

Rezoning Application: PD 26-0555 Rev

Zoning Hearing Master Date: May 26, 2026

BOCC Land Use Meeting Date: July 21, 2026



**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

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

FLU Category: UMU-20
RES-9

Service Area: Tampa

Site Acreage: Approximately 53.66 acres

Community
Plan Area: Brandon

Overlay: None



Introduction Summary:

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

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

*number represents a pre-development approximation

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

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Case Reviewer: Tim Lampkin, AICP

Additional Information:

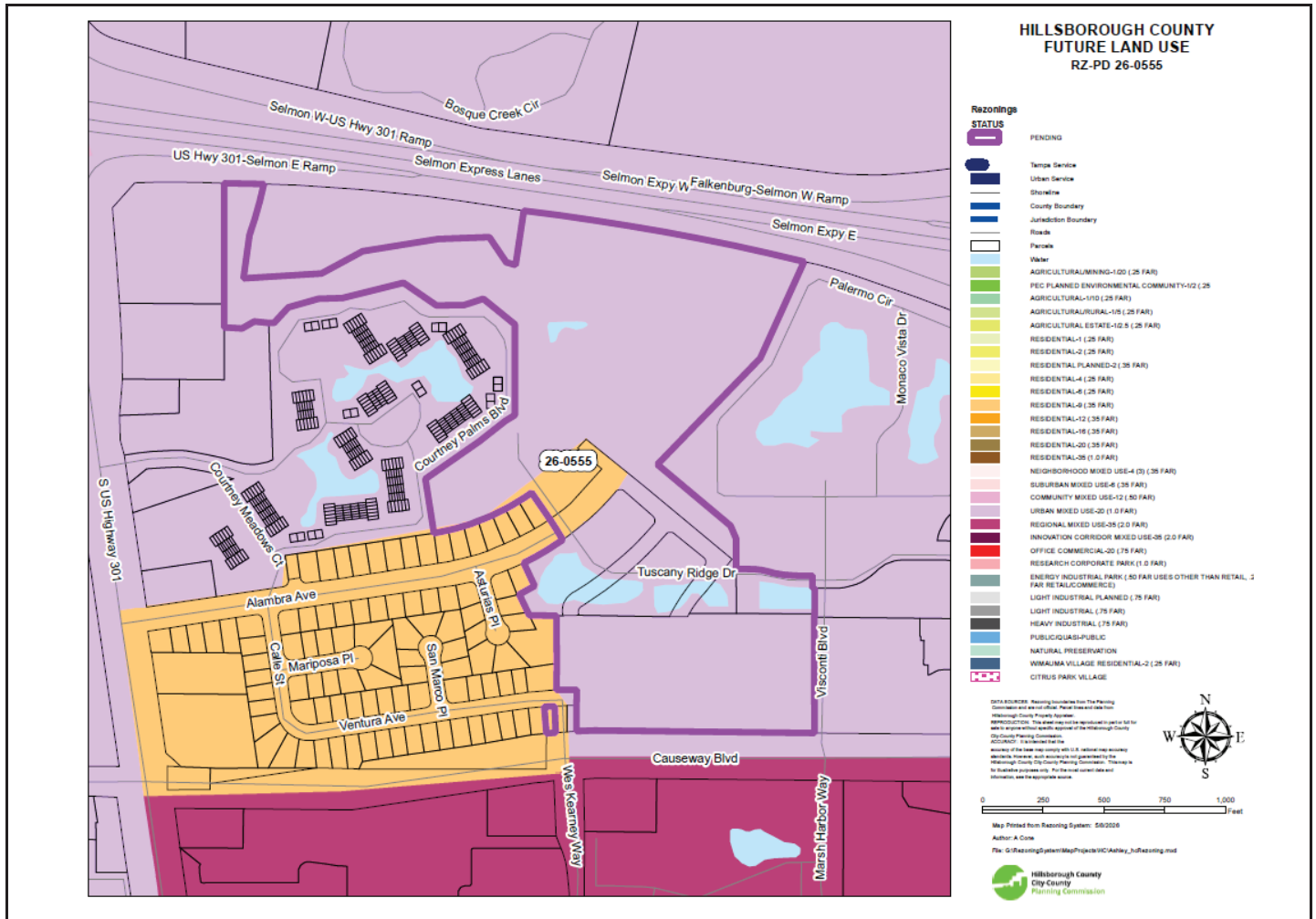
PD Variation(s)	LDC Part 6.06.00 (Landscaping/Buffering)
Waiver(s) to the Land Development Code	None requested as part of this application.

Planning Commission Recommendation:
CONSISTENT

Development Services Recommendation:
APPROVABLE, Subject to Conditions.

2.0 LAND USE MAP SET AND SUMMARY DATA

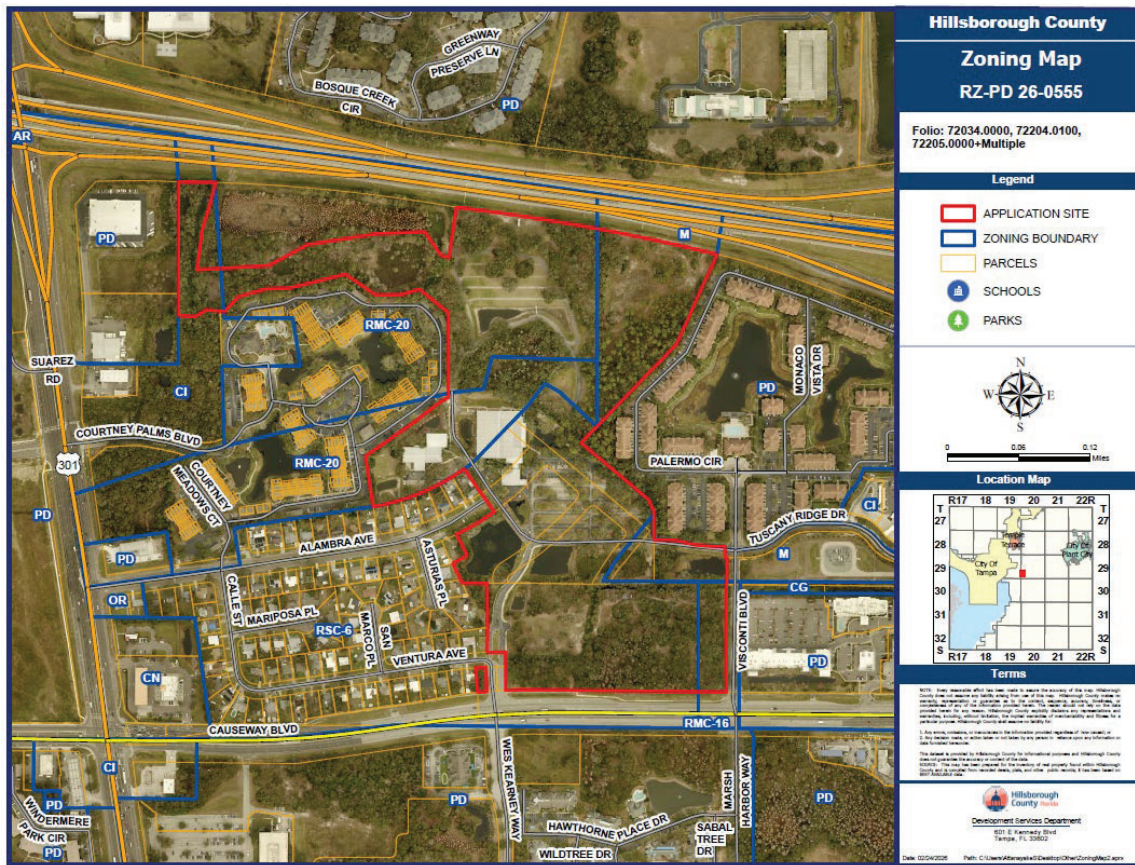
2.2 Future Land Use Map



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

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Adjacent Zonings and Uses

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

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Causeway Blvd.	County Arterial - Urban	6 Lanes ☐ Substandard Road ☒ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other
Falkenburg Rd.	County Arterial - Urban	4 Lanes ☐ Substandard Road ☒ Sufficient ROW Width	☐ Corridor Preservation Plan ☒ Site Access Improvements ☐ Substandard Road Improvements ☐ Other
Ventura Ave.	County Local - Urban	2 Lanes ☐ Substandard Road ☒ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other

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

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

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

Design Exception/Administrative Variance ☐ Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Parcel "A" Project Drive/Max. Driveway Length	Administrative Variance Requested	Approvable
Notes:		

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

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

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Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission ☐ Meets Locational Criteria ☒ N/A ☐ Locational Criteria Waiver Requested ☒ Minimum Density Met ☐ N/A	☒ Yes ☐ No	☐ Inconsistent ☒ Consistent	☐ Yes ☒ No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

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

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

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

Variations

LDC Section 6.06.06 Buffering and Screening

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

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

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

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

5.2 Recommendation

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

Requirements for Certification:

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

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

6.0 PROPOSED CONDITIONS

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

1. Development of the project shall be in general conformance with the May 4, 2026, site plan.
2. Parcel A shall be located on the 26.58-acre area shown on the site plan for multi-family uses including garages, carports, trash and maintenance buildings, pools, and any other ancillary buildings required to support the proposed use including leasing office, clubhouse, pool and amenity area.
 - a) Parcel A, Multi-Family Development standards shall be as follows:

• Maximum Number of Units:	325 units
• Minimum Setback (Selmon Expressway):	25 feet
• Minimum Setback (Tuscany Ridge Dr.):	10 feet
• Minimum Setback (East/West):	10 feet
• Maximum Impervious:	80 percent
• Maximum Building Coverage:	40 percent
• Maximum Height:	60 feet/4 stories*

*Building setbacks shall be subject to the 2:1 additional setback requirement.
 - b) Buffering and screening between uses shall be provided in accordance with the requirements of the Land Development Code (LDC) Section 6.06.06, as shown on the Site Plan, except for the following:
 - No internal buffers shall be required between Parcel A and Parcel B.
 - A 6-foot high PVC or solid wood fence or masonry wall shall be provided along Lee Roy Selmon Expressway located on Parcel A.
3. Parcel B shall be located on the 27.08-acre area shown on the site plan for Church and accessory uses including church parking.
 - a) Parcel B, Church and Accessory Uses, Development standards shall be as follows:

• Maximum Intensity:	71,790-sf Church 19,400-sf Accessory Structures
• Maximum Church Capacity:	1,680 seats
• Maximum Parking:	643 spaces (existing)
• Maximum FAR:	<u>0.9-0.09</u>
• Minimum Setback (West):	10 feet
• Minimum Setback (East/West):	10 feet
• Front Setback (Causeway Blvd.):	100 feet
• Maximum Impervious:	80 percent
• Maximum Building Coverage:	40 percent
• Maximum Height:	50 feet

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

- The existing 8-foot masonry wall, as shown on the site plan, shall be retained along the western boundary and the 10-foot-wide buffer with Type "A" screening shall be maintained adjacent to Single-Family development.

4. The project shall be permitted access as follows:
 - a. One full access connection to Ventura Ave.,
 - b. One full access connection to Causeway Blvd via Visconti Blvd, an unplatted private drive, and
 - c. One full access connection to Falkenburg Rd via Tuscany Ridge Dr, an unplatted private drive.
5. Access to Parcel "A" multi-family residential development shall be provided for as follows:
 - a. One gated access to on-site, unplatted private drive identified as "Tuscany Ridge". The access drive shall be designed with minimum 24-foot-wide drive aisles, a sidewalk on one side, and a turnaround area meeting TD-standards. The exact location of the gated entry shall be determined at the time of subdivision/site development and shall be consistent with County Transportation Technical Manual, TD-9, Gated Entry Standards.
 - b. One gated emergency access and separate pedestrian access.
 - c. Notwithstanding anything shown on the PD site plan or herein conditions of approval to the contrary, additional pedestrian connectivity between Parcel "A" and Parcel "B" may be permitted.
6. The following access improvements shall be constructed with the initial increment of development of Parcel "A" multi-family residential development:
 - a. A southbound right turn lane shall be constructed at Falkenburg Rd. and Tuscany Ridge Dr.
 - b. Internal sidewalk connections shall be constructed between the Parcel "A" access, the existing sidewalk at Tuscany Ridge Dr. and Ventura Ave., and the intersection of Tuscany Ridge Dr. and Visconti Blvd., as generally shown on the PD site plan. The exact alignment along Tuscany Ridge Dr. between the Parcel "A" and Visconti Blvd. shall be determined at the time of subdivision/site development. Boardwalks may be permitted as an alternative to sidewalks along existing stormwater pond/conservation area.
7. If PD 26-0555 is approved, the County Engineer will approve an administrative variance (dated May 14, 2026), which was found approvable on April 29, 2026, for relief from LDC, Sec. 6.04.04.A.3 maximum driveway length for residential developments. Approval of this Administrative Variance will allow a maximum driveway length of +/-650 feet for the Parcel "A" multi-family residential development.
8. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, sidewalks along project frontages and internal pedestrian connectivity between each development parcel, primary building entrances, parking areas, amenity areas and project site arrival points shall be provided consistent with LDC, Section 6.03.02.
9. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
10. All construction ingress and egress shall be limited to the proposed vehicular access connections shown on the PD site plan. The developer shall include a note in each site/construction plan submittal which indicates same.
11. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.

12. A Conservation Easement as recorded in Official Records Book 110, Page 59, Hillsborough County Official Records, is dedicated over onsite Wetland Conservation Areas identified on the plat. These areas shall be retained in a natural unaltered state. Filling, grubbing, clearing, and sodding is prohibited except for the removal of nuisance/exotic vegetation or enhancement through native plantings, as specifically approved by the Hillsborough County Environmental Protection Commission.
13. The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
14. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
15. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.
16. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. Every effort must be made to avoid the removal of and design the site around these trees. The site plan may be modified from the Certified Site Plan to avoid tree removal.
17. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the condition of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas.
18. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
19. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
20. In cases where the approved certified General Site Plan graphic and/or notes are in conflict with specifically approved zoning conditions, the more restrictive requirement shall prevail. Where there are conflicts between the General Site Plan graphics or list of conditions and non-district related regulations in the LDC, the most restrictive requirement shall prevail unless a variance has been requested by the applicant and approved with the appropriate findings by the Board of County Commissioners, as provided by Section 5.03.06.C.6.
21. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is

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

Zoning Administrator Sign Off:

J. Brian Grady

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

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

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

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

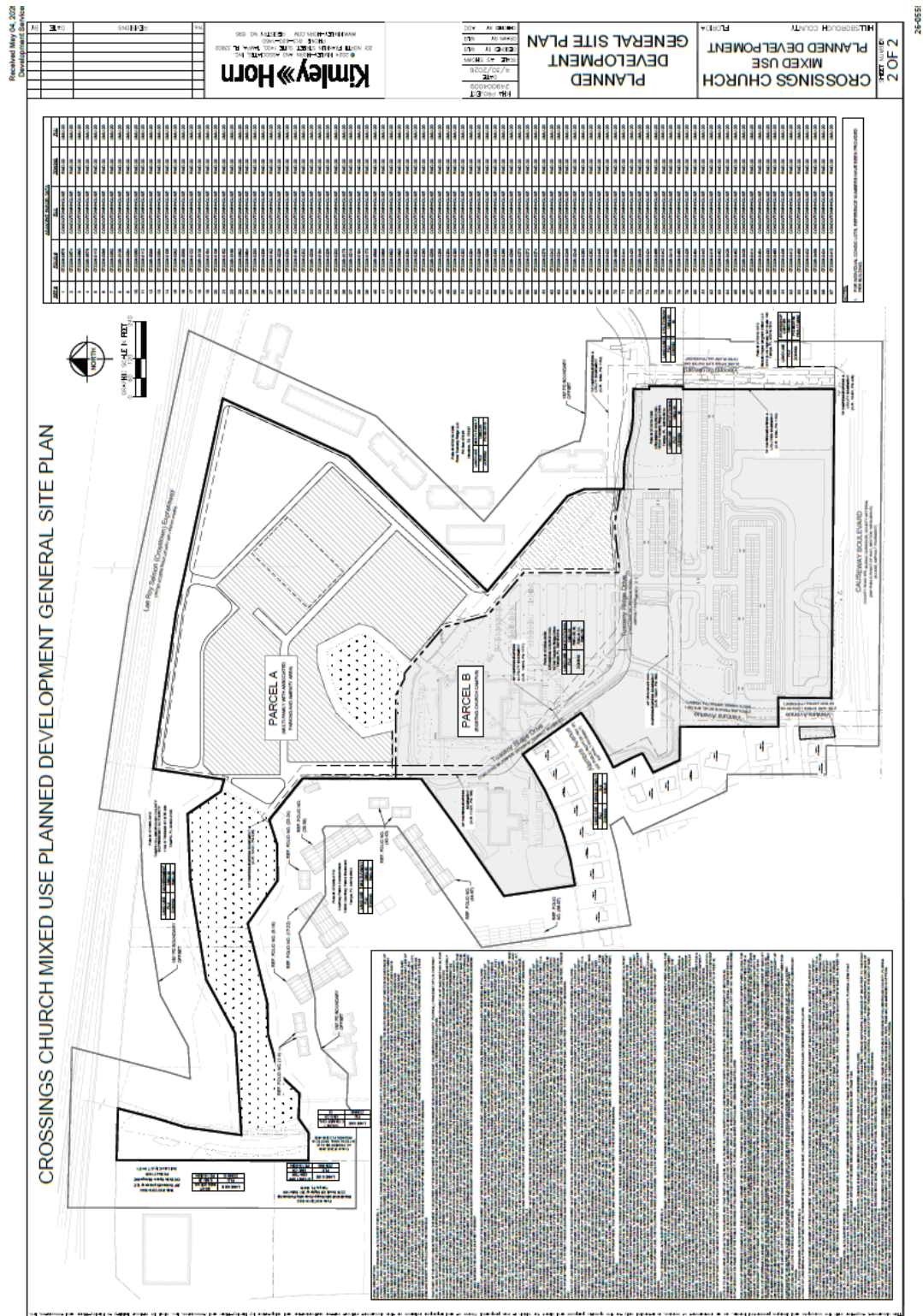
7.0 ADDITIONAL INFORMATION

Property Violation History

Agency	Number	Violation	Status
Code Enforcement*			
☒ None current or pending			
☐ Violation(s)			
Building Code Compliance*			
☒ None current or pending			
☐ Violation(s)			
Natural Resources*			
☒ None current or pending			
☐ Violation(s)			
EPC*			
☒ None current or pending			
☐ Violation(s)			

*past 12 months from intake date

8.0 PROPOSED SITE PLAN (FULL) Page 2



9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 5/14/2026

REVIEWER: Richard Perez, AICP, Executive Planner

AGENCY/DEPT: Transportation

PLANNING AREA: BRANDON

PETITION NO: PD 26-0555

☐

This agency has no comments.

☐

This agency has no objection.

☒

This agency has no objection, subject to listed or attached conditions.

☐

This agency objects, based on the listed or attached conditions.

CONDITIONS OF APPROVAL

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

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

Other:

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

PROJECT SUMMARY AND ANALYSIS

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

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

Trip Generation Analysis

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

Existing Zoning

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

Proposed Rezoning

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

Trip Generation Difference

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

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

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

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

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

SITE ACCESS AND CONNECTIVITY

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

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

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

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

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

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

REQUESTED ADMINISTRATIVE VARIANCE: MAXIMUM DRIVEWAY LENGTH

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

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

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

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

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

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

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

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

Wally,

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

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

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

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

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

Mike

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

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

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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

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

Hello Mike,

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

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

Best Regards,

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

E: TiradoS@HCFL.gov

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

601 E. Kennedy Blvd., Tampa, FL 33602

[HCFL.gov](https://www.hcfl.gov)

[Facebook](#) | [X](#) | [YouTube](#) | [LinkedIn](#) | [Instagram](#) | [HCFL Stay Safe](#)

Hillsborough County Florida

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



**Hillsborough
County Florida**
Development Services

Supplemental Information for Transportation Related Administrative Reviews

Instructions:

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

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



April 29, 2026

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

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

Dear Mr. Williams,

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

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

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

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

The justification for the variance is as follows:



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

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

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

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

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

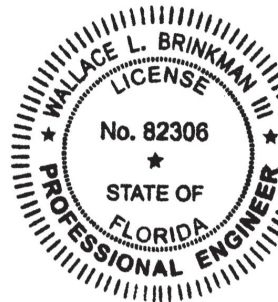
The proposed multi-family site is proposed north of the existing church and its associated parking. Therefore, the subject driveway length of approximately 650 feet is necessary to provide access to the proposed development as there are no other feasible locations to access the site. Approval of this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



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

Sincerely,

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



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

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

HILLSBOROUGH COUNTY

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

_____ Approved with Conditions

_____ Approved

_____ Disapproved

Michael J. Williams, P.E.

Hillsborough County Engineer on _____

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

SHEET NUMBER 1 OF 2		HILLSBOROUGH COUNTY FLORIDA		CROSSING CHURCH MIXED USE PLANNED DEVELOPMENT GENERAL SITE PLAN		PLANNED DEVELOPMENT GENERAL SITE PLAN		KHA PROJECT 249004009 DATE 4/30/2026 SCALE: AS SHOWN DESIGNED BY: WLB DRAWN BY: WLB CHECKED BY: AOC		WWW.KIMLEY-HORN.COM REGISTRY NO. 998 PHONE: 813-420-1460 201 NORTH FRANKLIN STREET, SUITE 1400, TAMPA, FL 33602 © 2024 KIMLEY-HORN AND ASSOCIATES, INC.		Kimley+Horn		REVISIONS DATE BY		NO.	
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[illegible]

SITE DATA TABLE (PARCEL A)	
FOR 30 (AMBIENT)	GENERAL INFORMATION
ADDRESS	1530 TUSCANY RIDGE DR, TAMPA
CURRENT USE	100' MULTIFAMILY RESIDENTIAL
PROPOSED USE	100' MULTIFAMILY RESIDENTIAL (USE 8)
CURRENT ZONING	AMBIENT (R-100) (SEE MAP NOTE 3)
PROPOSED ZONING	RMC-20-16, R-100-CI
FUTURE LAND USE	URBAN (R-100-20-16)
TOTAL AREA OF PARCELS	10.26 ACRES
EXISTING LOT AND OTHER SURFACE AREAS	OTHER SURFACE AREAS: 11.25 ACRES
EXISTING LOT AND OTHER SURFACE AREAS	OTHER SURFACE AREAS: 11.25 ACRES
FLOOD ZONE	ZONE 3-A, AND/OR MAINTAINED 100' AND 150' PARCELS ARE EFFECTIVELY MAINTAINED 100' AND 150' PARCELS ARE EFFECTIVELY
MAXIMUM MULTIFAMILY DENSITY	200 PER ACRE - 203 UNITS
PROPOSED MULTIFAMILY DENSITY	200 PER ACRE - 203 UNITS
MIN. SETBACKS	FRONT CHURCH TOWNSHIP: 25' TO 30' TO 35' TO 40' TO 45' TO 50' TO 55' TO 60' TO 65' TO 70' TO 75' TO 80' TO 85' TO 90' TO 95' TO 100' TO 105' TO 110' TO 115' TO 120' TO 125' TO 130' TO 135' TO 140' TO 145' TO 150' TO 155' TO 160' TO 165' TO 170' TO 175' TO 180' TO 185' TO 190' TO 195' TO 200' TO 205' TO 210' TO 215' TO 220' TO 225' TO 230' TO 235' TO 240' TO 245' TO 250' TO 255' TO 260' TO 265' TO 270' TO 275' TO 280' TO 285' TO 290' TO 295' TO 300' TO 305' TO 310' TO 315' TO 320' TO 325' TO 330' TO 335' TO 340' TO 345' TO 350' TO 355' TO 360' TO 365' TO 370' TO 375' TO 380' TO 385' TO 390' TO 395' TO 400' TO 405' TO 410' TO 415' TO 420' TO 425' TO 430' TO 435' TO 440' TO 445' TO 450' TO 455' TO 460' TO 465' TO 470' TO 475' TO 480' TO 485' TO 490' TO 495' TO 500' TO 505' TO 510' TO 515' TO 520' TO 525' TO 530' TO 535' TO 540' TO 545' TO 550' TO 555' TO 560' TO 565' TO 570' TO 575' TO 580' TO 585' TO 590' TO 595' TO 600' TO 605' TO 610' TO 615' TO 620' TO 625' TO 630' TO 635' TO 640' TO 645' TO 650' TO 655' TO 660' TO 665' TO 670' TO 675' TO 680' TO 685' TO 690' TO 695' TO 700' TO 705' TO 710' TO 715' TO 720' TO 725' TO 730' TO 735' TO 740' TO 745' TO 750' TO 755' TO 760' TO 765' TO 770' TO 775' TO 780' TO 785' TO 790' TO 795' TO 800' TO 805' TO 810' TO 815' TO 820' TO 825' TO 830' TO 835' TO 840' TO 845' TO 850' TO 855' TO 860' TO 865' TO 870' TO 875' TO 880' TO 885' TO 890' TO 895' TO 900' TO 905' TO 910' TO 915' TO 920' TO 925' TO 930' TO 935' TO 940' TO 945' TO 950' TO 955' TO 960' TO 965' TO 970' TO 975' TO 980' TO 985' TO 990' TO 995' TO 1000' TO 1005' TO 1010' TO 1015' TO 1020' TO 1025' TO 1030' TO 1035' TO 1040' TO 1045' TO 1050' TO 1055' TO 1060' TO 1065' TO 1070' TO 1075' TO 1080' TO 1085' TO 1090' TO 1095' TO 1100' TO 1105' TO 1110' TO 1115' TO 1120' TO 1125' TO 1130' TO 1135' TO 1140' TO 1145' TO 1150' TO 1155' TO 1160' TO 1165' TO 1170' TO 1175' TO 1180' TO 1185' TO 1190' TO 1195' TO 1200' TO 1205' TO 1210' TO 1215' TO 1220' TO 1225' TO 1230' TO 1235' TO 1240' TO 1245' TO 1250' TO 1255' TO 1260' TO 1265' TO 1270' TO 1275' TO 1280' TO 1285' TO 1290' TO 1295' TO 1300' TO 1305' TO 1310' TO 1315' TO 1320' TO 1325' TO 1330' TO 1335' TO 1340' TO 1345' TO 1350' TO 1355' TO 1360' TO 1365' TO 1370' TO 1375' TO 1380' TO 1385' TO 1390' TO 1395' TO 1400' TO 1405' TO 1410' TO 1415' TO 1420' TO 1425' TO 1430' TO 1435' TO 1440' TO 1445' TO 1450' TO 1455' TO 1460' TO 1465' TO 1470' TO 1475' TO 1480' TO 1485' TO 1490' TO 1495' TO 1500' TO 1505' TO 1510' TO 1515' TO 1520' TO 1525' TO 1530' TO 1535' TO 1540' TO 1545' TO 1550' TO 1555' TO 1560' TO 1565' TO 1570' TO 1575' TO 1580' TO 1585' TO 1590' TO 1595' TO 1600' TO 1605' TO 1610' TO 1615' TO 1620' TO 1625' TO 1630' TO 1635' TO 1640' TO 1645' TO 1650' TO 1655' TO 1660' TO 1665' TO 1670' TO 1675' TO 1680' TO 1685' TO 1690' TO 1695' TO 1700' TO 1705' TO 1710' TO 1715' TO 1720' TO 1725' TO 1730' TO 1735' TO 1740' TO 1745' TO 1750' TO 1755' TO 1760' TO 1765' TO 1770' TO 1775' TO 1780' TO 1785' TO 1790' TO 1795' TO 1800' TO 1805' TO 1810' TO 1815' TO 1820' TO 1825' TO 1830' TO 1835' TO 1840' TO 1845' TO 1850' TO 1855' TO 1860' TO 1865' TO 1870' TO 1875' TO 1880' TO 1885' TO 1890' TO 1895' TO 1900' TO 1905' TO 1910' TO 1915' TO 1920' TO 1925' TO 1930' TO 1935' TO 1940' TO 1945' TO 1950' TO 1955' TO 1960' TO 1965' TO 1970' TO 1975' TO 1980' TO 1985' TO 1990' TO 1995' TO 2000' TO 2005' TO 2010' TO 2015' TO 2020' TO 2025' TO 2030' TO 2035' TO 2040' TO 2045' TO 2050' TO 2055' TO 2060' TO 2065' TO 2070' TO 2075' TO 2080' TO 2085' TO 2090' TO 2095' TO 2100' TO 2105' TO 2110' TO 2115' TO 2120' TO 2125' TO 2130' TO 2135' TO 2140' TO 2145' TO 2150' TO 2155' TO 2160' TO 2165' TO 2170' TO 2175' TO 2180' TO 2185' TO 2190' TO 2195' TO 2200' TO 2205' TO 2210' TO 2215' TO 2220' TO 2225' TO 2230' TO 2235' TO 2240' TO 2245' TO 2250' TO 2255' TO 2260' TO 2265' TO 2270' TO 2275' TO 2280' TO 2285' TO 2290' TO 2295' TO 2300' TO 2305' TO 2310' TO 2315' TO 2320' TO 2325' TO 2330' TO 2335' TO 2340' TO 2345' TO 2350' TO 2355' TO 2360' TO 2365' TO 2370' TO 2375' TO 2380' TO 2385' TO 2390' TO 2395' TO 2400' TO 2405' TO 2410' TO 2415' TO 2420' TO 2425' TO 2430' TO 2435' TO 2440' TO 2445' TO 2450' TO 2455' TO 2460' TO 2465' TO 2470' TO 2475' TO 2480' TO 2485' TO 2490' TO 2495' TO 2500' TO 2505' TO 2510' TO 2515' TO 2520' TO 2525' TO 2530' TO 2535' TO 2540' TO 2545' TO 2550' TO 2555' TO 2560' TO 2565' TO 2570' TO 2575' TO 2580' TO 2585' TO 2590' TO 2595' TO 2600' TO 2605' TO 2610' TO 2615' TO 2620' TO 2625' TO 2630' TO 2635' TO 2640' TO 2645' TO 2650' TO 2655' TO 2660' TO 2665' TO 2670' TO 2675' TO 2680' TO

SHEET NUMBER
1 OF 2

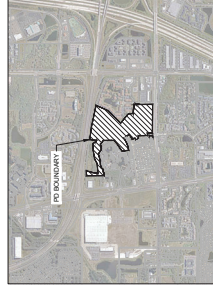
PLANNED
DEVELOPMENT
GENERAL SITE PLAN

KHA PROJECT
249004009
DATE
4/30/2026
SCALE AS SHOWN
DESIGNED BY
WLB
CHECKED BY
AOC

CROSSINGS CHURCH
MIXED USE
PLANNED DEVELOPMENT
HILLSBOROUGH COUNTY
FLORIDA

SHEET NUMBER
1 OF 2

DEVELOPMENT TEAM		OVERALL SITE DATA TABLE	
DEVELOPER	POWELL KRAMER PARKS, LLC	POLY (M) HARBOR	97204-0001 / 97205-0001 / 97206-0001 / 97207-0001 / 97208-0001 / 97209-0001 / 97210-0001 / 97211-0001 / 97212-0001 / 97213-0001 / 97214-0001 / 97215-0001 / 97216-0001 / 97217-0001 / 97218-0001 / 97219-0001 / 97220-0001 / 97221-0001 / 97222-0001 / 97223-0001 / 97224-0001 / 97225-0001 / 97226-0001 / 97227-0001 / 97228-0001 / 97229-0001 / 97230-0001 / 97231-0001 / 97232-0001 / 97233-0001 / 97234-0001 / 97235-0001 / 97236-0001 / 97237-0001 / 97238-0001 / 97239-0001 / 97240-0001 / 97241-0001 / 97242-0001 / 97243-0001 / 97244-0001 / 97245-0001 / 97246-0001 / 97247-0001 / 97248-0001 / 97249-0001 / 97250-0001 / 97251-0001 / 97252-0001 / 97253-0001 / 97254-0001 / 97255-0001 / 97256-0001 / 97257-0001 / 97258-0001 / 97259-0001 / 97260-0001 / 97261-0001 / 97262-0001 / 97263-0001 / 97264-0001 / 97265-0001 / 97266-0001 / 97267-0001 / 97268-0001 / 97269-0001 / 97270-0001 / 97271-0001 / 97272-0001 / 97273-0001 / 97274-0001 / 97275-0001 / 97276-0001 / 97277-0001 / 97278-0001 / 97279-0001 / 97280-0001 / 97281-0001 / 97282-0001 / 97283-0001 / 97284-0001 / 97285-0001 / 97286-0001 / 97287-0001 / 97288-0001 / 97289-0001 / 97290-0001 / 97291-0001 / 97292-0001 / 97293-0001 / 97294-0001 / 97295-0001 / 97296-0001 / 97297-0001 / 97298-0001 / 97299-0001 / 97300-0001 / 97301-0001 / 97302-0001 / 97303-0001 / 97304-0001 / 97305-0001 / 97306-0001 / 97307-0001 / 97308-0001 / 97309-0001 / 97310-0001 / 97311-0001 / 97312-0001 / 97313-0001 / 97314-0001 / 97315-0001 / 97316-0001 / 97317-0001 / 97318-0001 / 97319-0001 / 97320-0001 / 97321-0001 / 97322-0001 / 97323-0001 / 97324-0001 / 97325-0001 / 97326-0001 / 97327-0001 / 97328-0001 / 97329-0001 / 97330-0001 / 97331-0001 / 97332-0001 / 97333-0001 / 97334-0001 / 97335-0001 / 97336-0001 / 97337-0001 / 97338-0001 / 97339-0001 / 97340-0001 / 97341-0001 / 97342-0001 / 97343-0001 / 97344-0001 / 97345-0001 / 97346-0001 / 97347-0001 / 97348-0001 / 97349-0001 / 97350-0001 / 97351-0001 / 97352-0001 / 97353-0001 / 97354-0001 / 97355-0001 / 97356-0001 / 97357-0001 / 97358-0001 / 97359-0001 / 97360-0001 / 97361-0001 / 97362-0001 / 97363-0001 / 97364-0001 / 97365-0001 / 97366-0001 / 97367-0001 / 97368-0001 / 97369-0001 / 97370-0001 / 97371-0001 / 97372-0001 / 97373-0001 / 97374-0001 / 97375-0001 / 97376-0001 / 97377-0001 / 97378-0001 / 97379-0001 / 97380-0001 / 97381-0001 / 97382-0001 / 97383-0001 / 97384-0001 / 97385-0001 / 97386-0001 / 97387-0001 / 97388-0001 / 97389-0001 / 97390-0001 / 97391-0001 / 97392-0001 / 97393-0001 / 97394-0001 / 97395-0001 / 97396-0001 / 97397-0001 / 97398-0001 / 97399-0001 / 97400-0001 / 97401-0001 / 97402-0001 / 97403-0001 / 97404-0001 / 97405-0001 / 97406-0001 / 97407-0001 / 97408-0001 / 97409-0001 / 97410-0001 / 97411-0001 / 97412-0001 / 97413-0001 / 97414-0001 / 97415-0001 / 97416-0001 / 97417-0001 / 97418-0001 / 97419-0001 / 97420-0001 / 97421-0001 / 97422-0001 / 97423-0001 / 97424-0001 / 97425-0001 / 97426-0001 / 97427-0001 / 97428-0001 / 97429-0001 / 97430-0001 / 97431-0001 / 97432-0001 / 97433-0001 / 97434-0001 / 97435-0001 / 97436-0001 / 97437-0001 / 97438-0001 / 97439-0001 / 97440-0001 / 97441-0001 / 97442-0001 / 97443-0001 / 97444-0001 / 97445-0001 / 97446-0001 / 97447-0001 / 97448-0001 / 97449-0001 / 97450-0001 / 97451-0001 / 97452-0001 / 97453-0001 / 97454-0001 / 97455-0001 / 97456-0001 / 97457-0001 / 97458-0001 / 97459-0001 / 97460-0001 / 97461-0001 / 97462-0001 / 97463-0001 / 97464-0001 / 97465-0001 / 97466-0001 / 97467-0001 / 97468-0001 / 97469-0001 / 97470-0001 / 97471-0001 / 97472-0001 / 97473-0001 / 97474-0001 / 97475-0001 / 97476-0001 / 97477-0001 / 97478-0001 / 97479-0001 / 97480-0001 / 97481-0001 / 97482-0001 / 97483-0001 / 97484-0001 / 97485-0001 / 97486-0001 / 97487-0001 / 97488-0001 / 97489-0001 / 97490-0001 / 97491-0001 / 97492-0001 / 97493-0001 / 97494-0001 / 97495-0001 / 97496-0001 / 97497-0001 / 97498-0001 / 97499-0001 / 97500-0001 / 97501-0001 / 97502-0001 / 97503-0001 / 97504-0001 / 97505-0001 / 97506-0001 / 97507-0001 / 97508-0001 / 97509-0001 / 97510-0001 / 97511-0001 / 97512-0001 / 97513-0001 / 97514-0001 / 97515-0001 / 97516-0001 / 97517-0001 / 97518-0001 / 97519-0001 / 97520-0001 / 97521-0001 / 97522-0001 / 97523-0001 / 97524-0001 / 97525-0001 / 97526-0001 / 97527-0001 / 97528-0001 / 97529-0001 / 97530-0001 / 97531-0001 / 97532-0001 / 97533-0001 / 9753

[illegible][illegible]

VICINITY MAP

VARIATIONS FOR SITE DESIGN:

4. SEE C.B. FOR VARIATIONS TO ALL OTHER NO. 01 REVISIONS AND

OVERALL SITE DATA TABLE	
GENERAL INFORMATION	
POLYCLINIC NAME (S)	072034-0000* 072050-000 072101-301 072284-9100 *SEE NOTE 21
ACRE (66.68)	9139 TURKEY TRACK DR. TAMPA
CURRENT USE(S)	CHARGES LABORATORY
CURRENT ZONING	RMC-30 AT RUC-A, C, RMC-18
PROPOSED ZONING	PD
PROPOSED LAND USE	UML-30 (1.84 ACRES) & RUS (1.82 ACRES) # 8346 ACRES
TOTAL AREA	
ORIG. WETLAND & OTHER SURFACE WATER AREAS	WETLAND = 4.63 ACRES OTHER = 0.00 ACRES TOTAL = 4.63 ACRES

[illegible]

Sheet Set: General Location: 2100-GENERAL DEVELOPMENT PLAN
 010163 by Station, Brandon
 This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of text and graphics requires written authorization and adaptation. Kimmley-Horn and Associates, Inc. must be retained by Kimmley-Horn and Associates.

CROSSINGS CHURCH		MIXED USE		PLANNED DEVELOPMENT		HILLSBOROUGH COUNTY FLORIDA	
SHEET NUMBER		2 OF 2					
PLANNED DEVELOPMENT GENERAL SITE PLAN							
249004009	DATE	4/30/2026	SCALE	AS SHOWN	DESIGNED BY	WLB	DRAWN BY
							CHOKED BY
							AOC
WWW.KIMLEY-HORN.COM REGISTRY NO. 966 PHONE: 813-221-1460 201 NORTH FRANKLIN STREET, SUITE 1400, TAMPA, FL 33602							
Kimley»Horn © 2024 KIMLEY-HORN AND ASSOCIATES, INC.							
NO.	REVISIONS	DATE	BY				

[illegible]

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



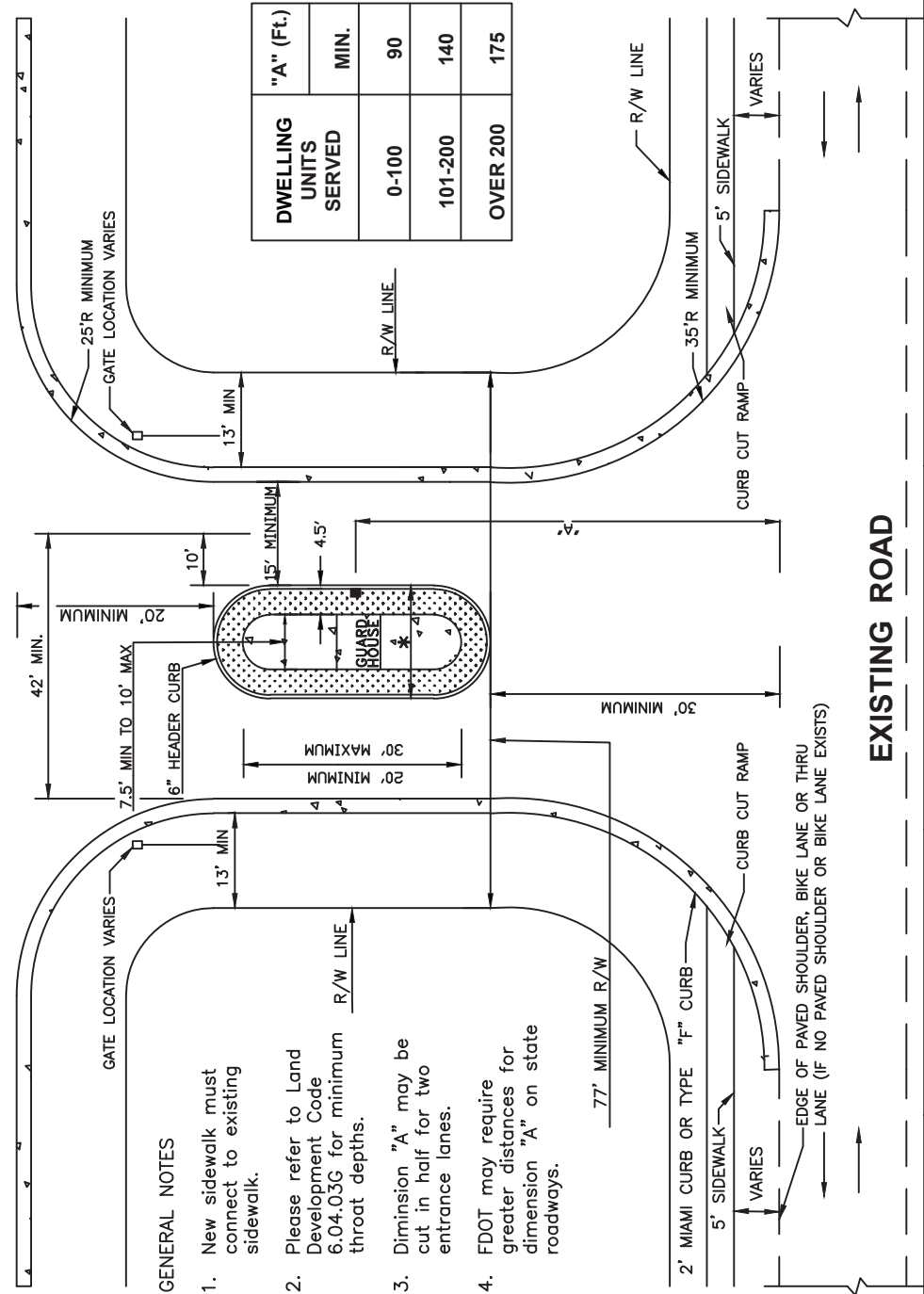
FOR PUBLIC RESIDENTIAL DEVELOPMENTS

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

PRIVATE GATED DEVELOPMENTS

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

PROPOSED RESIDENTIAL ROAD



GENERAL NOTES

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

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

EXISTING ROAD

REVISION DATE:
10/17

TRANSPORTATION
TECHNICAL
MANUAL



Hillsborough
County Florida

ENTRANCE MEDIAN, GUARDBOUSE
AND ELECTRONIC ENTRY
TYPICAL DETAILS

DRAWING NO. TD-9
SHEET NO. 1 OF 1

HILLSBOROUGH COUNTY
RECOMMENDATION OF THE LAND USE HEARING OFFICER

APPLICATION NUMBER:	RZ PD 26-0555
DATE OF HEARING:	May 26, 2026
APPLICANT:	Royal Palm Multifamily, LLC/Kamil Salame
PETITION REQUEST:	PD
LOCATION:	Northwest corner of Causeway Blvd and Visconti Blvd.
SIZE OF PROPERTY:	53.66 acres
EXISTING ZONING:	CI, M, RMC-16, RMC-20 and RSC-6
FUTURE LAND USE CATEGORY:	UMU-20 and R-9
SERVICE AREA:	Urban
COMMUNITY PLANNING AREA:	Brandon

SUMMARY OF APPLICATION

The application is a request to rezone an approximate 53.66-acre parcel that is located north of Causeway Boulevard, west of Falkenburg Road, east of US 301 and south of the Selmon Expressway, in the greater Brandon area of central Hillsborough County. The subject site is accessed via Ventura Avenue and Visconti Blvd. to Causeway Blvd. and via Tuscany Ridge Drive to Falkenburg Rd.

The existing use on the property is a church, The Crossing Church. The church is centrally located on the parcel and the church has approximately 1,000 ft. of frontage on Causeway Blvd. The church buildings are setback approximately 1,000 ft. from Causeway Blvd. A substantial amount of the church parking is located to the north of the church buildings, between the buildings and the Selmon Expressway.

The rezoning request is for a maximum 325-unit multi-family apartment complex along with recognizing the existing church. The proposed apartment complex would be located to the north of the church campus, between the church campus and the Selmon Expressway. The displaced church parking lot in this area would be relocated to an area to the south of the church, along the parcel's Causeway Boulevard frontage.

The proposed apartment complex would be located between two existing apartment complexes; one located directly to the east and one directly to the west.

The subject parcel has FLUE Map designations of UMU-20 (51.84 acres) and R-9 (1.82 acres). The property is located within the Urban Service Area.

SUMMARY OF HEARING

The applicant representatives, Elise Batsel, David Smith, land planner, Steve Henry, transportation planner and Artie Cintrone, stormwater engineer, provided testimony and graphics in support of the request.

It was stated that the Planned Development is to allow for a maximum of 325 multi-family units and a church complex consisting of an approximate 72,000 sq. ft. church and 20,000 sq. ft. of accessory buildings related to the church.

The existing zoning is a mix of CI, M, RMC-16, RMC-20 and RSC-6. The existing zoning would allow for a substantial amount of residential and non-residential development on the subject parcel.

It was pointed out that the traffic impacts associated with the proposed rezoning for an apartment complex and a church are substantially less than the traffic that could otherwise be generated by approved zoning.

It was stated that the proposed development will need to meet all current state and local stormwater regulations. It was stated that the subject site is located within a Volume Sensitive Basin and thus more restrictive standards apply and the proposed development will need to have a more robust stormwater management plan/system and larger stormwater ponds to address current stormwater regulations.

It was noted that the existing church was constructed approximately 30 years ago. The subject site was within the past 2 years designated a Volume Sensitive Basin. Thus, the church when relocating parking on their retained parcel, will need to meet the current stormwater regulations and retain more stormwater on site.

It was stated that the proposed maximum 325-unit apartment, being located between two existing complexes represents infill development. That the church campus is located between the proposed apartment complex and single-family homes located to the southwest.

Development Services finds the rezoning approvable subject to conditions.

The Planning Commission staff finds the proposed rezoning consistent with the Comprehensive Plan.

Peter Cowell, 3304 Wyoming Circle, representing a resident within the adjacent single-family community located to the southwest stated that other than the existing flooding in the area and a concern to address the flooding, they were in support of the rezoning.

Jonas Alday Executive Pastor of the Crossings Church, 1400 N. Gordon Street, stated they recognize that improvements to their site are needed. That the proceeds from the sale of a portion of their property to the apartment complex developer will help pay for stormwater improvements.

Steve Ready, Development Director of the Crossings Church, 11833 Sand Hill Road, spoke to making the improvements to the church campus.

The following people spoke in opposition at the hearing:

Kristina Harrison, 10709 Siena Drive

Todd Boggess, Courtney Palms Blvd, unit 303

It was stated that the existing area floods. That the area is lower than the adjacent roadways. That the flooding needs to be addressed. It was stated that traffic congestion keeps getting worse. That how many more apartment complexes do we need.

EVIDENCE SUBMITTED

The applicant/representatives, Elise Batsel and the development team provided oral testimony and graphics supplementing the file on record.

FINDINGS OF FACT

The subject 53.66-acre site is located south of the Selmon Expressway, west of Falkenburg Road, north of Causeway Blvd. and east of US 301 in the Brandon area of central Hillsborough County.

The subject parcel is the site of an existing church, The Crossings Church.

Apartment complexes are located to the east and west of the church site. A single-family subdivision is located to the southwest of the site. Additional apartment complexes, retail, office and warehouse distribution land uses are located in the area.

The proposed rezoning is for a maximum 325 unit, maximum 4 story apartment complex to be located on the north side of the church campus, between the church buildings and the Selmon Expressway. This area represents approximately half of the 53-acre parcel. The balance of the site will be retained by the church. The church currently has a large parking lot on the north side of the church. The intent is to relocate this church parking lot to the south side of the church.

Both the church and apartment complex would have access to Causeway Blvd. via two roadways, Ventura Avenue and Visconti Blvd, plus access to Falkenburg Road via Tuscany Ridge Drive.

Evidence was presented that there is a flooding issue in this area. When both the apartment site moves forward and the church moves forward with the relocation of its parking lot, each site will need to be designed to meet current

stormwater regulations. Testimony was presented that this area, within the last few years has been designated a Volume Sensitive Basin. Thus, the stormwater system will be designed to accommodate a greater volume of water resulting in larger stormwater ponds on site.

The majority of the subject site, approximate 52 acres of the 53.66-acre site has a FLUE Map designation of UMU-20.

The existing zoning is a mix of retail, industrial, multi-family and single family. Approximately 22 acres of the 53-acre site is currently zoned for multi-family uses (RMC-16 and RMC-20).

The existing zoning on the site would allow for in excess of 500 residential units on the subject site. In addition, approximately 220,000 sq. ft. of non-residential retail/light industrial square footage could potentially be developed under existing zoning. Actual yields under existing zoning would be subject to the size shape a viability of each zoning parcel.

It is found that the subject rezoning of an apartment complex and church campus, as designed, locating the proposed apartment complex use on the north side of the church campus site and as conditioned by Development Services, will be compatible with the surround land uses.

It is found that the development/redevelopment of the subject site will need to meet Volume Sensitive Basin stormwater standards (higher standards) resulting in the developers/property owners needing to design more robust stormwater management systems and providing for larger stormwater ponds across both the church and apartment complex sites.

It is found that the proposed rezoning is consistent with the Comprehensive Plan.

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

The rezoning 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 Planned Development rezoning as conditioned is in conformance with the applicable requirements of the Land Development Code and with applicable zoning and established principles of zoning law.

DECISION

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

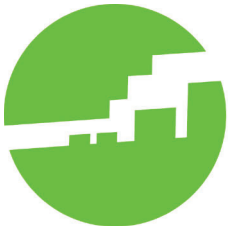
Steven K. Luce

6/12/2026

Steven K. Luce

Date

Land Use Hearing Officer



**Hillsborough County
City-County
Planning Commission**

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

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

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

Staff Analysis of Goals, Objectives and Policies:

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

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

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

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

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

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

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

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

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

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

Recommendation

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

FUTURE LAND USE SECTION

Urban Service Area

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

Compatibility

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

Land Use Categories

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

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

Relationship to Land Development Regulations

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

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

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

Mixed-Use Land Categories

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

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

Neighborhood/Community Development

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

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

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

LIVABLE COMMUNITIES ELEMENT: BRANDON COMMUNITY PLAN

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

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

HILLSBOROUGH COUNTY
FUTURE LAND USE
RZ-PD 26-0555

Rezoning
STATUS



Tampa Service

Urban Service

Shoreline

County Boundary

Jurisdiction Boundary

Roads

Parcels

Water

AGRICULTURAL/MINING-1/20 (.25 FAR)

PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25

AGRICULTURAL-1/10 (.25 FAR)

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

AGRICULTURAL ESTATE-1/2.5 (.25 FAR)

RESIDENTIAL-1 (.25 FAR)

RESIDENTIAL-2 (.25 FAR)

RESIDENTIAL PLANNED-2 (.35 FAR)

RESIDENTIAL-4 (.25 FAR)

RESIDENTIAL-6 (.25 FAR)

RESIDENTIAL-9 (.35 FAR)

RESIDENTIAL-12 (.35 FAR)

RESIDENTIAL-16 (.35 FAR)

RESIDENTIAL-20 (.35 FAR)

RESIDENTIAL-35 (1.0 FAR)

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

SUBURBAN MIXED USE-6 (.35 FAR)

COMMUNITY MIXED USE-12 (.50 FAR)

URBAN MIXED USE-20 (1.0 FAR)

REGIONAL MIXED USE-35 (2.0 FAR)

INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)

OFFICE COMMERCIAL-20 (.75 FAR)

RESEARCH CORPORATE PARK (1.0 FAR)

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

FAR RETAIL/COMMERCIAL)

LIGHT INDUSTRIAL PLANNED (.75 FAR)

LIGHT INDUSTRIAL (.75 FAR)

HEAVY INDUSTRIAL (.75 FAR)

PUBLIC/QUASI-PUBLIC

NATURAL PRESERVATION

WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)

CITRUS PARK VILLAGE

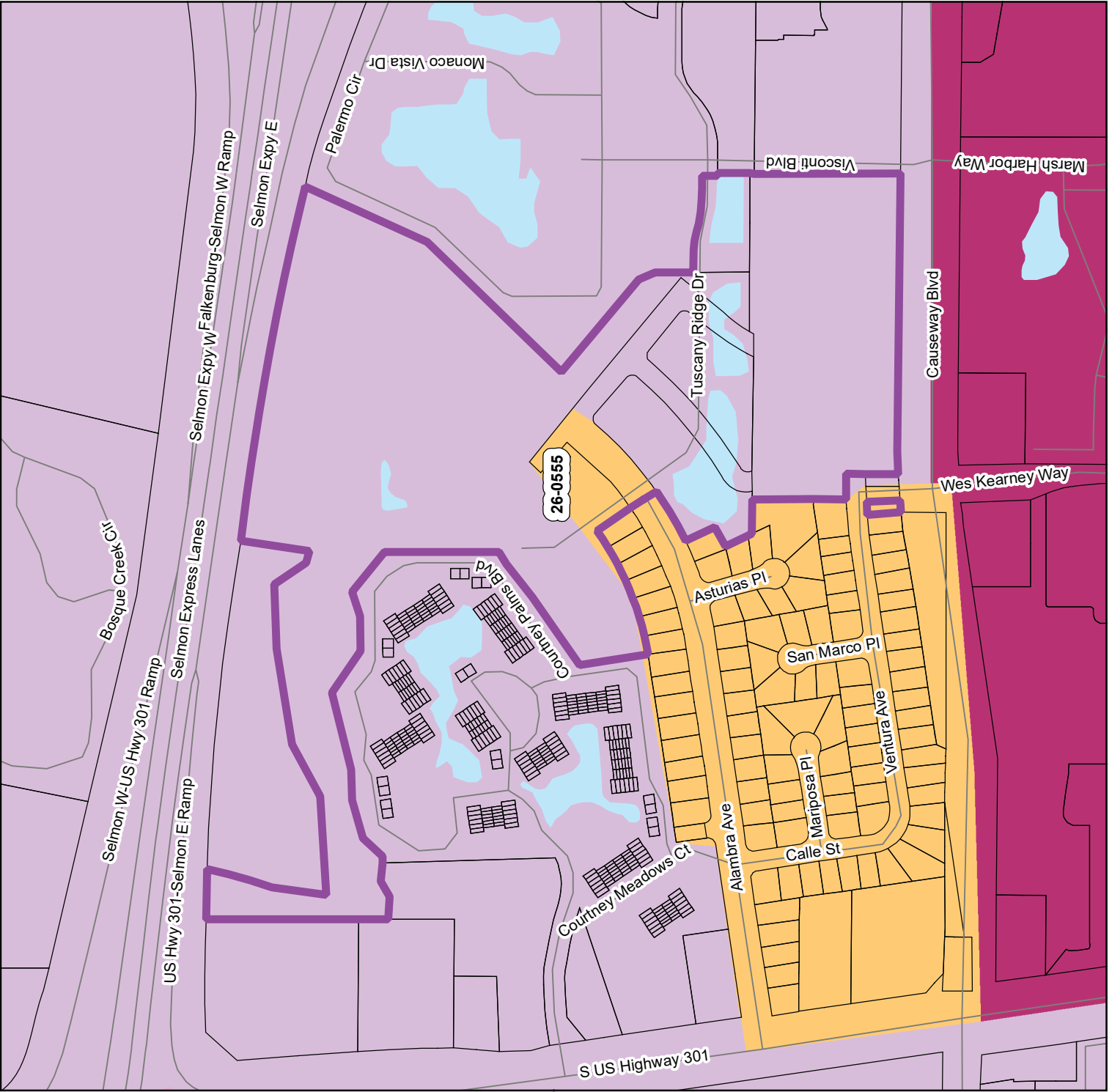
DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. This map is for informational purposes only and is not intended to be used for any legal or financial purposes without specific approval of the Hillsborough County City-County Planning Commission. ACCURACY: It is intended that the map be used for informational purposes only. Hills is not a surveying firm. Hills is not responsible for any inaccuracies or omissions in this map. This map is for informational purposes only. For the most current data and information, visit the appropriate local or state website.



Map Printed from Rezoning System: 5/6/2026

Author: A. Cone

File: G:\Rezoning\System\MapProject\Hills\Hills_Rezoning.mxd



**GENERAL
SITE PLAN
FOR
CERTIFICATION**



**Hillsborough
County** Florida

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

Julia Mandell

COUNTY INTERNAL AUDITOR

Melinda Jenzarli

DEPUTY COUNTY ADMINISTRATOR

Gregory S. Horwedel

Project Name: Royal Palm Multi-Family

Zoning File: RZ-PD 26-0555 Modification: NONE

Atlas Page: NONE Submitted: 6/24/26

To Planner for Review: 6/24/26 Date Due: ASAP

Contact Person: S. Elise Batsel, Esq, Phone: 813-223-4800/ebatsel@stearnsweaver.com
swalker@stearnsweaver.com

Right-Of-Way or Land Required for Dedication: Yes ☒ No ☐

☒ The Development Services Department HAS NO OBJECTION to this General Site Plan.

☐ The Development Services Department RECOMMENDS DISAPPROVAL of this General Site Plan for the following reasons:

Reviewed by: Tim Lampkin Date: 6-26-26

Date Agent/Owner notified of Disapproval: _____

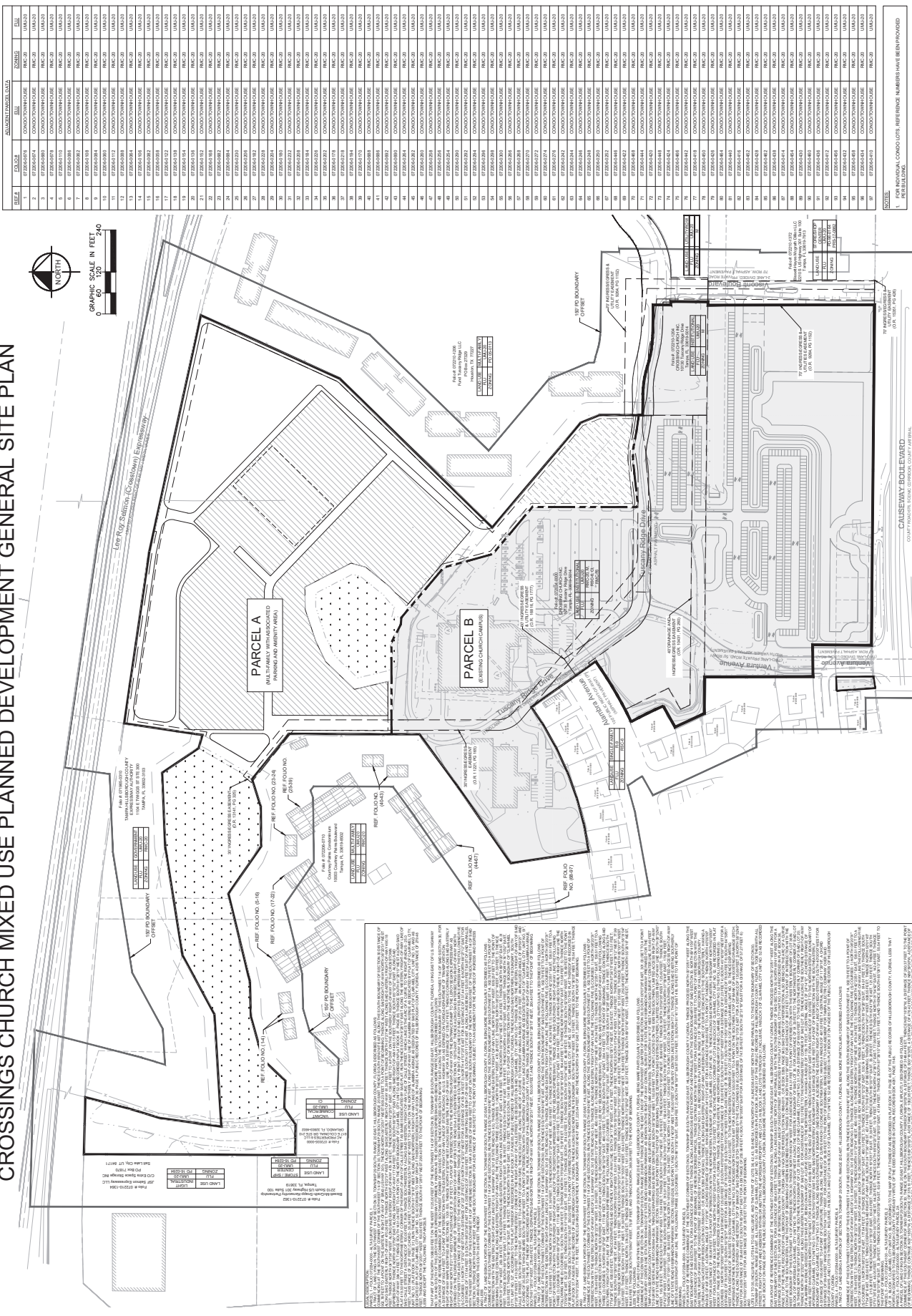
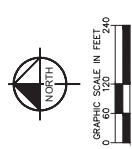
HILLSBOROUGH COUNTY
PLANNED DEVELOPMENT
CROSSINGS CHURCH
MIXED USE
GENERAL SITE PLAN

FLORIDA
DESIGNED BY WLB
CHECKED BY AOC
DATE 6/24/2026
KHA PROJECT 2494009
SCALE AS SHOWN

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
401 NORTH FRANKLIN STREET, SUITE 1400, TAMPA, FL 33602
PHONE: 813-620-1400
WWW.KIMLEY-HORN.COM
REGISTRY NO. 696
Kimley-Horn

NO.	REVISIONS	DATE	BY

CROSSINGS CHURCH MIXED USE PLANNED DEVELOPMENT GENERAL SITE PLAN



Noted by: [Name], [Title], [Firm] - Crossings Church Mixed Use Planned Development General Site Plan - 2494009, 06/24/2026. The information provided herein is for the project and is not to be used for any other purpose without the written consent of Kimley-Horn and Associates, Inc. The information is provided as is and does not constitute a warranty of any kind. The user of this information assumes all liability for its use.



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 5/14/2026

REVIEWER: Richard Perez, AICP, Executive Planner

AGENCY/DEPT: Transportation

PLANNING AREA: BRANDON

PETITION NO: PD 26-0555

☐

This agency has no comments.

☐

This agency has no objection.

☒

This agency has no objection, subject to listed or attached conditions.

☐

This agency objects, based on the listed or attached conditions.

CONDITIONS OF APPROVAL

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

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

Other:

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

PROJECT SUMMARY AND ANALYSIS

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

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

Trip Generation Analysis

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

Existing Zoning

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

Proposed Rezoning

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

Trip Generation Difference

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

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

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

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

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

SITE ACCESS AND CONNECTIVITY

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

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

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

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

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

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

REQUESTED ADMINISTRATIVE VARIANCE: MAXIMUM DRIVEWAY LENGTH

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

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

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

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

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

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

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

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

Wally,

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

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

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

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

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

Mike

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

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

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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

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

Hello Mike,

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

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

Best Regards,

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

E: TiradoS@HCFL.gov

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

601 E. Kennedy Blvd., Tampa, FL 33602

[HCFL.gov](https://www.hcfl.gov)

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Hillsborough County Florida

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



**Hillsborough
County Florida**
Development Services

Supplemental Information for Transportation Related Administrative Reviews

Instructions:

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

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



April 29, 2026

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

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

Dear Mr. Williams,

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

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

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

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

The justification for the variance is as follows:



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

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

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

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

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

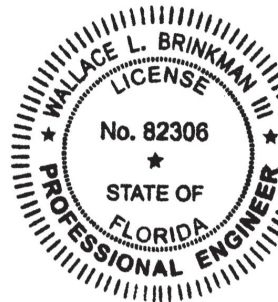
The proposed multi-family site is proposed north of the existing church and its associated parking. Therefore, the subject driveway length of approximately 650 feet is necessary to provide access to the proposed development as there are no other feasible locations to access the site. Approval of this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



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

Sincerely,

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



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

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

HILLSBOROUGH COUNTY

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

_____ Approved with Conditions

_____ Approved

_____ Disapproved

Michael J. Williams, P.E.

Hillsborough County Engineer on _____

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

CROSSINGS CHURCH	MIXED USE	PLANNED DEVELOPMENT	HILLSBOROUGH COUNTY FLORIDA
SHEET NUMBER 2 OF 2			

Planned Development General Site Plan

DESIGNED BY WLB
DRAWN BY AOC
CHECKED BY AOC

SCALE AS SHOWN
DATE 4/30/2026
249004009

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 201 NORTH FRANKLIN STREET, SUITE 1400, TAMPA, FL 33602
 PHONE: 813-271-1460
WWW.KIMLEY-HORN.COM REGISTRY NO. 966

No.	REVISIONS	DATE

Kimley»Horn

[illegible]

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



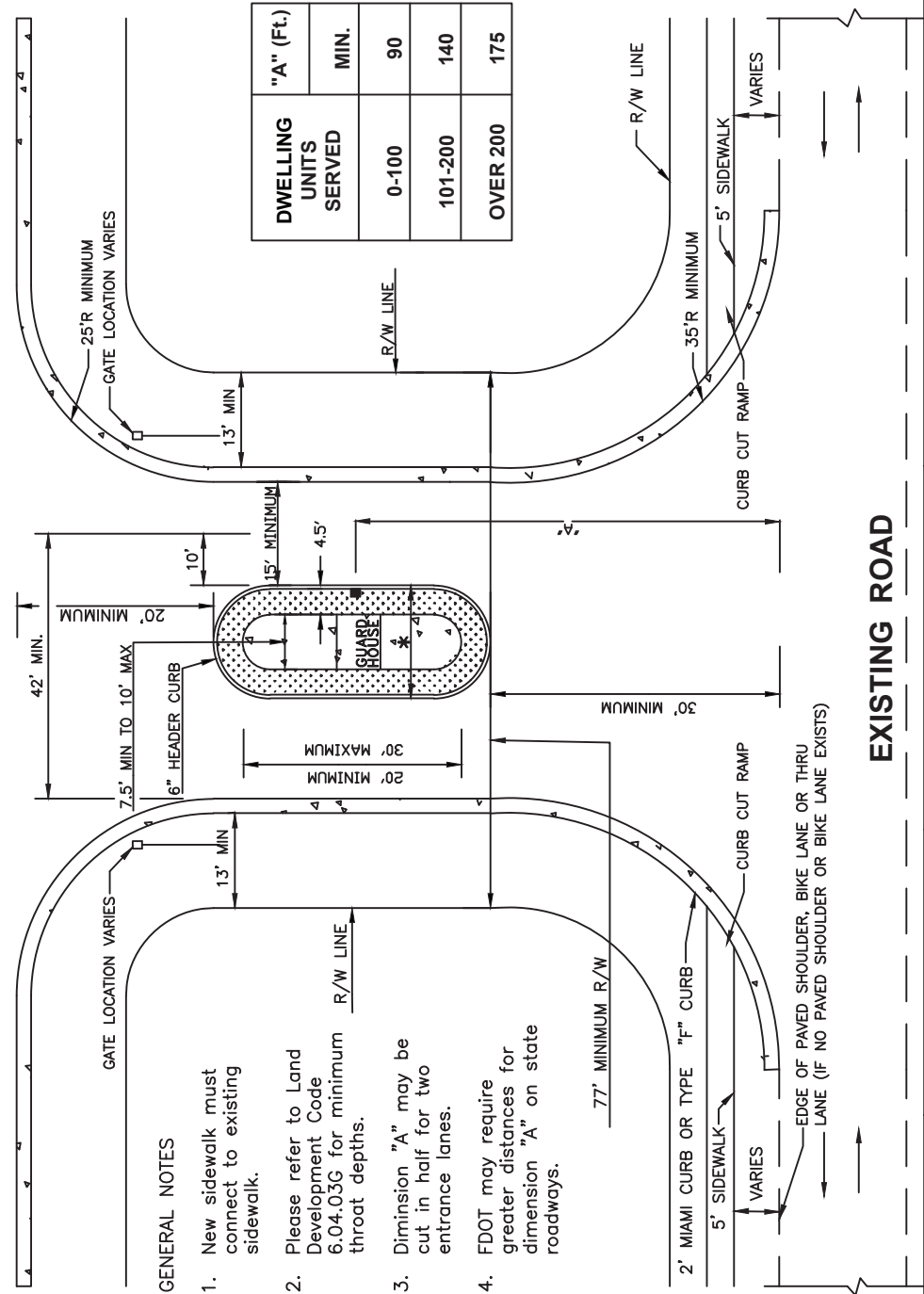
FOR PUBLIC RESIDENTIAL DEVELOPMENTS

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

PRIVATE GATED DEVELOPMENTS

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

PROPOSED RESIDENTIAL ROAD



GENERAL NOTES

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

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

EXISTING ROAD

REVISION DATE: 10/17	TRANSPORTATION TECHNICAL MANUAL	 Hillsborough County Florida	ENTRANCE MEDIAN, GUARDHOUSE AND ELECTRONIC ENTRY TYPICAL DETAILS	DRAWING NO. TD-9	SHEET NO. 1 OF 1

COMMISSION

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Rick Muratti, Esq. LEGAL DEPT
Steffanie L. Wickham WASTE DIVISION

REZONING	
HEARING DATE: May 26, 2026	COMMENT DATE: April 10, 2026
PETITION NO.: 26-0555	PROPERTY ADDRESS: 10130, 10301 Tuscany Ridge Dr, Tampa, FL 33619
EPC REVIEWER: Melissa Yanez	FOLIO #: 0722040100, 0722050000, and 0722101204
CONTACT INFORMATION: (813) 627-2600 x 1360	STR: 30-29S-20E
EMAIL: yanem@epchc.org	
REQUESTED ZONING: Planned Development	
FINDINGS	
WETLANDS PRESENT	YES
SITE INSPECTION DATE	NA
WETLAND LINE VALIDITY	EPC Wetland Survey valid until 10/3/2028
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Wetlands located throughout parcel, see EPC approved survey
<i>These comments replace prior comments provided on March 12, 2026.</i> The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included: - 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. - A Conservation Easement as recorded in Official Records Book 110, Page 59, Hillsborough County Official Records, is dedicated over onsite Wetland Conservation Areas identified on the plat. These areas shall be retained in a natural unaltered state. Filling, grubbing, clearing, and sodding is prohibited except for the removal of nuisance/exotic vegetation or enhancement through native plantings, as specifically approved by the Hillsborough County Environmental Protection Commission.	

Environmental Excellence in a Changing World

Environmental Protection Commission - Roger P. Stewart Center
3629 Queen Palm Drive, Tampa, FL 33619 - (813) 627-2600 - www.epchc.org

- The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
- Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
- Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.

INFORMATIONAL COMMENTS:

The following specific comments are made for informational purposes only and to provide guidance as to the EPC review process. However, future EPC staff review is not limited to the following, regardless of the obviousness of the concern as raised by the general site plan and EPC staff may identify other legitimate concerns at any time prior to final project approval.

- The Hillsborough County Land Development Code (LDC) defines wetlands and other surface waters as Environmentally Sensitive Areas. Pursuant to the LDC, wetlands and other surface waters are further defined as Conservation Areas or Preservation Areas and these areas must be designated as such on all development plans and plats. A minimum setback must be maintained around the Conservation/Preservation Area and the setback line must also be shown on all future plan submittals.
- Any activity interfering with the integrity of wetland(s) or other surface water(s), such as clearing, excavating, draining or filling, without written authorization from the Executive Director of the EPC or authorized agent, pursuant to Section 1-11.07, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of Chapter 1-11.

my / cb

ec: ebatsel@stearnsweaver.com / swalker@stearnsweaver.com



Adequate Facilities Analysis: Rezoning

Date: February 24, 2026

Acreage: ± 53.7 acres

Jurisdiction: Hillsborough County

Proposed Zoning: Planned Development

Case Number: 26-0555

Future Land Use: R-9 & UMU-20

HCPS #: RZ-752

Maximum Residential Units: 325

Address: 10130 & 10301 Tuscany Ridge Dr, Tampa

Residential Type: Multi-family

Parcel Folio Number(s): 072034.0000; 072204.0100;
072210.1204

School Data	Frost Elementary	Giunta Middle	Spoto High
FISH Capacity Total school capacity as reported to the Florida Inventory of School Houses (FISH)	966	1,558	2,460
2025/26 Enrollment K-12 enrollment on 2025/26 40 th day of school. This count is used to evaluate school concurrency per Interlocal Agreements with area jurisdictions	533	931	1,968
Current Utilization Percentage of school capacity utilized based on 40 th day enrollment and FISH capacity	55%	60%	80%
Concurrency Reservations Existing concurrency reservations due to previously approved development. Source: CSA Tracking Sheet as of 2/19/2026	6	65	67
Students Generated Estimated number of new students expected in development based on adopted generation rates. Source: Duncan Associates, School Impact Fee Study for Hillsborough County, Florida, Dec. 2019	38	14	17
Proposed Utilization School capacity utilization based on 40 th day enrollment, existing concurrency reservations, and estimated student generation for application	60%	65%	83%

Notes: Adequate capacity exists at Frost Elementary, Giunta Middle and Spoto High Schools for the proposed rezoning.

This is an analysis for adequate facilities only and is NOT a determination of school concurrency. A school concurrency review will be issued PRIOR TO preliminary plat or site plan approval.

Renée M. Kamen, AICP, Manager, Planning & Siting
Growth Management Department, Operations
E: renee.kamen@hcps.net
P: 813-272-4083 / C: 813-394-0313



**Hillsborough
County Florida**
Development Services

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: 05/12/2026

REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: Royal Palm Multifamily, LLC

PETITION NO: 26-0555

LOCATION: 10130 & 10301 Tuscany Ridge Dr

FOLIO NO: 72034.0000 72204.0100 72205.0000 72210.1204

Estimated Fees:

(Fee estimate is based on a 1,200 square foot, Multi-Family Units 1-2 story)

Mobility: \$6,661 * 325 units = \$2,164,825

Parks: \$1,555 * 325 units = \$ 505,375

School: \$3,891 * 325 units = \$1,264,575

Fire: \$249 * 325 units = \$ 80,925

Total Multi-Family (1-2 story) = \$4,015,700

Project Summary/Description:

Urban Mobility, Central Park/Fire - 325 multi-family units



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:** 2/18/2026

REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 3/4/2026

PROPERTY OWNER: Crossing Church, Inc. **PID:** 26-0555

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

LOCATION: 10130 Tuscany Ridge Dr. Tampa, FL 33619
10301 Tuscany Ridge Dr. Tampa, FL 33619

FOLIO NO.: 72034.0000, 72204.0100, 72205.0000, 72210.1204

AGENCY REVIEW COMMENTS:

At this time, according to the Hillsborough County BOCC approved maps adopted in the Comprehensive Plan, the property 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 property 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).

Based on the above Wellhead and Surface Water Resource Protection information, Hillsborough County Environmental Services Division has no objection to the applicant's request at this time.

AGENCY COMMENT SHEET

TO: **Zoning/Code Administration, Development Services Department**

FROM: **Reviewer:** Andria McMaugh **Date:** 3/12/2026

Agency: Natural Resources **Petition #:** 26-0555

- ☐ This agency has **no comment**
- ☐ This agency has **no objections**
- ☒ 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. Effort must be made to avoid the removal of and design the future 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. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the condition of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas.
3. 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.
4. 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.

5. 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.

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

PETITION NO.: RZ-PD 26-0555 **REVIEWED BY:** Clay Walker, E.I. **DATE:** 3/2/2026

FOLIO NO.: 072034.0000, 072205.0000, 072204.0100 and 072210.1204

WATER

- ☐ The property lies within the _____ Water Service Area. The applicant should contact the provider to determine the availability of water service.
- ☒ A 8 inch water main exists ☐ (approximately ___ feet from the site), ☒ (adjacent to the site), and is located south of the subject property within the north Right-of-Way of Alambra Avenue. 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 prior to June 1, 2022, 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 6 inch wastewater forcemain exists ☐ (approximately _____ feet from the project site), ☒ (adjacent to the site) and is located south of the subject property within the south Right-of-Way of Alambra Avenue. While this site would be a Hillsborough County customer, the wastewater in this area is pumped to the City of Tampa. 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.

COMMENTS: The subject rezoning includes parcels that are within the Urban Service Area and would require connections to the County's potable water and wastewater Systems.

HILLSBOROUGH COUNTY
DEVELOPMENT SERVICES
SITE AND SUBDIVISION REVIEW SHEET

Project ID# 26-0555

PROJECT NAME FOLIO # 72204.0100, 72205.0000, 72210.1204, 72034.000

SUBMITTED 02/06/2026 DISTRIBUTED _____ DUE ____

EOR NAME & PHONE S. Elise Batsel 813-223-4800

EOR EMAIL ADDRESS: EBATSEL@STEARNSWEAVER.COM

OWNER NAME & PHONE _____

OWNER EMAIL ADDRESS: _____

DRC DATE n/a SECTION/TOWNSHIP/RANGE 30-29-20

	APPROVED		GRAND OAKS
	APPROVED WITH CONDITIONS		ON SITE PIPING
	RESUBMITTAL REQUIRED		OVERLAY DISTRICT / ARCHITECTURAL REVIEW
	INSUFFICIENT FOR REVIEW*		PROPORTIONATE FAIR SHARE
	NO REVIEW REQUIRED		LIGHTING PLANS
☒	No Comment		FIRE MARSHAL PLAN REVIEW & PERMIT REQUIRED

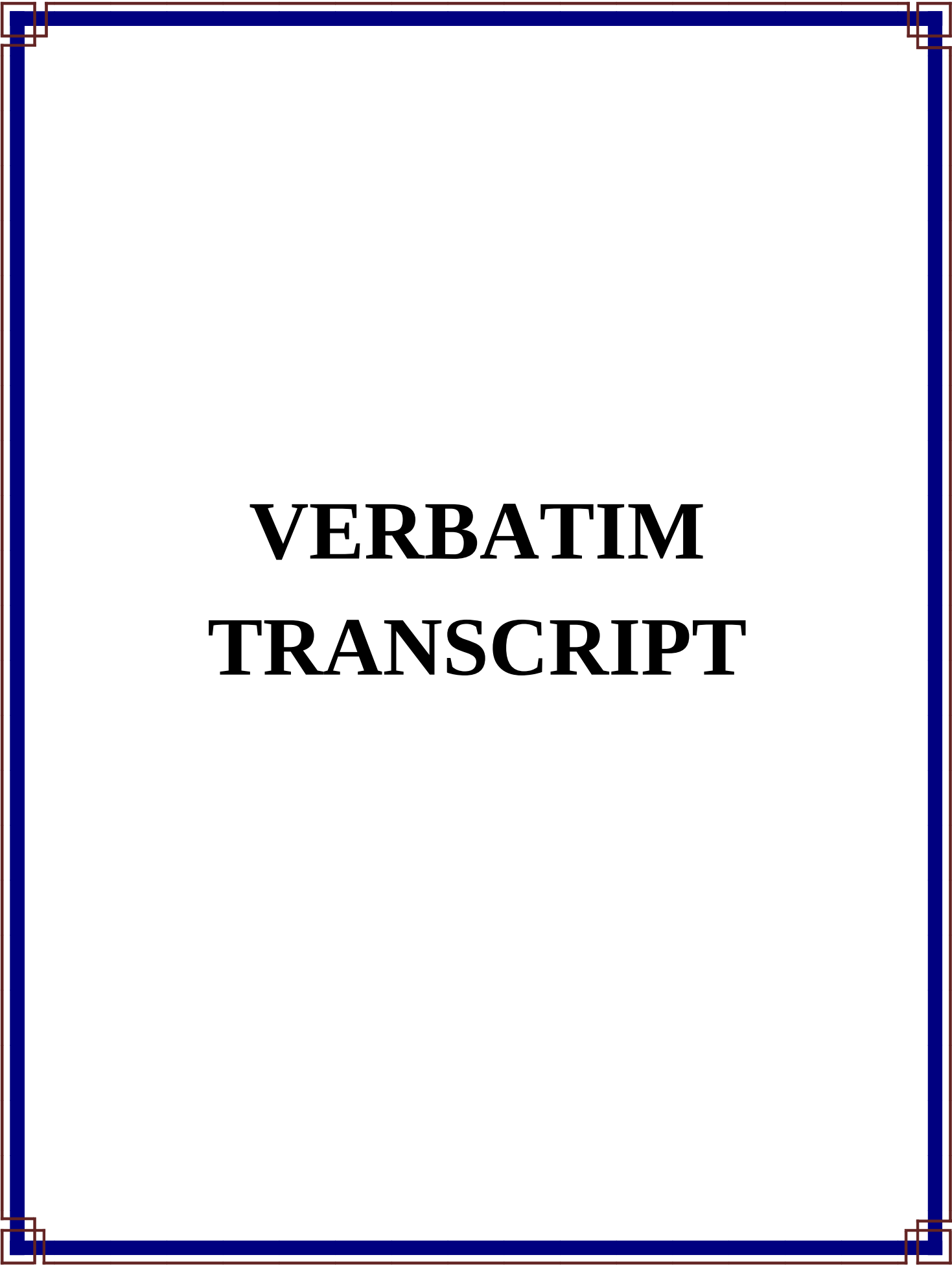
CONDITIONS/COMMENTS

-No Comment

PRELIMINARY APPROVED: _____

REVIEWED BY: Jan Kirwan PHONE# 672-7876 DATE: 02-27-2026

	NATURAL RESOURCES	272-5600		FIRE	276-8433
	TRANSPORTATION	272-5600		PARKS	975-2160
	SITE ENGINEERING	272-5600		STREET & ADDRESSES	744-5862
	STORMWATER	272-5600		REAL ESTATE/SURVEY	307-4783
	UTILITIES	272-5600		PUBLIC WORKS (TRAFFIC SVCS)	272-5912
	ZONING	272-5600		SCHOOL DISTRICT	272-4690
	EPC	627-2600 EXT.1239	XX	CELM	672-7876



VERBATIM TRANSCRIPT

1 HILLSBOROUGH COUNTY, FLORIDA
2 BOARD OF COUNTY COMMISSIONERS
3

4 IN RE:
5 ZONING HEARING MASTER MEETING
6

7 ZONING HEARING MASTER MEETING
8 TRANSCRIPT OF TESTIMONY AND PROCEEDINGS
9

10 BEFORE: Steve Luce
11 Zoning Hearing Master
12 DATE: May 26, 2026
13 TIME: Commencing at 6:00 p.m.
14 TIME: Concluded at 10:55 p.m.
15
16 LOCATION: Hillsborough County BOCC
17 Development Services Department
18 601 East Kennedy Boulevard
19 Second Floor
20 Tampa, Florida 33602
21

22 Reported by:
23 Kate Khvostova
24
25

1 MS. HEINRICH: The next application is item D.11,
2 PD 26-0555. The applicant is requesting a rezoning of PD
3 from property zoned CI, M, RMC-16, RMC-20, and RSC-6.
4 Tim Lampkin with Development Services has reviewed this and
5 will present staff findings.

6 MS. BATSEL: Good evening. For the record,
7 Elise Batsel with Stearns Weaver Miller on behalf of the
8 applicant. This property is really interestingly located,
9 and I say that because if you look it is directly in between
10 several major roadways, 301, 618A, which of course is the
11 Selmon Expressway, and I-75. We were having commissioner
12 meetings, and one of the commissioners who is not usually in
13 favor of multifamily is like, listen, if there is a place
14 that multifamily should go, it is here.

15 This is within the urban service area within the
16 Brandon Community Plan, and in the light industrial character
17 district. There are two future land use categories, UMU-20,
18 that's the majority of the site, and R9, which just has the
19 little bit of yellow that you can see containing 1.82 acres.
20 The zoning is a combination, so there's actually M zoning
21 currently approved on a portion of the site, RMC-20, RMC-16,
22 CI zoning, and RSC-6. You'll hear more about the potential
23 entitlements that could be built here versus what we are
24 proposing, and you'll see it's a drastic difference. This
25 should help you as you're reviewing this more carefully after

1 this hearing, but to the north there are governmental
2 multifamily uses directly across the Selmon.

3 To the south, there are commercial uses and the
4 single-family neighborhood that you see outlined in yellow.
5 To the west is commercial and industrial and to the east is
6 multifamily and commercial. Our request to rezone tonight is
7 to rezone a portion of the property to planned development
8 for 325 multifamily units, and to maintain the existing
9 church uses that are on the property to the south. We are
10 not asking for any variations as part of this application,
11 and just to be clear about the two areas that we're talking
12 about, the new multifamily development is going to go up
13 against the Selmon Expressway. That's the area in yellow.

14 The existing church property is in purple, and all
15 of the existing uses that you see here and outlined in the
16 site data table exist on that purple area today. Just to
17 visually give you a conceptual overview here, those 325
18 multifamily units are located away from the existing
19 single-family homes. Access will remain exactly like it is
20 today in the PD, and it will go through the church property.
21 I'll go into more details about that, but all of the areas
22 that you see in green here are conservation areas in green,
23 and retention in blue, and the building envelope areas are
24 grayed out on your diagram.

25 As I mentioned, the project falls well under the

1 existing future land use limitations. We could ask for 536
2 units on this property, but we're asking for 325, and with
3 respect to the church parcel, we could ask for 1,139,000
4 square feet, and the existing church property is only 91,000
5 square feet. So significantly under the future land use
6 limitations. There are three access points to the property.
7 One full access connection to Ventura Avenue, that's the area
8 shown in blue. One full access connection to Causeway
9 Boulevard, that's through Visconti Boulevard, and finally,
10 one full-access connection to Falkenburg Road via Tuscany
11 Ridge Drive.

12 At this point in time, I'll ask David Smith to
13 quickly go over consistency with the comprehensive plan and
14 compatibility with surrounding land uses.

15 MR. SMITH: Good evening. David Smith, 411 East
16 Jackson Street, director of Development and Zoning for
17 Stearns Weaver Miller. As Elise has pointed out, this
18 property is currently a mix of various zoning categories
19 developed as a church, undeveloped for manufacturing,
20 commercial intensive, and regional mixed use -- excuse me
21 RMC-20, which is a multifamily category. The planning
22 commission has found the proposal consistent based upon it
23 supporting numerous goals and objectives and compatibility
24 criteria. Looking at the criteria or the objectives,
25 proactively direct 80 percent of the county's anticipated

1 growth in the urban service area.

2 We are developing this site as shown in this
3 graphic. The boot of Italy, that I would call it, is off to
4 the left, which is staying as preservation land, and the core
5 of the development is due north of the church and due south
6 of the Selmon. From a compatibility's perspective, we have
7 multifamily to our east and west and the church property and
8 uses today serve as a buffer between this multifamily and the
9 single-family south and west of the property. This requires
10 a mixture of uses -- two uses, church uses, and multifamily
11 uses.

12 As mentioned in the Brandon Community Plan, we're
13 in the light industrial district. That begs the question why
14 are we light industrial? Looking from a compatibility
15 standpoint, of the predominant uses south of the Selmon are
16 not light industrial uses in the community plan. They have
17 been developed as commercial and multifamily, single-family.
18 There is some light or heavier commercial right at the
19 intersection of 301 and the interstate. This is an infill
20 opportunity and given our surrounding property owners, this
21 is the best use and has been determined to be consistent with
22 the Brandon Community Plan and supports the vision that the
23 community wanted.

24 Compatibility. New development must be compatible
25 with the surrounding neighborhood. As I indicated the

1 surrounding neighborhood immediately adjacent to the proposed
2 new use are multifamily uses not dissimilar to what's being
3 proposed in this project. We are meeting all the buffering
4 and screening requirements appropriate for the development.
5 Planning commission found additional multifamily and church
6 uses in the area would complement the existing multifamily
7 single-family residential uses, and accordingly, they found
8 the proposal consistent with the compatibility criteria.
9 With that, I'll answer any questions.

10 MR. HENRY: Steve Henry, Lincks & Associates, 5023
11 West Laurel, Tampa 33607. We conducted the traffic analysis
12 for the project, and the graphic that's before you tonight
13 has indicated that the property is made up of a number of
14 zoning and this is actually in the staff report but give you
15 just a summary from a trip generation standpoint. This
16 compares what could be generated by the existing zoning
17 versus what we're proposing. As you can see, there would
18 actually be a reduction of over 3500 daily trips based
19 comparison of the existing zoning versus what we're
20 proposing, and then a reduction of 415 during the AM peak
21 hour and about 444 during the PM peak hour. So a significant
22 decrease in what could be developed on the property based on
23 the existing zoning versus what we're asking for today.

24 HEARING OFFICER: Thank you.

25 MS. BATSEL: And just, finally, there have been

1 administrative variances and variations to 6.06.00 with no
2 objections and found approvable by county staff.

3 HEARING OFFICER: Okay.

4 MS. BATSEL: We're available for any questions.

5 HEARING OFFICER: No questions right now. Thank
6 you.

7 MS. BATSEL: Thank you.

8 HEARING OFFICER: The Development Services staff?

9 MR. LAMPKIN: Good evening. I'm Tim Lampkin,
10 Development Services. As the applicant stated, they're
11 proposing to develop an approximately 53.66-acre development,
12 located approximately 1600 feet east of U.S. 301 and 1670
13 feet east of the U.S. Highway 301 and Posner Park Boulevard
14 intersection, and approximately 500 feet to the off-ramp of
15 the Selmon Expressway to U.S. Highway 301, and the request is
16 as on the zoning district blocking a single -- there is
17 RMC-6, RMC-16, RMC-20, CI, and they're both proposing the
18 planned development to allow 325 multi-family units and to
19 recognize the existing church campus in the parcel D.

20 Multi-family developments are located to the east
21 and west of the subject development adjacent to the
22 multi-family parcel, and the proposed location of the
23 multi-family is not adjacent to the single-family, placing it
24 towards the rear near the Selmon Expressway. As they have
25 extensive retention ponds in the back. The applicant

1 actually is requesting one, it's an internal variation to LDC
2 section 6.06.06, buffering and screening, and they're
3 requesting the two internal uses normally you'd be required
4 to have a 10-feet wide buffer with type A screening, and the
5 applicant is requesting not to provide that as internal and,
6 they provided justification in part, including that the
7 proposed internal buffer reduction supports the overall
8 development, allowing for more efficient use of the land and
9 site sensitivity that's evident on the plan.

10 For example, the wetlands and the retention areas.
11 Staff has reviewed the justification statement submitted by
12 the applicant, and there's no objections. The applicant has
13 not requested any variations from the general site
14 development requirements found in part 6.05.00 or 6.07.00
15 fences and wall land development code. The application shall
16 be required to be in compliance with all the requirements of
17 the Hillsborough County Land Development Code. Based on the
18 above consideration, staff finds the request approvable.

19 HEARING OFFICER: Okay. Thank you.

20 Planning Commission Staff?

21 MR. ROYAL: Good evening, again. It's Tyrek Royal,
22 planning commission staff. Site is governed by a mix of
23 future land use designations, including residential 9 and
24 urban mixed use 20. It's surrounded by a combination of
25 high-density residential, commercial, industrial, and

1 institutional uses particularly along the U.S. 301 corridor.
2 The proposal is consistent with FLU objective 1.1 and policy
3 3.1.3 as the surrounding development pattern reflects a
4 higher intensity mixed-use environment, where multifamily
5 institutional use is already present and supported.

6 The project remains within the allowable density
7 and intensity for the applicable future land use categories.
8 It complies with FLU policy 4.2.1 by providing a mix of uses,
9 which is multifamily, residential, and church facilities
10 within a single plan development. It also satisfies FLU
11 objective 4.4 and policy 4.4.1 by ensuring compatibility with
12 surrounding residential, commercial, industrial, and
13 institutional uses through appropriate transition in use and
14 intensity.

15 Additionally, the proposal is consistent with the
16 Brandon community plan as it provides a transitional
17 development pattern between surrounding character districts
18 while supporting the area's vision for integrated higher
19 intensity development near major transportation corridors.
20 Overall, staff finds the plan development is compatible with
21 the surrounding area and consistent with the comprehensive
22 plan.

23 HEARING OFFICER: Okay. Thank you. Is there
24 anyone in the audience that wishes to speak in support of the
25 application?

1 Good evening.

2 MR. COWELL: Good evening. I'm Pete Cowell. My
3 address is 3304 West Wyoming Circle, Tampa, Florida 33611.
4 I'm here representing Mr. John Erb who owns the property at
5 10412 Ventura Avenue. Okay. And he's concerned about the
6 flooding along Ventura Avenue, and is wondering what is going
7 to be done to the site to try and relieve that situation.
8 Other than the fact that we need more multi-family housing, I
9 think it's great.

10 HEARING OFFICER: Okay. Thank you, sir.

11 MR. COWELL: Thank you.

12 HEARING OFFICER: May I get you to sign in, please?

13 MR. COWELL: Oh.

14 HEARING OFFICER: Okay. Evening.

15 MR. ALDAY: Good evening. I don't get this
16 opportunity much, but I want to just say thank you for your
17 service to our community. Y'all put in the hours, obviously.

18 HEARING OFFICER: Yeah.

19 MR. ALDAY: So I'll say thanks for that. My name
20 is Jonas Alday. I'm the executive pastor and the treasurer
21 and the vice president of The Crossing Church, and my address
22 is 1400 North Gordon Street, but I came tonight just because
23 I want to let you know that we've been here in the community
24 for over 30 years at our Brandon location. We have three
25 locations, but at our Brandon location, we've been here for

1 30 years serving the community, and we believe in continuing
2 to serve our community the best we can.

3 In this partnership with the sale of part of our
4 property, it's going to provide much needed funds for
5 improvement to our parking area that we've needed for a long
6 time. Currently, where our people park it's grass and, you
7 know, dirt in areas, so when it rains, you have, you know,
8 ladies coming through there, and we run golf carts to try to
9 pick them up to keep them from it, but truthfully, it is what
10 it is. But the proceeds from this sale and from the rezoning
11 are actually going to help us be able to build a better
12 parking area for our people and a better experience.

13 Actually, address some of the needs in the
14 community too, which you'll hear about in a few minutes, but,
15 you know, we have thousands of people we service every
16 weekend, and we just want to service them the best we can,
17 and so we thank you for hearing our case and respectfully,
18 you know, ask if you would pass this.

19 HEARING OFFICER: All right. Thank you, sir.

20 All right. Anyone else?

21 Sir, may I get you to sign in?

22 MR. ALDAY: Oh. My bad.

23 HEARING OFFICER: Yes, sir. Please come forward.

24 Good evening.

25 MR. BRADY: Hi, how you doing? My name is

1 Steve Brady, resident at 11833 Sand Hill Road, Thonotosassa.
2 I'm the campus development director at The Crossing Church
3 for the past 20 years, and mainly what I want to talk about
4 is partially what he was talking about, the flooding issue
5 that's been happening in the residential area at the stop
6 sign area there, and like Jonas said, the financial issue
7 during this project that will help us to resolve that issue.
8 We're the last developers in the area, so, you know, it's
9 falling for us to make sure it's taken care of. So we have a
10 lot to do there.

11 Also on the front area where the parking area is,
12 we had approximately about 30 homeless people have been
13 gathering there for the almost 10 years. It's been pretty
14 dangerous, some of the issues that's been out there. We had
15 a fire started and had called the fire department and
16 sheriff's department with issues going on. So this has
17 helped us to totally resolve that issue also, and so we
18 think, you know, traffic-wise, right now the way we are
19 because of our parking situation, we have just one ingress
20 and one egress.

21 So the new development of the parking lot up front
22 on Caldwell gives us three ins and three outs, which
23 disperses the traffic much better. We also hire sheriff
24 department, off-duty officers that work every services, and
25 they, you know, give us help with cars leaving the campus and

1 dispersing, and we always give priority to the neighborhood
2 next to us that we have a stop sign that stops us. They
3 always have the priority going in and out, and that's what we
4 plan to do, is to make this a much better situation. The
5 stormwater situation is very expensive for us to fix, but it
6 will help the community around us much. Their situation's
7 been bad, and it's just as bad for us too. So we hope to
8 resolve every bit of that with this project.

9 HEARING OFFICER: Okay. Very good. Thank you,
10 sir.

11 MR. BRADY: Thank you.

12 HEARING OFFICER: Is anyone else in the audience
13 who wishes to speak in support of the application? Seeing no
14 one responding. Anyone in the audience wish to speak in
15 opposition to the application?

16 MS. HARRISON: Yes.

17 HEARING OFFICER: Please, come forward.

18 MS. HARRISON: Okay.

19 HEARING OFFICER: State your name and address for
20 the record.

21 MS. HARRISON: Thank you so much. It's terrible
22 being short. Thank you, Commissioners. I appreciate the
23 opportunity to be in front of you as well as I believe a
24 number of other people in opposition tonight. The area that
25 you saw on the --

1 HEARING OFFICER: Please, state your name and
2 address for the record.

3 MS. HARRISON: So sorry.

4 HEARING OFFICER: It's okay.

5 MS. HARRISON: Kristina Harrison. It's spelled
6 K-R-I-S-T-I-N-A. The residence is 2705 San Marco Place.
7 That is S-A-N Marco Place. I am actually the inheritor of
8 that property, but I grew up in that property. We moved in
9 1975, and I moved out in 1993. During that time, our
10 neighborhood has had on and off again flooding issues. Some
11 of them were originally caused by the surrounding property,
12 which at one point in time was actually farmland, and the
13 farmer had cattle. The drainage ditches unfortunately were
14 not necessarily cared for, and so my mom found out that the
15 county had been deeded right-of-way so that they could fix
16 it, and that was fine.

17 Depending on how heavy the rain was, unfortunately,
18 we still had flooding problems because the drainage ditches
19 ran into the Alafia River. Fast forward to when the church
20 was built. The church unfortunately did not do their due
21 diligence with regards to the drainage, and our drainage got
22 messed up. The church in favor had to rent a pump so that,
23 when the water accumulated, it was pumped where it needed to
24 go. As someone who grew up in the area and now who actually
25 has a residence under my name, I'm concerned about the

1 continuing flooding, and quite frankly, the church has not
2 done their due diligence in trying to fix it until now, years
3 later.

4 This flooding has been something that never should
5 have continued once they made their plans in order to build,
6 and have all the drainage go where it needed to go. So with
7 the expansion that is now being proposed, with the housing
8 development that is now being proposed, I have to wonder how
9 much more it will actually impact the drainage in the
10 neighborhood. We are actually like Louisiana. We're in a
11 fishbowl. We are lower than the street level of Causeway
12 Boulevard and 301. There have been plenty of times that I've
13 come, and I've realized just how low the neighborhood is,
14 which also contributes, unfortunately, to the flooding issue.

15 Certainly, we cannot stop the Alafia from cresting
16 when it gets flooded, but there were a number of days where I
17 watched, actually watched, from my front window the tide roll
18 in, and that of course has happened before the church came.
19 But the church coming and everything that they have done has,
20 unfortunately, not made the situation better. In the
21 proposed plan, I see that the developers are also citing that
22 they are using the Brandon development plan.
23 My question is, with knowing where my neighborhood is, which
24 is actually signified by that yellow box that they had, my
25 area has always been with that neighborhood Clair-Mel

1 Commons, considered part of Clair-Mel City, an unincorporated
2 portion of Hillsborough County. To my knowledge, the city of
3 Brandon has not annexed any of that land. So that would also
4 indicate that the church is not within the city limits of
5 Brandon. If I am wrong please correct me because I have not
6 lived in this area for more than 20 years.

7 HEARING OFFICER: Well, it's all part of
8 unincorporated Hillsborough County.

9 MS. HARRISON: But should they be using the
10 Brandon --

11 HEARING OFFICER: Well, Brandon --

12 MS. HARRISON: -- development plan and not the
13 Hillsborough County only?

14 HEARING OFFICER: Brandon is subject to the rules
15 and regulations of the Hillsborough County Land Development
16 Code and all the stormwater regulations.

17 MS. HARRISON: And I appreciate the clarification.

18 HEARING OFFICER: Sure.

19 MS. HARRISON: But I do wonder, with the
20 development that's going to happen, how much also our
21 development may or may not see increased traffic because at
22 one point in time the county had to come in and put speed
23 bumps within our neighborhood to prevent people from
24 bypassing the intersection of 301 and Causeway Boulevard.
25 But I can tell you, unfortunately, it still gets used that

1 way. We also feel -- and I know this is a different
2 subject -- we also do feel that our neighborhood has been
3 neglected.

4 Our roadways are full of potholes and big empty
5 spaces where the asphalt has just disappeared, and along with
6 the rainy season coming, this then makes it so that water is
7 going to pool in those streets and create breeding grounds
8 for mosquitoes. Now, I did contact Public Works earlier
9 today and expressed my concern to them as well. Hopefully,
10 they will be getting back with me, but as somebody who grew
11 up in that neighborhood, who knows what the entire area was
12 before, seeing what is happening now is concerning that,
13 again, we're going to be flooding, and there's going to be no
14 resolution for another 20 years. Again, I thank you very
15 much for your time.

16 HEARING OFFICER: Thank you, ma'am. Appreciate it.
17 Is there anyone else in the audience that wishes to speak in
18 opposition?

19 Yes, sir. Please, come forward.

20 MR. BOGGESS: My name's Todd Boggess. 9918
21 Courtney Palms Boulevard. Thank you for your time tonight.
22 I know you guys put a lot of time in here. I wouldn't want
23 to do this job. It takes all night, so I can see that. You
24 know, we saw those guys talk about the map, and the -- they
25 don't even know the -- where the map is. When we were at the

1 information meeting they were pointing here pointing there.
2 There was an older lady in the back. She knew the map way
3 better than they did. So, you know, my problems with having
4 more units put in there. From the corridor from 301 to
5 Falkenburg, there's already 800 units in there. We're going
6 to add another 300 down on the other side of Colbert's. Over
7 there on the other side of Falkenburg, there's another 450
8 new units there.

9 I mean, we're going to add -- we're going to have
10 1500 units in a small area. Yeah, I mean it's great because
11 everybody there is multifamily, but it's not really -- I
12 mean, how many are we going to do? Are we going to keep
13 putting more in there? Another 3, 400 another 3, 400. I
14 mean, over by Brandon Mall there's even more. They just keep
15 putting them up and putting them up. I mean, how many condos
16 are we going to put in the area is one of the main questions.
17 I mean, with them having so many, and the traffic and leading
18 into the traffic problems on 301, I mean, they keep adding
19 lights. They keep making it worse. It keeps getting worse.
20 I've lived there 20 years in Courtney Palms. Been there my
21 whole time in Florida, and it continuously gets worse.

22 The 301 and Causeway intersection's horrible. The
23 Falkenburg and Causeway intersection's horrible. I mean, it
24 just -- they're getting worse and worse and worse. So and
25 then the flooding, when we had the hurricanes, we had three

1 feet of flood in the back of Courtney Palms. I mean, all the
2 cars got flooded, but that's not just the hurricanes.
3 That's, you know, we're talking just a regular rainstorm
4 causes seven, eight inches of rain in the back of Courtney
5 Palms in the back of the site where they're talking about
6 putting the new 325 units. It's all going into this area
7 where -- we're there. I see it all the time. I've been back
8 in that -- those -- where they're proposing the spots. Seen
9 it. It floods 8 to 10 inches on the regular.

10 So, I mean, the flooding is definitely a problem
11 over there. I mean, you talk to Will about how many parking
12 spots are you going to put in? At Courtney Palms, we have
13 708 Courtney in parking spots. When he talked to us in the
14 meeting it was 450 to 500. Not even going to be close to
15 enough spots for that. So I don't know what they're doing
16 there either, but a lot of this you know comes down to, is
17 there enough room for everything?

18 Is the water drainage going to be big enough? Are
19 they going to have enough room for these parking spaces? Are
20 we just putting too much in that corridor? I mean, you've
21 added, and now we got 800. Now, we're going to put 1200 in
22 there, 1500 over with the ones on Land Tower over there by
23 Culverts. I mean, it just seems like more and more and more.
24 I just don't know what we're going to do about it, and where
25 do they plan -- I mean, we lived across from Coca-Cola. One

1 last thing. We lived across from Coca-Cola. We watched them
2 bring in dirt, dirt, dirt, dirt, dirt.

3 I mean, it went on for months. I mean, hundreds of
4 trucks a day. What are they going to do? How are they going
5 to bring the dirt and stuff into this proposed location?
6 That's going to be on that far right side. They're going to
7 come up in there Visconti and kind of up that up the way on
8 the far right side of the church parking lot. They're going
9 to come in there and bring all this dirt in and make this all
10 is great. The drainage is going to be great back there, but
11 I appreciate your time. Thanks for letting me speak.

12 HEARING OFFICER: Sure. Thank you, sir.

13 Is there anyone else in the audience that wishes to
14 speak in opposition? No one else responding.

15 Staff, anything further? If you could make a
16 comment about drainage and how drainage is looked at during
17 site development.

18 MS. HEINRICH: Sure. Michelle Heinrich,
19 Development Services. Pretty much at this stage what we're
20 looking at is rezoning the property, giving it entitlements.
21 It's not the stage where any specific site development would
22 occur. So if it's approved, it would have to go through site
23 development review, which involves multiple agencies, one of
24 which is stormwater, and they would have to comply with all
25 county requirements for stormwater, which is to keep it on

1 site not to exacerbate any existing situations.

2 HEARING OFFICER: Okay. All right. Thank you.

3 Anything else?

4 Michelle, anything else?

5 MS. HEINRICH: No, sir.

6 HEARING OFFICER: Okay. Very good. Thank you.

7 The applicant has an opportunity for rebuttal.

8 MS. BATSEL: Good evening. For the record,

9 Elise Batsel, Stearns Weaver Miller. With respect to
10 traffic, again, you have the transportation management plan,
11 and transportation analysis, and Steve Henry has testified on
12 the record. Your staff report concurs that there's a
13 significant reduction in trips for this particular proposed
14 development over what is approved today. With respect to
15 parking, we will meet the code required by Hillsborough
16 County, whatever that is. If we build less than 325 units
17 we'll comply with code. If we build the maximum of what the
18 project is proposing, we will provide parking as required
19 under the code.

20 I just want to point out that with respect to both
21 traffic and drainage issues the testimony that you heard from
22 the neighborhood relates to existing conditions today. Those
23 are not conditions related to this development entitlement or
24 what the project is proposed, but I do want to have
25 Artie Cintron from Kimley-Horn our engineer briefly talk

1 about drainage on the site because I think it will be helpful
2 for the community members.

3 HEARING OFFICER: Okay. Very good. Thank you.

4 MR. CINTRON: Good evening. Artie Cintron with
5 Kimley-Horn, 201 North Franklin. I forgot the zip code, so
6 appreciate everyone's time here, and as Elise has stated I
7 want to just discuss the process Michelle had talked about.
8 We will have to go through regulatory review and permitting
9 with both Hillsborough County and Southwest Florida Water
10 Management District. This site will be required to retain
11 and manage its stormwater in compliance with both
12 Hillsborough County and SWFWMD requirements resulting in
13 discharge levels significantly below the pre-development
14 conditions.

15 As Lisa said the existing conditions now do cause
16 flooding, but Hillsborough County has recognized this and has
17 actually placed this area in a volume sensitive basin. This
18 happened about two years ago. So being in a volume sensitive
19 basin actually increases the regulations and the amount of
20 stormwater that's needed to be retained significantly more.
21 So now are required to hold a 100-year storm -- I'll try to
22 keep eye level -- a 100-year storm event to the 10-year rate.
23 Development of this area would actually significantly reduce
24 the discharges going forward. I want to state that for the
25 record.

1 HEARING OFFICER: Yeah. All right. Thank you.

2 MS. BATSEL: We have no further comments. Thank
3 you.

4 HEARING OFFICER: Okay. Very good. Thank you.

5 With that, that concludes this application.

6 Ms. Heinrich, we're ready for our last item on
7 tonight's agenda.

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**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

DATE/TIME: 5-26, 2026 6PM HEARING MASTER: STEVE LUCEPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ 26-0445</u>	PLEASE PRINT NAME <u>Todd Pressman</u> MAILING ADDRESS <u>200 2nd Ave S #45</u> CITY <u>St Pete</u> STATE <u>FL</u> ZIP <u>33701</u> PHONE <u>727-841-1760</u>
APPLICATION # <u>RZ 26-0728</u>	PLEASE PRINT NAME <u>Jose Garcia</u> MAILING ADDRESS <u>3118 Summer Cruise Dr</u> CITY <u>Valrico</u> STATE <u>FL</u> ZIP <u>33594</u> PHONE <u>813-766-0859</u>
APPLICATION # <u>RZ 26-0740</u>	PLEASE PRINT NAME <u>Justin Wilkerson</u> MAILING ADDRESS <u>3118 Buttercup St</u> CITY <u>Seffner</u> STATE <u>FL</u> ZIP <u>33584</u> PHONE <u>813-253-9904</u>
APPLICATION # <u>MM 26-0045</u>	PLEASE PRINT NAME <u>MATT NEWTON</u> MAILING ADDRESS <u>101 E. KENNEDY BLVD STE 200</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 727 4020</u>
APPLICATION # <u>RZ 26-0217</u>	PLEASE PRINT NAME <u>Rami Corbett</u> MAILING ADDRESS <u>101 E Kennedy Blvd Ste 200</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-227-8421</u>
APPLICATION # <u>RZ 26-0303</u>	PLEASE PRINT NAME <u>Todd Pressman</u> MAILING ADDRESS <u>200 2nd Ave S #45</u> CITY <u>St Pete</u> STATE <u>FL</u> ZIP <u>33701</u> PHONE <u>727-841-1760</u>

DATE/TIME: 5-26-2026 6PM HEARING MASTER: Steve LUCE

PLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # RZ 26-0303	PLEASE PRINT NAME William Rie MAILING ADDRESS 142 131 ST Ave E CITY Madeira Beach STATE FL ZIP 33708 PHONE 813-267-4544
APPLICATION # RZ 26-0329	PLEASE PRINT NAME Todd Pressman MAILING ADDRESS 200 2 nd Ave S #45 CITY St. Pete STATE FL ZIP 33709 PHONE 727-860-1760
APPLICATION # RZ 26-0338	PLEASE PRINT NAME Kami Corbett MAILING ADDRESS 101 E Kennedy Blvd #3700 CITY Tampa STATE FL ZIP 33602 PHONE 813-227-8424
APPLICATION # RZ 26-0338	PLEASE PRINT NAME THERESA BAUER MAILING ADDRESS 1805 BRANDY WAY CITY BRANDON STATE FL ZIP 33572 PHONE 813-685-5031 unlisted
APPLICATION # RZ 26-0338 VS	PLEASE PRINT NAME Chris MAILING ADDRESS 3011 Williams Road CITY Brandon STATE FL ZIP 33510 PHONE no camera / could not testify
APPLICATION # RZ 26-0339	PLEASE PRINT NAME Bentley MARK MAILING ADDRESS 400 N. ASHLUM DR. STE 3100 CITY TPA STATE FL ZIP PHONE 813-997-6693

SIGN-IN SHEET: RFR, ZHM, PHM, LUHOPAGE 3 OF 8DATE/TIME: 5-26-2026 6PM HEARING MASTER: STEVE LUCEPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RTA 26-0339</u>	PLEASE PRINT NAME <u>RYAN MANASSIE</u> MAILING ADDRESS <u>400 N. Ashley Dr. Ste 3100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-225-2500</u>
APPLICATION # <u>mm 26-0340</u>	PLEASE PRINT NAME <u>Nicole MacInnes</u> MAILING ADDRESS <u>2002 W. Cleveland St. 201</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33606</u> PHONE <u>913-407-1686</u>
APPLICATION # <u>mm 26-0340</u>	PLEASE PRINT NAME <u>Cynthia Spide II</u> MAILING ADDRESS <u>2002 W. Cleveland St.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33606</u> PHONE <u>813-407-</u>
APPLICATION # <u>mm 26-0340</u>	PLEASE PRINT NAME <u>Cynthia Wilson</u> MAILING ADDRESS <u>11413 Buster Bean Dr</u> CITY <u>Seffner</u> STATE <u>FL</u> ZIP <u>33584</u> PHONE <u>813-867-9101</u>
APPLICATION # <u>mm 26-0340</u>	PLEASE PRINT NAME <u>Thomas Koduda</u> MAILING ADDRESS <u>11219 Russell Dr.</u> CITY <u>Seffner</u> STATE <u>FL</u> ZIP <u>33584</u> PHONE <u>813 415 8297</u>
APPLICATION # <u>mm 26-0340</u>	PLEASE PRINT NAME <u>Joe Goldberg</u> MAILING ADDRESS <u>1221 Buckell Avenue #1800</u> CITY <u>Miami</u> STATE <u>FL</u> ZIP <u>33131</u> PHONE <u>559-4126</u> <u>954-8711667</u>

SIGN-IN SHEET: RFR, ZHM, PHM, LUHOPAGE 4 OF 8DATE/TIME: 5/26/2026 6PM HEARING MASTER: Steve LUCEPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # RZ 26-0426	PLEASE PRINT NAME <u>Elise Batsel</u> MAILING ADDRESS <u>401 E. Jackson St.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 222 9059</u>
APPLICATION # RZ 26-0426	PLEASE PRINT NAME <u>David M Smith</u> MAILING ADDRESS <u>401 E. Jackson Street Suite 2100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33601</u> PHONE <u>813 222 8010</u>
APPLICATION # RZ 26-0426	PLEASE PRINT NAME <u>STEVE HENRY</u> MAILING ADDRESS <u>5023 W. LINDEN ST</u> CITY <u>TPA</u> STATE <u>FL</u> ZIP <u>33609</u> PHONE <u>813-289-0039</u>
APPLICATION # RZ 26-0426	PLEASE PRINT NAME <u>JEFFREY BERGER</u> MAILING ADDRESS <u>2913 W. S.W. VICTORAS ST</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33629</u> PHONE <u>813-248-5006</u>
APPLICATION # RZ 26-0426	PLEASE PRINT NAME <u>Alicy Gould</u> MAILING ADDRESS <u>10463 Greendale</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33622</u> PHONE <u>813 262-3947</u>
APPLICATION # RZ 26-0426	PLEASE PRINT NAME <u>Rea Berryman</u> MAILING ADDRESS <u>6615 Gant Rd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33609</u> PHONE <u>813.416.8038</u>

SIGN-IN SHEET: RFR, ZHM, PHM, LUHOPAGE 5 OF 8DATE/TIME: 5-26-2026 6PM HEARING MASTER: Steve LUCEPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # RZ 26-0426 VS	PLEASE PRINT NAME <u>LAURI METZGER</u> MAILING ADDRESS <u>11915 KEATING DRIVE</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33624</u> PHONE _____
APPLICATION # RZ 26-0528	PLEASE PRINT NAME <u>Margaret Perez</u> MAILING ADDRESS <u>3410 Northdale Blvd, Suite 100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33624</u> PHONE <u>813-949-7447</u>
APPLICATION # mm 26-0551	PLEASE PRINT NAME <u>Todd Treisman</u> MAILING ADDRESS <u>200 2nd Ave #451</u> CITY <u>St. Pet</u> STATE <u>FL</u> ZIP <u>33701</u> PHONE <u>727-904-1700</u>
APPLICATION # mm 26-0551	PLEASE PRINT NAME <u>NASHAT SOUFAN</u> MAILING ADDRESS <u>P.O. Box 46363</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33627</u> PHONE <u>813-462-5533</u>
APPLICATION # mm 26-0551	PLEASE PRINT NAME <u>Debbie Hines</u> MAILING ADDRESS <u>15123 N. 24th St</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33549</u> PHONE <u>813-735-2803</u>
APPLICATION # mm 26-0551	PLEASE PRINT NAME <u>Ross Pappas</u> MAILING ADDRESS <u>15803 Dewitt Ct</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33549</u> PHONE <u>813 16114-0178</u>

DATE/TIME: 5-26-2026 6pm HEARING MASTER: Steve LucePLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # MM 26-0551	PLEASE PRINT NAME <u>Barbara Fite</u> MAILING ADDRESS <u>16102 E Lake Burrell Dr</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33549</u> PHONE <u>813 246-1544</u>
APPLICATION # RZ 26-0555	PLEASE PRINT NAME <u>Elise Batsel</u> MAILING ADDRESS <u>401 E. Jackson St.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33628</u> PHONE <u>813 222 5052</u>
APPLICATION # RZ 26-0555	PLEASE PRINT NAME <u>David M Smith</u> MAILING ADDRESS <u>401 E Jackson Street Suite 2100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33601</u> PHONE <u>813 222 5010</u>
APPLICATION # RZ 26-0555	PLEASE PRINT NAME <u>Steve Harky</u> MAILING ADDRESS <u>5023 W. LAMAR ST</u> CITY <u>TPA</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-289 0039</u>
APPLICATION # RZ 26-0555	PLEASE PRINT NAME <u>Peter Cowell</u> MAILING ADDRESS <u>3304 W. Wagoning Cir</u> CITY <u>Tpa</u> STATE <u>FL</u> ZIP <u>33611</u> PHONE <u>813-244-5754</u>
APPLICATION # RZ 26-0555	PLEASE PRINT NAME <u>Jonas Alday</u> MAILING ADDRESS <u>1400 N Gordon St</u> CITY <u>Plant City</u> STATE <u>FL</u> ZIP <u>33567</u> PHONE <u>478-908-6359</u>

DATE/TIME 5-26-2026 6PM

Hearing Master Steve LUCE

Application # RZ 26 0555	NAME Steve Brady MAILING ADDRESS 11833 Sand Hill Rd. City Monroeville State PA ZIP 15146 PHONE 863 712-3025
Application # RZ 26-0555	NAME Kristina Harrison MAILING ADDRESS 10709 Sierra Dr CITY Clermont STATE FL ZIP 34711 PHONE 850-240-6686
Application # RZ 26-0555	NAME Todd Boggess MAILING ADDRESS 9918 Courtney Palms Blvd 303 CITY TAMPA STATE FL ZIP 33619 PHONE 570-242-8065
Application # RZ 26-0560	NAME Kanni Corbett MAILING ADDRESS 101 E Kennedy St 33000 CITY TAMPA STATE FL ZIP 33602 PHONE 813-227-8424
Application # RZ 26-0560	NAME Alan Vernick MAILING ADDRESS 2110 Curry Rd CITY LUTZ STATE FL ZIP 33549 PHONE 813-546-384
Application # RZ 26-0560	NAME Valerie Ribbecky MAILING ADDRESS 16103 Darnell Rd CITY LUTZ STATE FL ZIP 33549 PHONE 813-910-2262
Application # RZ 26-0560	NAME Maria Elena Amico MAILING ADDRESS 16105 Darnell Rd CITY LUTZ STATE FL ZIP 33549 PHONE 813-230-409
Application # RZ 26-0560 VS	NAME ARIADNA JENER MAILING 1808 CURRY ROAD CITY LUTZ STATE FL ZIP 33549 PHONE

DATE/TIME 5-26-2026 6PM Hearing Master STEVE LUCE

Application # RZ 26-0560	NAME Amy Howe, PE MAILING ADDRESS 1807 Curry Rd CITY Lutz STATE FL ZIP 33549 PHONE 727-235-2558
Application # RZ 26-0560	NAME Donald Miller MAILING ADDRESS 2415 Forrest Crest Cir CITY Lutz STATE FL ZIP 33549 PHONE 813-417-8514
Application # RZ 26-0560	NAME Kayla Witkowski MAILING ADDRESS 3010 W Azelle St Suite #50 CITY Tampa STATE FL ZIP 33618 PHONE 813-229-3919
Application # RZ 26-0560	NAME Michael Yates MAILING ADDRESS Palm Traffic 4006 S. MacDill Ave CITY Tampa STATE FL ZIP 33611 PHONE 813-359-8391
Application #	NAME MAILING ADDRESS CITY STATE ZIP PHONE
Application #	NAME MAILING ADDRESS CITY STATE ZIP PHONE
Application #	NAME MAILING ADDRESS CITY STATE ZIP PHONE

HEARING TYPE: ZHM, PHM, VRH, LUHO

DATE: May 26, 2026

HEARING MASTER: Steve Luce

PAGE: 1 of 1

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER (YES) OR NO
MM 26-0045	Matt Newton	1. Applicant Presentation Package - Thumb Drive	No
RZ 26-0217	Kami Corbett	1. Applicant Presentation Package – Thumb Drive	No
RZ 26-0217	Carolanne Peddle	2. Revised Staff Report	Yes (copy)
RZ 26-0217	Tyrek Royal	3. Revised Staff Report	Yes (copy)
RZ 26-0303	Tyrek Royal	1. Revised Staff Report	Yes (copy)
RZ 26-0303	Todd Pressman	2. Applicant Presentation Package - Thumb Drive	No
RZ 26-0329	Todd Pressman	1. Applicant Presentation Package – Thumb Drive	No
RZ 26-0338	Kami Corbett	1. Applicant Presentation Package – Thumb Drive	No
RZ 26-0339	Ryan Manasse	1. Applicant Presentation Package – Thumb Drive	No
MM 26-0340	Tim Lampkin	1. Revised Staff Report	No
RZ 26-0426	Elise Batsel	1. Applicant Presentation Package - Thumb Drive	No
MM 26-0551	Todd Pressman	1. Applicant Presentation Package – Thumb Drive	No
MM 26-0551	Chris Grandlienard	2. Revised Staff Report	Yes (copy)
RZ 26-0555	Elise Batsel	1. Applicant Presentation Package – Thumb Drive	No
RZ 26-0555	Michelle Heinrich	2. Revised Staff Report	Yes (copy)
RZ 26-0555	Todd Boggess	3. Opposition– Map	No
RZ 26-0560	Tyrek Royal;	1. Revised Staff Report	Yes (copy)
RZ 26-0560	Alan Vernick	2. Opposition- Thumb Drive	No
RZ 26-0560	Lisa Consentino	3. Opposition - Letter	No
RZ 26-0560	Kayla Witkowski	4. Applicant Presentation Package – Thumb Drive	No

MAY 26, 2026 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, May 26, 2026, at 6:00 p.m., in the Boardroom, Frederick B. Karl County Center, Tampa, Florida, and held virtually.

 Steve Luce, ZHM, called the meeting to order at 6:00 p.m. and led in the pledge of allegiance to the flag.

A. WITHDRAWALS AND CONTINUANCES

 Michelle Heinrich, Development Services (DS), introduced staff and reviewed the changes/withdrawals/continuances.

 Todd Pressman, 26-0445 would be continued until July.

 Michelle Heinrich, DS, announced application RZ 26-0445 would be heard at the June 2026 ZHM.

 Steve Luce, ZHM, overview of ZHM process.

 Assistant County Attorney Mary Dorman, overview of evidence/ZHM/BOCC Land Use agenda process.

 Steve Luce, ZHM, Oath.

B. REMANDS - **None**.

C. REZONING STANDARD (RZ-STD):

C.1. RZ-STD 26-0728

 Michelle Heinrich, DS, called RZ-STD 26-0728.

 Testimony provided.

 Steve Luce, ZHM, closed RZ-STD 26-0728.

 Michelle Heinrich, DS, advised a citizen requested to speak in opposition after the case was heard and closed, and the applicant was no longer present.

 Attorney Dorman, explained no further testimony could be heard.

C.2. RZ-STD 26-0740

 Michelle Heinrich, DS, called RZ-STD 26-0740.

TUESDAY, MAY 26, 2026

 Testimony provided.

 Steve Luce, ZHM, closed RZ-STD 26-0740.

D. REZONING-PLANNED DEVELOPMENT (RZ-PD) & MAJOR MODIFICATION (MM) :

D.1. MM 26-0045

 Michelle Heinrich, DS, called MM 26-0045.

 Testimony provided.

 Steve Luce, ZHM, closed MM 26-0045.

D.2. RZ-PD 26-0217

 Michelle Heinrich, DS, called RZ-PD 26-0217.

 Testimony provided.

 Steve Luce, ZHM, closed RZ-PD 26-0217.

D.3. RZ-PD 26-0303

 Michelle Heinrich, DS, called RZ-PD 26-0303.

 Testimony provided.

 Steve Luce, ZHM, closed RZ-PD 26-0303.

D.4. RZ-PD 26-0329

 Michelle Heinrich, DS, called RZ-PD 26-0329.

 Testimony provided.

 Steve Luce, ZHM, closed RZ-PD 26-0329.

D.5. RZ-PD 26-0338

 Michelle Heinrich, DS, called RZ-PD 26-0338.

 Testimony provided.

TUESDAY, MAY 26, 2026

 Chris, virtual speaker not permitted to testify without a camera.

 Steve Luce, ZHM, closed RZ-PD 26-0338.

D.6. RZ-PD 26-0339

 Michelle Heinrich, DS, called RZ-PD 26-0339.

 Testimony provided.

 Steve Luce, ZHM, closed RZ-PD 26-0339.

D.7. MM 26-0340

 Michelle Heinrich, DS, called MM 26-0340.

 Testimony provided.

 Steve Luce, ZHM, closed MM 26-0340.

D.8. RZ-PD 26-0426

 Michelle Heinrich, DS, called RZ-PD 26-0426.

 Testimony provided.

 Steve Luce, ZHM, closed RZ-PD 26-0426.

D.9. RZ-PD 26-0528

 Michelle Heinrich, DS, called RZ-PD 26-0528.

 Testimony provided.

 Steve Luce, ZHM, closed RZ-PD 26-0528.

D.10. MM 26-0551

 Michelle Heinrich, DS, called MM 26-0551.

 Testimony provided.

 Steve Luce, ZHM, closed MM 26-0551.

TUESDAY, MAY 26, 2026

D.11. RZ-PD 26-0555

 Michelle Heinrich, DS, called RZ-PD 26-0555.

 Testimony provided.

 Steve Luce, ZHM, closed RZ-PD 26-0555.

D.12. RZ-PD 26-0560

 Michelle Heinrich, DS, called RZ-PD 26-0560.

 Testimony provided.

 Steve Luce, ZHM, closed RZ-PD 26-0560.

E. ZHM SPECIAL USE - **None**.

 ADJOURNMENT

 Steve Luce, ZHM, adjourned the meeting at 10:55 p.m.



R O Y A L P A L M C O M P A N I E S

Kimley»Horn

Expect More. Experience Better.

TMC Traffic
& Mobility
CONSULTANTS

STEARNS WEAVER MILLER

Application No. RZ 26-0555

Name: Elise Batsel

Entered at Public Hearing: ZHM

Exhibit # 1

Date: 05/26/2026

PD 26-0555

Royal Palm Companies
and
The Crossing Church

Zoning Hearing
Master
May 26, 2026

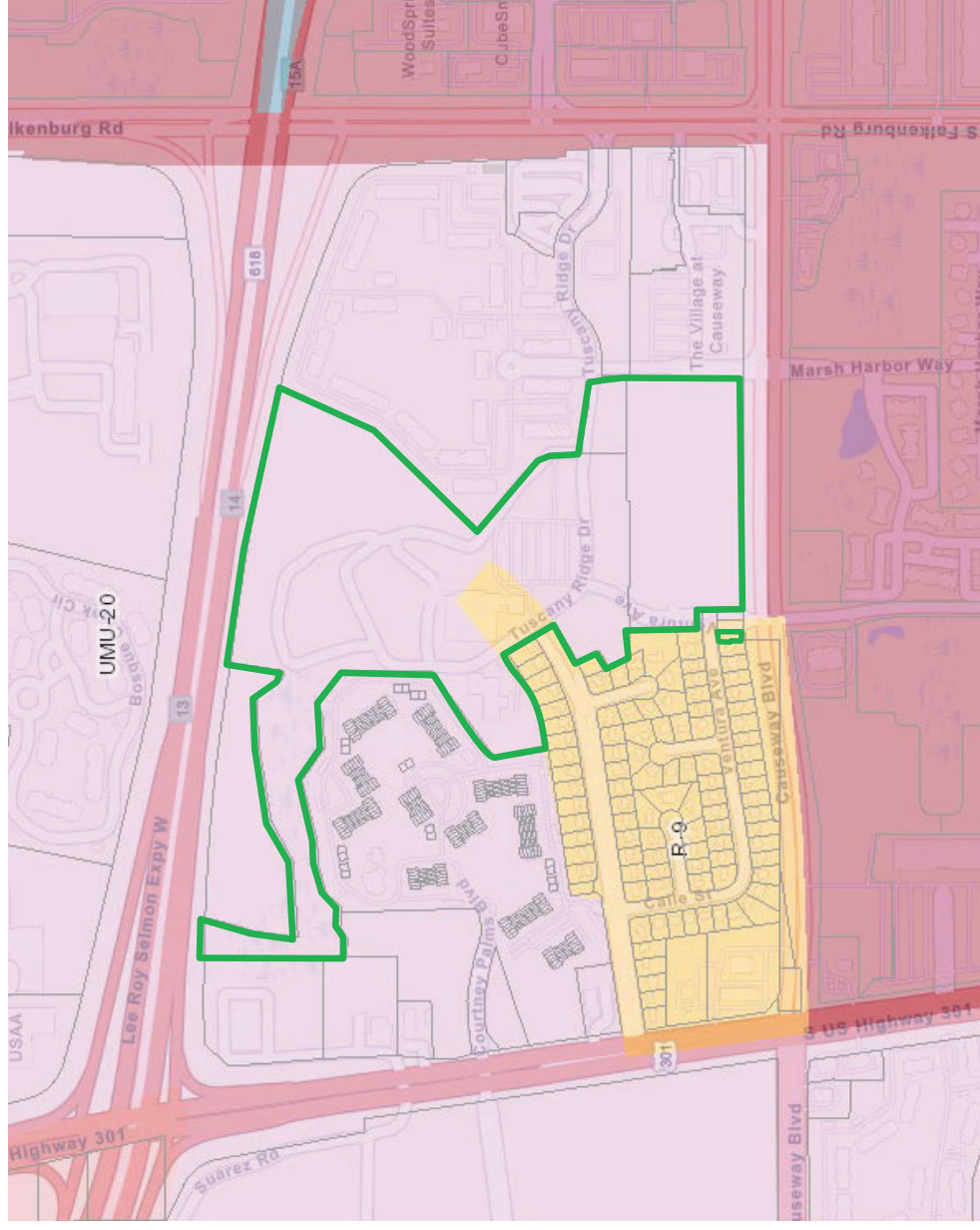
Property

- Folios 72034.0000, 72205.0000, 72204.0100 and 72210.1204 (± 53.66 acres).
- South of Selmon Expressway, east of U.S. Highway 301, west of I-75 S, and north of Causeway Boulevard.
- Within USA
- Within the Brandon Community Plan, in Light Industrial Character District



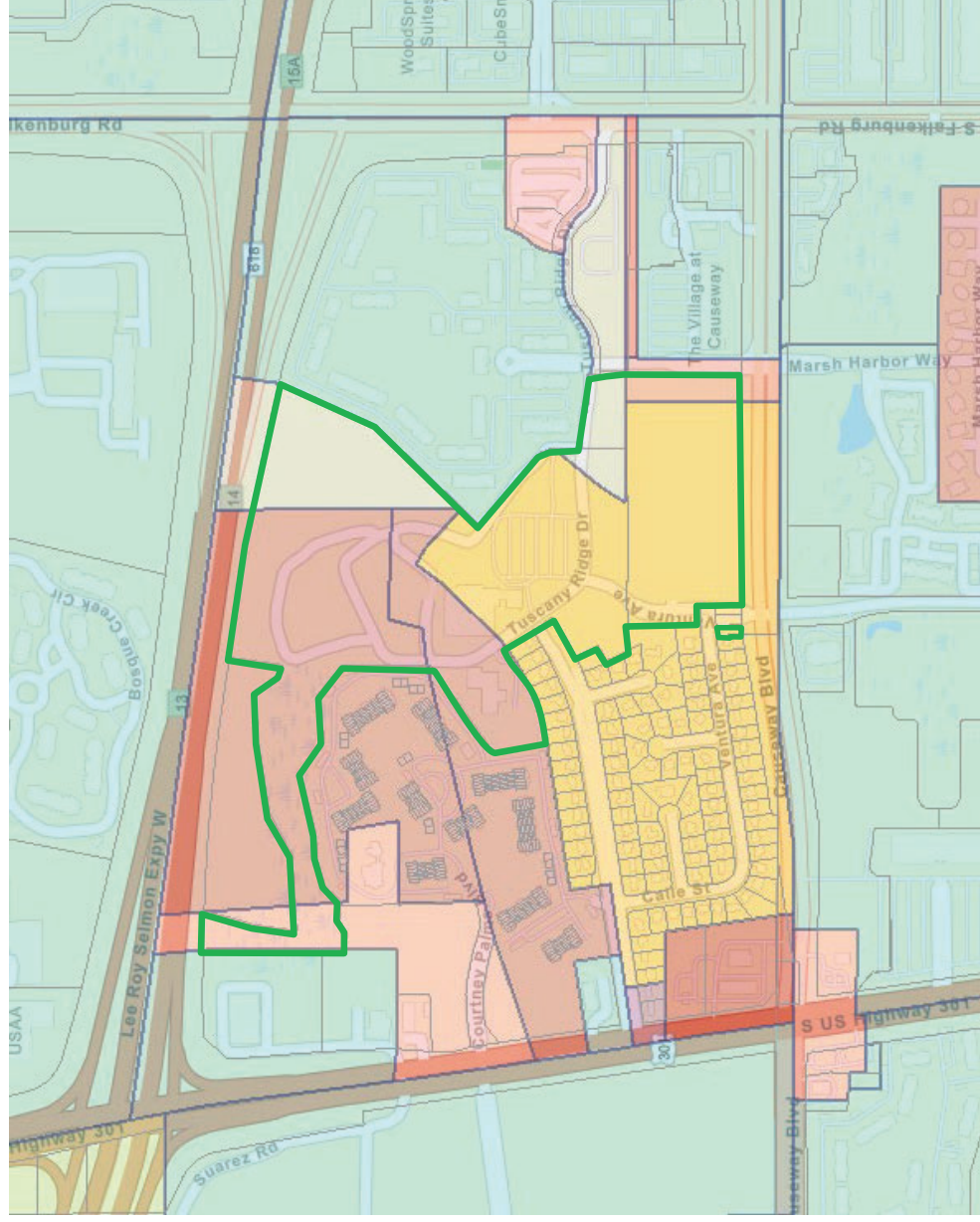
FLU

- UMU-20 (51.84 acres)
- R-9 (1.82 acres)



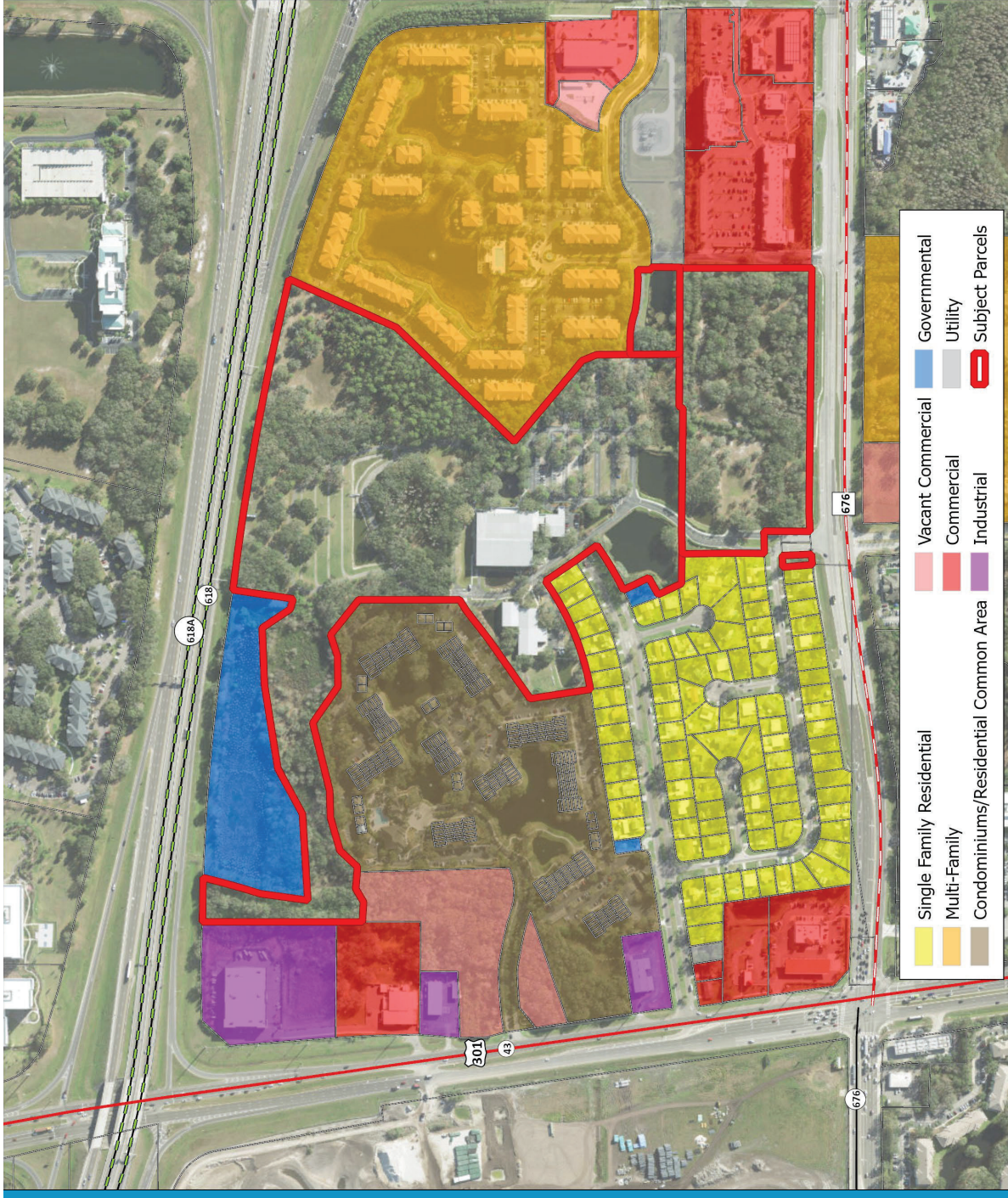
Zoning

- CI
- RMC-16
- RMC-20
- M
- RSC-6



Surrounding Uses

- North: Governmental, Multi-Family (across Selmon)
- South: Commercial, Single-Family
- West: Condominiums, Commercial, Industrial
- East: Multi-Family, Commercial



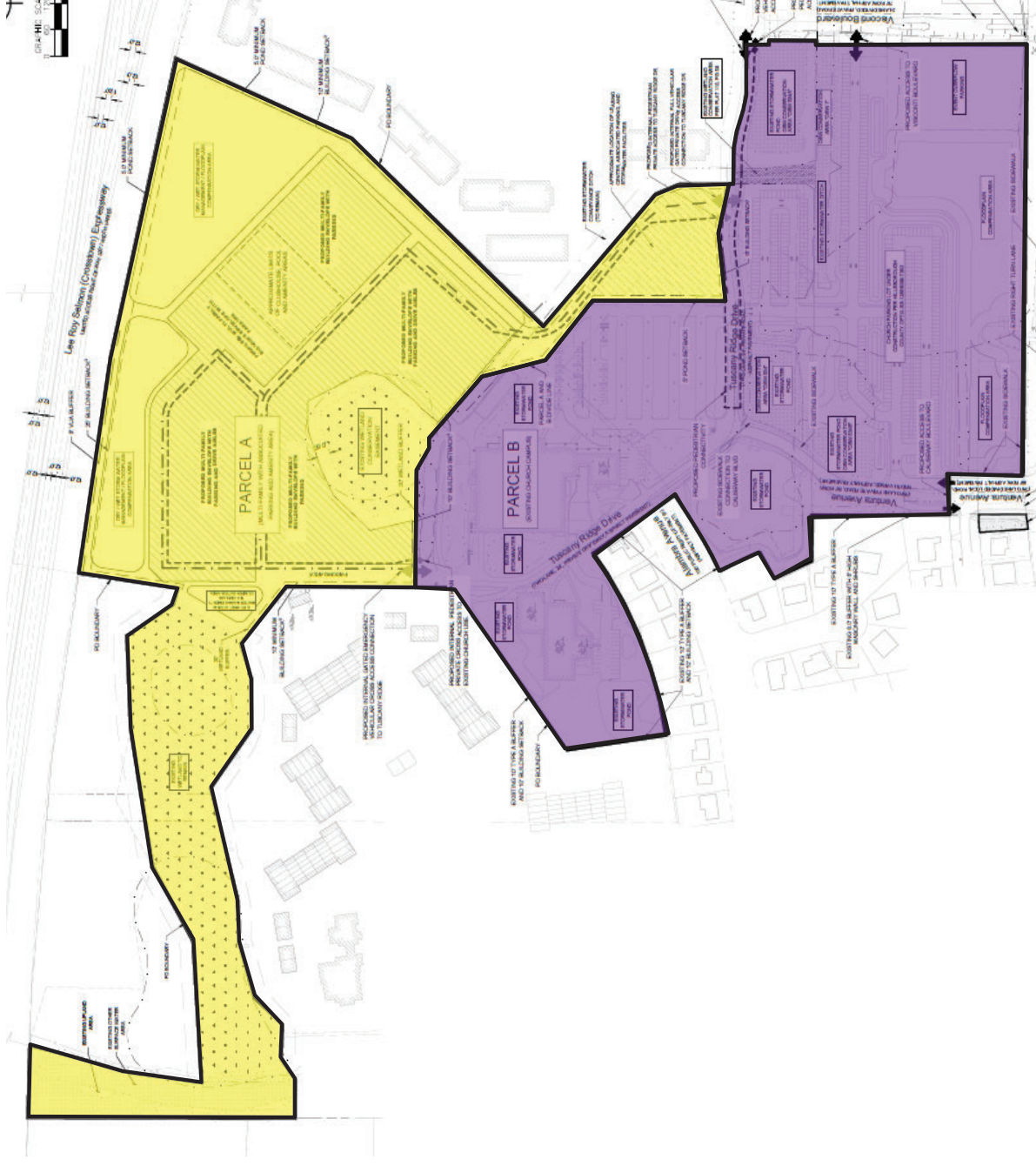
Rezoning Request

- Rezone to Planned Development for 325 Multi-Family Units
- Maintain Existing Church Uses
- No Variations



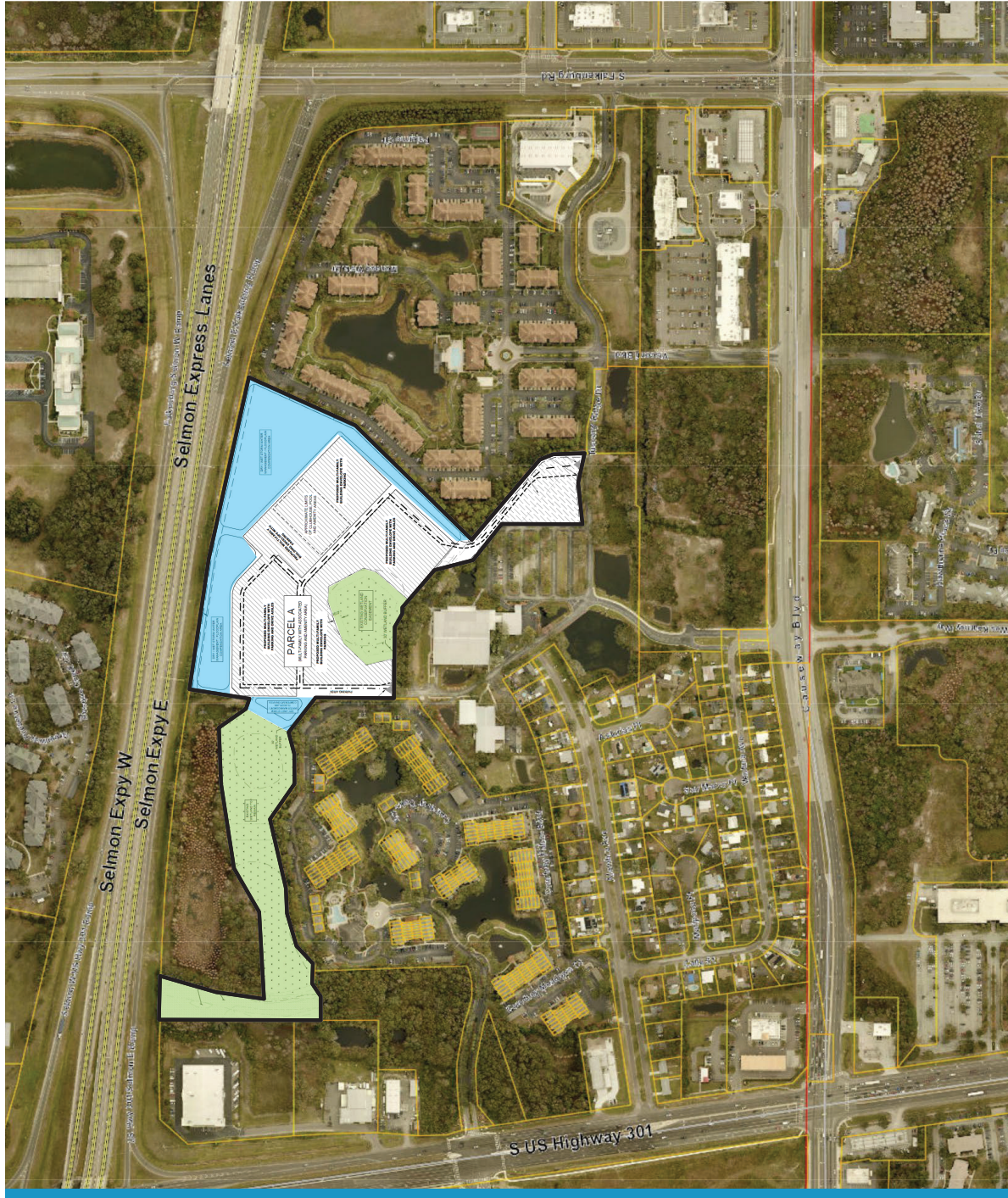
Rezoning Request

- New multi-family development
- Existing church property
- No changes proposed to church property
 - New church parking shown comes from a separate approval

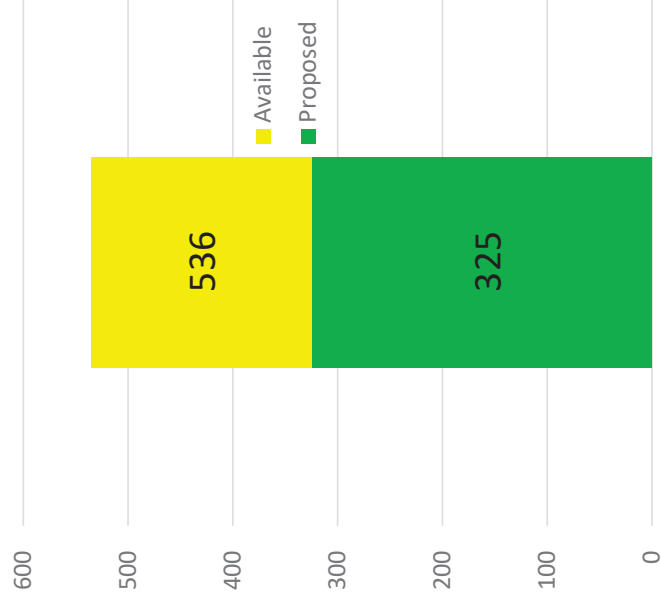


Project (MF) Overview

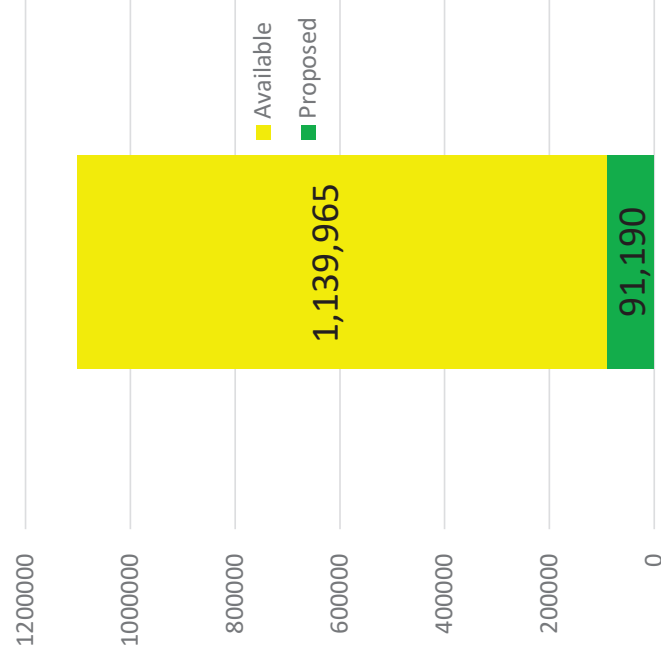
- 325 multi-family units north of the existing church & south of the Selmon Expressway
- Located away from existing SFHs
- Access remains the same (through church property)
- Includes wetland conservation areas (green) and retention areas (blue)



Project Falls Well Under Existing FLU Limitations



MF Parcel: Residential Units



Church Parcel: FAR (Square Feet)

- One full access connection to Falkenburg Rd via Tuscany Ridge Drive.

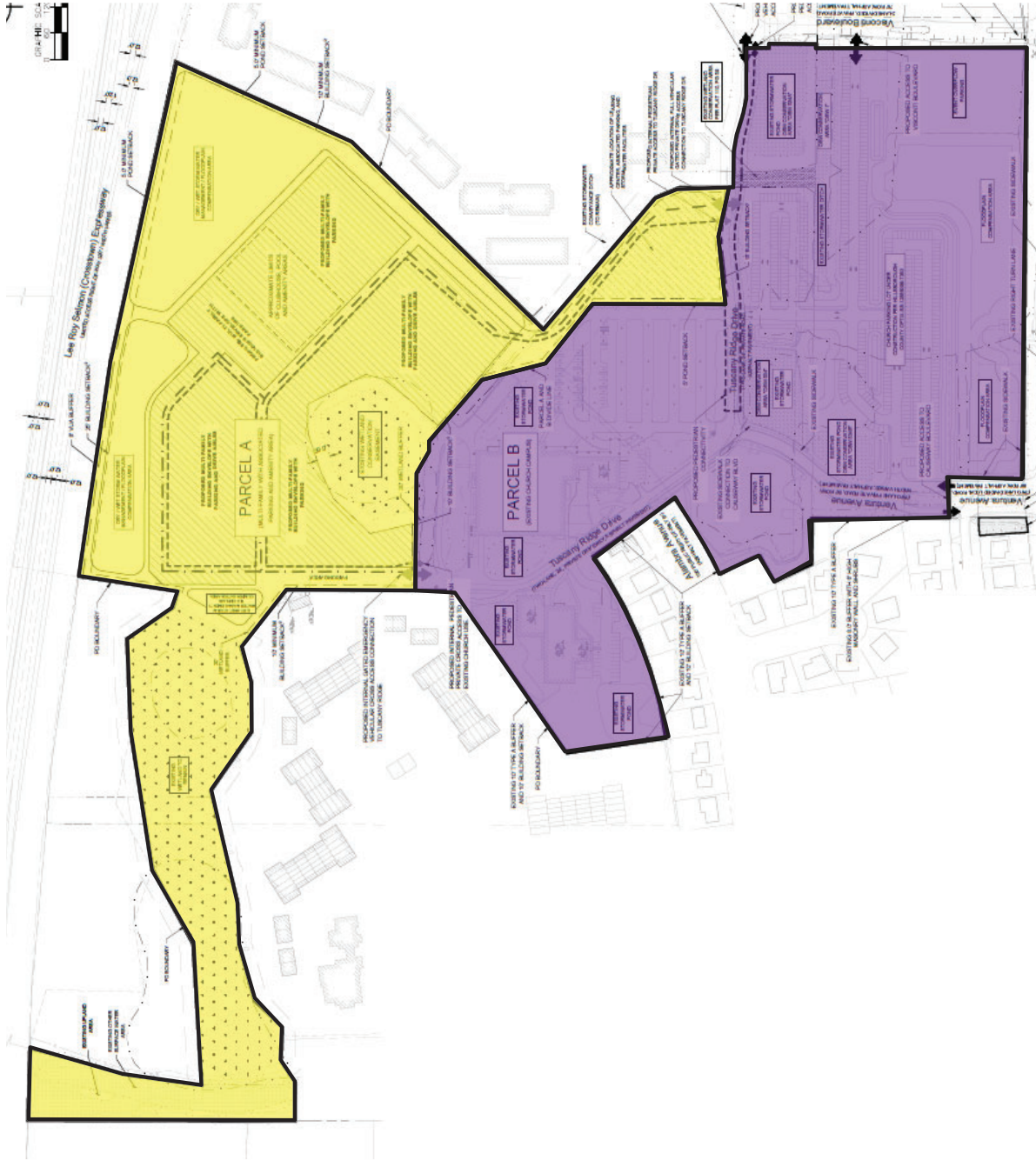


Comprehensive Plan Consistency

- Planning Commission: “Planning Commission staff finds the proposed Planned Development **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*[.]”
 - Supported by numerous goals, objectives, and policies in the Comprehensive Plan
 - Compatibility criteria met

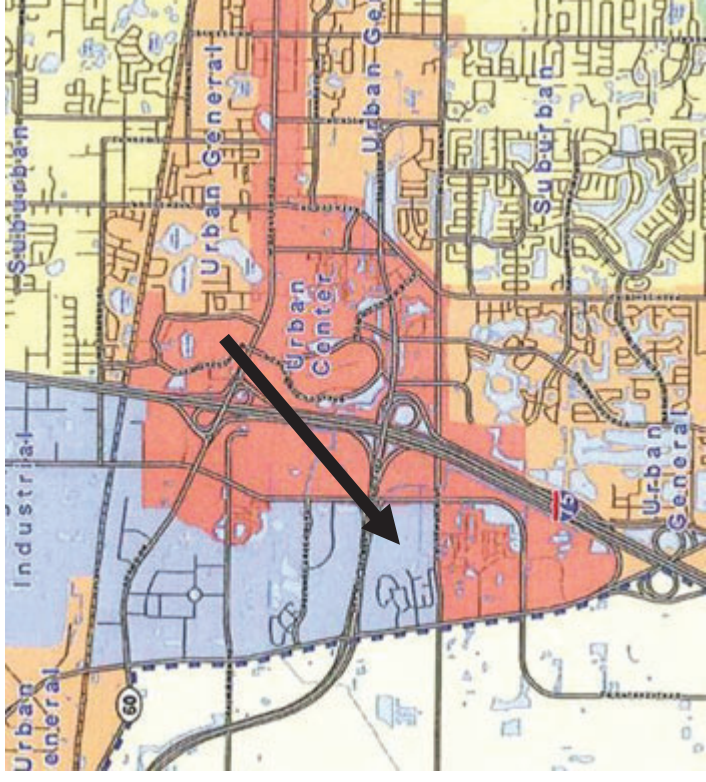
USA and Mix of Uses

- Objective 1.1: pro-actively direct 80% of the County's anticipated growth into the USA
- Policy 4.2.1 requires a mixture of uses in UMU-20 projects over 10 acres:
 - Multi-family (north)
 - Existing Church (south)



Brandon Community Plan

- Located within the Light Industrial Brandon Community Character District.
- Planning Commission:
 - “the proposed residential and church uses serve as a great transition between Character Districts and are consistent with the Brandon Community Plan.”
- The proposed PD “supports the vision of the Brandon Community Plan.”

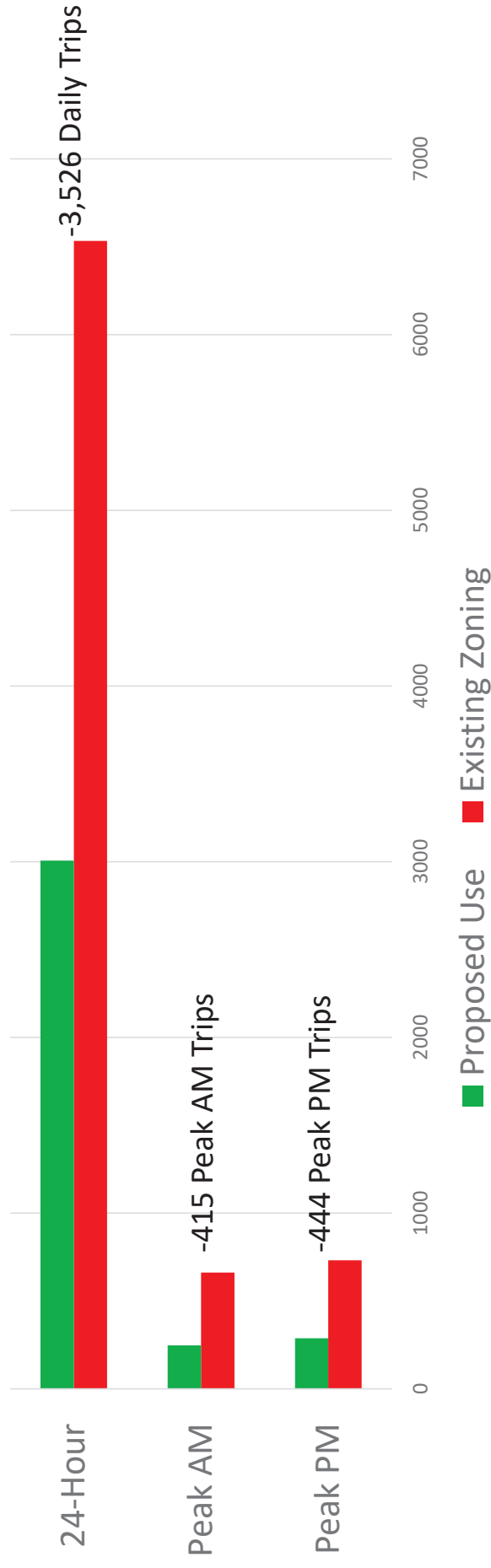


Compatibility

- FLU Objective 4.4 and Policy 4.4.1: new development must be compatible with the surrounding neighborhood.
- The Property is in the vicinity of light industrial, light and heavy commercial, residential, vacant, and public/quasi-public/institutional uses.
- Planning Commission: “Additional multifamily and church uses within this area would complement the existing multifamily and single-family residential uses in the area and provide a place of worship for residents. Accordingly, the proposal is **consistent** with [the compatibility objectives and policies].”

Traffic – Trip Reduction

- The Project will reduce daily, AM peak hour, and PM peak hour trips



Administrative Variances and Variations Deemed Approvable

Administrative Variance to Section 6.04.04.A.3 (250' maximum driveway length)	To allow for a 650' private drive to serve the multi-family parcel	✓APPROVABLE
Variation to LDC 6.06.00 (Landscaping/Buffering)	To not provide internal buffering/screening between multi- family and church parcels	✓NO OBJECTIONS



Questions?



For over 40 years, Royal Palm Companies (“RPC”) has changed the way people live. Defined by luxury, elegance, and attention to detail, RPC has redefined cities and skylines. By developing and managing the highest quality of properties throughout its history, RPC has built a reputation for excellence and market insight.

1978

RPC founded

\$5.0B

Real estate projects developed and under development

10,000+

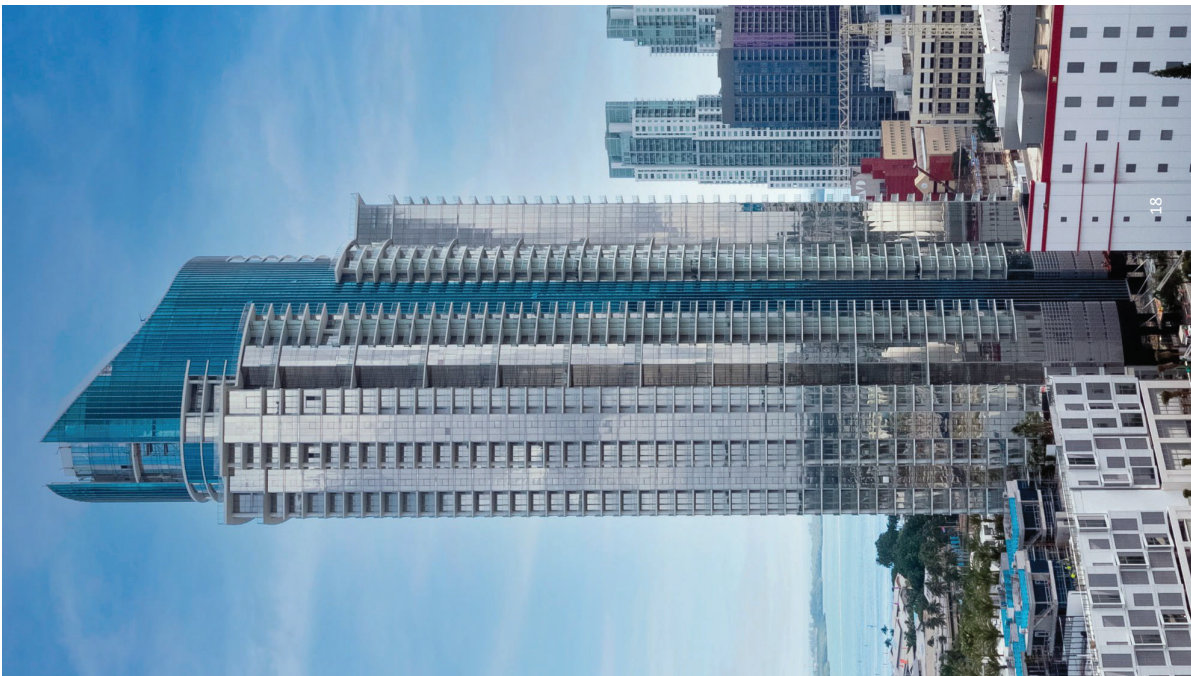
Units in a diversified portfolio

50+

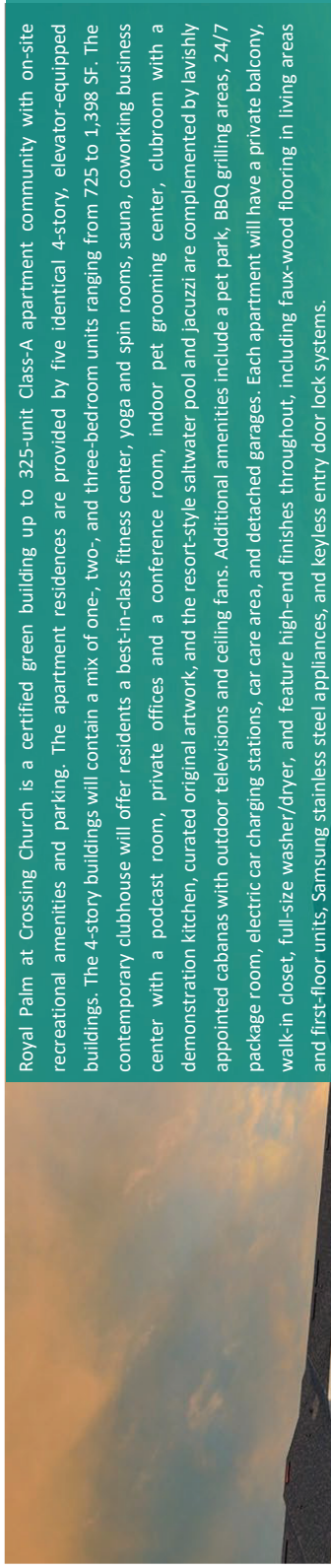
Projects developed

18M+

Over 18 million sq. ft. of mixed-use, multifamily, residential, and commercial real estate development

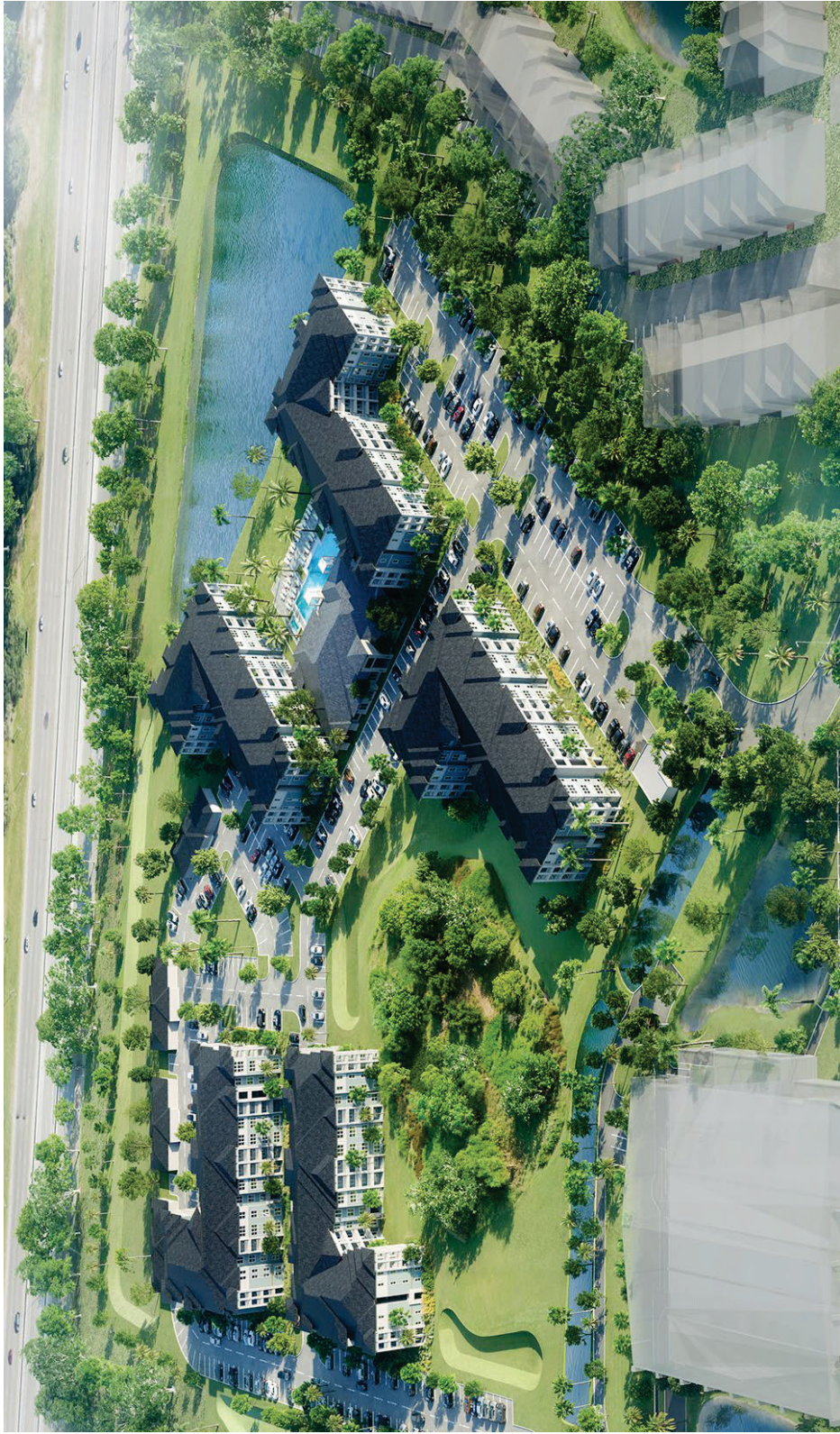


PROPERTY DESCRIPTION



Royal Palm at Crossing Church is a certified green building up to 325-unit Class-A apartment community with on-site recreational amenities and parking. The apartment residences are provided by five identical 4-story, elevator-equipped buildings. The 4-story buildings will contain a mix of one-, two-, and three-bedroom units ranging from 725 to 1,398 SF. The contemporary clubhouse will offer residents a best-in-class fitness center, yoga and spin rooms, sauna, coworking business center with a podcast room, private offices and a conference room, indoor pet grooming center, clubroom with a demonstration kitchen, curated original artwork, and the resort-style saltwater pool and jacuzzi are complemented by lavishly appointed cabanas with outdoor televisions and ceiling fans. Additional amenities include a pet park, BBQ grilling areas, 24/7 package room, electric car charging stations, car care area, and detached garages. Each apartment will have a private balcony, walk-in closet, full-size washer/dryer, and feature high-end finishes throughout, including faux-wood flooring in living areas and first-floor units, Samsung stainless steel appliances, and keyless entry door lock systems.

PROJECT RENDERING



PROJECT RENDERING



PROPERTY AMENITIES

COMMUNITY AMENITIES

Resort-Style Saltwater Pool & Jacuzzi
Poolside Cabanas with Outdoor Televisions and Ceiling Fans
Pool House with Grilling Station and Entertainment Area
24/7 Fitness Center with Free Weights, Strength Equipment and Cardio Equipment
Yoga and Spin Room
Sauna with a Salt Panel Wall
Coworking Business Center with Podcast Room, Private Offices and Conference Room
Resident Clubroom with Original Artwork
Resident Entertainment Kitchen
Mail Kiosk & 24/7 Package Room with Refrigerated Storage
Dog Park and Indoor Pet Washing Station
Walking Trail
Electric Car Charging Stations
Car Care Area

APARTMENT AMENITIES

Samsung Stainless Steel Appliances with French-door fridge and front-control range
Shaker Kitchen Cabinetry with 42" Uppers
Large Kitchen Islands in all Units
Integrated Kitchen Island Sinks*
Quartz Countertops in Kitchen & Baths
Semi-Frameless Glass Showers*
Large Soaking Tubs
Double-Sink Bathroom Vanities*
Backlit LED Bathroom Mirrors
Faux-Wood Flooring in Living Areas & First-Floor Bedrooms
Premium Samsung Washer and Dryer
Built-in Walk-in Closets*
Keyless Entry Door Lock Systems
Nest Digital Thermostats
Ground-Floor Patios with Private Yards*
Private Balconies or Patios

* In Select Units



SAMPLE CLUBHOUSE EXTERIOR



SAMPLE POOL EXTERIOR



SAMPLE CLUBHOUSE FOYER



SAMPLE CLUBROOM



SAMPLE FITNESS CENTER





SAMPLE UNIT



CHANGING SKYLINES AND
THE WAY PEOPLE LIVE



CROSSINGS CHURCH
MIXED USE
PLANNED DEVELOPMENT
HILLSBOROUGH COUNTY
FLORIDA

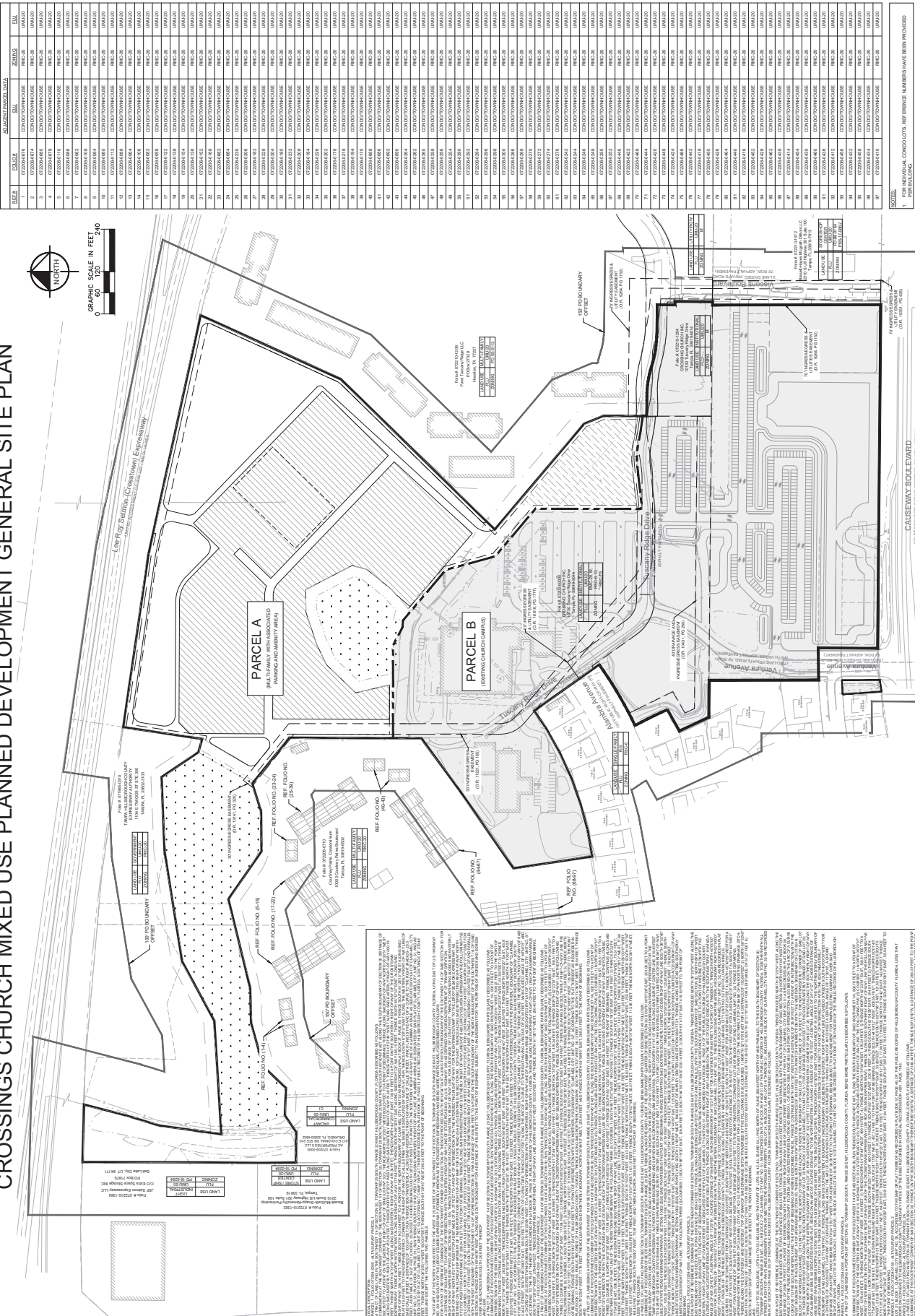
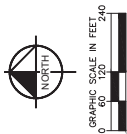
PLANNED
DEVELOPMENT
GENERAL SITE PLAN

279004009	DATE	5/6/2026	SCALE AS SHOWN	DESIGNED BY	WLB	DRAWN BY	WLB	CHECKED BY	AOC
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Kimley»Horn
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201 NORTH FRANKLIN STREET, SUITE 1400, TAMPA, FL 33602
PHONE: 813-620-1460
WWW.KIMLEY-HORN.COM REGISTRY NO. 696

[illegible]

CROSSINGS CHURCH MIXED USE PLANNED DEVELOPMENT GENERAL SITE PLAN



Sheet Set: kims Layout: 2100 GENERAL DEVELOPMENT PLAN (2) May 08, 2026 10:15:55am C:\ACC\Accpds\Kimsley-Horn\249004\009 Royal Palm - Crossing Church Rd\Project Files\CADD\Work\PlanSheet\PD Reason\2100-GENERAL DEVELOPMENT PLAN.dwg

From: [Elise Batsel](#)
To: [Elise Batsel](#); [Suzanne Walker](#)
Bcc: ["Kamil Salame"](#); ["Justin Rounick"](#); [Angie Rao](#); [Betty Bastin](#); [Bill and Denise Dailey](#); [Bill Bastin](#); [Charity Waldo](#); [Deborah Sanches](#); [Kevin Morgan](#); [Liane Norris Brown](#); [Manc Frisbie](#); [Mindy Walker](#); [Monika Hvizdak](#); [Roger Broderick](#); [Todd Boggess](#)
Subject: Royal Palm - Site Plan/Myers Meeting Update
Date: Friday, May 22, 2026 10:32:01 AM
Attachments: [Royal Palm - Crossing Church 2.0 - Revised Site Plan 5.6.26.pdf](#)

Good morning,

Thanks to each of you for attending the community meeting. I wanted to follow up and update you on a couple of items.

1. First, as promised, attached please find a copy of the most recent site plan for your records.
2. Second, I spoke with Gwen Myers's legislative aide. I have a call scheduled with her after the holiday to provide more information on the cut-through traffic issues you are experiencing. Once she is briefed, I will request a meeting with her and the appropriate members of staff (and any of this group that would like to attend), to discuss potential solutions.

Please feel free to call me if you have any questions on the site plan or the project in general.

Have a nice holiday weekend!

Elise

S. Elise Batsel, Esq.
Stearns Weaver Miller Weissler
Alhadeff & Sitterson, P.A.
[401 East Jackson Street, Suite 2100](#)
[Tampa, FL 33602](#)
Direct Number: [813-222-5057](#)
Mobile Number: [765-993-3429](#)
Main Number: [813-223-4800](#)
Email: ebatsel@stearnsweaver.com
www.stearnsweaver.com



Artie Cintron

Civil Engineering Project Manager

PROFESSIONAL CREDENTIALS

- Bachelor of Science, Civil Engineering, University of Central Florida
- American Society of Civil Engineers (ASCE), Member
- Commercial Real Estate Development Association (NAIOP), Member
- Real Estate Investment Council (REIC), Member
- Society of Real Estate Professionals (SOREP), Member
- Urban Land Institute (ULI), Member
- Tampa Downtown Partnership, Member
- International Council of Shopping Centers (ICSC), Member

SPECIAL QUALIFICATIONS

A Shareholder with Kimley-Horn, Artie brings 13 years of land development experience managing high-rise tower, mixed-use, private commercial, multifamily, local municipal, and transit projects in the Tampa Bay Area. Artie's project expertise extends through utility design, stormwater management, overall site design, and construction observation. His experience serving both private and public sector clients has equipped him with extensive knowledge of local permitting agencies and processes, including but not limited to: City of Tampa, Hillsborough County, Florida Department of Environmental Protection (FDEP), Department of Health (DOH), Southwest Florida Water Management District (SWFWMD), and Florida Department of Transportation (FDOT). Artie's adaptive nature and exceptional client service has contributed to the success of both small and large-scale developments that serve as marquee urban design projects, enhance municipal infrastructure, and support the rapid growth of numerous communities.

RELEVANT PROJECTS

- » Riverwalk District Towers, Tampa, FL
- » Ritz Carlton Residences, Tampa, FL
- » Vela 1242 Channelside, Tampa, FL
- » Cass Street Tower, Tampa, FL
- » Riverwalk District Multifamily, Tampa, FL
- » Sparkman Wharf, Tampa, FL
- » Uptown Tampa (RiTHM) Master Infrastructure, Tampa, FL
- » Crescent Westshore, Tampa, FL
- » Patel High School, Tampa, FL
- » Tampa Premium Outlets, Tampa, FL
- » HART Bus Transit Infrastructure Projects, Tampa, FL
- » Various City of Tampa Sidewalk Improvement Projects, Tampa, FL
- » HART Various Bus Shelters/Bays, Tampa, FL
- » HART Fletcher Avenue Park and Ride, Hillsborough County, FL
- » NexMetro Residences Suncoast Avilla, Pasco County, FL
- » NexMetro Residences Cypress Creek, Ruskin, FL
- » NexMetro Residences Silver Palms, Pasco County, FL
- » Confidential Warehouse Development, Hillsborough County, FL
- » The Watermark, Pasco County, FL
- » Anclote Harbor, Tarpon Springs, FL
- » Build-to-Suit Medium Delivery Station, Gibsonton, FL
- » Summerfield Commerce Center Phase II, Riverview, FL
- » Miller's Ale House, Wesley Chapel, FL
- » Hernando Storage Center, Spring Hill, FL
- » CarMax, Clearwater, FL
- » Waterset Town Center, Apollo Beach, FL



Brendan Sheehan, El

Civil Analyst

PROFESSIONAL CREDENTIALS

- Bachelor of Science,
Civil Engineering, Ohio
University
- Construction
Management
Certification, Ohio
University
- Engineering Intern in
Florida, #1100028557
- Urban Land Institute
(ULI), Member

SPECIAL QUALIFICATIONS

Brendan has more than four years of experience as a civil engineering professional. His project expertise includes stormwater design and modeling, utility design, roadway and site improvements, ADA compliance, and permitting through various water management districts and municipal agencies. He has contributed to numerous commercial, residential, and high-end mixed-use developments in Southwest Florida and throughout the entire state.

RELEVANT PROJECTS

- » Ritz Carlton Residences, Tampa, FL
- » Cass Street Tower, Tampa FL
- » Vela 1242 Channelside, Tampa, FL
- » HART Bus Transit Infrastructure Projects, Tampa FL
- » HART Various Bus Shelters/Bays, Tampa FL
- » NexMetro Cypress Creek, Tampa, FL
- » NexMetro Cypress Creek, Sun City, FL
- » Hernando Storage Center, Spring Hill, FL



David M. Smith

Director of Development & Zoning

Planner | Non-Attorney

📍 Tampa

📞 813-222-5010

✉️ dsmith@stearnsweaver.com

PRACTICE & INDUSTRY GROUPS

Land Development Planning Services | Land Use & Zoning | Energy | Mining

OVERVIEW

David serves as the firm's Director of Development and Zoning. David's background is in permitting, planning, development, growth management and governmental regulation. He came to the firm in 1990 from the Hillsborough County Government, where he worked for fourteen and a half years in community development, planning, zoning, and permitting. During his employment with Hillsborough County, he was Manager of Administration and Planning for the County's Community Development Block Grant program, South County Planning Manager and was the County Planning Department representative during all public hearings on the 1989 amendment of the County Comprehensive Plan under the State's Growth Management Act.

He received his undergraduate degree from Furman University and his MBA from the University of South Florida. David's role at the firm is that of in-house consultant regarding planning, zoning, permitting, and governmental regulation. His involvement spans all practice areas of the firm ranging from litigation to transaction. David has also been involved extensively in comprehensive planning, rezoning and land use, as well as eminent domain takings and property rights issues ranging from road widenings and school sites to height restrictions. His expertise and knowledge of zoning, planning, development, and permitting, and his experience managing planners and engineers, provides the firm with an in-house capability to conduct real estate due diligence, address code enforcement, zoning and development issues, expedite permitting and to assess takings and property rights issues. David not only identifies key issues but also effectively addresses land use and permitting issues directly or as needed, assembles and coordinates a team to address issues and process a case through the system to conclusion.

Credentials

Education

- M.B.A., Muma College of Business, University of South Florida, 1984
- B.A., Furman University, 1975

NOTABLE EXPERIENCE

- Obtained a zoning modification on behalf of a developer of Goodwill Industries projects across the country. The 212,000 square foot facility in Hillsborough County will serve a 10-county area, employing over 100 individuals with disabilities and special needs. It is Goodwill

Industries-Suncoast, Inc.'s first "build to suit" distribution center in its central Florida territory and as a model for future facilities.

- Negotiated development agreement and zoned 26 acre Housing Authority property for redevelopment into 1,500 units, 180,000 s.f. office, hotel and 85,000 s.f. of retail.
- Obtained zoning approval for mixed use residential property in Hillsborough County for 2,200 units.
- Performed due diligence on Florida properties in association with multi-state portfolio purchase.
- Obtained zoning for the first residential tower on the west coast of Florida exceeding fifty stories.
- Coordination of due diligence on numerous hotel and residential project acquisitions and dispositions.
- Appear before local government and regional planning councils as developer applicant representative seeking residential, commercial and mixed use development approvals.
- Represent developers and investors in acquisition, zoning and development of commercial, hotel, residential and mixed use projects
- Represent developers and operators in permitting, code compliance and enforcement matters.
- Represent land owners and developers in annexations and comprehensive plan amendments.
- Represent developers in the Development of Regional Impact process.

PROFESSIONAL & COMMUNITY INVOLVEMENT

- American Planning Association (APA)
- Tampa Bay Builder's Association (TBBA)

PUBLICATIONS

📅 JULY 2, 2021 | STEARNS WEAVER MILLER NEWS UPDATE

Hillsborough County Studying Comprehensive Plan Updates to Facilitate Affordable Housing

📅 APRIL 30, 2021 | STEARNS WEAVER MILLER NEWS UPDATE

Update: Tampa Bay Local Governments Continue to Enact Burdensome Moratoria

📅 MARCH 4, 2021 | STEARNS WEAVER MILLER NEWS UPDATE

Hillsborough County Moving Quickly in Proposal to Take Away Density from Rural and Agricultural Landowners

📅 NOVEMBER 4, 2020 | STEARNS WEAVER MILLER NEWS UPDATE

City of Tampa Holds Important Workshop on Changes in Land Use and Development Policies

📅 MARCH 25, 2020 | STEARNS WEAVER MILLER NEWS UPDATE

COVID-19 Legal Compass | Timely and Significant COVID-19 Updates

📅 FEBRUARY 12, 2020 | STEARNS WEAVER MILLER NEWS UPDATE

Hillsborough County Sets Aggressive Twelve Program to Remake Development Policies – and Increase Fees

📅 JANUARY 24, 2020 | STEARNS WEAVER MILLER NEWS UPDATE

Hillsborough County Continues Discussion on Changes in Land Use and Development Policies to Prepare for Smart and Sustainable Growth

Major Land Use and Development Policies Discussions Continue in Hillsborough County

STEVEN J. HENRY, P.E.
TRANSPORTATION & CIVIL ENGINEER

EDUCATION: North Carolina State University - 1984
Bachelor of Science in Civil Engineering

REGISTRATION: Professional Engineer: Florida

RESPONSIBILITIES: President
Senior Project Manager
Transportation/Site Planner

PROFESSIONAL EXPERIENCE:

Professional experience includes site engineering, roadway design, and management of engineering studies to evaluate and develop recommendations for public and private projects. Work included the development of final roadway plans for State and City projects, preliminary and final geometric design, interchange design, construction traffic control plans, pavement marking plans, preparing project reports, traffic modelling, Development of Regional Impact Studies, feasibility studies, Environmental Impact Statements, Planned Development Amendment Proposals, Analysis of Development Factors reports, Transportation Analysis studies for rezoning petitions and driveway permits, and site engineering drawings for private developments.

As a former real estate developer, Mr. Henry has been involved in the development of private commercial projects which involved determining the site feasibility, coordination with local and state agencies to obtain approval of projects, and overseeing the construction of the projects.

Mr. Henry has been involved in over 400 rezonings and transportation studies for both private clients and public agencies. Representative projects include:

Office Depot at Tampa Commons - Coordination of all engineering services for new retail/office complex while being primarily responsible for rezoning and land planning services.

Luria's - Rezoning, transportation planning, and site engineering services for new site in Tampa, Florida.

Home Depot - Planning and engineering services for proposed new store sites and relocations throughout Florida.

Kash n' Karry Food Stores - Development feasibility and transportation planning services for grocery store chain for various sites throughout Florida.

Barnett Banks, Inc. - Preparation of development feasibility studies, site planning, and transportation engineering services for proposed new bank branches throughout the state.

University Community Hospital (LICH) and UCH-Carrollwood - Master planning, site engineering, and transportation services, Hillsborough County, Florida.

Museum of Science & Industry - Transportation and planning services for expansion of existing "hands-on" museum, Hillsborough County, Florida.

STEVEN J. HENRY, P.E.
TRANSPORTATION & CIVIL ENGINEER
PAGE 2

Apollo Beach ORI - Transportation Analysis (2,500 acre planned unit development), Hillsborough County, Florida.

Trinity Communities ORI - Transportation Analysis (4,000 acre planned unit development), Pasco County, Florida.

Meadow Point ORI - Transportation Analysis (1,800 acre planned unit development), Pasco County, Florida.

Lakeview ORI - Transportation Analysis (3,500 acre planned unit development), Polk County, Florida.

North Palms Village ORI - Transportation Analysis (124 acre planned unit development), Hillsborough County, Florida

Tri-County Business Park ORI - Transportation Analysis (Industrial Park), Hillsborough County, Florida

Tampa Palms - Transportation Analysis (8,500 acre planned unit development), Tampa, Florida.

Polk Power Station - Transportation Analysis (4,000 acre new power station).

State Road 39 Project Development & Environmental Study.

PROFESSIONAL AFFILIATIONS:

Institute of Transportation Engineers
American Planning Association
Tampa Bay FSUTMS Users Group

PROFESSIONAL ENGAGEMENTS:

1991-Date	Lincks & Associates, Inc. Tampa, Florida
1990-1991	Skorman-Waxman Development Corp. Tampa, Florida
1987-1991	Lincks & Associates, Inc. Tampa, Florida
1985-1987	DSA Group, Inc. Tampa, Florida

Rezoning Application: PD 26-0555 Rev
Zoning Hearing Master Date: May 26, 2026
BOCC Land Use Meeting Date: July 21, 2026



**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Royal Palm Multifamily, LLC c/o Kamil Salame
FLU Category: UMU-20
RES-9
Service Area: Tampa
Site Acreage: Approximately 53.66 acres
Community Plan Area: Brandon
Overlay: None



Introduction Summary:

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

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

*number represents a pre-development approximation

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

Application No. RZ 26-0555
Name: Michelle Heinrich
Entered at Public Hearing: ZHM
Exhibit # 1 Date: 5-26-2026

APPLICATION NUMBER: PD 26-0555

ZHM HEARING DATE: May 26, 2026

BOCC LUM MEETING DATE: July 21, 2026

Case Reviewer: Tim Lampkin, AICP

Additional Information:

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

Planning Commission Recommendation:
CONSISTENT

Development Services Recommendation:
APPROVABLE, Subject to Conditions.

APPLICATION NUMBER: PD 26-0555

ZHM HEARING DATE: May 26, 2026

BOCC LUM MEETING DATE: July 21, 2026

Case Reviewer: Tim Lampkin, AICP

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Adjacent Zonings and Uses

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

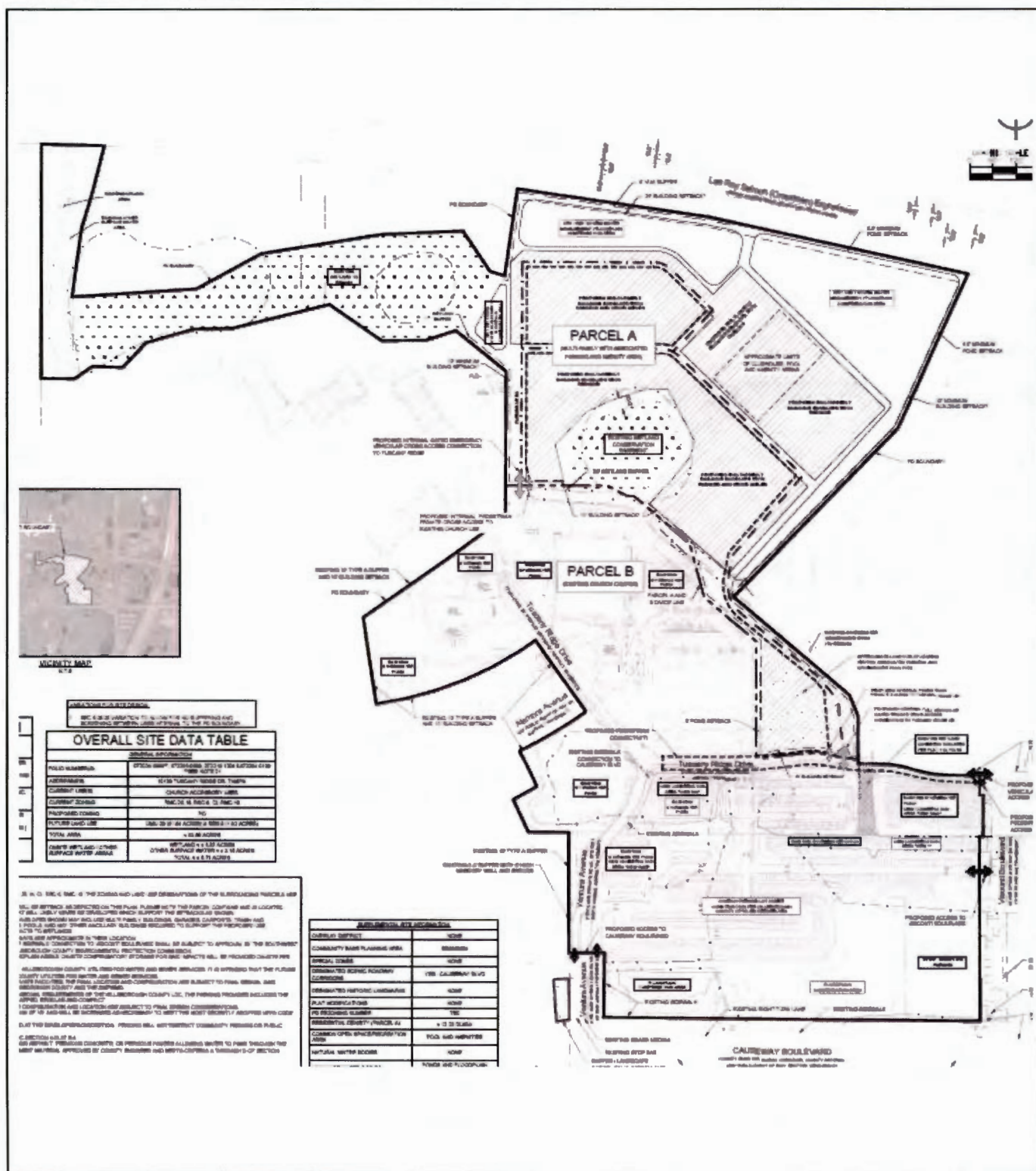
APPLICATION NUMBER: PD 26-0555

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South	PD 98-1462 (21-1339)	0.75 Max. FAR 20 DU/AC.	Parcel C of DRI No. 140: MF, Business Retail/Office	Vacant and apartment complex
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2.4 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.0 for full site plan)

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3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9 OF STAFF REPORT)

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Causeway Blvd.	County Arterial - Urban	6 Lanes ☐ Substandard Road ☒ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other
Falkenburg Rd.	County Arterial - Urban	4 Lanes ☐ Substandard Road ☒ Sufficient ROW Width	☐ Corridor Preservation Plan ☒ Site Access Improvements ☐ Substandard Road Improvements ☐ Other
Ventura Ave.	County Local - Urban	2 Lanes ☐ Substandard Road ☒ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other

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

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

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

Design Exception/Administrative Variance ☐ Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Parcel "A" Project Drive/Max. Driveway Length	Administrative Variance Requested	Approvable
Notes:		

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

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

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Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission ☐ Meets Locational Criteria ☒ N/A ☐ Locational Criteria Waiver Requested ☒ Minimum Density Met ☐ N/A	☒ Yes ☐ No	☐ Inconsistent ☒ Consistent	☐ Yes ☒ No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

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

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

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

Variations

LDC Section 6.06.06 Buffering and Screening

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

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

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

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

5.2 Recommendation

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

Requirements for Certification:

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

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

6.0 PROPOSED CONDITIONS

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

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

*Building setbacks shall be subject to the 2:1 additional setback requirement.
 - b) Buffering and screening between uses shall be provided in accordance with the requirements of the Land Development Code (LDC) Section 6.06.06, as shown on the Site Plan, except for the following:
 - No internal buffers shall be required between Parcel A and Parcel B.
 - A 6-foot high PVC or solid wood fence or masonry wall shall be provided along Lee Roy Selmon Expressway located on Parcel A.
3. Parcel B shall be located on the 27.08-acre area shown on the site plan for Church and accessory uses including church parking.
 - a) Parcel B, Church and Accessory Uses, Development standards shall be as follows:
 - Maximum Intensity: 71,790-sf Church
19,400-sf Accessory Structures
 - Maximum Church Capacity: 1,680 seats
 - Maximum Parking: 643 spaces (existing)
 - Maximum FAR: 0.9009
 - Minimum Setback (West): 10 feet
 - Minimum Setback (East/West): 10 feet
 - Front Setback (Causeway Blvd.): 100 feet
 - Maximum Impervious: 80 percent
 - Maximum Building Coverage: 40 percent
 - Maximum Height: 50 feet

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

- The existing 8-foot masonry wall, as shown on the site plan, shall be retained along the western boundary and the 10-foot-wide buffer with Type "A" screening shall be maintained adjacent to Single-Family development.
4. The project shall be permitted access as follows:
 - a. One full access connection to Ventura Ave.,
 - b. One full access connection to Causeway Blvd via Visconti Blvd, an unplatted private drive, and
 - c. One full access connection to Falkenburg Rd via Tuscany Ridge Dr, an unplatted private drive.
 5. Access to Parcel "A" multi-family residential development shall be provided for as follows:
 - a. One gated access to on-site, unplatted private drive identified as "Tuscany Ridge". The access drive shall be designed with minimum 24-foot-wide drive aisles, a sidewalk on one side, and a turnaround area meeting TD-standards. The exact location of the gated entry shall be determined at the time of subdivision/site development and shall be consistent with County Transportation Technical Manual, TD-9, Gated Entry Standards.
 - b. One gated emergency access and separate pedestrian access.
 - c. Notwithstanding anything shown on the PD site plan or herein conditions of approval to the contrary, additional pedestrian connectivity between Parcel "A" and Parcel "B" may be permitted.
 6. The following access improvements shall be constructed with the initial increment of development of Parcel "A" multi-family residential development:
 - a. A southbound right turn lane shall be constructed at Falkenburg Rd. and Tuscany Ridge Dr.
 - b. Internal sidewalk connections shall be constructed between the Parcel "A" access, the existing sidewalk at Tuscany Ridge Dr. and Ventura Ave., and the intersection of Tuscany Ridge Dr. and Visconti Blvd., as generally shown on the PD site plan. The exact alignment along Tuscany Ridge Dr. between the Parcel "A" and Visconti Blvd. shall be determined at the time of subdivision/site development. Boardwalks may be permitted as an alternative to sidewalks along existing stormwater pond/conservation area.
 7. If PD 26-0555 is approved, the County Engineer will approve an administrative variance (dated May 14, 2026), which was found approvable on April 29, 2026, for relief from LDC, Sec. 6.04.04.A.3 maximum driveway length for residential developments. Approval of this Administrative Variance will allow a maximum driveway length of +/-650 feet for the Parcel "A" multi-family residential development.
 8. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, sidewalks along project frontages and internal pedestrian connectivity between each development parcel, primary building entrances, parking areas, amenity areas and project site arrival points shall be provided consistent with LDC, Section 6.03.02.
 9. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
 10. All construction ingress and egress shall be limited to the proposed vehicular access connections shown on the PD site plan. The developer shall include a note in each site/construction plan submittal which indicates same.
 11. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.

12. A Conservation Easement as recorded in Official Records Book 110, Page 59, Hillsborough County Official Records, is dedicated over onsite Wetland Conservation Areas identified on the plat. These areas shall be retained in a natural unaltered state. Filling, grubbing, clearing, and sodding is prohibited except for the removal of nuisance/exotic vegetation or enhancement through native plantings, as specifically approved by the Hillsborough County Environmental Protection Commission.
13. The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
14. Prior to the issuance of any building or land alteration permits or other development, the approved wetland/ other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
15. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.
16. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. Every effort must be made to avoid the removal of and design the site around these trees. The site plan may be modified from the Certified Site Plan to avoid tree removal.
17. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the condition of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas.
18. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
19. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
20. In cases where the approved certified General Site Plan graphic and/or notes are in conflict with specifically approved zoning conditions, the more restrictive requirement shall prevail. Where there are conflicts between the General Site Plan graphics or list of conditions and non-district related regulations in the LDC, the most restrictive requirement shall prevail unless a variance has been requested by the applicant and approved with the appropriate findings by the Board of County Commissioners, as provided by Section 5.03.06.C.6.
21. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is

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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:

J. Brian Grady

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

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

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

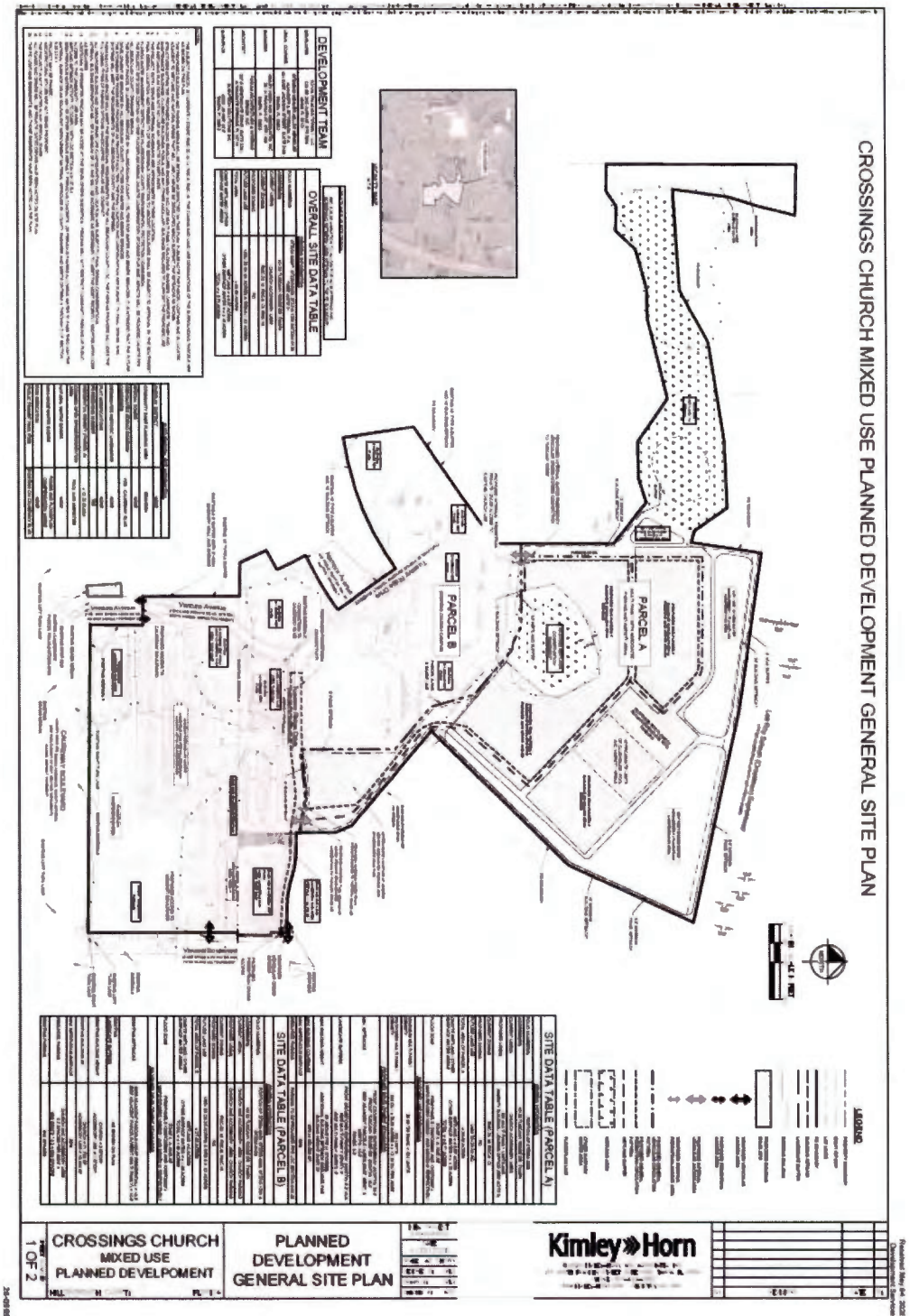
Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are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

7.0 ADDITIONAL INFORMATION

Property Violation History

Agency	Number	Violation	Status
Code Enforcement*			
☒ None current or pending			
☐ Violation(s)			
Building Code Compliance*			
☒ None current or pending			
☐ Violation(s)			
Natural Resources*			
☒ None current or pending			
☐ Violation(s)			
EPC*			
☒ None current or pending			
☐ Violation(s)			

*past 12 months from intake date



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9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 5/14/2026

REVIEWER: Richard Perez, AICP, Executive Planner

AGENCY/DEPT: Transportation

PLANNING AREA: BRANDON

PETITION NO: PD 26-0555

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

CONDITIONS OF APPROVAL

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

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

Other:

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

PROJECT SUMMARY AND ANALYSIS

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

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

Trip Generation Analysis

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

Existing Zoning

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

Proposed Rezoning

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

Trip Generation Difference

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

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

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

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

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

SITE ACCESS AND CONNECTIVITY

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

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

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

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

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

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

REQUESTED ADMINISTRATIVE VARIANCE: MAXIMUM DRIVEWAY LENGTH

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

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

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

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

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

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

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

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

Wally,

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

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

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

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

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

Mike

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

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

Hillsborough County
601 E. Kennedy Blvd., Tampa, FL 33602

[Facebook](#) | [Twitter](#) | [YouTube](#) | [LinkedIn](#) | [HCFL Stay Safe](#)

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

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

Hello Mike,

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

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

Best Regards,

Sheida L. Tirado, PE
Transportation Review & Site Intake Manager
Development Services
E: TiradoS@HCFL.gov
P: (813) 276-8364 | M: (813) 564-4676

601 E. Kennedy Blvd., Tampa, FL 33602
HCFL.gov

[Facebook](#) | [X](#) | [YouTube](#) | [LinkedIn](#) | [Instagram](#) | [HCFL Stay Safe](#)

Hillsborough County Florida

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



**Hillsborough
County Florida**
Development Services

Supplemental Information for Transportation Related Administrative Reviews

Instructions:

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

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



April 29, 2026

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

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

Dear Mr. Williams,

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

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

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

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

The justification for the variance is as follows:



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

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

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

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

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

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



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

Sincerely,

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



Digitally signed by Wallace L. Brinkman
DN: CN=Wallace L. Brinkman,
dnQualifier=A01410C000019571419F46001450A6,
O=Unaffiliated, C=US
Reason: This item has been digitally signed and
created by Wallace L. Brinkman III on the date adjacent
to the seal. Signature must be verified on any
electronic copies.
Date: 2026.05.04 14:41:13-04'00'

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

HILLSBOROUGH COUNTY

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

_____ Approved with Conditions

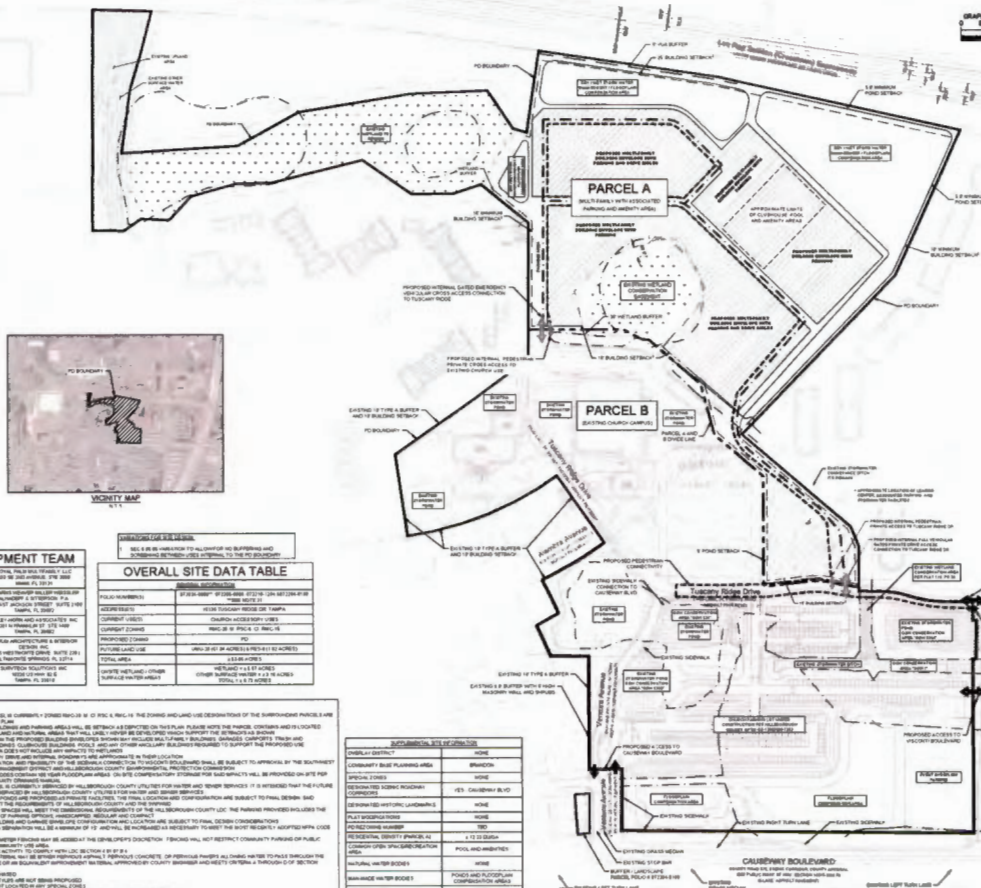
_____ Approved

_____ Disapproved

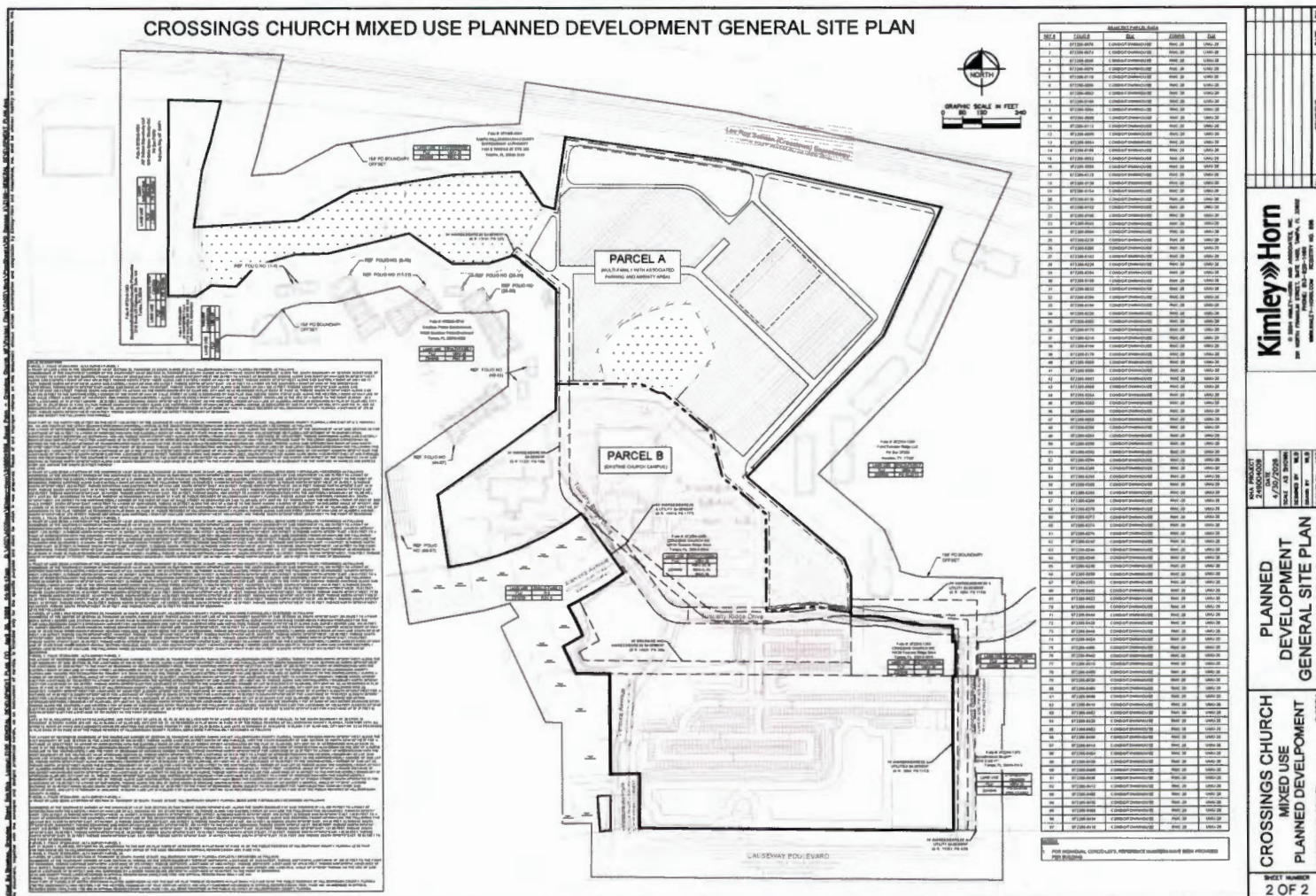
Michael J. Williams, P.E.

Hillsborough County Engineer on _____

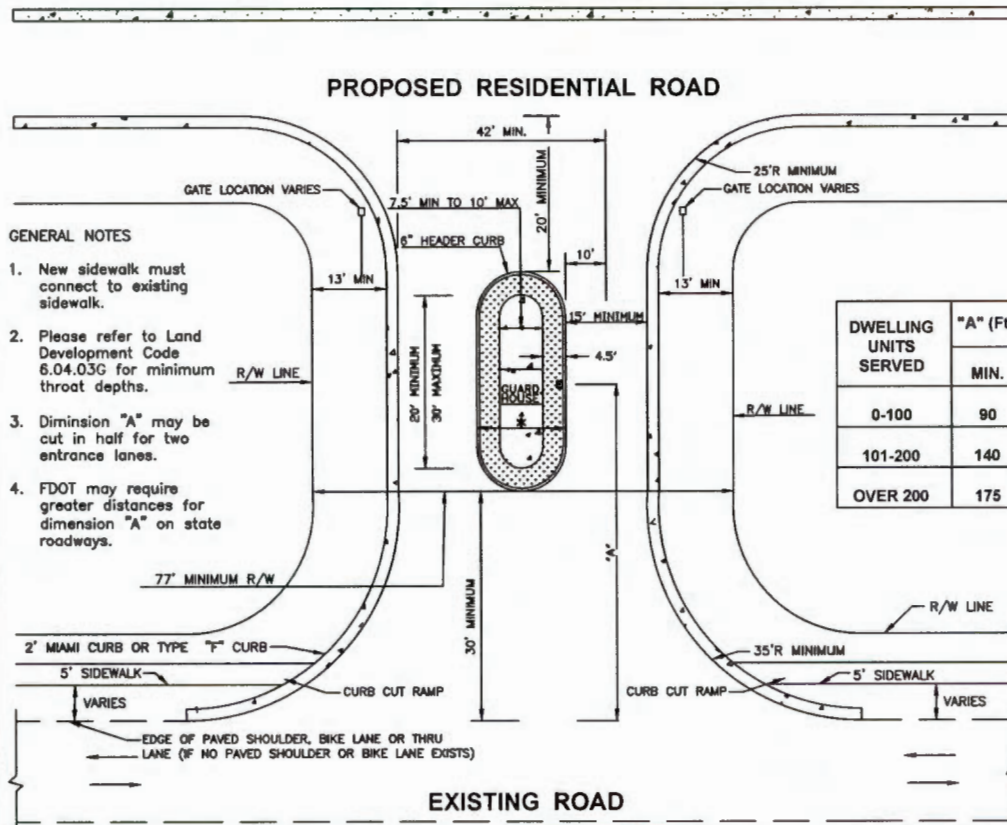
Notice: Consistent with Section 6.04.02B.8. of the LDC, the results of this variance application may be appealed, as further described in Section 10.05.01. of the LDC, to the Land Use Hearing Officer within 30 calendar days of the date of the above action.

[illegible][illegible][illegible][illegible]

SOUTH BRITAIN, 30th of October 2016	
OVERLAY DISTRICT	NONE
COMBUSTION / BULK PLANNING AREA	BRISTOL
SPECIAL ZONES	NONE
DESIGNATED SCENE REGIONAL COORDINATOR	YES, CAULFIELD, JF
DESIGNATED HISTORIC LANDSCAPE	NONE
PLANT SPRINKLING TONES	NONE
PLANT TONING NUMBER	180
RECREATIONAL SPORTS / SPECIAL USE	c 12 250000
LANDSCAPE OF THE SPECIAL ZONE	POOL AND SWIMMING
NATURAL WATER BODIES	NONE
WATERWAY WATER BODIES	POOLS AND PLEASURE COMPLEXION AREAS
RECREATION	NONE



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



FOR PUBLIC RESIDENTIAL DEVELOPMENTS

1. Communities desiring to place guardhouses and/or gates within public right-of-way must obtain right-of-way use permit and enter into a construction and maintenance agreement with the County. Any such guardhouse shall be unmanned and for ornamental purposes only. Gates must be for ornamental purposes only, fixed in an open position, and shall not be located within the clear zone area.

2. * Minimum width of median containing a guardhouse shall be 16.5'. Minimum width of median without a guardhouse shall be 10'.

3. There shall be no stop bars or other stop controls at guardhouses within public rights-of-way.

PRIVATE GATED DEVELOPMENTS

1. Private gated developments shall provide adequate space for a single unit 30-foot truck to make a U-Turn. This minimum outside distance is 42'. This U-Turn area shall be between the electronic entrance device and entrance gate.

2. The distance "A" in the table shall be measured from the stop bar at the guardhouse or from the electronic entry devices, inclusive of any entry control features.

3. * Minimum width of median for the Electronic Entry Device is 4 feet.

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

REVISION DATE:
10/17

TRANSPORTATION
TECHNICAL
MANUAL



Hillsborough
County Florida

ENTRANCE MEDIAN, GUARDBOUSE
AND ELECTRONIC ENTRY
TYPICAL DETAILS

DRAWING NO. TD-9

SHEET NO. 1 OF 1

Application No. RZ 26 0555
 Name: Todd Rogers
 Entered at Public Hearing: ZHM
 Exhibit # 1 Date: 5-26-2026

MULTI-FAMILY COMPLEXES BUILT LAST 10 YEARS (2015-2025)

WITHIN 5 MILES OF ZIP CODE 33619

COMPLEXES (Last Decade)	UNITS
1 Courtney Palms Condominiums	354
2 Camden Visconti Apartments	450
3 Lantower Brandon Crossroads	450
4 NEW PROPOSED 325 Unit Complex	325
5 Crosstown Walk Apartments	282
6 Luxe at 1820 Apartments	300
7 Cortland Santos Flats Apartments	312
8 The Galvin Apartments	300
9 Azalea Luxury Apartments	264
10 Progress Village Apartments	240
11 Sligh Ave Approved Site	250 (est.)
12 21st Ave Multi-Family	200 (est.)

TOTAL UNITS
3,927

in Last 10 Years
 Within 5 Miles

IMMEDIATE AREA CONCENTRATION
 (Within 1/2 Mile Corridor)

COURTNEY PALMS
 354 Units

NEW 325 UNIT COMPLEX
 325 Units

LANTOWER BRANDON CROSSROADS
 450 Units

CAMDEN VISCONTI
 450 Units

CORTLAND SANTOS FLATS
 312 Units
 Built 2020

CROSSTOWN WALK
 282 Units
 Built 2021

LUXE AT 1820
 300 Units
 Built 2022

THE GALVIN
 300 Units
 Built 2021

AZALEA LUXURY
 264 Units
 Built 2023

PROGRESS VILLAGE APARTMENTS
 240 Units
 Built 2024

SLIGH AVE
 APPROVED SITE
 250 Units (est.)
 Approved 2023

21ST AVE
 MULTI-FAMILY
 200 Units (est.)
 Approved 2024

IMMEDIATE CORRIDOR TOTAL
 (Within 1/2 Mile)

1,579 UNITS

354 Courtney Palms
325 New Proposal
450 Camden Visconti
450 Lantower Crossroads

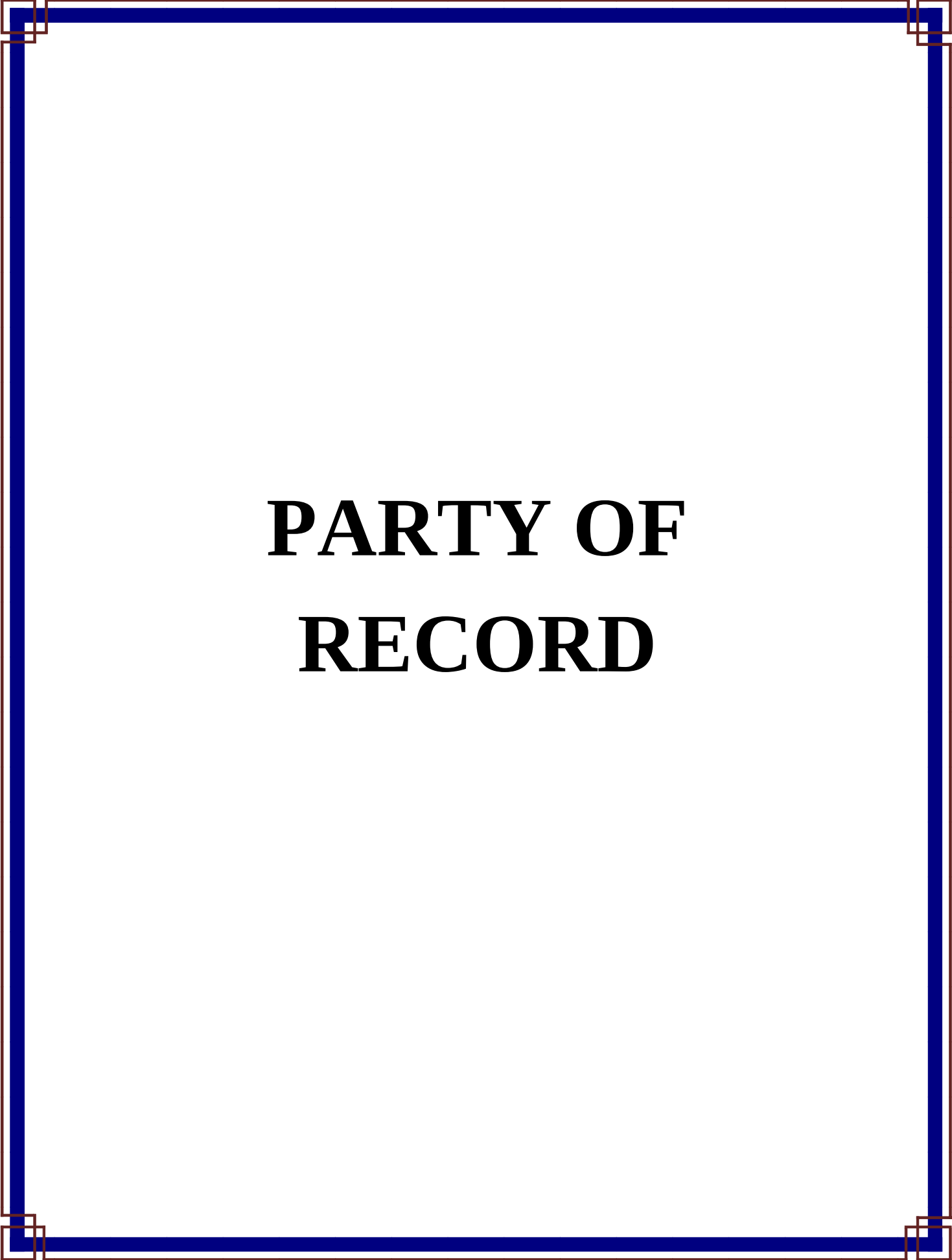
TOTAL WITHIN 5 MILES
 (Last 10 Years)

3,927 UNITS

IMPACT SUMMARY

- 3,927 New Apartment/Condo Units Added
- 1,579 Units in Immediate Corridor
- Traffic Congestion Increase
- School Capacity Strain
- Drainage / Flooding Concerns
- Infrastructure Overload





PARTY OF RECORD

NONE