PD Modification Application:

MM 25-0920

Zoning Hearing Master Date:

September 15, 2025

BOCC Land Use Meeting Date: November 12, 2025



Development Services Department

1.0 APPLICATION SUMMARY

Applicant: JP Morgan Chase Bank, National

Association

FLU Category: UMU-20 (Urban Mixed Use – 20)

Service Area: Urban

Site Acreage: 4.85

Community

Plan Area: East Lake/Orient Park

Overlay: None



Introduction Summary

PD 21-0560 was approved in 2021 to allow the property located along the north side of Brian Road to be developed for multi-family use with up to 97 dwelling units. The applicant is requesting a modification to allow the property to be used for a four-story parking facility.

Existing Approvals	Proposed Modifications
Site development to allow a 97 multi-family-dwellings	Site development to allow for a parking facility with up
with up to 4 stories and a maximum height of 50 feet.	to 1,800 spaces, 4 stories in height up to 50 feet.
	Include a shared access connection to the adjoining property to the east.
Access points are located to Ellen Avenue and Bryan Road Rights-of-Ways.	Remove the Ellen Avenue and Bryan Road vehicular access points.
	Include a pedestrian access point along Ellen Avenue

Additional Information	
PD Variations	LDC Part 6.05.00 (Parking/Loading)
Waivers to the Land Development Code	None

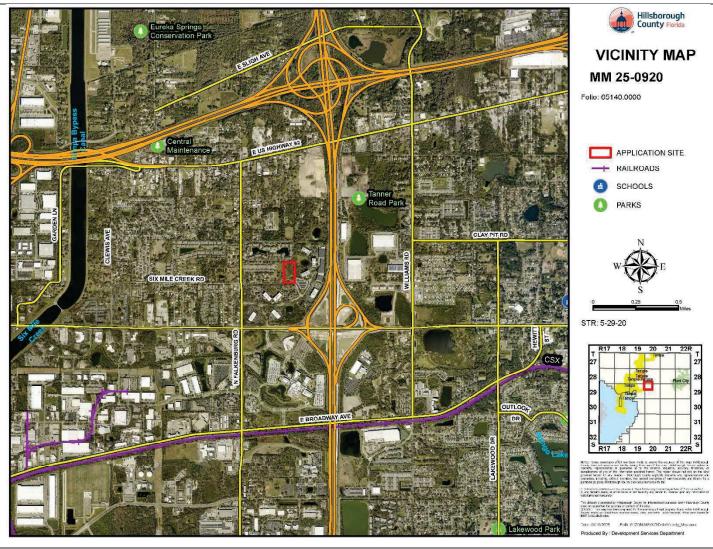
Planning Commission Recommendation	Development Services Recommendation
Consistent	Approvable, subject to proposed conditions

ZHM HEARING DATE: September 15, 2025 BOCC LUM MEETING DATE: November 12, 2025

Case Reviewer: Sam Ball

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



Context of Surrounding Area:

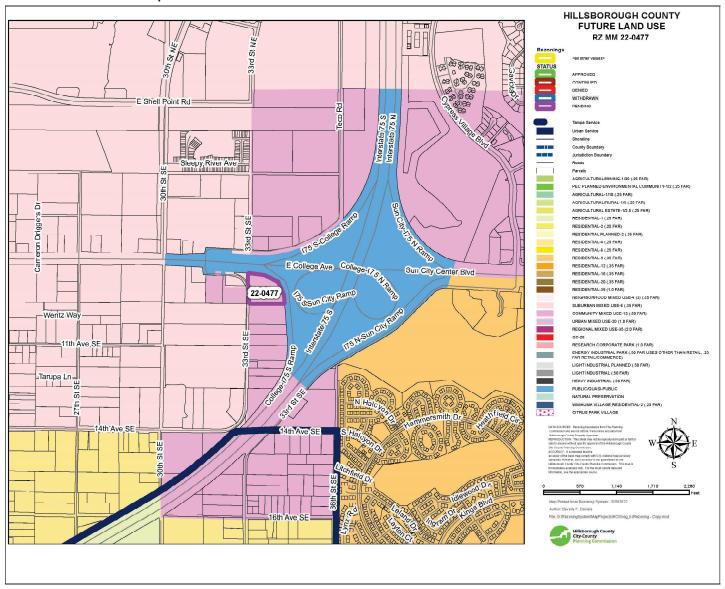
The subject property is located between a corporate office campus use to the east and south and residential developments to the north (multi-family) and east (single-family). The office uses separate the subject property from the I-75 and Martin Luther King, Jr. Boulevard Right-of-Ways.

ZHM HEARING DATE: September 15, 2025 BOCC LUM MEETING DATE: November 12, 2025

Case Reviewer: Sam Ball

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



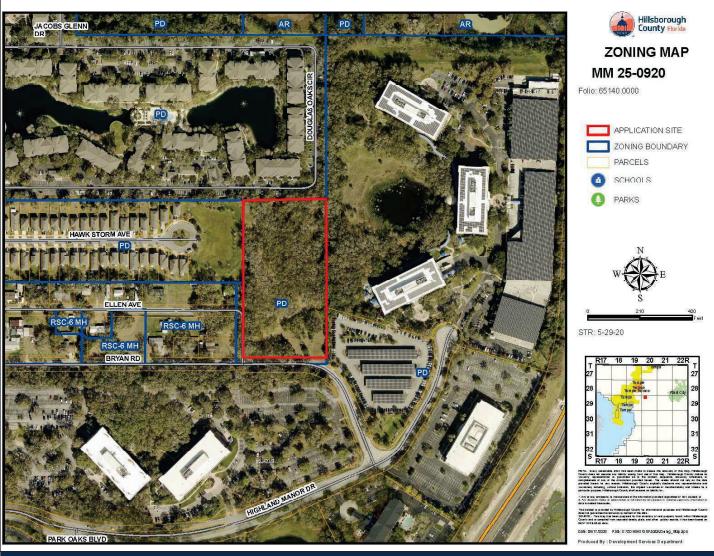
Subject Site Future Land Use Category	Urban Mixed Use – 20 (UMU-20)
Maximum Density/FAR	20 dwelling units per gross acre (du/ga) / 1.00
Typical Uses	Agricultural, residential, commercial, office, business park, research corporate park, light industrial, multi-purpose and/or mixed-use projects at appropriate locations.

ZHM HEARING DATE: September 15, 2025

BOCC LUM MEETING DATE: November 12, 2025 Case Reviewer: Sam Ball

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



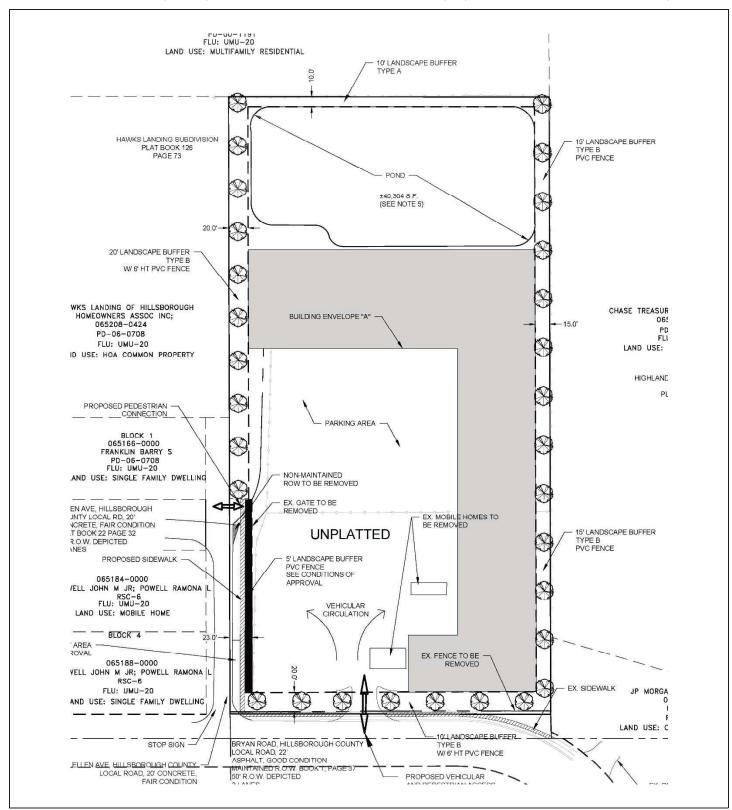
Adjacent Zonings and Uses				
Location	Zoning	Maximum Density/ FAR Permitted by Zoning District	Allowable Use	Existing Use
North	PD 00-1191	13.3 DU per GA/FAR: NA	Residential, Multi-Family	Residential, Multi-Family
South	PD 96-0097	20.0 DU per GA/FAR 1.0	Corporate Research Park & Residential, Multi-Family	Bryan Road ROW & Office
East	PD 96-0097 (POD 10)	20.0 DU per GA/FAR 1.0	Corporate Research Park & Residential, Multi-Family	Office & Surface Parking
West	PD 06-0708	13 DU per GA/FAR: 0.0	Residential, Single-Family & Residential, Multi-Family	Residential, Single-Family
West	RSC-6	6 DU per GA/FAR: NA	Residential, Single-Family Conventional	Unimproved ROW & Residential, Single-Family

ZHM HEARING DATE: September 15, 2025
BOCC LUM MEETING DATE: November 12, 2025

Case Reviewer: Sam Ball

2.0 LAND USE MAP SET AND SUMMARY DATA

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

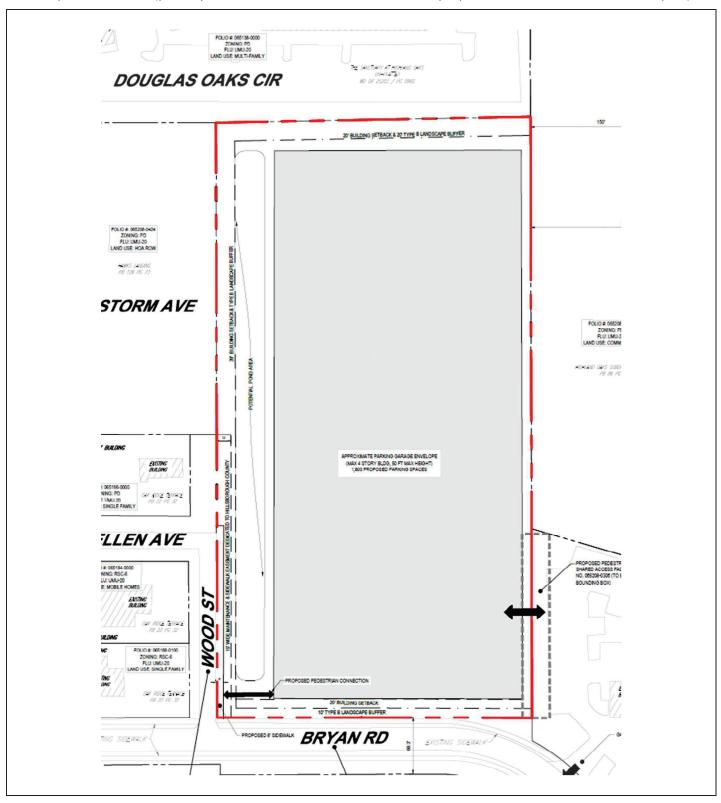


ZHM HEARING DATE: September 15, 2025
BOCC LUM MEETING DATE: November 12, 2025

Case Reviewer: Sam Ball

2.0 LAND USE MAP SET AND SUMMARY DATA

2.5 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.2 for full site plan)



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
Bryan Road	County Local - Rural	2 Lanes ⊠Substandard Road ⊠Sufficient ROW Width	 □ Corridor Preservation Plan ☑ Site Access Improvements Not Required ☑ Substandard Road Improvements Not Required □ Other
Ellen Avenue (a.k.a. Wood Street)	Unimproved Local Roadway	Unimproved ⊠Substandard Road □Sufficient ROW Width	 □ Corridor Preservation Plan ☑ Site Access Improvements Not Required ☑ Substandard Road Improvements Not Required □ Other

Project Trip Generation	□ Not applicable for this request		
	Average Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	284	29	22
Proposed	0	0	0
Difference (+/-)	-284	-29	-22

^{*}Trips reported are based on gross external trips unless otherwise noted.

Connectivity and Cross Access Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	
South		None	None	
East	X	Pedestrian & Vehicular	None	Meets LDC
West		None	None	

Notes: The project will not access any abutting roadways as its sole access will be via a Shared Access Facility through the abutting property to the east.

Design Exception/Administrative Variance ⊠Not applicable for this request		
Road Name/Nature of Request	Туре	Finding
	Choose an item.	Choose an item.
Notes:		

ZHM HEARING DATE: September 15, 2025 BOCC LUM MEETING DATE: November 12, 2025

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY					
Environmental	Comments	Ohiaatiana	Conditions	Additional	
Environmental	Received	Objections	Requested	Information/Comments	
Environmental Protection Commission	⊠ Yes □ No	☐ Yes ☑ No	□ Yes ⊠ No		
Favings and Comices	⊠ Yes	☐ Yes	☐ Yes		
Environmental Services	□ No	⊠ No	⊠ No		
Notional Description	⊠ Yes	☐ Yes	⊠ Yes		
Natural Resources	□ No	⊠ No	□ No		
Consequation & Environ Lands Mant	⊠ Yes	☐ Yes	☐ Yes		
Conservation & Environ. Lands Mgmt.	□ No	⊠ No	⊠ No		
Check if Applicable:	☐ Potable W	Vater Wellfield Pro	tection Area		
☐ Wetlands/Other Surface Waters	☐ Significan	t Wildlife Habitat			
☐ Use of Environmentally Sensitive Land	☐ Coastal H	igh Hazard Area			
Credit	□ Urban/Sul	- burban/Rural Scen	ic Corridor		
☐ Wellhead Protection Area		☐ Adjacent to ELAPP property			
☐ Surface Water Resource Protection Area	☐ Other				
	Comments		Conditions	Additional	
Public Facilities	Received	Objections	Requested	Information/Comments	
Transportation					
☐ Design Exc./Adm. Variance Requested	⊠ Yes	│ □ Yes │ ⊠ No	⊠ Yes		
☐ Off-site Improvements Provided	│ □ No	🗵 NO	□ No		
Service Area/ Water & Wastewater					
⊠Urban ☑ City of Tampa	⊠ Yes	☐ Yes	☐ Yes		
☐Rural ☐ City of Temple Terrace	□ No	⊠ No	⊠ No		
Hillsborough County School Board					
Adoquato □	│	□ Yes	□ Yes		
Adequate \square K-5 \square 6-8 \square 9-12 \boxtimes N/A	│ □ Yes │ □ No	☐ Yes ☐ No	☐ Yes ☐ No		
Inadequate \square K-5 \square 6-8 \square 9-12 \square N/A	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No		
•					
Inadequate ☐ K-5 ☐6-8 ☐9-12 ☒ N/A					
Inadequate ☐ K-5 ☐6-8 ☐9-12 ☒ N/A				Additional	
Inadequate ☐ K-5 ☐6-8 ☐9-12 ☒ N/A	□ No		□ No	Additional Information/Comments	
Inadequate ☐ K-5 ☐ 6-8 ☐ 9-12 ☒ N/A Impact/Mobility Fees	□ No Comments	□ No	□ No Conditions		
Inadequate ☐ K-5 ☐ 6-8 ☐ 9-12 ☒ N/A Impact/Mobility Fees Comprehensive Plan	□ No Comments	□ No	□ No Conditions		
Inadequate ☐ K-5 ☐ 6-8 ☐ 9-12 ☒ N/A Impact/Mobility Fees Comprehensive Plan Planning Commission	□ No Comments Received	□ No Findings	□ No Conditions Requested		

Case Reviewer: Sam Ball

ZHM HEARING DATE: September 15, 2025

BOCC LUM MEETING DATE: November 12, 2025

Case Reviewer: Sam Ball

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

Staff find, based on the nature of parking facilities that serve office uses and the proposed development plan, that the proposed modification to change the use from multi-family to off-site parking will have minimal impact on the general area. The north half of the proposed facility would also be separated from the residential properties to the west by more than 280 feet of area that would include two stormwater facilities and 20 feet of buffering and Type "B" screening. The southern half of the development site would be separated from the nearest single-family properties to the west by 85 feet of area, which would include a stormwater facility, a 20-foot buffer with Type "B" screening, and the adjoining Ellen Avenue Right-of-Way. The proposed 50-foot maximum height of the parking facility is the same maximum height permitted for multi-family development, but the existing building envelope would be shifted east approximately 60 feet further away from the single-family properties to the west. Additionally, usage of the parking facility will be limited to the office campus operations.

Based on these findings, staff finds the proposed modification compatible with zoning and development pattern in the area.

5.2 Recommendation

Based on the above, staff recommends approval, subject to conditions.

ZHM HEARING DATE: September 15, 2025

BOCC LUM MEETING DATE: November 12, 2025 Case Reviewer: Sam Ball

6.0 PROPOSED CONDITIONS

Prior to site plan certification, applicant shall revise the site plan to include the following items:

- 1. Identify the variation from LDC Section 6.05.02(D)(2) in the Variations & Waivers text box;
- 2. Change the waiver to §6.01.01 to a site note written as, "the 2' to 1' setback increase requirement of § 6.01.01 shall not apply for structures taller than 20 feet";
- 3. Change the north setback to 30' in the callout and in the setback summary table;
- 4. Change the east setback to 10' in the callout and in the setback summary table;
- 5. Revise the western notation of "20' Building Setback & Type B Buffer" to "20' Buffer with Type B Screening"

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted August 24, 2021August 8, 2025.

- 1. The project Site development shall be permitted a maximum of 97 multi-family unitsparking facility with up to 1,800 spaces.
- 2. The location of structures shall be as generally shown on the site plan. The project shall be developed in accordance with the development standards of the RMC20 zoning district, unless otherwise specified herein.

Minimum Front Setback (South): 20-10 feet

Minimum Side Setback (West): 20-60 feet

Minimum Side Setback (East): 15-10 feet

Minimum Rear Setback (North): 10-30 feet

Maximum Height: 50 feet - 4 Story

- 3. The following buffering and screening standards shall apply:
 - a. A ten foot (10') type "A" landscape 20-foot buffer with Type "B" screening shall be provided along the development's northern boundary.
 - b. A twenty foot (20') type "B" landscape 20-foot buffer with Type "B" screening with a 6-foot vinyl or wood fence shall be provided along the development's western boundary. and six foot (6') vinyl fence shall be provided along the development's western boundary. Notwithstanding, a landscape buffer shall be allowed at 18 feet from the western boundary section along Ellen Avenue, as depicted in the site plan. Developer shall install evergreen plants, evergreen ground cover, or rock mulch covering within the buffer area between the sidewalk's two foot clear area and the PVC fence. Additionally, a 6 feet height fence shall be located 23 feet from the PD western boundaries.
 - c. A fifteen foot (15') type "B" landscape buffer and six foot (6') vinyl fence shall be provided along the development's eastern boundary; and, Zero buffer shall be required along the development's eastern boundary.
 - d. A ten foot twenty foot (10' 20') type "B" landscape 10-foot-buffer with Type "B" screening with a 6-foot chain link, and six foot (6') vinyl fence shall be provided along the development's southern boundary.
- 6.4. The project shall be <u>served and limited to one access connection to Highland Manor Drive through adjacent Folio</u> 65208.0306 accessed Vehicular and pedestrian access shall be from Bryan Avenue.
- 7. Developer shall construct a new sidewalk eight feet from the eastern edge of pavement of the segment of Ellen Ave running north from its intersection with Bryan Road until it turns westward as depicted on the site plan. Developer shall provide at least 2' of clear area east of the sidewalk.

APPLICATION NUMBER: 1	MM	25-	0920
-----------------------	----	-----	------

ZHM HEARING DATE: September 15, 2025

BOCC LUM MEETING DATE: November 12, 2025 Case Reviewer: Sam Ball

8.5. Developer shall grant Hillsborough County a maintenance easement fifteen feet (15') east from the boundary of Ellen Avenue.

- 9. Non-enclosed residential amenities (e.g. pool, tennis court, barbecues, et cetera) shall not emit amplified music, and such amenities cease operating at 10:00 PM EST.
- 10. Both Parking Area and Building Envelope "A" locations and dimensions are intended to minimize impacts to existing single family development to the west. If in harmony with this intent, the Administrator may approve changes to the locations and dimensions of these envelopes pursuant to LDC §5.03.07(B)(1) (Jan. 27, 2021). Such changes may not result in changes to the setbacks established in Condition #2.
- 11. Minimum parking requirements shall comply with the minimum standards of Land Development Code Section 6.05.02 (Jan. 27, 2021). If necessary, Developer may pursue deviations from minimum parking requirements as permitted by the Land Development Code.
- <u>12.6.</u> The stormwater management system shall be designed to comply with the Stormwater Technical Manual, latest edition, and the water quality requirements of the Southwest Florida Water Management District (SWFWMD).
- 13.7. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
- 14.8. The developer shall construct a minimum 5-foot-wide sidewalk along its Ellen Ave. Avenue (a.k.a. Wood Street) frontage as generally shown on the PD site plan. Additionally:
 - a. The sidewalk shall be located a minimum of 8-feet from the edge of the Ellen <u>Avenue Rd. (a.k.a. Wood Street)</u> pavement;
 - b. Prior to or concurrent with the initial increment of development, the developer shall dedicate and convey an easement, for public access and maintenance purposes, over the area between the existing property boundary and back of sidewalk. The width of the easement may vary based on the location of the edge of pavement; however, the easement area shall not be less than 13-15 feet in width. Such easement shall be approved by Hillsborough County Department of Facilities Management and Real Estates Services; and,
 - c. Notwithstanding anything herein these conditions to the contrary, no fences, walls, gates, poles or vertical plantings (e.g. only grass and sod) shall be permitted within the western two (2) feet of the area labeled on the PD site plan as "5-foot Landscape Buffer PVC Fence" 20' Building Setback & Type B Landscape Buffer".
- 15.9. Vehicular and pedestrian access to the site shall be along the eastern property boundary. The developer shall construct a pedestrian connection to Ellen Ave. in the location generally shown on the PD site plan. Such connection may be gated; however, such access shall be available for the daily use of project residents.
- 46.10. Prior to or concurrent with the initial increment of development, the developer shall dedicate and convey and easement, for public access and maintenance purposes, over any area where the existing sidewalk along the project's Bryan Rd.Road frontage encroaches within the subject property. Such easement shall be approved by Hillsborough County Department of Facilities Management and Real Estates Services.
- 11. Consistent with the PD Variation approved as a part of MM 25-0920 and remaining applicable portions of LDC Section. 6.05.02.D.2., parking for uses within Folios 65208.0306, 65208.0308, and 65208.0311 shall be permitted within Folio 65140.0000 (i.e. within the subject PD) regardless of whether such off-site parking is located such that the walking distance between the two is greater than 300 feet, as along as the developer provides a continuous, uninterrupted, safe, direct, attractive, lighted, and convenient pedestrian route(s) between the off-site parking and the building(s) being served, and provided such pedestrian route(s) are located wholly within the adjacent PD.
- 12. The property owner shall record in the Official Records of Hillsborough County any parking or other easements necessary to permit the properties specified in Condition 11 above to utilize the parking as the minimum required parking.

ZHM HEARING DATE: September 15, 2025

BOCC LUM MEETING DATE: November 12, 2025

Case Reviewer: Sam Ball

- 13. The proposed parking garage shall be limited to serving only uses within certain folios within the adjacent PD, specifically folios 65208.0306, 65208.0308, and 65208.0311. As such, the garage shall not be permitted to be used as a commercial parking garage (i.e. such facility may not be used for daily, monthly or other parking or storage for any uses outside of those specified parcels).
- 14. 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.
- 15. 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.
- 16. 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.
- 17. 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
- 18. 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.
- 19 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.
- 20. 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:

9. Brian Grady

ZHM HEARING DATE: September 15, 2025

BOCC LUM MEETING DATE: November 12, 2025

Case Reviewer: Sam Ball

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

ZHM HEARING DATE: September 15, 2025 BOCC LUM MEETING DATE: November 12, 2025

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

Proposed PD Variation: LDC Part 6.05.00 (Parking/Loading)

Staff has no objection to the variation to the offsite parking requirements of LDC Section 6.05.02.D.2 due to direct access from the proposed parking facility to the office campus and the developer's commitment to provide uninterrupted, continuous, direct, attractive, lighted, and convenient pedestrian routes between the off-site parking and the buildings to be served.



Application No: MM 25-0920

Variations Criteria Review Form

For each variation being requested, you must provide a detailed response to each of the following criteria. If additional space is needed, please attach extra pages to this application.

 Explain how the variation is necessary to achieve creative, innovative, and/or mixed-use development that could not be accommodated by strict adherence to current regulations.

Case Reviewer: Sam Ball

Given the existing strict parameters for off-site parking, including Hillsborough County Land Development Code Section 6.05.02(D)(2) and the 300-foot requirement from subsection (b) therein, this variation is being requested in an abundance of caution to ensure that the desired parking deck use on the subject Folio: 065140-0000 (the "Ellen Ave Parcel") would be able to validly benefit the applicant's adjacent office campus, located at and around Folios 065208-0306, 065208-0308, and 065208-0311 (the "JPMC Campus"), as a whole. This variation would ensure sufficient parking for the JPMC Campus, enable parking flow to be entirely contained within the JPMC Campus, and to provide flexibility for the future potential development of the existing uses on the JPMC Campus.

Explain how the variation is mitigated through enhanced design features. Design Features must be clearly indicated on the site plan and the applicant must demonstrate how the feature is proportionate to the degree of variation being requested.

The design features for this variation and the underlying application are mitigated by ensuring that vehicular and pedestrian access to/from the Ellen Ave Parcel are kept within the JPMC Campus. This is proportional as the desired parking deck use for the Ellen Ave Parcel serves to benefit the immediately adjacent JPMC Campus with a compatible use.

Explain how the variation is in harmony with the purpose and intent of the Hillsborough County Land Development Code.

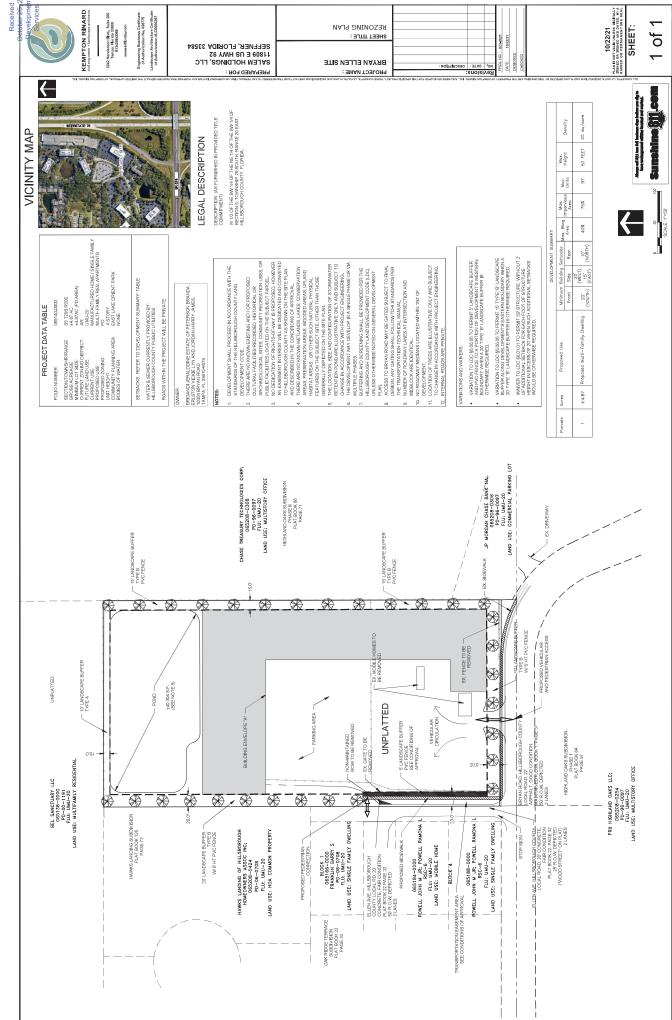
This variation is in harmony with the purpose and intent of the Hillsborough County Land Development Code, including as stated in Sec. 1.02.03 therein, by ensuring that parking and traffic flows for the JPMC Campus are contained within the same in a way that mitigates the impact on the surrounding community (as opposed to, for instance, having traffic flows to/from the Ellen Ave Parcel go directly to Bryan Rd as would be permitted under that property's current planned development).

4. Explain how the variation will not substantially interfere with or injure the rights of the adjacent property owners.

This variation will not substantially interfere with or injure the rights of adjacent property owners by enabling the traffic flow to/from the Ellen Ave Parcel to be contained within the JPMC Campus rather than by accessing Bryan Rd, which is permitted under the current planned development for the Ellen Ave Parcel.

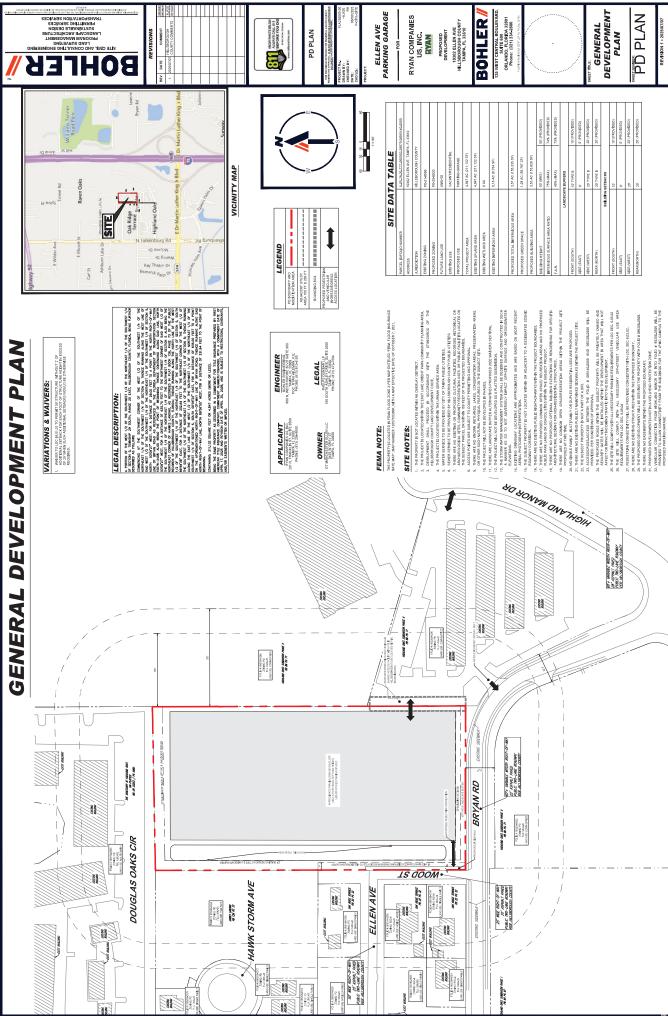
Variance Criteria Responses Submitted by Applicant

APPLICATION NUMBER:	MM 25-0920	
ZHM HEARING DATE:	September 15, 2025	
BOCC LUM MEETING DATE:	November 12, 2025	Case Reviewer: Sam Ball
8.0 SITE PLANS (FULL)		
8.0 SITE FEARS (FOLE)		
8.1 Approved Site Plan	(Full)	
	· · · /	
		See Following Page
İ		



21-0560

APPLICATION NUMBER:	MM 25-0920	
ZHM HEARING DATE: BOCC LUM MEETING DATE:	September 15, 2025 November 12, 2025	Case Reviewer: Sam Ball
8.0 SITE PLANS (FULL)		
8.2 Proposed Site Plan	(Full)	
		See Following Page



25-0920

APPLICATION NUMBER: MM 25-0920

ZHM HEARING DATE: September 15, 2025

BOCC LUM MEETING DATE: November 12, 2025 Case Reviewer: Sam Ball

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department		DATE: 09/08/2025	
REVIEWER: Jessica Kowal, MPA, Principal Planner		AGENCY/DEPT: Transportation	
PLANNING AREA: EL		PETITION NO: MM 25-0920	
	This agency has no comments.		
	This agency has no objection.		
X	X This agency has no objection, subject to the listed or attached conditions.		
	This agency objects for the reasons set forth below.		

CONDITIONS OF APPROVAL

All other transportation related conditions shall carry forward unless otherwise noted or modified below.

Revised Conditions

- 6. The project shall be <u>served by and limited to one accessed Vvehicular and pedestrian</u> access <u>connection to Highland Manor Drive through adjacent Folio 65208.0306</u> shall be <u>from Bryan Avenue</u>.
- 7. Developer shall construct a new sidewalk eight feet from the eastern edge of pavement of the segment of Ellen Ave running north from its intersection with Bryan Road until it turns westward as depicted on the site plan. Developer shall provide at least 2' of clear area east of the sidewalk.

[Transportation Review Staff proposes deletion of this condition as it is duplicative. See condition 14, below.]

8. Developer shall grant Hillsborough County a maintenance easement fifteen feet (15') east from the boundary of Ellen Avenue.

[Transportation Review Staff proposes deletion of this condition as it is duplicative. See condition 14, below.]

10. Both Parking Area and Building Envelope "A" locations and dimensions are intended to minimize impacts to existing single-family development to the west. If in harmony with this intent, the Administrator may approve changes to the locations and dimensions of these envelopes pursuant to LDC §5.03.07(B)(1) (Jan. 27, 2021). Such changes may not result in changes to setbacks established in Condition #2.

[Transportation Review Staff proposes deletion of this condition as it is no longer applicable.]

11. Minimum parking requirements shall comply with the minimum standards of Land Development Code Section 6.05.02 (Jan. 27, 2021). If necessary, Developer may pursue deviations from minimum parking requirements as permitted by the Land Development Code.

[Transportation Review Staff proposes deletion of this condition as it is no longer applicable. Staff notes that the proposed parking is intended to serve uses within adjacent PD 24-0758. Parking rates for those uses will be controlled by the adjacent zoning district, regardless of any such parking being located within the subject PD.]

13. The developer shall construct a minimum 5-foot-wide sidewalk along its Ellen Ave-(a.k.a. Wood St) frontage as generally shown on the PD site plan. Additionally:

[Transportation Review Staff added the reference to Wood St to reflect what the Oak Ridge Terrace Plat (Plat Book 22 Page 32) and the proposed PD site plan label the referenced roadway.]

- a. The sidewalk shall be located a minimum of 8-feet from the edge of the Ellen Rd. (a.k.a. Wood St) pavement;
- b. Prior to or concurrent with the initial increment of development, the developer shall dedicate and convey an easement, for public access and maintenance purposes, over the area between the existing property boundary and back of sidewalk. The width of the easement may vary based on the location of the edge of pavement; however, the easement area shall not be less than 135 feet in width. Such easement shall be approved by the Hillsborough County Department of Facilities Management and Real Estate Services; and,

[Transportation Review Staff notes that the correct easement width of 15 feet was noted in condition 8 above, therefore, this condition is being revised to provide the dimension noted in condition 8, above.]

- c. Notwithstanding anything herein these conditions to the contrary, no fences, walls, gates, poles, or vertical plantings (e.g. only grass and sod) shall be permitted within the western two (2) feet of the area labeled on the PD site plan as "5-foot Landscape Buffer PVC Fence".
- 14. <u>Vehicular and pedestrian access to the site shall be along the eastern property boundary.</u> The developer shall construct a pedestrian connection to Ellen Ave. in the location generally shown on the PD site plan. Such connection may be gated; however, such access shall be available for the daily use of project residents.
- 15. Prior to or concurrent with the initial increment of development, the developer shall dedicate and convey and easement, for public access and maintenance purposes, over any area where the existing sidewalk along the project's Bryan Rd. frontage encroaches within the subject property. Such easement shall be approved by Hillsborough County Department of Facilities Management and Real Estates Services.

New Conditions

• Consistent with the PD Variation approved as a part of MM 25-0920 and remaining applicable portions of LDC Sec. 6.05.02.D.2., parking for uses within Folios 65208.0306,

65208.0308, and 65208.0311 shall be permitted within Folio 65140.0000 (i.e. within the subject PD) regardless of whether such off-site parking is located such that the walking distance between the two is greater than 300 feet, as along as the developer provides a continuous, uninterrupted, safe, direct, attractive, lighted, and convenient pedestrian route(s) between the off-site parking and the building(s) being served, and provided such pedestrian route(s) are located wholly within the adjacent PD.

- The property owner shall record in the Official Records of Hillsborough County any parking or other easements necessary to permit the properties specified in Condition_____, above, to utilize the parking as minimum required parking.
- The proposed parking garage shall be limited to serving only uses within certain folios within the adjacent PD, specifically folios 65208.0306, 65208.0308, and 65208.0311. As such, the garage shall not be permitted to be used as a commercial parking garage (i.e. such facility may not be used for daily, monthly or other parking or storage for any uses outside of those specified parcels).

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a major modification to a +/- 4.85-acre parcel currently zoned Planned Development (PD) 21-0560 which permits a maximum development of 97 multi-family units. The PD modification request is to permit an 1,800-space parking garage that is intended to serve the existing JP Morgan Campus east of the subject site on Folios 65208.0306, 65208.0308, and 65208.0311. The approved PD permits one vehicular access to Bryan Road and this modification proposes to remove the approved Bryan Road access and provide access to Highland Manor Drive through the abutting parcel east of the subject site, which lies within adjacent approved PD 24-0758 as further described below. The abutting parcel to the east (Folio 65208.0306) has been developed for a 310-space surface parking lot that serves the existing JP Morgan Campus. This project proposes its sole vehicular access to Highland Manor Drive through the abutting surface lot on Folio 65208.0306.

Under a separate related request (PRS 25-0918), the applicant has submitted for a PD modification to the PD 96-0097, most recently modified by MM 24-0758 which is east of the subject parcel. The applicant is proposing to modify that existing PD to provide for a Shared Access Facility to accommodate access to the parking garage which is the subject of this request (25-0920).

Consistent with Sec. 6.2.1.C. of the Development Review Procedures Manual (DRPM), no traffic study was required to process this request. Staff notes that although access is being removed from the subject PD, and new access to the east added, such that sole access to the site will be through the adjacent PD (to Highland Manor Drive), this does not change overall trl patterns to/from the site (i.e. the area of the project in question will still be solely accessed via that facility, albeit in an alternate nearby location. As such, and given that no entitlements are being retained, staff determined that the traffic study would provide no usable information or benefit. Furthermore, staff notes that transportation impacts from development occurring within the adjacent PD (despite parking for such trips occurring within the subject PD) will be reviewed under that PD's existing development approvals and the LDC and TTM, as applicable.

Trip Generation Analysis

Staff has prepared 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 <u>Trip Generation Manual</u>, 11th Edition.

Approved Use:

Zoning, Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
PD, 97 Multi-Family Dwelling Units	284	29	22
(ITE LUC 221 – Multifamily Housing/Mid Rise)	204	29	22

Proposed Use:

Zoning, Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
PD, Parking Garage			
(No ITE LUC as the parking garage use does not			
generate trips, as noted above trips associated with uses	0	0	0
using the garage will be analyzed together with vertical			
development of those uses)			

Trip Generation Difference:

	24 Hour Two- Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	-284	-29	-22

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The subject property has frontage on Highland Manor Drive, Bryan Road, and Ellen Avenue (a.k.a. Wood Street).

<u>Highland Manor Drive</u> is a 2-lane, undivided, local urban roadway. The roadway is characterized by +/- 12-foot-wide lanes in average condition, no bike lanes, +/- 5-foot-wide sidewalks on both sides of the roadway within the vicinity of the proposed project and lies within a +/- 100-foot-wide right of way.

Bryan Road is a 2-lane, undivided, substandard local rural roadway. The roadway is characterized by +/- 11-foot-wide lanes in average condition, no bike lanes, +/- 5-foot-wide sidewalks on both sides of the roadway within the vicinity of the proposed project and lies within a +/- 50-foot-wide right of way.

<u>Ellen Avenue/Wood Street</u> is a 2-lane, undivided, substandard local rural roadway. The roadway is characterized by +/- 20-foot-wide pavement in average condition, no bike lanes or sidewalks on either side of the roadway within the vicinity of the proposed project and lies within a +/- 25-foot-wide right of way.

SITE ACCESS

The approved PD permits vehicular access to Bryan Road. This PD modification requests to remove that access connection and proposes its sole vehicular access to Highland Manor Drive through Folio 65208.0306 to the east.

Under separate request (PRS 25-0918), the applicant has submitted for a PD modification to MM 24-0758 which, if approved, will permit a full access driveway connection to Highland Manor Drive on the west side of the roadway before the cul-de-sac. That request also proposes a Shared Access Facility/Shared Access Driveway to facilitate vehicular access to the proposed parking garage on the subject parcel.

The full access connection to Highland Manor Drive (within the adjacent PD) will be a Shared Access Facility (SAF) with that PD and the subject PD. Such SAF will serve as the sole means of access to the parking garage which is the subject of this request, connecting the eastern property boundary with the proposed access connection to Highland Manor Drive.

PD VARIATION REQUEST - PARKING

The applicant has submitted a PD Variation from LDC Sec. 6.05.02.D.2.b. requesting relief from the 300-foot walking distance for off-site parking. The subject property is proposed to be developed as a parking garage to provide sufficient parking for the JP Morgan Campus while containing the parking and circulation within the campus. Staff notes that the remaining provisions of that section of the LDC remain in effect (i.e. the developer will have to provide a continuous, uninterrupted, safe, direct, attractive, lighted, and convenient pedestrian route(s) between the off-site parking and the building(s) being served. Staff notes that because the applicant did not propose such areas to cross existing public roadways, no evaluation of the safety of such external crossings occurred (which would be particularly important given the high number of vehicles and pedestrians that would use such facilities within the peak hours). As such, staff has included a condition requiring such continuous walkway to be wholly located within the subject PD.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Highland Manor Drive and this segment of Bryan Road are not regulated roadways and were not included in the 2024 Hillsborough County Level of Service (LOS) Report. As such, no LOS information for those roadways can be provided.

The roadway level of service provided for a segment of N Falkenburg Road (a nearby

roadway) is for information purposes only.

Generalized Level of Service				
Roadway	From	То	LOS Standard	Peak Hr. Directional LOS
N Falkenburg Road	Bryan Road	Hillsborough Avenue	D	С

Source: 2024 Hillsborough County Level of Service (LOS) Report

COUNTY OF HILLSBOROUGH

RECOMMENDATION OF THE LAND USE HEARING OFFICER

APPLICATION NUMBER: MM 25-0920

DATE OF HEARING: September 15, 2025

APPLICANT: JP Morgan Chase Bank, National

Association

PETITION REQUEST: The Major Modification request is to

modify PD 21-0560

LOCATION: 10302 Ellen Avenue

SIZE OF PROPERTY: 4.91 acres, m.o.l.

EXISTING ZONING DISTRICT: PD 21-0560

FUTURE LAND USE CATEGORY: UMU-20

SERVICE AREA: Urban

COMMUNITY PLAN: East Lake / Orient Park

DEVELOPMENT REVIEW STAFF REPORT

PD Modification Application: MM 25-0920

Zoning Hearing Master Date: September 15, 2025 **BOCC Land Use Meeting Date:** November 12, 2025



Development Services Department

1.0 APPLICATION SUMMARY

JP Morgan Chase Bank, National Applicant:

Association

FLU Category: UMU-20 (Urban Mixed Use – 20)

Service Area: Urban

Site Acreage: 4.85

Community Plan Area:

East Lake/Orient Park

Overlay: None



Introduction Summary

PD 21-0560 was approved in 2021 to allow the property located along the north side of Brian Road to be developed for multi-family use with up to 97 dwelling units. The applicant is requesting a modification to allow the property to be used for a four-story parking facility.

Existing Approvals	Proposed Modifications	
Site development to allow a 97 multi-family-dwellings	Site development to allow for a parking facility with up	
with up to 4 stories and a maximum height of 50 feet.	to 1,800 spaces, 4 stories in height up to 50 feet.	
	Include a shared access connection to the adjoining property to the east.	
Access points are located to Ellen Avenue and Bryan Road Rights-of-Ways.	Remove the Ellen Avenue and Bryan Road vehicular access points.	
	Include a pedestrian access point along Ellen Avenue	

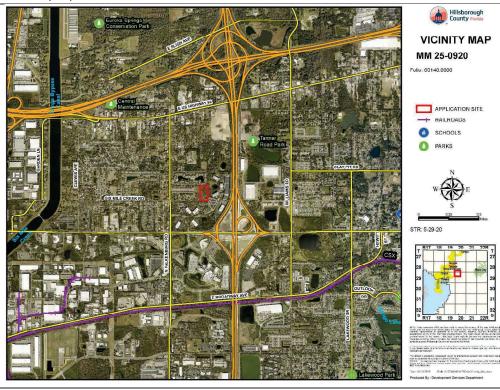
Additional Information		
PD Variations	LDC Part 6.05.00 (Parking/Loading)	
Waivers to the Land Development Code	None	

Planning Commission Recommendation	Development Services Recommendation
Consistent	Approvable, subject to proposed conditions

Page **1** of **17**

Created: 8-17-21

2.1 Vicinity Map

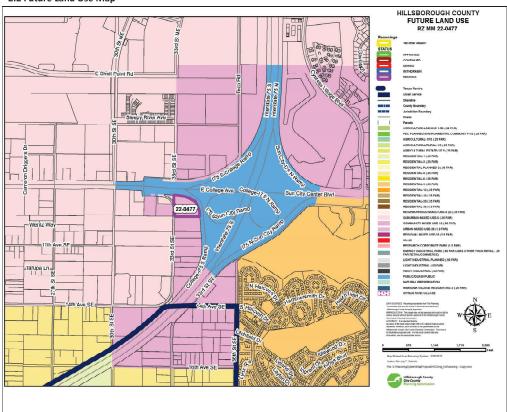


Context of Surrounding Area:

The subject property is located between a corporate office campus use to the east and south and residential developments to the north (multi-family) and east (single-family). The office uses separate the subject property from the I-75 and Martin Luther King, Jr. Boulevard Right-of-Ways.

Page **2** of **17**

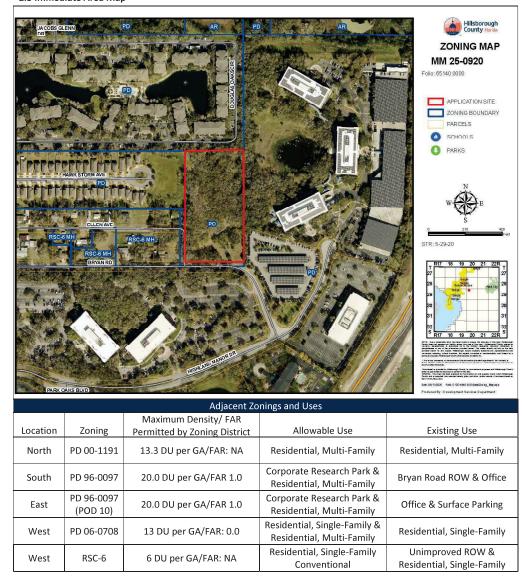
2.2 Future Land Use Map



Subject Site Future Land Use Category	Urban Mixed Use – 20 (UMU-20)
Maximum Density/FAR	20 dwelling units per gross acre (du/ga) / 1.00
Typical Uses	Agricultural, residential, commercial, office, business park, research corporate park, light industrial, multi-purpose and/or mixed-use projects at appropriate locations.

Page **3** of **17**

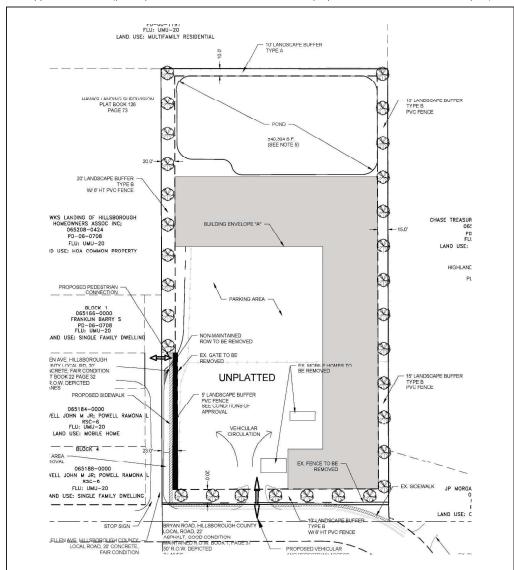
2.3 Immediate Area Map



Page **4** of **17**

APPLICATION NUMBER:	MM 25-0920	
ZHM HEARING DATE:	September 15, 2025	
BOCC LUM MEETING DATE:	November 12, 2025	Case Reviewer: Sam Ball

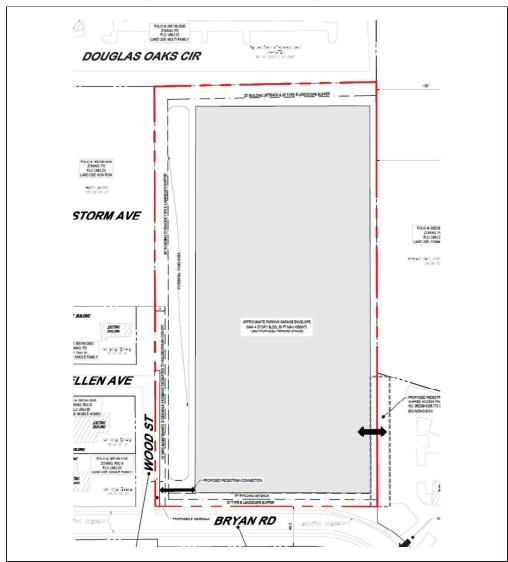
2.4 Approved Site Plan (partial provided below for size and orientation purposes. See Section 8.1 for full site plan)



Page **5** of **17**

APPLICATION NUMBER:	MM 25-0920	
ZHM HEARING DATE:	September 15, 2025	
BOCC LUM MEETING DATE:	November 12, 2025	Case Reviewer: Sam Ball

2.5 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.2 for full site plan)



Page **6** of **17**

APPLICATION NUMBER:	MM 25-0920
ZHM HEARING DATE:	September 15, 2025

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
Bryan Road	County Local - Rural	2 Lanes ☑ Substandard Road ☑ Sufficient ROW Width	□ Corridor Preservation Plan Site Access Improvements Not Required Substandard Road Improvements Not Required □ Other
Ellen Avenue (a.k.a. Wood Street)	Unimproved Local Roadway	Unimproved ⊠Substandard Road □Sufficient ROW Width	□ Corridor Preservation Plan □ Site Access Improvements Not Required □ Substandard Road Improvements Not Required □ Other

Project Trip Generation ☐ Not applicable for this request			
	Average Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	284	29	22
Proposed	0	0	0
Difference (+/-)	-284	-29	-22

^{*}Trips reported are based on gross external trips unless otherwise noted.

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	
South		None	None	
East	Х	Pedestrian & Vehicular	None	Meets LDC
West		None	None	
Notes: The project will through the abutting p	•		access will be via a Shared	Access Facility

Design Exception/Administrative Variance ⊠ Not applicable for this request				
Road Name/Nature of Request	Туре	Finding		
	Choose an item.	Choose an item.		
Notes:				

Page **7** of **17**

APPLICATION NUMBER:	MM 25-0920	
ZHM HEARING DATE:	September 15, 2025	
BOCC LUM MEETING DATE:	November 12, 2025	Case Reviewer: Sam Ball

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	⊠ Yes □ No	☐ Yes ☑ No	☐ Yes ☒ No	
Environmental Services	⊠ Yes □ No	☐ Yes ☑ No	☐ Yes 図 No	
Natural Resources	⊠ Yes □ No	☐ Yes ☑ No	⊠ Yes □ No	
Conservation & Environ. Lands Mgmt.	⊠ Yes □ No	☐ Yes ☑ No	☐ Yes ☑ No	
Check if Applicable:	☐ Potable V	vater Wellfield Pro	tection Area	
☐ Wetlands/Other Surface Waters	☐ Significan	t Wildlife Habitat		
☐ Use of Environmentally Sensitive Land	☐ Coastal H	igh Hazard Area		
Credit	☐ Urban/Sul	burban/Rural Scen	ic Corridor	
☐ Wellhead Protection Area	☐ Adjacent to ELAPP property			
☐ Surface Water Resource Protection Area	□ Other			
Public Facilities	Comments	ol : .:	Conditions	Additional
	Received	Objections	Requested	Information/Comments
Transportation	⊠ Yes	☐ Yes	× Yes	information/Comments
Transportation ☐ Design Exc./Adm. Variance Requested		_		Information/Comments
Transportation ☐ Design Exc./Adm. Variance Requested ☐ Off-site Improvements Provided	⊠ Yes	☐ Yes	⊠ Yes	information/Comments
Transportation ☐ Design Exc./Adm. Variance Requested ☐ Off-site Improvements Provided Service Area/ Water & Wastewater	⊠ Yes	☐ Yes	⊠ Yes	information/Comments
Transportation ☐ Design Exc./Adm. Variance Requested ☐ Off-site Improvements Provided Service Area/ Water & Wastewater ☐ Urban ☑ City of Tampa	⊠ Yes □ No	☐ Yes ☑ No	⊠ Yes □ No	information/Comments
Transportation ☐ Design Exc./Adm. Variance Requested ☐ Off-site Improvements Provided Service Area/ Water & Wastewater	✓ Yes☐ No✓ Yes	☐ Yes ☑ No		information/Comments
Transportation ☐ Design Exc./Adm. Variance Requested ☐ Off-site Improvements Provided Service Area/ Water & Wastewater ☐ Urban ☑ City of Tampa	✓ Yes☐ No✓ Yes	☐ Yes ☑ No		information/comments
Transportation □ Design Exc./Adm. Variance Requested □ Off-site Improvements Provided Service Area/ Water & Wastewater □ Urban □ City of Tampa □ Rural □ City of Temple Terrace Hillsborough County School Board Adequate □ K-5 □ G-8 □ 9-12 □ N/A		☐ Yes ☑ No ☐ Yes ☑ No		information/comments
Transportation □ Design Exc./Adm. Variance Requested □ Off-site Improvements Provided Service Area/ Water & Wastewater □ Urban □ City of Tampa □ Rural □ City of Temple Terrace Hillsborough County School Board Adequate □ K-5 □ 6-8 □ 9-12 □ N/A Inadequate □ K-5 □ 6-8 □ 9-12 □ N/A Impact/Mobility Fees		☐ Yes ☑ No ☐ Yes ☑ No ☐ Yes ☑ No ☐ Yes ☑ No		Additional
Transportation □ Design Exc./Adm. Variance Requested □ Off-site Improvements Provided Service Area/ Water & Wastewater □ Urban □ City of Tampa □ Rural □ City of Temple Terrace Hillsborough County School Board Adequate □ K-5 □ 6-8 □ 9-12 □ N/A Inadequate □ K-5 □ 6-8 □ 9-12 □ N/A Impact/Mobility Fees Comprehensive Plan		☐ Yes ☑ No ☐ Yes ☑ No		
Transportation □ Design Exc./Adm. Variance Requested □ Off-site Improvements Provided Service Area/ Water & Wastewater □ Urban □ City of Tampa □ Rural □ City of Temple Terrace Hillsborough County School Board Adequate □ K-5 □ 6-8 □ 9-12 □ N/A Inadequate □ K-5 □ 6-8 □ 9-12 □ N/A Impact/Mobility Fees Comprehensive Plan Planning Commission		☐ Yes ☑ No ☐ Yes ☑ No ☐ Yes ☑ No ☐ Yes ☐ No		Additional
Transportation □ Design Exc./Adm. Variance Requested □ Off-site Improvements Provided Service Area/ Water & Wastewater □ Urban □ City of Tampa □ Rural □ City of Temple Terrace Hillsborough County School Board Adequate □ K-5 □ 6-8 □ 9-12 □ N/A Inadequate □ K-5 □ 6-8 □ 9-12 □ N/A Impact/Mobility Fees Comprehensive Plan Planning Commission □ Meets Locational Criteria □ N/A		☐ Yes ☑ No ☐ Yes ☑ No ☐ Yes ☑ No ☐ Yes ☐ No ☐ Inconsistent		Additional
Transportation □ Design Exc./Adm. Variance Requested □ Off-site Improvements Provided Service Area/ Water & Wastewater □ Urban □ City of Tampa □ Rural □ City of Temple Terrace Hillsborough County School Board Adequate □ K-5 □ 6-8 □ 9-12 □ N/A Inadequate □ K-5 □ 6-8 □ 9-12 □ N/A Impact/Mobility Fees Comprehensive Plan Planning Commission		☐ Yes ☑ No ☐ Yes ☑ No ☐ Yes ☑ No ☐ Yes ☐ No		Additional

Page **8** of **17**

APPLICATION NUMBER:	MM 25-0920	
ZHM HEARING DATE:	September 15, 2025	
BOCC LUM MEETING DATE:	November 12, 2025	Case Reviewer: Sam Ball

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

Staff find, based on the nature of parking facilities that serve office uses and the proposed development plan, that the proposed modification to change the use from multi-family to off-site parking will have minimal impact on the general area. The north half of the proposed facility would also be separated from the residential properties to the west by more than 280 feet of area that would include two stormwater facilities and 20 feet of buffering and Type "B" screening. The southern half of the development site would be separated from the nearest single-family properties to the west by 85 feet of area, which would include a stormwater facility, a 20-foot buffer with Type "B" screening, and the adjoining Ellen Avenue Right-of-Way. The proposed 50-foot maximum height of the parking facility is the same maximum height permitted for multi-family development, but the existing building envelope would be shifted east approximately 60 feet further away from the single-family properties to the west. Additionally, usage of the parking facility will be limited to the office campus operations.

Based on these findings, staff finds the proposed modification compatible with zoning and development pattern in the area

5.2 Recommendation

Based on the above, staff recommends approval, subject to conditions.

Page **9** of **17**

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

SUMMARY OF HEARING

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on September 15, 2025. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the petition.

Mr. Charles Davis 100 South Ashley Drive testified on behalf of the applicant JP Morgan Chase Bank, National Association. Mr. Davis introduced the applicant's team and stated that the request is to improve the existing office with the construction of a parking deck facility on the subject property. He stated that the site is currently vacant and is surrounded by the corporate office campus to the east and south and also has residential uses to the north and west. Mr. Davis testified that the parking deck will only serve the adjacent JP Morgan Chase campus office with a maximum of 1,800 parking spaces within the already permitted 50-foot height maximum. The modification requests to change the permitted 97 multi-family units with a height of 50 feet to the proposed parking garage. He stated that one Planned Development variation is requested regarding the requirement to provide off-site parking within 300feet walking distance of the public entrance. Mr. Davis detailed the site configuration and stated that the modification has staff's full approval.

Hearing Master Finch asked Mr. Davis to confirm that the Planned Development variation pertains to the requirement that the parking be within 300 feet of the entrance of the structure and if he knows how far away it is. Mr. Davis replied yes that was the request and that he believes that it is close to 300 feet but wanted to request the variation to ensure compliance.

Mr. Sam Ball of the Development Services Department, testified regarding the County staff report. He stated that the request is for a Major Modification to PD to permit a 4-story parking facility with up to 1,800 spaces. He stated that the modification also includes a new shared access connection to the adjoining property to the east and removing the Ellen Avenue and Bryan Road vehicular access points while providing a pedestrian access along Ellen Avenue. Mr. Ball detailed the zoning history of the Planned Development and stated that the parking facility will be more than 280 feet away from the residential properties to the west and include two stormwater facilities. The southern half of the project will be separated from the residential by approximately 85 feet and also include a stormwater facility. Mr. Ball concluded his presentation by stating that the height of the facility is the same as the already permitted multi-family land use and that the building envelope would be shifted east approximately 60 feet to be further away from the residential development. Staff found the request approvable.

Mr. Tyrek Royal of the Planning Commission testified regarding the Planning Commission staff report. Mr. Royal stated that the property is located within the Urban Service Area. He described the surrounding area and cited numerous policies with which the modification complies. Mr. Royal concluded his presentation by stating that staff found the modification is consistent with both the

East Lake-Orient Park Community Plan and the Comprehensive Plan.

Hearing Master Finch asked audience members if there were any proponents of the application. No one replied.

Hearing Master Finch asked audience members if there were any opponents of the application. No one replied.

County staff and Mr. Davis did not have additional comments.

Hearing Master Finch then concluded the hearing.

EVIDENCE SUBMITTED

No documents were submitted into the record.

PREFACE

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

FINDINGS OF FACT

- 1. The subject site is 4.91 acres and is zoned Planned Development (21-0560). The property is designated UMU-20 by the Comprehensive Plan and located in the Urban Service Area and the East Lake-Orient Park Community Planning Area.
- 2. The Major Modification is requested to replace the approved 97 multi-family dwelling units with an 1,800-space parking facility for the existing JP Morgan Chase office complex. The proposed zoning conditions limit the maximum height to 50 feet which is the same height as the approved multi-family development. The parking garage is prohibited by the zoning conditions from being used as a commercial parking garage.
- 3. A PD Variation is requested to the Land Development Code requirement that off-site parking be within 300 feet walking distance to the public entrance of the structure it will serve. The applicant's representative testified that the proposed parking garage is close to 300 feet away and filed the Variation to ensure compliance with the regulations.

The PD Variation meets Land Development Code Section (LDC) 5.03.06.C.6(b) as the garage is close to meeting the requirement and therefore is in harmony with the intent of the standard and will not adversely impact the adjacent property owners.

- 4. The Planning Commission supports the request and found the modification meets the intent of the East Lake-Orient Park Community Plan and is consistent with the Comprehensive Plan.
- 5. The subject property is primarily surrounded by property zoned Planned Development and developed with a mix of residential and office land uses.
- 6. No testimony in opposition was provided at the Zoning Hearing Master hearing.
- 7. According to the County transportation review section agency comments, the development of an 1,800-space parking facility instead of the approved 97 multi-family dwelling units results in a decrease of 284 average daily vehicular trips.
- 8. The maximum height of the proposed parking garage (50 feet) is the same as the approved multi-family maximum building height.
- 9. The proposed modification is compatible with the surrounding development pattern and consistent with the Comprehensive Plan and Land Development Code.

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

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

CONCLUSIONS OF LAW

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

SUMMARY

The Major Modification is requested to replace the approved 97 multi-family dwelling units with an 1,800-space parking facility for the existing JP Morgan Chase office complex. The proposed zoning conditions limit the maximum height to 50 feet which is the same height as the approved multi-family development. The parking garage is prohibited by the zoning conditions from being used as a commercial parking garage. No waivers are requested.

A PD Variation is requested to the Land Development Code requirement that offsite parking be within 300 feet walking distance to the public entrance of the structure it will serve. The applicant's representative testified that the proposed parking garage is close to 300 feet away and filed the Variation to ensure compliance with the regulations. The PD Variation meets Land Development Code Section (LDC) 5.03.06.C.6(b) as the garage is close to meeting the requirement and therefore is in harmony with the intent of the standard and will not adversely impact the adjacent property owners.

The Planning Commission supports the request and found the modification consistent with the East Lake-Orient Park Community Plan and the Comprehensive Plan.

No testimony in opposition was provided at the Zoning Hearing Master hearing.

According to the County transportation review section agency comments, the development of an 1,800-space parking facility instead of the approved 97 multifamily dwelling units results in a decrease of 284 average daily vehicular trips.

The maximum height of the proposed parking garage (50 feet) is the same as the approved multi-family maximum building height.

The proposed modification is compatible with the surrounding development pattern and consistent with the Comprehensive Plan and Land Development Code.

RECOMMENDATION

Based on the foregoing, this recommendation is for **APPROVAL** of the Major Modification to Planned Development 21-0560 as indicated by the Findings of Fact and Conclusions of Law stated above subject to the zoning conditions prepared by the Development Services Department.

October 4, 2025

Susan M. Finch, AICP Land Use Hearing Officer

Sum M. Fine

Date



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: September 4, 2025 Report Prepared: September 15, 2025	Case Number: MM 25-0920 Folio(s): 65140.0000 General Location: West of Interstate 75, north of Bryan Road, and east of Falkenburg Road	
Comprehensive Plan Finding	CONSISTENT	
Adopted Future Land Use	Urban Mixed Use-20 (20 du/ga; 1.0 FAR)	
Service Area	Urban	
Community Plan(s)	East Lake-Orient Park	
Rezoning Request	Major Modification of Planned Development (PD- 21-0560) to develop a parking deck facility with up to 1,800 parking spaces	
Parcel Size	+/- 4.91 acres	
Street Functional Classification	Interstate-75 – State Principal Arterial Bryan Road – Local Falkenburg Road – County Arterial	
Commercial Locational Criteria	Not applicable	
Evacuation Area	None	

	Table 1: COMPARISON	OF SURROUNDING I	PROPERTIES
Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Urban Mixed Use-20	PD	Vacant
North	Urban Mixed Use-20	PD	Multi-Family
South	Urban Mixed Use-20	PD	Light Commercial
East	Urban Mixed Use-20	PD	Light Commercial
West	Urban Mixed Use-20	PD + RSC-6	Single-Family

Staff Analysis of Goals, Objectives and Policies:

The ± 4.91-acre subject site is located west of Interstate-75, north of Bryan Road, and east of Falkenburg Road. The site is in the Urban Service Area (USA) and within the limits of the East Lake-Orient Park Community Plan. The subject site has a Future Land Use (FLU) designation of Urban Mixed Use-20 (UMU-20). The applicant is requesting a Major Modification (MM) to Planned Development PD-21-0560 add an 1,800-space parking facility with a maximum height of 50 feet.

The site is in the Urban Service Area where, according to Objective 1.1 of the Future Land Use Section (FLUS), 80 percent of the county's growth is to be directed. Policy 3.1.3 requires all new developments to be compatible with the surrounding area, noting that "compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development." The area surrounding the subject site consists predominantly of light commercial, single-family and multifamily residential. The parcel that is being modified is adjacent to existing light commercial uses to the east and south, with single-family residential properties located to the west and multi-family to the north. The applicant will provide a 20-foot setback with a "type B" landscape buffer to the west and a 10-foot setback with a "type A" buffer to the north. The proposal to develop a parking facility meets the intent of FLUS Objective 1.1 and Policy 3.1.3.

Per Objective 2.2, Future Land Use categories outline the maximum level of intensity or density, and range of permitted land uses allowed in each category. Table 2.2 contains a description of the character and

intent permitted in each of the Future Land Use categories. The site is in the Urban Mixed Use-20 (UMU-20) Future Land Use category. UMU-20 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. This Future Land Use category allows a residential density of up to 20 dwelling units per gross acre and a maximum Floor Area Ratio (FAR) of 1.0. The FAR associated with this request remains within the maximum threshold. The maximum Floor Area Ratio (FAR) permitted within the UMU-20 Future Land Use category is 1.00. Given that the site is 4.91 acres, the maximum allowable square feet that may be considered for this site would be 213,879 square feet (4.91 ac x 43,560 square feet = 213,879 square feet x 1.00 FAR = 213,879 square feet). The collective total square footage of all allowable uses on the site is 149,063 square feet, which is well within the permitted development threshold for this property. The proposed use is consistent with the allowable uses within this category and aligns with Objective 2.2 and its associated policies.

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 meets the intent of FLUS Objective 4.4 and FLUS Policy 4.4.1 that require new development to be compatible with the surrounding neighborhood. In this case, the surrounding land use pattern consists of a mix of light commercial, single-family residential, and multi-family uses. The parking deck facility will be contained within the JPMC Campus through the Surface Lot with existing access to Bryan Road and Highland Manor Drive. Additionally, no exterior roads will be directly accessed from the Ellen Avenue parcel, which is adjacent to residential uses. The applicant has dedicated a 20-foot building setback to the west with a type B buffer and a 10-foot building setback to the north with a type A buffer. The proposed parking structure will add an additional 1,800 parking spaces to support the campus operations. These design measures collectively enhance the compatibility of the use with the surrounding area and help to ensure a balanced transition between land uses. Therefore, the proposal is consistent with the policy direction under FLUS Objective 4.4.

The subject site is within the limits of the East Lake-Orient Park Community Plan. The vision of the Community Plan is to ensure that new developments do not adversely impact existing neighborhoods. The proposal ensures that access to the parking facility will remain within the existing business campus with no access from Ellen Avenue, a local road adjacent to single family residential. The community plans economic goal also states that it wishes to protect existing industrial uses. The proposal meets the intent of the vision of the Community Plan.

Overall, staff finds that the proposed use is an allowable use in the UMU-20 Future Land Use category, meets the intent of the East Lake-Orient Park Community Plan, and is compatible with the existing development pattern found within the surrounding area. The proposed Major Modification (MM) 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 Major Modification **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*, subject to the conditions proposed by the Development Services Department.

Staff Identified Goals, Objectives and Policies of the *Unincorporated Hillsborough County Comprehensive Plan* Related to the Request:

FUTURE LAND USE SECTION

Urban Service Area

Objective 1.1: Direct at least 80% of new population growth into the USA and adopted Urban expansion areas through 2045. Building permit activity and other similar measures will be used to evaluate this objective.

Relationship to the Future Land Use Map

Goal 2: Ensure that the character, compatibility and location of land uses optimize the combined potential for economic benefit, fiscal sustainability, protection of natural resources and maintaining viable agriculture. Ensure density and intensities are maintained through the Future Land Use Map.

Objective 2.1: The Future Land Use Map is a regulatory tool governing the pattern of development in unincorporated Hillsborough County through the year 2045.

Policy 2.1.1: The Future Land Use Map shall identify Future Land Use categories, summarized in Table 2.2 and further described in Appendix A, that establish permitted land uses and maximum densities and intensities.

Future Land Use Categories

Objective 2.2: The Future Land Use Map (FLUM) Shall identify Land Use Categories, summarized in table 2.2 of the Future Land Use Element.

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.

Compatibility

Objective 3.1:

New developments should recognize the existing community and be designed in a way that is compatible (as defined in FLUE Policy 3.1.3) with the established character of the surrounding neighborhood.

Policy 3.1.1: Restrict incompatible land uses to protect established and planned neighborhoods and communities by utilizing planning principles that limit commercial development in residential Future Land Use categories. Commercial and mixed-use in residential Future Land Use categories shall be limited to

neighborhood serving guided by the commercial locational criteria in Objective 4.7.

Policy 3.1.2: Gradual transitions of intensities and densities between different land uses shall be provided for as new development is proposed and approved through the use of professional site planning, buffering and screening techniques and control of specific land uses. Screening and buffering used to separate new development from the existing, lower-density community should be designed in a style compatible with the community and allow pedestrian penetration. In rural areas, perimeter walls are discouraged and buffering with berms and landscaping are strongly encouraged.

Policy 3.1.3: Any density increase shall be compatible with existing, proposed or planned surrounding development. 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.

Development

Objective 4.1:

Efficiently utilize land to optimize economic benefits while ensuring a choice of living environments and protecting natural resources.

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.

4.1.6: 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 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.

Neighborhood/Community Development

Objective 4.4: Neighborhood Protection – Enhance and preserve existing neighborhoods and communities. Design neighborhoods which are related to the predominant character of their surroundings.

Policy 4.4.1: Any density or intensity increases shall be compatible with existing, proposed or planned surrounding development. Development and redevelopment shall be integrated with the adjacent land uses through:

- a) the creation of like uses; and
- b) creation of complementary uses; and

- c) mitigation of adverse impacts; and
- d) transportation/pedestrian connections; and
- e) Gradual transitions of intensity

LIVABLE COMMUNITIES ELEMENT: East Lake-Orient Park

Vision:

New development in our communities does not adversely impact the existing neighborhoods. Residents are actively involved in the development decision making process. Developers meet with community representatives in advance of land use decisions. Commercial activities are compatible with and designed to serve the community.

Economic Development:

• Existing industrial uses and employment should be preserved and protected.

HILLSBOROUGH COUNTY

FUTURE LAND USE RZ MM 25-0920

CONTINUED

Tampa Service Area Urban Service Area

Linda PI

PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR) AGRICULTURAL/MINING-1/20 (.25 FAR)

AGRICULTURAL/RURAL-1/5 (.25 FAR) AGRICULTURAL-1/10 (.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-12 (.35 FAR) RESIDENTIAL-9 (.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)

REGIONAL MIXED USE-35 (2.0 FAR) URBAN MIXED USE-20 (1.0 FAR)

INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR) RESEARCH CORPORATE PARK (1.0 FAR) OFFICE COMMERCIAL-20 (.75 FAR)

ENERGY INDUSTRIAL PARK (50 FAR USES OTHER THAN RETAIL, 25 FAR RETAIL/COMMERCE) LIGHT INDUSTRIAL PLANNED (.75 FAR)

HEAVY INDUSTRIAL (.75 FAR) LIGHT INDUSTRIAL (.75 FAR)

WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR) NATURAL PRESERVATION CITRUS PARK VILLAGE

1,380 920

Map Printed from Rezoning System: 6/11/2025

GENERAL SITE PLAN FOR CERTIFICATION



DEVELOPMENT SERVICES

PO Box 1110, Tampa, FL 33601-1110 (813) 272-5600

HILLSBOROUGH COUNTY DEVELOPMENT SERVICES DEPARTMENT

GENERAL SITE PLAN REVIEW/CERTIFICATION

BOARD OF COUNTY COMMISSIONERS

Chris Boles
Donna Cameron Cepeda
Harry Cohen
Ken Hagan
Christine Miller
Gwendolyn "Gwen" Myers
Joshua Wostal

COUNTY ADMINISTRATOR

Bonnie M. Wise

COUNTY ATTORNEY

Christine M. Beck

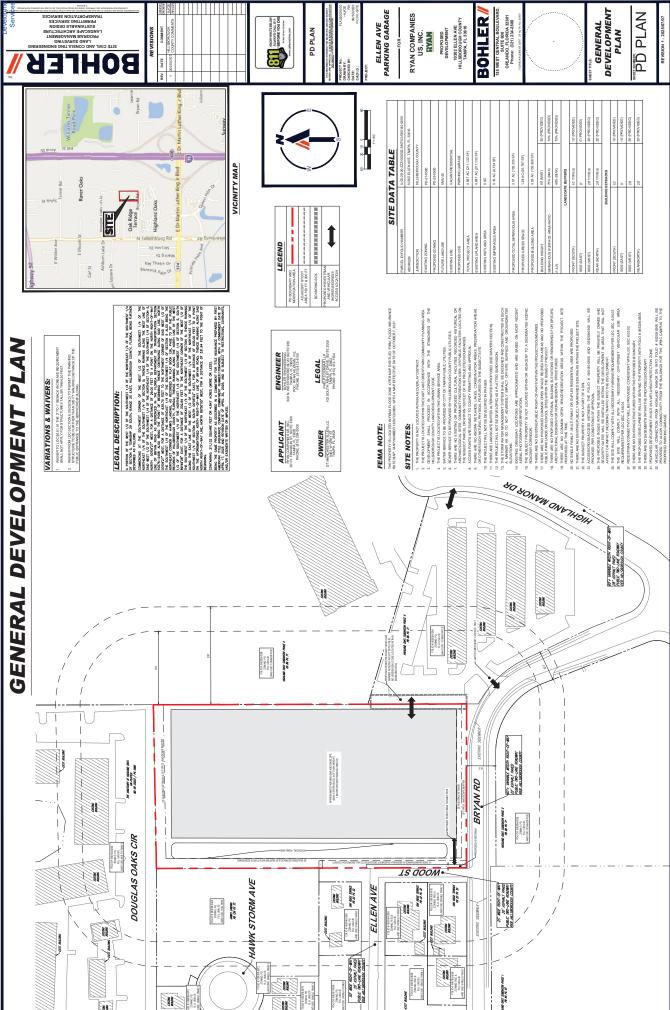
COUNTY INTERNAL AUDITOR

Melinda Jenzarli

DEPUTY COUNTY ADMINISTRATOR

Gregory S. Horwedel

Project Name: Ellen Ave Park	king Garage
Zoning File: RZ-PD 21-0560	Modification: MM 25-0920
Atlas Page: None	Submitted: 10/09/25
To Planner for Review: 10/09/25	Date Due: ASAP
Contact Person: Bohler, LLC dba Bohler PLACES, LLC	Phone: 813-812-4100/fl-permits@bohlereng.com
Right-Of-Way or Land Required for I Dedication for easements is required	Dedication: Yes ✓ No
The Development Services Departm	ent HAS NO OBJECTION to this General Site Plan.
The Development Services Departm Site Plan for the following reasons:	ent RECOMMENDS DISAPPROVAL of this General
Reviewed by: Sam Ball	Date: 10/14/25
Date Agent/Owner notified of Disapp	roval:



Received stober 09, 2

AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department		DATE: 09/08/2025
REVIEWER: Jessica Kowal, MPA, Principal Planner		AGENCY/DEPT: Transportation
PLANNING AREA: EL		PETITION NO: MM 25-0920
	This agency has no comments.	
This agency has no objection.		
X	This agency has no objection, subject to the listed or attached cor	aditions.
	This agency objects for the reasons set forth below.	

CONDITIONS OF APPROVAL

All other transportation related conditions shall carry forward unless otherwise noted or modified below.

Revised Conditions

- 6. The project shall be <u>served by and limited to one accessed Vvehicular and pedestrian</u> access <u>connection to Highland Manor Drive through adjacent Folio 65208.0306</u> shall be <u>from Bryan Avenue</u>.
- 7. Developer shall construct a new sidewalk eight feet from the eastern edge of pavement of the segment of Ellen Ave running north from its intersection with Bryan Road until it turns westward as depicted on the site plan. Developer shall provide at least 2' of clear area east of the sidewalk.

[Transportation Review Staff proposes deletion of this condition as it is duplicative. See condition 14, below.]

8. Developer shall grant Hillsborough County a maintenance easement fifteen feet (15') east from the boundary of Ellen Avenue.

[Transportation Review Staff proposes deletion of this condition as it is duplicative. See condition 14, below.]

10. Both Parking Area and Building Envelope "A" locations and dimensions are intended to minimize impacts to existing single-family development to the west. If in harmony with this intent, the Administrator may approve changes to the locations and dimensions of these envelopes pursuant to LDC §5.03.07(B)(1) (Jan. 27, 2021). Such changes may not result in changes to setbacks established in Condition #2.

[Transportation Review Staff proposes deletion of this condition as it is no longer applicable.]

11. Minimum parking requirements shall comply with the minimum standards of Land Development Code Section 6.05.02 (Jan. 27, 2021). If necessary, Developer may pursue deviations from minimum parking requirements as permitted by the Land Development Code.

[Transportation Review Staff proposes deletion of this condition as it is no longer applicable. Staff notes that the proposed parking is intended to serve uses within adjacent PD 24-0758. Parking rates for those uses will be controlled by the adjacent zoning district, regardless of any such parking being located within the subject PD.]

13. The developer shall construct a minimum 5-foot-wide sidewalk along its Ellen Ave-(a.k.a. Wood St) frontage as generally shown on the PD site plan. Additionally:

[Transportation Review Staff added the reference to Wood St to reflect what the Oak Ridge Terrace Plat (Plat Book 22 Page32) and the proposed PD site plan label the referenced roadway.]

- a. The sidewalk shall be located a minimum of 8-feet from the edge of the Ellen Rd. (a.k.a. Wood St) pavement;
- b. Prior to or concurrent with the initial increment of development, the developer shall dedicate and convey an easement, for public access and maintenance purposes, over the area between the existing property boundary and back of sidewalk. The width of the easement may vary based on the location of the edge of pavement; however, the easement area shall not be less than 135 feet in width. Such easement shall be approved by the Hillsborough County Department of Facilities Management and Real Estate Services; and,

[Transportation Review Staff notes that the correct easement width of 15 feet was noted in condition 8 above, therefore, this condition is being revised to provide the dimension noted in condition 8, above.]

- c. Notwithstanding anything herein these conditions to the contrary, no fences, walls, gates, poles, or vertical plantings (e.g. only grass and sod) shall be permitted within the western two (2) feet of the area labeled on the PD site plan as "5-foot Landscape Buffer PVC Fence".
- 14. <u>Vehicular and pedestrian access to the site shall be along the eastern property boundary.</u> The developer shall construct a pedestrian connection to Ellen Ave. in the location generally shown on the PD site plan. Such connection may be gated; however, such access shall be available for the daily use of project residents.
- 15. Prior to or concurrent with the initial increment of development, the developer shall dedicate and convey and easement, for public access and maintenance purposes, over any area where the existing sidewalk along the project's Bryan Rd. frontage encroaches within the subject property. Such easement shall be approved by Hillsborough County Department of Facilities Management and Real Estates Services.

New Conditions

• Consistent with the PD Variation approved as a part of MM 25-0920 and remaining applicable portions of LDC Sec. 6.05.02.D.2., parking for uses within Folios 65208.0306,

65208.0308, and 65208.0311 shall be permitted within Folio 65140.0000 (i.e. within the subject PD) regardless of whether such off-site parking is located such that the walking distance between the two is greater than 300 feet, as along as the developer provides a continuous, uninterrupted, safe, direct, attractive, lighted, and convenient pedestrian route(s) between the off-site parking and the building(s) being served, and provided such pedestrian route(s) are located wholly within the adjacent PD.

- The property owner shall record in the Official Records of Hillsborough County any parking or other easements necessary to permit the properties specified in Condition_____, above, to utilize the parking as minimum required parking.
- The proposed parking garage shall be limited to serving only uses within certain folios within the adjacent PD, specifically folios 65208.0306, 65208.0308, and 65208.0311. As such, the garage shall not be permitted to be used as a commercial parking garage (i.e. such facility may not be used for daily, monthly or other parking or storage for any uses outside of those specified parcels).

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a major modification to a +/- 4.85-acre parcel currently zoned Planned Development (PD) 21-0560 which permits a maximum development of 97 multi-family units. The PD modification request is to permit an 1,800-space parking garage that is intended to serve the existing JP Morgan Campus east of the subject site on Folios 65208.0306, 65208.0308, and 65208.0311. The approved PD permits one vehicular access to Bryan Road and this modification proposes to remove the approved Bryan Road access and provide access to Highland Manor Drive through the abutting parcel east of the subject site, which lies within adjacent approved PD 24-0758 as further described below. The abutting parcel to the east (Folio 65208.0306) has been developed for a 310-space surface parking lot that serves the existing JP Morgan Campus. This project proposes its sole vehicular access to Highland Manor Drive through the abutting surface lot on Folio 65208.0306.

Under a separate related request (PRS 25-0918), the applicant has submitted for a PD modification to the PD 96-0097, most recently modified by MM 24-0758 which is east of the subject parcel. The applicant is proposing to modify that existing PD to provide for a Shared Access Facility to accommodate access to the parking garage which is the subject of this request (25-0920).

Consistent with Sec. 6.2.1.C. of the Development Review Procedures Manual (DRPM), no traffic study was required to process this request. Staff notes that although access is being removed from the subject PD, and new access to the east added, such that sole access to the site will be through the adjacent PD (to Highland Manor Drive), this does not change overall trl patterns to/from the site (i.e. the area of the project in question will still be solely accessed via that facility, albeit in an alternate nearby location. As such, and given that no entitlements are being retained, staff determined that the traffic study would provide no usable information or benefit. Furthermore, staff notes that transportation impacts from development occurring within the adjacent PD (despite parking for such trips occurring within the subject PD) will be reviewed under that PD's existing development approvals and the LDC and TTM, as applicable.

Trip Generation Analysis

Staff has prepared 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 <u>Trip Generation Manual</u>, 11th Edition.

Approved Use:

Zoning, Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
PD, 97 Multi-Family Dwelling Units	284	29	22
(ITE LUC 221 – Multifamily Housing/Mid Rise)	204	29	22

Proposed Use:

Zoning, Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
PD, Parking Garage			
(No ITE LUC as the parking garage use does not			
generate trips, as noted above trips associated with uses	0	0	0
using the garage will be analyzed together with vertical			
development of those uses)			

Trip Generation Difference:

	24 Hour Two- Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	-284	-29	-22

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The subject property has frontage on Highland Manor Drive, Bryan Road, and Ellen Avenue (a.k.a. Wood Street).

<u>Highland Manor Drive</u> is a 2-lane, undivided, local urban roadway. The roadway is characterized by +/- 12-foot-wide lanes in average condition, no bike lanes, +/- 5-foot-wide sidewalks on both sides of the roadway within the vicinity of the proposed project and lies within a +/- 100-foot-wide right of way.

Bryan Road is a 2-lane, undivided, substandard local rural roadway. The roadway is characterized by +/- 11-foot-wide lanes in average condition, no bike lanes, +/- 5-foot-wide sidewalks on both sides of the roadway within the vicinity of the proposed project and lies within a +/- 50-foot-wide right of way.

<u>Ellen Avenue/Wood Street</u> is a 2-lane, undivided, substandard local rural roadway. The roadway is characterized by +/- 20-foot-wide pavement in average condition, no bike lanes or sidewalks on either side of the roadway within the vicinity of the proposed project and lies within a +/- 25-foot-wide right of way.

SITE ACCESS

The approved PD permits vehicular access to Bryan Road. This PD modification requests to remove that access connection and proposes its sole vehicular access to Highland Manor Drive through Folio 65208.0306 to the east.

Under separate request (PRS 25-0918), the applicant has submitted for a PD modification to MM 24-0758 which, if approved, will permit a full access driveway connection to Highland Manor Drive on the west side of the roadway before the cul-de-sac. That request also proposes a Shared Access Facility/Shared Access Driveway to facilitate vehicular access to the proposed parking garage on the subject parcel.

The full access connection to Highland Manor Drive (within the adjacent PD) will be a Shared Access Facility (SAF) with that PD and the subject PD. Such SAF will serve as the sole means of access to the parking garage which is the subject of this request, connecting the eastern property boundary with the proposed access connection to Highland Manor Drive.

PD VARIATION REQUEST – PARKING

The applicant has submitted a PD Variation from LDC Sec. 6.05.02.D.2.b. requesting relief from the 300-foot walking distance for off-site parking. The subject property is proposed to be developed as a parking garage to provide sufficient parking for the JP Morgan Campus while containing the parking and circulation within the campus. Staff notes that the remaining provisions of that section of the LDC remain in effect (i.e. the developer will have to provide a continuous, uninterrupted, safe, direct, attractive, lighted, and convenient pedestrian route(s) between the off-site parking and the building(s) being served. Staff notes that because the applicant did not propose such areas to cross existing public roadways, no evaluation of the safety of such external crossings occurred (which would be particularly important given the high number of vehicles and pedestrians that would use such facilities within the peak hours). As such, staff has included a condition requiring such continuous walkway to be wholly located within the subject PD.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Highland Manor Drive and this segment of Bryan Road are not regulated roadways and were not included in the 2024 Hillsborough County Level of Service (LOS) Report. As such, no LOS information for those roadways can be provided.

The roadway level of service provided for a segment of N Falkenburg Road (a nearby roadway) is for information purposes only.

	Gener	alized Level of Ser	vice	
Roadway From To LOS Hr. Standard Directional LOS				
N Falkenburg Road	Bryan Road	Hillsborough Avenue	D	С

Source: 2024 Hillsborough County Level of Service (LOS) Report

COMMISSION

Gwendolyn "Gwen" W. Myers Chair Harry Cohen Vice-Chair Chris Boles Donna Cameron Cepeda Ken Hagan Christine Miller Ioshua Wostal



DIRECTORS

Janet D. Lorton EXECUTIVE DIRECTOR
Elaine S. DeLeeuw ADMIN DIVISION
Sam Elrabi, P.E. WATER DIVISION
Diana M. Lee, P.E. AIR DIVISION
Michael Lynch WETLANDS DIVISION
Rick Muratti, Esq. LEGAL DEPT
Steffanie L. Wickham WASTE DIVISION

AGENCY COMMENT SHEET

REZONING		
HEARING DATE: 9/15/2025	COMMENT DATE: 7/1/2025	
PETITION NO.: 25-0920	PROPERTY ADDRESS: 10302 Ellen Ave, Tampa, FL 33610	
EPC REVIEWER: Melissa Yanez	FOLIO #: 0651400000	
CONTACT INFORMATION: (813) 627-2600 x 1360	STR: 05-29S-20E	
EMAIL: yanezm@epchc.org		
REQUESTED ZONING: Major Modification to PD		
FINDI	NGS	
WETLANDS PRESENT	NO	
SITE INSPECTION DATE	06/25/2025	
WETLAND LINE VALIDITY	NA	
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Site Visit	
The EPC Wetlands Division has reviewed the proposed re-		

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.

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.

EPC staff reviewed the above referenced parcel in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using aerial photography, soil surveys, site visit, and reviewing EPC files. Through this review, it appears that no wetlands or other surface waters exist within the proposed construction boundaries. Please be advised this wetland determination is informal and non-binding. A formal wetland delineation may be applied for by submitting a "WDR30 - Delineation Request Application". Once approved, the formal wetland delineation would be binding for five years.

My/cb ec:

todd.katz@jpmchase.com / chad.davis@phelps.com

AGENCY COMMENT SHEET

TO: Zoning/Code Administration, Development Services Department

FROM: **Reviewer**: Andria McMaugh **Date:** 07/02/2025

Agency: Natural Resources **Petition #:** 25-0920

- () This agency has **no comment**
- () This agency has **no objections**
- (X) This agency has **no objections**, subject to listed or attached conditions
- () This agency objects, based on the listed or attached issues.
- 1. 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. This statement should be identified as a condition of the rezoning.
- 2. 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.
- 3. 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.
- 4. 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.

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management DATE: 26 Jun. 2025			DATE: 26 Jun. 2025
REV	REVIEWER: Bernard W. Kaiser, Conservation and Environmental Lands Management		
APPI	LICANT: Chad Davis	PETITION NO:	MM 25-0920
LOC	ATION: 10302 Ellen Ave., Tampa, FL 33610		
FOL	IO NO: 65140.0000	SEC: <u>05</u> TWN:	29 RNG: 20
\boxtimes	This agency has no comments.		
	This agency has no objection.		
	This agency has no objection, subject to listed	d or attached condit	ions.
	This agency objects, based on the listed or at	tached conditions.	
COMN	MENTS:		

ENVIRONMENTAL SERVICES DIVISION



PO Box 1110 Tampa, FL 33601-1110

Agency Review Comment Sheet

NOTE: Wellhead Resource Protection Areas (WRPA), Potable Water Wellfield Protection Areas (PWWPA), and Surface Water Resource Protection Areas (SWRPA) reviews are based on the most current available data on the Hillsborough County maps, as set forth in Part 3.05.00 of the Land Development Code.

TO: Zoning Review, Development Services REQUEST DATE: 6/11/2025

REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 6/24/2025

PROPERTY OWNER: Dt Manchester Ellen, LLC **PID:** 25-0920

APPLICANT: JPMorgan Chase Bank, National Association

LOCATION: 10302 Ellen Ave. Tampa, FL 33610

FOLIO NO.: 65140.0000

AGENCY REVIEW COMMENTS:

At this time, according to the Hillsborough County BOCC approved maps adopted in the Comprehensive Plan, the site is not located within a Wellhead Resource Protection Area (WRPA) and/or Surface Water Resource Protection Area (SWRPA), as defined in Part 3.05.00 of the Hillsborough County Land Development Code (LDC).

At this time, according to the Florida Department of Environmental Protection well location information, the site is not located within 500-feet of non-transient non-community and/or community water system wells; therefore, the site is not located within a Potable Water Wellfield Protection Area (PWWPA).

At this time, Hillsborough County Environmental Services Division has no objection to the applicant's request as it relates to the County's wellhead and surface water protection regulations.

WATER RESOURCE SERVICES REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER

PETITION NO.: MM 25-0920				
	WATER			
	The property lies within the <u>City of Tampa</u> Water Service Area. The applicant should contact the provider to determine the availability of water service.			
	A inch water main exists (adjacent to the site), (approximately feet from the site) This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.			
	Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include and will need to be completed by the prior to issuance of any building permits that will create additional demand on the system.			
	WASTEWATER			
	The property lies within the Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.			
	A <u>6</u> inch wastewater forcemain exists \boxtimes (approximately <u>1,200</u> feet from the project site), \square (adjacent to the site) <u>and is located west of the subject property within the east Right-of-Way of North Falkenburg Road</u> . This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.			
	Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include and will need to be completed by the prior to issuance of any building permits that will create additional demand on the system.			
COMN	MENTS: The subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's wastewater system and the City of Tampa's water system. The subject area is located within the Hillsborough County Wastewater Service Area and will be served by the Falkenburg Wastewater Treatment Plant. If all of the development commitments for the referenced facility are added together, they would exceed the existing reserve capacity of the facility. However, there is a plan in place to address the capacity prior to all of the existing commitments connecting and sending flow to the referenced facility. As such, an individual permit will be required based on the following language noted on the permits: The referenced facility currently does not have, but will have prior to placing the proposed project into operation, adequate reserve capacity to accept the flow from this project.			



AGENCY REVIEW COMMENT SHEET

NOTE: THIS IS ONLY FOR ESTIMATE PURPOSES, BASED ON THE FEES AT THE TIME THE REVIEW WAS MADE. ACTUAL FEES WILL BE ASSESSED BASED ON PERMIT APPLICATIONS RECEIVED AND BASED ON THE FEE SCHEDULE AT THE TIME OF BUILDING PERMIT APPLICATION.

TO: Zoning Review, Development Services DATE: 09/15/2025

REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: JP Morgan Chase Bank, National Association **PETITION NO:** 25-0920

LOCATION: 10302 Ellen Ave

FOLIO NO: 65140.0000

Estimated Fees:

N/A

See below

Project Summary/Description:

Accessory use to adjacent office campus use - exclusive parking facility - no additional impact

VERBATIM TRANSCRIPT

HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

IN RE:

ZONING HEARING OFFICER HEARINGS

ZONING HEARING OFFICER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: Susan Finch

Zoning Hearing Master

DATE: Monday, September 15, 2025

TIME: Commencing at 6:00 p.m.

Concluding at 7:50 p.m.

LOCATION: Hillsborough County BOCC -

Development Services Dept. (LUHO, ZHM, Phosphate) -Second Floor Boardroom 601 East Kennedy Boulevard

Tampa, Florida 33601

Reported by: Diane DeMarsh, AAERT No. 1654 Notary Public for the State of Florida MS. HEINRICH: Our next application is Item D.5, Major Mod 25-0920. The applicant is requesting a Major Modification of PD 21-0560. Sam Ball with Development Services will present staff findings after the applicant's presentation.

HEARING MASTER: Good evening.

MR. DAVIS: Good evening, Madam Hearing Officer. My name is Charles Davis, 100 South Ashley Drive with the law firm of Phelps Dunbar, on behalf of the applicant, JPMorgan Chase Bank, National Association. I'm here with our team from JPMorgan Chase, Ryan Companies, and Bohler Engineering.

We are excited that JPMorgan Chase is further investing in and committing to Hillsborough County by improving its existing office campus through the proposed construction of a parking deck facility on this property, which is currently vacant and is surrounded by a corporate office campus to the east and south, which is in its own Planned Development, as well as residential family properties to the north and west.

This parking deck will solely serve the adjacent

JPMorgan Chase office campus, with a maximum of 1,800 parking

spaces within the already permitted 50-foot height maximum.

This application, again, seeks to modify the existing Planned

Development that currently provides for 97 multi-family units at

a maximum height, again, of 50 feet, in order to permit this

desired parking garage. So this is the currently approved site

plan, and this is the proposed one.

Susan Finch, Zoning Hearing Master CORRECTED September 15, 2025

The applicant requests one variation as to the 300foot off-site parking requirement, to which the County staff has
no objections. The applicant's Minor Modification, PRS 25-0918,
was approved by the County Commission on the 10th of this month,
which modified the existing Planned Development for the office
campus to enable traffic ingress and egress for this parking
facility to be solely contained within the JPMorgan Chase office
campus.

So as you can see here, we have the parking deck facility that goes through the applicant's surface lot parking space and exits onto Highland Manor Drive. Whereas, before the currently approved development for the multi-family property exited onto Bryan Road. So this will enable traffic flows to the parking deck to be managed, like I said, internally through the office campus, rather than through the existing neighborhood, with the caveat that there will be a gated emergency access only entrance from the surface lot parcel to Bryan Road.

We are glad to have staff's full support here, in terms of consistency and recommended approval, and we appreciate their hard work on this project. Therefore, we respectfully request your approval, and are happy to answer any questions.

HEARING MASTER: Just a quick one. Just so I understand the Planned Development variation that you're asking for.

1 MR. DAVIS: Yes. HEARING MASTER: It looks from the wording of it that 2 you might be close -- well, let me ask. It's a requirement that 3 4 the parking be within 300 feet of the entrance of the structure. 5 That's a Code requirement you're asking? MR. DAVIS: Yes. Yes, Madam Hearing Officer 6 HEARING MASTER: And so if you know, approximately, 8 how far is this away? MR. DAVIS: It's close. It's in some measurements 9 10 that we've seen, it's within 300 feet, but it's just -- it's close enough that we didn't want -- we wanted to submit that in 11 abundance of caution. 12 13 HEARING MASTER: I appreciate that. All right. 14 was my only question. Thank you so much. 15 MR. DAVIS: Thank you. 16 HEARING MASTER: Development Services. Good evening. 17 MR. BALL: Good evening. Sam Ball with Hillsborough 18 County Development Services. 19 The applicant is requesting a Major Modification to PD 20 21-560 to allow a 4.9-acre of property located along the north 21 side of Bryan Road to be developed as a four-story parking 22 facility of up to 1,800 spaces. The proposed modifications also 23 include a new shared access connection to the adjoining property 2.4 to the east, removing the Ellen Avenue and Bryan Road vehicular 25 access points, and including a pedestrian access point along

Ellen Avenue.

The Planned Development was originally approved in 2021 to allow a multi-family development with up to 97 dwellings. PRS 25-918 was approved on September 9th to allow for shared access between the property to the -- the subject property and property to the east as they are -- as long as they're developed for light uses, that shared access would be required.

The applicant requested a variation to parking, which would allow the spaces in the parking garage to be used to meet parking requirements of any future development on the adjoining office campus to the south and east. Because of this, direct access from the proposed parking facility to the office campus and the developer's commitment to provide continuous, uninterrupted, safe, direct and attractive lighted and convenient pedestrian routes between the offsite parking and the buildings to be served, staff has no objection to the variation. Other uses in the immediate area include multi-family residential to the north, and single-family to the west.

If this modification is approved, (indiscernible) the proposed facility be separated from the residential properties to the west by more than 280 feet, which would also include two stormwater facilities and 20 feet of -- a 20-foot buffer with type B screen. The southern half of the development would be separated from the nearest single-family properties to the west

Susan Finch, Zoning Hearing Master CORRECTED September 15, 2025

by approximately 85 feet, and would also include a stormwater facility, a 20-foot buffer with type B screening. And the adjoining Ellen Avenue right-of-way would be between the development and the residential properties.

2.4

The proposed 50-foot maximum height of the parking facility is the same maximum height permitted for the multifamily development, but the existing building envelope would be shifted east approximately 60 feet further away from the singlefamily properties. Additionally, the use of the garage would be limited to the office campus operations.

Staff finds that based on the nature of the parking facilities that serve office uses, and the proposed development plan, that the proposed modification would change the use from multi-family to an off-site parking facility will have minimal impact on the general area. Based on these findings, staff finds the proposed modification compatible with the zoning development pattern in the area, and recommends approval, subject to conditions. That concludes my presentation if you have any questions.

HEARING MASTER: None at this time. Thank you so much.

Planning Commission.

MR. ROYAL: Thank you. Tyrek Royal, Planning Commission staff.

The site is in the Urban Service Area where, according

to Objective 1.1 of the Future Land Use Section, 80 percent of the County's growth is to be directed. Policy 3.1.3 requires all new developments to be compatible with the surrounding area. The area surrounding the subject site consists of predominantly light commercial, single-family, and multi-family residential. The parcel that is being modified is adjacent to existing light commercial uses to the east and south, with single-family residential properties located to the west, and multi-family to the north.

The applicant will provide a 20-foot setback with a type B landscape buffer to the west, and a 10-foot setback with a type A buffer to the north. The proposal to develop a parking facility meets the intent of FLUS Objective 1.1 and Policy 3.1.3. The site is in the Urban Mixed-Use-20 Future Land Use Category. The UMU-20 allows for consideration of agricultural, residential, commercial, office, business park, research corporate park, light industrial, multi-purpose, and/or mixed-use projects.

The maximum Floor Area Ratio permitted within the UMU-20 Future Land Use category is 1. Given that the site is 4.91 acres, the maximum allowable square feet that may be considered for this site would be approximately 213,000 square feet. The collective total square footage of allowable uses on the site is approximately 149,000 square feet, which is well within the permitted development threshold for this property. The proposed

Susan Finch, Zoning Hearing Master CORRECTED September 15, 2025

use is consistent with the allowable uses within the category, 1 and aligns with the Objective 2.2 and its associated policies. 2 The site is within the limits of the East Lake-Orient 3 Park Community Plan. The vision of the Community Plan is to 4 ensure that all new developments do not adversely impact the existing neighborhoods. The proposal ensures that access to the 6 parking facility will remain within the existing business campus, with no access from Ellen Avenue, and a local road 8 9 adjacent to single-family residential. Community Plan's 10 economic goal also states that it wishes to protect existing 11 industrial uses. The proposal meets the intent and the vision 12 of the Community Plan. Based on these considerations, Planning Commission 13 14 staff finds that the proposed Major Modification is consistent 15 with the Unincorporated Hillsborough County Comprehensive Plan. 16 Thank you. 17 HEARING MASTER: Thank you. Appreciate it. 18 Is there anyone in the room or online who would like 19 to speak in support? Anyone in favor? No one. 20 Anyone in opposition to this request? 21 All right. Ms. Heinrich, anything? 22 MS. HEINRICH: Nothing more. 23 HEARING MASTER: All right. Sir, you have the last 2.4 word, if you'd like it. 25 MR. DAVIS: Nothing further. Thank you for your time.

Susan Finch, Zoning Hearing Master CORRECTED September 15, 2025

1	HEARING MASTER: Thank you. I appreciate it.
2	And with that, we'll close Major Modification 25-0920,
3	and go to the last case.
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	
21	
22	
23	
24	
25	

EXHIBITS SUBMITTED DURING THE ZHM HEARING

NONE

PARTY OF RECORD

NONE