

PD Modification Application: PRS 25-0315

Zoning Hearing Master Date:

NA

BOCC Land Use Meeting Date:

July 22, 2025

**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Big Top of Tampa Inc.

FLU Category: SMU-6

Service Area: Urban

Site Acreage: 36.18 AC

Community
Plan Area: Thonotosassa

Overlay: None

**Introduction Summary:**

PD 20-0107, as most recently modified by PRS 21-0076, was approved in 2021 to allow for 292 multi-family residential units and 22,000 sf of non-residential uses (commercial and office).

Existing Approval(s):	Proposed Modification(s):
No internal access point along the north side of the Commercial/Office envelope.	New internal access along the north side of the Commercial/Office envelope.
One access point permitted on Fowler Avenue (outside of the Commercial/Office envelope). One access point in total to Fowler Ave. for the entire PD.	Add additional access point on Fowler Ave. for the Commercial/Office envelope. Two access points in total to Fowler for the entire PD.
No condition regarding the LDC regulations regarding signage within a ROW preservation area.	Include a condition that states that temporary signage is allowed within the ROW preservation area, subject to LDC requirements.
Northbound left turn lane on Walker Road required.	State that this condition has been satisfied.

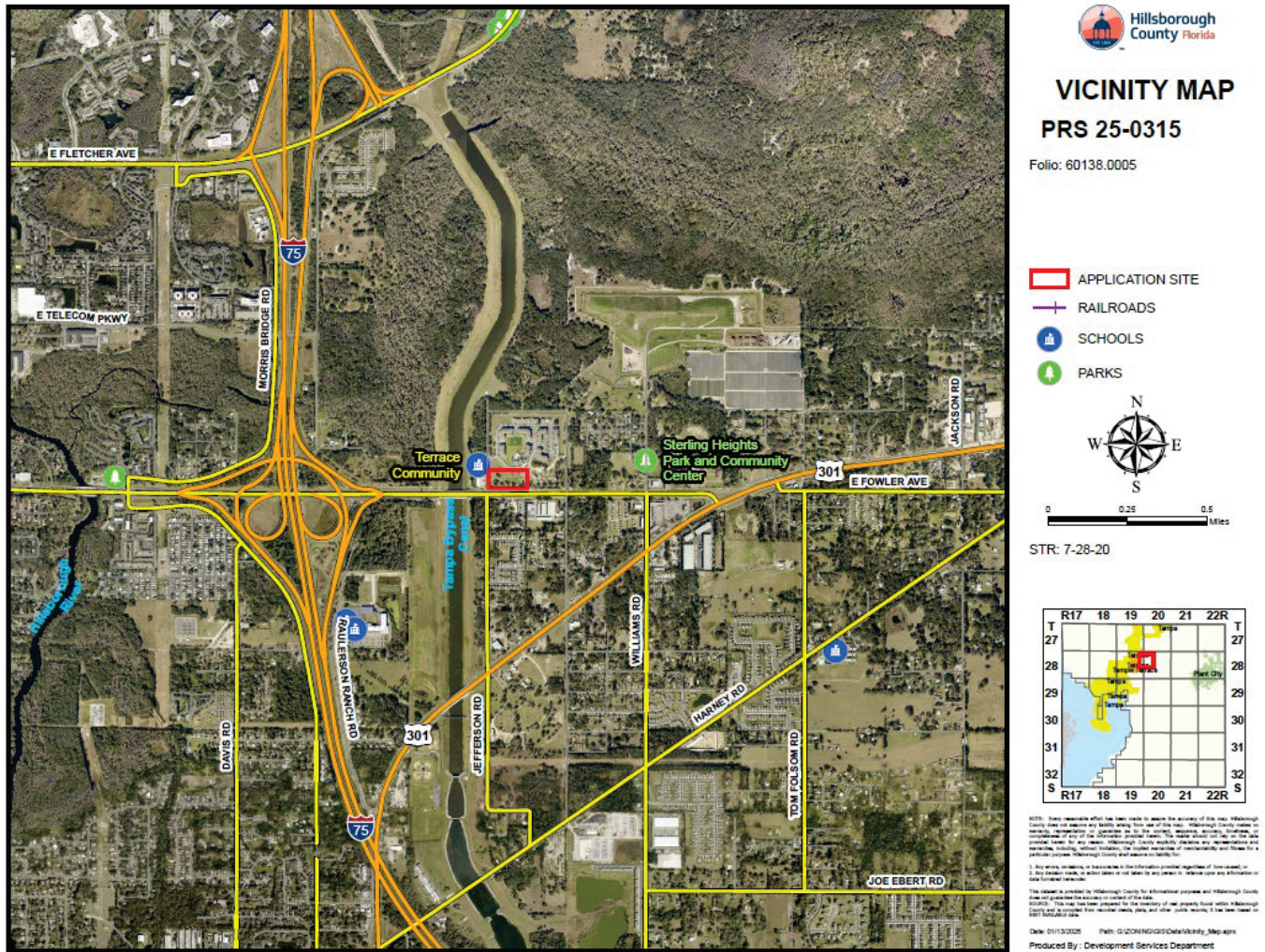
Additional Information:

PD Variation(s):	None Requested as part of this application
Waiver(s) to the Land Development Code:	None Requested as part of this application

Planning Commission Recommendation: N/A	Development Services Recommendation: Approvable, subject to proposed conditions
---	---

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

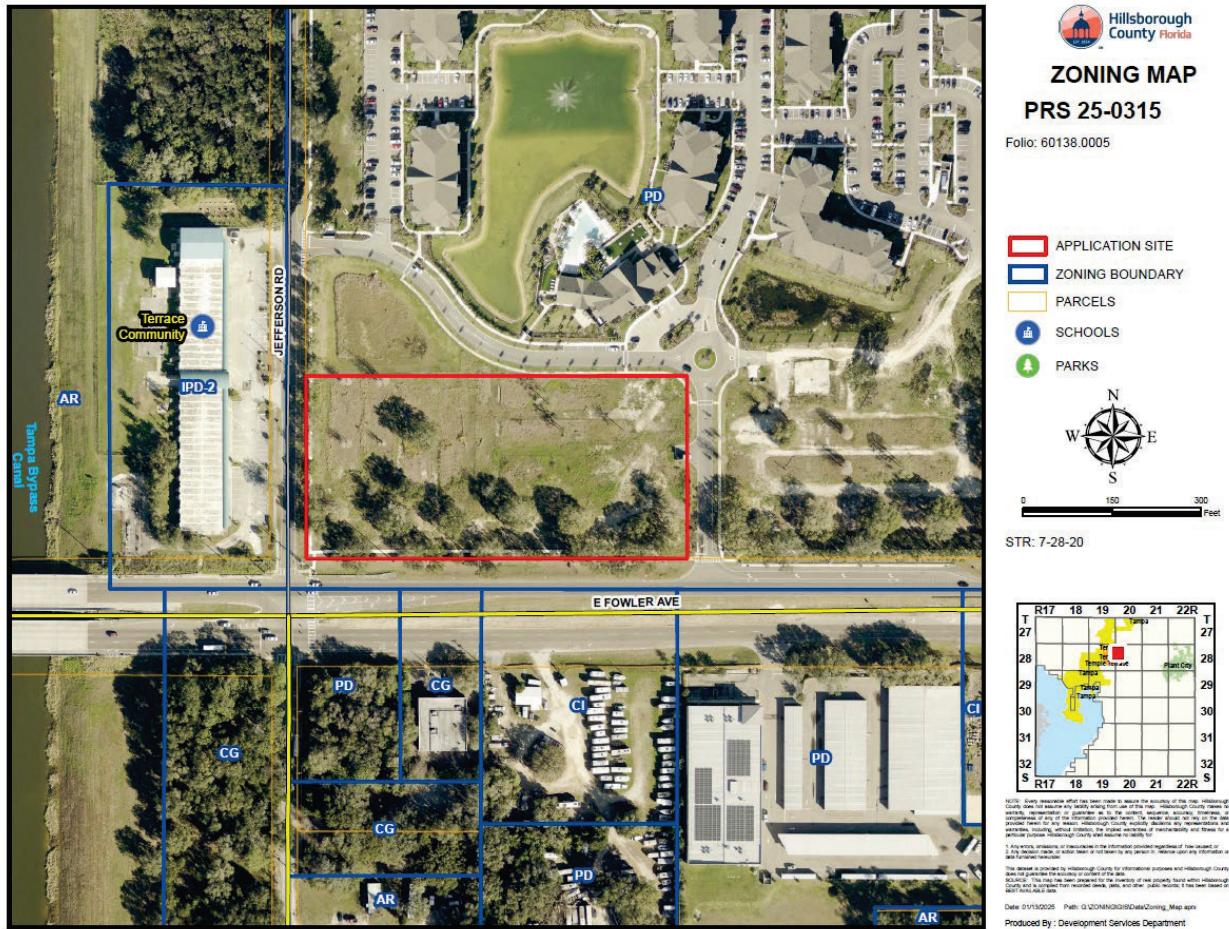


Context of Surrounding Area:

The parcel is in the intersection of E Fowler Ave., a Principal Arterial, and Jefferson Rd., a 2 lane Local Road. The subject site is a multi-family development with commercial and office uses at the southwest corner of the PD. Across Jefferson Rd., to the west is a charter school building. The Fowler Avenue corridor consists of residential and non-residential uses.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Immediate Area Map

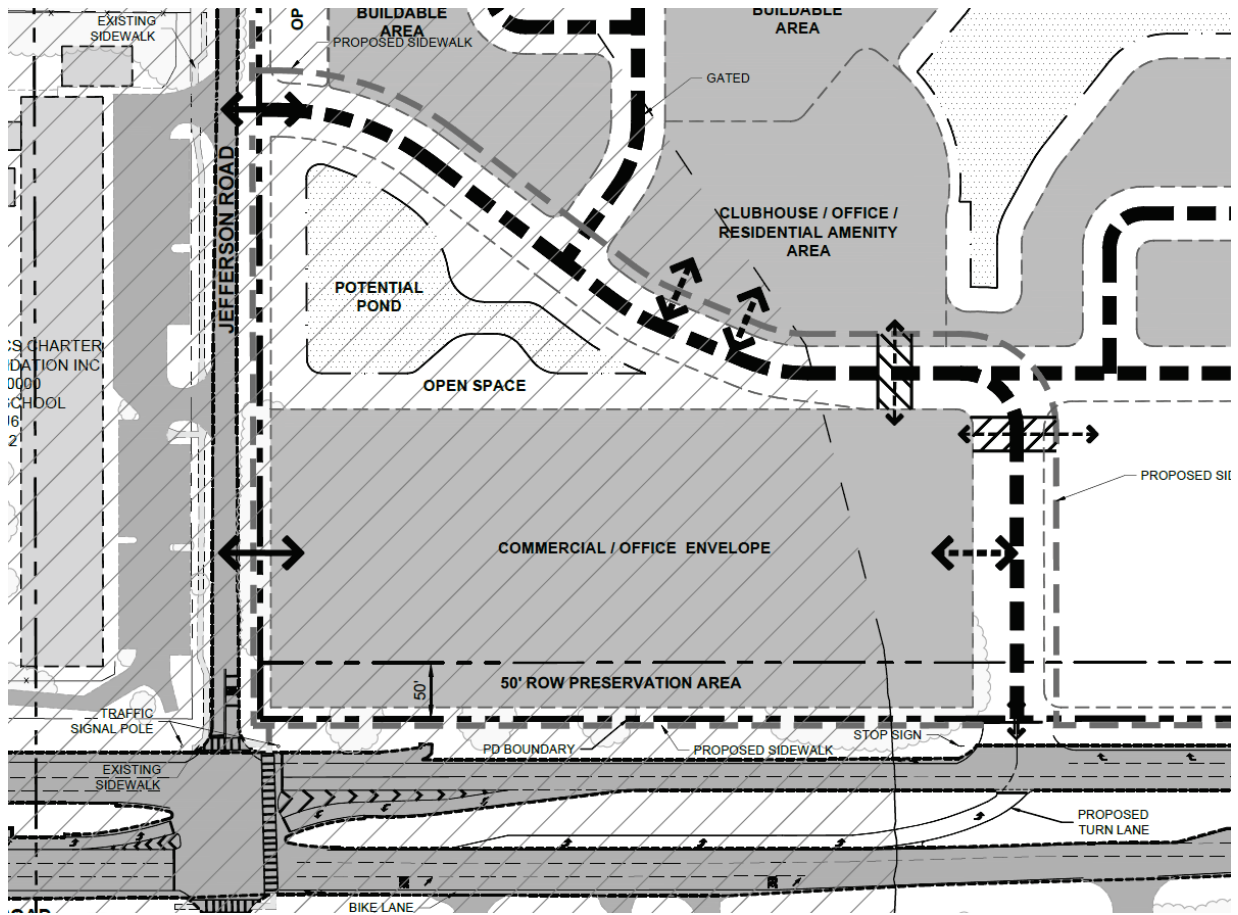


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD 20-0107 (PRS 21-0076)	NA	Open Space/Pond	Open Space/Pond
South	PD 85-0190 CG CI PD 06-0452 (MM 16-0400)	PD 85-0190: 0.25 FAR CG: 0.27 FAR CI: 0.3 FAR PD 06-0452: 0.38 FAR	PD 85-0190: Convenience Store CG: General Commercial, Office and Personal Services CI: Intensive Commercial, Office and Personal Services PD 06-0452: Mini-Warehouse	PD 85-0190: Vacant CG: Commercial, Office CI: RV and Boat Storage PD 06-0452: Mini-Warehouse
West	IPD-2 90-0056 (MM 04-1817)	0.27 FAR	CG uses excluding Fast Food restaurants and Conv. Stores	Jefferson Rd. ROW, Charter School
East	PD 20-0107 (PRS 21-0076)	9 DU/AC	Multi-Family Residential	Multi-Family Residential

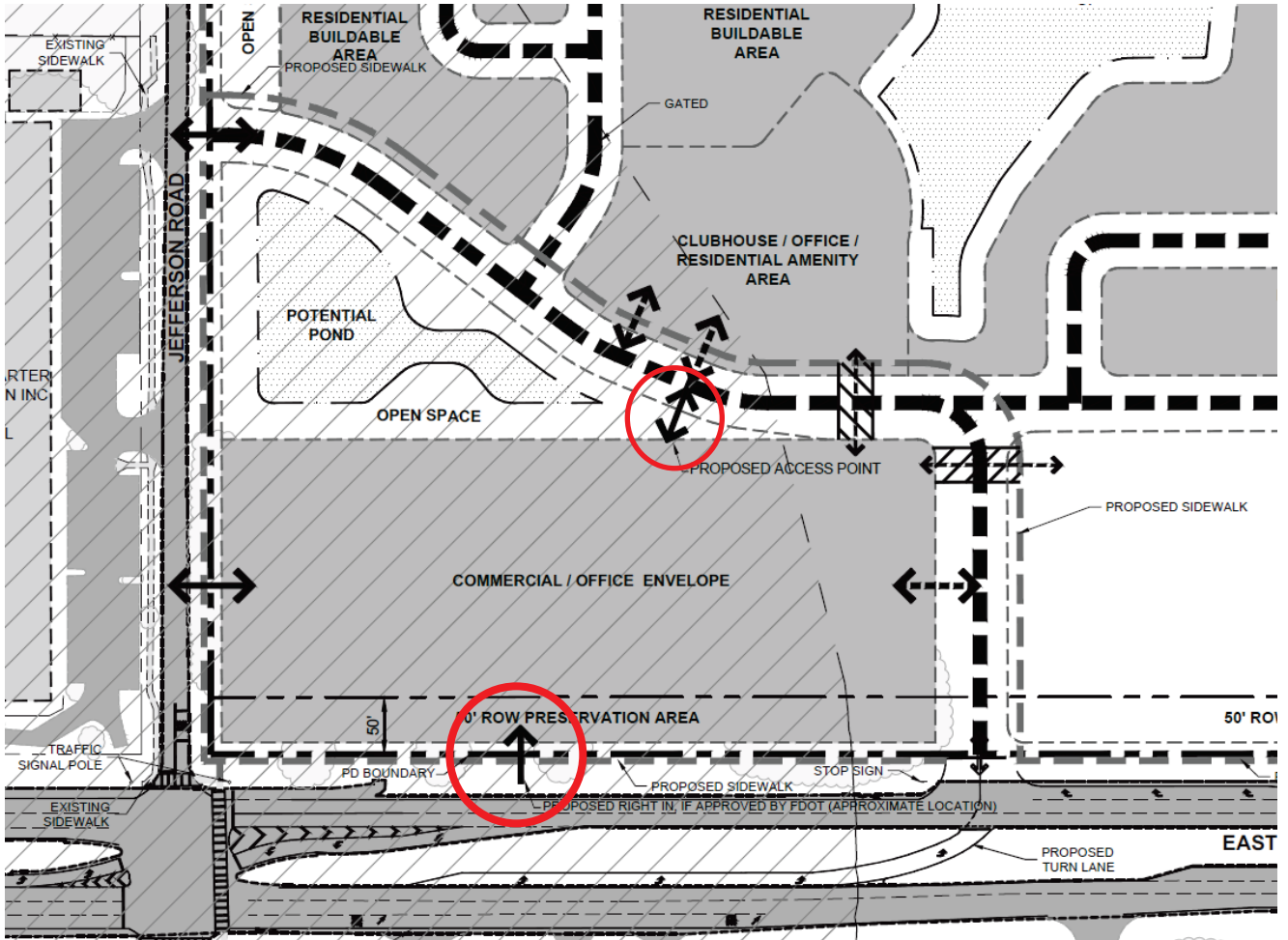
2.0 LAND USE MAP SET AND SUMMARY DATA

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



2.0 LAND USE MAP SET AND SUMMARY DATA

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



3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9 OF STAFF REPORT)**Adjoining Roadways (check if applicable)**

Road Name	Classification	Current Conditions	Select Future Improvements
Fowler Ave.	FDOT Principal Arterial - Rural	4 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Walker Rd.	County Collector - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other – Right-of-Way Dedication
Jefferson Rd.	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other – One Way Conversion

Project Trip Generation ☐ Not applicable for this request

	Average Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	4,950	404	451
Proposed	4,950	404	451
Difference (+/-)	No Change	No Change	No Change

*Trips reported are based on gross external trips unless otherwise noted. Figures were taken from the 20-0107 staff report.

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	Pedestrian & Vehicular	None	Meets LDC
East	X	Pedestrian & Vehicular	None	Meets LDC
West	X	Pedestrian & Vehicular	None	Meets LDC

Notes:

Design Exception/Administrative Variance ☐ Not applicable for this request

Road Name/Nature of Request	Type	Finding
Walker Rd./ Substandard Road	Deminimis Design Exception Requested	Previously Approved
Jefferson Rd./ Substandard Road	Deminimis Design Exception Requested	Previously Approved

Notes:

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Natural Resources	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Check if Applicable: <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input checked="" type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input checked="" type="checkbox"/> Other _ 130' AMSL Airport Height Restriction				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input checked="" type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Service Area/ Water & Wastewater <input type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input checked="" type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Impact/Mobility Fees Comments were not received.				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A <input type="checkbox"/> Density Bonus Requested	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

No changes to intensity or permitted uses of the development have been proposed as part of this modification. Changes include internal and external access changes, which will improve internal circulation.

Staff finds the proposed modification compatible with the surrounding properties and consistent with the general development pattern of the area.

5.2 Recommendation

Based on these considerations, staff finds the request is supportable.

6.0 PROPOSED CONDITIONS

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted June 2, 2025.

1. The project shall be developed with a mix of uses as follows:

Up to 292 Multi-Family residential comprised of:
276 multi-family residential units, and
14 rental townhomes,

Up to 22,000 square feet of Non-Residential Uses comprised of
17,000 square feet of Commercial Uses*, and
5,000 square feet of Office Uses

*Uses may be limited under Land Development Code Sections 3.05.03.B and 3.05.04.B (Surface Water Resources Protection Area (SWRPA))

2. The Multi-Family Uses shall be developed in accordance with RMC-20 development standards with the exception that the maximum height is limited to 60 feet for Multi-Family structures and 35 feet for Rental Townhome structures.
3. The Commercial/Office Uses shall be developed in accordance with CG development standards.
4. The Commercial/Office portion of this development will be required to meet the 30-foot front yard setback requirement on the eastern, southern, and western frontages.
5. Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
6. Notwithstanding anything shown on the site plan, the applicant is required to meet Hillsborough County Land Development Code (LDC) Section 6 "Design standards and Improvements Requirements", interconnectivity requirements and Hillsborough County Transportation Technical Manual (TTM) for all cross access, parking and driveway dimension requirements. requirements, except for any requirements within the Commercial/Office Envelope for which an LDC Sec.6.04.02.B. Administrative Variance or Transportation Technical Manual (TTM) Design Exception are approved in accordance with the appropriate process.
7. The applicant shall construct 5' sidewalks along all property frontages and connect such external sidewalks to the all internal buildings in addition to pedestrian and vehicular connectivity between the residential buildings to the commercial buildings.
8. Jefferson Road shall be restricted to southbound only from the northern access to Fowler Avenue.
9. The developer shall construct a northbound left turn lane on Walker Road entering the project site. [THIS CONDITION HAS BEEN SATISFIED.]
10. Access to the site is proposed as following:

- 10.1 One (1) right-in/right-out/left-in only access to Fowler Ave. (i.e. the “Primary Access”);
- 10.2 One (1) right-in only access to Fowler Ave. between the Primary Access and Jefferson Rd.
- 10.3 Two (2) access connections to Right in, Right out, Left in On Fowler Avenue subject to change by FDOT which as jurisdiction over Fowler-Jefferson Road. The southern access point shall be restricted to left-in/left-out turning movements. The northern access point shall be restricted to left-in/left-out/right-out movements.
- Two access points on Jefferson Road. The southern access point will be left in and left out. The northern access point will be left in, left out and right out.
- 10.4 One (1) Full full Access access to Walker Road;-
- 10.5 Notwithstanding the above, the presence/absence/location/configuration of access to Fowler Rd. shall be subject to FDOT review and approval, and the location of the southernmost access to Jefferson Rd. (i.e. to the Commercial/Office Envelope) shall be subject to review and approval of Hillsborough County;
- 10.6 Concurrent with each increment of development within the Commercial/Office Envelope, the developer shall submit a trip generation and site access analysis which will be used by the County and FDOT to support determinations on the location/configuration of access connections, and determine whether site access or other improvements are warranted; and,
- 10.7 Notwithstanding anything shown on the PD site plan or herein these conditions to the contrary, the location of internal access connections serving the Commercial/Office Envelope may be modified at the time of plat/site/construction plan approval, subject to review and approval of Hillsborough County and FDOT, as applicable.

11. Jefferson Road is substandard, the developer shall construct Jefferson Rd consistent with the Design Exception approved by the County Engineer (on January 9, 2020). The following deviations authorized in this design exception include:

- 11.1 Two southbound 11-foot wide travel lanes instead of 12 foot lanes;
- 11.2 No paved shoulders instead of the 8 foot shoulder with 5ft pavement. Due to the very limited ROW, the owner does not have jurisdiction to the west side of Jefferson Rd. and the Florida Greenbook allows the removed of full paved shoulder for local roads.
- 11.3 5 foot sidewalk on the east side of Jefferson road
- 11.4 Type “F” curb on both sides of the road.

If PRS 25-0315 is approved by the BOCC, the County Engineer will approve a de minimis exception to the previously approved Design Exception.

12. Walker Road is substandard, and the developer shall construct Walker Road consistent with the Design Exception approved by the County Engineer (on January 9, 2020). The following deviations authorized in this design exception include:

- 12.1 Walker Rd ROW is 60 feet wide, the developer shall convey a minimum of 18 foot of additional ROW along the west side for access improvements.
- 12.2 Two 10-foot wide travel lanes instead of 12 foot lanes;
- 12.3 A 10 foot northbound left turn lane entering the project driveway.
- 12.4 6 foot unpaved shoulders instead of 8 foot shoulder with 5’paved shoulders
- 12.5 5 foot sidewalk on along the west side of walker Rd connecting to sidewalk on Fowler Ave.

If PRS 25-0315 is approved by the BOCC, the County Engineer will approve a deminimis exception to the previously approved Design Exception.

13. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, the property owner shall be permitted interim use of the right-of-way preservation area along the Commercial/Office Envelope's Fowler Ave. frontage, subject to compliance with Sec. 5.11.09 and other applicable sections of the LDC.
- ~~13~~14. The planting of required trees shall be sensitive to overhead electric utility lines. Trees that exceed a mature, overall height of 20 feet shall not be planted within 30 feet of an existing or proposed overhead electric utility line.
- ~~14~~15. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
- ~~15~~16. The construction and location of any proposed environmental impacts are not approved by this review, but shall be considered by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code (LDC).
- ~~16~~17. 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.
- ~~17~~18. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
- ~~18~~19. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.
20. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

APPLICATION NUMBER: PRS 25-0315

ZHM HEARING DATE: N/A

BOCC LUM MEETING DATE: July 22, 2025

Case Reviewer: Tania C. Chapela

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.

APPLICATION NUMBER: PRS 25-0315

ZHM HEARING DATE: N/A

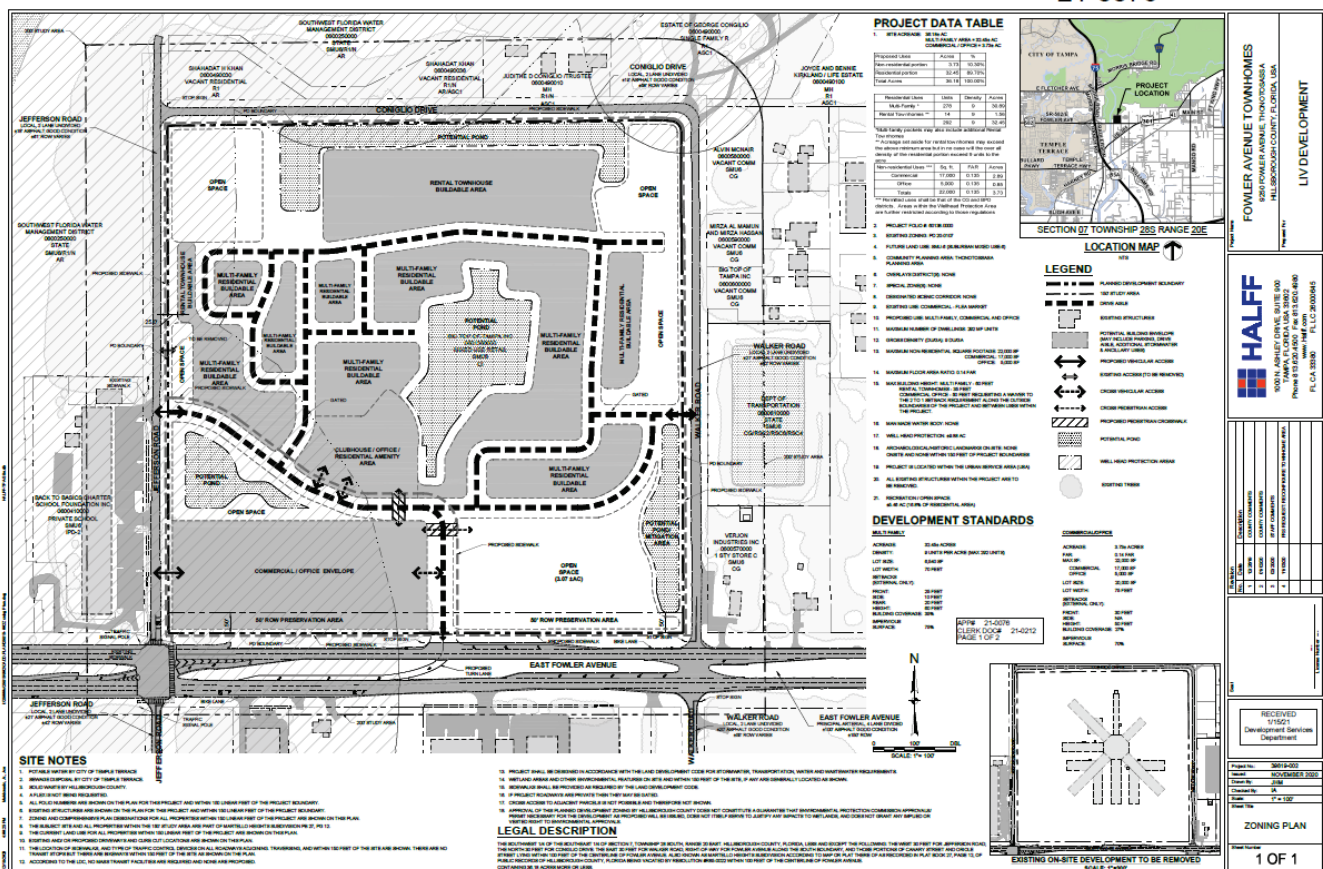
BOCC LUM MEETING DATE: July 22, 2025

Case Reviewer: Tania C. Chapela

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

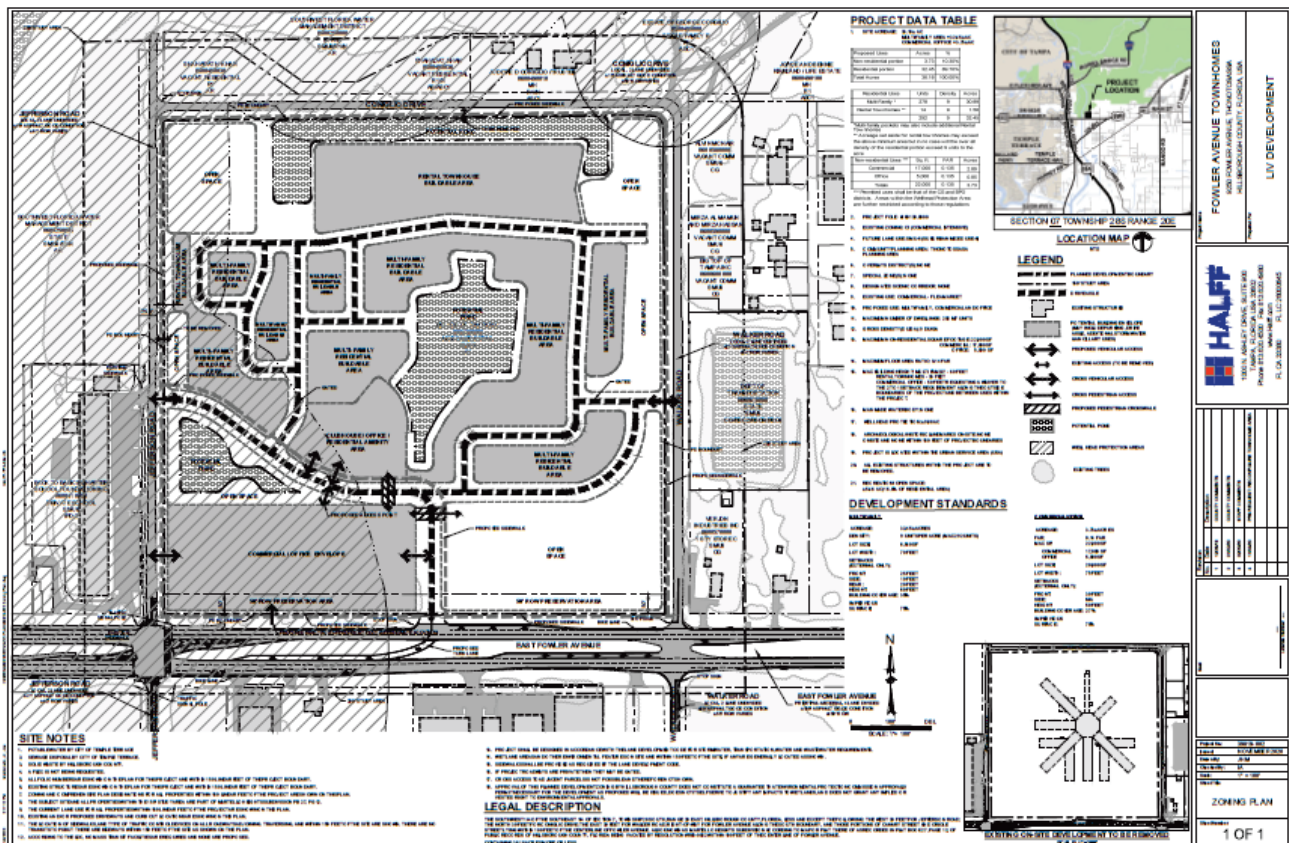
8.0 SITE PLANS (FULL)

8.1 Approved Site Plan (Full)



8.0 SITE PLANS (FULL)

8.2 Proposed Site Plan (Full)



APPLICATION NUMBER: PRS 25-0315

ZHM HEARING DATE: N/A

BOCC LUM MEETING DATE: July 22, 2025

Case Reviewer: Tania C. Chapela

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 5/28/2025
Revised: 07/1/2025

REVIEWER: James Ratliff, AICP, PTP, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA: TH

PETITION NO: PRS 25-0315

- ☐ This agency has no comments.
- ☐ This agency has no objection.
- ☒ This agency has no objection, subject to the listed or attached conditions.
- ☐ This agency objects for the reasons set forth below.

NEW AND REVISED CONDITIONS OF APPROVAL

Revised Conditions

6. Notwithstanding anything shown on the site plan, the applicant is required to meet Hillsborough County Land Development Code (LDC) Section 6 “Design standards and Improvements Requirements”, interconnectivity requirements and Hillsborough County Transportation Technical Manual (TTM) for all cross access, parking and driveway dimension requirements, except for any requirements within the Commercial/Office Envelope for which an LDC Sec. 6.04.02.B. Administrative Variance or Transportation Technical Manual (TTM) Design Exception are approved in accordance with the appropriate process.
9. The developer shall construct a northbound left turn lane on Walker Road entering the project site. [THIS CONDITION HAS BEEN SATISFIED.]
10. Access to the site is proposed as following:
- 10.1 One (1) right-in/right-out/left-in only access to Fowler Ave. (i.e. the “Primary Access”);
- 10.2 One (1) right-in only access to Fowler Ave. between the Primary Access and Jefferson Rd.;
- 10.3 Two (2) access connections to Right in, Right out, Left in On Fowler Avenue subject to change by FDOT which has jurisdiction over Fowler. Two access points on Jefferson Road. The southern access point will-shall be restricted to left left-in-and-/left left-out turning movements. The northern access point will-shall be restricted to left left-in/-, left-out-and-/right-right-out movements;
- 10.4 -One (1) Full-full Access-access to Walker Road;-
- 10.5 Notwithstanding the above, the presence/absence/location/configuration of access to Fowler Rd. shall be subject to FDOT review and approval, and the location of the southernmost access to Jefferson Rd. (i.e. to the Commercial/Office Envelope) shall be subject to review and approval of Hillsborough County;

10.6 Concurrent with each increment of development within the Commercial/Office Envelope, the developer shall submit a trip generation and site access analysis which will be used by the County and FDOT to support determinations on the location/configuration of access connections, and determine whether site access or other improvements are warranted; and,

10.7 Notwithstanding anything shown on the PD site plan or herein these conditions to the contrary, the location of internal access connections serving the Commercial/Office Envelope may be modified at the time of plat/site/construction plan approval, subject to review and approval of Hillsborough County and FDOT, as applicable.

11. Jefferson Road is substandard, the developer shall construct Jefferson Rd consistent with the Design Exception approved by the County Engineer (on January 9, 2020). The following deviations authorized in this design exception include:

- Two southbound 11-foot wide travel lanes instead of 12 foot lanes;
- No paved shoulders instead of the 8 foot shoulder with 5ft pavement. Due to the very limited ROW, the owner does not have jurisdiction to the west side of Jefferson Rd. and the Florida Greenbook allows the removed of full paved shoulder for local roads.
- 5 foot sidewalk on the east side of Jefferson road
- Type “F” curb on both sides of the road.

If PRS 25-0315 is approved by the BOCC, the County Engineer will approve a de minimis exception to the previously approved Design Exception.

12. Walker Road is substandard, and the developer shall construct Walker Road consistent with the Design Exception approved by the County Engineer (on January 9, 2020). The following deviations authorized in this design exception include:

- Walker Rd ROW is 60 feet wide, the developer shall convey a minimum of 18 foot of additional ROW along the west side for access improvements.
- Two 10-foot wide travel lanes instead of 12 foot lanes;
- A 10 foot northbound left turn lane entering the project driveway.
- 6 foot unpaved shoulders instead of 8 foot shoulder with 5' paved shoulders
- 5 foot sidewalk on along the west side of walker Rd connecting to sidewalk on Fowler Ave.

If PRS 25-0315 is approved by the BOCC, the County Engineer will approve a de minimis exception to the previously approved Design Exception.

New Conditions

- Notwithstanding anything on the PD site plan or herein these conditions to the contrary, the property owner shall be permitted interim use of the right-of-way preservation area along the Commercial/Office Envelope’s Fowler Ave. frontage, subject to compliance with Sec. 5.11.09 and other applicable sections of the LDC.

SUMMARY OF REQUESTS AND CONCLUSIONS

The applicant is requesting a Minor Modification (PRS) to previously approved Planned Development (PD) 20-0107, as most recently amended via PRS 21-0076. The applicant is requesting to reconfigure project access along Jefferson Rd. and Fowler Ave., certain internal vehicular circulation, as well as modify certain conditions of approval. Specifically and with respect to access, the applicant is proposing to:

- Add an access internally, along the north side of the Commercial/Office Envelope;
- Add a potential right-in only access to Fowler Ave., between the primary project access on Fowler Ave. and Jefferson Rd., the presence and location of which is subject to FDOT review and approval; and,
- Clarify that temporary signage is allowed within the right-of-way preservation area, subject to the requirements of the LDC.

The applicant submitted a trip generation and site access analysis which examines impacts associated with a former iteration of the proposed zoning modification which has since been modified/abandoned. As such, staff waived any further analysis consistent with Sec. 6.2.1.C. of the DRPM, and notes that the addition of a right-in only access will not fundamentally change existing/proposed trip distribution patterns for the site, as compared to the existing approved zoning. Accordingly, staff notes the analysis in the record should not be relied on, and notes the applicant will be required to submit a trip generation and site access analysis at the time of site/construction plan approval.

Given there are no proposed changes to the existing approved zoning, staff has prepared the below comparison of approved and proposed trips utilizing gross trip generation data from the transportation staff report prepared for the 20-0107 case file. Staff notes that since the 21-0076 zoning change did not affect project entitlements or external access connections, no reanalysis was undertaken at that time (and therefore no changes or updated data was available to present from that case).

Approved Zoning (PD 21-0076):

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, Multiple Uses, Per 20-0107 Analysis	4,950	404	451

Proposed Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, Multiple Uses, Per 20-0107 Analysis	4,950	404	451

Difference:

	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
	No Change	No Change	No Change

ROADWAY LEVELS OF SERVICE (LOS) INFORMATION

Roadway	From	To	LOS Standard	Peak Hour LOS
Fowler Ave.	I-75	US 301	D	C

Source: 2020 Hillsborough County Level of Service (LOS) Report



LINCKS & ASSOCIATES, INC.

Revised January 2, 2020
December 23, 2019

Mr. Mike Williams
Hillsborough County Government
601 East Kennedy Blvd., 20th Floor
Tampa, FL 33602

RECEIVED
JAN 02 2020
Development Services

Re: Big Top Property
Zoning – RZ 20-0107
Lincks Project Number: 19141

The purpose of this letter is to request a Design Exception to Section 6.02.07 of the Hillsborough County Land Development Code for the above reference project. The property is proposed to be rezoned to Planned Development to allow the following land uses:

- 292 Multi-Family Dwelling Units
- 14,000 Square Feet of Commercial
- 5,000 Square Feet of Office

The access to serve the Development is as follows:

- One left-in/right-in/right-out to Fowler Avenue that will serve the Multi-Family and Commercial / Office
- One full access to Walker Road that will only serve the Multi-Family
- One full access to Jefferson Road that will serve the Multi-Family and Commercial / Office
- One left-in/left-out only to Jefferson Road that will serve the Commercial / Office

On December 13, 2019 the following individuals met to discuss the project.

- Mike Williams
- Benjamin Kniesly
- Charles White

The request is to waive the requirement for the following roadways to meet current County standards for a TS-7 roadway, the standards for which are found within the Hillsborough County Transportation Technical Manual:

- Walker Road from the project access to Fowler Avenue
- Jefferson Road from the northern project access to Fowler Avenue

5023 West Laurel Street
Tampa, Florida 33607
813 289 0039 Telephone
813 287 0674 Telefax
www.lincks.com Website

20 - 0107

The following provides the Design Exceptions required for each roadway and the justification for the Design Exceptions.

Walker Road

The access to Walker Road is proposed to be full access to serve the Multi-Family only. The following provides the Design Exceptions required for the project:

- 1) Right of Way – TS-7 has 96 feet of right of way. The existing right of way along Walker Road is approximately 60' feet. The developer proposes to provide additional right of way along the westside of the roadway to provide the access improvements.
- 2) Lane Width – TS-7 has 12 foot lanes. The existing road has 10 foot travel lanes. The 10 foot travel lanes are justified for the following reasons:
 - a. Due to limited right of way 12 foot lanes cannot be provided.
 - b. Walker Road, is a local road therefore, as shown in TS-3, 10 foot lanes are acceptable for local roads
 - c. 10 foot lanes are acceptable for local roadways according to the Florida Greenbook.
- 3) Shoulders – TS-7 has 8 foot shoulders with 5 feet paved. The existing roadway has unpaved shoulders. The justification for not providing the paved shoulders are as follows:
 - a. Due to limited right of way the full shoulders cannot be provided
 - b. The developer does not control the property on the east side of Walker Road
 - c. Walker Road is a local roadway therefore, full (paved) shoulders are not justified per the Florida Greenbook.
- 4) Sidewalk – TS-7 has 5 foot sidewalk on both sides of the roadway. The proposed section has a 5 foot sidewalk along the west side of Walker Road. The proposed sidewalk will connect to the proposed sidewalk to be constructed along Fowler Avenue along the property frontage.

Figure 1 illustrates the proposed typical section.

Jefferson Road

Jefferson Road is a two lane roadway that is restricted to southbound only during school drop off and peak up hours. In conjunction with the development of the project Jefferson Road is proposed to be restricted to southbound only for all hours from the northern access to Fowler Avenue. The following provides the Design Exceptions required for the project.

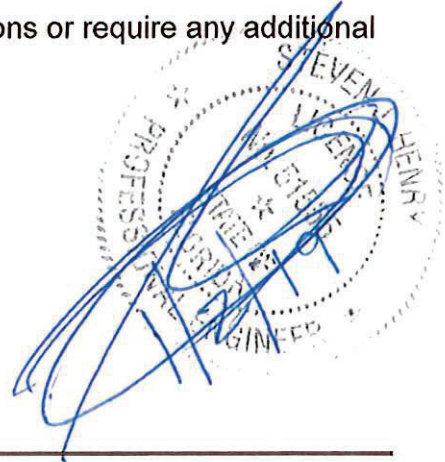
- 1) Right of Way – TS-7 has 96 feet of right of way. The existing right of way along Jefferson Road is approximately 60' feet. The developer does not own or control the right of way along the west side of the road.
- 2) Lane Width – TS-7 has 12 foot lanes. The existing road has 10 foot travel lanes. The 10 foot travel lanes are justified for the following reasons:
 - a. Due to limited right of way 12 foot lanes cannot be provided.
 - b. Jefferson Road is a local road therefore, as shown in TS-3, 10 foot lanes are acceptable for local roads
 - c. 10 foot lanes are acceptable for local roadways according to the Florida Greenbook.
- 3) Shoulders – TS-7 has 8 foot shoulders with 5 feet paved. The existing roadway has unpaved shoulders. The justification for not providing the paved shoulders is as follows:
 - a. Due to limited right of way the full shoulders cannot be provided
 - b. The developer does not control the property on the west side of Jefferson Road
 - c. Jefferson Road is a local roadway therefore, full (paved) shoulders are not justified per the Florida Greenbook.As an alternative, Type F curb and gutter may be provided along the subject segment of Jefferson Road.
- 4) Sidewalk – TS-7 has 5 foot sidewalk on both sides of the roadway. There is currently 5 foot sidewalk on the west side of the road along the school property. The proposed section provides 5 foot sidewalk along the east side of the road along the property frontage.

Figure 2 illustrates the proposed typical section.

Please do not hesitate to contact us if you have any questions or require any additional information.

Best Regards,

Steven J Henry
President
Lincks & Associates, Inc.
P.E. #51555



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

_____ Disapproved

_____ ☒ Approved * JEFFERSON ROAD SHALL HAVE 11' LANES
PER THE ATTACHED TYPICAL SECTION.

If there are any further questions or you need clarification, please contact Ben Kniesly.

Date

01/09/20

Sincerely,

Michael J. Williams

Hillsborough County Engineer

The County Engineer has reviewed zoning modification application # 25-0315 and determined the changes to be de minimis. As such, the previous approval shall stand.

Michael J. Williams, P.E.

Hillsborough County Engineer on _____

20 - 0107

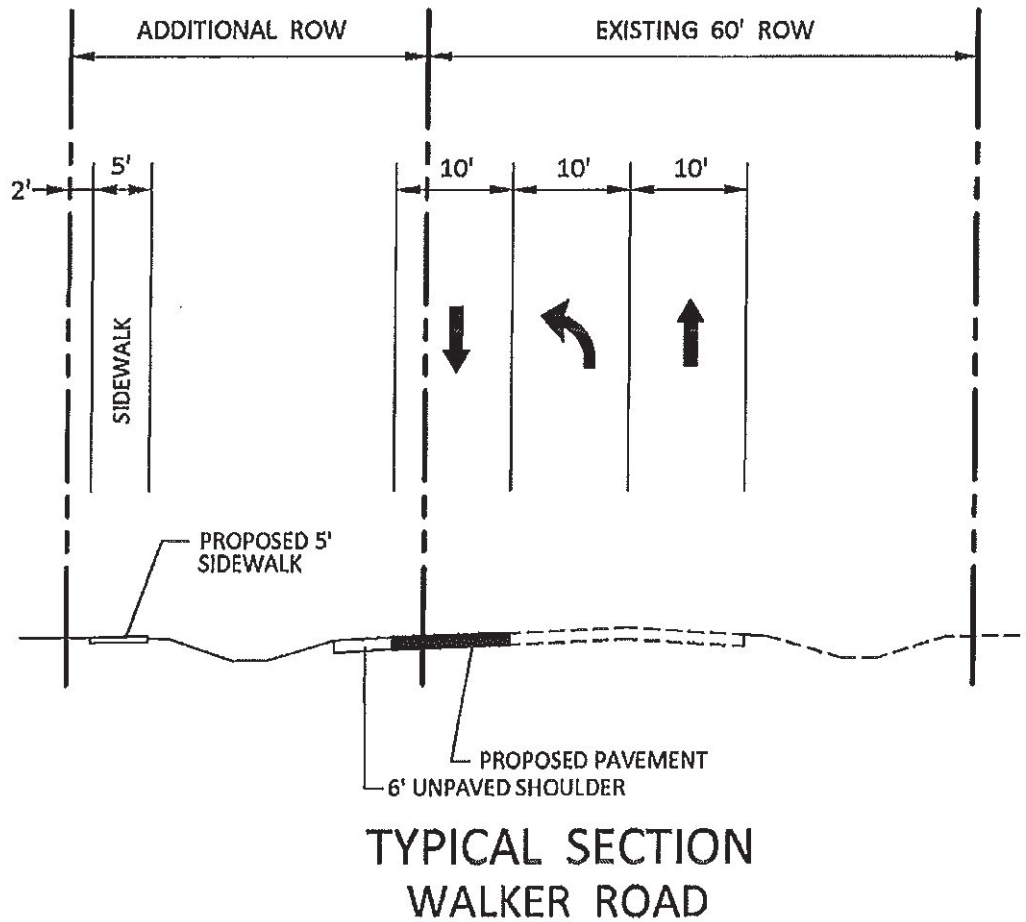
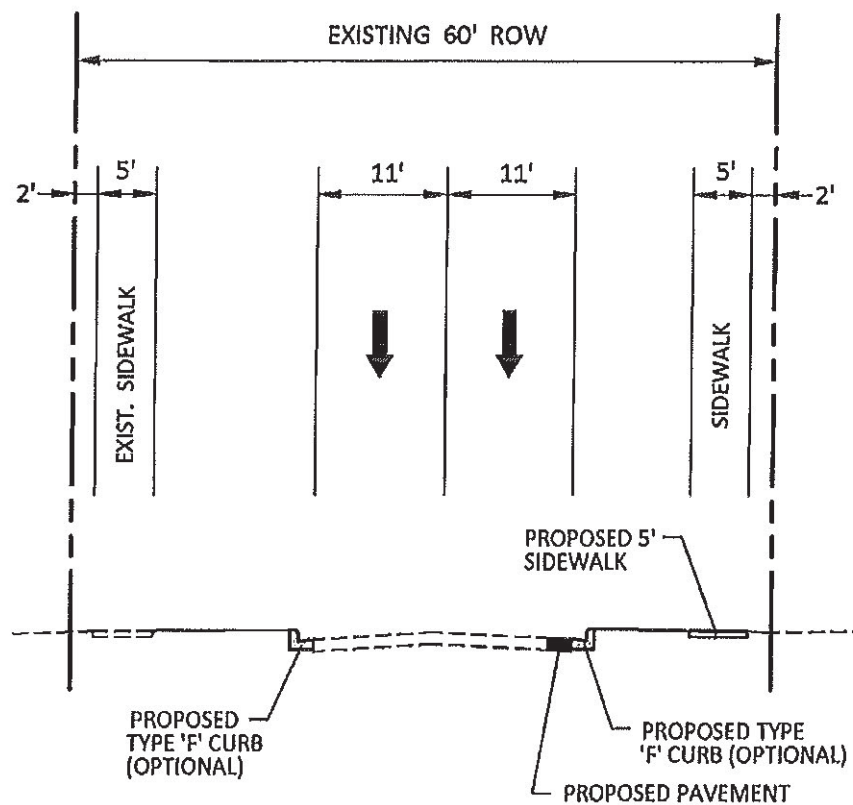


FIGURE 1



TYPICAL SECTION
JEFFERSON ROAD

FIGURE 2

APPENDIX



SURVEY

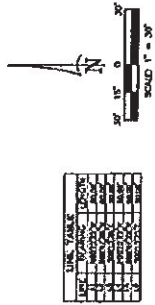


LINCKS & ASSOCIATES, INC.

20 - 0107



SECTION 7, TOWNSHIP 28 S., RANGE 20 E.
HILLSBOROUGH COUNTY, FLORIDA

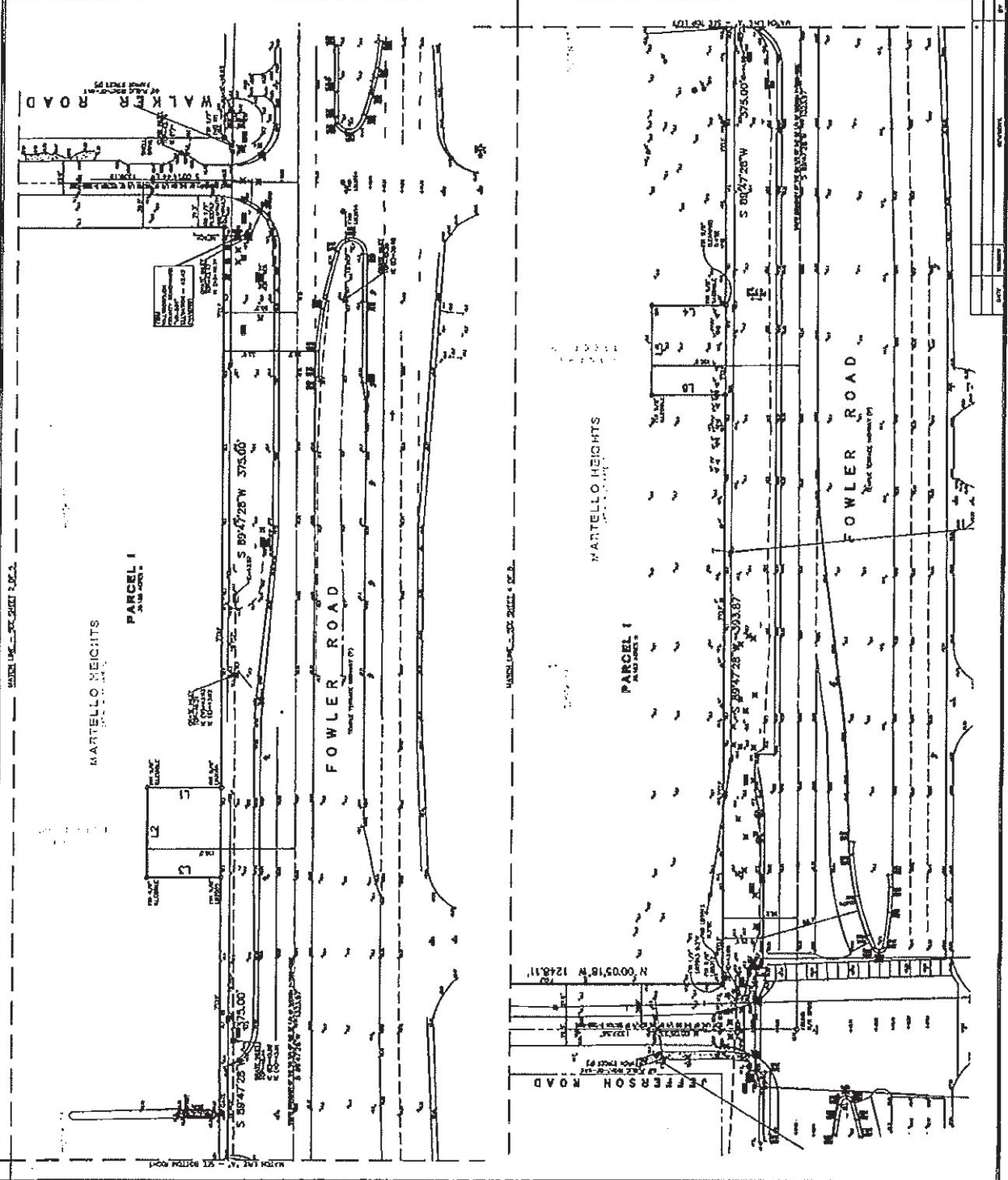


LINE TYPE	SYMBOL
1. BOUNDARY	—
2. EASEMENT	- - -
3. RIGHT-OF-WAY	—+—
4. ADJACENT PROPERTY	...
5. EXISTING ROAD	—+—
6. PROPOSED ROAD	—+—
7. FENCE	—x—
8. UTILITY	—o—
9. WATER	—wavy—
10. TREES	—dots—
11. BUILDING	—solid—
12. LOT	—numbered—

LEGEND

- 1. BOUNDARY
- 2. EASEMENT
- 3. RIGHT-OF-WAY
- 4. ADJACENT PROPERTY
- 5. EXISTING ROAD
- 6. PROPOSED ROAD
- 7. FENCE
- 8. UTILITY
- 9. WATER
- 10. TREES
- 11. BUILDING
- 12. LOT
- 13. LOT AREA
- 14. LOT DIMENSIONS
- 15. LOT CORNERS
- 16. LOT CENTER
- 17. LOT PERIMETER
- 18. LOT INTERIOR
- 19. LOT EXTERIOR
- 20. LOT ADJACENT
- 21. LOT OPPOSITE
- 22. LOT NEARBY
- 23. LOT DISTANT
- 24. LOT UNKNOWN
- 25. LOT VARIOUS
- 26. LOT OTHER
- 27. LOT SPECIAL
- 28. LOT UNIQUE
- 29. LOT RARE
- 30. LOT UNUSUAL
- 31. LOT EXTRAORDINARY
- 32. LOT SINGULAR
- 33. LOT EXTRAORDINARY
- 34. LOT SINGULAR
- 35. LOT EXTRAORDINARY
- 36. LOT SINGULAR
- 37. LOT EXTRAORDINARY
- 38. LOT SINGULAR
- 39. LOT EXTRAORDINARY
- 40. LOT SINGULAR
- 41. LOT EXTRAORDINARY
- 42. LOT SINGULAR
- 43. LOT EXTRAORDINARY
- 44. LOT SINGULAR
- 45. LOT EXTRAORDINARY
- 46. LOT SINGULAR
- 47. LOT EXTRAORDINARY
- 48. LOT SINGULAR
- 49. LOT EXTRAORDINARY
- 50. LOT SINGULAR
- 51. LOT EXTRAORDINARY
- 52. LOT SINGULAR
- 53. LOT EXTRAORDINARY
- 54. LOT SINGULAR
- 55. LOT EXTRAORDINARY
- 56. LOT SINGULAR
- 57. LOT EXTRAORDINARY
- 58. LOT SINGULAR
- 59. LOT EXTRAORDINARY
- 60. LOT SINGULAR
- 61. LOT EXTRAORDINARY
- 62. LOT SINGULAR
- 63. LOT EXTRAORDINARY
- 64. LOT SINGULAR
- 65. LOT EXTRAORDINARY
- 66. LOT SINGULAR
- 67. LOT EXTRAORDINARY
- 68. LOT SINGULAR
- 69. LOT EXTRAORDINARY
- 70. LOT SINGULAR
- 71. LOT EXTRAORDINARY
- 72. LOT SINGULAR
- 73. LOT EXTRAORDINARY
- 74. LOT SINGULAR
- 75. LOT EXTRAORDINARY
- 76. LOT SINGULAR
- 77. LOT EXTRAORDINARY
- 78. LOT SINGULAR
- 79. LOT EXTRAORDINARY
- 80. LOT SINGULAR
- 81. LOT EXTRAORDINARY
- 82. LOT SINGULAR
- 83. LOT EXTRAORDINARY
- 84. LOT SINGULAR
- 85. LOT EXTRAORDINARY
- 86. LOT SINGULAR
- 87. LOT EXTRAORDINARY
- 88. LOT SINGULAR
- 89. LOT EXTRAORDINARY
- 90. LOT SINGULAR
- 91. LOT EXTRAORDINARY
- 92. LOT SINGULAR
- 93. LOT EXTRAORDINARY
- 94. LOT SINGULAR
- 95. LOT EXTRAORDINARY
- 96. LOT SINGULAR
- 97. LOT EXTRAORDINARY
- 98. LOT SINGULAR
- 99. LOT EXTRAORDINARY
- 100. LOT SINGULAR

PROJECT: BIG TOP PROPERTY
TYPE OF SURVEY: ALTA SURVEY AND TITLE SURVEY
BOUNDARY & TOPOGRAPHIC SURVEY
PREPARED FOR: LUV DEVELOPMENT, INC.
POLARIS ASSOCIATES INC.
PROFESSIONAL SURVEYING 18 813
18 813
CLARKEVILLE, FLORIDA 33505
(727) 481-8113



PD PLAN

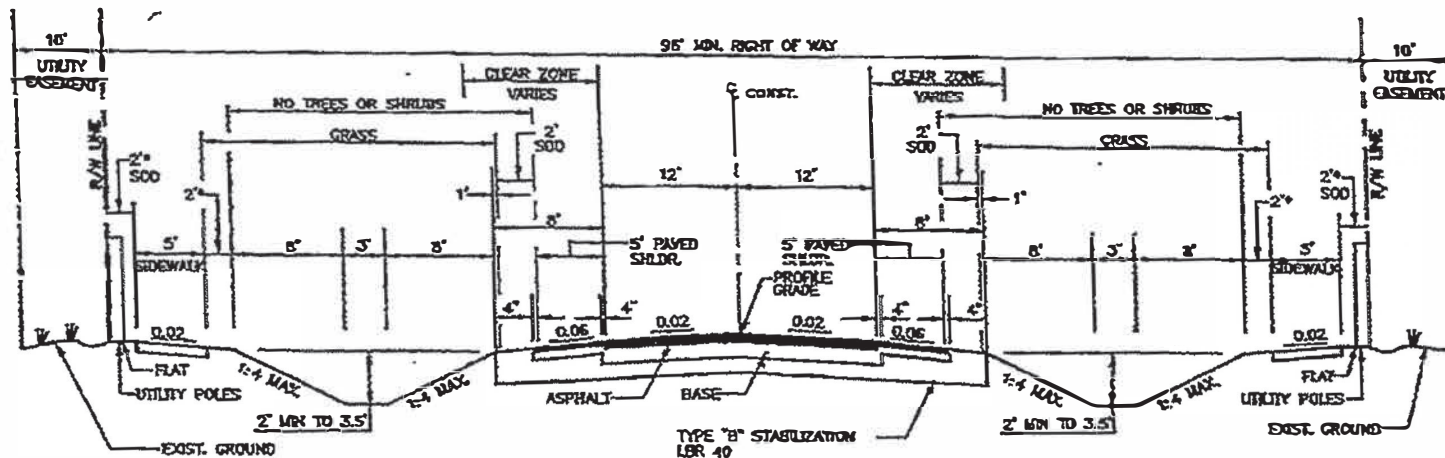


LINCKS & ASSOCIATES, INC.

20 - 0107

TS-7





TYPICAL SECTION

N.T.S.

FOR LESS THAN 10,000 AADT

MAX. ALLOWABLE DESIGN SPEED - 50 MPH

1. ALL DIMENSIONS SHOWN ARE MINIMUM.
2. SEE APPROPRIATE SECTIONS OF TECHNICAL MANUAL FOR DESIGN PARAMETERS.
3. PROVIDE 2' MINIMUM CLEARANCE FROM FENCES, WALLS, HEDGES, ABOVEGROUND UTILITIES OR IMPROVEMENTS, DROP OFFS, OR FROM THE TOPS OF BANKS WITH SLOPES STEEPER THAN 1 TO 4, THAT INTERFERE WITH THE SAFE, FUNCTIONAL USE OF THE SIDEWALK. INTERMITTENT ABOVEGROUND UTILITIES, OR MATURE TREES, 2' OR LESS IN DIAMETER MAY BE PLACED IN THIS 2' STRIP AS FAR FROM THE SIDEWALK AS POSSIBLE, IF NOT IN THE CLEAR ZONE.
4. SOD SHALL BE PLACED IN TWO ROWS STAGGERED. (BOTH TEMPORARY AND PERMANENT)
5. PAVED SHOULDER TO BE STRIPED AS A DESIGNATED BKE LANE, AS APPROPRIATE.

REVISION DATE:

10/17

TRANSPORTATION
TECHNICAL
MANUAL



Hillsborough
County Florida

LOCAL & COLLECTOR RURAL ROADS
(2 LANE UNDIVIDED)
TYPICAL SECTION

DRAWING NO. TS-7

SHEET NO. 1 OF 1

20-0107

**CURRENTLY
APPROVED**

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted December 22, 2020.

1. The project shall be developed with a mix of uses as follows:

Up to 292 Multi-Family residential comprised of:
276 multi-family residential units, and
14 rental townhomes,

Up to 22,000 square feet of Non-Residential Uses comprised of
17,000 square feet of Commercial Uses, and
5,000 square feet of Office Uses
2. The Multi-Family Uses shall be developed in accordance with RMC-20 development standards with the exception that the maximum height is limited to 60 feet for Multi-Family structures and 35 feet for Rental Townhome structures.
3. The Commercial/Office Uses shall be developed in accordance with CG development standards.
4. The Commercial/Office portion of this development will be required to meet the 30-foot front yard setback requirement on the eastern, southern, and western frontages.
5. Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
6. Notwithstanding anything shown on the site plan, the applicant is required to meet Hillsborough County Land Development Code (LDC) Section 6 "Design standards and Improvements Requirements", interconnectivity requirements and Hillsborough County Transportation Technical Manual (TTM) for all cross access, parking and driveway dimension requirements.
7. The applicant shall construct 5' sidewalks along all property frontages and connect such external sidewalks to the all internal buildings in addition to pedestrian and vehicular connectivity between the residential buildings to the commercial buildings.
8. Jefferson Road shall be restricted to southbound only from the northern access to Fowler Avenue.
9. The developer shall construct a northbound left turn lane on Walker Road entering the project site.
10. Access to the site is proposed as following:
 - Right in, Right out, Left in On Fowler Avenue subject to change by FDOT which has jurisdiction over Fowler.
 - Two access points on Jefferson Road. The southern access point will be left in and left out. The northern access point will be left in, left out and right out.
 - One Full Access to Walker Road.

-
11. Jefferson Road is substandard, the developer shall construct Jefferson Rd consistent with the Design Exception approved by the County Engineer (on January 9, 2020). The following deviations authorized in this design exception include:
 - Two southbound 11-foot wide travel lanes instead of 12 foot lanes;
 - No paved shoulders instead of the 8 foot shoulder with 5ft pavement. Due to the very limited ROW, the owner does not have jurisdiction to the west side of Jefferson Rd. and the Florida Greenbook allows the removed of full paved shoulder for local roads.
 - 5 foot sidewalk on the east side of Jefferson road
 - Type “F” curb on both sides of the road.
 12. Walker Road is substandard, and the developer shall construct Walker Road consistent with the Design Exception approved by the County Engineer (on January 9, 2020). The following deviations authorized in this design exception include:
 - Walker Rd ROW is 60 feet wide, the developer shall convey a minimum of 18 foot of additional ROW along the west side for access improvements.
 - Two 10-foot wide travel lanes instead of 12 foot lanes;
 - A 10 foot northbound left turn lane entering the project driveway.
 - 6 foot unpaved shoulders instead of 8 foot shoulder with 5’ paved shoulders
 - 5 foot sidewalk on along the west side of walker Rd connecting to sidewalk on Fowler Ave.
 13. The planting of required trees shall be sensitive to overhead electric utility lines. Trees that exceed a mature, overall height of 20 feet shall not be planted within 30 feet of an existing or proposed overhead electric utility line.
 14. 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.
 15. The construction and location of any proposed environmental impacts are not approved by this review, but shall be considered by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code (LDC).
 16. 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.
 17. 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.
 18. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 5/28/2025
Revised: 07/1/2025

REVIEWER: James Ratliff, AICP, PTP, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA: TH

PETITION NO: PRS 25-0315

- ☐ This agency has no comments.
- ☐ This agency has no objection.
- ☒ This agency has no objection, subject to the listed or attached conditions.
- ☐ This agency objects for the reasons set forth below.

NEW AND REVISED CONDITIONS OF APPROVAL

Revised Conditions

6. Notwithstanding anything shown on the site plan, the applicant is required to meet Hillsborough County Land Development Code (LDC) Section 6 “Design standards and Improvements Requirements”, interconnectivity requirements and Hillsborough County Transportation Technical Manual (TTM) for all cross access, parking and driveway dimension requirements, except for any requirements within the Commercial/Office Envelope for which an LDC Sec. 6.04.02.B. Administrative Variance or Transportation Technical Manual (TTM) Design Exception are approved in accordance with the appropriate process.
9. The developer shall construct a northbound left turn lane on Walker Road entering the project site. [THIS CONDITION HAS BEEN SATISFIED.]
10. Access to the site is proposed as following:
- 10.1 One (1) right-in/right-out/left-in only access to Fowler Ave. (i.e. the “Primary Access”);
- 10.2 One (1) right-in only access to Fowler Ave. between the Primary Access and Jefferson Rd.;
- ~~10.3 Two (2) access connections to Right in, Right out, Left in On Fowler Avenue subject to change by FDOT which has jurisdiction over Fowler.~~
~~Two access points on~~ Jefferson Road. The southern access point ~~will~~ shall be restricted to left left-in-and-/left left-out turning movements. The northern access point ~~will~~ shall be restricted to left left-in/-, left-out-and-/right-right-out movements;
- 10.4 -One (1) Full-full Access-access to Walker Road;-
- 10.5 Notwithstanding the above, the presence/absence/location/configuration of access to Fowler Rd. shall be subject to FDOT review and approval, and the location of the southernmost access to Jefferson Rd. (i.e. to the Commercial/Office Envelope) shall be subject to review and approval of Hillsborough County;

10.6 Concurrent with each increment of development within the Commercial/Office Envelope, the developer shall submit a trip generation and site access analysis which will be used by the County and FDOT to support determinations on the location/configuration of access connections, and determine whether site access or other improvements are warranted; and,

10.7 Notwithstanding anything shown on the PD site plan or herein these conditions to the contrary, the location of internal access connections serving the Commercial/Office Envelope may be modified at the time of plat/site/construction plan approval, subject to review and approval of Hillsborough County and FDOT, as applicable.

11. Jefferson Road is substandard, the developer shall construct Jefferson Rd consistent with the Design Exception approved by the County Engineer (on January 9, 2020). The following deviations authorized in this design exception include:

- Two southbound 11-foot wide travel lanes instead of 12 foot lanes;
- No paved shoulders instead of the 8 foot shoulder with 5ft pavement. Due to the very limited ROW, the owner does not have jurisdiction to the west side of Jefferson Rd. and the Florida Greenbook allows the removed of full paved shoulder for local roads.
- 5 foot sidewalk on the east side of Jefferson road
- Type “F” curb on both sides of the road.

If PRS 25-0315 is approved by the BOCC, the County Engineer will approve a de minimis exception to the previously approved Design Exception.

12. Walker Road is substandard, and the developer shall construct Walker Road consistent with the Design Exception approved by the County Engineer (on January 9, 2020). The following deviations authorized in this design exception include:

- Walker Rd ROW is 60 feet wide, the developer shall convey a minimum of 18 foot of additional ROW along the west side for access improvements.
- Two 10-foot wide travel lanes instead of 12 foot lanes;
- A 10 foot northbound left turn lane entering the project driveway.
- 6 foot unpaved shoulders instead of 8 foot shoulder with 5' paved shoulders
- 5 foot sidewalk on along the west side of walker Rd connecting to sidewalk on Fowler Ave.

If PRS 25-0315 is approved by the BOCC, the County Engineer will approve a de minimis exception to the previously approved Design Exception.

New Conditions

- Notwithstanding anything on the PD site plan or herein these conditions to the contrary, the property owner shall be permitted interim use of the right-of-way preservation area along the Commercial/Office Envelope’s Fowler Ave. frontage, subject to compliance with Sec. 5.11.09 and other applicable sections of the LDC.

SUMMARY OF REQUESTS AND CONCLUSIONS

The applicant is requesting a Minor Modification (PRS) to previously approved Planned Development (PD) 20-0107, as most recently amended via PRS 21-0076. The applicant is requesting to reconfigure project access along Jefferson Rd. and Fowler Ave., certain internal vehicular circulation, as well as modify certain conditions of approval. Specifically and with respect to access, the applicant is proposing to:

- Add an access internally, along the north side of the Commercial/Office Envelope;
- Add a potential right-in only access to Fowler Ave., between the primary project access on Fowler Ave. and Jefferson Rd., the presence and location of which is subject to FDOT review and approval; and,
- Clarify that temporary signage is allowed within the right-of-way preservation area, subject to the requirements of the LDC.

The applicant submitted a trip generation and site access analysis which examines impacts associated with a former iteration of the proposed zoning modification which has since been modified/abandoned. As such, staff waived any further analysis consistent with Sec. 6.2.1.C. of the DRPM, and notes that the addition of a right-in only access will not fundamentally change existing/proposed trip distribution patterns for the site, as compared to the existing approved zoning. Accordingly, staff notes the analysis in the record should not be relied on, and notes the applicant will be required to submit a trip generation and site access analysis at the time of site/construction plan approval.

Given there are no proposed changes to the existing approved zoning, staff has prepared the below comparison of approved and proposed trips utilizing gross trip generation data from the transportation staff report prepared for the 20-0107 case file. Staff notes that since the 21-0076 zoning change did not affect project entitlements or external access connections, no reanalysis was undertaken at that time (and therefore no changes or updated data was available to present from that case).

Approved Zoning (PD 21-0076):

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, Multiple Uses, Per 20-0107 Analysis	4,950	404	451

Proposed Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, Multiple Uses, Per 20-0107 Analysis	4,950	404	451

Difference:

	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
	No Change	No Change	No Change

ROADWAY LEVELS OF SERVICE (LOS) INFORMATION

Roadway	From	To	LOS Standard	Peak Hour LOS
Fowler Ave.	I-75	US 301	D	C

Source: 2020 Hillsborough County Level of Service (LOS) Report



LINCKS & ASSOCIATES, INC.

Revised January 2, 2020
December 23, 2019

Mr. Mike Williams
Hillsborough County Government
601 East Kennedy Blvd., 20th Floor
Tampa, FL 33602

RECEIVED
JAN 02 2020
Development Services

Re: Big Top Property
Zoning – RZ 20-0107
Lincks Project Number: 19141

The purpose of this letter is to request a Design Exception to Section 6.02.07 of the Hillsborough County Land Development Code for the above reference project. The property is proposed to be rezoned to Planned Development to allow the following land uses:

- 292 Multi-Family Dwelling Units
- 14,000 Square Feet of Commercial
- 5,000 Square Feet of Office

The access to serve the Development is as follows:

- One left-in/right-in/right-out to Fowler Avenue that will serve the Multi-Family and Commercial / Office
- One full access to Walker Road that will only serve the Multi-Family
- One full access to Jefferson Road that will serve the Multi-Family and Commercial / Office
- One left-in/left-out only to Jefferson Road that will serve the Commercial / Office

On December 13, 2019 the following individuals met to discuss the project.

- Mike Williams
- Benjamin Kniesly
- Charles White

The request is to waive the requirement for the following roadways to meet current County standards for a TS-7 roadway, the standards for which are found within the Hillsborough County Transportation Technical Manual:

- Walker Road from the project access to Fowler Avenue
- Jefferson Road from the northern project access to Fowler Avenue

5023 West Laurel Street
Tampa, Florida 33607
813 289 0039 Telephone
813 287 0674 Telefax
www.lincks.com Website

20 - 0107

The following provides the Design Exceptions required for each roadway and the justification for the Design Exceptions.

Walker Road

The access to Walker Road is proposed to be full access to serve the Multi-Family only. The following provides the Design Exceptions required for the project:

- 1) Right of Way – TS-7 has 96 feet of right of way. The existing right of way along Walker Road is approximately 60' feet. The developer proposes to provide additional right of way along the westside of the roadway to provide the access improvements.
- 2) Lane Width – TS-7 has 12 foot lanes. The existing road has 10 foot travel lanes. The 10 foot travel lanes are justified for the following reasons:
 - a. Due to limited right of way 12 foot lanes cannot be provided.
 - b. Walker Road, is a local road therefore, as shown in TS-3, 10 foot lanes are acceptable for local roads
 - c. 10 foot lanes are acceptable for local roadways according to the Florida Greenbook.
- 3) Shoulders – TS-7 has 8 foot shoulders with 5 feet paved. The existing roadway has unpaved shoulders. The justification for not providing the paved shoulders are as follows:
 - a. Due to limited right of way the full shoulders cannot be provided
 - b. The developer does not control the property on the east side of Walker Road
 - c. Walker Road is a local roadway therefore, full (paved) shoulders are not justified per the Florida Greenbook.
- 4) Sidewalk – TS-7 has 5 foot sidewalk on both sides of the roadway. The proposed section has a 5 foot sidewalk along the west side of Walker Road. The proposed sidewalk will connect to the proposed sidewalk to be constructed along Fowler Avenue along the property frontage.

Figure 1 illustrates the proposed typical section.

Jefferson Road

Jefferson Road is a two lane roadway that is restricted to southbound only during school drop off and peak up hours. In conjunction with the development of the project Jefferson Road is proposed to be restricted to southbound only for all hours from the northern access to Fowler Avenue. The following provides the Design Exceptions required for the project.

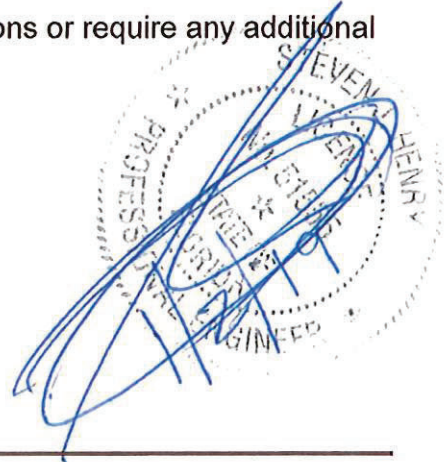
- 1) Right of Way – TS-7 has 96 feet of right of way. The existing right of way along Jefferson Road is approximately 60' feet. The developer does not own or control the right of way along the west side of the road.
- 2) Lane Width – TS-7 has 12 foot lanes. The existing road has 10 foot travel lanes. The 10 foot travel lanes are justified for the following reasons:
 - a. Due to limited right of way 12 foot lanes cannot be provided.
 - b. Jefferson Road is a local road therefore, as shown in TS-3, 10 foot lanes are acceptable for local roads
 - c. 10 foot lanes are acceptable for local roadways according to the Florida Greenbook.
- 3) Shoulders – TS-7 has 8 foot shoulders with 5 feet paved. The existing roadway has unpaved shoulders. The justification for not providing the paved shoulders is as follows:
 - a. Due to limited right of way the full shoulders cannot be provided
 - b. The developer does not control the property on the west side of Jefferson Road
 - c. Jefferson Road is a local roadway therefore, full (paved) shoulders are not justified per the Florida Greenbook.As an alternative, Type F curb and gutter may be provided along the subject segment of Jefferson Road.
- 4) Sidewalk – TS-7 has 5 foot sidewalk on both sides of the roadway. There is currently 5 foot sidewalk on the west side of the road along the school property. The proposed section provides 5 foot sidewalk along the east side of the road along the property frontage.

Figure 2 illustrates the proposed typical section.

Please do not hesitate to contact us if you have any questions or require any additional information.

Best Regards,

Steven J Henry
President
Lincks & Associates, Inc.
P.E. #51555



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

_____ Disapproved

☒ Approved * JEFFERSON ROAD SHALL HAVE 11' LANES
PER THE ATTACHED TYPICAL SECTION.

If there are any further questions or you need clarification, please contact Ben Kniesly.

Date

01/09/20

Sincerely,

Michael J. Williams

Hillsborough County Engineer

The County Engineer has reviewed zoning modification application # 25-0315 and determined the changes to be de minimis. As such, the previous approval shall stand.

Michael J. Williams, P.E.

Hillsborough County Engineer on _____

20 - 0107

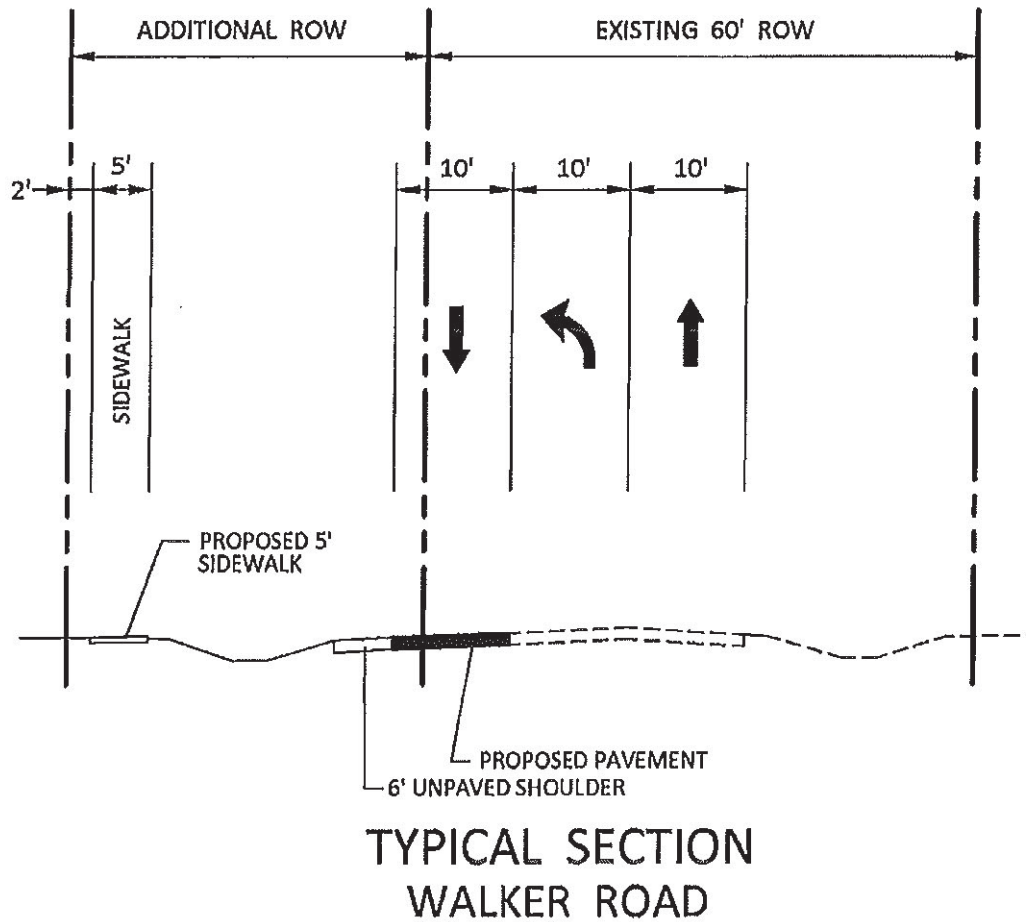
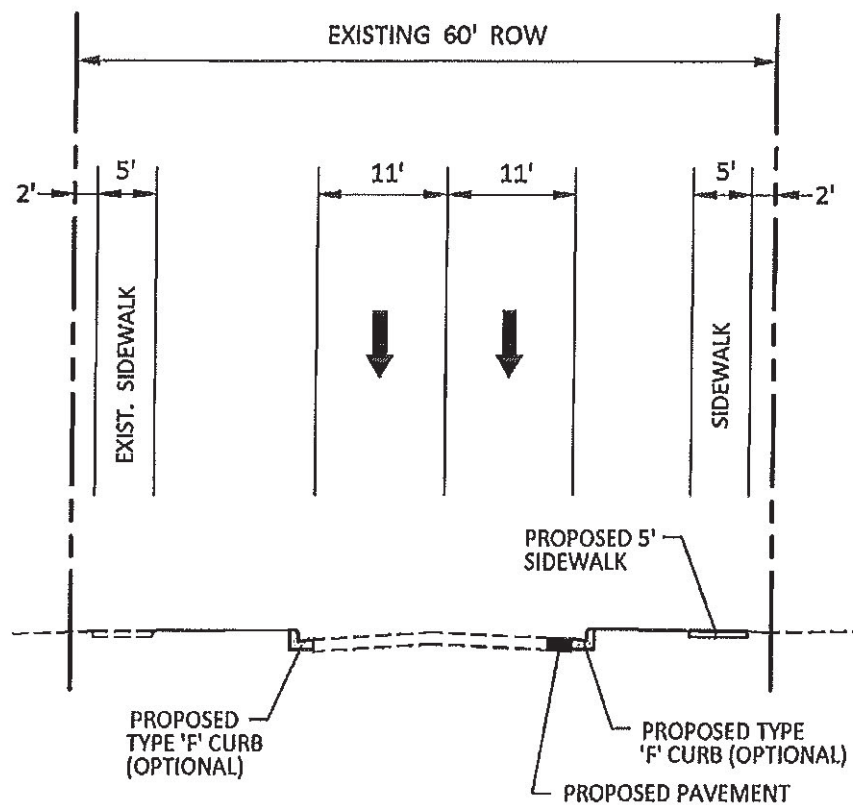


FIGURE 1



TYPICAL SECTION
JEFFERSON ROAD

FIGURE 2

APPENDIX



SURVEY

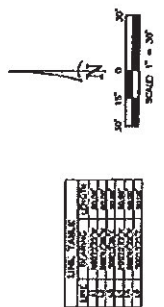


LINCKS & ASSOCIATES, INC.

20 - 0107



SECTION 7, TOWNSHIP 28 S., RANGE 20 E.
HILLSBOROUGH COUNTY, FLORIDA

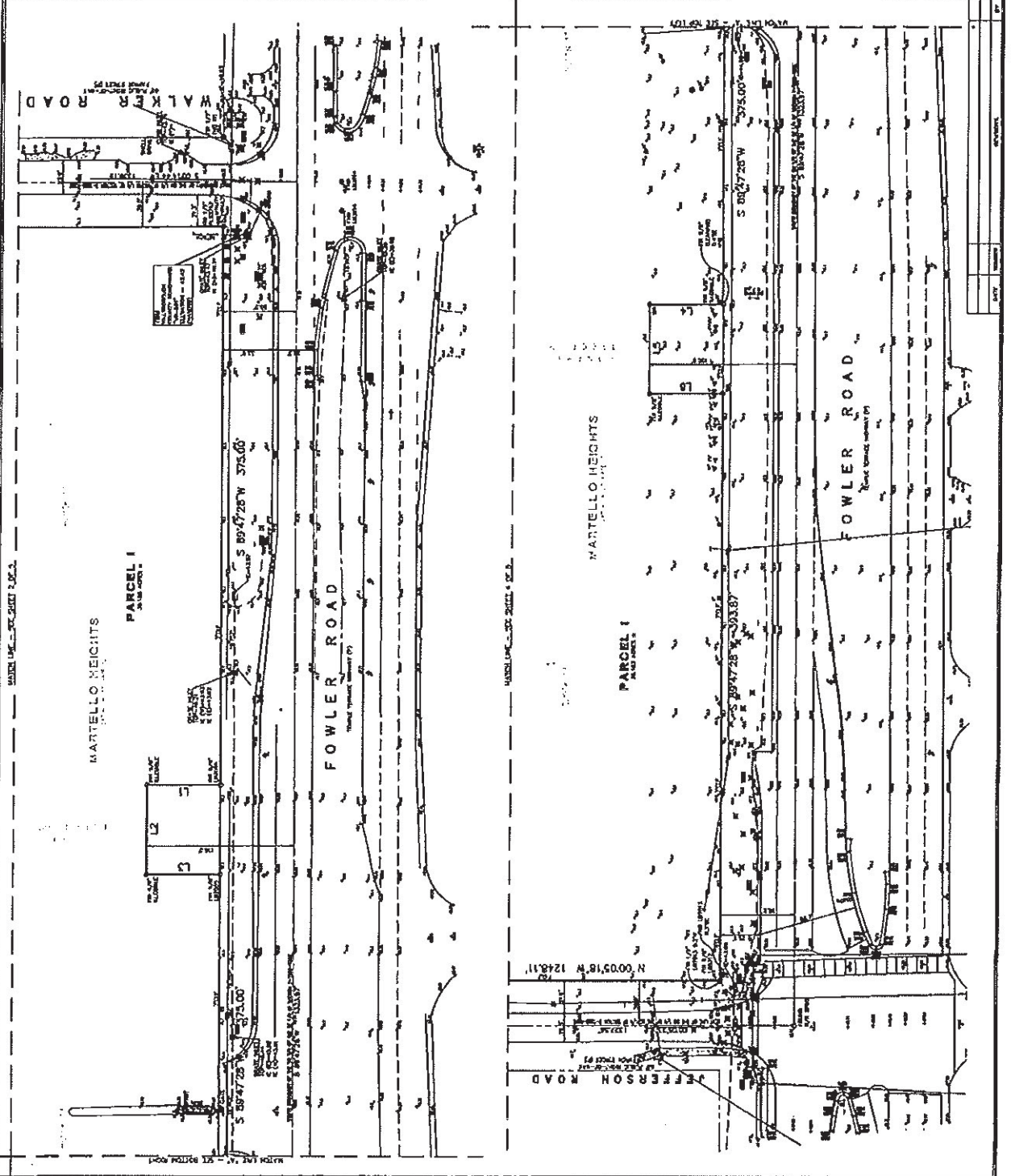


LINE TYPE	SYMBOL	DESCRIPTION
1	---	BOUNDARY
2	- - -	ADJACENT PROPERTY
3	---	ADJACENT ROAD
4	---	ADJACENT RAILROAD
5	---	ADJACENT WATERWAY
6	---	ADJACENT AIRPORT
7	---	ADJACENT PARK
8	---	ADJACENT SCHOOL
9	---	ADJACENT CHURCH
10	---	ADJACENT HOSPITAL
11	---	ADJACENT GOVERNMENT BUILDING
12	---	ADJACENT INDUSTRIAL BUILDING
13	---	ADJACENT RESIDENTIAL BUILDING
14	---	ADJACENT COMMERCIAL BUILDING
15	---	ADJACENT PUBLIC UTILITY
16	---	ADJACENT PRIVATE UTILITY
17	---	ADJACENT FENCE
18	---	ADJACENT GROUNDWATER
19	---	ADJACENT SURFACE WATER
20	---	ADJACENT AIR
21	---	ADJACENT SOIL
22	---	ADJACENT VEGETATION
23	---	ADJACENT ANIMALS
24	---	ADJACENT HUMANS
25	---	ADJACENT OTHER

LEGEND

- 1. BOUNDARY
- 2. ADJACENT PROPERTY
- 3. ADJACENT ROAD
- 4. ADJACENT RAILROAD
- 5. ADJACENT WATERWAY
- 6. ADJACENT AIRPORT
- 7. ADJACENT PARK
- 8. ADJACENT SCHOOL
- 9. ADJACENT CHURCH
- 10. ADJACENT HOSPITAL
- 11. ADJACENT GOVERNMENT BUILDING
- 12. ADJACENT INDUSTRIAL BUILDING
- 13. ADJACENT RESIDENTIAL BUILDING
- 14. ADJACENT COMMERCIAL BUILDING
- 15. ADJACENT PUBLIC UTILITY
- 16. ADJACENT PRIVATE UTILITY
- 17. ADJACENT FENCE
- 18. ADJACENT GROUNDWATER
- 19. ADJACENT SURFACE WATER
- 20. ADJACENT AIR
- 21. ADJACENT SOIL
- 22. ADJACENT VEGETATION
- 23. ADJACENT ANIMALS
- 24. ADJACENT HUMANS
- 25. ADJACENT OTHER

POLARIS ASSOCIATES INC.
PROFESSIONAL SURVEYING 18 813
18 813
CLARKEVILLE, FLORIDA 33505
(727) 481-8113

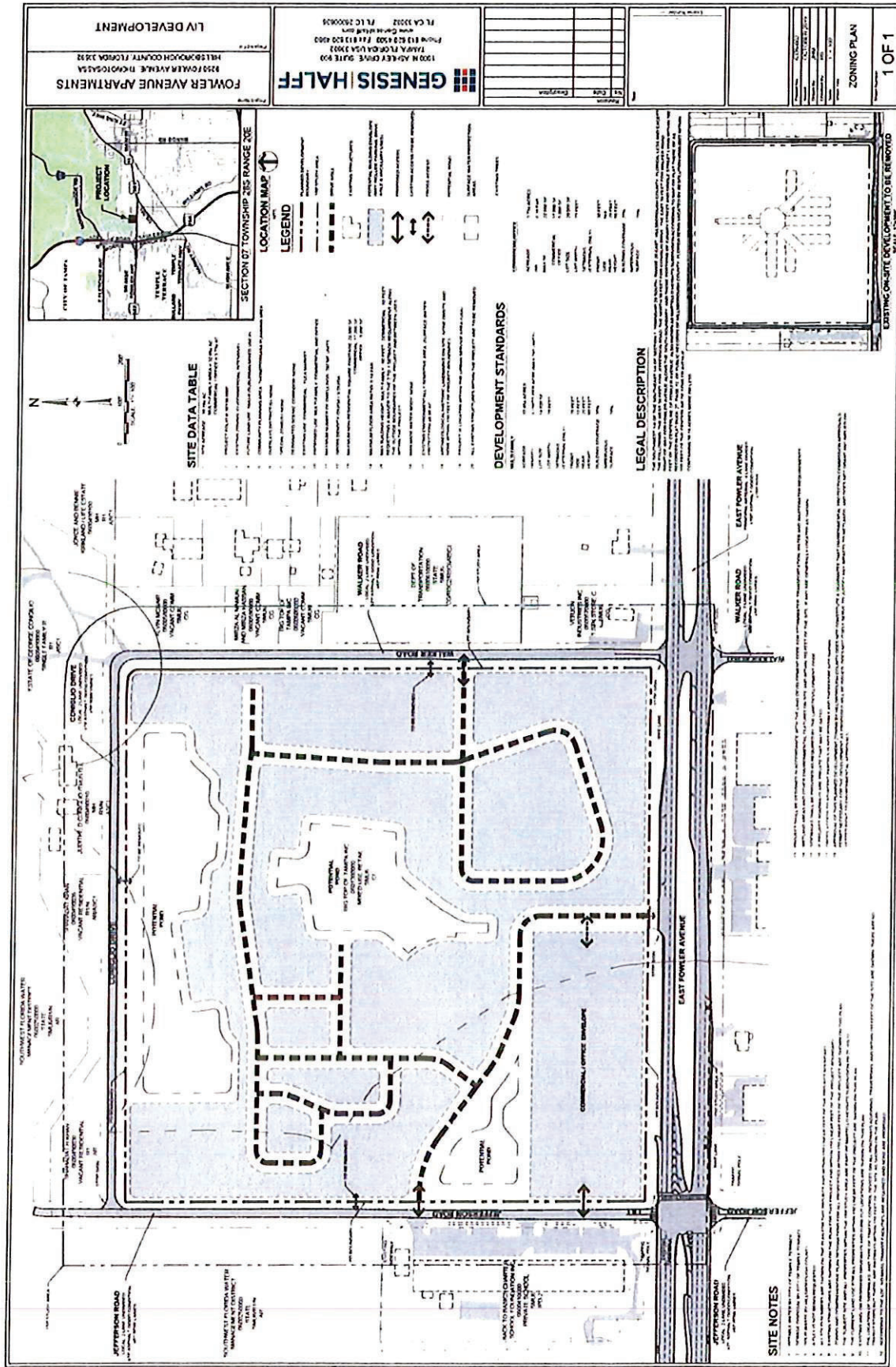


PD PLAN



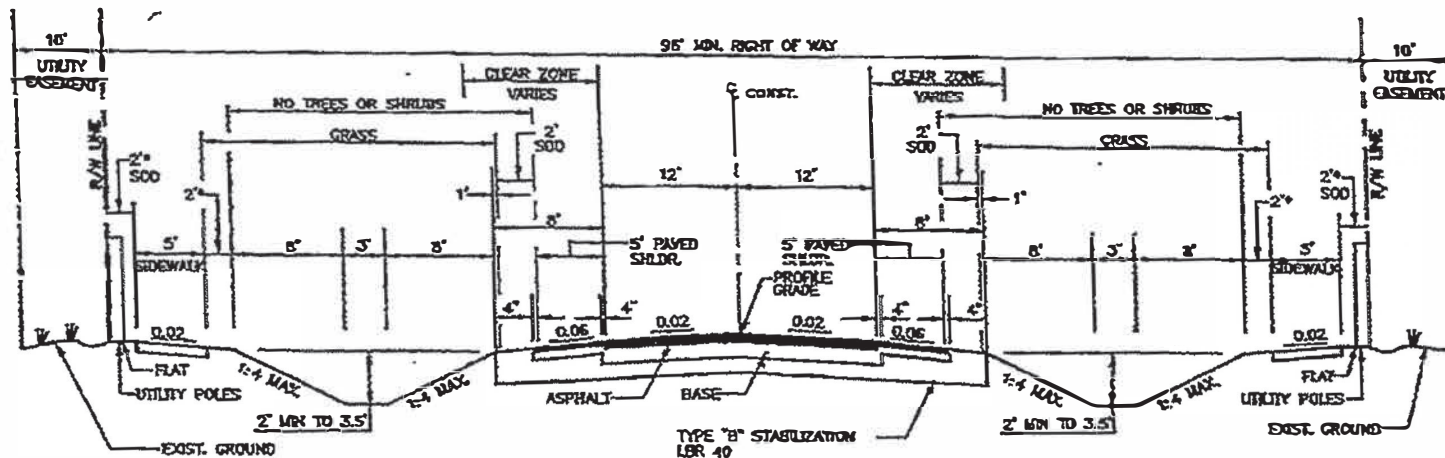
LINCKS & ASSOCIATES, INC.

20 - 0107



TS-7





TYPICAL SECTION
N.T.S.
FOR LESS THAN 10,000 AADT
MAX. ALLOWABLE DESIGN SPEED - 50 MPH

1. ALL DIMENSIONS SHOWN ARE MINIMUM.
2. SEE APPROPRIATE SECTIONS OF TECHNICAL MANUAL FOR DESIGN PARAMETERS.
3. PROVIDE 2' MINIMUM CLEARANCE FROM FENCES, WALLS, HEDGES, ABOVEGROUND UTILITIES OR IMPROVEMENTS, DROP OFFS, OR FROM THE TOPS OF BANKS WITH SLOPES STEEPER THAN 1 TO 4, THAT INTERFERE WITH THE SAFE, FUNCTIONAL USE OF THE SIDEWALK. INTERMITTENT ABOVEGROUND UTILITIES, OR MATURE TREES, 2" OR LESS IN DIAMETER MAY BE PLACED IN THIS 2' STRIP AS FAR FROM THE SIDEWALK AS POSSIBLE, IF NOT IN THE CLEAR ZONE.
4. SOD SHALL BE PLACED IN TWO ROWS STAGGERED. (BOTH TEMPORARY AND PERMANENT)
5. PAVED SHOULDER TO BE STRIPED AS A DESIGNATED BKE LANE, AS APPROPRIATE.

REVISION DATE:

10/17

TRANSPORTATION
TECHNICAL
MANUAL



Hillsborough
County Florida

LOCAL & COLLECTOR RURAL ROADS
(2 LANE UNDIVIDED)
TYPICAL SECTION

DRAWING NO. TS-7

SHEET NO. 1 OF 1

20-0107



Florida Department of Transportation

RON DESANTIS
GOVERNOR

11201 North McKinley Drive
Tampa, FL 33612

JARED W. PERDUE, P.E.
SECRETARY

AGENCY REVIEW COMMENT SHEET

DATE: June 12, 2025

FROM: Donald Marco, Access Management Engineer District 7 FDOT

PETITION NO.: PRS 25-0315

LOCATION: NE corner of Jefferson Road and E Fowler Avenue

FOLIO: 60138.0005

- ☐ This agency has no objection.
- ☐ This agency has no objection, subject to the listed or attached conditions.
- ☒ This agency objects for the reasons set forth below.

This project is on a state road, Fowler Avenue, (SR 582). This section of SR 582 is a Class 3, 55 mph roadway.

We received a revised site plan on 6/2/25 with an additional right in access from Fowler Avenue directly into the commercial parcel (folio 60138.0005). This additional proposed point of access would not meet the spacing requirements of an FDOT Access Class 3 road. Per Rule-Chapter 14-97 of the Florida Administrative Code, the driveway spacing standard for an Access Class 3 road at 50 mph or higher is 660'. As the current edge-to-edge distance between Jefferson Road and the current centralized right-in-right-out connection to the development, recorded on the Hillsborough County Property Appraiser GIS viewer as "Uptown Walker Place", is 675', any connections inserted in-between would be non-conforming per Rule-Chapter 14-96, F.A.C. The access points on the north and east sides of the Big Top portion of the PD, via the development roads marked on the viewer as Mossy Creek Lane and Uptown Walker Place and the latter's extant connection with Fowler Avenue, would provide Reasonable and Adequate access to said Portion.

Additionally, the Department wishes to reiterate the Conditions for the Letter of No Objection issued on April 28, 2025, for the prior rezoning petition for this PD, specifically the condition “Regarding the proposed eastbound (EB) left turn (LT) directional on Fowler Ave.”, i.e., at Upton Walker Place: Specifically, that said directional would not meet the spacing standard for an Access Class 3 road for directional median openings and that any turn lane extension for Fowler’s eastbound LT at Walker Rd. would be limited by this opening, and may not meet the length to be determined by the Traffic Study requested in the condition “Regarding the full median opening at Walker”.

Thank you for the opportunity to comment.

COMMISSION

Gwendolyn "Gwen" W. Myers CHAIR
Harry Cohen VICE-CHAIR
Chris Boles
Donna Cameron Cepeda
Ken Hagan
Christine Miller
Joshua Wostal



DIRECTORS

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

AGENCY COMMENT SHEET

REZONING	
HEARING DATE: 03/11/2025	COMMENT DATE: 2/6/2025
PETITION NO.: 25-0315	PROPERTY ADDRESS: E Fowler Ave, Thonotosassa, FL 33
EPC REVIEWER: Melissa Yanez	FOLIO #: 060138-0005
CONTACT INFORMATION: (813) 627-2600 x 1360	STR: 28-20S-07E
EMAIL: yanezm@epchc.org	
REQUESTED ZONING: Minor Mod to PD	
FINDINGS	
WETLANDS PRESENT	NO
SITE INSPECTION DATE	NA
WETLAND LINE VALIDITY	NA
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Desktop Review – Soil survey, EPC file search and aerial reviews
<p>The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again.</p> <p>INFORMATIONAL COMMENTS:</p> <p>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.</p> <p>EPC staff reviewed the above referenced parcel in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using aerial photography, soil surveys, and reviewing EPC files. Through this review, it appears that no wetlands or other surface waters exist onsite/ within the proposed construction boundaries.</p> <p>Please be advised this wetland determination is informal and non-binding. A formal wetland delineation may be applied for by submitting a "WDR30 - Delineation Request Application". Once approved, the formal wetland delineation would be binding for five years.</p>	

My/cb

cc: clayton.bricklemyer@hwhlaw.com

Environmental Excellence in a Changing World

Roger P. Stewart Center

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

An Affirmative Action / Equal Opportunity Employer

AGENCY COMMENT SHEET

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

FROM: **Reviewer:** Andria McMaugh **Date:** 01/27/2025

Agency: Natural Resources **Petition #:** 25-0315

Commented [AM1]: Re-zoning for a two way street. At first I thought we would not have concerns, but there are some potential grand oaks on site slated for the eventual development

- (X) 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.**



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:** 1/6/2025

REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 1/21/2025

PROPERTY OWNER: Big Top of Tampa Inc. **PID:** 25-0315

APPLICANT: Big Top of Tampa Inc.

LOCATION: E Fowler Ave. Thonotosassa, FL

FOLIO NO.: 60138.0005

AGENCY REVIEW COMMENTS:

The applicant seeks to make a minor change to the transportation conditions in the subject PD. Existing condition 8 specifies that Jefferson Road only operate southbound. Applicant seeks to change the operation of Jefferson to be two-way. This is in conjunction with the development of the already-approved commercial portion of the PD. The approved PD site plan includes multi-family residential, rental townhomes, clubhouse/office/residential amenity area, and commercial/office.

At this time, according to the Hillsborough County BOCC approved maps adopted in the Comprehensive Plan, the site appears to be located within Surface Water Resource Protection Area (SWRPA). Allowable activities on the property are limited and subject to the restrictions and prohibitions associated with the SWRPA which can be found in [Sec. 3.05.03.B.](#) and [Sec. 3.05.04.B.](#) of the Hillsborough County Land Development Code (LDC).

Please be advised some ACTIVITIES associated with commercial may be restricted or prohibited, such as, but not limited to, vehicle repair/maintenance, above ground and underground storage tanks, gasoline stations, and the use, handling, production, disposal, and storage of Regulated Substances listed in 40 Code of Federal Regulations chapter 1, table 302.4, including Appendices A and B §302.4.

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

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

PETITION NO.: PRS 25-0315

REVIEWED BY: Clay Walker, E.I.

DATE: 1/7/2025

FOLIO NO.: 60138.0005

WATER

- ☒ The property lies within the City of Temple Terrace Water Service Area. The applicant should contact the provider to determine the availability of water service.
- ☐ A ___ inch water main exists ☐ (adjacent to the site), ☐ (approximately ___ feet from the site) _____. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- ☐ Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

WASTEWATER

- ☒ The property lies within the City of Temple Terrace Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
- ☐ A ___ inch wastewater force main exists ☐ (adjacent to the site), ☐ (approximately ___ feet from the site) _____. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- ☐ 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: _____.