOT denies access directly to U.S. 301, Developer will provide vehicular access between the Project and the South Parcel if Developer determines that such access will not adversely affect the Project or interfere with Developer's use of any portion of the Project. Hillsborough County specifically acknowledges that Developer's determination not to provide such access shall be appropriate if based on the following:

- 30.1 The affect of South Parcel traffic on Developer's obligations or conditions pertaining to traffic under the Development Order or these zoning conditions;
- 30.2 Physical impact of the access roadway on development or use of the Project;
- 30.3 Incompatibility of uses between uses located on the Project and South Parcel, as determined by the Developer and Hillsborough County, and
- 30.4 Adverse impact on the Project's internal road system.

The connection of the South Parcel access road to the Project's internal roadway shall occur at the closest reasonable point of the internal road system to the South Parcel. All costs associated with Developer's provision of such access, including but not limited to right-of-way and road construction shall be paid by owner of the South Parcel.

[Transportation Review Section staff has proposed modification of this condition for record keeping purposes.]

- ~~31. The developer shall be eligible for applicable transportation impact fee credits, per the Hillsborough County Transportation Impact Fee Ordinance.~~

[Transportation Review Section staff has proposed deletion of this condition. All improvements which would have been impact fee creditable have been completed. Any future improvements which may be required would be considered site access improvements and would not be eligible for credit.]

32. The developer shall be ~~limited to the land uses as submitted in the ADA~~ permitted to exchange entitlements between two or more approved land uses for the development provided:

- a) That the exchange will not create additional p.m. peak hour traffic beyond 516 trips entering and 1,499 trips existing the project;
- b) The exchange does not result in more than 1,500,000 s.f. of office uses, 1,000,000 s.f. of industrial uses, 250,000 s.f. of commercial/retail uses or 440 hotel rooms; and,
- c) The exchange does not result in fewer entitlements than those already constructed.

Prior to or concurrent with each increment of development which utilizes exchanged entitlements, the developer shall prepare one or more memos which:

- i. Summarizes the current land use exchange request;
- ii. Provides a history of all previous land use exchange requests; and,
- iii. Calculates the exchange of trips utilizing the above rates;
- iv. Provides a trip generation and site access analysis, based on the latest available data from the Institute of Transportation Engineer's Trip Generation Manual, which shall be used to

determine appropriateness of the exchange as well as determine whether turn lane warrants have been met pursuant to Section 6.04.04.D. of the Hillsborough County Land Development Code. ~~Any additional or different land use will require a review of traffic impacts and may result in additional transportation related conditions.~~

[Transportation Review Section staff has proposed modification of this condition to reflect the proposed recession of the DRI DO and incorporate a mechanism for execution of future Land Use Exchanges, as requested by the applicant.]

34. If a traffic signal should be warranted at any access point serving primarily project traffic, the developer shall install, at his expense, and with the concurrence of the County, a signal and appropriate interconnect with adjacent traffic signals. The placement and design of the traffic signal shall be subject to approval by Hillsborough County ~~Engineering~~ Public Works ~~Services~~.

[Transportation Review Section staff has proposed modification of this condition to conform to current names/references.]

35. **[THIS CONDITION HAS BEEN SATISFIED.]** The developer shall dedicate to Hillsborough County, prior to the issuance of Certificates of Occupancy, or upon request from the County to coincide with roadway improvements, whichever comes first, up to 128 feet of additional right-of-way, along the distance of the applicant's Parcel A, (shown on the north side of the proposed Falkenburg Road Extension), from the future center line of Falkenburg Road to accommodate for the future right-of-way as needed for an urban six lane collector.

[Transportation Review Section staff has proposed modification of this condition for record keeping purposes.]

36. **[THIS CONDITION HAS BEEN SATISFIED.]** The developer shall dedicate to Hillsborough County, prior to the issuance of Certificates of Occupancy or upon request from the County to coincide with roadway improvements, whichever comes first, up to 64 feet of additional right-of-way, east of the applicant's Parcel A, (shown on the north side of the proposed Falkenburg Road Extension), from the future center line of Falkenburg Road to accommodate for the future right-of-way as need for an urban six lane collector.

[Transportation Review Section staff has proposed modification of this condition for record keeping purposes.]

- 57.6 Compliance 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.

[Transportation Review Section staff has proposed modification of this condition to reflect the proposed recession of the DRI DO]

Other Conditions

- Prior to PD Site Plan Certification, the developer shall revise the site plan to:

- Modify Note 5 to add “Bicycle parking shall be provided pursuant to Section 3.02.04 of the LDC, which shall reduce the aforementioned minimum vehicle parking requirements as provided for within Section 3.02.04.S.4. of the LDC”. *[Staff is proposing this modification to clarify there are multiple forms of required parking, and that the 6.05 parking minimums shall be reduced in accordance with the above referenced section].*
- Delete Note 14. *[This topic is more appropriately included as a zoning condition. Staff has proposed a modification to existing condition 32 to accomplish this, as well as provide additional language to comport with current practice and clarify expectations with regards to developer submittals, how equivalency must be calculated, and resulting staff review and outcomes.]*
- Modify Note 17 to read, “Number and location of driveway cuts are subject to change on future subdivision/development of property to the extent permitted within the approved zoning conditions.” *[Staff notes there are specific conditions in the existing PD regarding number of access points on certain roadways, and a notation on the PD site plan should not set up a conflict with those provisions. Additionally, PDs are site plan-controlled zoning districts, so generally a higher level of control is required (except as has been previously authorized).]*

DESCRIPTION OF REQUEST, STAFF ANALYSIS, AND CONCLUSIONS

The applicant is requesting a minor modification/personal appearance (PRS) to approved Interstate Planned Development (IPD) #89-0206, as most recently amended by PRS #17-1243. The project is also governed by the Crescent Development of Regional Impact (DRI) #208 (fka Towermarc/301) Development Order (DO). The PD consists of multiple parcels totaling +/- 129.18 ac. The existing PD is approved a mix of uses consistent with DRI, including up to 11,000 s.f. of retail commercial uses, 220 hotel rooms, 993,750 s.f. of office uses, 350,000 s.f. of service distribution/ industrial uses, and 90 multi-family dwelling units. The requested PRS seeks to memorialize a Land Use Exchange (LUEX) which was previously executed in February of 2017 in accordance with the DRI DO, and resulted in the above referenced land use program.

As documented in the project backup, Transportation Review Section and Zoning staff has reviewed the DRI conditions and determined that all applicable conditions/mitigation are in compliance or have been completed. Per the applicant’s request, the DRI condition governing LUEXs has been carried forward to the zoning. Staff is also proposing amendments to the conditions of approval to comport with current practice.

Transportation Review Section staff has no objection to the proposed zoning, subject to the conditions proposed herein above.

LEVEL OF SERVICE (LOS) INFORMATION

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
Falkenburg Rd.	US 301	Lumsden Rd.	D	C
US 3301	I-75	Crosstown W Ramp	D	C

Source: 2019 Hillsborough County Level of Service Report.

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AGENCY COMMENT SHEET

REZONING	
<p>HEARING DATE: April 13, 2021</p> <p>PETITION NO.: 21-0311</p> <p>EPC REVIEWER: Abbie Weeks</p> <p>CONTACT INFORMATION: (813) 627-2600 X 1101</p> <p>EMAIL: weeksa@epchc.org</p>	<p>COMMENT DATE: March 19, 2021</p> <p>PROPERTY ADDRESS: 9611 Kona Village Dr, 3603, 3820, 3872, 3904 S 301 Hwy, 609, 3302,3705, 4015 Crescent Park Dr, Garden Vista, Riverview</p> <p>FOLIO #: 0722230000, 0722840000, 0723030102, 0723030106, 0723030108, 0723030110, 0723030402, 0723030403, 0723030404, 0723030408, 0723030412, 0723030416, 0723030418</p> <p>STR: 31-29S-20E</p>
<p>REQUESTED ZONING: Minor Modification to IPD</p>	
FINDINGS	
<p>WETLANDS PRESENT</p>	<p>YES</p>
<p>SITE INSPECTION DATE</p>	<p>n/a</p>
<p>WETLAND LINE VALIDITY</p>	<p>Wetland lines are valid for folios 0722840000 and 0723030402. Wetland lines are expired on remaining parcels.</p>
<p>WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)</p>	<p>Wetland lines depicted on the site plan area approximate</p>
<p>The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan’s current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:</p> <ul style="list-style-type: none"> Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals. The construction and location of any proposed wetland impacts are not approved by this correspondence, but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property. 	

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 3629 Queen Palm Drive, Tampa, FL 33619 - (813) 627-2600 - www.epchc.org

- Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
- 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.

- Wetland delineation surveys were submitted and approved by EPC; however, they have since expired. Prior to the issuance of any building or land alteration permits or other development, the wetlands/other surface waters (OSW) must be field delineated in their entirety by EPC staff or Southwest Florida Water Management District staff (SWFWMD) and the wetland line surveyed. Once delineated, surveys must be submitted for review and formal approval by EPC staff. The approved wetland / OSW line must be incorporated into the development of a 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).
- Chapter 1-11, prohibits wetland impacts unless they are necessary for reasonable use of the property. Staff of the EPC recommends that this requirement be taken into account during the earliest stages of site design so that wetland impacts are avoided or minimized to the greatest extent possible. The size, location, and configuration of the wetlands may result in requirements to reduce or reconfigure the improvements depicted on the plan.
- The Hillsborough County Land Development Code (LDC) defines wetlands and other surface waters as Environmentally Sensitive Areas. Pursuant to the LDC, wetlands and other surface waters are further defined as Conservation Areas or Preservation Areas and these areas must be designated as such on all development plans and plats. A minimum setback must be maintained around the Conservation/Preservation Area and the setback line must also be shown on all future plan submittals.
- Any activity interfering with the integrity of wetland(s) or other surface water(s), such as clearing, excavating, draining or filling, without written authorization from the Executive Director of the EPC or authorized agent, pursuant to Section 1-11.07, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of Chapter 1-11.

aow/mst

cc: adam.carnegie@stantec.com

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

PETITION NO.: MM21-0311 REVIEWED BY: Randy Rochelle DATE: 2/15/2021

FOLIO NO.: 72284.0000 Plus Multiple More

This agency would (support), (conditionally support) the proposal.

WATER

- The property lies within the City of Tampa Water Service Area. The applicant should contact the provider to determine the availability of water service.
- No Hillsborough County water line of adequate capacity is presently available.
- A ___ inch water main exists (adjacent to the site), (approximately ___ feet from the site) _____.
- Water distribution improvements may be needed prior to connection to the County's water system.
- No CIP water line is planned that may provide service to the proposed development.
- The nearest CIP water main (____ inches), will be located (adjacent to the site), (feet from the site at ____). Expected completion date is _____.

WASTEWATER

- The property lies within the City of Tampa Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
- No Hillsborough County wastewater line of adequate capacity is presently available.
- A ___ inch wastewater main exists (adjacent to the site), (approximately _____ feet from the site) _____.
- Wastewater distribution improvements may be needed prior to connection to the County's wastewater system.
- No CIP wastewater line is planned that may provide service to the proposed development.
- The nearest CIP wastewater main (____ inches), will be located (adjacent to the site), (feet from the site at ____). Expected completion date is _____.

COMMENTS: This site is located within the City of Tampa Water and Wastewater Service Area. The applicant should contact the City of Tampa's Water and Wastewater Departments to determine the availability of Water and/or Wastewater Service and for their Comments.