

# Rezoning Application:

**MM 21-1339**

Zoning Hearing Master Date:  
February 14, 2022

BOCC Land Use Meeting Date: April 12, 2022



**Hillsborough  
County Florida**

Development Services Department

## 1.0 APPLICATION SUMMARY

Applicant: Truett Gardner & Gardner Brewer  
Martinez-Monfoft

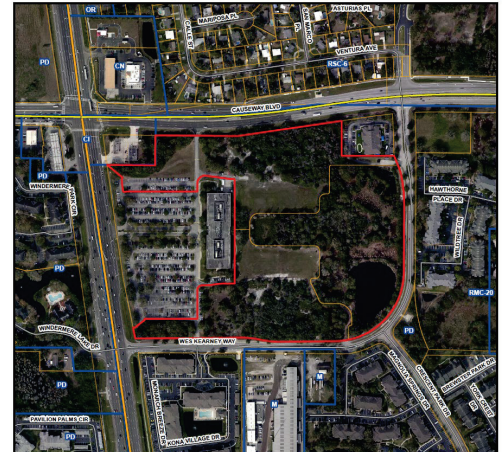
FLU Category: RMU-36

Service Area: Tampa Service Area

Site Acreage: 27.42 acres (Subject Area)  
136 acres (DRI No. 140)

Community Plan Area: Brandon

Overlay: None



### Existing Approvals:

PD 98-1462; MM: 94-0214, 02-0883; PRS: 07-1982, 12-0582, 12-0584, 16-1130, 17-1242

The PD permits a mixture of multi-family residential, business, retail, office and service distribution options. Changes in development entitlements are accomplished through a trade-off mechanism in the DRI.

**Recent Amendments:** **PRS 17-1242:** modified the PD by allowing a wall height up to 10 feet adjacent to folio 72220.0000. **MM 16-1130:** (1) added multi-family residential as a development option in Parcel D; (2) increased the maximum allowable multi-family units to 1230; (3) added cross access between Parcel D and property to the south; (4) reduced the required eastern boundary buffer.

### Proposed Modifications:

The applicant is seeking a major modification to the existing Planned Development (PD) 98-1462, as modified by PRS 17-1462. The 136-acre approved Planned Development is located on the east side of U.S. Highway 301, between Causeway Boulevard and Falkenburg Road. The PD permits a mixture of multifamily residential, business, retail, office and service distribution. The subject area of this request is located within Parcel C of DRI No. 140, comprising three (3) parcels, of approximately 27.42 acres and is identified by the Hillsborough County Property Appraiser with the following folio numbers: 072303.0204, 072303.0206 and 072303.0210.

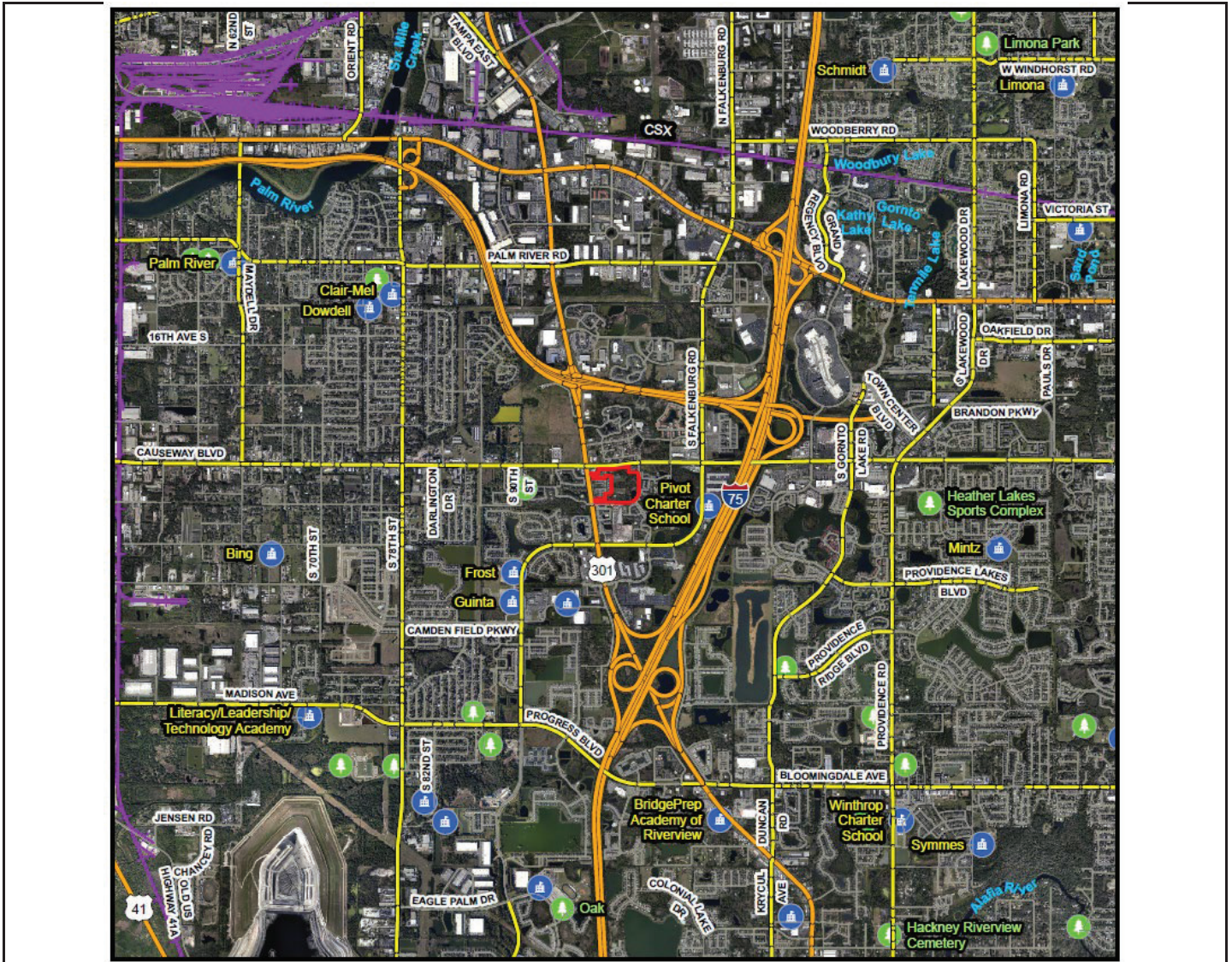
A companion Development Order amendment for Tampa Triangle DRI No. 140 is also being heard at the April 12, 2022, BOCC Land Use hearing to (1) increase the maximum quantities for the Service Center; (2) add multifamily residential as a use on Parcel C; (3) increase the maximum multifamily units, through the use of a trade-off mechanism.

### 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

## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.1 Vicinity Map



#### Context of Surrounding Area:

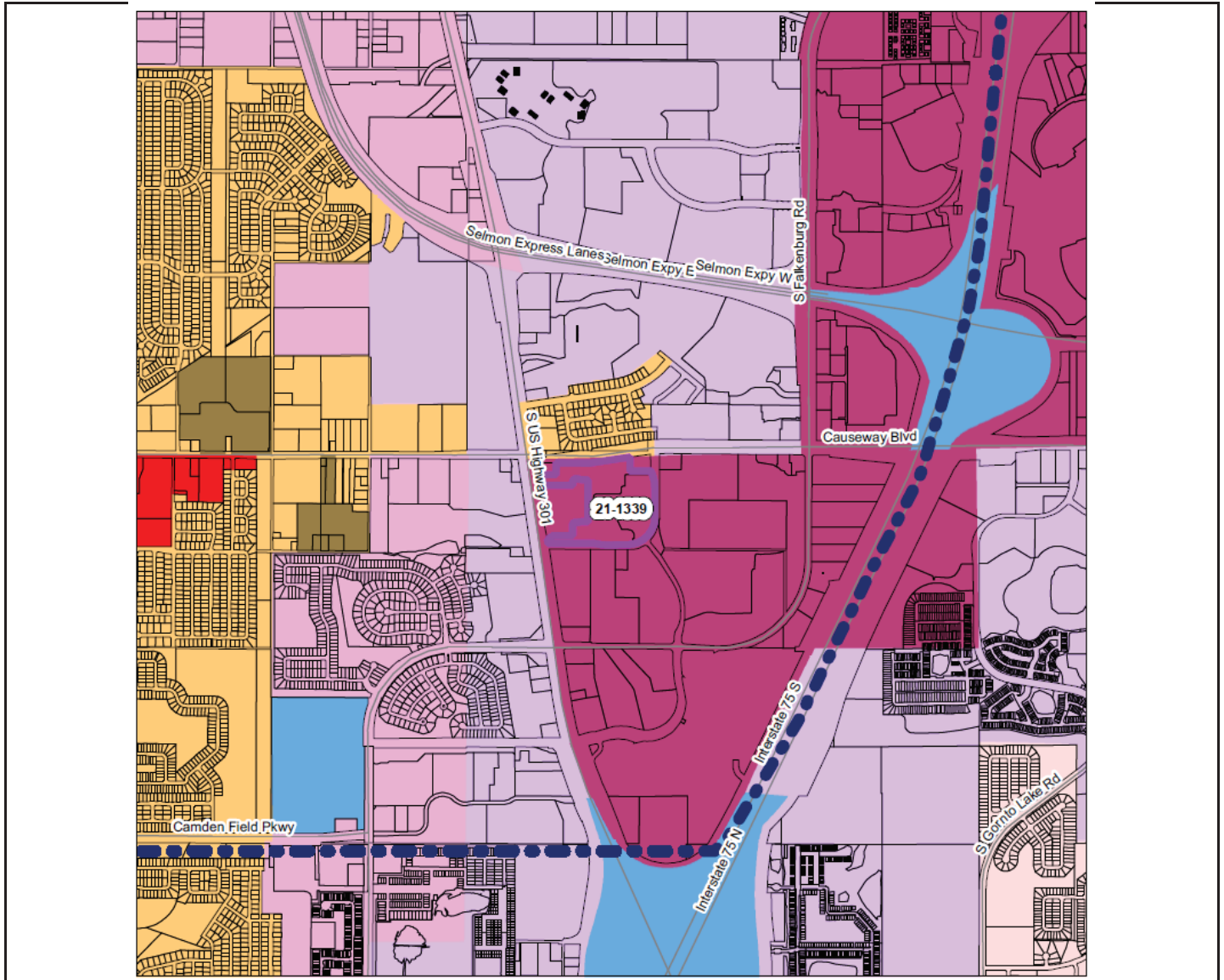
The subject property is located within approximately 27.42 acres within the 136-acre Tampa Triangle DRI No. 140, on the southeast corner of Highway 301 and Causeway Boulevard. The site is located within the Tampa Service Area and located within the limits of the Brandon Community Planning Area. An Interstate 75 interchange is approximately 4,000 feet to the northeast of the subject site. The immediate area adjacent to the subject property is predominantly comprised of properties within the Tampa Triangle DRI No. 140 and includes a mix of uses such as multifamily residential, business, retail, office and service distribution.

- To the east, south and west the site (folio no. 072303.0204, 072303.0206 and 072303.0210) is surrounded by PD 98-1462 (as modified by PRS 17-1242) zoning. Further west, across U.S. Highway 301 is multi-family residential (PD 89-0051).
- To the north of the subject site is Residential Single Family Conventional-6 (RSC-6), Commercial Neighborhood (CN), and Commercial Intensive (CI) zoning and developed with single-family residential and commercial uses.



## 2.0 LAND USE MAP SET AND SUMMARY DATA

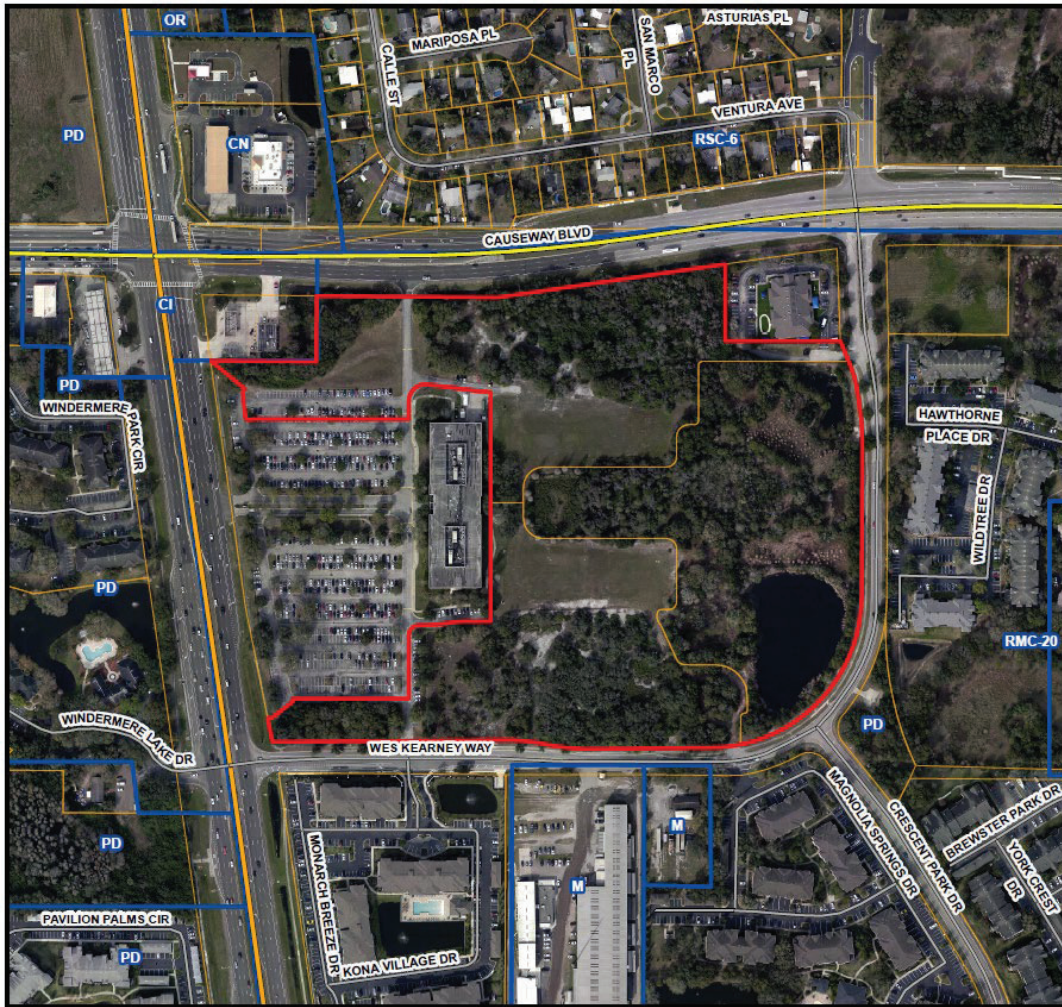
### 2.2 Future Land Use Map



Subject Site Future Land Use Category:	Regional Mixed Use-35
Maximum Density/F.A.R.:	35 dwelling units per acre / 2.0 FAR
Typical Uses:	Residential, regional scale retail commercial, office and business park uses, research corporate park uses, light industrial, multi-purpose and clustered residential and / or mixed-use projects.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Adjacent Zonings and Uses

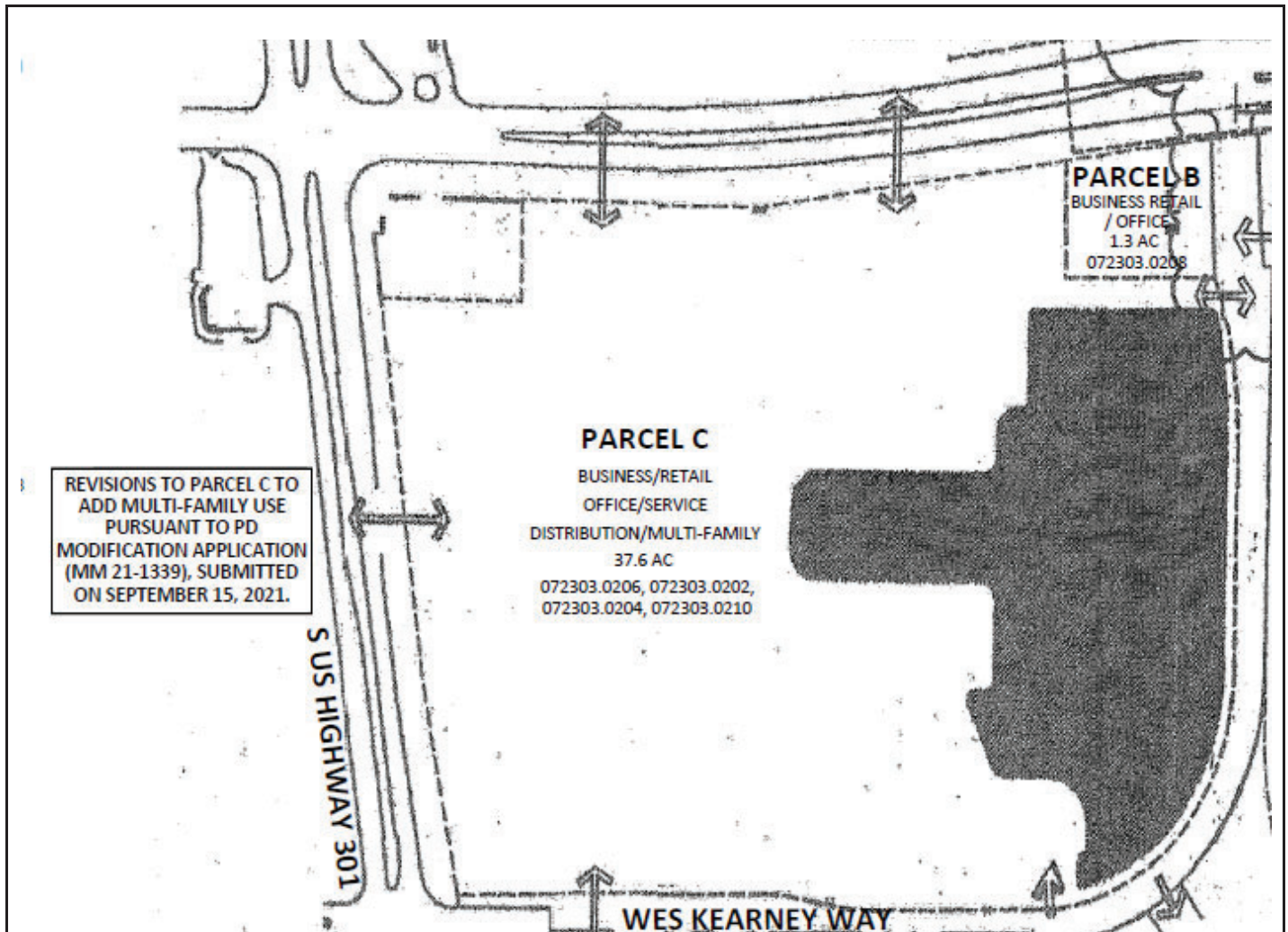
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	RSC-6 & CN	RSC-6: Min. 7,000sf/lot CN: 0.2 FAR	Single-family home & Commercial (CN)	Single-family homes & Commercial
South	PD 98-1462/ PRS 17-1242	Max. FAR: 0.75 20 du/acre (PD)	Business, Retail, Office, Services, Distribution, MF	Multi-family and commercial, distribution.
East	PD 98-1462/ PRS 17-1242	Max. FAR: 0.75 per 20 du/acre (PD)	Business, Retail, Office, Services, Distribution, MF	Multi-family, commercial, and vacant (NE)
West	PD 98-1462/ 17-1242/ Across US 301: PD 89-0051	Max. FAR: 0.75 20 du/acre (PD)	Business, Retail, Office, Services, Distribution, Residential	Distribution, Office and Multi-family residential across U.S. 301





## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.3 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.0 for full site plan)



The majority of the property within the Tampa Triangle DRI No. 140 and Planned Development (PD 98-1462/17-1242) has been developed, with the exception of the subject property and an approximate 1.5 acre outparcel (folio 72212.0200), located to the east of the subject property along the Causeway Road frontage.

The entire 27.42 subject site is located within Parcel C of the PD. The applicant is proposing to modify the existing PD zoning to accommodate future development. The proposed modifications include the following:

1. Increase maximum quantities for the Service Center (office and warehouse) land use from 125,000 square feet to 250,000 square feet;
2. Increase maximum quantities for the Multi-Family land use from 1,230 units to 1,630 units; and
3. Add Multi-Family as a permissible land use within Parcel C.



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

**Adjoining Roadways (check if applicable)**

Road Name	Classification	Current Conditions	Select Future Improvements
Causeway Blvd.	County Arterial - Urban	4 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
US HWY 301	FDOT Principal Arterial - 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
Wes Kearney Way	County Local - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

**Project Trip Generation**  Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing			
Proposed			
Difference (+/-)			

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

**Connectivity and Cross Access**  Not applicable for this request

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.
Notes:				

**4.0 Additional Site Information & Agency Comments Summary**

Transportation	Objections	Conditions Requested	Additional Information/Comments
<input type="checkbox"/> Design Exception/Adm. Variance Requested <input checked="" type="checkbox"/> Off-Site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Staff Report.

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

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Natural Resources	<input 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	
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 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 (Causeway Blvd.)</li> <li><input type="checkbox"/> Other _____</li> </ul>				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
<b>Transportation</b> <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	See Transportation "Agency Review Comment Sheet".
<b>Service Area/ Water &amp; Wastewater</b> <input type="checkbox"/> Urban <input checked="" type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's potable water and wastewater systems.
<b>Hillsborough County School Board</b> Adequate <input checked="" type="checkbox"/> K-5 <input checked="" type="checkbox"/> 6-8 <input checked="" type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input 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: Major Modification" review sheet.



**Impact/Mobility Fees:**

Warehouse

(Per 1,000 s.f.)

Mobility: \$1,239.00\*125 = \$154,875.00

Fire: \$34.00\*125 = \$4,250.00

Total Warehouse = \$159,125.00

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

Mobility: \$5,995 \* 400 units = \$2,398,000

Parks: \$1,555 \* 400 units = \$ 622,000

School: \$3,891 \* 400 units = \$1,556,400

Fire: \$249 \* 400 units = \$ 99,600

Total Multi-Family (1-2 story) = \$4,676,000

Urban Mobility, Central Fire - addition of 125,000 s.f. warehouse; 400 additional Multi-family units

\*\*\*revised fees estimated based on Jan 1, 2022 schedule\*\*\*

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 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 City-County Planning Commission review report for in-depth comments.</p>

## 5.0 IMPLEMENTATION RECOMMENDATIONS

### 5.1 Compatibility

The subject property is located on approximately 27.42 acres on the east side of U.S. Highway 301, between Causeway Boulevard and Falkenburg Road. The PD permits a mixture of multifamily residential, business, retail, office and service distribution. The subject area of this request is located within Parcel C of DRI No. 140, comprising three (3) parcels, of approximately 27.42 acres and is identified by the Hillsborough County Property Appraiser with the following folio numbers: 072303.0204, 072303.0206 and 072303.0210.

The applicant is requesting a Major Modification to previously approved PD 98-1462 to increase the maximum quantities of Service Center Land Uses from 125,000 square feet to 250,000 square feet, increase the maximum quantities for multi-family units from 1,230 units to 1,630 units, and add multifamily as a permissible use within Parcel C. A companion Development Order amendment for Tampa Triangle DRI No. 140 is also being heard at the April 12, 2022, BOCC Land Use hearing. Existing maximum quantities and proposed maximum quantities are shown below.

EXISTING MAXIMUM QUANTITIES	PROPOSED MAXIMUM QUANTITIES
<p>The existing Current Maximum Quantities for the Tampa Triangle DRI NO. 140 include:</p> <ol style="list-style-type: none"> <li>Office: 1,100,000 sf</li> <li>Retail: 50,000 sf</li> <li>Service Center: <b>125,000 sf</b></li> <li>Multi-family: <b>1,230 units</b></li> </ol>	<p>The applicant is proposing to modify the existing PD zoning to accommodate future development. The modifications include the following:</p> <ol style="list-style-type: none"> <li>Increase maximum quantities for the Service Center land use from <b>125,000 sf to 250,000 sf</b>;</li> <li>Increase maximum quantities for the Multi-Family land use from <b>1,230 to 1,630</b>; and</li> <li>Add Multi-Family as a permissible land use within Parcel C</li> </ol>

The proposed PD modifications do not require a request to increase the currently approved base land use entitlements for the project. The property owner/developer will utilize the approved Land Use Conversion Table (of the DRI Amended and Restated Development Order) to achieve the desired development entitlements once the maximum quantities have been increased as proposed. A companion application to similarly amend the Tampa Triangle DRI Development Order accompanies this PD Major Modification request. A condition of the DRI Development Order specifically limits maximum development to a threshold of 1,325 PM peak hour trips.

The immediate area surrounding the subject property is mostly located within PD. In the general vicinity, the entire site is surrounded by PD zoning to the east, south and west, and Residential Single Family Conventional-6 (RSC-6), Commercial Neighborhood (CN), and Commercial Intensive (CI) zoning to the north. Further west, across U.S. Highway 301, is PD 89-0051, developed with multi-family residential. The property is located within the Tampa Service Area and located within the limits of the Brandon Community Planning Area.

A 12-inch water main exists adjacent to the site and is located within the north Right-of-Way of Wes Kearney. The subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's potable water systems. The property lies within the City of Tampa Wastewater Service Area.

There are wetlands present on the subject property. The Environmental Protection Commission (EPC) Wetlands Division has reviewed the proposed rezoning and has determined a resubmittal is not necessary for the site plan's current configuration. If the site plan changes, EPC staff will need to review the zoning again.



The application does not request any variations to Land Development Code Parts 6.06.00 (Landscaping/Buffering). The site will comply with and conform to all other applicable policies and regulations, including but not limited to, the Hillsborough County Land Development Code.

The proposed modifications to the PD are consistent with the subject property's underlying Future Land Use designation and are compatible with the surrounding development pattern. The modifications will provide for the flexibility needed to develop the remaining vacant property within this established and successful project. The application is also consistent with Comprehensive Plan Objective 16, and Policies 16.1, 16.2 and 16.3 of the Future Land Use Element (FLUE), that ensures a development is compatible with the surrounding development.

Overall, the proposed rezoning would allow for development that is consistent with the Goals, Objectives and Policies of the Future Land Use Element of the Unincorporated Hillsborough County Comprehensive Plan. Planning Commission staff finds the request would also facilitate the vision of the Greater Carrollwood- Northdale Community Plan.

**5.2 Recommendation**

The proposed project with the proposed development standards, existing scale and restrictions may be found to be compatible with nearby development patterns. The proposed development satisfies the intent of the Goals, Objectives and Policies of the Future Land Use Element of the Unincorporated Hillsborough County Comprehensive Plan and finds the proposed Major Modification consistent with the Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County. Based upon the above, staff finds the request approvable.

## 6.0 PROPOSED CONDITIONS

**Approval**- Approval of the request, subject to the conditions listed below, is based on the general site plan submitted January 28, 2022.

1. The maximum amount of each development type shall be as indicated in the Development of Regional Impact Development Order.
2. Land uses, setbacks, and other development standards within pods designated "Off./Serv. Ctr" shall be restricted to warehouses, truck terminals, and those uses permitted within the B-PO zoning district. The maximum FAR shall be 0.75. The maximum height shall be 150 feet.
3. Land uses, setbacks, and other development standards within pods designated "Retail" and "Hotel" shall be restricted to those permitted within the C-G zoning district. The maximum FAR shall be 0.75. The maximum height shall be 150 feet.
4. Land uses, setbacks, and other development standards within pods designated "MF Residential" shall be restricted to those permitted within the RMC-20 zoning district. The maximum density shall be 20 dwelling units per gross acre, except in Parcel D, which shall be permitted a maximum density of 35 dwelling units per gross acre. The required front yard shall be 15 feet.
5. If development pod "E" is to be developed with more than one type of use, the developer shall submit a revised General Site plan, for the entire PD, for certification prior to Construction Site Plan approval indicating the development pod for each type of use within Parcel "E".
6. Buffering and screening shall be in accordance with the Land Development Code except as specified herein:
  - 6.1 A 14 foot buffer with Type B screening shall be provided along the eastern property boundary of Parcel D.
  - 6.2 In addition to the requirements of condition 6.1, a wall up to 10 feet in height shall be permitted along the eastern boundary of Parcel D, adjacent to folio 72220.0000.
7. Access points shall be as indicated on the approved general site plan. The developer shall provide for cross access between adjacent parcels. The access point on Wes Kearney Way to Parcel A may be permitted pending improvements to be made to the median in front of this location. Until such time as any potential improvements are to be made to the median opening, this access may be restricted in movement. The final design and location of the access point and the adjacent median shall be regulated by the Hillsborough County Access Management regulations.
8. Sidewalks shall be required on both sides of the street including when the "Residential Local Street Alternative 3" design is utilized.
9. General office and permissible commercial uses shall be concentrated for maximum pedestrian convenience and located for easy accessibility by residents and workers.
10. An interim agricultural use of cattle grazing, citrus groves, and other low scale agricultural uses shall be permitted. This agricultural operation shall not result in the destruction of the natural plant community



vegetation on the property. Any application to conduct land alteration activities on the property must be submitted to the Natural Resources Team of the Development Services Department for review and approval. Use of the agricultural exemption provision to the Land Alteration regulations is prohibited.


11. To promote connectivity and to ensure completion of both the Falkenburg extension and the interior collector roads, prior to Certificates of Occupancy for any interior pod development, the developer shall design and construct to County standards, and dedicate to the County the applicable Falkenburg extension and interior collector roads including sidewalks. Such improvements shall be for the total length of the subject development pod adjacent to such roadways except when adjacent to conservation/mitigation areas, ponds, or other common areas in which case a road shall be completed to the middle of said area.
12. As part of any Preliminary Site Plan approval the plan shall provide a service road to serve project traffic which will allow for continuous traffic flow between Falkenburg Road and Alonzo Drive.
13. Subject to Hillsborough County approval, the developer shall provide, at his expense, left turn storage lanes of sufficient length to accommodate anticipated left turning traffic, at each access from a public road into the project where a left turn is required. Prior to Construction Site Plan approval, the developer shall provide a traffic analysis, signed by a Professional Engineer, showing the amount of left turn storage needed to serve development traffic. The design and construction of these left turn lanes shall be approved by Hillsborough County Public Works. All roadway construction of said left turn lanes shall be completed with proper transitions from the widened section to the existing roadway pavement. Design plans for said construction shall be reviewed and approved by the County Public Works Department and evidence of said approval shall be submitted for review by the Hillsborough County Development Services Department.
14. A project wide pedestrian circulation system shall be required and shall include, at a minimum, five-foot (5') sidewalks on both sides for the Falkenburg extension and any collector interior roads as well as external to the project on the project's side of the right-of-way area of the major roadway(s) bordering the project (U.S. 301 and Causeway Boulevard). Prior to Preliminary Site Plan review for each pod or subphase, the exact location of the pedestrian circulation system 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 the first certificates of occupancy. Sidewalks are to meet all ADA compliance regulations. In addition, in instances where the adjacent parcel is a lake, retention pond or other common areas, the developer shall extend the pedestrian system by said lake, retention pond or common area to ensure a connected pedestrian system.
15. Prior to development of any pods adjacent to Causeway Boulevard the developer shall construct a Bus bay on Causeway Boulevard which meets HARTlines criteria for safe operations. The developer shall construct a transit accessory pad including shelters, benches, lighting, trash receptacles, and a bicycle rack of a design and location acceptable to HARTline. Said shelter shall be required and shall be the responsibility of the developer. It shall be installed by the developer prior to the issuance of Certificates of Occupancy. The exact location, design, landscaping, and size of each of the above referenced facilities shall be approved by HARTline and the developer prior to the applicable site development plan approval.
16. Prior to or concurrent with the initial increment of development the Developer shall construct the following site access improvements:
  - a. Northbound right turn lane at US 301 and Wes Kearney Way.
  - b. Eastbound left turn lane at Wes Kearney Way and the Project Access.
  - c. The southbound approach to be restriped to provide a 195-foot southbound right turn lane at Wes Kearney Way and Day Care Access/Project Access.

d. Westbound left turn lane to extend to 440 feet to accommodate the peak season plus project traffic at Causeway Boulevard and Wes Kearney Way.

17. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.
18. 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.
19. 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).
20. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.
- ~~16-21.~~ The northwestern portion of Parcel C, encompassing approximately 12 acres, known as the Causeway property, shall be bound by the requirements of the Essential and Significant Upland Wildlife Habitat set forth in the Land Development Code. The location of any required minimum significant habitat set aside, if any, shall be shown on the General Site Plan prior to construction site plan approval of any development within these pods.
- ~~17-22.~~ In the event there is a conflict between a zoning condition of approval, as stated herein, and any written or graphic notation on the general site plan, the more restrictive requirement shall apply.
- ~~18-23.~~ Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
- ~~19-24.~~ 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. Within 90 days of approval of PRS 17-1242 by the Hillsborough County Board of County Commissioners, the developer shall submit to the County Development Services Department a revised General Development Plan for certification which shall reflect all the conditions outlined above.~~



**Zoning Administrator Sign Off:**



J. Brian Grady  
Mon Feb 7 2022 09:51:08

**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)**



**AGENCY REVIEW COMMENT SHEET**

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**TO:** Zoning Technician, Development Services Department  
**REVIEWER:** Alex Steady, Senior Planner  
**PLANNING AREA/SECTOR:** GCN/Northwest

**DATE:** 02/03/2022  
**AGENCY/DEPT:** Transportation  
**PETITION NO:** PD MM 21-1339

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|----------|---|
|          | This agency has no comments.  |
|          | This agency has no objection.   |
| <b>X</b> | This agency has no objection, subject to the listed or attached conditions. |
|          | This agency objects for the reasons set forth below.                        |

**REPORT SUMMARY AND CONCLUSIONS**

- The proposed changes do not impact the previously approved peak hour trip cap of 1,325 pm peak hour trips. The applicant provided analysis indicating that the proposed project will not exceed the peak hour cap when combined with the existing peak hour trips provided by the 2019 monitoring report. As this proposal does not increase the transportation impact beyond what was previously approved, transportation staff does not object to the major modification.
  
- Prior to or concurrent with the initial increment of development the Developer shall construct the following site access improvements:
  - a. Northbound right turn lane at US 301 and Wes Kearney Way.
  - b. Eastbound left turn lane at Wes Kearney Way and the Project Access.
  - c. The southbound approach to be restriped to provide a 195-foot southbound right turn lane at Wes Kearney Way and Day Care Access/Project Access.
  - d. Westbound left turn lane to extend to 440 feet to accommodate the peak season plus project traffic at Causeway Boulevard and Wes Kearney Way.
  
- Transportation Review Section staff has no objection to the proposed request, subject to the conditions of approval provided hereinbelow.

**CONDITIONS OF APPROVAL**

In addition to the previously approved zoning conditions, which shall carry forward, staff is requesting the following new condition:

New Condition:

- Prior to or concurrent with the initial increment of development the Developer shall construct the following site access improvements:
  - a. Northbound right turn lane at US 301 and Wes Kearney Way.
  - b. Eastbound left turn lane at Wes Kearney Way and the Project Access.
  - c. The southbound approach to be restriped to provide a 195-foot southbound right turn lane at Wes Kearney Way and Day Care Access/Project Access.
  - d. Westbound left turn lane to extend to 440 feet to accommodate the peak season plus project traffic at Causeway Boulevard and Wes Kearney Way.

**PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting a Major Modification (MM) to previously approved PD 98-1462 to increase the maximum quantities of Service Center Land Uses from 125,000 sf to 250,000 sf, increase the maximum quantities for Multifamily units from 1,230 to 1,630 and add multifamily as a permissible use within parcel

C. This site is part of the Tampa Triangle DRI and is located on the south east corner of the intersection of Causeway Blvd. and US 301.

**TRANSPORTATION IMPACT**

The proposed major modification does not increase the intensity of what can be built since it remains restricted by the previously approved 1,325 pm peak hour trip cap established in the original DRI Development Order. As such, the transportation impact on the adjacent network is not being increased beyond what was already approved.

**DRI MONITORING REPORT**

The applicant provided a monitoring report of the Tampa Triangle DRI conducted in 2019. Since the last two years trip counts were likely affected by the COVID-19 pandemic, 2019 is reasonably the most current data concerning the transportation impacts from the buildout of the Tampa Triangle DRI. The 2019 monitoring report indicated that the current peak hour trips for the project were 898 pm peak hour trips. Transportation analysis provided by the applicant with the MM 21-1339 application indicated that the pm peak hour trip generation of the proposed project is 186. The sum of the existing and proposed trips totals 1,084 pm peak hour trips which is lower than the approved cap of 1,325 pm peak hour trips.

**TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

Causeway is a 4-lane divided Hillsborough County maintained, arterial roadway, characterized by +/- 12-foot travel lanes. There are existing bike lanes and sidewalks on both sides of Causeway Blvd. within the vicinity of the project. US 301 is a 4-lane divided FDOT maintained, principal arterial roadway.

**SITE ACCESS**

As indicated in the developer’s transportation analysis, the following site access improvements (turn lanes) were found to be warranted consistent with Section 6.04.04.D. of the LDC:

- a. Northbound right turn lane at US 301 and Wes Kearney Way.
- b. Eastbound left turn lane at Wes Kearney Way and the Project Access.
- c. The southbound approach to be restriped to provide a 195-foot southbound right turn lane at Wes Kearney Way and Day Care Access/Project Access.
- d. Westbound left turn lane to extend to 440 feet to accommodate the peak season plus project traffic at Causeway Boulevard and Wes Kearney Way.

**ROADWAY LEVEL OF SERVICE (LOS)**

Level of Service (LOS) information is reported below.

<b>FDOT Generalized Level of Service</b>				
<b>Roadway</b>	<b>From</b>	<b>To</b>	<b>LOS Standard</b>	<b>Peak Hr Directional LOS</b>
CAUSEWAY BLVD	US HWY 301	FALKENBURG RD	D	C
US HWY 301	I-75	CAUSEWAY BLVD	D	C

Source: [2020 Hillsborough County Level of Service \(LOS\) Report](#)

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Causeway Blvd.	County Arterial - Urban	4 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
US HWY 301	FDOT Principal Arterial - 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
Wes Kearney Way	County Local - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

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

\*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.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.
Notes:				

Design Exception/Administrative Variance <input 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

Transportation	Objections	Conditions Requested	Additional Information/Comments
<input type="checkbox"/> Design Exception/Adm. Variance Requested <input checked="" type="checkbox"/> Off-Site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Staff Report.

**COUNTY OF HILLSBOROUGH**

**RECOMMENDATION OF THE  
LAND USE HEARING OFFICER**

**APPLICATION NUMBER:** MM 21-1339

**DATE OF HEARING:** February 14, 2022

**APPLICANT:** Liberty Property Limited Partnership

**PETITION REQUEST:** The Major Modification request is to modify PD 98-1462 to increase the maximum square footage for the Service Center, add multi-family residential as a permitted use on Parcel C and increase the maximum number of multi-family dwelling units

**LOCATION:** 650 feet southeast of the intersection S. US Highway 301 and Causeway Blvd.

**SIZE OF PROPERTY:** 27.42 acres, m.o.l.

**EXISTING ZONING DISTRICT:** PD 98-1462

**FUTURE LAND USE CATEGORY:** RMU-35

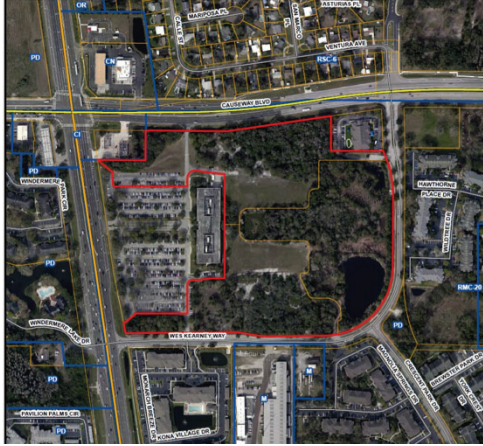
**SERVICE AREA:** Urban

**COMMUNITY PLAN:** Brandon



# DEVELOPMENT REVIEW STAFF REPORT

## 1.0 APPLICATION SUMMARY



Applicant: Truett Gardner & Gardner Brewer Martinez-Monfoft

FLU Category: RMU-36

Service Area: Tampa Service Area

Site Acreage: 27.42 acres (Subject Area) 136 acres (DRI No. 140)

Community Plan Area: Brandon

Overlay: None

Existing Approvals:
PD 98-1462; MM: 94-0214, 02-0883; PRS: 07-1982, 12-0582, 12-0584, 16-1130, 17-1242 The PD permits a mixture of multi-family residential, business, retail, office and service distribution options. Changes in development entitlements are accomplished through a trade-off mechanism in the DRI. <b>Recent Amendments: PRS 17-1242:</b> modified the PD by allowing a wall height up to 10 feet adjacent to folio 72220.0000. <b>MM 16-1130:</b> (1) added multi-family residential as a development option in Parcel D; (2) increased the maximum allowable multi-family units to 1230; (3) added cross access between Parcel D and property to the south; (4) reduced the required eastern boundary buffer.

**Proposed Modifications:**

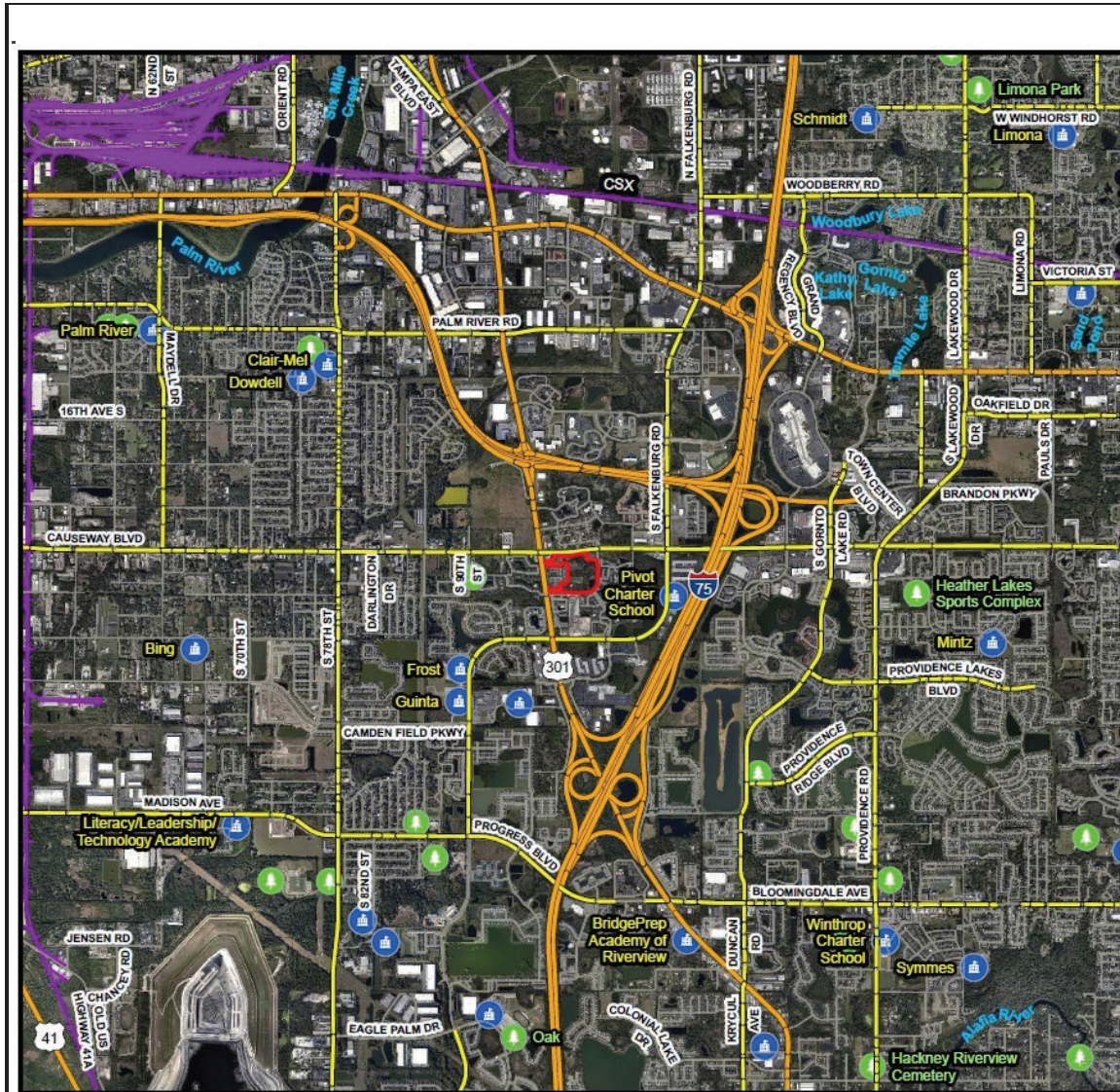
The applicant is seeking a major modification to the existing Planned Development (PD) 98-1462, as modified by PRS 17-1462. The 136-acre approved Planned Development is located on the east side of U.S. Highway 301, between Causeway Boulevard and Falkenburg Road. The PD permits a mixture of multifamily residential, business, retail, office and service distribution. The subject area of this request is located within Parcel C of DRI No. 140, comprising three (3) parcels of approximately 27.42 acres and is identified by the Hillsborough County Property Appraiser with the following folio numbers: 072303.0204, 072303.0206 and 072303.0210.

A companion Development Order amendment for Tampa Triangle DRI No. 140 is also being heard at the April 12, 2022, BOCC Land Use hearing to (1) increase the maximum quantities for the Service Center; (2) add multifamily residential as a use on Parcel C; (3) increase the maximum multifamily units, through the use of a trade-off mechanism.

**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

## 2.0 LAND USE MAP SET AND SUMMARY DATA 2.1 Vicinity Map



### Context of Surrounding Area:

The subject property is located within approximately 27.42 acres within the 136-acre Tampa Triangle DRI No. 140, on the southeast corner of Highway 301 and Causeway Boulevard. The site is located within the Tampa Service Area and located within the limits of the Brandon Community Planning Area. An Interstate 75 interchange is approximately 4,000 feet to the northeast of the subject site. The immediate area adjacent to the subject property is predominantly comprised of properties within the Tampa Triangle DRI No. 140 and includes a mix of uses such as multifamily residential, business, retail, office and service distribution.

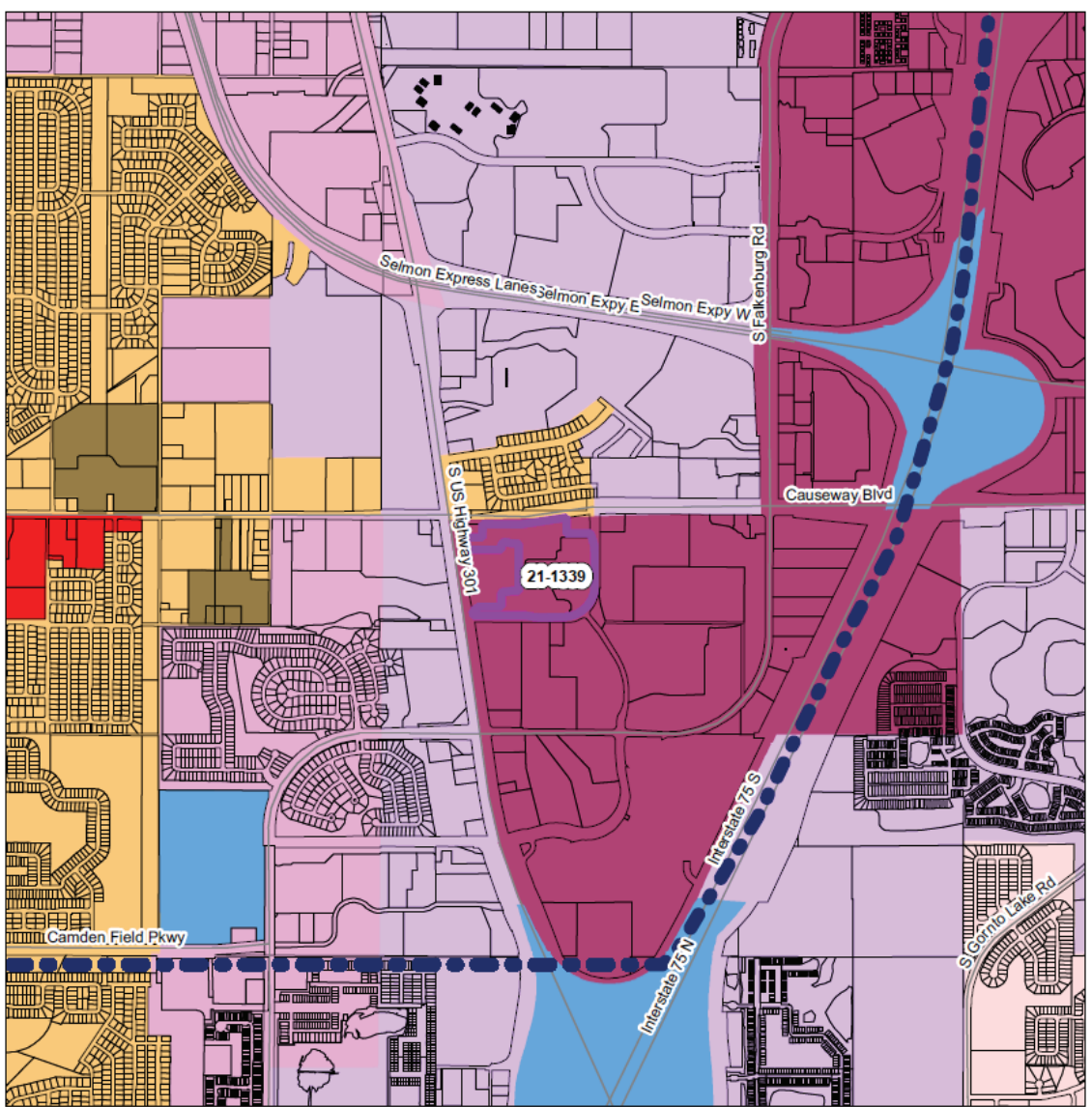
- To the east, south and west the site (folio no. 072303.0204, 072303.0206 and 072303.0210) is surrounded by PD 98-1462 (as modified by PRS 17-



1242) zoning. Further west, across U.S. Highway 301 is multi-family residential (PD 89-0051).

- To the north of the subject site is Residential Single Family Conventional-6 (RSC-6), Commercial Neighborhood (CN), and Commercial Intensive (CI) zoning and developed with single-family residential and commercial uses.

## 2.0 LAND USE MAP SET AND SUMMARY DATA 2.2 Future Land Use Map



Subject Site Future Land Use Category:	Regional Mixed Use-35
Maximum Density/F.A.R.:	35 dwelling units per acre / 2.0 FAR
Typical Uses:	Residential, regional scale retail commercial, office and business park uses, research corporate park uses, light industrial, multi-purpose and clustered residential and / or mixed-use projects.

## 2.0 LAND USE MAP SET AND SUMMARY DATA 2.3 Immediate Area Map

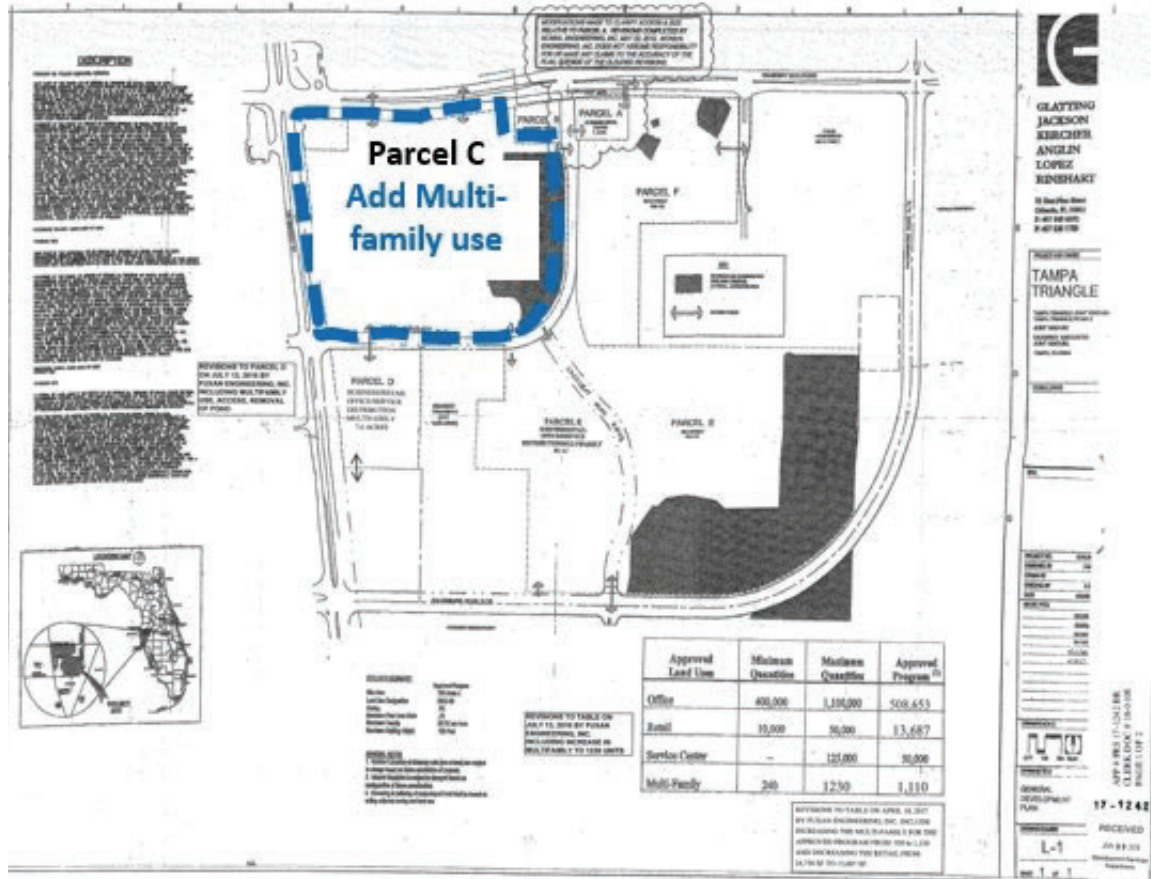


<b>Adjacent Zonings and Uses</b>				
<b>Location:</b>	<b>Zoning:</b>	<b>Maximum Density/F.A.R. Permitted by Zoning District:</b>	<b>Allowable Use:</b>	<b>Existing Use:</b>
North	RSC-6& CN	RSC-6: Min. 7,000sf lot CN: 0.2 FAR	Single-family home & Commercial (CN)	Single-family homes & Commercial
South	PD 98-1462/ PRS 17-1242	Max. FAR: 0.75 20 du/acre (PD)	Business, Retail, Office, Services, Distribution, MF	Multi-family and commercial, distribution.
East	PD 98-1462/ PRS 17-1242	Max. FAR: 0.75 per 20 du/acre (PD)	Business, Retail, Office, Services, Distribution, MF	Multi-family, commercial, and vacant (NE)
West	PD 98-1462/ 17-1242/ Across US 301: PD 89-0051	Max. FAR: 0.75 20 du/acre (PD)	Business, Retail, Office, Services, Distribution, Residential	Distribution, Office and Multi-family residential across U.S. 301



**2.0 LAND USE MAP SET AND SUMMARY DATA**

**2.3 Existing Site Plan** (partial provided below for size and orientation purposes. See Section 8.0 for full site plan)



**DRI No. 140, Current Maximum Quantities**

Office: 1,100,000 sf Retail: 50,000 sf  
 Service Center: 125,000 sf Multi-family: 1,230 units

**2.0 LAND USE MAP SET AND SUMMARY DATA**

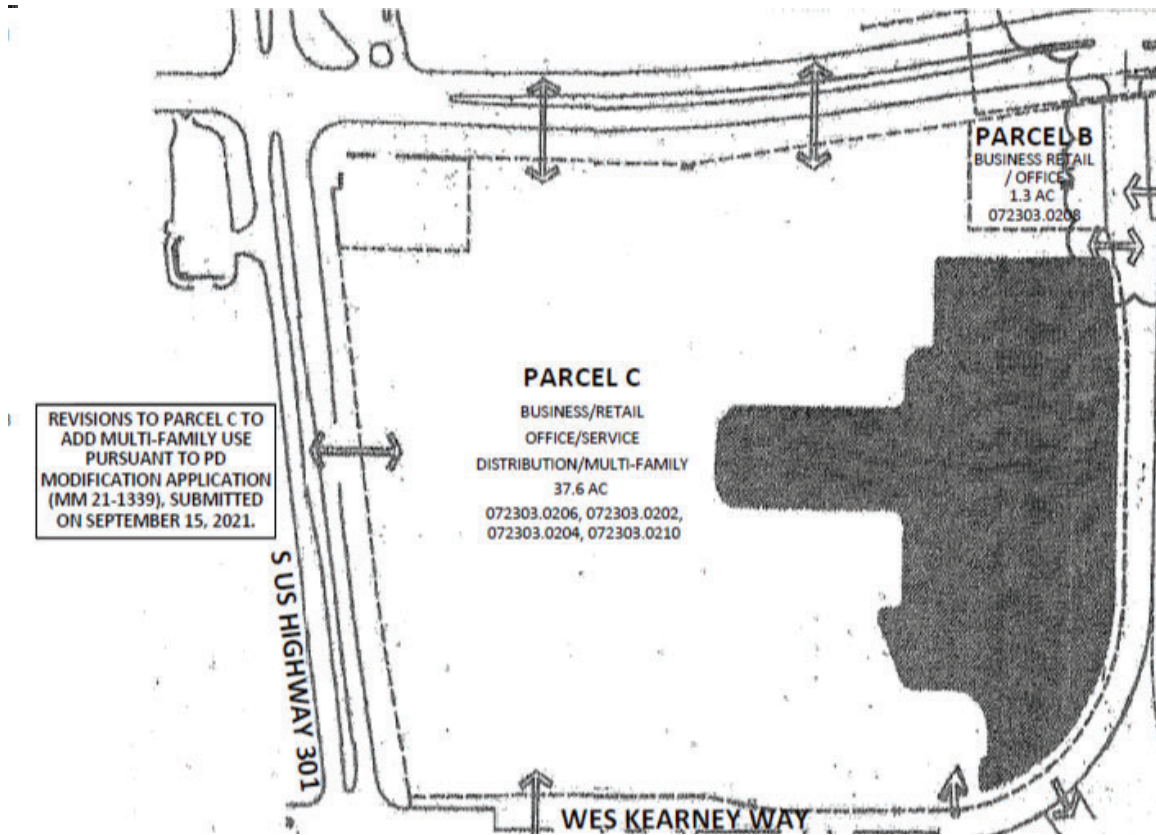
**2.3 Proposed Site Plan** (partial provided below for size and orientation purposes. See Section 8.0 for full site plan)

The majority of the property within the Tampa Triangle DRI No. 140 and Planned Development (PD 98-1462/17-1242) has been developed, with the exception of the subject property and an approximate 1.5 acre outparcel (folio 72212.0200), located to the east of the subject property along the Causeway Road frontage.



The entire 27.42 subject site is located within Parcel C of the PD. The applicant is proposing to modify the existing PD zoning to accommodate future development. The proposed modifications include the following:

1. Increase maximum quantities for the Service Center (office and warehouse) land use from 125,000 square feet to 250,000 square feet;
2. Increase maximum quantities for the Multi-Family land use from 1,230 units to 1,630 units; and
3. Add Multi-Family as a permissible land use within Parcel C.



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

**Adjoining Roadways (check if applicable)**

Road Name	Classification	Current Conditions	Select Future Improvements
Causeway Blvd.	County Arterial - Urban	4 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
US HWY 301	FDOT Principal Arterial - 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
Wes Kearney Way	County Local - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

**Project Trip Generation  Not applicable for this request**

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing		-	
Proposed			
Difference (+/-)		-	

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

**Connectivity and Cross Access**  Not applicable for this request

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North	-	Choose an item.	Choose an item.	Choose an item.
South	-	Choose an item.	Choose an item.	Choose an item.
East	-	Choose an item.	Choose an item.	Choose an item.
West	-	Choose an item.	Choose an item.	Choose an item.

Notes:

**4.0 Additional Site Information & Agency Comments Summary**

Transportation	Objections	Conditions Requested	Additional Information/Comments
<input type="checkbox"/> Design Exception/Adm. Variance Requested <input checked="" type="checkbox"/> Off-Site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Staff Report.

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

INFORMATION/REVIEWING AGENCY	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental:				
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

Natural Resources	<input 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	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input checked="" type="checkbox"/> Wetlands/Other Surface Waters  <input type="checkbox"/> Use of Environmentally Sensitive Land Credit  <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area  <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input checked="" type="checkbox"/> Urban/Suburban/Rural Scenic Corridor (Causeway Blvd.) <input type="checkbox"/> Other				
<b>Public Facilities:</b>	<b>Comments Received</b>	<b>Objections</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>
<b>Transportation</b>	<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".
<b>Service Area/ Water &amp; Wastewater</b>	<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	The subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's potable water and wastewater systems.
<b>Hillsborough County School Board</b>	<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: Major Modification" review sheet.

Adequate <input checked="" type="checkbox"/> K-5 <input checked="" type="checkbox"/> 6-8 <input checked="" type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A				
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**Impact/Mobility Fees:**

Warehouse

(Per 1,000 s.f.)

Mobility: \$1,239.00\*125 = \$154,875.00 Fire: \$34.00\*125 = \$4,250.00

Total Warehouse = \$159,125.00

(Fee estimate is based on a 1,200 square foot, 2 bedroom, Multi-Family Units 1-2 story) Mobility: \$5,995 \* 400 units = \$2,398,000

Parks: \$1,555 \* 400 units

School: \$3,891 \* 400 units

Fire: \$249 \* 400 units

Total Multi-Family (1-2 story) = \$4,676,000

Urban Mobility, Central Fire - addition of 125,000 s.f. warehouse; 400 additional Multi-family units

\*\*\*revised fees estimated based on Jan 1, 2022 schedule\*\*\*

= \$ 622,000 = \$1,556,400 = \$ 99,600

**Planning Commission**

Meets Locational Criteria  N/A  Locational Criteria Waiver Requested   
 Minimum Density Met  N/A

Yes  No

Inconsistent  Consistent

Yes  No

See Hillsborough County City-County Planning Commission review report for in-depth comments.



## 5.0 IMPLEMENTATION RECOMMENDATIONS

### 5.1 Compatibility

The subject property is located on approximately 27.42 acres on the east side of U.S. Highway 301, between Causeway Boulevard and Falkenburg Road. The PD permits a mixture of multifamily residential, business, retail, office and service distribution. The subject area of this request is located within Parcel C of DRI No. 140, comprising three (3) parcels of approximately 27.42 acres and is identified by the Hillsborough County Property Appraiser with the following folio numbers: 072303.0204, 072303.0206 and 072303.0210.

The applicant is requesting a Major Modification to previously approved PD 98-1462 to increase the maximum quantities of Service Center Land Uses from 125,000 square feet to 250,000 square feet, increase the maximum quantities for multi-family units from 1,230 units to 1,630 units, and add multifamily as a permissible use within Parcel C. A companion Development Order amendment for Tampa Triangle DRI No. 140 is also being heard at the April 12, 2022, BOCC Land Use hearing. Existing maximum quantities and proposed maximum quantities are shown below.

#### EXISTING MAXIMUM QUANTITIES

The existing Current Maximum Quantities for the Tampa Triangle DRI NO. 140 include:

1. Office: 1,100,000 sf
2. Retail: 50,000 sf
3. Service Center: **125,000** sf
4. Multi-family: **1,230** units

#### PROPOSED MAXIMUM QUANTITIES

The applicant is proposing to modify the existing PD zoning to accommodate future development. The modifications include the following:

1. Increase maximum quantities for the Service Center land use from **125,000 sf to 250,000 sf**;
2. Increase maximum quantities for the Multi- Family land use from **1,230 to 1,630**; and
3. Add Multi-Family as a permissible land use within Parcel C

The proposed PD modifications do not require a request to increase the currently approved base land use entitlements for the project. The property owner/developer will utilize the approved Land Use Conversion Table (of the DRI Amended and Restated Development Order) to achieve the desired development entitlements once the maximum quantities have been increased as proposed. A companion application to similarly amend the Tampa Triangle DRI Development Order accompanies this PD Major Modification request. A condition of the DRI Development Order specifically limits maximum development to a threshold of 1,325 PM peak hour trips.

The immediate area surrounding the subject property is mostly located within PD. In the general vicinity, the entire site is surrounded by PD zoning to the east, south and west, and Residential Single Family Conventional-6 (RSC-6), Commercial Neighborhood (CN), and Commercial Intensive (CI) zoning to the north. Further west, across U.S. Highway 301, is PD 89-0051, developed with multi-family residential. The property is located within the Tampa Service Area and located within the limits of the Brandon Community Planning Area.

A 12-inch water main exists adjacent to the site and is located within the north Right-of-Way of Wes Kearney. The subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's potable water systems. The property lies within the City of Tampa Wastewater Service Area.

There are wetlands present on the subject property. The Environmental Protection Commission (EPC) Wetlands Division has reviewed the proposed rezoning and has determined a resubmittal is not necessary for the site plan's current configuration. If the site plan changes, EPC staff will need to review the zoning again.

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The application does not request any variations to Land Development Code Parts 6.06.00 (Landscaping/Buffering). The site will comply with and conform to all other applicable policies and regulations, including but not limited to, the Hillsborough County Land Development Code.

The proposed modifications to the PD are consistent with the subject property's underlying Future Land Use designation and are compatible with the surrounding development pattern. The modifications will provide for the flexibility needed to develop the remaining vacant property within this established and successful project. The application is also consistent with Comprehensive Plan Objective 16, and Policies 16.1, 16.2 and 16.3 of the Future Land Use Element (FLUE), that ensures a development is compatible with the surrounding development.

Overall, the proposed rezoning would allow for development that is consistent with the Goals, Objectives and Policies of the Future Land Use Element of the

Unincorporated Hillsborough County Comprehensive Plan. Planning Commission staff finds the request would also facilitate the vision of the Greater Carrollwood-Northdale Community Plan.

## **5.2 Recommendation**

The proposed project with the proposed development standards, existing scale and restrictions may be found to be compatible with nearby development patterns. The proposed development satisfies the intent of the Goals, Objectives and Policies of the Future Land Use Element of the Unincorporated Hillsborough County Comprehensive Plan and finds the proposed Major Modification consistent with the Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County. Based upon the above, staff finds the request approvable.

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

### **SUMMARY OF HEARING**

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on February 14, 2022. Mr. Brian Grady of the Hillsborough County Development Services Department introduced the petition.

Mr. Truett Gardner testified and stated that the project is the Tampa Triangle DRI and PD. The overall project is 136 acres. The property subject of the Major Modification is Parcel C which has Causeway Blvd. to the north, and Kearney Way to the south and east and US Highway 301 to the west. Mr. Gardner stated that Parcel C has approximately 27.4 acres of uplands. He showed a graphic to identify the delineated wetlands and conservation area. The modification does not include any additional land uses. All of the uses proposed are currently permitted in the PD and DRI. The request is to permit multi-family land uses in Parcel C. Mr. Gardner stated that the modification does not intensify the site. No additional entitlements are requested. Instead, the request is to increase the current caps on multi-family and the service center. He added that the service center currently is capped at 125,000 square feet and the modification proposes that it be increased to a maximum of 250,000 square feet. The multi-family cap is 1,230 units. The modification proposes to increase the multi-family dwelling unit maximum to 1,630 units. Mr. Gardner testified that the request does not add any new vehicular trips to the site. The number of trips is governed by the DRI and the increase in square footage and units generates far less than what the overall DRI permits.

Hearing Master Finch asked Mr. Gardner about the trade-off mechanism in the DRI Development Order and if there was no increase to the entitlements because the modifications do not exceed the maximum trip generation numbers. Mr. Gardner replied yes and stated that the modification equates to 1,325 peak

hour trips which at a worst case scenario is only 80 percent of the total allowable trips. He also stated that the DRI is essentially built out.

Mr. Tim Lampkin of the Development Services Department, testified regarding the County staff report. Mr. Lampkin testified that the property is located in the Brandon community. He described the surrounding zoning districts and stated that the applicant is requesting to increase the service center and office from 125,000 to 250,000 square feet. The multi-family is proposed to increase from 1,230 units to 16,30 units and be permitted in Parcel C. Mr. Lampkin concluded his presentation by stating that the applicant is not requesting any variations to the Land Development Code and that staff recommends approval.

Ms. Andrea Papandrew of the Planning Commission testified regarding the Planning Commission staff report. Ms. Papandrew stated that the property is designated Regional Mixed-Use-35 by the Future Land Use Map and is located within the Urban Service Area and the Brandon Community Plan. She described the existing entitlements and stated that the request is within the allowable entitlements per the DRI and does not include a request to increase entitlements. The request is consistent with the land use category as well as Policies 16.1, 16.2 and 16.3. She concluded her presentation by stating that the modification is consistent with the Brandon Community Plan and the Comprehensive Plan.

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

Hearing Master Finch asked audience members if there were any opponents of the application. None replied.

Mr. Lampkin of the Development Services Department testified that a revised staff report was filed to include transportation comments as well as correcting a scrivener's error. Additionally, School Board comments were included that state there is adequate capacity.

Mr. Gardner did not have additional comments.

Hearing Master Finch then concluded the hearing.

## **EVIDENCE SUBMITTED**

Mr. Grady submitted a revised staff report into the record.

## **PREFACE**

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

## FINDINGS OF FACT

1. The subject site is 27.42 acres in size and is zoned Planned Development (98-1462). The property is designated RMU-35 by the Comprehensive Plan and located in the Urban Service Area and the Brandon Community Planning Area.
2. The Planned Development (PD) is a Development of Regional Impact (DRI) that is approved for 1,100,000 square feet of office, 50,000 square feet of retail, 125,000 square feet of service center and 1,230 multi-family dwelling units.
3. The Major Modification request proposes to increase the service center square footage from 125,000 square feet to 250,000 square feet, increase the multi-family dwelling units from 1,230 units to 1,630 units and permit multi-family dwelling units in Parcel C.
4. No Planned Development variations or waivers are requested.
5. The Planning Commission found the request is within the allowable entitlements per the DRI and does not include a request to increase entitlements. Staff found the request is consistent with the RMU-35 land use category as well as Policies 16.1, 16.2 and 16.3 regarding compatibility. The Planning Commission found the Major Modification consistent with the Brandon Community Plan and the Comprehensive Plan.
6. The applicant's representative testified that no new entitlements or additional vehicular trips are proposed as a part of the Major Modification. The DRI Development Order includes a trade-off mechanism that recognizes an overall maximum number of vehicular trips. The proposed modification generates at a worse-case scenario only 80 % of the permitted maximum stated in the DRI.
7. The applicant's representative testified that the DRI is close to being essentially built out after the development subject of the modification is completed.
8. No testimony in opposition was received at the Zoning Hearing Master hearing.



9. The proposed modification for the increase in square footage of the service center, increase in the number of multi-family dwelling units and ability to develop multi-family residential in Parcel C represents no new entitlements as it is accounted for in the already approved DRI Development Order. The modification is consistent with the Comprehensive Plan and Land Development Code and compatible with the existing development pattern.

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

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

### **CONCLUSIONS OF LAW**

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

### **SUMMARY**

Planned Development 98-1462 is located with a Development of Regional Impact (DRI) approved for 1,100,000 square feet of office, 50,000 square feet of retail, 125,000 square feet of service center and 1,230 multi-family dwelling units.

The Major Modification request proposes to increase the service center square footage from 125,000 square feet to 250,000 square feet, increase the multi-family dwelling units from 1,230 units to 1,630 units and permit multi-family dwelling units in Parcel C.

No waivers or Planned Development variations are requested.

The Planning Commission found the request is within the allowable entitlements per the DRI and does not include a request to increase entitlements. Staff found the request is consistent with the RMU-35 land use category as well as Policies 16.1, 16.2 and 16.3 regarding compatibility. The Planning Commission found the Major Modification consistent with the Brandon Community Plan and the Comprehensive Plan.

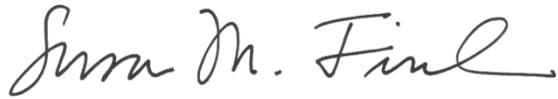
The applicant's representative testified that no new entitlements or additional vehicular trips are proposed as a part of the Major Modification. The DRI Development Order includes a trade-off mechanism that recognizes an overall

maximum number of vehicular trips. The proposed modification generates at a worse-case scenario only 80 % of the permitted maximum stated in the DRI.

The proposed modification for the increase in square footage of the service center, increase in the number of multi-family dwelling units and ability to develop multi-family residential in Parcel C represents no new entitlements as it is accounted for in the already approved DRI Development Order. The modification is consistent with the Comprehensive Plan and Land Development Code and compatible with the existing development pattern.

### **RECOMMENDATION**

Based on the foregoing, this recommendation is for **APPROVAL** of the Major Modification to Planned Development 98-1462 as indicated by the Findings of Fact and Conclusions of Law stated above subject to the zoning conditions prepared by the Development Services Department.

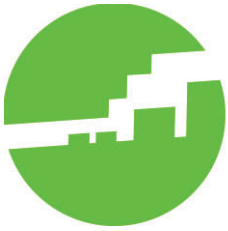


March 6, 2022

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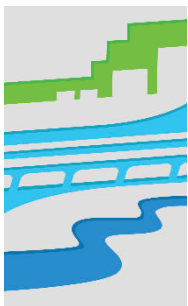
**Susan M. Finch, AICP**  
**Land Use Hearing Officer**

**Date**



**Hillsborough County  
City-County  
Planning Commission**

<b>Unincorporated Hillsborough County Rezoning</b>	
<b>Hearing Date:</b> February 14, 2022	<b>Petition: MM 21-1339</b>
<b>Report Prepared:</b> February 2, 2022	<b>Folio: 72303.0210</b> <i>Southeast corner of US Highway 301 and Causeway Boulevard</i>
<b>Summary Data:</b>	
<b>Comprehensive Plan Finding:</b>	<b>CONSISTENT</b>
<b>Adopted Future Land Use:</b>	<b>Regional Mixed Use-35 (35 du/ga; 2.0 FAR)</b>
<b>Service Area:</b>	<b>Tampa Service Area</b>
<b>Community Plan:</b>	Brandon
<b>Rezoning Request:</b>	Request to modify the existing Planned Development (PD 98-1462) office, retail, warehouse and multifamily uses within existing DRI entitlements
<b>Parcel Size (Approx.):</b>	136 +/- acres
<b>Street Functional Classification:</b>	US Highway 301 – <b>State Principal Arterial</b> Causeway Boulevard – <b>County Arterial</b>
<b>Locational Criteria:</b>	N/A
<b>Evacuation Area:</b>	Evacuation Area E



## **Context**

- The subject property is located on approximately 136 acres on the southeast corner of US Highway 301 and Causeway Boulevard. The site is located within the Tampa Service Area and located within the limits of the Brandon Community Planning Area.
- The parcel has a Future Land Use designation of Regional Mixed Use-35 (RMU-35), with typical uses such as residential, regional scale retail commercial, office and business park uses, research corporate park uses, light industrial, multi-purpose and clustered residential and/or mixed use projects at appropriate locations. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element. Projects that are 20 acres in size or greater must demonstrate a mix of land uses in accordance with Future Land Use Element (FLUE) Policy 19.1.
- The subject property is surrounded by RMU-35 to the east and south. North of site is designated as Residential-9 (RES-9) and Urban Mixed Use-20 (UMU-20). West of the site is also designated as UMU-20. Surrounding uses include multifamily residential to the east and south, light commercial and multifamily residential to the west, and single family residential and light commercial to the north.
- The subject site is classified as commercial land with PD zoning. In the general vicinity, the entire site is surrounded by PD zoning to the east, south and west, and Residential Single Family Conventional-6 (RSC-6), Commercial Neighborhood (CN), and Commercial Intensive (CI) zoning to the north.
- The applicant requests to modify the existing Planned Development (PD 98-1462) office, retail, warehouse and multifamily uses of Parcel C based on existing entitlements in the existing DRI Development Order.

## **Compliance with Comprehensive Plan:**

The following Goals, Objectives and Policies apply to this rezoning request and are used as a basis for a consistency finding.

## **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.



## **Relationship to Land Development Regulations**

**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 16.1:** *Established and planned neighborhoods and communities shall be protected by restricting incompatible land uses through mechanisms such as:*

- a) locational criteria for the placement of non-residential uses as identified in this Plan,*
- b) limiting commercial development in residential land use categories to neighborhood scale;*
- c) requiring buffer areas and screening devices between unlike land uses;*

**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*

## **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).

## **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**

### **Brandon Community Plan**

**Goal 7** Advance Brandon's economic competitiveness in the region through a diversified economy and broader employment base.

2. Encourage mixed-use development adjacent to identified existing industrial and commercial districts as referenced on the Brandon Character Districts Map.

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

The Planned Development is approximately 136 acres on the southeast corner of US Highway 301 and Causeway Boulevard. The site is located within the Regional Mixed Use-35 (RMU-35) Future Land Use category, within the limits of the Brandon Community Plan and the Tampa Service Area. The site is part of the Tampa Triangle DRI (DRI #140) and is currently zoned Planned Development (PD 98-1462, PRS 17-1242).

The majority of the property within the DRI and PD has been developed, with the exception of the subject property and an approximate 1.5 acre outparcel, located to the east of the subject property along the Causeway Road frontage. The entire subject site is located within Parcel C. The applicant is proposing to modify the existing PD zoning to accommodate future development. The modifications include the following:

1. Increase maximum quantities for the Service Center (office and warehouse) land use from 125,000 sf to 250,000 sf;

2. Increase maximum quantities for the Multi-Family land use from 1,230 to 1,630; and
3. Add Multi-Family as a permissible land use within Parcel C.

The proposed modification to the square footage of entitlements is shown below:

Approved Land Uses	Minimum Quantities	Maximum Quantities <sup>(1)</sup>	Currently Approved Program <sup>(2)(3)</sup>
Office	400,000	1,100,000	508,653
Retail	10,000	50,000	13,687
Service Center <sup>(4)</sup>	--	250,000	50,000
Multi-Family	240	1,630	1,110

1. Maximum development is also limited to 1,325 PM peak hour trips.
2. Base program for application of trade-off matrix.
3. A trade-off was made in 2003, wherein the Office entitlements were reduced to 669,679 and the Multi-Family units increased to 616. An additional trade-off was made in 2013 wherein Office entitlements were reduced to 508,653 sq. ft. and Multi-Family units increased to 930. An additional trade-off was made in 2017 (per email between John Healey and Clayton Bricklemyer, dated March 24, 2017) wherein Retail entitlements were reduced to 13,687 sf and Multi-Family units were increased to 1,110.
4. "Service Center" includes office and warehouse.

The subject site has a Future Land Use designation of Regional Mixed Use-35 (RMU-35) on the Future Land Use Map. The intent of the RMU-35 Future Land Use category is to form a regional activity center which incorporates internal road systems, building clustering and mixing of uses, with development occurring as the provision and timing of transportation and public facility services necessary to support these intensities and densities are made available. The approved Planned Development has existing entitlements for each land use of office, warehouse, retail and multi-family residential and meets the mix of use policies outlined in FLUE Objective 19. This proposal will stay within the allowable entitlements per the DRI and original conditions of approval and does not require a request to increase the currently approved base land use entitlements for the project. The project will not exceed an FAR of 0.75 and a residential density of 35 du/ac, per the original conditions of approval.

The subject property is in the Tampa Service Area, which means the site is in an area where City of Tampa utilities are available. Though not technically in the unincorporated Hillsborough County Urban Service Area, the site is located in a more urbanized area and is served by public water and sewer, similar to the Urban Service Area. These areas that are served by public water and sewer are where 80% or more of new growth is to be

directed per the Comprehensive Plan (FLUE Objective 1). Per FLUE 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. Surrounding uses include multifamily residential to the east and south, light commercial and multifamily residential to the west, and single family residential and light commercial to the north. The proposed modifications to the PD are consistent with the subject property’s underlying Future Land Use designation and are compatible with the surrounding development pattern. The modifications will provide for the flexibility needed to develop the remaining vacant property within this established and successful project. The application is also consistent with Objective 16, and Policies 16.1, 16.2 and 16.3 of the Future Land Use Element (FLUE), the policy direction in the Comprehensive Plan that ensures a development is compatible with the surrounding development.

The request is consistent with the Brandon Community Plan as it is a Development of Regional Impact (DRI) which advances Brandon’s economic competitiveness in the region through a diversified economy and broader employment base. The modification to the Planned Development continues to support the intent of Brandon Community Plan.

Overall, staff finds that the proposed modification would facilitate growth within the urbanized area of unincorporated Hillsborough County and supports the vision of the Brandon Community Plan. The Major Modification would allow uses that are consistent with the Goals, Objectives, and Policies of the Future Land Use Element of the *Future of Unincorporated Hillsborough County Comprehensive Plan for Unincorporated Hillsborough County*. The request is compatible with the existing development pattern found within the surrounding area.

#### **Recommendation**

Based upon the above considerations, Planning Commission staff finds the proposed Major Modification **CONSISTENT** with the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*, subject to conditions proposed by the Department of Development Services.



# HILLSBOROUGH COUNTY FUTURE LAND USE RZ MM 21-1339

Rezonings

STATUS

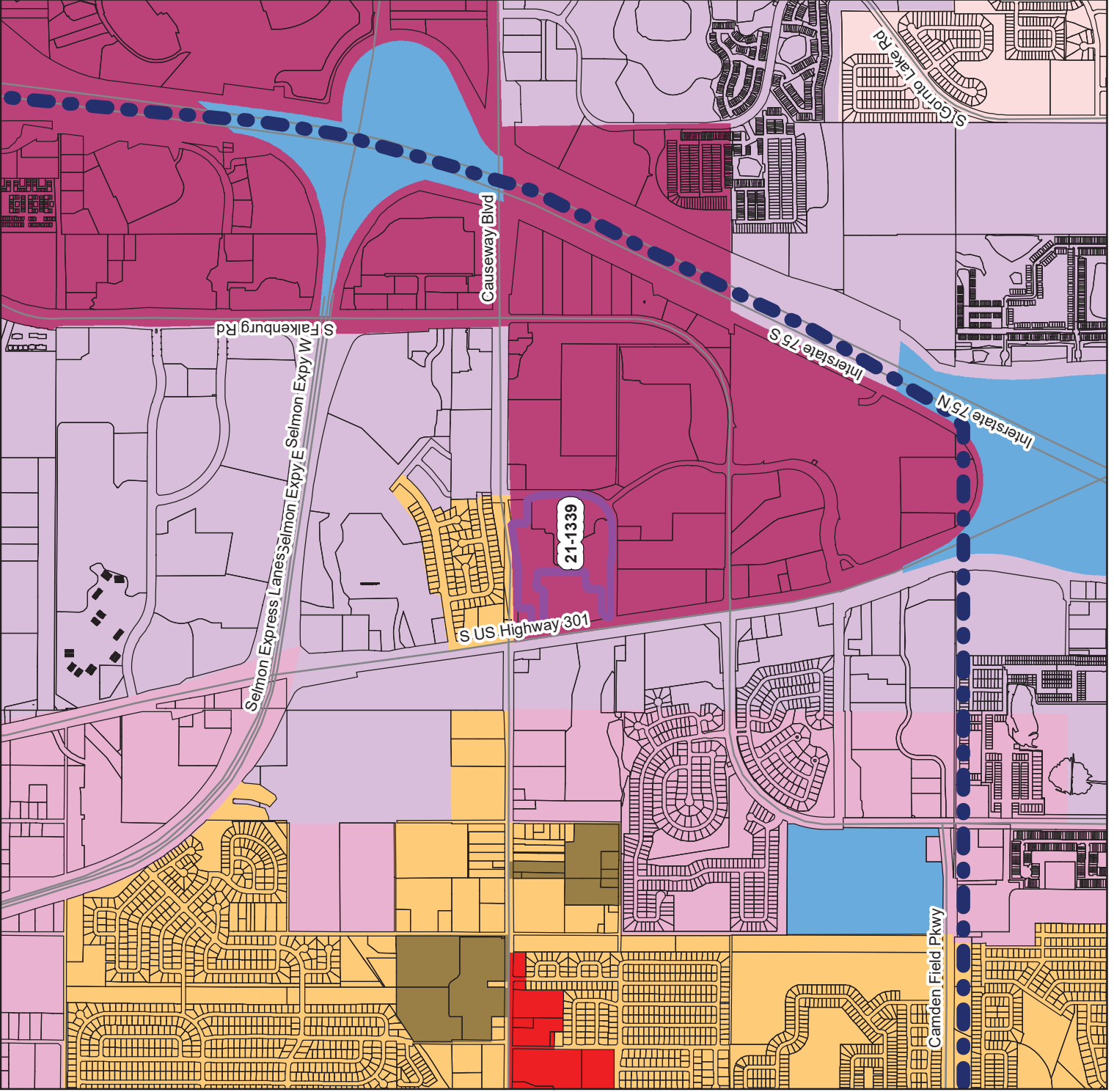
- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

Tampa Service Area  
 Urban Service Area  
 Shoreline  
 County Boundary  
 Jurisdiction Boundary  
 Major Roads  
 Parcels  
 AGRICULTURAL/MINING-1/20 (.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-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)  
 OC-20  
 RESEARCH CORPORATE PARK (1.0 FAR)  
 ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)  
 LIGHT INDUSTRIAL PLANNED (.50 FAR)  
 LIGHT INDUSTRIAL (.50 FAR)  
 HEAVY INDUSTRIAL (.50 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 rezoning status is subject to approval without specific approval of the Hillsborough County City/County Planning Commission.  
 ACCURACY: It is intended that the information shown on this map is accurate to the best of our knowledge. However, such accuracy is not guaranteed by the Hillsborough County City/County Planning Commission. This map is for illustrative purposes only. For the most current data and information, visit the appropriate website.



Map Printed from Rezoning System: 10/12/2021  
 Author: Beverly F. Daniels  
 File: G:\Rezoning\System\MapProjects\HC\Gis\Rezonings - Copy.mxd





**GENERAL  
SITE PLAN  
FOR  
CERTIFICATION**



**DEVELOPMENT SERVICES**

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

**HILLSBOROUGH COUNTY  
DEVELOPMENT SERVICES DEPARTMENT**

**GENERAL SITE PLAN REVIEW/CERTIFICATION**

**BOARD OF COUNTY  
COMMISSIONERS**

Harry Cohen  
Ken Hagan  
Pat Kemp

Gwendolyn "Gwen" Myers  
Kimberly Overman  
Mariella Smith  
Stacy R. White

**COUNTY ADMINISTRATOR**

Bonnie M. Wise

**COUNTY ATTORNEY**

Christine M. Beck

**INTERNAL AUDITOR**

Peggy Caskey

**DEPUTY COUNTY ADMINISTRATOR**

Gregory S. Horwedel

Project Name: Progis- Legacy Park

Zoning File: None Modification: MM ( 21-1339)

Atlas Page: None Submitted: 03/23/22

To Planner for Review: 03/23/22 Date Due: ASAP

Contact Person: T. Truett Gardner & GBH Phone: 813-221-9600

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

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

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

Reviewed by: Tim Lampkin Date: 3-24-22

Date Agent/Owner notified of Disapproval: \_\_\_\_\_





# **AGENCY COMMENTS**



**AGENCY REVIEW COMMENT SHEET**

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**TO:** Zoning Technician, Development Services Department  
**REVIEWER:** Alex Steady, Senior Planner  
**PLANNING AREA/SECTOR:** GCN/Northwest

**DATE:** 02/03/2022  
**AGENCY/DEPT:** Transportation  
**PETITION NO:** PD MM 21-1339

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- |          |   |
|----------|---|
|          | This agency has no comments.  |
|          | This agency has no objection.   |
| <b>X</b> | This agency has no objection, subject to the listed or attached conditions. |
|          | This agency objects for the reasons set forth below.                        |

**REPORT SUMMARY AND CONCLUSIONS**

- The proposed changes do not impact the previously approved peak hour trip cap of 1,325 pm peak hour trips. The applicant provided analysis indicating that the proposed project will not exceed the peak hour cap when combined with the existing peak hour trips provided by the 2019 monitoring report. As this proposal does not increase the transportation impact beyond what was previously approved, transportation staff does not object to the major modification.
  
- Prior to or concurrent with the initial increment of development the Developer shall construct the following site access improvements:
  - a. Northbound right turn lane at US 301 and Wes Kearney Way.
  - b. Eastbound left turn lane at Wes Kearney Way and the Project Access.
  - c. The southbound approach to be restriped to provide a 195-foot southbound right turn lane at Wes Kearney Way and Day Care Access/Project Access.
  - d. Westbound left turn lane to extend to 440 feet to accommodate the peak season plus project traffic at Causeway Boulevard and Wes Kearney Way.
  
- Transportation Review Section staff has no objection to the proposed request, subject to the conditions of approval provided hereinbelow.

**CONDITIONS OF APPROVAL**

In addition to the previously approved zoning conditions, which shall carry forward, staff is requesting the following new condition:

New Condition:

- Prior to or concurrent with the initial increment of development the Developer shall construct the following site access improvements:
  - a. Northbound right turn lane at US 301 and Wes Kearney Way.
  - b. Eastbound left turn lane at Wes Kearney Way and the Project Access.
  - c. The southbound approach to be restriped to provide a 195-foot southbound right turn lane at Wes Kearney Way and Day Care Access/Project Access.
  - d. Westbound left turn lane to extend to 440 feet to accommodate the peak season plus project traffic at Causeway Boulevard and Wes Kearney Way.

**PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting a Major Modification (MM) to previously approved PD 98-1462 to increase the maximum quantities of Service Center Land Uses from 125,000 sf to 250,000 sf, increase the maximum quantities for Multifamily units from 1,230 to 1,630 and add multifamily as a permissible use within parcel

C. This site is part of the Tampa Triangle DRI and is located on the south east corner of the intersection of Causeway Blvd. and US 301.

**TRANSPORTATION IMPACT**

The proposed major modification does not increase the intensity of what can be built since it remains restricted by the previously approved 1,325 pm peak hour trip cap established in the original DRI Development Order. As such, the transportation impact on the adjacent network is not being increased beyond what was already approved.

**DRI MONITORING REPORT**

The applicant provided a monitoring report of the Tampa Triangle DRI conducted in 2019. Since the last two years trip counts were likely affected by the COVID-19 pandemic, 2019 is reasonably the most current data concerning the transportation impacts from the buildout of the Tampa Triangle DRI. The 2019 monitoring report indicated that the current peak hour trips for the project were 898 pm peak hour trips. Transportation analysis provided by the applicant with the MM 21-1339 application indicated that the pm peak hour trip generation of the proposed project is 186. The sum of the existing and proposed trips totals 1,084 pm peak hour trips which is lower than the approved cap of 1,325 pm peak hour trips.

**TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

Causeway is a 4-lane divided Hillsborough County maintained, arterial roadway, characterized by +/- 12-foot travel lanes. There are existing bike lanes and sidewalks on both sides of Causeway Blvd. within the vicinity of the project. US 301 is a 4-lane divided FDOT maintained, principal arterial roadway.

**SITE ACCESS**

As indicated in the developer’s transportation analysis, the following site access improvements (turn lanes) were found to be warranted consistent with Section 6.04.04.D. of the LDC:

- a. Northbound right turn lane at US 301 and Wes Kearney Way.
- b. Eastbound left turn lane at Wes Kearney Way and the Project Access.
- c. The southbound approach to be restriped to provide a 195-foot southbound right turn lane at Wes Kearney Way and Day Care Access/Project Access.
- d. Westbound left turn lane to extend to 440 feet to accommodate the peak season plus project traffic at Causeway Boulevard and Wes Kearney Way.

**ROADWAY LEVEL OF SERVICE (LOS)**

Level of Service (LOS) information is reported below.

<b>FDOT Generalized Level of Service</b>				
<b>Roadway</b>	<b>From</b>	<b>To</b>	<b>LOS Standard</b>	<b>Peak Hr Directional LOS</b>
CAUSEWAY BLVD	US HWY 301	FALKENBURG RD	D	C
US HWY 301	I-75	CAUSEWAY BLVD	D	C

Source: [2020 Hillsborough County Level of Service \(LOS\) Report](#)

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Causeway Blvd.	County Arterial - Urban	4 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
US HWY 301	FDOT Principal Arterial - 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
Wes Kearney Way	County Local - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

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

\*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.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.
Notes:				

Design Exception/Administrative Variance <input 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

Transportation	Objections	Conditions Requested	Additional Information/Comments
<input type="checkbox"/> Design Exception/Adm. Variance Requested <input checked="" type="checkbox"/> Off-Site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Staff Report.



*Florida Department of Transportation*

RON DESANTIS  
GOVERNOR

11201 N. McKinley Drive  
Tampa, FL 33612

KEVIN J. THIBAUT, P.E.  
SECRETARY

**MEMORANDUM**

DATE: October 6, 2021

TO: Rosa Timoteo, Hillsborough County

FROM: Lindsey Mineer, FDOT

COPIES: Daniel Santos, FDOT  
Mecale' Roth, FDOT  
Richard Perez, Hillsborough County  
Truett Gardner, Gardner Brewer Martinez Monfort, PA

SUBJECT: MM 21-1339

This project is on two state roads, US 301 and Causeway Blvd.

The applicant is advised that permits for access to state highways are required, and approval is not guaranteed. The applicant is reminded that zoning application and site development plan approvals by the local government do not guarantee acceptance of external project driveway location(s) on state roads.

It is recommended that the applicant meet with FDOT before zoning approval. Pre-application meetings may be made through Ms. Mecale' Roth at the District Seven Tampa Operations offices of the Florida Department of Transportation.

Contact info:  
Mecale' Roth  
[Mecale.Roth@dot.state.fl.us](mailto:Mecale.Roth@dot.state.fl.us)  
813-612-3237

Thank you for the opportunity to comment.

END OF MEMO

**COMMISSION**

Mariella Smith CHAIR  
 Pat Kemp VICE-CHAIR  
 Harry Cohen  
 Ken Hagan  
 Gwendolyn “Gwen” W. Myers  
 Kimberly Overman  
 Stacy White



**DIRECTORS**

Janet L. Dougherty EXECUTIVE DIRECTOR  
 Elaine S. DeLeeuw ADMIN DIVISION  
 Sam Elrabi, P.E. WATER DIVISION  
 Rick Muratti, Esq. LEGAL DEPT  
 Andy Schipfer, P.E. WETLANDS DIVISION  
 Steffanie L. Wickham WASTE DIVISION  
 Sterlin Woodard, P.E. AIR DIVISION

**AGENCY COMMENT SHEET**

REZONING	
<p><b>HEARING DATE:</b> December 13, 2021</p> <p><b>PETITION NO.:</b> 21-1339</p> <p><b>EPC REVIEWER:</b> Mike Thompson</p> <p><b>CONTACT INFORMATION:</b> (813) 627-2600 X1219</p> <p><b>EMAIL:</b> <a href="mailto:thompson@epchc.org">thompson@epchc.org</a></p>	<p><b>COMMENT DATE:</b> October 6, 2021</p> <p><b>PROPERTY ADDRESS:</b> 0 Wes Kearney Way</p> <p><b>FOLIO #:</b> 72303.0204, 72303.0260, 72303.0210</p> <p><b>STR:</b> 31-29S-20E</p>
<p><b>REQUESTED ZONING:</b></p>	
FINDINGS	
<b>WETLANDS PRESENT</b>	YES
<b>SITE INSPECTION DATE</b>	NA
<b>WETLAND LINE VALIDITY</b>	YES expires April 9, 2025
<b>WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)</b>	Wetlands on eastern and central portion of the site
<p><b>The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan’s current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:</b></p> <ul style="list-style-type: none"> <li>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.</li> <li>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.</li> </ul>	

*Environmental Excellence in a Changing World*

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



- Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
- Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.

**INFORMATIONAL COMMENTS:**

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

- Chapter 1-11, prohibits wetland impacts unless they are necessary for reasonable use of the property. Staff of the EPC recommends that this requirement be taken into account during the earliest stages of site design so that wetland impacts are avoided or minimized to the greatest extent possible. The size, location, and configuration of the wetlands may result in requirements to reduce or reconfigure the improvements depicted on the plan.
- The Hillsborough County Land Development Code (LDC) defines wetlands and other surface waters as Environmentally Sensitive Areas. Pursuant to the LDC, wetlands and other surface waters are further defined as Conservation Areas or Preservation Areas and these areas must be designated as such on all development plans and plats. A minimum setback must be maintained around the Conservation/Preservation Area and the setback line must also be shown on all future plan submittals.
- Any activity interfering with the integrity of wetland(s) or other surface water(s), such as clearing, excavating, draining or filling, without written authorization from the Executive Director of the EPC or authorized agent, pursuant to Section 1-11.07, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of Chapter 1-11.

**Adequate Facilities Analysis: Major Modification**

**Date:** 2-9-2022

**Acreage:** 28 (+/- acres)

**Jurisdiction:** Hillsborough County

**Zoning:** Planned Development

**Case Number:** MM 21-1339

**Future Land Use:** RMU-35

**HCPS #:** RZ-427

**Maximum Residential Units:** 1,630 Units

**Location:** Southeast of US 301 and Causeway Blvd., Brandon, 33578

**Residential Type:** Multifamily

**Parcel Folio Number(s):** 072303.0204, 072303.0206, 072303.0210

School Data	Frost Elementary	Giunta Middle	Spoto High
<b>FISH Capacity</b> Total school capacity as reported to the Florida Inventory of School Houses (FISH)	966	1558	2449
<b>2021-22 Enrollment</b> K-12 enrollment on 2021-22 40 <sup>th</sup> day of school. This count is used to evaluate school concurrency per Interlocal Agreements with area jurisdictions	522	867	1731
<b>Current Utilization</b> Percentage of school capacity utilized based on 40 <sup>th</sup> day enrollment and FISH capacity	54%	56%	71%
<b>Concurrency Reservations</b> Existing concurrency reservations due to previously approved development. Source: CSA Tracking Sheet as of 2/9/2021	38	261	422
<b>Students Generated</b> Estimated number of new students expected in development based on adopted generation rates. Source: Duncan Associates, School Impact Fee Study for Hillsborough County, Florida, Dec. 2019	186	67	84
<b>Proposed Utilization</b> School capacity utilization based on 40 <sup>th</sup> day enrollment, existing concurrency reservations, and estimated student generation for application	77%	77%	91%

**Notes:** Adequate capacity currently exists for the project at Frost Elementary, Giunta Middle, and Spoto High School.

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



Matthew Pleasant  
Department Manager, Planning & Siting  
Growth Management Department  
Hillsborough County Public Schools  
E: [matthew.pleasant@hcps.net](mailto:matthew.pleasant@hcps.net)  
P: 813.272.4429



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

**TO:** Zoning Review, Development Services

**DATE:** 12/22/2021

**REVIEWER:** Ron Barnes, Impact & Mobility Fee Coordinator

**APPLICANT:** Juan C Montesino

**PETITION NO:** 21-1339

**LOCATION:** 5607 24th Ave S

**FOLIO NO:** 72303.0204, 72303.0206, 72303.0210

**Estimated Fees:**

Warehouse

(Per 1,000 s.f.)

Mobility: \$1,239.00\*125 = \$154,875.00

Fire: \$34.00\*125 = \$4,250.00

Total Warehouse = \$159,125.00

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

Mobility: \$5,995 \* 400 units = \$2,398,000

Parks: \$1,555 \* 400 units = \$ 622,000

School: \$3,891 \* 400 units = \$1,556,400

Fire: \$249 \* 400 units = \$ 99,600

Total Multi-Family (1-2 story) = \$4,676,000

**Project Summary/Description:**

Urban Mobility, Central Fire - addition of 125,000 s.f. warehouse; 400 additional Multi-family units

\*\*\*revised fees estimated based on Jan 1, 2022 schedule\*\*\*

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

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PETITION NO.: PD21-1339      REVIEWED BY: Randy Rochelle      DATE: 10/11/2021

FOLIO NO.: 72303.0204

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**WATER**

- The property lies within the \_\_\_\_\_ Water Service Area. The applicant should contact the provider to determine the availability of water service.
- A 12 inch water main exists  (adjacent to the site),  (approximately \_\_\_ feet from the site) and is located within the north Right-of-Way of Wes Kearney Way. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include \_\_\_\_\_ and will need to be completed by the \_\_\_\_\_ prior to issuance of any building permits prior to June 1, 2022, that will create additional demand on the system.

**WASTEWATER**

- The property lies within the City of Tampa 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: The subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's potable water systems.

**AGENCY REVIEW COMMENT SHEET**

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**TO: ZONING TECHNICIAN, Planning Growth Management**

**DATE: 22 September 2021**

**REVIEWER: Bernard W. Kaiser, Conservation and Environmental Lands Management**

**APPLICANT: T. Truett Gardner**

**PETITION NO: MM 21-1339**

**LOCATION: Wes Kearney Way, Riverview, FL 33578**

**FOLIO NO: 72303.0204**

**SEC: 31 TWN: 29 RNG: 20**

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

COMMENTS: \_\_\_\_\_.





# **VERBATIM TRANSCRIPT**



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HILLSBOROUGH COUNTY, FLORIDA  
BOARD OF COUNTY COMMISSIONERS  
  
ZONING HEARING MASTER HEARINGS  
February 14, 2022  
ZONING HEARING MASTER: SUSAN FINCH

D4:  
Application Number: MM 21-1339  
Applicant: Liberty Property Limited  
Partnership  
Location: 650' SE of S US Hwy 301 &  
Causeway Blvd. intersection  
Folio Number: 072303.0204, 072303.0206 &  
072303.0210  
Acreage: 27.42 acres, more or less  
Comprehensive Plan: RMU-35  
Service Area: Urban  
Existing Zoning: PD, 98-1462  
Request: Major Modification to a Planned  
Development

1 MR. GRADY: The next item is agenda item  
2 D-4, Major Mod Application 21-1339. The applicant  
3 is Liberty Property Limited Partnership. The  
4 request is for a Major Modification to existing  
5 Planned Development.

6 Tim Lampkin will provide staff  
7 recommendation after presentation by the applicant.

8 HEARING MASTER FINCH: All right. Is the  
9 applicant online, I understand?

10 MR. GARDNER: Yes. Good evening. Truett  
11 Gardner. Can you hear me?

12 HEARING MASTER FINCH: I can.

13 MR. GARDNER: Perfect. I'm going to share  
14 my screen real quick and just put up the site plan  
15 to give you an overview.

16 HEARING MASTER FINCH: Thank you.

17 MR. GARDNER: Okay. Can you see what's on  
18 the screen?

19 HEARING MASTER FINCH: I can.

20 MR. GARDNER: Perfect. So this is the Tampa  
21 triangle DRI. It's both the DRI and PD. For the  
22 purposes of tonight's hearing, this is more  
23 focussed on the PD aspects, but the site plans are  
24 the same.

25 The overall property is 136 acres. The

1 property in question tonight is this Parcel C right  
2 here, which has Causeway Boulevard on the north,  
3 and then Kearney Way on the south which then bends  
4 around to the east, and then U.S. Highway 301 on  
5 the west. And this Parcel C is approximately  
6 27.4 acres of uplands.

7 What you see here in the dark shade is the  
8 delineated wetland and conservation area, which  
9 will be maintained as approximately 10 acres. And  
10 just to give you an idea of what we're doing, I  
11 felt the best way to do it might be to tell you  
12 what we are not doing as opposed to what we are  
13 doing. It's more of a DRI and PD cleanup exercise  
14 than anything.

15 So the first thing that we're not doing is  
16 we're not adding any additional uses. All of the  
17 uses that are being proposed are allowed under the  
18 PD and the DRI. The only thing that we're doing  
19 from the use standpoint is with respect to this  
20 Parcel C, multifamily is not an allowable use; and  
21 so we're allowing multifamily to be added as an  
22 available use under Parcel C.

23 Secondly, we're, not intensifying the site.  
24 There are no additional entitlements being sought.  
25 Instead, what we're doing is increasing the current



1 caps on the multifamily and the service center  
2 uses. The service center currently has a max cap  
3 of 125,000 square feet, and we're proposing that  
4 cap to be increased to 250,000 square feet.  
5 Multifamily has a current cap of 1,230. We're  
6 requesting that that be increased to 1,630 units.

7 And then third, we're not adding any trips  
8 to the site. This DRI is governed -- in the end,  
9 the density is governed by the trips per minute.  
10 Those trips are 1,325 p.m. peak-hour trips, and  
11 what we're proposing is still less than --  
12 substantially less than what the overall DRI  
13 allows.

14 So that in a nutshell is what we're doing.  
15 It's a lot of information because it's both the DRI  
16 and a PD, but just kind of distilling that down to  
17 its core. That's the request.

18 Steve Henry is our traffic consultant. He  
19 can answer any questions you may have on that  
20 topic, and we have no objections from staff. No  
21 objections that we're aware of from any neighboring  
22 property owners, and no waivers are being  
23 requested.

24 And so with that, I'll stand down, but I'm  
25 happy to answer any questions you may have.

1 HEARING MASTER FINCH: Just a quick question  
2 to make sure I understand. So the staff report  
3 talks about that there's no increase -- I think you  
4 said this too -- to the entitlements.

5 And I understand that there's a trade-off  
6 mechanism in that DRI and the development order,  
7 and is that because of that maximum number of trips  
8 and those thresholds that things are being just  
9 moved around even though we're putting multifamily  
10 units in this particular parcel but nowhere exceeds  
11 or goes over whatever that maximum trip generation  
12 is; is that correct?

13 MR. GARDNER: Yes. To state it again, it's  
14 1,325 p.m. peak-hour trips, and what we're really  
15 doing here is providing some optionality for that  
16 Parcel C to either be used for service center or  
17 for multifamily.

18 And under the worst case scenario, which I  
19 think is the multifamily scenario, we are still  
20 only at 80 percent of the allowable trips. And  
21 then just so you know, to be complete here, the  
22 only thing that's left, this DRI is essentially  
23 built out.

24 If you can see my cursor, this Parcel B,  
25 which is a very small parcel, is the only parcel

1           that remains to be developed within the overall  
2           development. So it's long way of answering your  
3           question, which is yes. The number of trips  
4           approved will not be exceeded. We're staying under  
5           that amount.

6           HEARING MASTER FINCH: All right. Thank you  
7           so much. That clarifies it.

8           All right. Development Services, please.

9           MR. LAMPKIN: Tim Lampkin, Development  
10          Services. I am going to share my screen.

11          MR. REGISTER: I believe we're still seeing  
12          Mr. Gardner's screen. There you go.

13          MR. LAMPKIN: All right. Case  
14          No. 21-1339 -- I was on the wrong screen. Sorry.  
15          Just one second, please.

16          The property is located in the Brandon  
17          community. The subject property is just under  
18          27 1/2 acres. The Tampa triangle DRI, No. 140, is  
19          136 acres. So this is 27 1/2-acre property located  
20          within the larger DRI.

21          It's located on the southeast corner of  
22          Highway 301 and Causeway Boulevard. There is  
23          Interstate 75 interchange is approximately  
24          4,000 feet to the northeast, as you can see here on  
25          the map.

1           The adjacent property is predominantly  
2           comprised of properties within the DRI, which  
3           includes a mix of uses, such as multifamily  
4           residential, business, retail, office, and service  
5           center.

6           And my apologies. The PowerPoint, it's not  
7           going forward. So I'm going to escape and --

8           HEARING MASTER FINCH: Mr. Lampkin, in the  
9           interest of time, if you just want to -- I have  
10          your staff report in front of me. If you just  
11          wanted to briefly summarize your report so we can  
12          move on, that'd be great.

13          MR. LAMPKIN: I will. Sorry about that.  
14          All right. So here, you can see the surrounding  
15          zoning. On the east, west, and south, it's located  
16          within the PD north across -- to the Causeway  
17          Boulevard is RSC-6 and C-9.

18          Here is a map. The Planned Development,  
19          again, is 27 1/2 acres. It's located within Parcel  
20          C. Just kind of shows you the proximity within the  
21          DRI.

22          The applicant's requesting to increase the  
23          service center and office from 125 to 250.  
24          Increase the multifamily from 1230 to 1630 and add  
25          the multifamily as a permissible land use within

1 Parcel C.

2 As the applicant went over already, the  
3 companion development order amendment for Tampa  
4 triangle DRI, it's being heard also concurrently as  
5 to April 12th, 2022, Board land use meeting.

6 The applicant is not requesting any  
7 variations to the Land Development Code regarding  
8 landscaping and buffering. The proposed project  
9 with the proposed standards, scale, and  
10 restrictions satisfies the intent of the goals,  
11 objectives, and policies of the FLU element of  
12 unincorporated Hillsborough County.

13 Staff finds the request approvable based  
14 upon all that, and my apologies for the PowerPoint.

15 HEARING MASTER FINCH: No worries. All  
16 right. Thank you for your testimony. I appreciate  
17 it.

18 Planning Commission.

19 MS. PAPANDREW: Andrea Papandrew, Planning  
20 Commission staff.

21 Subject property is within the Regional  
22 Mixed-Use-35 Future Land Use Category. It is  
23 within the Tampa Urban Service Area, and it's  
24 located within the Brandon Community Plan.

25 The subject site has a Future Land Use



1 designation of Regional Mixed-Use-35. The intent  
2 of this category is to form a regional activity  
3 center which incorporates internal road systems,  
4 building clustering, and mixing of uses with  
5 development occurring as the provision and timing  
6 of transportation and public facility services  
7 necessary to support these intensities and  
8 densities are made available.

9 The approved Planned Development has  
10 existing entitlements for the office, warehouse,  
11 retail, and multifamily residential uses and meets  
12 the mix of use policies outlined in FLUE  
13 Objective 19.

14 This proposal will stay within the allowable  
15 entitlements per the DRI and original conditions of  
16 approval and does not require a request to increase  
17 the currently approved base land use entitlements  
18 for the project.

19 The project will not exceed an of FAR .75  
20 and a residential density of 35 dwelling units per  
21 acre per the original conditions of approval. The  
22 subject property is in the Tampa service area,  
23 which means the site is in the area where the City  
24 of Tampa utilities are available.

25 Though not technically in the unincorporated

1 Hillsborough County Urban Service Area, the site is  
2 located in a more urbanized area and is served by  
3 both public water and sewer similar to the Urban  
4 Service Area.

5 These areas are served by public water and  
6 sewer, are where 80 percent or more of new growth  
7 is to be directed per the Comprehensive Plan. Per  
8 FLU Policy 1.4, compatibility is defined as the  
9 characteristics of different uses or activities or  
10 design which allow them to be located in the near  
11 or adjacent to each other in harmony.

12 Compatibility does not mean the same as;  
13 rather, it refers to the sensitivity of development  
14 proposals in maintaining the character of existing  
15 development.

16 Surrounding uses include multifamily  
17 residential to the east and south; light  
18 commercial, multifamily residential to the west;  
19 and single-family residential and like commercial  
20 to the north.

21 The proposed modifications to the PD are  
22 consistent with subject properties underlying  
23 Future Land Use designation and are compatible with  
24 the surrounding development pattern.

25 The application is also consistent with

1 Objective 16 and Policy 16.1, 16.2, and 16.3 of the  
2 Future Land Use Element. The request is consistent  
3 with the Brandon Community Plan as it is a  
4 development of regional impact, which advances  
5 Brandon's economic competitiveness in the region  
6 through diversified economy and broader employment  
7 base.

8 The modifications to the Planned Development  
9 continues to support the intensive Brandon  
10 Community Plan.

11 Based upon the above considerations,  
12 Planning Commission staff finds the proposed Major  
13 Modification consistent with the Future of  
14 Hillsborough Comprehensive Plan for unincorporated  
15 Hillsborough County subject to conditions proposed  
16 by the Department of Development Services. Thank  
17 you.

18 HEARING MASTER FINCH: Thank you very much.

19 All right. Let's move to asking if there's  
20 anyone in the room or online that would like to  
21 speak in support? Anyone in favor of the  
22 application?

23 Seeing no one, anyone in opposition to this  
24 request? No one either place.

25 All right. Mr. Grady, anything else?

1 MR. GRADY: Nothing further.

2 MR. LAMPKIN: Yes. I apologize. This is  
3 Tim Lampkin, Development Services.

4 We did submit a revised report for the  
5 transportation and a scrivener's error. And also,  
6 the school board comments just came in, and so we'd  
7 like to incorporate them into the record.

8 The school board did find that there was  
9 adequate capacity exist at Frost Elementary, Giunta  
10 Elementary, and Spoto High School.

11 HEARING MASTER FINCH: All right. Thank  
12 you, Mr. Lampkin. I do have that revised report,  
13 but thank you for drawing it to our attention. I  
14 appreciate it.

15 All right. Mr. Gardner, anything else? You  
16 have five minutes for rebuttal, if you'd like to  
17 take it.

18 MR. GARDNER: No. That's all I have. Thank  
19 you very much.

20 HEARING MASTER FINCH: All right. Thank you  
21 for your time.

22 Then with that, we will close Major  
23 Modification 21-1339 and go to the next case.

24  
25





1 requested a continuance to the February 14th, 2022,  
2 Zoning Hearing Master Hearing.

3 Item A-18, Rezoning-PD 21-1338. This  
4 application is out of order to be heard and is  
5 being continued to the February 14th, 2022, Zoning  
6 Hearing Master Hearing.

7 Item A-19, Major Mod Application 21-1339.  
8 This application is being continued by the  
9 applicant to the February 14th, 2022, Zoning  
10 Hearing Master Hearing.

11 Item A-20, Rezoning-PD 21-1340. This  
12 application is out of order to be heard and is  
13 being continued to the February 14th, 2022, Zoning  
14 Hearing Master Hearing.

15 Item A-21, Major Mod Application 21-1342.  
16 This application is out of order to be heard and is  
17 being continued to the February 14th, 2022, Zoning  
18 Hearing Master Hearing.

19 Item A-22, Rezoning-PD 22-0075. This  
20 application is being continued by the applicant to  
21 the February 14th, 2022, Zoning Hearing Master  
22 Hearing.

23 Item A-23, Rezoning-PD 22-083. This  
24 application is out of order to be heard and is  
25 being continued to the February 14th, 2022, Zoning

HILLSBOROUGH COUNTY, FLORIDA  
BOARD OF COUNTY COMMISSIONERS

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ZONE HEARING MASTER )
HEARINGS )
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ZONING HEARING MASTER HEARING  
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: SUSAN FINCH  
Land Use Hearing Master

DATE: Monday, December 13, 2021

TIME: Commencing at 6:00 p.m.  
Concluding at 10:10 p.m.

PLACE: Cisco Webex

Reported By:

Christina M. Walsh, RPR  
Executive Reporting Service  
Ulmerton Business Center  
13555 Automobile Blvd., Suite 130  
Clearwater, FL 33762  
(800) 337-7740

1           Item A-27, Rezoning-PD 21-1337. This  
2 application is out of order to be heard and is  
3 being continued to the January 18, 2022, Zoning  
4 Hearing Master Hearing.

5           Item A-28, Rezoning-PD 21-1338. This  
6 application is out of order to be heard and is  
7 being continued to the January 18, 2022, Zoning  
8 Hearing Master Hearing.

9           Item A-29, Major Mod Application 21-1339.  
10 This application is being continued by the  
11 applicant to the January 18, 2022, Zoning Hearing  
12 Master Hearing.

13           Item A-30, Rezoning-PD 21-1340 -- 1340.  
14 This application is out of order to be heard and is  
15 being continued to the January 18, 2022, Zoning  
16 Hearing Master Hearing.

17           Item A-31, Major Mod Application 21-1342.  
18 This application is out of order to be heard and is  
19 being continued to the January 18, 2022, Zoning  
20 Hearing Master Hearing.

21           And item A-32, Rezoning-Standard 22-0076.  
22 This application is being continued by the  
23 applicant to the February 14, 2022, Zoning Hearing  
24 Master Hearing.

25           That concludes all withdrawals and



**EXHIBITS SUBMITTED  
DURING THE ZHM HEARING**

DATE/TIME: 2/14/22 6pm HEARING MASTER: Susan Finch

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

APPLICATION # MM 22-0102	PLEASE PRINT NAME <u>MATT NEWTON</u> MAILING ADDRESS <u>3300 101 E. KENNEDY BLVD. #2800</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33614</u> PHONE <u>813-727-4026</u>
--------------------------------	---

APPLICATION # MM 22-0169	PLEASE PRINT NAME <u>Todd Pressman</u> MAILING ADDRESS <u>200 2nd Ave S. #451</u> CITY <u>St. Petersburg</u> STATE <u>FL</u> ZIP <u>33701</u> PHONE <u>804-1760</u>
--------------------------------	--

APPLICATION # RZ 22-0077	PLEASE PRINT NAME <u>Michael Horner</u> MAILING ADDRESS <u>14502 N. Dale Mabry Hwy.</u> CITY <u>T</u> STATE <u>FL</u> ZIP <u>33618</u> PHONE <u>962-237</u>
--------------------------------	--

APPLICATION # RZ 22-0330	PLEASE PRINT NAME <u>Todd Pressman</u> MAILING ADDRESS <u>200 2nd Ave S. #451</u> CITY <u>St. Petersburg</u> STATE <u>FL</u> ZIP <u>33701</u> PHONE <u>804-1760</u>
--------------------------------	--

APPLICATION # MM 21-1108	PLEASE PRINT NAME <u>Dallas Evans</u> MAILING ADDRESS <u>3610 Northdale Blvd Ste 100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33624</u> PHONE <u>813-949-7440</u>
--------------------------------	--

APPLICATION # RZ 21-1329	PLEASE PRINT NAME <u>Nick Brackin</u> MAILING ADDRESS <u>3211 Stonebridge Tr.</u> CITY <u>Valrico</u> STATE <u>FL</u> ZIP <u>33596</u> PHONE <u>813-453-7597</u>
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DATE/TIME: 2/14/22 6pmHEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ</u> <u>21-1329</u> <u>VS</u>	PLEASE PRINT NAME <u>Jennifer Grissom</u> MAILING ADDRESS <u>12406 PONY COURT</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33626</u> PHONE _____
APPLICATION # <u>RZ</u> <u>21-1335</u>	PLEASE PRINT NAME <u>Kami Corbett</u> MAILING ADDRESS <u>101 E Kennedy Blvd, Ste 3700</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-227-8421</u>
APPLICATION # <u>RZ</u> <u>21-1335</u>	PLEASE PRINT NAME <u>Alexis Crespo</u> MAILING ADDRESS <u>10401 Highland Manor Dr.</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33610</u> PHONE <u>235 850 8525</u>
APPLICATION # <u>RZ</u> <u>21-1335</u>	PLEASE PRINT NAME <u>STEVE HENRY</u> MAILING ADDRESS <u>503 W. LAUREL ST</u> CITY <u>TPA</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-289 0639</u>
APPLICATION # <u>MM</u> <u>VS 21-1339</u>	PLEASE PRINT NAME <u>Truett Gardner</u> MAILING ADDRESS <u>400 N. Ashley Dr. 1100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE _____
APPLICATION # <u>RZ</u> <u>21-1340</u>	PLEASE PRINT NAME <u>William H. Kelly</u> MAILING ADDRESS <u>325 S. Blvd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33606</u> PHONE <u>254-7157</u>

DATE/TIME: 2/14/22 6pm HEARING MASTER: Susan Finch

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

APPLICATION # <u>RZ</u> <u>22-0222</u>	PLEASE PRINT NAME <u>Isabelle Olsch</u> MAILING ADDRESS <u>1000 N Ashley Dr.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 620-4500</u>
APPLICATION # <u>MM</u> <u>22-0224</u>	PLEASE PRINT NAME <u>Nicole Neugebauer</u> MAILING ADDRESS <u>401 E Jackson Street</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-407-1686</u>
APPLICATION # <u>MM</u> <u>22-0224</u>	PLEASE PRINT NAME <u>David Smith</u> MAILING ADDRESS <u>401 E. Jackson St Suite 2100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33601</u> PHONE <u>813 222 5010</u>
APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____
APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____
APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____



FEBRUARY 14, 2022 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, February 14, 2022, at 6:00 p.m., held virtually.

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

A. WITHDRAWALS AND CONTINUANCES

☐ Brian Grady, Development Services, introduction/reviewed the changes/withdrawals/continuances.

D.6. MM 22-0102

☐ Brian Grady, Development Services, calls MM 22-0102.

☐ Matthew Newton, applicant rep, presents testimony.

☐ Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep/continues to April 18, 2022.

☐ Brian Grady, Development Services, continues the changes/withdrawals/continuances.

☐ Susan Finch, ZHM, overview of ZHM process.

☐ Assistant County Attorney Mary Dorman overview of oral argument/ZHM process.

☐ Susan Finch, ZHM, Oath

B. REMANDS

B.1. MM 21-0169

☐ Brian Grady, Development Services, calls MM 21-0169.

☐ Todd Pressman, applicant rep, presents testimony and submits exhibits.

☐ Tania Chapela, Development Services, staff report.

☐ Andrea Papandrew, Planning Commission, staff report.

☐ Susan Finch, ZHM, questions to Planning Commission.



Andrea Papandrew, Planning Commission, answers ZHM questions.

Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep.

Todd Pressman, applicant rep, provides rebuttal.

Susan Finch, ZHM, questions to Planning Commission.

Andrea Papandrew, Planning Commission, answers ZHM questions

Susan Finch, ZHM, closes MM 21-0169.

C. REZONING STANDARD (RZ-STD):

C.1. RZ 22-0077

Brian Grady, Development Services, calls RZ 22-0077.

Michael Horner, applicant rep, presents testimony and submits exhibits.

Susan Finch, ZHM, questions to applicant rep.

Michael Horner, applicant rep, answers ZHM questions.

Isis Brown, Development Services, staff report.

Susan Finch, ZHM, questions to Development Services.

Isis Brown, Development Services, answers ZHM questions.

Andrea Papandrew, Planning Commission, staff report.

Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep.

Michael Horner, applicant rep, provides rebuttal.

Susan Finch, ZHM, questions to applicant rep.

Michael Horner, applicant rep, answers ZHM questions and continues rebuttal.

Susan Finch, ZHM, closes RZ 22-0077.

C.2. RZ 22-0330

☒ Brian Grady, Development Services, calls RZ 22-0330.

☒ Todd Pressman, applicant rep, presents testimony.

☒ Chris Grandlienard, Development Services, staff report.

☒ Andrea Papandrew, Planning Commission, staff report.

☒ Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep/closes RZ 22-0330.

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

D.1. MM 21-1108

☒ Brian Grady, Development Services, calls MM 21-1108.

☒ Dallas Evans, applicant rep, presents testimony and submits exhibits.

☒ Tim Lampkin, Development Services, staff report.

☒ Andrea Papandrew, Planning Commission, staff report.

☒ Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep/closes MM 21-1108.

D.2. RZ 21-1329

☒ Brian Grady, Development Services, calls RZ 21-1329.

☒ Nick Brackin, applicant rep, presents testimony.

☒ Jennifer Grissom, applicant rep, presents testimony.

☒ Michelle Heinrich, Development Services, staff report.

☒ Andrea Papandrew, Planning Commission, staff report.

☒ Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep/closes RZ 21-1329.

D.3. RZ 21-1335

☒ Brian Grady, Development Services, calls RZ 21-1335 and noted the application would be heard at the March 8, 2022, BOCC meeting.



☒ Kami Corbett, applicant rep, presents testimony.

☒ Alexis Crespo, applicant rep, presents testimony and submits exhibits.

☒ Steve Henry, applicant rep, presents testimony and submits exhibits.

☒ Brian Grady, Development Services, staff report.

☒ Andrea Papandrew, Planning Commission, staff report.

☒ Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep/closes RZ 21-1335.

D.4. MM 21-1339

☒ Brian Grady, Development Services, calls MM 21-1339.

☒ Truett Gardner, applicant rep, presents testimony.

☒ Susan Finch, ZHM questions to applicant rep.

☒ Truett Gardner, applicant rep, answers ZHM questions and continues testimony.

☒ Tim Lampkin, Development Services, staff report.

☒ Andrea Papandrew, Planning Commission, staff report.

☒ Susan Finch, ZHM, calls for proponents/opponents/Development Services.

☒ Tim Lampkin, Development Services, continues testimony.

☒ Susan Finch, ZHM, calls for applicant rep/closes MM 21-1339.

D.5. RZ 21-1340

☒ Brian Grady, Development Services, calls RZ 21-1340.

☒ William Molloy, applicant rep, presents testimony.

☒ Susan Finch, ZHM, questions to applicant rep.

☒ William Molloy, applicant rep, answers ZHM questions and continues testimony.

☒ Michelle Heinrich, Development Services, staff report.

Andrea Papandrew, Planning Commission, staff report.

Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep.

William Molloy, applicant rep, proves rebuttal.

Susan Finch, ZHM, closes RZ 21-1340

D.7. RZ 22-0222

Brian Grady, Development Services, calls RZ 22-0222.

Susan Finch, ZHM, Oath.

Isabelle Albert, applicant rep, presents testimony.

Tim Lampkin, Development Services, staff report.

Susan Finch, ZHM, questions to Development Services.

Tim Lampkin, Development Services, answers ZHM questions and continues testimony.

Andrea Papandrew, Planning Commission, staff report.

Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep.

Isabelle Albert, applicant rep, presents rebuttal.

Susan Finch, ZHM, closes RZ 22-0222

D.8. MM 22-0224

Brian Grady, Development Services, calls MM 22-0224.

Nicole Neugebauer applicant rep, presents testimony.

Susan Finch, ZHM, Oath.

Nicole Neugebauer, applicant rep, presents testimony and submits exhibits.

Susan Finch, ZHM, questions to applicant rep.

Nicole Neugebauer, applicant rep, answers ZHM questions.

MONDAY, FEBRUARY 14, 2022

- ☐ Sam Ball, Development Services, staff report.
- ☐ Susan Finch, ZHM, questions to Development Services
- ☐ Sam Ball, Development Services, answers ZHM questions.
- ☐ Andrea Papandrew, Planning Commission, staff report.
- ☐ Susan Finch, ZHM, calls for proponents/opponents/Development Services.
- ☐ Brian Grady, Development Services, continues testimony.
- ☐ Susan Finch, ZHM, calls for applicant rep.
- ☐ David Smith, applicant rep, presents rebuttal.
- ☐ Brian Grady, Development Services, responded to applicant.
- ☐ David Smith, applicant rep, continues rebuttal.
- ☐ Brian Grady, Development Services, responded to applicant.
- ☐ David Smith, applicant rep, continues rebuttal.
- ☐ Susan Finch, ZHM, closes MM 22-0224.

ADJOURNMENT

- ☐ Susan Finch, ZHM, adjourns the meeting.



**Rezoning Application:**

**MM 21-1339**

Zoning Hearing Master Date:  
February 14, 2022

BOCC Land Use Meeting Date: April 12, 2022



**Hillsborough  
County Florida**

Development Services Department

**1.0 APPLICATION SUMMARY**

**Applicant:** Truett Gardner & Gardner Brewer  
Martinez-Monfoft

**FLU Category:** RMU-36

**Service Area:** Tampa Service Area

**Site Acreage:** 27.42 acres (Subject Area)  
136 acres (DRI No. 140)

**Community Plan Area:** Brandon

**Overlay:** None



**Existing Approvals:**

PD 98-1462; MM: 94-0214, 02-0883; PRS: 07-1982, 12-0582, 12-0584, 16-1130, 17-1242

The PD permits a mixture of multi-family residential, business, retail, office and service distribution options. Changes in development entitlements are accomplished through a trade-off mechanism in the DRI.

**Recent Amendments: PRS 17-1242:** modified the PD by allowing a wall height up to 10 feet adjacent to folio 72220.0000. **MM 16-1130:** (1) added multi-family residential as a development option in Parcel D; (2) increased the maximum allowable multi-family units to 1230; (3) added cross access between Parcel D and property to the south; (4) reduced the required eastern boundary buffer.

**Proposed Modifications:**

The applicant is seeking a major modification to the existing Planned Development (PD) 98-1462, as modified by PRS 17-1462. The 136-acre approved Planned Development is located on the east side of U.S. Highway 301, between Causeway Boulevard and Falkenburg Road. The PD permits a mixture of multifamily residential, business, retail, office and service distribution. The subject area of this request is located within Parcel C of DRI No. 140, comprising three (3) parcels, of approximately 27.42 acres and is identified by the Hillsborough County Property Appraiser with the following folio numbers: 072303.0204, 072303.0206 and 072303.0210.

A companion Development Order amendment for Tampa Triangle DRI No. 140 is also being heard at the April 12, 2022, BOCC Land Use hearing to (1) increase the maximum quantities for the Service Center; (2) add multifamily residential as a use on Parcel C; (3) increase the maximum multifamily units, through the use of a trade-off mechanism.

**Additional Information:**

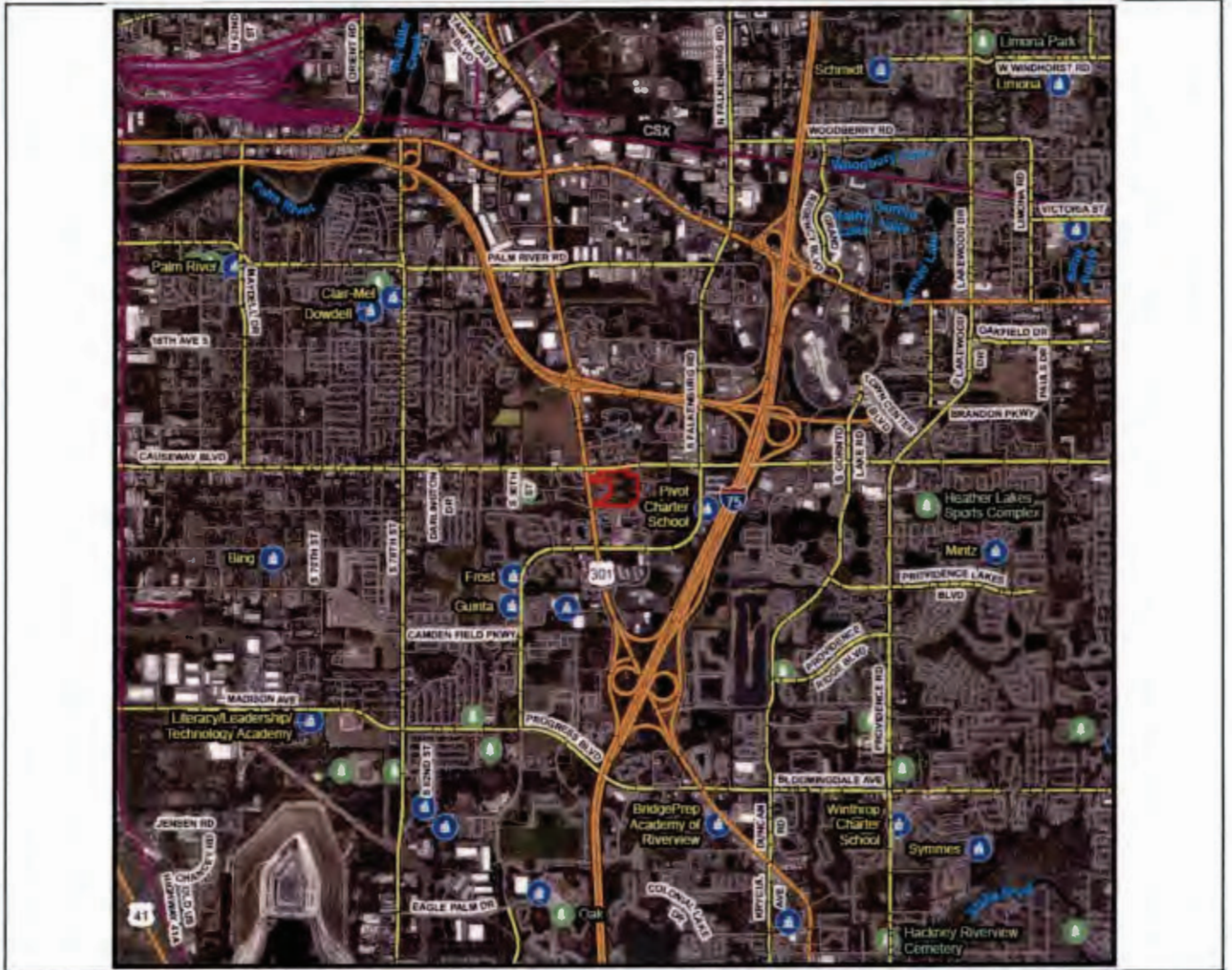
PD Variation(s):	None Requested as part of this application
Waiver(s) to the Land Development Code:	None Requested.
<b>Planning Commission Recommendation:</b> Consistent	<b>Development Services Recommendation:</b> Approvable, subject to proposed conditions

Created 8-17-21  
Application No. 21-1339  
Name: Brian Grady  
Entered at Public Hearing: ZHM



## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.1 Vicinity Map



#### Context of Surrounding Area:

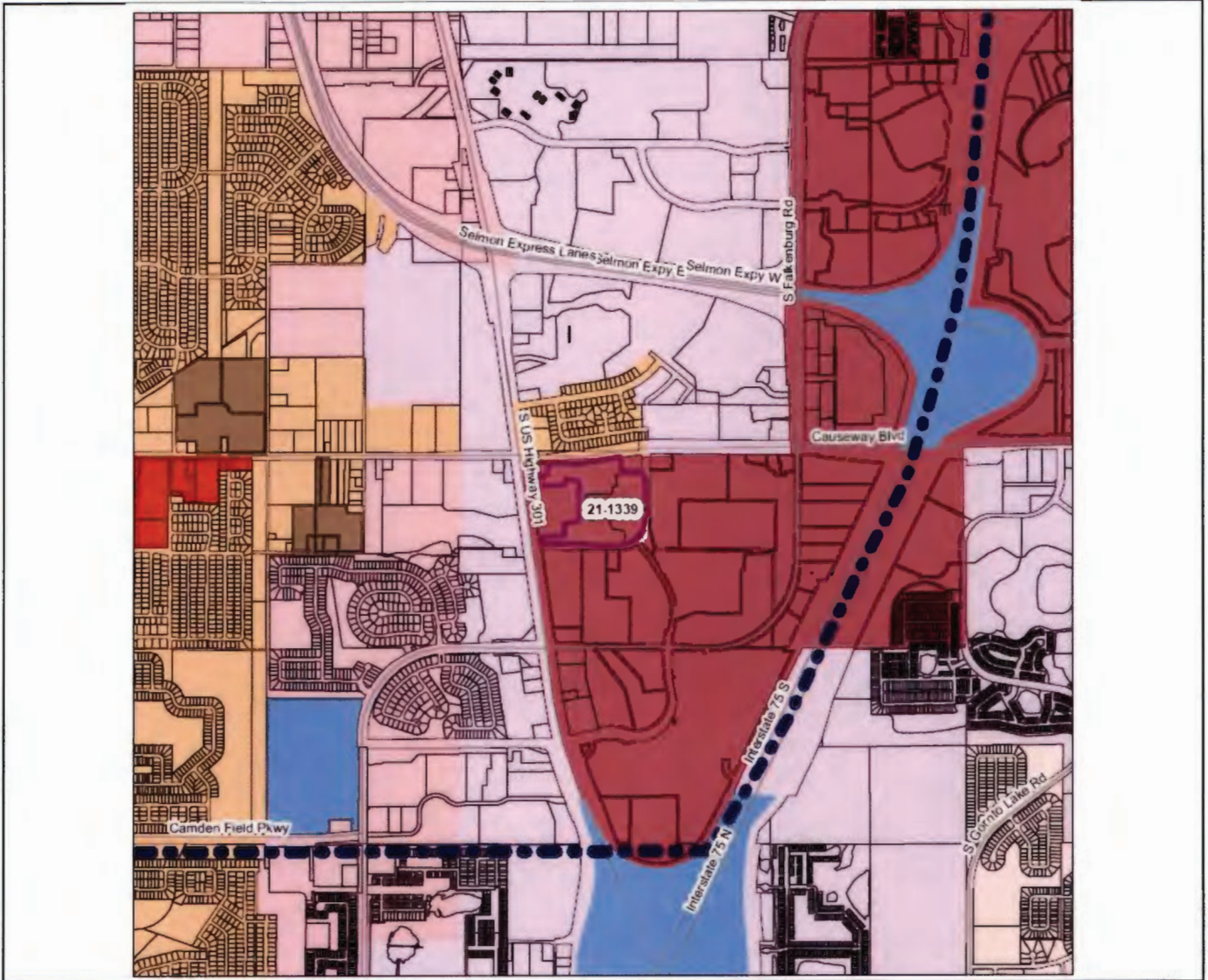
The subject property is located within approximately 27.42 acres within the 136-acre Tampa Triangle DRI No. 140, on the southeast corner of Highway 301 and Causeway Boulevard. The site is located within the Tampa Service Area and located within the limits of the Brandon Community Planning Area. An Interstate 75 interchange is approximately 4,000 feet to the northeast of the subject site. The immediate area adjacent to the subject property is predominantly comprised of properties within the Tampa Triangle DRI No. 140 and includes a mix of uses such as multifamily residential, business, retail, office and service distribution.

- To the east, south and west the site (folio no. 072303.0204, 072303.0206 and 072303.0210) is surrounded by PD 98-1462 (as modified by PRS 17-1242) zoning. Further west, across U.S. Highway 301 is multi-family residential (PD 89-0051).
- To the north of the subject site is Residential Single Family Conventional-6 (RSC-6), Commercial Neighborhood (CN), and Commercial Intensive (CI) zoning and developed with single-family residential and commercial uses.



### 2.0 LAND USE MAP SET AND SUMMARY DATA

#### 2.2 Future Land Use Map



Subject Site Future Land Use Category:	Regional Mixed Use-35
Maximum Density/F.A.R.:	35 dwelling units per acre / 2.0 FAR
Typical Uses:	Residential, regional scale retail commercial, office and business park uses, research corporate park uses, light industrial, multi-purpose and clustered residential and / or mixed-use projects.



**2.0 LAND USE MAP SET AND SUMMARY DATA**

**2.3 Immediate Area Map**

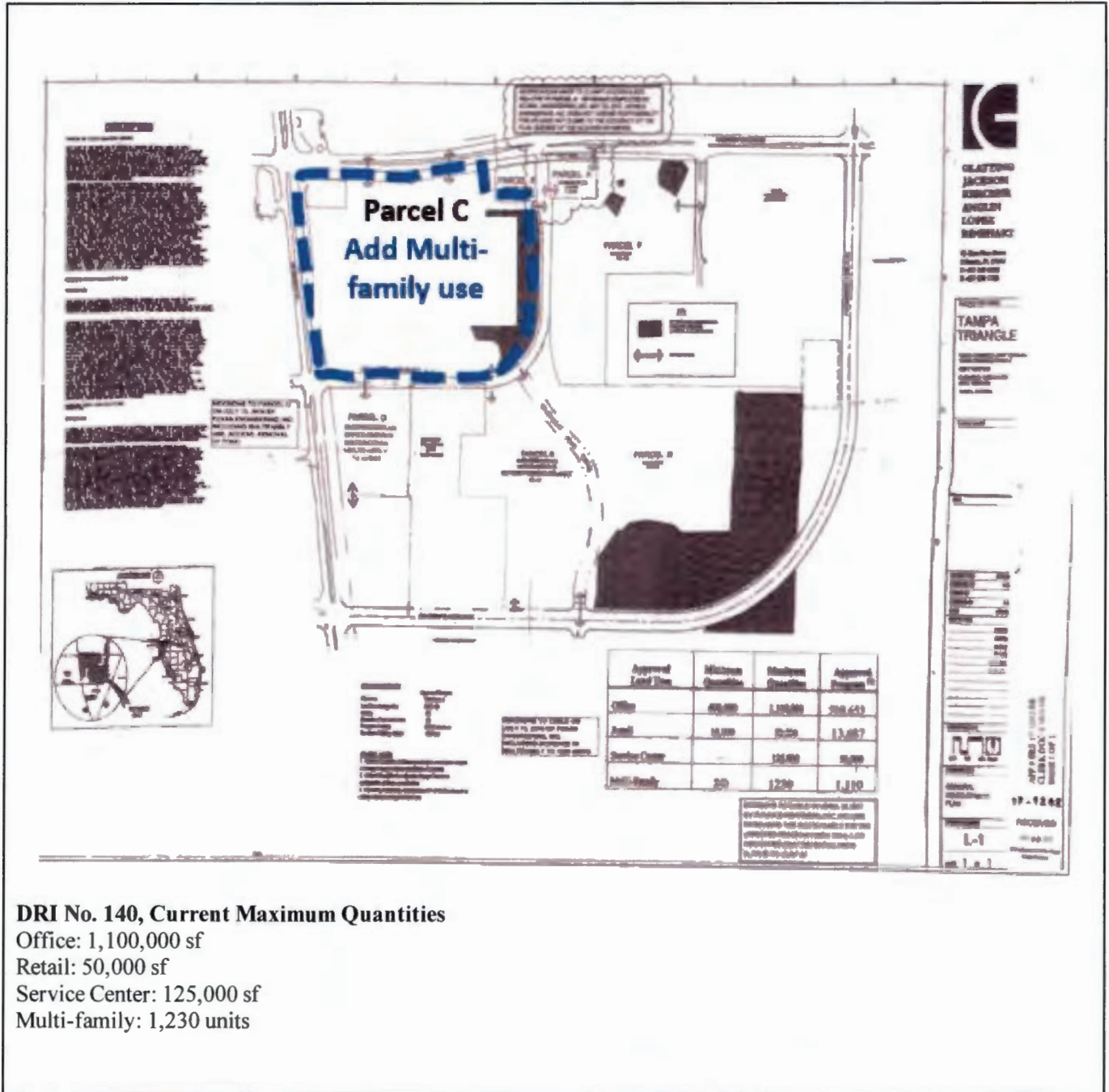


**Adjacent Zonings and Uses**

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	RSC-6 & CN	RSC-6: Min. 7,000sf/lot CN: 0.2 FAR	Single-family home & Commercial (CN)	Single-family homes & Commercial
South	PD 98-1462/ PRS 17-1242	Max. FAR: 0.75 20 du/acre (PD)	Business, Retail, Office, Services, Distribution, MF	Multi-family and commercial, distribution.
East	PD 98-1462/ PRS 17-1242	Max. FAR: 0.75 per 20 du/acre (PD)	Business, Retail, Office, Services, Distribution, MF	Multi-family, commercial, and vacant (NE)
West	PD 98-1462/ 17-1242/ Across US 301: PD 89-0051	Max. FAR: 0.75 20 du/acre (PD)	Business, Retail, Office, Services, Distribution, Residential	Distribution, Office and Multi-family residential across U.S. 301

2.0 LAND USE MAP SET AND SUMMARY DATA

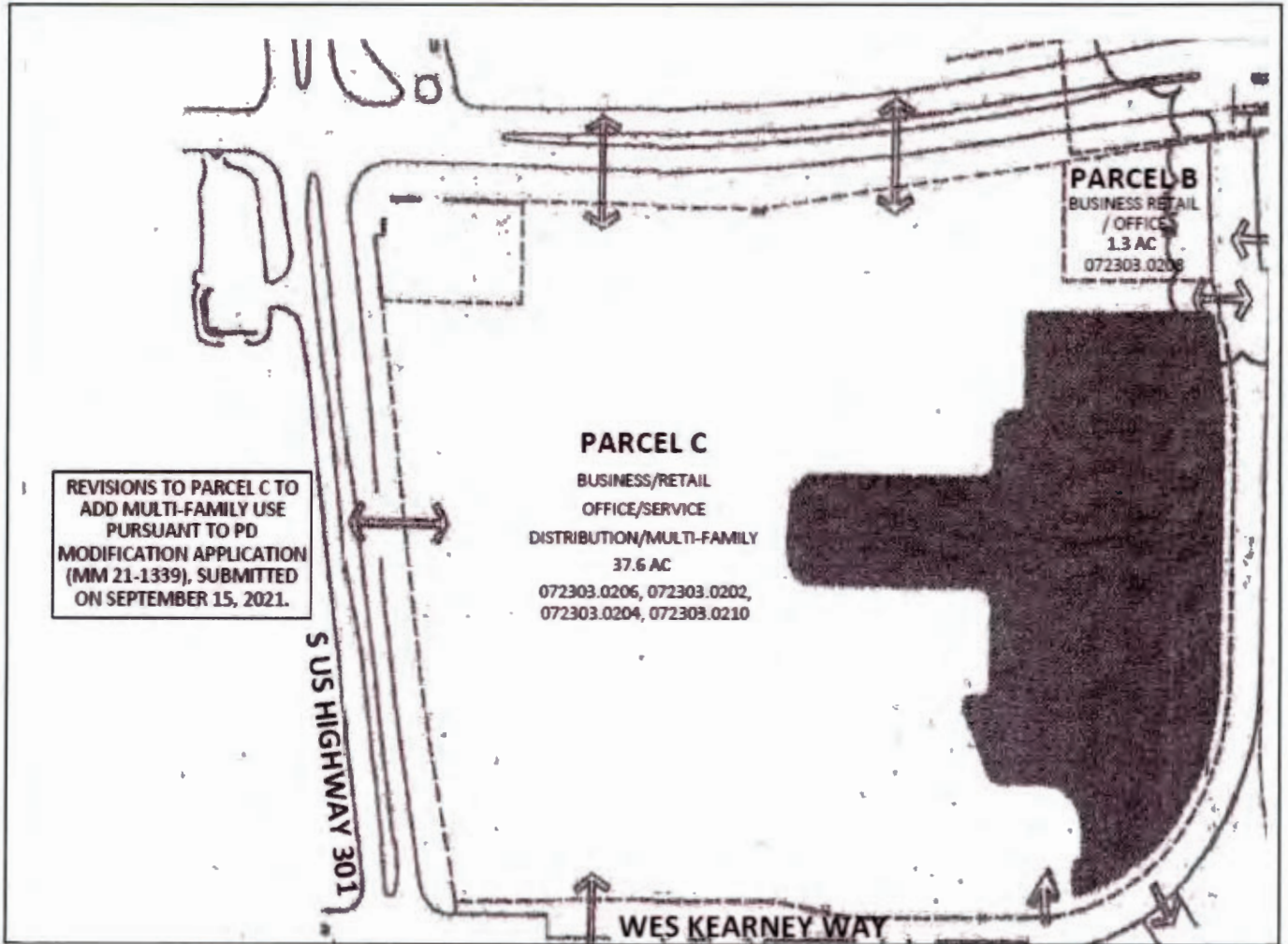
2.3 Existing Site Plan (partial provided below for size and orientation purposes. See Section 8.0 for full site plan)





2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.0 for full site plan)



The majority of the property within the Tampa Triangle DRI No. 140 and Planned Development (PD 98-1462/17-1242) has been developed, with the exception of the subject property and an approximate 1.5 acre outparcel (folio 72212.0200), located to the east of the subject property along the Causeway Road frontage.

The entire 27.42 subject site is located within Parcel C of the PD. The applicant is proposing to modify the existing PD zoning to accommodate future development. The proposed modifications include the following:

1. Increase maximum quantities for the Service Center (office and warehouse) land use from 125,000 square feet to 250,000 square feet;
2. Increase maximum quantities for the Multi-Family land use from 1,230 units to 1,630 units; and
3. Add Multi-Family as a permissible land use within Parcel C.

APPLICATION NUMBER: MM 21-1339

ZHM HEARING DATE: February 14, 2022

BOCC LUM MEETING DATE: April 12, 2022

Case Reviewer: Timothy Lampkin, AICP

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

**Adjoining Roadways (check if applicable)**

Road Name	Classification	Current Conditions	Select Future Improvements
Causeway Blvd.	County Arterial - Urban	4 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
US HWY 301	FDOT Principal Arterial - 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
Wes Kearney Way	County Local - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

**Project Trip Generation**  Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing			
Proposed			
Difference (+/-)			

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

**Connectivity and Cross Access**  Not applicable for this request

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.

Notes:

**4.0 Additional Site Information & Agency Comments Summary**

Transportation	Objections	Conditions Requested	Additional Information/Comments
<input type="checkbox"/> Design Exception/Adm. Variance Requested <input checked="" type="checkbox"/> Off-Site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Staff Report.



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

<b>INFORMATION/REVIEWING AGENCY</b>				
<b>Environmental:</b>	<b>Comments Received</b>	<b>Objections</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Natural Resources	<input 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	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input checked="" type="checkbox"/> Urban/Suburban/Rural Scenic Corridor (Causeway Blvd.) <input type="checkbox"/> Other _____				
<b>Public Facilities:</b>	<b>Comments Received</b>	<b>Objections</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>
<b>Transportation</b> <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	See Transportation "Agency Review Comment Sheet".
<b>Service Area/ Water &amp; Wastewater</b> <input type="checkbox"/> Urban <input checked="" type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's potable water and wastewater systems.
<b>Hillsborough County School Board</b> Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	



**Impact/Mobility Fees:**

**Warehouse**

(Per 1,000 s.f.)

Mobility: \$1,239.00\*125 = \$154,875.00

Fire: \$34.00\*125 = \$4,250.00

Total Warehouse = \$159,125.00

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

Mobility: \$5,995 \* 400 units = \$2,398,000

Parks: \$1,555 \* 400 units = \$ 622,000

School: \$3,891 \* 400 units = \$1,556,400

Fire: \$249 \* 400 units = \$ 99,600

Total Multi-Family (1-2 story) = \$4,676,000

Urban Mobility, Central Fire - addition of 125,000 s.f. warehouse; 400 additional Multi-family units

\*\*\*revised fees estimated based on Jan 1, 2022 schedule\*\*\*

Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
<b>Planning Commission</b> <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	See Hillsborough County City-County Planning Commission review report for in-depth comments.

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The subject property is located on approximately 27.42 acres on the east side of U.S. Highway 301, between Causeway Boulevard and Falkenburg Road. The PD permits a mixture of multifamily residential, business, retail, office and service distribution. The subject area of this request is located within Parcel C of DRI No. 140, comprising three (3) parcels, of approximately 27.42 acres and is identified by the Hillsborough County Property Appraiser with the following folio numbers: 072303.0204, 072303.0206 and 072303.0210.

The applicant is requesting a Major Modification to previously approved PD 98-1462 to increase the maximum quantities of Service Center Land Uses from 125,000 square feet to 250,000 square feet, increase the maximum quantities for multi-family units from 1,230 units to 1,630 units, and add multifamily as a permissible use within Parcel C. A companion Development Order amendment for Tampa Triangle DRI No. 140 is also being heard at the April 12, 2022, BOCC Land Use hearing. Existing maximum quantities and proposed maximum quantities are shown below.

EXISTING MAXIMUM QUANTITIES

The existing Current Maximum Quantities for the Tampa Triangle DRI NO. 140 include:

- 1. Office: 1,100,000 sf
- 2. Retail: 50,000 sf
- 3. Service Center: 125,000 sf
- 4. Multi-family: 1,230 units

PROPOSED MAXIMUM QUANTITIES

The applicant is proposing to modify the existing PD zoning to accommodate future development. The modifications include the following:

- 1. Increase maximum quantities for the Service Center land use from 125,000 sf to 250,000 sf;
- 2. Increase maximum quantities for the Multi-Family land use from 1,230 to 1,630; and
- 3. Add Multi-Family as a permissible land use within Parcel C

The proposed PD modifications do not require a request to increase the currently approved base land use entitlements for the project. The property owner/developer will utilize the approved Land Use Conversion Table (of the DRI Amended and Restated Development Order) to achieve the desired development entitlements once the maximum quantities have been increased as proposed. A companion application to similarly amend the Tampa Triangle DRI Development Order accompanies this PD Major Modification request. A condition of the DRI Development Order specifically limits maximum development to a threshold of 1,325 PM peak hour trips.

The immediate area surrounding the subject property is mostly located within PD. In the general vicinity, the entire site is surrounded by PD zoning to the east, south and west, and Residential Single Family Conventional-6 (RSC-6), Commercial Neighborhood (CN), and Commercial Intensive (CI) zoning to the north. Further west, across U.S. Highway 301, is PD 89-0051, developed with multi-family residential. The property is located within the Tampa Service Area and located within the limits of the Brandon Community Planning Area.

A 12-inch water main exists adjacent to the site and is located within the north Right-of-Way of Wes Kearney. The subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's potable water systems. The property lies within the City of Tampa Wastewater Service Area.

There are wetlands present on the subject property. The Environmental Protection Commission (EPC) Wetlands Division has reviewed the proposed rezoning and has determined a resubmittal is not necessary for the site plan's current configuration. If the site plan changes, EPC staff will need to review the zoning again.

The application does not request any variations to Land Development Code Parts 6.06.00 (Landscaping/Buffering). The site will comply with and conform to all other applicable policies and regulations, including but not limited to, the Hillsborough County Land Development Code.

The proposed modifications to the PD are consistent with the subject property's underlying Future Land Use designation and are compatible with the surrounding development pattern. The modifications will provide for the flexibility needed to develop the remaining vacant property within this established and successful project. The application is also consistent with Comprehensive Plan Objective 16, and Policies 16.1, 16.2 and 16.3 of the Future Land Use Element (FLUE), that ensures a development is compatible with the surrounding development.

Overall, the proposed rezoning would allow for development that is consistent with the Goals, Objectives and Policies of the Future Land Use Element of the Unincorporated Hillsborough County Comprehensive Plan. Planning Commission staff finds the request would also facilitate the vision of the Greater Carrollwood- Northdale Community Plan.

## 5.2 Recommendation

The proposed project with the proposed development standards, existing scale and restrictions may be found to be compatible with nearby development patterns. The proposed development satisfies the intent of the Goals, Objectives and Policies of the Future Land Use Element of the Unincorporated Hillsborough County Comprehensive Plan and finds the proposed Major Modification consistent with the Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County. Based upon the above, staff finds the request approvable.

## 6.0 PROPOSED CONDITIONS

**Approval**- Approval of the request, subject to the conditions listed below, is based on the general site plan submitted January 28, 2022.

1. The maximum amount of each development type shall be as indicated in the Development of Regional Impact Development Order.
2. Land uses, setbacks, and other development standards within pods designated "Off./Serv. Ctr" shall be restricted to warehouses, truck terminals, and those uses permitted within the B-PO zoning district. The maximum FAR shall be 0.75. The maximum height shall be 150 feet.
3. Land uses, setbacks, and other development standards within pods designated "Retail" and "Hotel" shall be restricted to those permitted within the C-G zoning district. The maximum FAR shall be 0.75. The maximum height shall be 150 feet.
4. Land uses, setbacks, and other development standards within pods designated "MF Residential" shall be restricted to those permitted within the RMC-20 zoning district. The maximum density shall be 20 dwelling units per gross acre, except in Parcel D, which shall be permitted a maximum density of 35 dwelling units per gross acre. The required front yard shall be 15 feet.
5. If development pod "E" is to be developed with more than one type of use, the developer shall submit a revised General Site plan, for the entire PD, for certification prior to Construction Site Plan approval indicating the development pod for each type of use within Parcel "E".
6. Buffering and screening shall be in accordance with the Land Development Code except as specified herein:
  - 6.1 A 14 foot buffer with Type B screening shall be provided along the eastern property boundary of Parcel D.
  - 6.2 In addition to the requirements of condition 6.1, a wall up to 10 feet in height shall be permitted along the eastern boundary of Parcel D, adjacent to folio 72220.0000.
7. Access points shall be as indicated on the approved general site plan. The developer shall provide for cross access between adjacent parcels. The access point on Wes Kearney Way to Parcel A may be permitted pending improvements to be made to the median in front of this location. Until such time as any potential improvements are to be made to the median opening, this access may be restricted in movement. The final design and location of the access point and the adjacent median shall be regulated by the Hillsborough County Access Management regulations.
8. Sidewalks shall be required on both sides of the street including when the "Residential Local Street Alternative 3" design is utilized.
9. General office and permissible commercial uses shall be concentrated for maximum pedestrian convenience and located for easy accessibility by residents and workers.
10. An interim agricultural use of cattle grazing, citrus groves, and other low scale agricultural uses shall be permitted. This agricultural operation shall not result in the destruction of the natural plant community



vegetation on the property. Any application to conduct land alteration activities on the property must be submitted to the Natural Resources Team of the Development Services Department for review and approval. Use of the agricultural exemption provision to the Land Alteration regulations is prohibited.

11. To promote connectivity and to ensure completion of both the Falkenburg extension and the interior collector roads, prior to Certificates of Occupancy for any interior pod development, the developer shall design and construct to County standards, and dedicate to the County the applicable Falkenburg extension and interior collector roads including sidewalks. Such improvements shall be for the total length of the subject development pod adjacent to such roadways except when adjacent to conservation/mitigation areas, ponds, or other common areas in which case a road shall be completed to the middle of said area.
12. As part of any Preliminary Site Plan approval the plan shall provide a service road to serve project traffic which will allow for continuous traffic flow between Falkenburg Road and Alonzo Drive.
13. Subject to Hillsborough County approval, the developer shall provide, at his expense, left turn storage lanes of sufficient length to accommodate anticipated left turning traffic, at each access from a public road into the project where a left turn is required. Prior to Construction Site Plan approval, the developer shall provide a traffic analysis, signed by a Professional Engineer, showing the amount of left turn storage needed to serve development traffic. The design and construction of these left turn lanes shall be approved by Hillsborough County Public Works. All roadway construction of said left turn lanes shall be completed with proper transitions from the widened section to the existing roadway pavement. Design plans for said construction shall be reviewed and approved by the County Public Works Department and evidence of said approval shall be submitted for review by the Hillsborough County Development Services Department.
14. A project wide pedestrian circulation system shall be required and shall include, at a minimum, five-foot (5') sidewalks on both sides for the Falkenburg extension and any collector interior roads as well as external to the project on the project's side of the right-of-way area of the major roadway(s) bordering the project (U.S. 301 and Causeway Boulevard). Prior to Preliminary Site Plan review for each pod or subphase, the exact location of the pedestrian circulation system 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 the first certificates of occupancy. Sidewalks are to meet all ADA compliance regulations. In addition, in instances where the adjacent parcel is a lake, retention pond or other common areas, the developer shall extend the pedestrian system by said lake, retention pond or common area to ensure a connected pedestrian system.
15. Prior to development of any pods adjacent to Causeway Boulevard the developer shall construct a Bus bay on Causeway Boulevard which meets HARTlines criteria for safe operations. The developer shall construct a transit accessory pad including shelters, benches, lighting, trash receptacles, and a bicycle rack of a design and location acceptable to HARTline. Said shelter shall be required and shall be the responsibility of the developer. It shall be installed by the developer prior to the issuance of Certificates of Occupancy. The exact location, design, landscaping, and size of each of the above referenced facilities shall be approved by HARTline and the developer prior to the applicable site development plan approval.
16. Prior to or concurrent with the initial increment of development the Developer shall construct the following site access improvements:
  - a. Northbound right turn lane at US 301 and Wes Kearney Way.
  - b. Eastbound left turn lane at Wes Kearney Way and the Project Access.
  - c. The southbound approach to be restriped to provide a 195-foot southbound right turn lane at Wes Kearney Way and Day Care Access/Project Access.



d. Westbound left turn lane to extend to 440 feet to accommodate the peak season plus project traffic at Causeway Boulevard and Wes Kearney Way.

17. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.
18. 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.
19. 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).
20. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.
- 16-21. The northwestern portion of Parcel C, encompassing approximately 12 acres, known as the Causeway property, shall be bound by the requirements of the Essential and Significant Upland Wildlife Habitat set forth in the Land Development Code. The location of any required minimum significant habitat set aside, if any, shall be shown on the General Site Plan prior to construction site plan approval of any development within these pods.
- 17-22. In the event there is a conflict between a zoning condition of approval, as stated herein, and any written or graphic notation on the general site plan, the more restrictive requirement shall apply.
- 18-23. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
- 19-24. 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. ~~Within 90 days of approval of PRS 17-1242 by the Hillsborough County Board of County Commissioners, the developer shall submit to the County Development Services Department a revised General Development Plan for certification which shall reflect all the conditions outlined above.~~

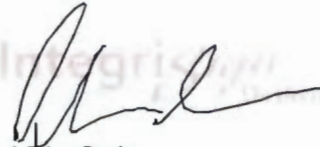
APPLICATION NUMBER: MM 21-1339

ZHM HEARING DATE: February 14, 2022

BOCC LUM MEETING DATE: April 12, 2022

Case Reviewer: Timothy Lampkin, AICP

Zoning Administrator Sign Off:



J. Brian Grady  
Mon Feb 7 2022 09:51:08

**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: MM 21-1339

ZHM HEARING DATE: February 14, 2022

BOCC LUM MEETING DATE: April 12, 2022

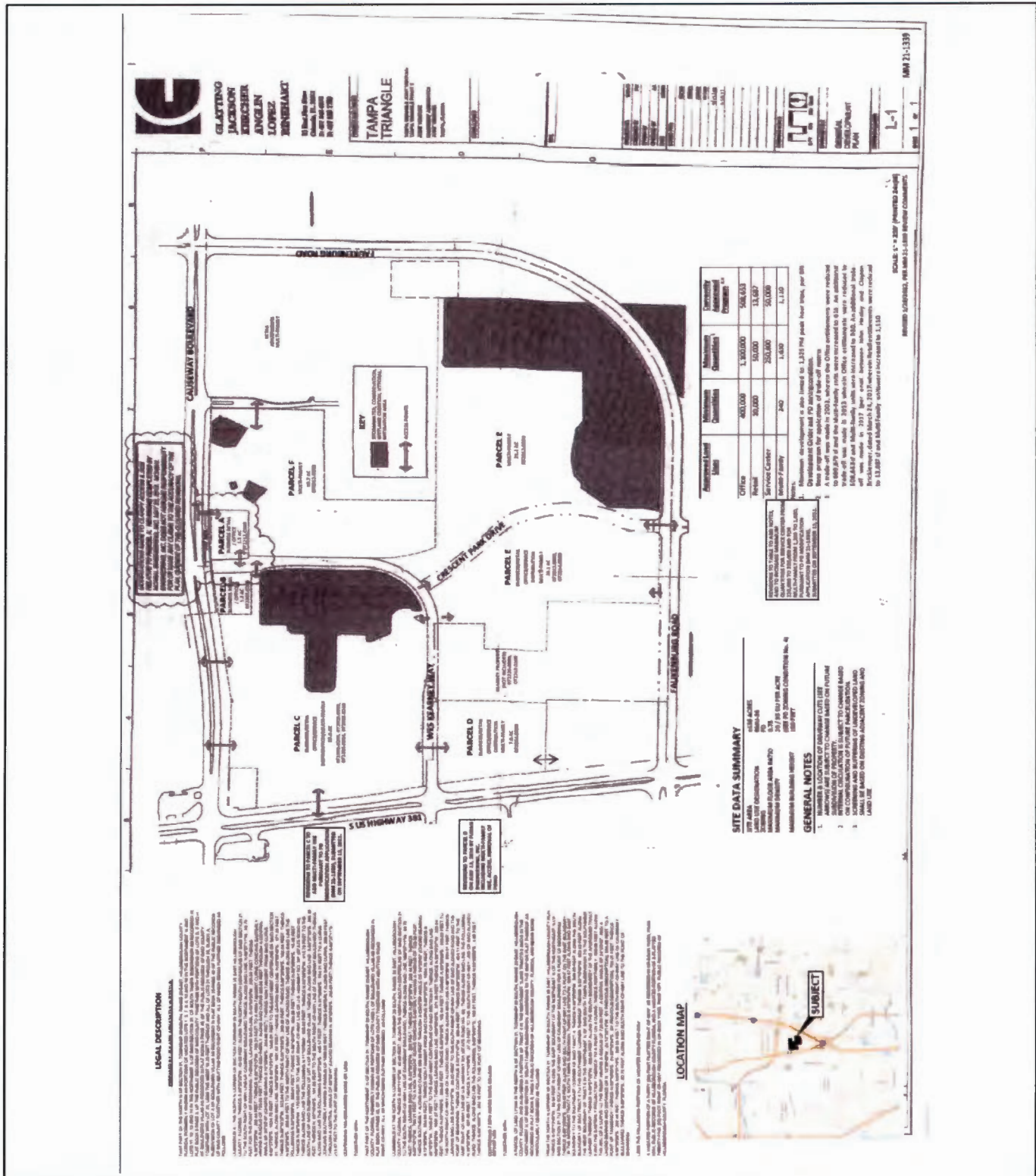
Case Reviewer: Timothy Lampkin, AICP

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## 7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS



### 8.0 PROPOSED SITE PLAN (FULL)



APPLICATION NUMBER: MM 21-1339

ZHM HEARING DATE: February 14, 2022

BOCC LUM MEETING DATE: April 12, 2022

Case Reviewer: Timothy Lampkin, AICP

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



**AGENCY REVIEW COMMENT SHEET**

**TO:** Zoning Technician, Development Services Department  
**REVIEWER:** Alex Steady, Senior Planner  
**PLANNING AREA/SECTOR:** GCN/Northwest

**DATE:** 02/03/2022  
**AGENCY/DEPT:** Transportation  
**PETITION NO:** PD MM 21-1339

- |                                     |   |
|-------------------------------------|---|
| <input type="checkbox"/>            | This agency has no comments.  |
| <input type="checkbox"/>            | This agency has no objection.   |
| <input checked="" type="checkbox"/> | This agency has no objection, subject to the listed or attached conditions. |
| <input type="checkbox"/>            | This agency objects for the reasons set forth below.                        |

**REPORT SUMMARY AND CONCLUSIONS**

- The proposed changes do not impact the previously approved peak hour trip cap of 1,325 pm peak hour trips. The applicant provided analysis indicating that the proposed project will not exceed the peak hour cap when combined with the existing peak hour trips provided by the 2019 monitoring report. As this proposal does not increase the transportation impact beyond what was previously approved, transportation staff does not object to the major modification.
- Prior to or concurrent with the initial increment of development the Developer shall construct the following site access improvements:
  - a. Northbound right turn lane at US 301 and Wes Kearney Way.
  - b. Eastbound left turn lane at Wes Kearney Way and the Project Access.
  - c. The southbound approach to be restriped to provide a 195-foot southbound right turn lane at Wes Kearney Way and Day Care Access/Project Access.
  - d. Westbound left turn lane to extend to 440 feet to accommodate the peak season plus project traffic at Causeway Boulevard and Wes Kearney Way.
- Transportation Review Section staff has no objection to the proposed request, subject to the conditions of approval provided hereinbelow.

**CONDITIONS OF APPROVAL**

In addition to the previously approved zoning conditions, which shall carry forward, staff is requesting the following new condition:

New Condition:

- Prior to or concurrent with the initial increment of development the Developer shall construct the following site access improvements:
  - a. Northbound right turn lane at US 301 and Wes Kearney Way.
  - b. Eastbound left turn lane at Wes Kearney Way and the Project Access.
  - c. The southbound approach to be restriped to provide a 195-foot southbound right turn lane at Wes Kearney Way and Day Care Access/Project Access.
  - d. Westbound left turn lane to extend to 440 feet to accommodate the peak season plus project traffic at Causeway Boulevard and Wes Kearney Way.

**PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting a Major Modification (MM) to previously approved PD 98-1462 to increase the maximum quantities of Service Center Land Uses from 125,000 sf to 250,000 sf, increase the maximum quantities for Multifamily units from 1,230 to 1,630 and add multifamily as a permissible use within parcel

C. This site is part of the Tampa Triangle DRI and is located on the south east corner of the intersection of Causeway Blvd. and US 301.

**TRANSPORTATION IMPACT**

The proposed major modification does not increase the intensity of what can be built since it remains restricted by the previously approved 1,325 pm peak hour trip cap established in the original DRI Development Order. As such, the transportation impact on the adjacent network is not being increased beyond what was already approved.

**DRI MONITORING REPORT**

The applicant provided a monitoring report of the Tampa Triangle DRI conducted in 2019. Since the last two years trip counts were likely affected by the COVID-19 pandemic, 2019 is reasonably the most current data concerning the transportation impacts from the buildout of the Tampa Triangle DRI. The 2019 monitoring report indicated that the current peak hour trips for the project were 898 pm peak hour trips. Transportation analysis provided by the applicant with the MM 21-1339 application indicated that the pm peak hour trip generation of the proposed project is 186. The sum of the existing and proposed trips totals 1,084 pm peak hour trips which is lower than the approved cap of 1,325 pm peak hour trips.

**TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

Causeway is a 4-lane divided Hillsborough County maintained, arterial roadway, characterized by +/- 12-foot travel lanes. There are existing bike lanes and sidewalks on both sides of Causeway Blvd. within the vicinity of the project. US 301 is a 4-lane divided FDOT maintained, principal arterial roadway.

**SITE ACCESS**

As indicated in the developer’s transportation analysis, the following site access improvements (turn lanes) were found to be warranted consistent with Section 6.04.04.D. of the LDC:

- a. Northbound right turn lane at US 301 and Wes Kearney Way.
- b. Eastbound left turn lane at Wes Kearney Way and the Project Access.
- c. The southbound approach to be restriped to provide a 195-foot southbound right turn lane at Wes Kearney Way and Day Care Access/Project Access.
- d. Westbound left turn lane to extend to 440 feet to accommodate the peak season plus project traffic at Causeway Boulevard and Wes Kearney Way.

**ROADWAY LEVEL OF SERVICE (LOS)**

Level of Service (LOS) information is reported below.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
CAUSEWAY BLVD	US HWY 301	FALKENBURG RD	D	C
US HWY 301	I-75	CAUSEWAY BLVD	D	C

Source: [2020 Hillsborough County Level of Service \(LOS\) Report](#)

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Causeway Blvd.	County Arterial - Urban	4 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
US HWY 301	FDOT Principal Arterial - 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
Wes Kearney Way	County Local - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

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

\*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.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.
Notes:				

Design Exception/Administrative Variance <input 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**

Transportation	Objections	Conditions Requested	Additional Information/Comments
<input type="checkbox"/> Design Exception/Adm. Variance Requested <input checked="" type="checkbox"/> Off-Site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Staff Report.



**PARTY OF  
RECORD**



## Rome, Ashley

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**From:** Hearings  
**Sent:** Monday, November 29, 2021 4:19 PM  
**To:** Timoteo, Rosalina; Rome, Ashley  
**Subject:** FW: MM 21-1339

**From:** Nathan Naugle <nathan@wrdc.net>  
**Sent:** Thursday, November 18, 2021 1:23 PM  
**To:** Hearings <Hearings@HillsboroughCounty.ORG>  
**Subject:** MM 21-1339

**External email:** Use caution when clicking on links and attachments from outside sources.

Hello,

Is there any additional information that can be provided about the Major Modification before the said hearing?

Thanks

**Nathan P. Naugle, CAM, CAPS**  
**Regional Manager | Oak Hill Group**  
112 N 12<sup>th</sup> Street | Tampa, FL 33602 | P: 727.954.7589 | F: 727.576.5025



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