

Rezoning Application: PD 26-0555 Rev

Zoning Hearing Master Date: May 26, 2026

BOCC Land Use Meeting Date: July 21, 2026

1.0 APPLICATION SUMMARY

Applicant: Royal Palm Multifamily, LLC c/o Kamil Salame

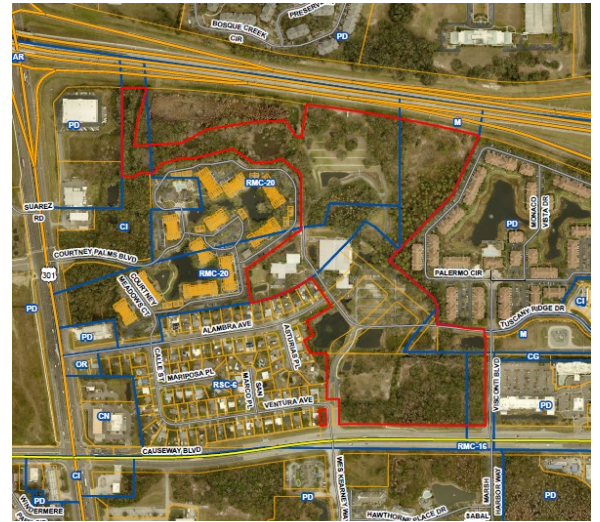
FLU Category: UMU-20
RES-9

Service Area: Tampa

Site Acreage: Approximately 53.66 acres

Community Plan Area: Brandon

Overlay: None



Introduction Summary:

The applicant seeks to develop an approximately 53.66-acre unified development located approximately 1,600 feet east of East U.S. Highway 301, approximately 1,670 feet east of the S. U.S. Highway 301 and Causeway Boulevard intersection and +/-500 feet to the off-ramp from the Selmon Expressway to S. U.S. Highway 301. The request is for a rezoning to Planned Development (PD) to allow for the development of 325 multi-family units at a density of 12.23 dwelling units/gross acre and to recognize the existing church campus.

Zoning:	Existing					Proposed
District(s)	M	RSC-6	RMC-16	RMC-20	CI	Proposed
Typical General Use(s)	Industrial/Man.	SF Residential	MF	MF	Intensive Comm.	Multi-family and existing church campus.
Acreage	5.85 ac.	22.5 ac.	2 ac.	20.5 ac.	2.8 ac.	53.65 acres
Density/Intensity	FAR: 0.75	6 DU/AC.	16 DU/AC.	20 DU/AC.	FAR: 0.3	12.23 DU/AC. (325 DU) FAR: 0.08 (91,190 sf)
Mathematical Maximum*	191,119 sf	135 DU	32 DU	410 DU	36,590 sf	Parcel A (UMU-20): 20 DU/ GA (531 DU) Parcel B (UMU-20 and RES-9): 1.0 FAR (1,100,325 sf) 0.5 FAR (39,639 sf)

*number represents a pre-development approximation

Zoning:	Existing					Proposed
District(s)	M	RSC-6	RMC-16	RMC-20	CI	Proposed
Setbacks/Buffering and Screening	Front: 30'	Front: 25' Side: 7.5' Rear: 25'	Front: 25' Side: 10' Rear: 20'	Front: 25' Side: 10' Rear: 20'	Front: 30'	Front: Per height, 2:1 Side: 10' MF Rear (Selmon): 25'
Height	110'	35'	45'	45'	50'	Parcel A: 60-ft/4-stories Parcel B: 50-ft/2-stories

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Case Reviewer: Tim Lampkin, AICP

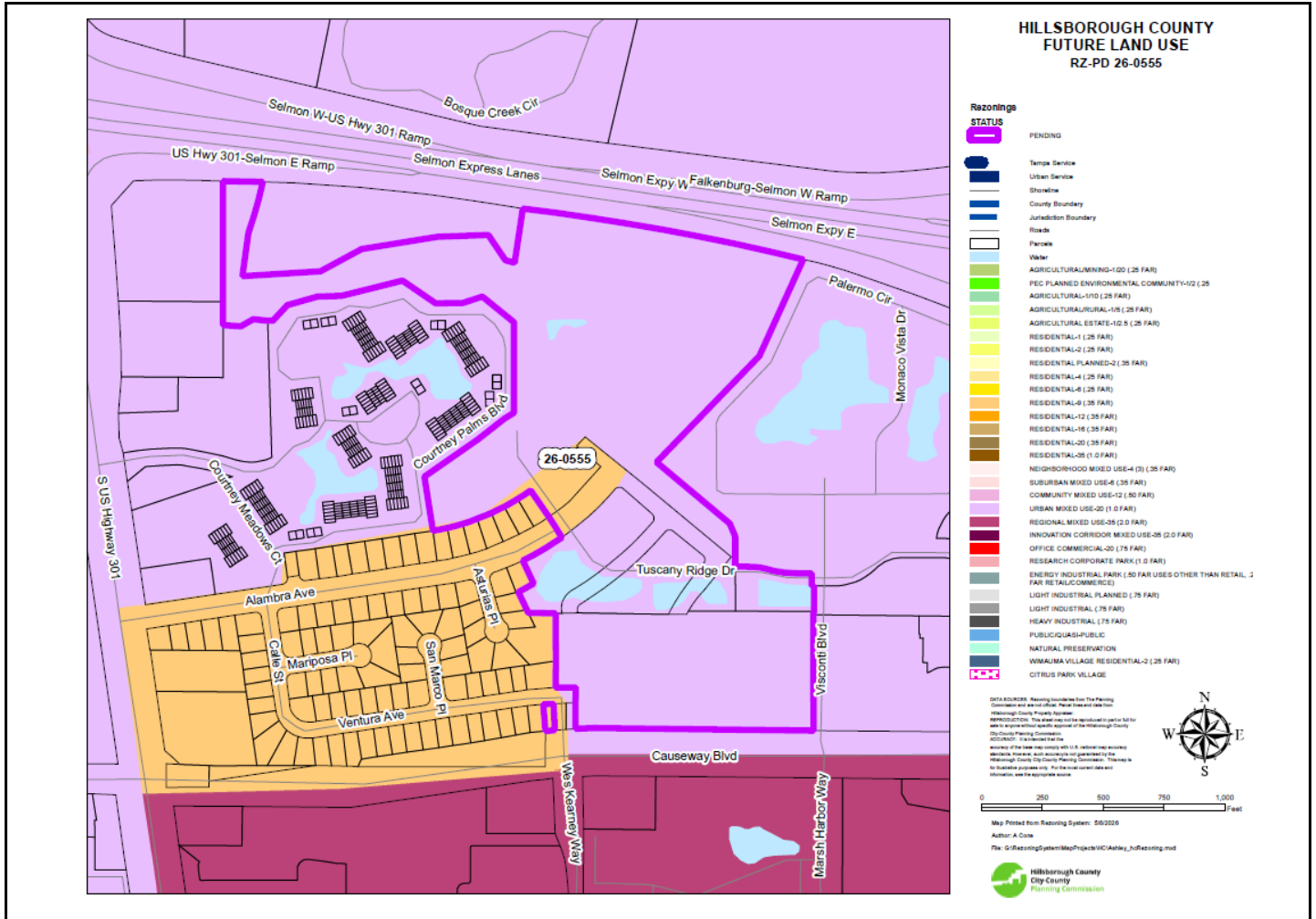
Additional Information:

PD Variation(s)	LDC Part 6.06.00 (Landscaping/Buffering)
Waiver(s) to the Land Development Code	None requested as part of this application.

Planning Commission Recommendation: CONSISTENT	Development Services Recommendation: APPROVABLE, Subject to Conditions.
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2.0 LAND USE MAP SET AND SUMMARY DATA

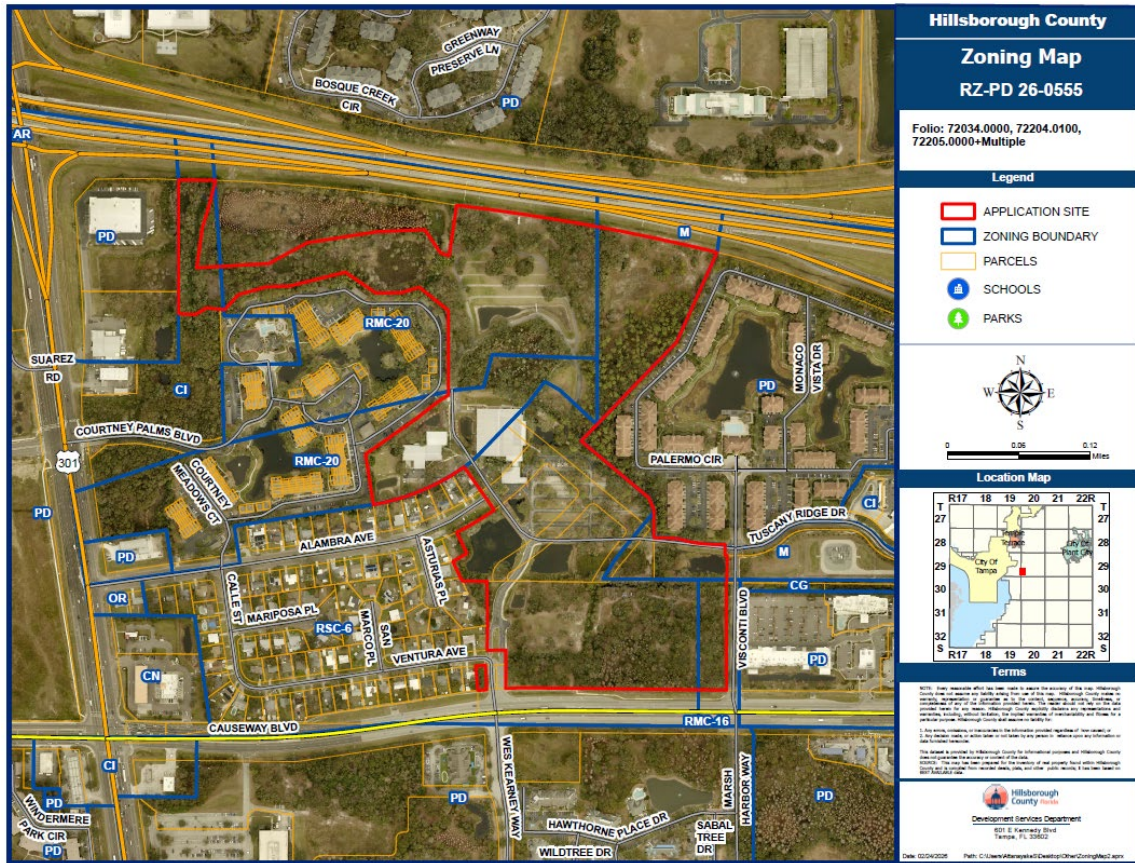
2.2 Future Land Use Map



Subject Site Future Land Use Category:	UMU-20 RES-9
Maximum Density/F.A.R.:	<p>UMU-20— Density: 12 du/acre; Maximum FAR: 1.0</p> <p>Res-9— Density: 9 DU/AC FAR: Neighborhood commercial, office or multi-purpose or mixed-use projects up to 175,000 sq. ft. or 0.50 FAR, whichever is less intense. Non- residential development that exceeds 0.35 FAR must be for office or residential support use</p>
Typical Uses:	<p>UMU-20—Agricultural, residential, commercial, office, business park, research corporate park, light industrial, multi-purpose and/or mixed-use projects at appropriate locations.</p> <p>RES-9—Agricultural, residential, neighborhood commercial, office uses, multi-purpose projects and mixed-use development.</p>

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	RMC-20	19 DU/AC.	SF/MF Residential	Currently Vacant
	Expressway	Hwy. 301 Selmon Expressway On ramp	NA	NA
East	PD 05-0113	15.24 DU/AC.	MF/Townhomes	Multifamily residential
	M	0.75 Max. FAR	Industrial	TECO substation
	PD 98-0164 (PRS 17-0862)	0.22 Max. FAR	Commercial	Gas station, Convenience store, and vacant
West	PD 16-0284	0.85 Max. FAR Max. 20 DU/AC.	Self-storage/mini-warehouse, Commercial, TH, MF	Storage Facility, commercial
	RMC-20	19 DU/AC.	SF/MF Residential	Multi-family residential
	RSC-6	6 DU/AC.	Single-family residential	SF residential
	Commercial Intensive	0.30 Max. FAR	Intensive Commercial	Currently vacant

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South	PD 98-1462 (21-1339)	0.75 Max. FAR 20 DU/AC.	Parcel C of DRI No. 140: MF, Business Retail/Office	Vacant and apartment complex
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3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9 OF STAFF REPORT)

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Causeway Blvd.	County Arterial - Urban	6 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Falkenburg Rd.	County Arterial - Urban	4 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Ventura Ave.	County Local - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	6,533	662	732
Proposed	3,007	247	732
Difference (+/-)	(-)3,526	(-)415	(-)444

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

Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South	X	Vehicular & Pedestrian	None	Meets LDC
East	X	Vehicular & Pedestrian	Vehicular & Pedestrian	Meets LDC
West		None	None	Meets LDC

Notes:

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Parcel "A" Project Drive/Max. Driveway Length	Administrative Variance Requested	Approvable

Notes:

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Natural Resources	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat (Upland Wildlife Habitat Area) <input type="checkbox"/> Coastal High Hazard Area <input checked="" type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other:				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input checked="" type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input checked="" type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hillsborough County School Board Adequate <input checked="" type="checkbox"/> K-5 <input checked="" type="checkbox"/> 6-8 <input checked="" type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Impact/Mobility Fees (Fee estimate is based on a 1,200 square foot, Multi-Family Units 1-2 story) Mobility: \$6,661 * 325 units = \$2,164,825 Parks: \$1,555 * 325 units = \$ 505,375 School: \$3,891 * 325 units = \$1,264,575 Fire: \$249 * 325 units = \$ 80,925 Total Multi-Family (1-2 story) = \$4,015,700 Urban Mobility, Central Park/Fire - 325 multi-family units				

Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input checked="" type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The applicant seeks to develop an approximately 53.66-acre unified development comprising 325 multi-family units and the existing Crossings Church campus. The property is generally located north of Causeway Blvd, south of Selmon Expressway, east of US 301 and west of Falkenburg Road. Multi-family developments are located to the east and west of the subject development adjacent to the proposed multi-family Parcel. The Selmon Expressway is adjacent to the proposed multifamily development on the north, and single-family residential development is located to the west and southwest adjacent to the existing church.

The PD site plan proposes maintaining the existing Crossings Church campus. The existing church campus (Parcel B) provides a buffer between the proposed multi-family development (Parcel A) from the single-family development. The existing Crossings Church is a Residential Support Use permitted by right or by conditional use in any zoning category and determined to be compatible with the single-family subdivision to its west and south when it was approved.

The proposed location of the multifamily development (Parcel A) mitigates impacts on the single-family neighborhood by placement of multifamily adjacent to existing multi-family. The PD as proposed will not change the character of the existing mixed-use neighborhood.

Variations

LDC Section 6.06.06 Buffering and Screening

The applicant requests a variation from the general site development requirements found in Parts 6.06.06, Buffering and Screening Requirements. More specifically, the applicant's intent for requesting the variations is to modify the buffer internally between Parcel A (multifamily) and Parcel B (church):

- (1) Variation to not provide buffering and screening between internal boundary of Parcel A and Parcel B—which would normally require a 10-foot-wide buffer with Type "A" screening. The applicant's justification in part included that the *proposed internal buffer reduction supports the overall development allowing for more efficient use of land and the design sensitivity evident on the plan.*

Staff has reviewed the justification statement submitted by the applicant and has no objections.

The applicant has not requested any variations from the general site development requirements found in Parts 6.05.00, or 6.07.00, Fences and Walls of the Land Development Code. The application shall be required to be in compliance with all other requirements of the Hillsborough County Land Development Code.

5.2 Recommendation

Based on the above considerations, staff finds the request approvable, subject to conditions.

Requirements for Certification:

Prior to site plan certification, the applicant shall complete the following:

1. Revise "Front Crosstown Expressway" to "Rear Crosstown Expressway"
2. Prior to Certification, the applicant shall revise the PD plan sheet note #6 to state "Final design and location of the sidewalk connection to Visconti Boulevard shall be determined at the time of site development review."
3. Revise "15' Building Setback" to "10' Building Setback" off Tuscany Ridge Road.

6.0 PROPOSED CONDITIONS

Approval of the request, subject to the conditions listed below, is based on the general site plan stamped May 4, 2026.

1. Development of the project shall be in general conformance with the May 4, 2026, site plan.
2. Parcel A shall be located on the 26.58-acre area shown on the site plan for multi-family uses including garages, carports, trash and maintenance buildings, pools, and any other ancillary buildings required to support the proposed use including leasing office, clubhouse, pool and amenity area.
 - a) Parcel A, Multi-Family Development standards shall be as follows:
 - Maximum Number of Units: 325 units
 - Minimum Setback (Selmon Expressway): 25 feet
 - Minimum Setback (Tuscany Ridge Dr.): 10 feet
 - Minimum Setback (East/West): 10 feet
 - Maximum Impervious: 80 percent
 - Maximum Building Coverage: 40 percent
 - Maximum Height: 60 feet/4 stories*

*Building setbacks shall be subject to the 2:1 additional setback requirement.
 - b) Buffering and screening between uses shall be provided in accordance with the requirements of the Land Development Code (LDC) Section 6.06.06, as shown on the Site Plan, except for the following:
 - No internal buffers shall be required between Parcel A and Parcel B.
 - A 6-foot high PVC or solid wood fence or masonry wall shall be provided along Lee Roy Selmon Expressway located on Parcel A.
3. Parcel B shall be located on the 27.08-acre area shown on the site plan for Church and accessory uses including church parking.
 - a) Parcel B, Church and Accessory Uses, Development standards shall be as follows:
 - Maximum Intensity: 71,790-sf Church
19,400-sf Accessory Structures
 - Maximum Church Capacity: 1,680 seats
 - Maximum Parking: 643 spaces (existing)
 - Maximum FAR: 0.90.09
 - Minimum Setback (West): 10 feet
 - Minimum Setback (East/West): 10 feet
 - Front Setback (Causeway Blvd.): 100 feet
 - Maximum Impervious: 80 percent
 - Maximum Building Coverage: 40 percent
 - Maximum Height: 50 feet

*Building setbacks shall be subject to the 2:1 additional setback requirement.

- The existing 8-foot masonry wall, as shown on the site plan, shall be retained along the western boundary and the 10-foot-wide buffer with Type "A" screening shall be maintained adjacent to Single-Family development.
4. The project shall be permitted access as follows:
 - a. One full access connection to Ventura Ave.,
 - b. One full access connection to Causeway Blvd via Visconti Blvd, an unplatted private drive, and
 - c. One full access connection to Falkenburg Rd via Tuscany Ridge Dr, an unplatted private drive.
 5. Access to Parcel "A" multi-family residential development shall be provided for as follows:
 - a. One gated access to on-site, unplatted private drive identified as "Tuscany Ridge". The access drive shall be designed with minimum 24-foot-wide drive aisles, a sidewalk on one side, and a turnaround area meeting TD-standards. The exact location of the gated entry shall be determined at the time of subdivision/site development and shall be consistent with County Transportation Technical Manual, TD-9, Gated Entry Standards.
 - b. One gated emergency access and separate pedestrian access.
 - c. Notwithstanding anything shown on the PD site plan or herein conditions of approval to the contrary, additional pedestrian connectivity between Parcel "A" and Parcel "B" may be permitted.
 6. The following access improvements shall be constructed with the initial increment of development of Parcel "A" multi-family residential development:
 - a. A southbound right turn lane shall be constructed at Falkenburg Rd. and Tuscany Ridge Dr.
 - b. Internal sidewalk connections shall be constructed between the Parcel "A" access, the existing sidewalk at Tuscany Ridge Dr. and Ventura Ave., and the intersection of Tuscany Ridge Dr. and Visconti Blvd., as generally shown on the PD site plan. The exact alignment along Tuscany Ridge Dr. between the Parcel "A" and Visconti Blvd. shall be determined at the time of subdivision/site development. Boardwalks may be permitted as an alternative to sidewalks along existing stormwater pond/conservation area.
 7. If PD 26-0555 is approved, the County Engineer will approve an administrative variance (dated May 14, 2026), which was found approvable on April 29, 2026, for relief from LDC, Sec. 6.04.04.A.3 maximum driveway length for residential developments. Approval of this Administrative Variance will allow a maximum driveway length of +/-650 feet for the Parcel "A" multi-family residential development.
 8. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, sidewalks along project frontages and internal pedestrian connectivity between each development parcel, primary building entrances, parking areas, amenity areas and project site arrival points shall be provided consistent with LDC, Section 6.03.02.
 9. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
 10. All construction ingress and egress shall be limited to the proposed vehicular access connections shown on the PD site plan. The developer shall include a note in each site/construction plan submittal which indicates same.
 11. 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.

12. A Conservation Easement as recorded in Official Records Book 110, Page 59, Hillsborough County Official Records, is dedicated over onsite Wetland Conservation Areas identified on the plat. These areas shall be retained in a natural unaltered state. Filling, grubbing, clearing, and sodding is prohibited except for the removal of nuisance/exotic vegetation or enhancement through native plantings, as specifically approved by the Hillsborough County Environmental Protection Commission.
13. 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.
14. 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).
15. 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.
16. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. Every effort must be made to avoid the removal of and design the site around these trees. The site plan may be modified from the Certified Site Plan to avoid tree removal.
17. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the condition of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas.
18. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
19. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
20. In cases where the approved certified General Site Plan graphic and/or notes are in conflict with specifically approved zoning conditions, the more restrictive requirement shall prevail. Where there are conflicts between the General Site Plan graphics or list of conditions and non-district related regulations in the LDC, the most restrictive requirement shall prevail unless a variance has been requested by the applicant and approved with the appropriate findings by the Board of County Commissioners, as provided by Section 5.03.06.C.6.
21. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is

granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C

Zoning Administrator Sign Off:



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

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

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

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

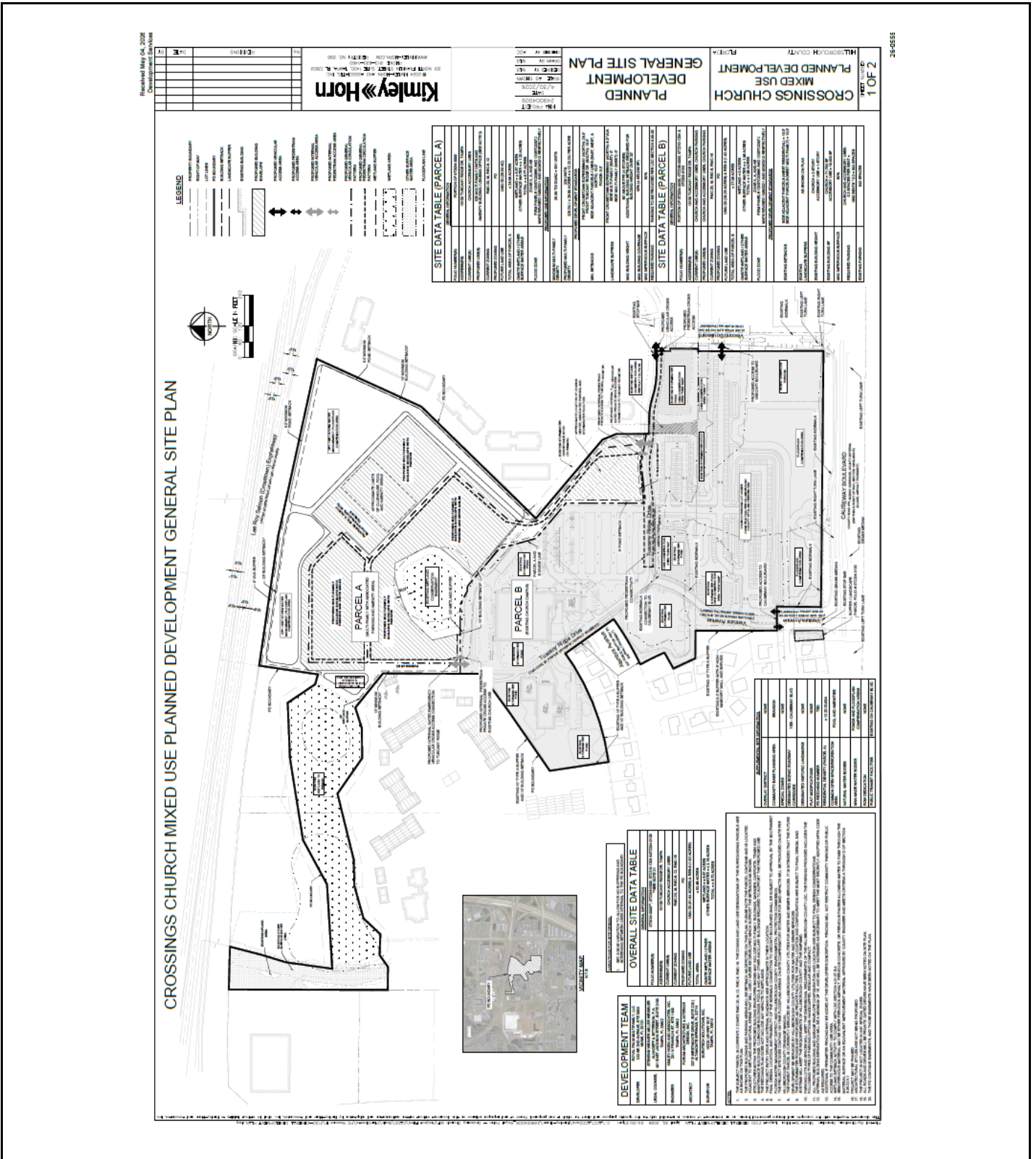
7.0 ADDITIONAL INFORMATION

Property Violation History

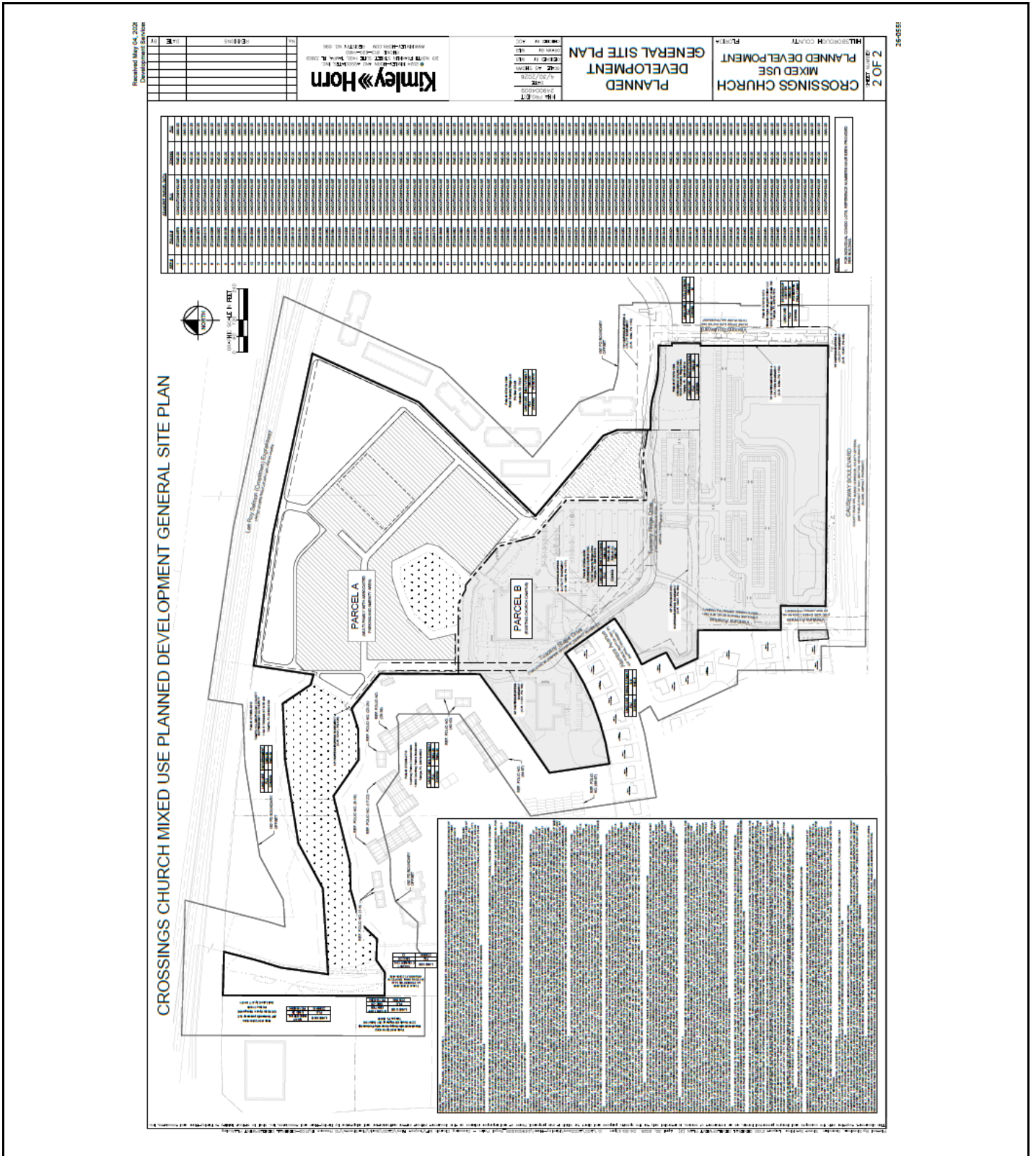
Agency	Number	Violation	Status
Code Enforcement*			
<input checked="" type="checkbox"/> None current or pending			
<input type="checkbox"/> Violation(s)			
Building Code Compliance*			
<input checked="" type="checkbox"/> None current or pending			
<input type="checkbox"/> Violation(s)			
Natural Resources*			
<input checked="" type="checkbox"/> None current or pending			
<input type="checkbox"/> Violation(s)			
EPC*			
<input checked="" type="checkbox"/> None current or pending			
<input type="checkbox"/> Violation(s)			

*past 12 months from intake date

8.0 PROPOSED SITE PLAN (FULL) Page 1



8.0 PROPOSED SITE PLAN (FULL) Page 2



9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 5/14/2026

REVIEWER: Richard Perez, AICP, Executive Planner

AGENCY/DEPT: Transportation

PLANNING AREA: BRANDON

PETITION NO: PD 26-0555

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-
- 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.

CONDITIONS OF APPROVAL

1. The project shall be permitted access as follows:
 - a. One full access connection to Ventura Ave.,
 - b. One full access connection to Causeway Blvd via Visconti Blvd, an unplatted private drive, and
 - c. One full access connection to Falkenburg Rd via Tuscany Ridge Dr, an unplatted private drive.
2. Access to Parcel "A" multi-family residential development shall be provided for as follows:
 - a. One gated access to on-site, unplatted private drive identified as "Tuscany Ridge". The access drive shall be designed with minimum 24-foot-wide drive aisles, a sidewalk on one side, and a turnaround area meeting TD-9 standards. The exact location of the gated entry shall be determined at the time of subdivision/site development and shall be consistent with County Transportation Technical Manual, TD-9, Gated Entry Standards.
 - b. One gated emergency access and separate pedestrian access.
 - c. Notwithstanding anything shown on the PD site plan or herein conditions of approval to the contrary, additional pedestrian connectivity between Parcel "A" and Parcel "B" may be permitted.
3. The following access improvements shall be constructed with the initial increment of development of Parcel "A" multi-family residential development:
 - a. A southbound right turn lane shall be constructed at Falkenburg Rd. and Tuscany Ridge Dr.
 - b. Internal sidewalk connections shall be constructed between the Parcel "A" access, the existing sidewalk at Tuscany Ridge Dr. and Ventura Ave., and the intersection of Tuscany Ridge Dr. and Visconti Blvd., as generally shown on the PD site plan. The exaction alignment along Tuscany Ridge Dr. between the Parcel "A" and Visconti Blvd. shall be determined at the time of subdivision/site development. Boardwalks may be permitted as an alternative to sidewalks along existing stormwater pond/conservation area.
4. If PD 26-0555 is approved, the County Engineer will approve an administrative variance (dated May 14, 2026), which was found approvable on April 29, 2026, for relief from LDC, Sec. 6.04.04.A.3 maximum driveway length for residential developments. Approval of this Administrative Variance will allow a maximum driveway length of +/-650 feet for the Parcel "A" multi-family residential development.
5. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, sidewalks along project frontages and internal pedestrian connectivity between each development parcel, primary building entrances, parking areas, amenity areas and project site arrival points shall be provided consistent with LDC, Section 6.03.02.

6. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
7. All construction ingress and egress shall be limited to the proposed vehicular access connections shown on the PD site plan. The developer shall include a note in each site/construction plan submittal which indicates same.

Other:

- Prior to Certification, the applicant shall revise the PD plan sheet note #6 to state “Final design and location of the sidewalk connection to Visconti Boulevard shall be determined at the time of site development review.”

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone several parcels totaling a +/- 53.66 acres, from Commercial Intensive (CI), Manufacturing (M), Residential Multi-Family Conventional 20 (RMC-20), Residential Multi-Family Conventional 16 (RMC-16), and Residential Single-Family Conventional 6 (RSC-6) to Planned Development to allow Church and Multifamily Residential uses on two separate development parcels. The site is located North of Causeway Blvd and east of US Hwy 301. The Future Land Use designations are Urban Mixed Use 20 (UMU-30) and Residential 9 (R-9).

The site is currently occupied by an existing 91,190 sf of church and accessory uses. There are +/-6.8 acres of on-site wetland and surface waters predominately occupying the northwest quadrant of the site that will remain open space

Trip Generation Analysis

The applicant submitted a trip generation and site access analysis as required by the Development Review Procedures Manual (DRPM). Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer’s Trip Generation Manual, 12th Edition.

Existing Zoning

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RMC-20: 326 Single Family Detached Units (ITE Code 210)	2,896	224	285
RMC-16: 22 Single Family Detached Units (ITE Code 210)	444	20	24
RSC-6: 127 Single Family Detached Units (ITE Code 210)	1,290	91	120
M: 274,428sf Office (ITE code 710)	1,904	327	303
Total	6,533	662	732

Proposed Rezoning

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: Church 1,680 seats (ITE 560)	1,546	118	168
PD: 325 Multi-Family Units (ITE 221)	1,461	129	120
Total	3,007	247	288

Trip Generation Difference

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(-)3,526	(-)415	(-)444

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Causeway Blvd. is a 6-lane, divided, urban arterial County roadway. The roadway is characterized by +/- 12-foot lanes with +/- 5-foot bicycle lanes and sidewalks on both sides within +/- 194 feet of right-of-way along the project frontage.

Falkenburg Rd. is a 4-lane, divided, urban arterial County roadway. The roadway is characterized by +/- 12-foot lanes with +/- 5-foot bicycle lanes and sidewalks on both sides within +/- 220 feet of right-of-way.

Ventura Ave. is 2-lane, divided, urban local County roadway. The roadway is characterized by +/-12-foot-wide travel lanes in good condition with curb, gutter and sidewalks, lying within +/-86 feet of right-of-way. Staff notes that there are three (3) auxiliary/turn lanes to facilitate turning movements between Causeway Blvd, the adjacent residential subdivision to the west and the project access.

SITE ACCESS AND CONNECTIVITY

The PD site plan proposes three full access connections as follows:

- One full access connection to Ventura Ave.,
- One full access connection to Causeway Blvd via Visconti Blvd, an unplatted private drive, and
- One full access connection to Falkenburg Rd via Tuscany Ridge Dr, an unplatted private drive.

As demonstrated by the site access analysis submitted by the applicant’s traffic engineer, the project meets warrants for a southbound right turn lane at the project’s Falkenburg Rd. access. Staff notes that the project access to Causeway Blvd. already has existing eastbound and westbound turn lanes leading into the site and no additional site access improvements are warranted.

The proposed PD site plan provides for access to Parcel “A” (proposed multi-family residential development) through Parcel “B” (existing church campus) via one gated vehicular and pedestrian access and one gated emergency and pedestrian access. At the time of development of Parcel “A” internal pedestrian connectivity between Parcel “A” and “B”, and to the site arrival points will be required. Due to the proposed driveway length exceeding the maximum 250 feet allowed per LDC, Sec. 6.04.04.A.3., the applicant has submitted a Sec. 6.04.02.B. administrative variance request (discussed in the section titled Requested Administrative Variance herein below), and proposes to design the drive aisles with a minimum of 24 feet paved, sidewalk on one side, and a turnaround area meeting TD-9 standards.

Staff notes that while the existing church campus components, within Parcel “B”, such as the sanctuary and associated recreational facilities are already constructed and a new parking lot has recently been approved for construction, future modification or improvements to the site may trigger additional pedestrian/sidewalk connectivity requirements.

Notwithstanding anything shown in the PD site plan or in the PD conditions to the contrary, pedestrian access may be permitted anywhere along the project boundary consistent with the LDC.

REQUESTED ADMINISTRATIVE VARIANCE: MAXIMUM DRIVEWAY LENGTH

The applicant’s Engineer of Record (EOR) submitted a Section 6.04.02.B. Administrative Variance Request (dated April 29, 2026) from the Section 6.04.04.A.3. LDC requirement, governing maximum driveway length for residential developments. Per the LDC, residential developments are limited to a maximum driveway length of 250 feet. The applicant is proposing the driveway length serving the proposed Parcel “A” multi-family residential development to be +/- 650 feet from the unplatted private

drive identified as Tuscany Ridge Dr. Based on factors presented in the Administrative Variance Request, the County Engineer found the request approvable on May 14, 2026.

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

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Roadway Level of Service reported below for informational purposes only. Ventura Ave. is not included in the level of service report.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
CAUSEWAY BLVD	US HWY 301	FALKENBURG RD	D	C
FALKENBURG RD	CAUSEWAY BLVD (LUMSDEN RD)	LEE ROY SELMON EXPY	D	F

Source: [2024 Hillsborough County Level of Service \(LOS\) Report](#)

From: [Williams, Michael](#)
To: [Brinkman, Wally](#)
Cc: [artie.cintron](#); [Elise Batsel](#); [Lampkin, Timothy](#); [Perez, Richard](#); [Phillips, Charles](#); [Tirado, Sheida](#); [De Leon, Eleonor](#); [PW-CEIntake](#)
Subject: FW: RZ-PD 26-0555 - Design Exception Review
Date: Thursday, May 14, 2026 9:47:16 AM
Attachments: [26-0555 AVAdd 05-04-26.pdf](#)
[image001.png](#)

Wally,

I have found the attached Section 6.04.02.B. Administrative Variance (AV) for PD 26-0555 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Eleonor De Leon (DeLeonE@hillsboroughcounty.org or 813-307-1707) after the BOCC approves the PD zoning or PD zoning modification related to below request. This is to obtain a signed copy of the DE/AV.

If the BOCC denies the PD zoning or PD zoning modification request, staff will request that you withdraw the AV/DE. In such instance, notwithstanding the above finding of approvability, if you fail to withdraw the request, I will deny the AV/DE (since the finding was predicated on a specific development program and site configuration which was not approved).

Once I have signed the document, it is your responsibility to submit the signed AV/DE(s) together with your initial plat/site/construction plan submittal. If the project is already in preliminary review, then you must submit the signed document before the review will be allowed to progress. Staff will require resubmittal of all plat/site/construction plan submittals that do not include the appropriate signed AV/DE documentation.

Lastly, please note that it is critical to ensure you copy all related correspondence to PW-CEIntake@hillsboroughcounty.org

Mike

Michael J. Williams, P.E.
Director, Development Review
County Engineer
Development Services Department

P: (813) 307-1851
M: (813) 614-2190
E: WilliamsM@HillsboroughCounty.org
W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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Please note: All correspondence to or from this office is subject to Florida's Public Records law.

From: Tirado, Sheida <TiradoS@hcfl.gov>
Sent: Thursday, May 14, 2026 9:15 AM
To: Williams, Michael <WilliamsM@hcfl.gov>
Cc: Perez, Richard <PerezRL@hcfl.gov>
Subject: RZ-PD 26-0555 - Design Exception Review

Hello Mike,

The attached Administrative Variance is Approvable to me, please include the following people in your response:

wally.brinkman@kimley-horn.com
artie.cintron@kimley-horn.com
ebatsel@stearnsweaver.com
lampkint@hcfl.gov
perezrl@hcfl.gov
phillipsch@hcfl.gov

Best Regards,

Sheida L. Tirado, PE
Transportation Review & Site Intake Manager
Development Services

E: TiradoS@HCFL.gov

P: (813) 276-8364 | M: (813) 564-4676

601 E. Kennedy Blvd., Tampa, FL 33602

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Hillsborough County Florida

Please note: All correspondence to or from this office is subject to Florida's Public Records law.



Supplemental Information for Transportation Related Administrative Reviews

Instructions:

- This form must be provided separately for each request submitted (including different requests of the same type).
- This form must accompany all requests for applications types shown below. Staff will not log in or assign cases that are not accompanied by this form, or where the form is partially incomplete.
- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.
- Please contact Eleonor de Leon at deleone@HCFL.gov or via telephone at (813) 307-1707 if you have questions about how to complete this form.

Request Type (check one)	<input checked="" type="checkbox"/> Section 6.04.02.B. Administrative Variance <input type="checkbox"/> Technical Manual Design Exception Request <input type="checkbox"/> Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) <input type="checkbox"/> Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)		
Submittal Type (check one)	<input type="checkbox"/> New Request	<input checked="" type="checkbox"/> Revised Request	<input type="checkbox"/> Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	<input type="checkbox"/> 1. Driveway Length	<input type="checkbox"/> 4.	<input type="checkbox"/> 5.
	<input type="checkbox"/> 2.	<input type="checkbox"/> 3.	<input type="checkbox"/> 6.
<p>Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.</p>			
Project Name/ Phase	Crossings Church Mixed Use		
<p>Important: The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.</p>			
Folio Number(s)	072034-0000, 072205-0000, 072210-1204, 072204-0100		
	<input type="checkbox"/> Check This Box If There Are More Than Five Folio Numbers		
<p>Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").</p>			
Name of Person Submitting Request	Wallace Brinkman, P.E.		
<p>Important: All Administrative Variances (AV) and Design Exceptions (DE) must be Signed and Sealed by a Professional Engineer (PE) licensed in the State of Florida.</p>			
Current Property Zoning Designation	RMC-20, M, RSC-6, CI, RMC-16		
<p>Important: For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html. For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.</p>			
Pending Zoning Application Number	PD-26-0555		
<p>Important: If a rezoning application is pending, enter the application number proceeded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.</p>			
Related Project Identification Number (Site/Subdivision Application Number)	N/A		
<p>Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".</p>			



April 29, 2026

Michael Williams, P.E.
Hillsborough County Engineer
Hillsborough County Development Services
601 E. Kennedy Blvd., 20th Floor
Tampa, FL 33602

Subject: ***Project Name: Crossings Church***
 Project Address: 10130 Tuscany Ridge Dr, Tampa
 Case Number: PD-26-0555
 Subject: Administrative Variance
 Folio Number(s): 072034.0000, 072205.0000, 072204.0100 & 072210.1204

Dear Mr. Williams,

Please accept this letter as a formal request for your approval of the following 6.04.02.B Administrative Variance.

1. Variance to Section 6.04.04.A.3. of the Land Development Code (LDC) – To allow the proposed driveway to exceed the 250-foot maximum driveway length requirement.

The subject property is currently in review for a rezoning (PD 26-0555) from Planned Development ("PD"), RMC-20, M, RSC-6, and CI to PD, to facilitate the development of a 325-unit multi-family development with associated amenities. The property is located north of Causeway Blvd, south of the Selmon Expressway, east of US 301 and west of Falkenburg Road. The project includes Folios 072034.0000, 072205.0000, 072204.0100 and 072210.1204. The property is comprised of +/- 53.66 acres located within unincorporated Hillsborough County.

We are seeking a variance to allow a driveway length of ~650-feet which exceeds the 250-foot maximum driveway length requirement. This adjustment will enable better vehicular circulation within the site while maintaining general conformance of the existing church and its accessory uses. Due to the physical constraints of the project location, a shortened driveway length would result in a site design that is unreasonable and potentially unfeasible.

The justification for the variance is as follows:



(A) There is an unreasonable burden on the applicant:

The maximum driveway length of 250 feet is not feasible and places an unreasonable burden on the applicant due to site constraints. Wetlands, existing ditches and streams, and the presence of the existing church and its associated parking south of the proposed multi-family development prevent compliance with the 250-foot driveway limit. The proposed driveway length is approximately 650 feet, which is required to provide functional access while avoiding environmental and physical constraints.

(B) The administrative variance would not be detrimental to the public health, safety, and welfare:

Allowing for the maximization of the residential driveway length will continue to promote vehicular circulation, community connectivity and emergency access without compromising public health, safety, or welfare. The internal residential driveway will maintain a consistent 24-foot drive aisle throughout the entire site, full pedestrian connectivity via sidewalk on one side of the road, and a turnaround area that meets the TD-9 standards. Additionally, there will be an emergency access point located in the southwest corner of the multi-family parcel off Tuscan Ridge Drive.

(C) Without the variance, reasonable access cannot be provided:

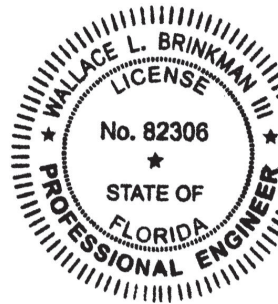
The proposed multi-family site is proposed north of the existing church and its associated parking. Therefore, the subject driveway length of approximately 650 feet is necessary to provide access to the proposed development as there are no other feasible locations to access the site. Approval of this Administrative Variance is necessary to provide access for the subject project.



If you have any questions regarding this submittal, please feel free to contact me at 813-620-1460, or email me at wally.brinkman@kimley-horn.com.

Sincerely,

KIMLEY-HORN AND ASSOCIATES
Wallace Brinkman, P.E.
Project Engineer



Digitally signed by Wallace L Brinkman
DN: CN=Wallace L Brinkman,
dnQualifier=A01410C0000019571419F46001450A6,
C=US
Reason: This item has been digitally signed and
sealed by Wallace L. Brinkman III on the date adjacent
to the seal: Signature must be verified on any
electronic copies.
Date: 2026.05.04 14:41:13-04'00'

Wallace L. Brinkman III, P.E.
FL P.E. # 82306

HILLSBOROUGH COUNTY

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

_____ Approved with Conditions

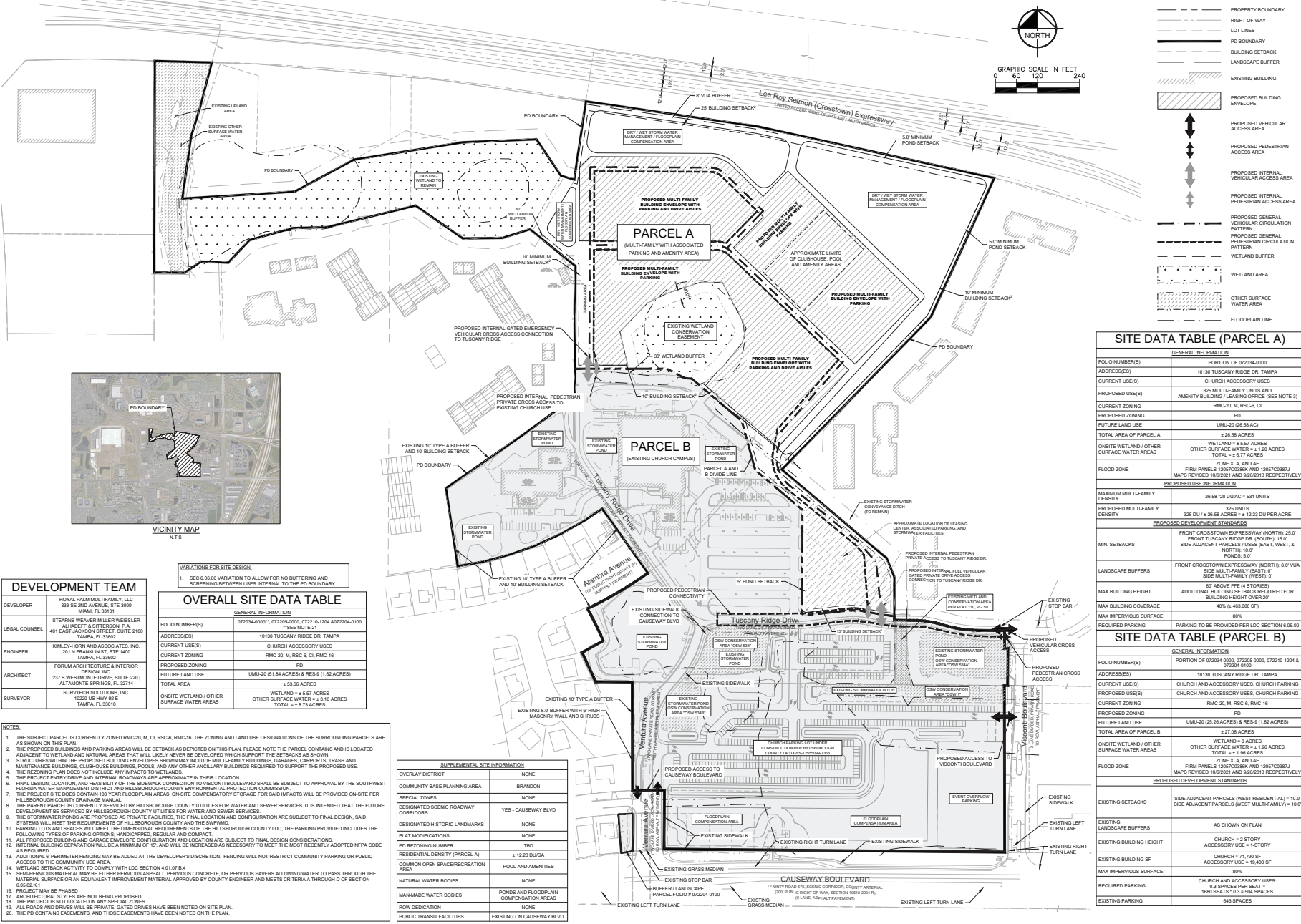
_____ Approved

_____ Disapproved

Michael J. Williams, P.E.
Hillsborough County Engineer on _____

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

CROSSINGS CHURCH MIXED USE PLANNED DEVELOPMENT GENERAL SITE PLAN



LEGEND

- PROPERTY BOUNDARY
- RIGHT-OF-WAY
- LOT LINES
- PD BOUNDARY
- BUILDING SETBACK
- LANDSCAPE BUFFER
- EXISTING BUILDING
- PROPOSED BUILDING ENVELOPE
- PROPOSED VEHICULAR ACCESS AREA
- PROPOSED PEDESTRIAN ACCESS AREA
- PROPOSED INTERNAL PEDESTRIAN ACCESS AREA
- PROPOSED GENERAL VEHICULAR CIRCULATION PATTERNS
- PROPOSED GENERAL PEDESTRIAN CIRCULATION PATTERNS
- WETLAND BUFFER
- WETLAND AREA
- OTHER SURFACE WATER AREAS
- FLOODPLAIN LINE

SITE DATA TABLE (PARCEL A)

GENERAL INFORMATION	
FOLD NUMBER(S)	PORTION OF 072034-0000
ADDRESS(ES)	10130 TUSCANY RIDGE DR, TAMPA
CURRENT USE(S)	CHURCH ACCESSORY USES
PROPOSED USE(S)	325 MULTI-FAMILY UNITS AND AMENITY BUILDING LEASING OFFICE (SEE NOTE 3)
CURRENT ZONING	RM-C-20, M. RSC-A, CL, RM-C-16
PROPOSED ZONING	PD
FUTURE LAND USE	UMU-20 (26.58 AC)
TOTAL AREA OF PARCEL A	26.58 ACRES
ON-SITE WETLAND / OTHER SURFACE WATER AREAS	WETLAND + 3.52 ACRES OTHER SURFACE WATER + 1.20 ACRES TOTAL + 4.72 ACRES
FLOOD ZONE	ZONE X, A, AND AE FIRM PANEL 2: BIRMINGHAM AND BOSTON (0803) MAPS REVISED 10/6/2011 AND 05/6/2013 RESPECTIVELY
PROPOSED DEVELOPMENT STANDARDS	
MAXIMUM MULTI-FAMILY DENSITY	26.58 '20 DU/AC + 531 UNITS
PROPOSED MULTI-FAMILY DENSITY	325 UNITS / 26.58 ACRES = 12.23 DU PER ACRE
MIN. SETBACKS	FRONT: CROSSTOWN EXPRESSWAY (NORTH) 25.0' SIDE: MULTI-FAMILY (EAST) 7' SIDE: MULTI-FAMILY (WEST) 7' REAR: 5.0'
LANDSCAPE BUFFERS	FRONT: CROSSTOWN EXPRESSWAY (NORTH) 8.0' VUA SIDE: MULTI-FAMILY (EAST) 7' SIDE: MULTI-FAMILY (WEST) 7'
MAX BUILDING HEIGHT	8' ABOVE FFE (4 STORES)
MAX BUILDING COVERAGE	ADDITIONAL BUILDING SETBACK REQUIRED FOR PER PLAT 110, PG 28
MAX IMPERVIOUS SURFACE	40% (44,892 SF)
REQUIRED PARKING	PARKING TO BE PROVIDED PER LDC SECTION 6.05.00

SITE DATA TABLE (PARCEL B)

GENERAL INFORMATION	
FOLD NUMBER(S)	PORTION OF 072034-0000, 072205-0000, 072210-1204 8/72204-9100
ADDRESS(ES)	10130 TUSCANY RIDGE DR, TAMPA
CURRENT USE(S)	CHURCH AND ACCESSORY USES, CHURCH PARKING
PROPOSED USE(S)	CHURCH AND ACCESSORY USES, CHURCH PARKING
CURRENT ZONING	RM-C-20, M. RSC-A, CL, RM-C-16
PROPOSED ZONING	PD
FUTURE LAND USE	UMU-20 (25.26 ACRES) + RES-9 (1.82 ACRES)
TOTAL AREA OF PARCEL B	27.08 ACRES
ON-SITE WETLAND / OTHER SURFACE WATER AREAS	WETLAND + 0 ACRES OTHER SURFACE WATER + 1.96 ACRES TOTAL + 1.96 ACRES
FLOOD ZONE	ZONE X, A, AND AE FIRM PANEL 2: BIRMINGHAM AND BOSTON (0803) MAPS REVISED 10/6/2011 AND 05/6/2013 RESPECTIVELY
PROPOSED DEVELOPMENT STANDARDS	
EXISTING SETBACKS	SIDE ADJACENT PARCELS (WEST RESIDENTIAL) + 10.0' SIDE ADJACENT PARCELS (WEST MULTI-FAMILY) + 10.0'
EXISTING LANDSCAPE BUFFERS	AS SHOWN ON PLAN
EXISTING BUILDING HEIGHT	CHURCH + 3 STORY ACCESSORY USES + 4 STORY
EXISTING BUILDING SF	CHURCH + 71,790 SF ACCESSORY USES + 19,400 SF
MAX IMPERVIOUS SURFACE	80%
REQUIRED PARKING	CHURCH AND ACCESSORY USES 8 SPACES PER SEAT + 168 SEATS = 13,048 SPACES
EXISTING PARKING	443 SPACES

DEVELOPMENT TEAM

DEVELOPER	ROYAL PALM MULTIFAMILY LLC 385 SE 2ND AVENUE, STE 3000 MIAMI, FL 33131
LEGAL COUNSEL	STEARNS WEAVER MILLER WESSLER ALANDELL & SUTTERSON, P.A. 401 EAST JACKSON STREET, SUITE 2100 TAMPA, FL 33602
ENGINEER	KIMLEY-HORN AND ASSOCIATES, INC. 201 N FRANKLIN ST, STE 1400 TAMPA, FL 33602
ARCHITECT	FORUM ARCHITECTURE & INTERIOR DESIGN, INC. 237 S WESTMONTA DRIVE, SUITE 202 ALTIMANTE SPRINGS, FL 32714
SURVEYOR	SURYTECH SOLUTIONS, INC. 10220 123 HWY 8 E TAMPA, FL 33610

OVERALL SITE DATA TABLE

GENERAL INFORMATION	
FOLD NUMBER(S)	072034-0000*, 072205-0000, 072210-1204 8/72204-9100
ADDRESS(ES)	10130 TUSCANY RIDGE DR, TAMPA
CURRENT USE(S)	CHURCH ACCESSORY USES
CURRENT ZONING	RM-C-20, M. RSC-A, CL, RM-C-16
PROPOSED ZONING	PD
FUTURE LAND USE	UMU-20 (51.84 ACRES) & RES-9 (1.82 ACRES)
TOTAL AREA	53.66 ACRES
ON-SITE WETLAND / OTHER SURFACE WATER AREAS	WETLAND + 3.52 ACRES OTHER SURFACE WATER + 3.16 ACRES TOTAL + 6.68 ACRES

- ### NOTES
- THE SUBJECT PARCEL IS CURRENTLY ZONED RM-C-20, M. CL RSC-A, RM-C-16. THE ZONING AND LAND USE DESIGNATIONS OF THE SURROUNDING PARCELS ARE AS SHOWN ON THIS PLAN.
 - THE PROPOSED BUILDINGS AND PARKING AREAS WILL BE SETBACK AS DEPICTED ON THIS PLAN. PLEASE NOTE THE PARCEL CONTAINS AND IS LOCATED ADJACENT TO WETLAND AND NATURAL AREAS THAT WILL BEYOND BE SETBACK AS SHOWN.
 - STRUCTURES WITHIN THE PROPOSED BUILDING ENVELOPES SHOWN MAY INCLUDE MULTI-FAMILY BUILDINGS, GARAGES, CARPORTS, TRASH AND MAINTENANCE BUILDINGS, CLUBHOUSE BUILDINGS, POOLS, AND ANY OTHER ACCESSORY BUILDINGS REQUIRED TO SUPPORT THE PROPOSED USE.
 - THE REZONING PLAN DOES NOT INCLUDE ANY IMPACTS TO WETLANDS.
 - THE PROJECT ENTRY DRIVE AND INTERNAL ROADWAYS ARE APPROXIMATE IN THEIR LOCATION.
 - FINAL DESIGN, LOCATION, AND FEASIBILITY OF THE SIDEWALK CONNECTION TO VISCOUNTI BOULEVARD SHALL BE SUBJECT TO APPROVAL BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT AND HILLSBOROUGH COUNTY ENVIRONMENTAL PROTECTION COMMISSION.
 - THE PROJECT SITE DOES CONTAIN 100 YEAR FLOODPLAIN AREAS. ON-SITE COMPENSATORY STORAGE FOR SAID IMPACTS WILL BE PROVIDED ON-SITE PER HILLSBOROUGH COUNTY ORDINANCE 2018-03.
 - THE PARCEL IS CURRENTLY SERVICED BY HILLSBOROUGH COUNTY UTILITIES FOR WATER AND SEWER SERVICES. IT IS INTENDED THAT THE FUTURE DEVELOPMENT BE SERVICED BY HILLSBOROUGH COUNTY UTILITIES FOR WATER AND SEWER SERVICES.
 - THE STORMWATER PONDS ARE PROPOSED AS PRIVATE FACILITIES. THE FINAL LOCATION AND CONFIGURATION ARE SUBJECT TO FINAL DESIGN. SAID SYSTEM SHALL BE PHASED.
 - PARKING LOTS AND SPACES WILL MEET THE DIMENSIONAL REQUIREMENTS OF THE HILLSBOROUGH COUNTY LDC. THE PARKING PROVIDED INCLUDES THE FOLLOWING TYPES OF PARKING OPTIONS: HANDICAPPED, REGULAR AND COMPACT.
 - ALL PROPOSED BUILDING AND GARAGE ENVELOPE CONFIGURATION AND LOCATION ARE SUBJECT TO FINAL DESIGN CONSIDERATIONS.
 - INTERNAL BUILDING SEPARATION WALLS WILL BE A MINIMUM OF 10' AND WILL BE INCREASED AS NECESSARY TO MEET THE MOST RECENTLY ADOPTED NFPA CODE AS REQUIRED.
 - ADDITIONAL 2' PERIMETER FENCING MAY BE ADDED AT THE DEVELOPER'S DISCRETION. FENCING WILL NOT RESTRICT COMMUNITY PARKING OR PUBLIC ACCESS TO THE COMMUNITY USE AREA.
 - WETLAND SETBACK ACTIVITY TO COMPLY WITH LDC SECTION 4.01.07.8.4
 - SEMP IMPERVIOUS MATERIAL MAY BE EITHER PERVIOUS ASPHALT, PERVIOUS CONCRETE, OR PERVIOUS PAVERS ALLOWING WATER TO PASS THROUGH THE MATERIAL SURFACE OR AN EQUIVALENT IMPROVEMENT MATERIAL, APPROVED BY COUNTY ENGINEER AND MEETS CRITERIA IN THROUGHOUT SECTION 6.05.02. K. 1.
 - PROJECT MAY BE PHASED.
 - ARCHITECTURAL STYLES ARE NOT BEING PROPOSED.
 - THE PROJECT IS NOT LOCATED IN ANY SPECIAL ZONES.
 - ALL ROADS AND DRIVES WILL BE PRIVATE. GATED DRIVES HAVE BEEN NOTED ON SITE PLAN.
 - THE PD CONTAINS EASEMENTS, AND THOSE EASEMENTS HAVE BEEN NOTED ON THE PLAN.

SUPPLEMENTAL SITE INFORMATION

OVERLAY DISTRICT	NONE
COMMUNITY BASE PLANNING AREA	BRANDON
SPECIAL ZONES	NONE
DESIGNATED SCENIC ROADWAY CORRIDORS	YES - CAUSEWAY BLVD
DESIGNATED HISTORIC LANDMARKS	NONE
PLANT MODIFICATIONS	NONE
PD ZONING NUMBER	710
RESIDENTIAL DENSITY (PARCEL A)	+ 12.23 DU/AC
COMMON OPEN SPACE/RECREATION AREA	POOL AND AMENITIES
NATURAL WATER BODIES	NONE
MANMADE WATER BODIES	PONDS AND FLOODPLAIN COMPENSATION AREAS
ROW DEDICATION	NONE
PUBLIC TRANSIT FACILITIES	EXISTING ON CAUSEWAY BLVD.

PLANNED DEVELOPMENT GENERAL SITE PLAN

PLANNED DEVELOPMENT GENERAL SITE PLAN

PLANNED DEVELOPMENT GENERAL SITE PLAN

FLORIDA

HILLSBOROUGH COUNTY

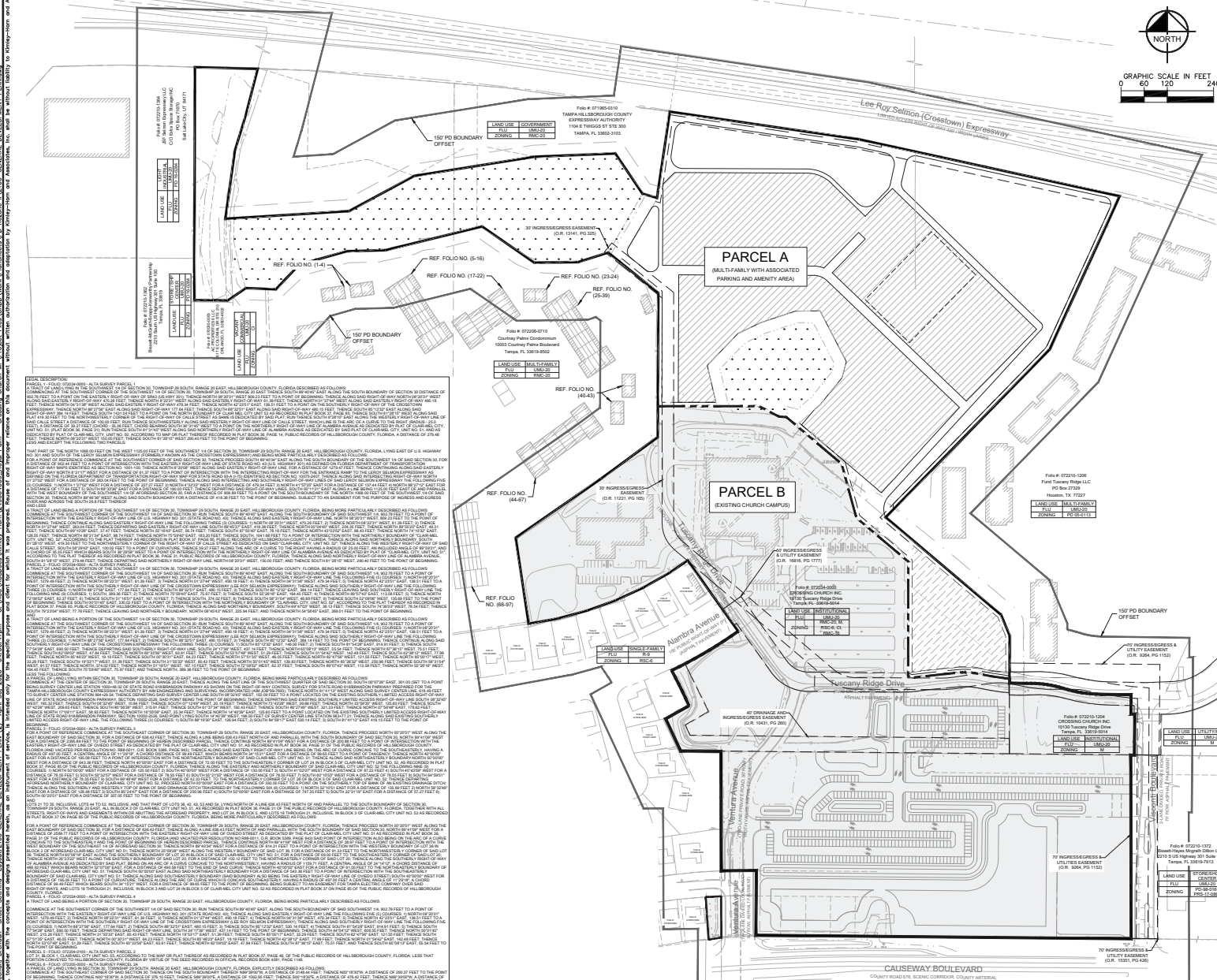
SHEET NUMBER 1 OF 2

REVISIONS

NO.	DATE	BY

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
207 NORTH FRANKLIN STREET, SUITE 1400, TAMPA, FL 33602
PHONE: 813-620-1460
WWW.KIMLEY-HORN.COM REGISTRY NO. 698

CROSSINGS CHURCH MIXED USE PLANNED DEVELOPMENT GENERAL SITE PLAN



REF.#	FOLIO #	ELI	ZONING	ELI
1	07226-0676	CONDOTOWNHOUSE	RMG-20	UMU-20
2	07226-0674	CONDOTOWNHOUSE	RMG-20	UMU-20
3	07226-0680	CONDOTOWNHOUSE	RMG-20	UMU-20
4	07226-0678	CONDOTOWNHOUSE	RMG-20	UMU-20
5	07226-0110	CONDOTOWNHOUSE	RMG-20	UMU-20
6	07226-0688	CONDOTOWNHOUSE	RMG-20	UMU-20
7	07226-0682	CONDOTOWNHOUSE	RMG-20	UMU-20
8	07226-0108	CONDOTOWNHOUSE	RMG-20	UMU-20
9	07226-0684	CONDOTOWNHOUSE	RMG-20	UMU-20
10	07226-0680	CONDOTOWNHOUSE	RMG-20	UMU-20
11	07226-0112	CONDOTOWNHOUSE	RMG-20	UMU-20
12	07226-0686	CONDOTOWNHOUSE	RMG-20	UMU-20
13	07226-0684	CONDOTOWNHOUSE	RMG-20	UMU-20
14	07226-0106	CONDOTOWNHOUSE	RMG-20	UMU-20
15	07226-0682	CONDOTOWNHOUSE	RMG-20	UMU-20
16	07226-0688	CONDOTOWNHOUSE	RMG-20	UMU-20
17	07226-0122	CONDOTOWNHOUSE	RMG-20	UMU-20
18	07226-0138	CONDOTOWNHOUSE	RMG-20	UMU-20
19	07226-0154	CONDOTOWNHOUSE	RMG-20	UMU-20
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23	07226-0682	CONDOTOWNHOUSE	RMG-20	UMU-20
24	07226-0684	CONDOTOWNHOUSE	RMG-20	UMU-20
25	07226-0250	CONDOTOWNHOUSE	RMG-20	UMU-20
26	07226-0256	CONDOTOWNHOUSE	RMG-20	UMU-20
27	07226-0142	CONDOTOWNHOUSE	RMG-20	UMU-20
28	07226-0228	CONDOTOWNHOUSE	RMG-20	UMU-20
29	07226-0204	CONDOTOWNHOUSE	RMG-20	UMU-20
30	07226-0180	CONDOTOWNHOUSE	RMG-20	UMU-20
31	07226-0232	CONDOTOWNHOUSE	RMG-20	UMU-20
32	07226-0228	CONDOTOWNHOUSE	RMG-20	UMU-20
33	07226-0144	CONDOTOWNHOUSE	RMG-20	UMU-20
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83	07226-0218	CONDOTOWNHOUSE	RMG-20	UMU-20
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87	07226-0210	CONDOTOWNHOUSE	RMG-20	UMU-20
88	07226-0208	CONDOTOWNHOUSE	RMG-20	UMU-20
89	07226-0206	CONDOTOWNHOUSE	RMG-20	UMU-20
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91	07226-0202	CONDOTOWNHOUSE	RMG-20	UMU-20
92	07226-0200	CONDOTOWNHOUSE	RMG-20	UMU-20
93	07226-0198	CONDOTOWNHOUSE	RMG-20	UMU-20
94	07226-0196	CONDOTOWNHOUSE	RMG-20	UMU-20
95	07226-0194	CONDOTOWNHOUSE	RMG-20	UMU-20
96	07226-0192	CONDOTOWNHOUSE	RMG-20	UMU-20
97	07226-0190	CONDOTOWNHOUSE	RMG-20	UMU-20

NOTES:
1. FOR INDIVIDUAL LOTS, REFERENCE NUMBERS HAVE BEEN PROVIDED FOR BUILDING.

PLANNED DEVELOPMENT GENERAL SITE PLAN
SHEET NUMBER 2 OF 2

Kimley-Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
207 NORTH FRANCHISE STREET, SUITE 1400, TAMPA, FL 33602
WWW.KIMLEY-HORN.COM
REGISTRY NO. 696

PLANNED DEVELOPMENT GENERAL SITE PLAN

KHA PROJECT # 240925
DATE 4/30/2025
SCALE AS SHOWN
DESIGNED BY WLB
DRAWN BY WLB
CHECKED BY ACC

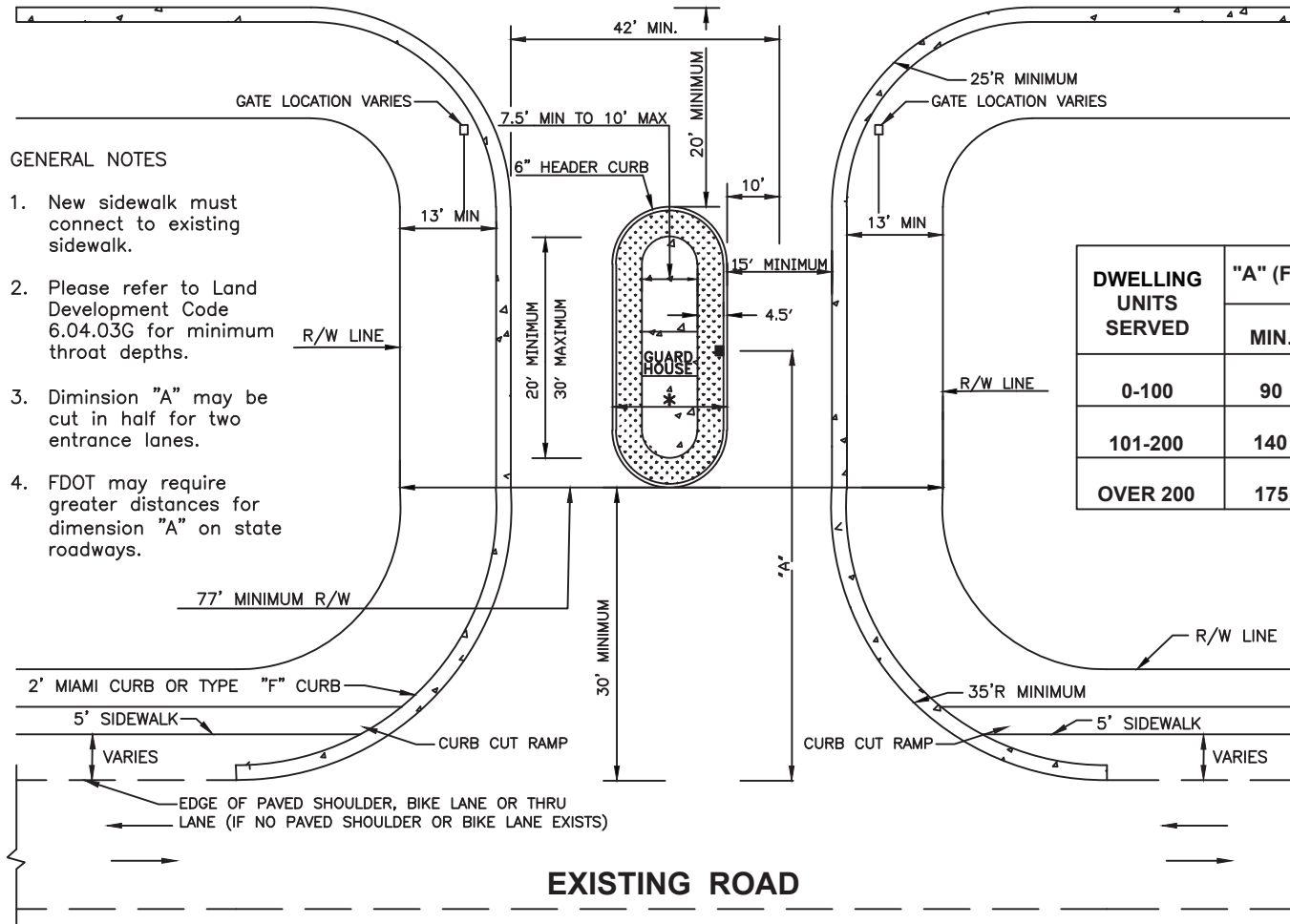
PLANNED DEVELOPMENT GENERAL SITE PLAN
SHEET NUMBER 2 OF 2

FLORIDA
HILLSBOROUGH COUNTY

REV. DATE BY

FOR ALL PRIVATE AND PUBLIC RESIDENTIAL DEVELOPMENT WITH GUARDHOUSES OR ELECTRONIC ENTRANCES

PROPOSED RESIDENTIAL ROAD



GENERAL NOTES

1. New sidewalk must connect to existing sidewalk.
2. Please refer to Land Development Code 6.04.03G for minimum throat depths.
3. Dimension "A" may be cut in half for two entrance lanes.
4. FDOT may require greater distances for dimension "A" on state roadways.

FOR PUBLIC RESIDENTIAL DEVELOPMENTS

1. Communities desiring to place guardhouses and/or gates within public right-of-way must obtain right-of-way use permit and enter into a construction and maintenance agreement with the County. Any such guardhouse shall be unmanned and for ornamental purposes only. Gates must be for ornamental purposes only, fixed in an open position, and shall not be located within the clear zone area.
2. * Minimum width of median containing a guardhouse shall be 16.5'. Minimum width of median without a guardhouse shall be 10'.
3. There shall be no stop bars or other stop controls at guardhouses within public rights-of-way.

DWELLING UNITS SERVED	"A" (Ft.)
	MIN.
0-100	90
101-200	140
OVER 200	175

PRIVATE GATED DEVELOPMENTS

1. Private gated developments shall provide adequate space for a single unit 30-foot truck to make a U-Turn. This minimum outside distance is 42'. This U-Turn area shall be between the electronic entrance device and entrance gate.
2. The distance "A" in the table shall be measured from the stop bar at the guardhouse or from the electronic entry devices, inclusive of any entry control features.
3. * Minimum width of median for the Electronic Entry Device is 4 feet.

REVISION DATE:

10/17

**TRANSPORTATION
TECHNICAL
MANUAL**

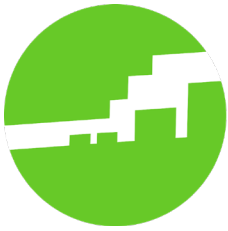


**Hillsborough
County Florida**

**ENTRANCE MEDIAN, GUARDHOUSE
AND ELECTRONIC ENTRY
TYPICAL DETAILS**

DRAWING NO. **TD-9**

SHEET NO. 1 OF 1



**Hillsborough County
City-County
Planning Commission**

Plan Hillsborough
planhillsborough.org
planner@plancom.org
813 – 272 – 5940
601 E Kennedy Blvd
18th floor
Tampa, FL, 33602

Unincorporated Hillsborough County Rezoning Consistency Review	
Hearing Date: May 26, 2026 Report Prepared: May 15, 2026	Case Number: PD 26-0555 Folio(s): 72034.0000, 72205.0000, 72204.0100 and 72210.1204 General Location: South of Lee Roy Selmon Expressway and west of US Highway 301
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Residential-9 (9 du/ga; 0.50 FAR) Urban Mixed Use-20 (20 du/ga; 1.00 FAR)
Service Area	Urban
Community Plan(s)	Brandon
Rezoning Request	Rezone to Planned Development (PD) for 325 multi-family units and to recognize the existing church campus
Parcel Size	53.66 ± acres
Street Functional Classification	Lee Roy Selmon Expressway – State Principal Arterial US Highway 301 – State Principal Arterial
Commercial Locational Criteria	N/A

Evacuation Area	Zone E
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Table 1: COMPARISON OF SURROUNDING PROPERTIES			
Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Residential-9 + Urban Mixed Use-20	RSC-6 + RMC-16 + RMC-20 + CI + M	Public/Quasipublic/Institutional
North	Urban Mixed Use-20	PD	Light Commercial + Multifamily + Public/Quasipublic/Institutional
South	Residential-9 + Urban Mixed Use-20 + Regional Mixed Use-35	RSC-6 + RMC-20 + PD	Light Commercial + Heavy Commercial + Single Family + Multifamily + Public Communications/Utilities
East	Urban Mixed Use-20 + Regional Mixed Use-35	PD + CI + M	Multifamily + Light Commercial + Public/Quasipublic/Institutional
West	UResidential-9 + Urban Mixed Use-20	RMC-20 + CN + CI + OR + PD	Light Industrial + Multifamily + Light Commercial + Heavy Commercial

Staff Analysis of Goals, Objectives and Policies:

The 53.66 ± acre subject site is South of Lee Roy Selmon Expressway and east of US Highway 301. The subject site is in the Urban Service Area and is within the Brandon Community Plan, within the Light Industrial Character District. The applicant is requesting a rezoning from Commercial Intensive (CI), Residential Multifamily Conventional-16 (RMC-16), Residential Multifamily Conventional-20 (RMC 20), Manufacturing (M) and Residential Single Family Conventional-6 (RSC-6) to a Planned Development (PD) to allow for 325 multi-family units and to recognize the existing church campus.

The subject site is located within the Urban Service Area (USA), where Objective 1.1 of the Future Land Use Section (FLUS) directs 80 percent of the County’s anticipated growth. Consistent with this objective, FLUS Policy 3.1.3 requires that new development be compatible with surrounding uses, recognizing that “compatibility does not mean ‘the same as,’ but rather refers to the sensitivity of development proposals

in preserving the character of existing development.” The subject property currently consists of the existing church to the south with vacant lands to the north. High-density residential development is predominant in the area, with some existing smaller single-family residences to the south of the site. The commercial and industrial uses are oriented along Highway 301. Considered collectively, this mix of surrounding land uses establishes a development pattern that supports the proposed use, especially as it is within an area intended for higher intensity and density mixed use development. Accordingly, the proposed development is compatible with the surrounding area and consistent with FLUS Objective 1.1 and FLUS Policy 3.1.3.

FLUS Goal 2 and FLUS Objective 2.1 and 2.2, and their respective policies, establish the Future Land Use Map (FLUM) as well as the allowable range of uses for each Future Land Use category. The character of each land use category is defined by building type, residential density, functional use, and the physical composition of the land. The integration of these factors sets the general atmosphere and character of each land use category. Each category has a range of potentially permissible uses, which are not exhaustive, but are intended to be illustrative of the character of uses permitted within the land use designation. The Residential-9 (RES-9) Future Land Use category allows for the consideration of agricultural, residential, neighborhood commercial, office uses, multi-purpose projects and mixed-use development. The RES-9 Future Land Use designation allows for a maximum of 9 dwelling units per gross acre and a maximum intensity of 0.50 Floor Area Ratio (FAR). The Urban Mixed Use-20 (UMU-20) Future Land Use category allows for the consideration of agricultural, residential, commercial, office, business park, research corporate park, light industrial, multi-purpose and/or mixed-use projects at appropriate locations. The UMU-20 Future Land Use designation allows for a maximum of 20 dwelling units per gross acre and a maximum intensity of 1.00 Floor Area Ratio (FAR). With 53.66 total acres, the subject site is split for each use with 26.58 acres of UMU-20 dedicated for the dwelling units (Parcel A) and 25.26 acres of UMU-20 and 1.82 acres of RES-9 for the church campus (Parcel B). With 26.58 acres, Parcel A can be considered for a maximum of 536 dwelling units (26.58 acres x 20 du/acre = 531.6 dwelling units), and Parcel B can be considered for a maximum of 1,139,965 square feet ((25.26 acres x 43,560 square feet/acre = 1,100,325.6 square feet x 1.00 FAR = 1,100,325.6 square feet) + (1.82 acres x 43,560 square feet/acre = 79,279.2 square feet x 0.5 FAR = 39,639.6) = 1,139,965.2 square feet). The proposal includes 325 units for Parcel A and 71,790 square feet of church and 19,400 square feet of accessory uses for a total of 91,190 square feet. The proposed site plan is under the maximum allowable density and intensity for the site and is consistent with FLUS Goal 2 and FLUS Objective 2.1 and 2.2, and their respective policies.

FLUS Policy 4.2.1 requires that projects proposed in all mixed-use plan categories shall be required to develop with a minimum of two land uses within a single building or within a single project in separate buildings in accordance with specific criteria. The requirements for two land uses applies to properties that are 10 acres or greater in the Regional Mixed Use-35 (RMU-35), UMU-20, and Community Mixed Use-12 (CMU-12) land use categories, unless the project is exclusively industrial. Based on the proposed use of the Planned Development of multifamily and church uses, the proposal meets the required mix of uses and is consistent with FLUS Policy 4.2.1.

The Comprehensive Plan requires that all development meet or exceed the land development regulations in Hillsborough County (FLUS Objective 4.1, FLUS Policy 4.1.1 and FLUS Policy 4.1.2). However, at the time of uploading this report, Transportation comments were not yet available in Optix and thus were not taken into consideration for analysis of this request.

The proposal satisfies the intent of FLUS Objective 4.4 and FLUS Policy 4.4.1, which require new development to be compatible with the surrounding neighborhood. The immediate vicinity of the subject

site includes a mix of light industrial, light and heavy commercial, residential, vacant, and public/quasi-public/institutional uses, establishing a diverse development context. Additional multifamily and church uses within this area would complement the existing multifamily and single-family residential uses in the area and provide a place of worship for residents. Accordingly, the proposal is consistent with FLUS Objective 4.4 and FLUS Policy 4.4.1.

FLUS Objective 3.2 and Policy 3.2.4 require that community plans throughout the County be consistent with the Comprehensive Plan. The subject site is located within the boundaries of the Brandon Community Plan. More specifically, the subject site is within the Light Industrial Brandon Community Character District, which, under Goal 6, calls for primarily business parks, light industrial and government uses. Given the existing residential uses within the area and the proximity to the Urban Center and Urban General Character districts to the east and south of the site, the proposed residential and church uses serve as a great transition between Character Districts and are consistent with the Brandon Community Plan.

Overall, staff finds that the proposed Planned Development is compatible with the existing development pattern found within the surrounding area and supports the vision of the Brandon Community Plan. The proposed Planned Development would allow for development that is consistent with the Goals, Objectives, and Policies of the *Unincorporated Hillsborough County Comprehensive Plan*.

Recommendation

Based upon the above considerations and the following Goals, Objectives and Policies, Planning Commission staff finds the proposed Planned Development **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*, subject to the conditions proposed by the Development Services Department.

FUTURE LAND USE SECTION

Urban Service Area

Objective 1.1: Hillsborough County shall pro-actively direct new growth into the urban service area with the goal that at least 80% of all population growth will occur within the USA during the planning horizon of this Plan. Within the Urban Service Area, Hillsborough County will not impede agriculture. Building permit activity and other similar measures will be used to evaluate this objective.

Compatibility

Policy 3.1.3: Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean “the same as.” Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.

Land Use Categories

Objective 2.2: The Future Land Use Map (FLUM) shall identify Land Use Categories summarized in the table below, that establish permitted land uses and maximum densities and intensities.

Policy 2.2.1: *The character of each land use category is defined by building type, residential density, functional use, and the physical composition of the land. The integration of these factors sets the general atmosphere and character of each land use category. Each category has a range of potentially permissible uses which are not exhaustive, but are intended to be illustrative of the character of uses permitted within the land use designation. Not all of those potential uses are routinely acceptable anywhere within that land use category.*

Relationship to Land Development Regulations

Objective 4.1: *All existing and future land development regulations shall be made consistent with the Comprehensive Plan, and all development approvals shall be consistent with those development regulations as per the timeframe provided for within Chapter 163, Florida Statutes. Whenever feasible and consistent with Comprehensive Plan policies, land development regulations shall be designed to provide flexible, alternative solutions to problems.*

Policy 4.1.1: *Each land use plan category shall have a set of zoning districts that may be permitted within that land use plan category, and development shall not be approved for zoning that is inconsistent with the plan.*

Policy 4.1.2: *Developments must meet or exceed the requirements of all land development regulations as established and adopted by Hillsborough County, the state of Florida and the federal government unless such requirements have been previously waived by those governmental bodies.*

Mixed-Use Land Categories

Policy 4.2.1: *Projects proposed in all mixed-use plan categories shall be required to develop with a minimum of two land uses within a single building or within a single project in separate buildings in accordance with the following:*

- *Requirements for two (2) land uses will apply to properties 10 acres or greater in the RMU-35, UMU-20 and CMU-12 land use categories and to properties 20 acres or greater in the SMU-6 and NMU-4 land use categories.*
- *For primarily non-residential projects, at least 10% of the total building square footage in the project shall be used for uses other than for the primary use.*
- *For primarily residential projects, at least 10% of the land area (shall be used for a non-residential use or 10% of the density for a different housing type.*
- *The mix of uses may be achieved by utilizing off-site uses of a different type located within ¼ mile of the project, on the same side of the street of a collector or arterial roadway connected by a continuous pedestrian sidewalk.*
- *The land uses that may be included in a mixed-use project include: retail commercial, office, light industrial, residential, residential support uses and civic uses provided that the use is permitted in the land use category. Different housing types (multi-family, attached single-family or detached single-family) may be considered as separate/different uses.*
- *These requirements do not apply within ½ mile of an identified Center or Connection (see Objective 2.4) or when the project is exclusively industrial.*

Neighborhood/Community Development

Objective 4.4: Neighborhood Protection – The neighborhood is the functional unit of community development. There is a need to protect existing, neighborhoods and communities and those that will emerge in the future. To preserve, protect, and enhance neighborhoods and communities, all new development must conform to the following policies.

Policy 4.4.1: Development and redevelopment shall be integrated with the adjacent land uses through:

- a) the creation of like uses; or
- b) creation of complementary uses; or
- c) mitigation of adverse impacts; and
- d) transportation/pedestrian connections

LIVABLE COMMUNITIES ELEMENT: BRANDON COMMUNITY PLAN

Goal 6: Re-establish Brandon’s historical, hospitable, and family oriented character through thoughtful planning and forward thinking development practices by concentrating density in certain areas to preserve the semi-rural lifestyle of other areas. Attempt to buffer and transition uses in concentric circles where possible with most intense uses in an area at a node (intersection) and proceeding out from there. Create a plan for how areas could be developed and redeveloped for the future. Each of these areas would have potential for different building heights, parking configurations, fencing, buffering, landscape requirements, special use limitations, and design standards. These standards apply to new construction on infill property, redevelopment of undesirable areas and renovation of existing buildings. The primary consideration of all changes should be compatibility with existing structures to ensure neighborhood preservation.

5c. Light Industrial – Northwest area of Brandon devoted primarily to business parks, light industrial and government uses. A large part of this area is the Falkenburg Government Complex, a concentration of Hillsborough County government buildings as well as Hillsborough Community College’s Brandon Campus. Landscape plantings of trees and shrubs are encouraged to soften the look of these buildings and screen less visually appealing activities from the view of the main thoroughfares.

HILLSBOROUGH COUNTY FUTURE LAND USE RZ-PD 26-0555

Rezoning
STATUS



PENDING



Tampa Service



Urban Service



Shoreline



County Boundary



Jurisdiction Boundary



Roads



Parcels



Water



AGRICULTURAL/MINING-120 (25 FAR)



PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)



AGRICULTURAL-1/10 (.25 FAR)



AGRICULTURAL/RURAL-1/5 (.25 FAR)



AGRICULTURAL ESTATE-1/2.5 (.25 FAR)



RESIDENTIAL-1 (.25 FAR)



RESIDENTIAL-2 (.25 FAR)



RESIDENTIAL PLANNED-2 (.35 FAR)



RESIDENTIAL-4 (.25 FAR)



RESIDENTIAL-6 (.25 FAR)



RESIDENTIAL-9 (.35 FAR)



RESIDENTIAL-12 (.35 FAR)



RESIDENTIAL-16 (.35 FAR)



RESIDENTIAL-20 (.35 FAR)



RESIDENTIAL-35 (1.0 FAR)



NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)



SUBURBAN MIXED USE-6 (.35 FAR)



COMMUNITY MIXED USE-12 (.50 FAR)



URBAN MIXED USE-20 (1.0 FAR)



REGIONAL MIXED USE-35 (2.0 FAR)



INNOVATION CORRIDOR MIXED USE-.35 (2.0 FAR)



OFFICE COMMERCIAL-20 (.75 FAR)



RESEARCH CORPORATE PARK (1.0 FAR)



ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCIAL)



LIGHT INDUSTRIAL PLANNED (.75 FAR)



LIGHT INDUSTRIAL (.75 FAR)



HEAVY INDUSTRIAL (.75 FAR)



PUBLIC/QUASIPUBLIC



NATURAL PRESERVATION



WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)

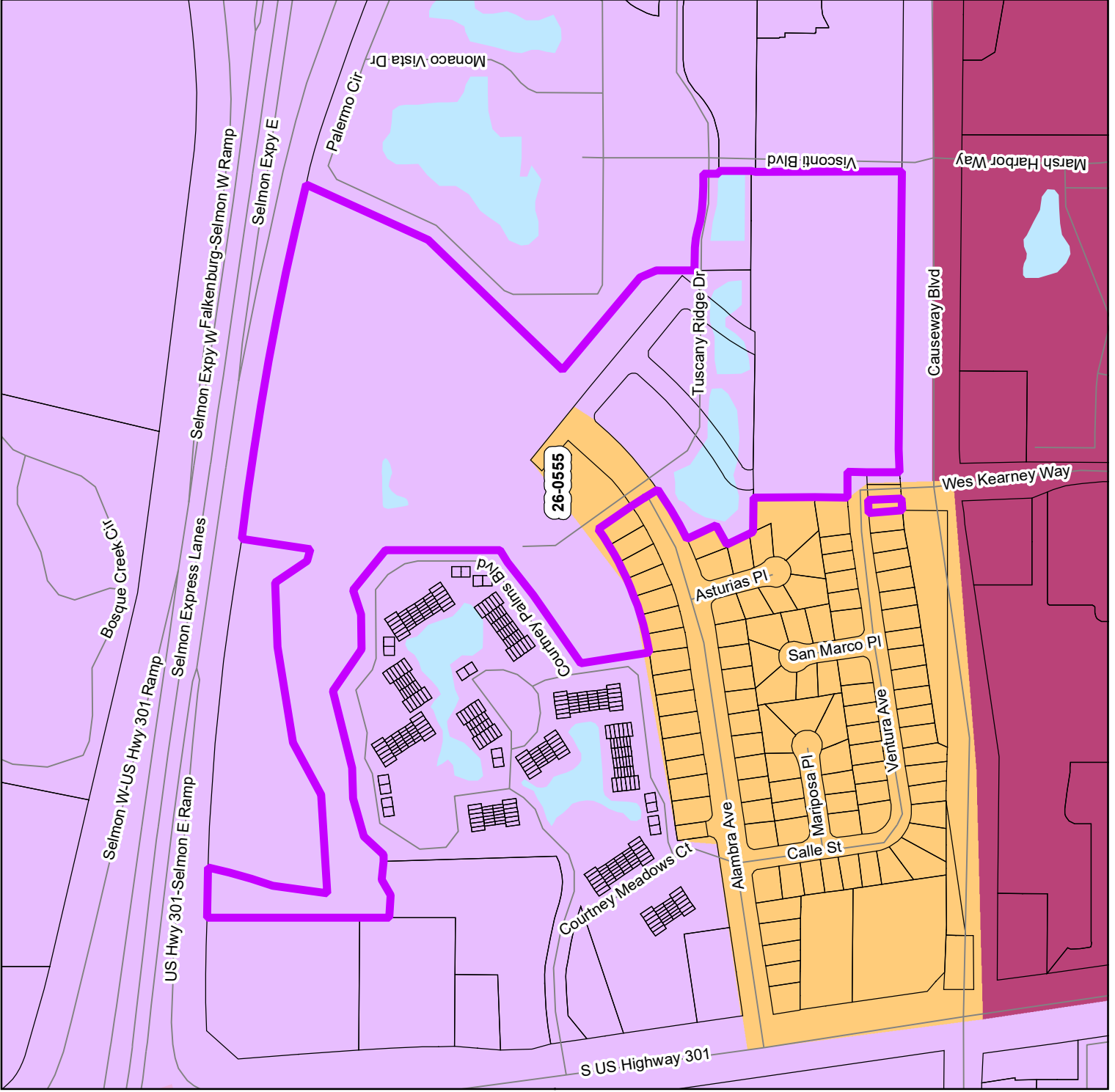


CITRUS PARK VILLAGE

DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. The information is provided as is for informational purposes only. It is not intended to be used as a basis for any legal action. The information is provided for informational purposes only. It is not intended to be used as a basis for any legal action. The information is provided for informational purposes only. It is not intended to be used as a basis for any legal action.



Map Printed from Rezoning System: 5/6/2026
Author: A. Cone
File: G:\Rezoning\SystemMap\Projects\H\H\H\Rezoning.mxd



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