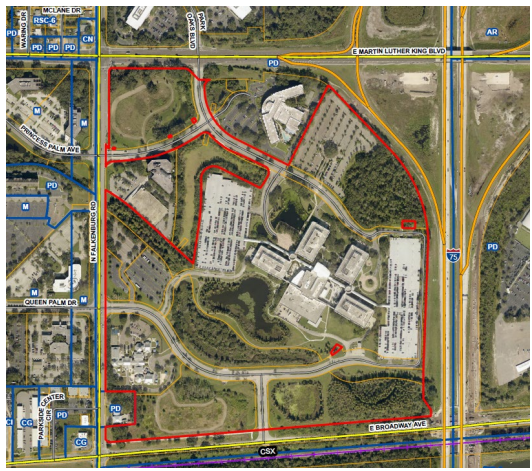


**1.0 APPLICATION SUMMARY**

**Applicant:** Citigroup Technology Inc.  
**FLU Category:** UMU-20  
**Service Area:** Urban  
**Site Acreage:** +/-129.68 acres  
**Community Plan Area:** East Lake/Orient Park  
**Overlay:** None



**Introduction Summary:**

**PD 96-0097** rezoned the subject property to allow a mix of land uses including office, research and development, light industrial uses, hotels, general retail, and accessory support commercial uses. The maximum FAR was 0.69. The maximum amount of any use in the Sabal Center is that specified in the Sabal Center DRI Development Order.

**Most Recent Amendment: PRS 19-0144** amended the development Pods within the area south of Dr. Martin Luther King, Jr. Boulevard.

**Proposed MM 24-0758:** The proposed Major Modification requests to amend the conditions of approval for PD 96-0097, as most recently amended by PRS 19-0144. The PD comprises two separate DRIs within its boundaries. The Highland Park DRI, which is not subject to this request, permits multifamily as an allowable use. However, the Sabal Center DRI #98 portion of the PD does not allow multifamily development.

Currently, the Pods located within the Sabal Center DRI only allow non-residential uses including office, commercial and light industrial uses throughout all the Pods. According to the application, Citigroup Technology owns +/-70.3 percent of the property located within the Sabal Center DRI, comprising Pods 3, 4a, 5a, 6, 7, 8, and 9. Generally, the applicant is proposing to modify the conditions of approval to allow multi-family residential in place of office, commercial and light industrial uses within the Pods owned by Citigroup Technology within the Sabal Center. The applicant also proposes to allow any uses already specified within the Sabal Center DRI #98, Development Order (D.O.) based on the proposed trip capture contained within the Sabal Center DRI under concurrent review.

Existing Approval(s):	Proposed Modification(s):
1. Sabal Center Condition 1 allows light industrial, hotels, general retail, and accessory support commercial uses. It does not allow multi-family development in Pods 3, 4A, 5a, 6, 7, 8, 9.	1. Proposal to allow multi-family as an allowable use within Pods 3, 4a, 5a, 6, 7, 8, 9 of the Sabal Center. The applicant also proposes to amend the condition to explicitly allow solar power generation for primarily on-site consumption for the same Pods.
2. Condition 13 (Overall Conditions) allows a maximum height of 39 feet for multi-family development within the Highland Park DRI.	2. Proposal to increase the maximum height for multi-family within the Sabal Center (specified Pods only) to a maximum of 60 feet or 5 stories, whichever is less. Maximum height within the

	Highland Park DRI shall maintain a maximum height of 39 feet for multifamily development.
3. Sabal Center, Condition 2 limits Pod 3 to 150,000 sf of commercial uses.	3. Proposes to eliminate the condition to allow expansion of commercial and free-standing retail outside of Pod 3, within Pods 4a, 5a, 6, 7, 8, 9 of the Sabal Center.
4. Sabal Center currently allows maximum uses as specified in the DRI and allows for the uses to be exchanged via land use trade off mechanism.	5. To align with the companion DRI modification, the Applicant proposes to revise conditions, amending the trade-off mechanism to reflect the companion DRI revisions.

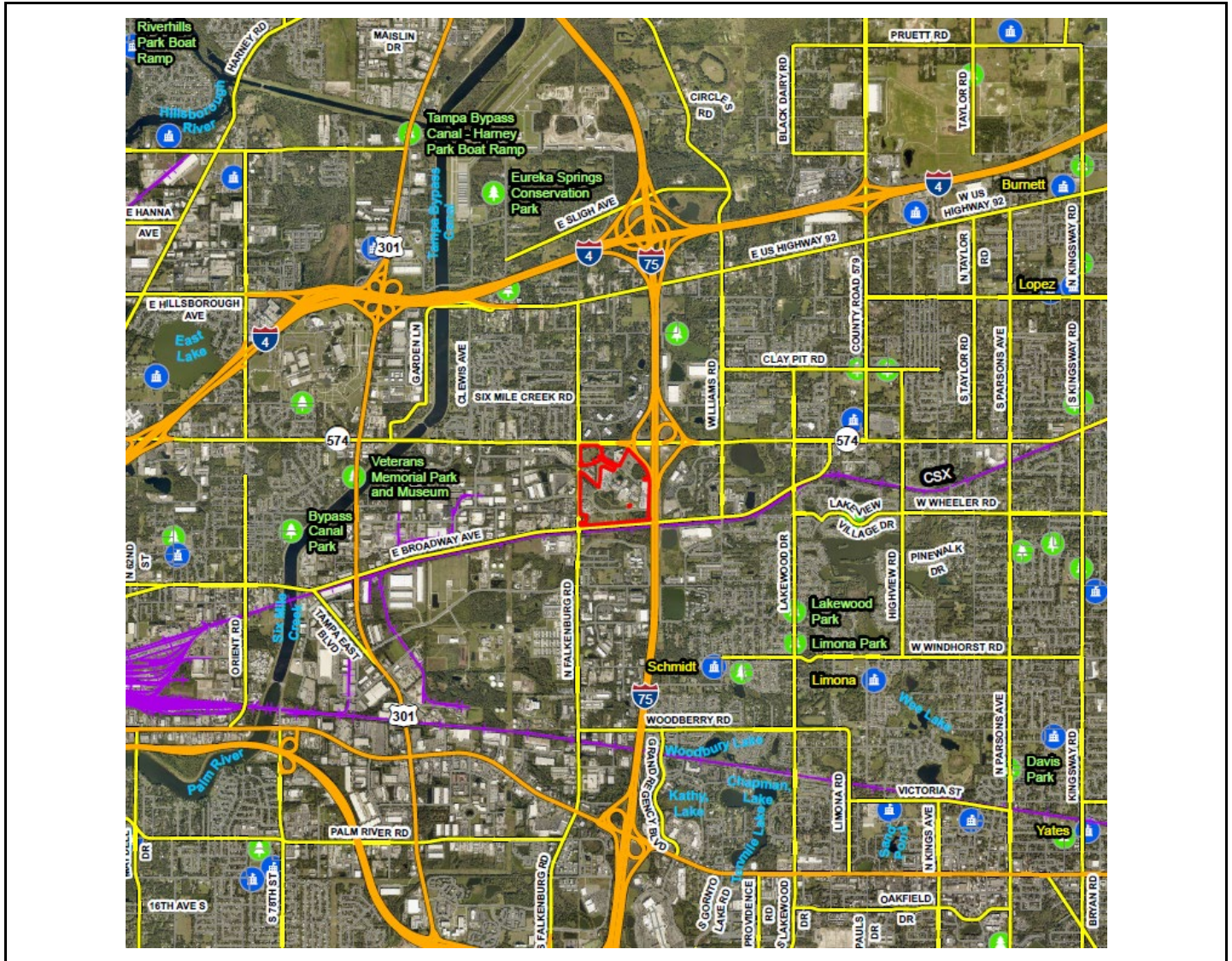
\*Subject for the 2:1 additional setback compatibility requirement

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

<b>Planning Commission Recommendation:</b> Consistent	<b>Development Services Recommendation:</b> Approvable, subject to proposed conditions
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## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.1 Vicinity Map



#### Context of Surrounding Area:

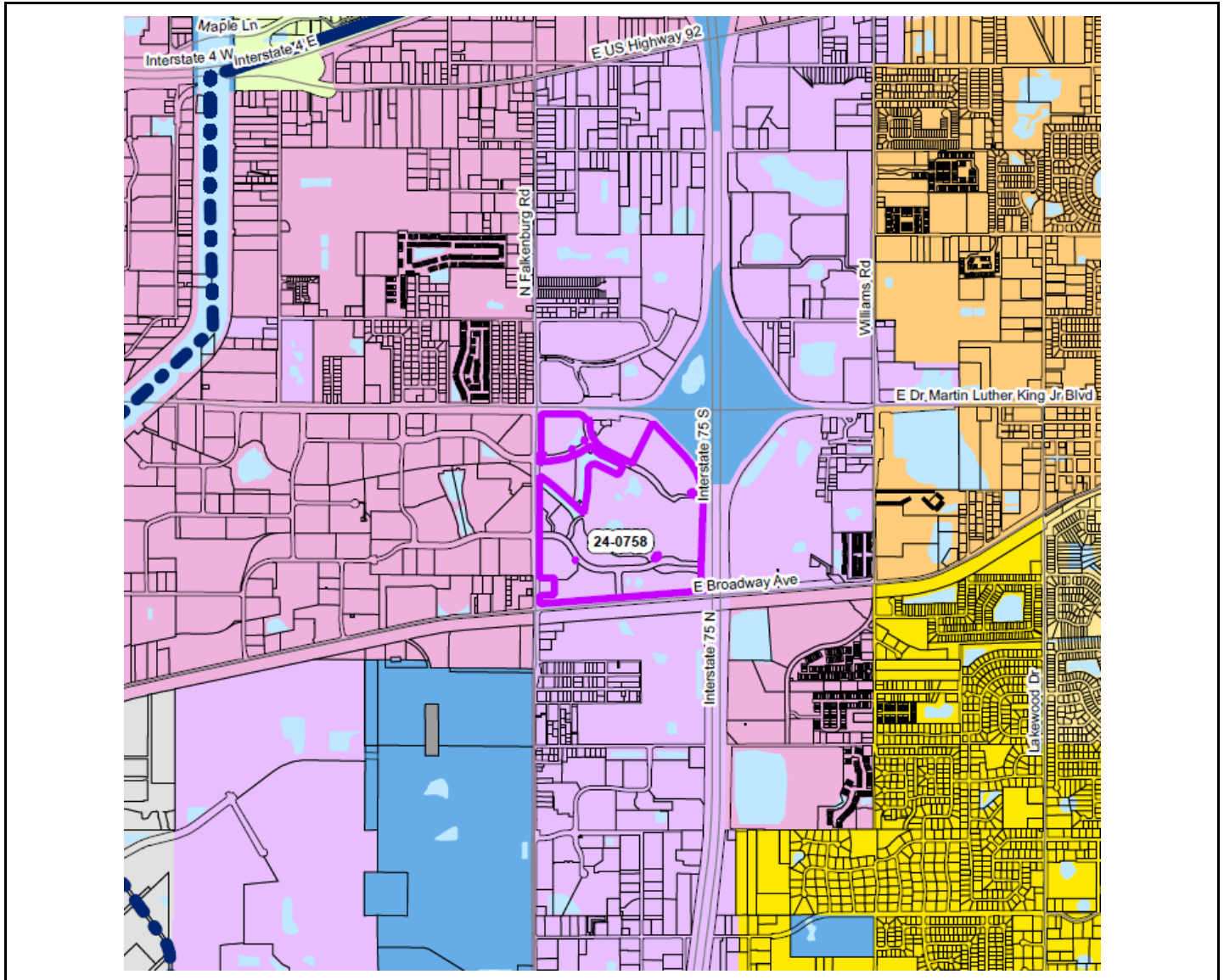
The Planned Development is generally located on the east side of North Falkenburg Road. The subject of the modification is the area in the southeast quadrant of North Falkenburg Road and Dr. Martin Luther King, Jr. Boulevard.

The immediate area surrounding the property is a mix of uses, with the Hillsborough Community College, Brandon Campus, located to the south of the Planned Development. East is Interstate-75. West of the subject site is Roger P. Stewart Ctr., Herzing University, Hotel, Commercial, and Offices. North of the site is an office park consisting of five buildings, and a hotel (Hilton Garden Inn, Tampa East / Brandon) located to the northeast.



## 2.0 LAND USE MAP SET AND SUMMARY DATA

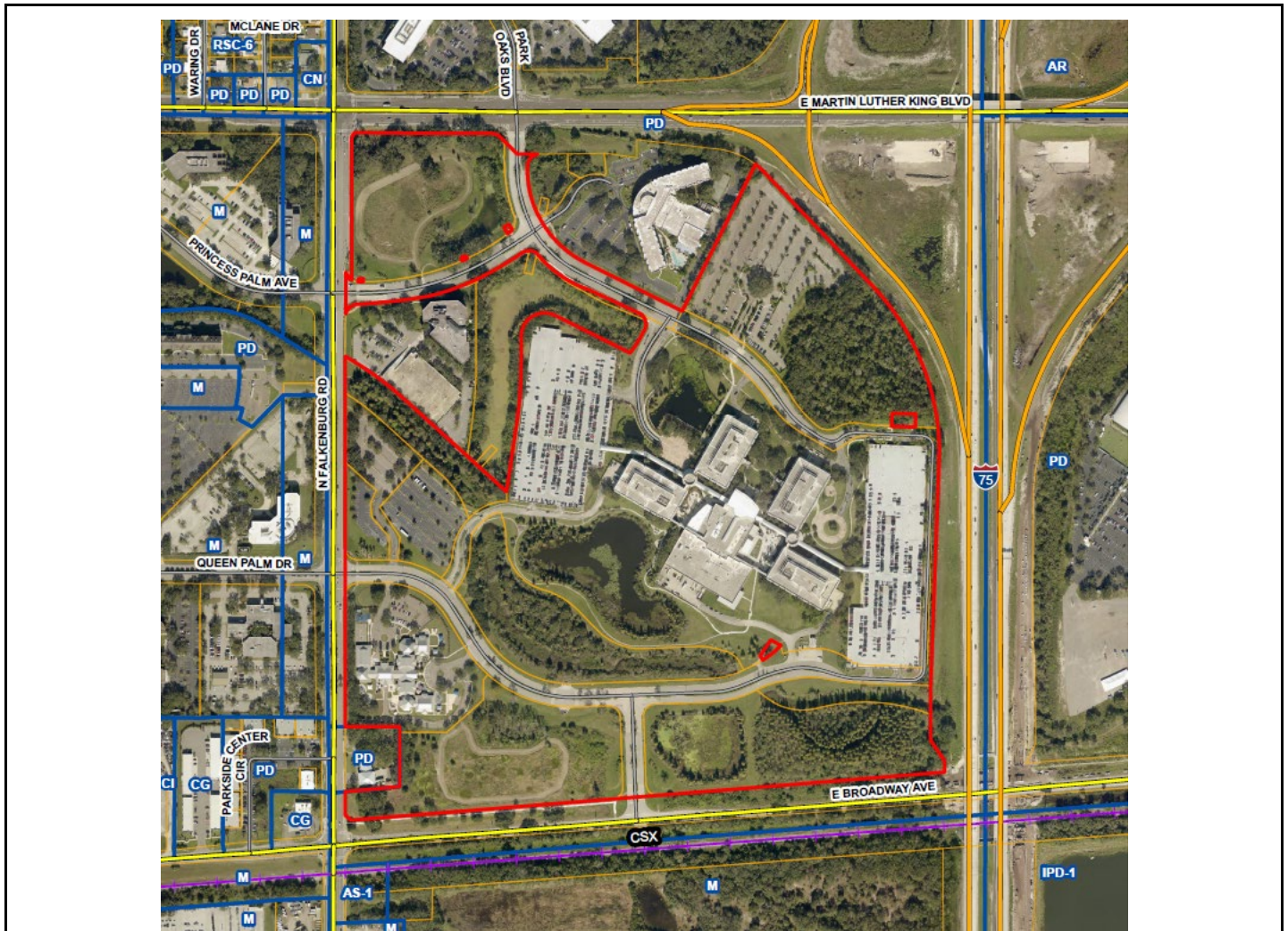
### 2.2 Future Land Use Map



Subject Site Future Land Use Category:	(Urban Mixed Use -20) UMU-20
Maximum Density/F.A.R.:	20 dwelling units per acre / Maximum 1.0 FAR
Typical Uses:	Typical uses include residential, regional commercial, offices, business parks, research park, light industrial, multipurpose, clustered residential, mixed-use.

## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.3 Immediate Area Map



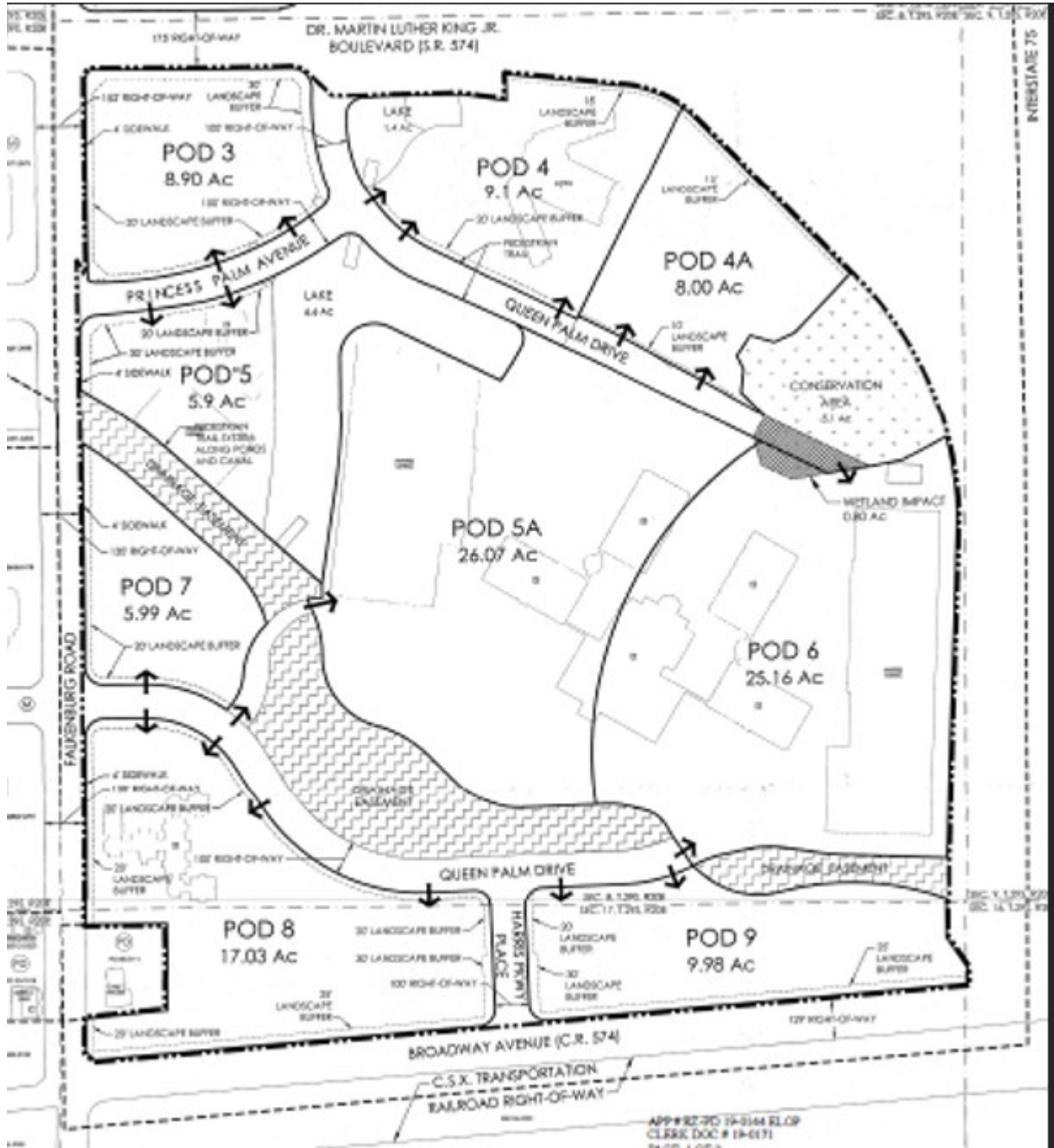
#### Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	East Dr. MLK Jr. Blvd. ROW and PD 96-0097	1,530,000 sf office / research and development and 735 hotel rooms	Office / Research & Development and Hotel Rooms	Office, research & development, and light industrial
South	East Broadway Ave.; CSX ROW; M	FAR: Max. 0.75	Light Industrial Uses	CSX Railroad and Light Industrial Uses
East	East Dr. MLK Jr. Blvd. ROW on ramp and I-75.	NA	NA	NA
West	PD 73-0227 PD 03-0434 and M	PD 03-0434: 120,900 sf within M; Hotel max. 100,000 sf / 124 rooms, Max. 20,000 sf CN uses.	Hotel, Commercial, Office	PD 03-0434: Office, professional hotel and commercial



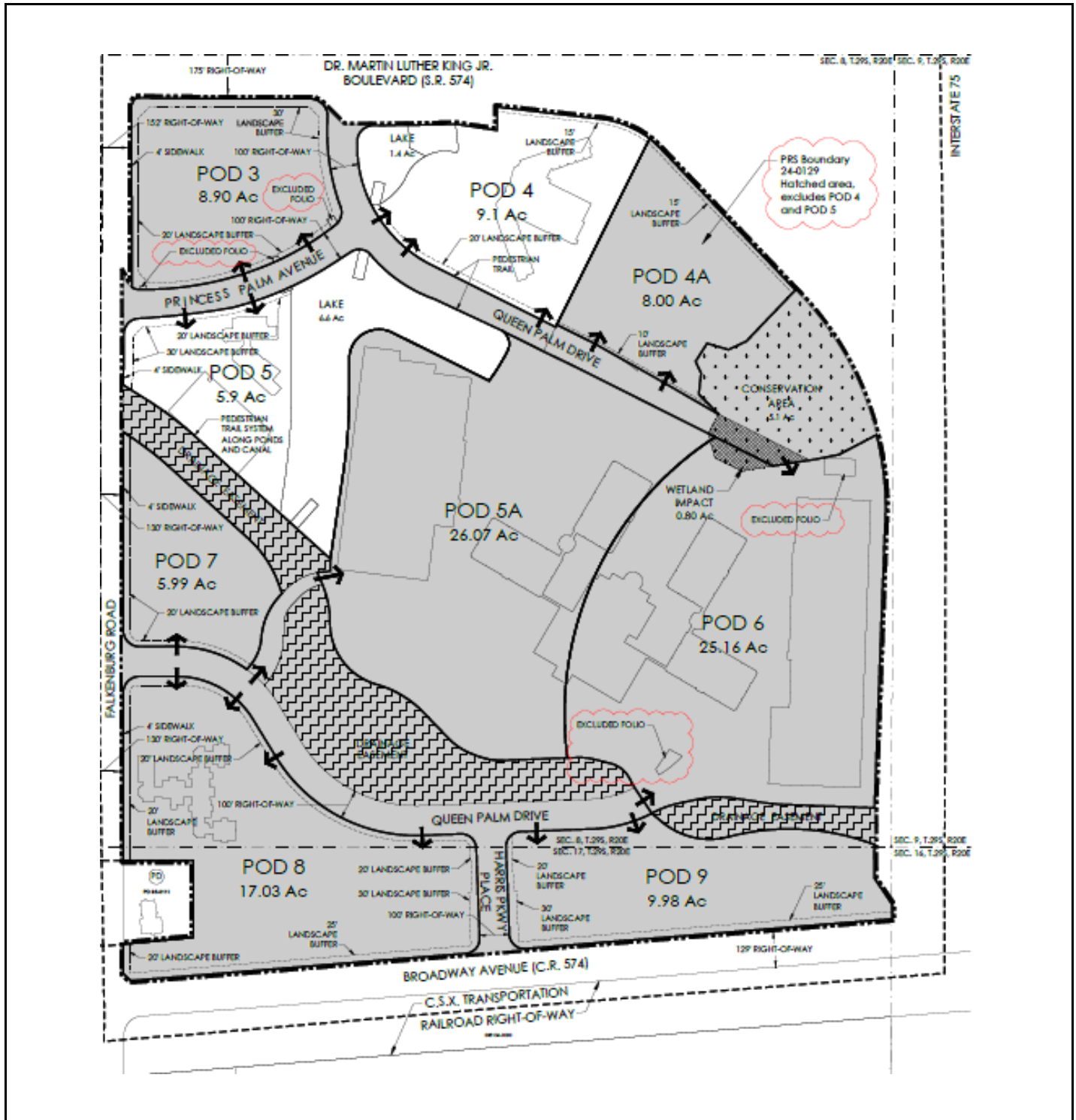
## 2.0 LAND USE MAP SET AND SUMMARY DATA

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



## 2.0 LAND USE MAP SET AND SUMMARY DATA

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



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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Dr Martin Luther King	FDOT Principal Arterial - Rural	6 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Falkenburg Rd	County Collector - Urban	4 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Broadway Ave	County Collector - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	25,910	3,770	3,770
Proposed	25,910	3,770	3,770
Difference (+/-)	+0	+0	+0

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

Connectivity and Cross Access <input checked="" type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	None	Meets LDC
South		Choose an item.	None	Meets LDC
East		Choose an item.	None	Meets LDC
West		Choose an item.	None	Meets LDC
Notes:				

Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		



**4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY**

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See 7/17/2024 EPC Report.
Natural Resources	<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	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Wetlands/Other Surface Waters</li> <li><input type="checkbox"/> Use of Environmentally Sensitive Land Credit</li> <li><input type="checkbox"/> Wellhead Protection Area</li> <li><input checked="" type="checkbox"/> Surface Water Resource Protection Area</li> <li><input type="checkbox"/> Potable Water Wellfield Protection Area</li> <li><input type="checkbox"/> Significant Wildlife Habitat</li> <li><input type="checkbox"/> Coastal High Hazard Area</li> <li><input checked="" type="checkbox"/> Urban/Suburban/Rural Scenic Corridor</li> <li><input type="checkbox"/> Adjacent to ELAPP property</li> <li><input checked="" type="checkbox"/> Other: Airport, 110' AMSL</li> </ul>				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
<b>Transportation</b> <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See "Transportation Agency Review Comment Sheet". DE/Admin. Variance not applicable for this request.
<b>Service Area/ Water &amp; Wastewater</b> <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	See Water Resource Services Comment Sheet Water & Wastewater.
<b>Hillsborough County School Board</b> Adequate <input type="checkbox"/> K-5 <input checked="" type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input checked="" type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input checked="" type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<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	See School Board "Adequate Facilities Analysis: Rezoning" Review.
<b>Impact/Mobility Fees</b> (Fee estimate is based on a 1,200 square foot, Multi-Family Units 3-10 story) Mobility: \$4,864 per unit Parks: \$1,555 per unit School: \$3,891 per unit Fire: \$249 per unit  Urban Mobility, Northeast Park/Fire - updating current plan to include multi-family units (3 or 5 story), unspecified unit count.				

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

## 5.0 IMPLEMENTATION RECOMMENDATIONS

### 5.1 Compatibility

The area south of Dr. Martin Luther King Jr., Boulevard is known as Sabal Center, while the area northeast of Dr. Martin Luther King Jr., Boulevard is known as Highland Park. Approved uses include office, light industrial, service center/showroom, hotel, commercial and multifamily uses. The applicant is seeking approval for the following requests only within the Sabal Center development portion (south of Dr. Martin Luther King, Jr., Blvd.). Currently, multi-family development is only permitted within the Highland Park DRI located north of Dr. Martin Luther King, Jr. Blvd. and northeast of the subject properties.

The Planned Development and corresponding Sabal Center DRI #98, are generally located on the east side of North Falkenburg Road. The subject of the Major Modification is the area in the southeast quadrant of North Falkenburg Road and Dr. Martin Luther King, Jr. Boulevard. The immediate area surrounding the property is a mix of uses, with the Hillsborough Community College, Brandon Campus, located to the south of the Planned Development. East is Interstate-75. West of the subject site is Roger P. Stewart Ctr., Herzing University, Hotel, Commercial, and Offices. North of the site is an office park consisting of five buildings, and a hotel (Hilton Garden Inn, Tampa East / Brandon) located to the northeast.

The applicant's overall intent is to allow multi-family as an allowable use within Pods 3, 4a, 5a, 6, 7, 8, and 9. Commercial uses including free-standing retail is currently only allowed in Pod 3 within the Sabal Center DRI. The applicant also proposes to allow commercial and free-standing retail within Pods 4a, 5a, 6, 7, 8, 9 of the Sabal Center DRI. While free-standing retail is an allowable use, it is currently limited to 90,000-square-feet of free-standing retail and a maximum of 150,000-square-feet of total commercial uses. It should be noted that the applicant proposes to allow development of Pods 3, 4a, 5a, 6, 7, 8, 9 within the Sabal Center to be developed with any use specified with the Sabal Center DRI #98, Development Order (D.O.) based on the trip cap contained in the Sabal Center DRI D.O.

Regarding the proposal to expand commercial and free-standing retail from Pod 3 only to Pods 3, 4a, 5a, 6, 7, 8, and 9, Sabal Center currently allows maximum uses as specified in the DRI and allows for the uses to be exchanged via land use trade off mechanism. There is a companion DRI modification to amend the tradeoff within and between Pods 3, 4a, 5a, 6, 7, 8, and 9, and the PD conditions are proposed to be modified to reference the DRI changes. The proposed second land use trade off mechanism based on the trip cap contained with the Sabal Center DRI D.O., is specifically for development within Pods 3, 4a, 5a, 6, 7, 8, 9 of the Sabal Center; thereby essentially resulting in net neutral transportation impacts. The applicant proposes to restrict the uses in phase 1 to a maximum of 25,910 daily trips or 3,770 peak hour trips. As a part of this amendment, the applicant is including the trip cap as a condition of the companion Development Order for Sabal Center. The applicant reviewed the impacts based on the trip cap from the DRI and found that *"the remaining trips will cap the potential commercial/retail development at +/-143,000 square feet if the office and hotel are not redeveloped. If the decision is made to tear down the existing office and hotel, the maximum commercial/retail development on the property will be +/-316,000 square feet"* for the subject Pods 3, 4a, 5a, 6, 7, 8, 9.

The proposal to add multi-family development as a use within the specified Pods (3, 4a, 5a, 6, 7, 8, and 9) is consistent with the Highland Park DRI which already allows multi-family development. Given that multi-family is an allowable use within the Highland Park DRI portion of the Planned Development, the request to add multi-family as an optional use within the Sabal Center Pods is in keeping with the uses within the PD. It should also be noted that multifamily within the specified Pods may be considered compatible with the existing predominant development pattern of office, and commercial uses within the Sabal Center DRI. Catercorner to Pod 3 of the PD (the northernmost Pod of the request) across the six-lane divided FDOT-maintained principal arterial roadway with a +/- 174-foot right-of-way for Dr. Martin Luther King, Jr. Boulevard is a gas station and other commercial establishments, behind which are single-family homes zoned RSC-6. The subject Pods of the request are substantially isolated from any single-family development and buffered behind non-residential development that may be complimentary to multi-family development.



The applicant provides justification in the application packet regarding adding multi-family within Pods 3, 4a, 5a, 6, 7, 8, 9 of the Sabal Center and expanding commercial as an allowable use within Pods 4a, 5a, 6, 7, 8, 9 of the Sabal Center including, *“proposed changes will provide for a complete mix of uses for the employment center on Falkenburg Road. Currently, the Sabal Center PD/DRI serves as an employment center with opportunity for offices, retail, light industrial, and hotels; there are limited residential opportunities within the vicinity of this employment center. Providing for housing in proximity to employment, goods, and service improve the attractiveness of each of these uses. Incorporating multifamily residential within this development creates a complete community where shopping, work, and home are all within a short bike ride, drive, or walk within the Sabal community.”*

The applicant also proposes a maximum height of multifamily within Pods 3, 4a, 5a, 6, 7, 8, and 9 of up to a maximum of five stories and sixty (60) feet. Within the subject Planned Development, non-residential development is currently permitted a maximum height of 143 feet for hotels, and a maximum of 120 feet in height for offices, substantially exceeding the proposed 60 feet proposed for multi-family within the specified subject Pods of the Planned Development. The multi-family currently allowed within the Highland Park DRI, under different ownership, shall remain unchanged with a maximum of 3 stories and twenty-nine (29) feet in height, located on the north side of Dr. Martin Luther King, Jr. Boulevard. Adjacent development directly west across N. Falkenburg Road is a hotel with a maximum allowable height of 75 feet located in PD 03-0434.

The applicant has not requested variations from the general site development requirements found in Parts 6.05.00, Parking and Loading; 6.06.00, Landscaping, Irrigation and Buffering Requirements; or 6.07.00, Fences and Walls of the Land Development Code. The application does not request any variations to the Hillsborough County Land Development Code, nor any changes to the existing site plan.

Planning Commission staff finds the proposed Major Modification CONSISTENT with the Unincorporated Hillsborough County Comprehensive Plan, subject to the conditions proposed by the Development Services Department.

## 5.2 Recommendation

Based upon the above considerations, staff finds the request is **APPROVABLE, subject to conditions**

Staff finds the request Approvable, subject to the following conditions listed below, and based on the general site plan submitted May 21, 2024.

1. The development of the Project shall proceed in strict accordance with the terms and conditions contained in the Sabal Center and Highland Park DRI Development Orders, as amended, the General Site Development Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.
2. The following are subject to modification at the election of the developer during Preliminary Site Plan reviews: lot sizes, internal access points, location of lakes, and alignment and width of internal roads except as specified herein.
3. All roads and lakes within the project shall be private, unless Hillsborough County accepts the dedication thereof.
4. The center line of internal access points shall be: (a) at least 150 feet from any external street right-of-way, and (b) at least 100 feet from the center line of any other internal access point.
5. Surface parking may be established within any setback area, but not within any open space areas designated on the General Site Development Plan.
6. The placement of decorative pavement on private roads shall be permitted.
7. Any approved land use may be located in any pod except as specified by the respective Development Orders and as specified herein.
8. Land uses within the development shall be restricted to those uses permitted by the Sabal Center and Highland Park DRI Development Orders, as amended.
9. All buildings shall be architecturally finished on all sides.
10. Minimum building setbacks are as follows: North of Martin Luther King, Jr. Blvd: setbacks from all exterior property lines of the project shall be 30 feet with one additional foot in setback required for each additional foot in height over 30 feet.  
  
South of Martin Luther King, Jr. Blvd: setbacks from all exterior property lines of the project shall be 40 feet, unless otherwise stated. Setbacks for Pods 4A, 6 and 9 adjacent to I-75 shall be a minimum of 20 feet.
11. Minimum building setbacks from all internal roadways shall be 30 feet for Pods 4 and 5. Minimum building setbacks from all internal roadways shall be 15 feet for all other Pods.
12. Buildings shall be setback a minimum of 20 feet from one another.
13. The maximum height of structures shall be the following number of stories or maximum feet whichever is less (measured from the finished floor elevation):

<b>Land Use</b>	<b>Stories</b>	<b>Maximum Feet</b>
Office	8*	120
Light Industrial	3	39
Service Center/Showroom	2	35
Hotel	11	143
Multi-Family	<u>3**</u>	<u>39**</u>

Commercial

2

35

\*(except Pod 5 shall have a 12-story maximum or 156 feet in height)

\*\* (except Multi-Family structures located within Sabal Center shall have a maximum height of 5 stories measured at a maximum of 60 feet).

An additional 10 percent of the height limits stated above shall be permitted for the construction of architecture features and roof-top mechanical/service equipment. If a parking garage is developed in Pod 10, the maximum height shall be 45 feet.

14. All uses shall be required to provide parking as established by the Hillsborough County Zoning Code effective July 1, 1995 (unamended).
15. A minimum of 35 percent of the total land area shall be reserved for landscaping and permeable open areas. Such area may include landscaped buffers, retention areas, landscaped islands, unpaved recreation or staging area and areas paved with permeable paving blocks, provided, however, that permeable paving blocks shall not constitute more than 25 percent of the total surface area of any individual Pod. On any individual Pod, within the project, a minimum of 20 percent of the Pods 4 and 5 shall remain as permeable open area, and 10 percent for all other Pods.
16. Prior to Preliminary Site Plan review, the exact location of the pedestrian circulation system within such Preliminary Site Plan shall be determined, and the nature of the system shall be delineated on the Preliminary Site Plan prior to approval. The developer shall install said system within the subject parcel at time of issuance of certificates of occupancy. In addition, in instances where the adjacent parcel is a lake, or other common area, the developer shall extend the pedestrian system at least one-half of the distance between the subject parcel and the next adjacent buildable parcel to ensure, a connected pedestrian system. Developer shall have the option to construct portions of the pedestrian circulation system within the Conservation Area as appropriate to create a connected system, subject to obtaining necessary permits.
17. The developer shall provide sidewalks external to the project in the right-of-way area of the major roadway(s) bordering the project (MLK - complete, Falkenburg Road - complete, and Broadway). The exact location of said sidewalks shall be determined by the Development Services Department during Preliminary Site Plan Review. Prior to the issuance of the first Certificate of Occupancy for any Pod, the sidewalk shall be constructed along that portion of the exterior boundary of the project which is adjacent to such Pod. The sidewalk along the north side of Broadway shall be a minimum six feet in width.
18. The developer shall provide outdoor lighting internal to the project and shall further provide adequate lighting at all points of access to any public way from the site or sites.
19. The developer shall screen, prior to the issuance of Certificates of Occupancy, all mechanical equipment (for example, air), service areas, trash receptacles, dumpsters, from view from public places and neighboring properties through the use of features such as berms, fences, false facades, and dense landscaping.
20. The developer shall be required to utilize public water and public sewer and shall pay all costs to connect for service delivery. The developer shall submit to the Development Services Department (PGMD), prior to the issuance of Certificates of Occupancy, evidence of commitment from the City of Tampa Water Department and the Hillsborough County Department of Water to provide public water and public sewer services respectively. Additionally, the developer shall submit to the PGMD, prior to the issuance of Certificates of Occupancy, evidence of agreement to pay necessary costs pursuant to duly adopted City of Tampa and Hillsborough County ordinances and/or resolutions to enable the City of Tampa and Hillsborough County to provide public water and public sewer service delivery respectively.



21. Any existing and proposed on-site lighting, including lighting within the parking area, shall be oriented so that the lighting on site will not illuminate off site in accordance with Section 2.7.5.11.2. of the Land Development Code.
22. Developer shall provide fire hydrant locations and minimum fire flow as required by the Hillsborough County Fire Department.
23. The number and location of access points shall be as indicated on the approved general site plan. No parcel shall have direct access to Martin Luther King, Jr. Blvd, Falkenburg Road, or County Road 574 (Broadway).
24. Project access on Martin Luther King, Jr. Blvd. for all development on the north side of Martin Luther King, Jr. Blvd. shall be limited to lot turn in, right turn in, and right turn out, unless otherwise approved by FDOT.
25. The developer shall be permitted to install: (a) decorative piers not less than 50 feet apart except adjacent to the entranceways and substantially as shown on the Phase I Entry Sequence Concept prepared by Ray Ashley and Associates dated March 20, 1996 along Martin Luther King Jr. Boulevard up to a maximum height of twelve feet, along Falkenburg Road up to, a maximum height of twelve feet, and not less than 150 feet apart along the entry and exit ramps to Interstate 75 and along project boundaries along Interstate 75 up to a maximum height of sixteen feet; (b) decorative entry wall structures that step up to a maximum height of twelve feet at the project entries adjacent to Martin Luther King Jr. Boulevard and up to a maximum height of twelve feet at the project entries adjacent to Falkenburg Road; and (c) decorative fences linking the decorative piers along Martin Luther King Jr. Boulevard up to a maximum height of eight feet. The exact location of the decorative piers, walls, and fences along the edge of the subject property borders shall be subject to approval of FDOT and Hillsborough County, as applicable.
26. Development of the project shall comply with all applicable regulations of the Hillsborough County Environmental Protection Commission.
27. Within ninety days of approval by the Hillsborough County Board of County Commissioners of PRS 19-0144, the developer shall submit to the Development Services Department a revised General Development Plan for certification reflecting all the conditions outlined above.

### SABAL CENTER

The following conditions shall be applicable only to that portion of the project governed by the Sabal Center DRI Development Order (Pods 1 - 9 on the General Site Development Plan):

1. Sabal Center shall be restricted to office, research and development, light industrial uses, hotels, general retail and accessory support commercial uses. Specific uses within each of these general categories shall be restricted to those permitted respectively within the PD-O (Planned Development-Office), PD-RP (Planned Development-Research Park,), PD-1 (Planned Development-Industrial) and the Retail Goods section of the PD-C (Planned Development-Commercial) zoning districts contained within the Hillsborough County Zoning Code (effective July 1, 1985. Multi-family and solar power generation for primarily on-site consumption shall also be allowed in Pods 3, 4a, 5a, 6, 7, 8, 9. Multi-family residential development shall comply with the dimensional standards for RMC-20 (Residential Multi-Family Conventional), except as modified within this PD.

- ~~2. Commercial uses shall be limited to 150,000 sq. ft. of which 90,000 sq. ft. may be free-standing retail. The free-standing retail shall only be located within Pod 3. The remaining 60,000 sq. ft. shall be support commercial uses and located internal to non-retail buildings.~~
2. ~~3.~~ The free Free-standing retail located within Pod 3 shall be of a unified design scheme exhibiting the following design criteria:
- a. interconnected pedestrian system with the surrounding Sabal Center project;
  - b. provision of a pedestrian facility (i.e.: shade trees, tables, chairs, benches, trash receptacles); and,
  - c. the developer is encouraged, but not required, to provide other amenities including awnings and other outdoor overhead structures providing shade, public art, water features and drinking fountains.
3. ~~4.~~ The maximum amount of any use in Sabal Center shall be that specified in the Sabal Center DRI Development Order, as amended. ~~Any or all of the light industrial land use permitted pursuant to the Sabal Center DRI Development Order may be exchanged based on the trade-off mechanism found within the Sabal Center Development Order.~~ POD(s) 3, 4a, 5a, 6, 7, 8, and 9 within Sabal Center may be developed with any use specified in the DRI Development Order based up the trip cap contained within the Sabal Center DRI Development Order.
4. ~~5.~~ The maximum Floor Area Ratio for all of Sabal Center shall be 0.69. In calculating the maximum Floor Area Ratio, each hotel unit shall be equivalent to 500 square feet. The Floor Area Ratio for individual Pods may exceed 0.69, so long as the cumulative Floor Area Ratio for all Sabal Center Pods (1 - 9) does not exceed 0.69.
5. ~~6.~~ A landscape buffer, a minimum width as shown on the General Site Development plan shall be provided along all exterior boundaries of Sabal Center South of MLK prior to issuance of certificates of occupancy for any development occurring within a Pod contiguous with said external project boundaries. Said landscape buffer shall retain all trees greater than 12 inches diameter at breast height within the minimum width required except within the 25-foot clear sight triangle adjacent to street intersections. Notwithstanding the 20 foot wide buffer depicted along Falkenburg for Pods 3, 7 and 8, all trees greater than 12 inches diameter at breast height within 30 feet of the Falkenburg PD boundary within these specified Pods shall be retained. That portion of Sabal Center north of Martin Luther King Boulevard shall provide a 50-foot wide open-space buffer along the western and northern boundary of Sabal Center. Vehicle parking and internal roadways shall not be permitted within these landscape and open space buffer areas. The Sabal Center developer or the designate thereof shall be responsible for maintenance of the buffer.
6. ~~7.~~ The Sabal Center portion of the project is permitted access to Bryan Road. If access to Bryan Road is pursued, the developer shall be responsible for and pay all costs in the upgrading of Bryan Road to a design and width appropriate for a road capable of handling the traffic expected by the project. Such upgrading shall include a sidewalk on both sides, appropriate intersection improvements, and include, when warranted, a signalized intersection at Falkenburg Road. All improvements shall meet minimum County standards and shall be completed as per the findings of the transportation analysis required in the Highland Park Development Order.
7. ~~8.~~ Two Bus shelters, including benches, lighting and trash receptacles, of a design and location acceptable to Hartline and the developer, shall be required and shall be the responsibility of the developer. They shall be installed by the developer on the north and South sides of Martin Luther King, Jr. Blvd, on public property after completion of the road widening improvements on Martin Luther King, Jr. Blvd. by FDOT or at two other locations mutually acceptable to both Hartline and the developer. The exact design, landscaping and size of each of the above referenced facilities shall be approved by Hartline and the developer prior to the site development plan approval for the parcels adjacent to or on which the bus shelters are to be located (complete).
8. ~~9.~~ The relocation of Queen Palm Drive (the internal access drive) between Pods 4A and 6 is subject to EPC approval and if the approval is not granted, then this access drive shall remain in its current location.

9. With each increment of development, the developer shall submit a traffic analysis that evaluates required Hillsborough County Land Development Code access improvements.
10. All Multifamily uses shall be subject to mobility fees. Mobility fee obligations may be satisfied in accordance with Sec. 40-78(a) of the Hillsborough County Code of Ordinances.
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. 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.
13. 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).
14. 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.

### **HIGHLAND PARK**


The following conditions shall be applicable only to that portion of the project governed by the Highland Park DRI Development Order (Pod 10 on the General Site Development Plan):

1. PERMITTED USES: The following uses shall be permitted on site:
  - a. the uses of the PD-RP zoning district
  - b. As an alternative use, up to 557 multi-family residential dwelling units may be permitted subject to the requirements of the DRI Development Order.
  - c. Interim wastewater treatment plant as conditioned by PD-MU 86-95.
2. The maximum amount of any use in Highland Park shall be that specified in the Highland Park DRI Development Order, as amended.
3. The maximum floor area ratio (FAR) permitted shall be 1.0 and the maximum density permitted shall be 20 dwelling units per acre. In calculating the maximum Floor Area Ratio, each hotel unit shall be equivalent to 500 square feet.
4. The timing of all transportation improvements relating to Highland Park shall be based on revised developer submitted transportation analyses required for each increment of 50,000 square feet of office uses (or an equivalent in terms of external P.M. Peak Hour trips). For administrative purposes, the developer shall submit a revised



General Site Plan indicating the square footage amount currently approved on site along with the additional amount currently seeking approval with each revised transportation analysis.

5. The developer shall provide cross access to the north. All future construction plans (or equivalent) pertaining to this area shall indicate such cross access. However, in the event that the developer provides evidence that the user(s) of said area requires secured property with no public through access, such cross access shall not be required.
6. If signals should be warranted at the intersections of Falkenburg Road & Sabal Center North Driveway and Falkenburg Road & Bryan Road, as shown in the transportation analysis, the developer shall install, at his expense, and with the concurrence of the County, a signal(s) and appropriate interconnects to adjacent signals. The placement and design of the signal(s) shall be subject to approval by Hillsborough County Engineering Department.
7. With regard the Martin Luther King, Jr. Blvd. if required by FDOT, and if warranted, the developer shall provide, at his expense, additional left turn storage lanes of sufficient length to accommodate anticipated left turning traffic. The design and construction of these left turn lanes shall be subject to FDOT approval.
8. The Highland Park portion of the project shall provide access to Bryan Road. The developer shall be responsible for and pay all costs in the upgrading of Bryan Road to a design and width appropriate for a road capable of handling the traffic expected by the project. Such upgrading shall include a sidewalk on both sides, appropriate intersection improvements, and include, when warranted, a signalized intersection at Falkenburg Road. All improvements shall meet minimum County standards and shall be completed as per the findings of the transportation analysis required in the Highland Park Development Order.
9. The following intersections improvements are to be constructed at developer's expense and the timing of the improvements shall be completed as per the findings of the transportation analysis required above.
  - Falkenburg Road and Martin Luther King Jr. Boulevard
  - Add one southbound through lane,
  - Falkenburg Road and Sabal Center North Driveway
  - Add one southbound left turn lane and provide two westbound driveway approach lanes;
10. The Highland Park developer shall provide a 50-foot wide open-space buffer along Bryan Road prior to issuance of certificates of occupancy for any development occurring within the area contiguous to said buffers. This landscape buffer area shall retain all trees within this area except within the 25-foot clear sight triangle adjacent to street intersections. Vehicle parking and internal roadways will not be permitted within this open space buffer area. The Highland Park developer or the designate thereof shall be responsible for maintenance of the buffer.
11. To satisfy paragraph F.1. of the Highland Park DRI Development Order, as amended, the Highland Park developer shall set aside and preserve a minimum of three acres of the woodland pastures and pine-mesic oak upland vegetative, communities as indicated on the General Site Development Plan. In addition, the developer shall provide a minimum of five acres of similar habitat either within the adjacent Sabal Center project or in an upland mitigation bank approved by the County or a combination thereof. If the mitigation bank option is utilized, the developer may contribute to an appropriate fund in lieu of acquiring property. The five acre set aside portion of this condition shall be satisfied prior to the first preliminary plan approval within the boundaries of the Highland Park project.

<b>Zoning Administrator Sign Off:</b>	
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**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.

## **7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS**







**9.0 FULL TRANSPORTATION REPORT (see following pages)**

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**Hillsborough County  
City-County  
Planning Commission**

Plan Hillsborough  
[planhillsborough.org](http://planhillsborough.org)  
[planner@plancom.org](mailto:planner@plancom.org)  
813 – 272 – 5940  
601 E Kennedy Blvd  
18<sup>th</sup> floor  
Tampa, FL, 33602

<b>Unincorporated Hillsborough County Rezoning Consistency Review</b>	
<b>Hearing Date:</b> June 17, 2024 <b>Report Prepared:</b> June 5, 2024	<b>Case Number:</b> MM 24-0758 <b>Folio(s):</b> multiple, see zoning application <b>General Location:</b> East of Falkenburg Road North, west of Interstate 75, north of Broadway Avenue East
<b>Comprehensive Plan Finding</b>	<b>CONSISTENT</b>
<b>Adopted Future Land Use</b>	Urban Mixed Use-20 (20 du/ga; 1.0 FAR)
<b>Service Area</b>	Urban
<b>Community Plan(s)</b>	East Lake Orient Park
<b>Rezoning Request</b>	Major Modification to PD 96-0097 to add multi-family residential to the list of allowable uses
<b>Parcel Size</b>	+/- 129.68 acres
<b>Street Functional Classification</b>	Broadway Avenue East – County Collector Falkenburg Road East – County Arterial Interstate 75 – State Principal Arterial
<b>Commercial Locational Criteria</b>	Not applicable
<b>Evacuation Area</b>	D & E

**Table 1: COMPARISON OF SURROUNDING PROPERTIES**

Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Urban Mixed Use-20	PD 96-0097	Light Commercial
North	Urban Mixed Use-20	PD	Light Commercial
South	Urban Mixed Use-20	M, BPO + RSC-9	Public/Quasi-Public/Institutional
East	Urban Mixed Use-20	PD	Public/Quasi-Public/Institutional
West	Community Mixed Use-12	CG, PD, CI + M	Light + Heavy Commercial

**Staff Analysis of Goals, Objectives and Policies:**

The subject site is located north of Broadway Avenue East, east of Falkenburg Road North, south of Dr. Martin Luther King Jr. Boulevard and west of Interstate 75. The site is in the Urban Service Area and is located within the limits of the East Lake Orient Park Community. The applicant is requesting to incorporate multi-family residential development within the Sabal Center (PD 96-0097) Development of Regional Impact (DRI). The Sabal Center serves as an employment center with office, retail, light industrial and hotel uses.

The site is located within the Urban Mixed Use-20 (UMU-20) Future Land Use category. The intent of the UMU-20 category is to designate areas that are urban in intensity and density of uses. Typical uses in the UMU-20 category include residential, regional scale commercial uses such as a mall, office and business park uses, research corporate park uses, light industrial and mixed use projects. The proposed multi-family residential use is consistent with the uses expected in the UMU-20 Future Land Use category.

UMU-20 allows for the consideration of up to 20 dwelling units per gross acre or a 1.0 Floor Area Ratio (FAR). However, because this site is a DRI, the original DRI approvals included entitlements that are a list of permitted uses (hotel, retail, office and industrial) capped by trip generation of the uses (3,770 PM Peak Trips and 25,910 Daily Trips). Per the applicant’s narrative, the uses may be exchanged consistent with the proposed trip cap within the DRI. The newly proposed multi-family residential use would also conform to this trip generation cap requirement.

The subject site is in the Urban Service Area where according to Objective 1 of the Future Land Use Element (FLUE), 80 percent of the county's growth is to be directed. Policy 1.4 requires all new developments to be compatible with the surrounding area, noting that "Compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development." The proposed multi-family residential use is compatible with the surrounding development pattern, which includes the mixed use development of commercial, office and industrial uses. The request to add housing to this mixed use development is also consistent with policy direction related to providing a mix of uses within mixed use Future Land Use categories (FLUE Objective 19 and Policy 19.1). As the site is over the 10 acre threshold in the UMU-20 Future Land Use category, a mix of uses is required. The current Planned Development is already approved for a mix of uses (industrial, commercial, office and hotel). The addition of multi-family residential would complement the uses in the employment center and fulfill the mix of use requirement, consistent with FLUE Policy 19.1.

The proposal meets the intent of the Neighborhood Protection policies outlined in the Future Land Use Element (FLUE), including policy direction in the Community Design Component (CDC) (FLUE Objective 16, CDC Objective 12-1, CDC Policy 12-1.4). Policy 16.3 requires development and redevelopment be integrated with adjacent land uses through the creation of like or complementary uses. The introduction of multi-family residential development within Sabal Center DRI is consistent with this policy direction, as housing will provide a complementary use to the non-residential uses that exist within the job center. Policy 16.5 requires that higher intensity non-residential land uses that are adjacent to established neighborhoods be restricted to collectors and arterials. The Sabal Center is located between major arterial and collector roadways and is also adjacent to Interstate 75, consistent with this policy direction.

The request to add a multi-family residential to PD 96-0097 is consistent with FLUE Objective 36, which emphasizes the importance of employment and housing opportunities along the Interstate 75 corridor. FLUE Policy 36.1 encourages the inclusion of housing within mixed use projects. Adding housing to the Sabal Center business park is consistent with this policy direction.

The Comprehensive Plan requires that all development meet or exceed the land development regulations in Hillsborough County (FLUE Objective 9, FLUE Policy 9.1 and FLUE Policy 9.2). However, at the time of uploading this report, Transportation comments and the Development Services Department staff report were not yet available in Optix and thus were not taken into consideration for analysis of this request.

The Environmental Protection Commission (EPC) Wetlands Division has reviewed the proposed rezoning and has determined a resubmittal is not necessary. Given that there is a separate approval process for wetland impacts with the Environmental Protection Commission and they currently do not object, Planning Commission staff finds this request consistent with Objective 13 and associated policies in the FLUE and Objective 3.5 and associated policies in the E&S.

The subject site is located within the limits of the East Lake Orient Park Community Plan. The Community Plan vision includes emphasis on economic development, specifically providing opportunities for business growth and jobs in the community. The Community Plan also includes a focus on higher densities in mixed use employment centers. With multi-family residential development proposed within the Sabal Center business park, the proposed modification is consistent with this Community Plan vision. The Community Plan also emphasizes the preservation of existing industrial uses and employment. Providing a housing opportunity within the business park would help to bring that vision to life by truly providing a place where the community is able to work and live in close proximity to one another, which is consistent with this policy direction. The Community Plan also envisions the creation of housing opportunities. The proposed

modification would create housing options within the Sabal Center area, consistent with the Community Plan vision.

Overall, staff finds that the proposed use is an allowable use in the UMU-20 Future Land Use category, is compatible with the existing development pattern found within the surrounding area and supports the vision of the East Lake Orient Park Community Plan.

### **Recommendation**

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

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

#### **FUTURE LAND USE ELEMENT**

##### ***Urban Service Area***

***Objective 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.

***Policy 1.4:*** 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 8:*** The Future Land Use Map will include Land Use Categories which outline the maximum level of intensity or density and range of permitted land uses allowed and planned for an area. A table of the land use categories and description of each category can be found in Appendix A.

***Policy 8.1:*** 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 9:** 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 9.1:** 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 9.2:** 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.

### **Neighborhood/Community Development**

**Objective 16: 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 16.2:** Gradual transitions of intensities between different land uses shall be provided for as new development is proposed and approved, through the use of professional site planning, buffering, and screening techniques and control of specific land uses.

**Policy 16.3:** 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

**Policy 16.5:** Development of higher intensity non-residential land uses that are adjacent to established neighborhoods shall be restricted to collectors and arterials and to locations external to established and developing neighborhoods.

### **MIXED USE LAND USE CATEGORIES**

**Objective 19:** All development in the mixed use categories shall be integrated and interconnected to each other.

**Policy 19.1:** Larger new projects proposed in all mixed use plan categories shall be required to develop with a minimum of 2 land uses in accordance with the following:

- Requirements for 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.
- At least 10% of the total building square footage in the project shall be used for uses other than the primary use.

- *The mix of uses may be horizontally integrated (located in separate building). Horizontal integration may also 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.*
- *These requirements do not apply within ½ of a mile of an identified Community Activity Centers (if other mixed use standards have been adopted for that area or when the project is exclusively industrial).*

**Policy 19.2:** *In the mixed use land use categories, when two or more uses are required on the same project, then the development shall be implemented through a zoning district that demonstrates street connectivity, description of land uses, and site placement, access locations and internal connections at a minimum.*

### **Interstate 75 Corridor Development**

**Objective 36:** *Employment centers shall be planned throughout the Interstate 75 corridor that will preserve employment opportunities (office and industrial), and residential opportunities shall be limited in each of the plan categories within one mile (east and west) from the Interstate 75 corridor in order to promote opportunities for all segments of the population to live and work within the corridor, regardless of age, sex, race and income.*

**Policy 36.1:** *Encourage the inclusion of housing within mixed use projects.*

**Policy 36.5:** *Quality employment opportunities (office/industrial) shall be provided within mixed use categories.*

### **Community Design Component (CDC)**

#### **5.0 Neighborhood Level Design**

##### **5.1 Compatibility**

**OBJECTIVE 12-1:** *New developments should recognize the existing community and be designed in a way that is compatible with the established character of the surrounding neighborhood.*

**Policy 12-1.4:** *Compatibility may be achieved through the utilization of site design techniques including but not limited to transitions in uses, buffering, setbacks, open space and graduated height restrictions, to affect elements such as height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture.*

### **LIVABLE COMMUNITIES ELEMENT: East Lake Orient Park Community Plan**

*Economic Development – Provide opportunities for business growth and jobs in the East Lake-Orient Park community.*

- *Establish design guidelines and protection of adjacent residential uses prior to granting higher densities in mixed use employment/activity centers.*
- *Existing industrial uses and employment should be preserved and protected.*

*Housing – Create housing opportunities.*

- *New residential developments that provide home ownership are preferred.*
- *Support affordable housing opportunities that accommodate a diverse population and income levels and promote home ownership.*

# HILLSBOROUGH COUNTY FUTURE LAND USE

RZ MM 24-0578

- Rezonings  
STATUS
- APPROVED
  - CONTINUED
  - DENIED
  - WITHDRAWN
  - PENDING

- Tampa Service Area
- Urban Service Area
- Shoreline
- County Boundary
- Jurisdiction Boundary
- Major Roads
- Parcels

- WATER NATURAL LULC\_WeL\_Poly
- AGRICULTURAL/MINING-120 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
- AGRICULTURAL-1/10 (.25 FAR)
- AGRICULTURAL/RURAL-1/5 (.25 FAR)
- AGRICULTURAL ESTATE-1/2.5 (.25 FAR)
- RESIDENTIAL-1 (.25 FAR)
- RESIDENTIAL-2 (.25 FAR)
- RESIDENTIAL PLANNED-2 (.35 FAR)
- RESIDENTIAL-4 (.25 FAR)
- RESIDENTIAL-6 (.25 FAR)
- RESIDENTIAL-9 (.35 FAR)
- RESIDENTIAL-12 (.35 FAR)
- RESIDENTIAL-16 (.35 FAR)
- RESIDENTIAL-20 (.35 FAR)
- RESIDENTIAL-35 (1.0 FAR)
- NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)
- SUBURBAN MIXED USE-6 (.35 FAR)
- COMMUNITY MIXED USE-12 (.50 FAR)
- URBAN MIXED USE-20 (1.0 FAR)
- REGIONAL MIXED USE-35 (2.0 FAR)
- INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)
- OFFICE COMMERCIAL-20 (75 FAR)
- RESEARCH CORPORATE PARK (1.0 FAR)
- ENERGY INDUSTRIAL PARK (50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)
- LIGHT INDUSTRIAL PLANNED (75 FAR)
- LIGHT INDUSTRIAL (75 FAR)
- HEAVY INDUSTRIAL (75 FAR)
- PUBLIC/QUASIPUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE

DATA SOURCES: Rezonings boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. The information on this map is for informational purposes only. It is intended that the information on this map be used in conjunction with the official records of Hillsborough County. The information on this map is not guaranteed by the Hillsborough County Planning Commission. This map is for informational purposes only. For the most current data and information, visit the appropriate source.

0 1,100 2,200 3,300 4,400 Feet

Map Printed from Rezoning System: 5/6/2024  
 Author: Beverly F. Daniels  
 File: G:\Rezoning\System\MapProjects\HC\Reg\_H\Rezoning\_Copy.mxd

