PD Modification Application: MM 24-0758 June 17, 2024

Zoning Hearing Master Date:

BOCC Land Use Meeting Date:

Hillsborough **County** Florida

Development Services Department

1.0 APPLICATION SUMMARY

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



Introduction Summary:

PD 96-0097 rezoned the subject property to allow a mix of land uses including office, research and development, light industrial uses, hotels, general retail, and accessory support commercial uses. The maximum FAR was 0.69. The maximum amount of any use in the Sabal Center is that specified in the Sabal Center DRI Development Order. Most Recent Amendment: PRS 19-0144 amended the development Pods within the area south of Dr. Martin Luther King, Jr. Boulevard.

August 13, 2024

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

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

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

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

*Subject for the 2:1 additional setback compatibility requirement

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

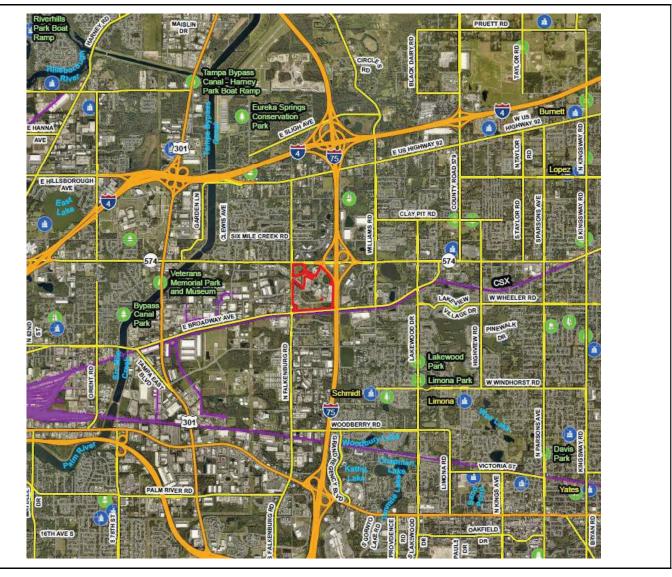
Planning Commission Recommendation:	Development Services Recommendation:
Consistent	Approvable, subject to proposed conditions

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2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



Context of Surrounding Area:

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

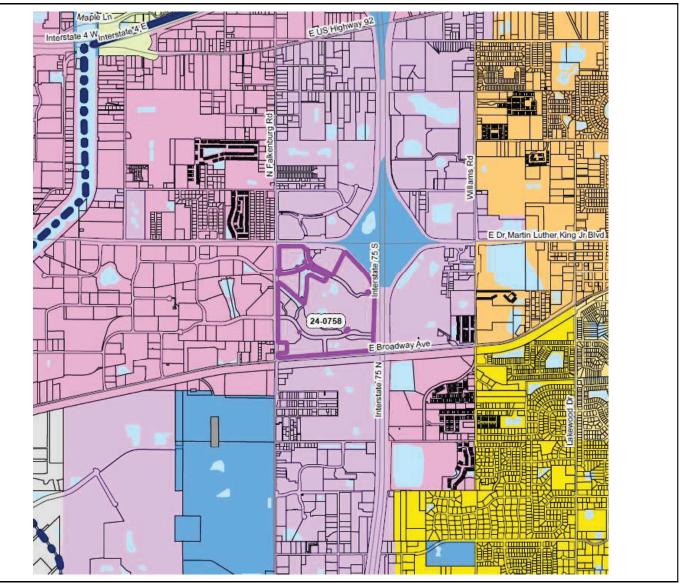
The immediate area surrounding the property is a mix of uses, with the Hillsborough Community College, Brandon Campus, located to the south of the Planned Development. East is Interstate-75. West of the subject site is Roger P. Stewart Ctr., Herzing University, Hotel, Commercial, and Offices. North of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

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2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map

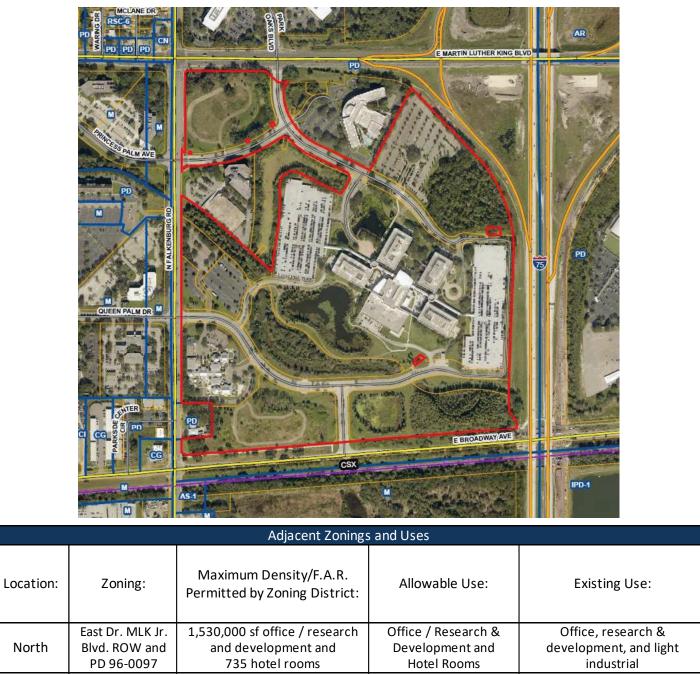


Subject Site Future Land Use Category:	(Urban Mixed Use -20) UMU-20
Maximum Density/F.A.R.:	20 dwelling units per acre / Maximum 1.0 FAR
Typical Uses:	Typical uses include residential, regional commercial, offices, business parks, research park, light industrial, multipurpose, clustered residential,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

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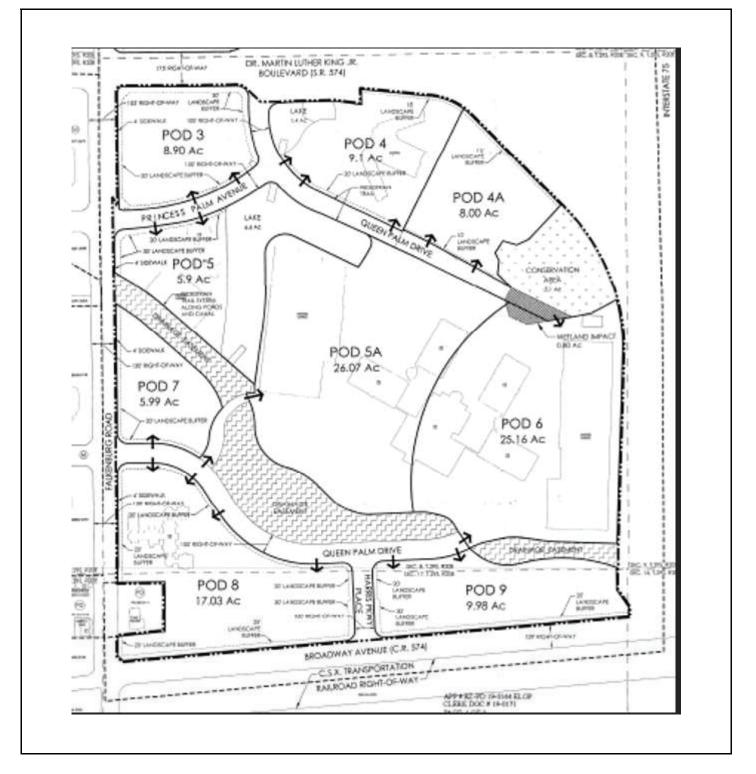
2.3 Immediate Area Map



	10 30 0037	755 110101115	Hotel Rooms	industrial
South	East Broadway Ave.; CSX ROW; M	FAR: Max. 0.75	Light Industrial Uses	CSX Railroad and Light Industrial Uses
East	East Dr. MLK Jr. Blvd. ROW on ramp and I-75.	NA	NA	NA
West	PD 73-0227 PD 03-0434 and M	PD 03-0434: 120,900 sf within M; Hotel max. 100,000 sf / 124 rooms, Max. 20,000 sf CN uses.	Hotel, Commercial, Office	PD 03-0434: Office, professional hotel and commercial

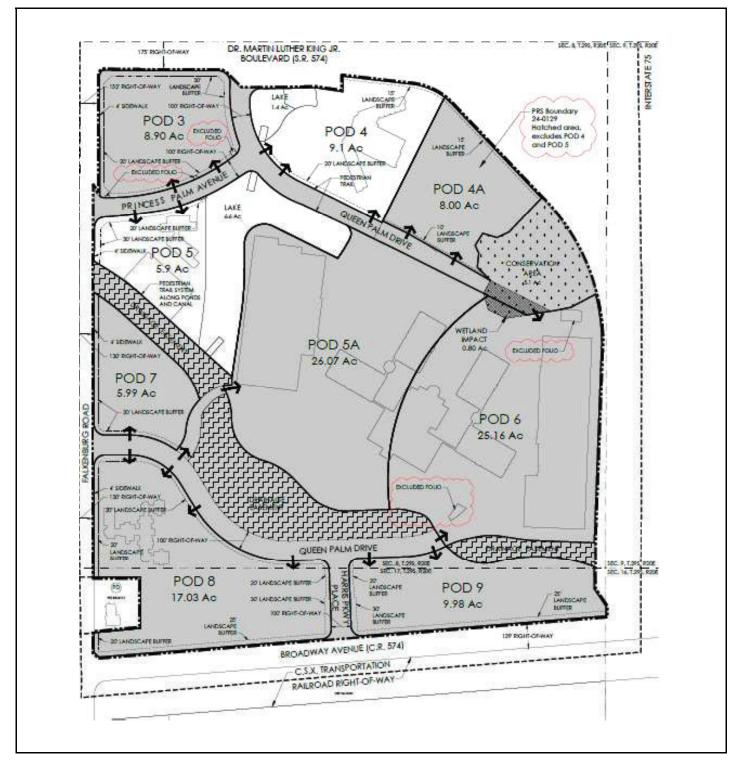
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2.4 Approved Site Plan (partial provided below for size and orientation purposes. See Section 8.1 for full site plan)



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



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

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

Project Trip Generati	ion Not applicable for this request		
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	25,910	3,770	3,770
Proposed	25,910	3,770	3,770
Difference (+/-)	+0	+0	+0

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

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North	2. 8	Choose an item.	None	Meets LDC
South	2 8	Choose an item.	None	Meets LDC
East	0 0	Choose an item.	None	Meets LDC
West	8 5	Choose an item.	None	Meets LDC
Notes:				

Road Name/Nature of Request	Туре	Finding
and the same and same and same	Choose an item.	Choose an item.
	Choose an item.	Choose an item

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	×eceived ⊠ Yes □ No	□ Yes ⊠ No	Xequested	See 7/17/2024 EPC Report.
Natural Resources	□ Yes ⊠ No	□ Yes □ No	□ Yes □ No	
Conservation & Environ. Lands Mgmt.	⊠ Yes □ No	□ Yes ⊠ No	□ Yes ⊠ No	
 Check if Applicable: Wetlands/Other Surface Waters Use of Environmentally Sensitive Land Credit Wellhead Protection Area Surface Water Resource Protection Area 	 □ Significan □ Coastal H ⊠ Urban/Su □ Adjacent 	Vater Wellfield Pro t Wildlife Habitat ligh Hazard Area burban/Rural Scer to ELAPP property rport, 110' AMSL	nic Corridor	
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation Design Exc./Adm. Variance Requested Off-site Improvements Provided	⊠ Yes □ No	□ Yes ⊠ No	⊠ Yes □ No	See "Transportation Agency Review Comment Sheet". DE/Admin. Variance not applicable for this request.
Service Area/ Water & Wastewater Urban City of Tampa Rural City of Temple Terrace	⊠ Yes □ No	□ Yes ⊠ No	□ Yes ⊠ No	See Water Resource Services Comment Sheet Water & Wastewater.
Hillsborough County School Board Adequate □ K-5 ⊠6-8 □9-12 □N/A Inadequate ⊠ K-5 □6-8 ⊠9-12 □N/A	⊠ Yes □ No	□ Yes ⊠ No	□ Yes ⊠ No	See School Board "Adequate Facilities Analysis: Rezoning" Review.
Impact/Mobility Fees (Fee estimate is based on a 1,200 square foot, Multi-Family Units 3-10 story) Mobility: \$4,864 per unit Parks: \$1,555 per unit School: \$3,891 per unit Fire: \$249 per unit Urban Mobility, Northeast Park/Fire - updating current plan to include multi-family units (3 or 5 story), unspecified unit count.				

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Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission				
Meets Locational Criteria N/A				
Locational Criteria Waiver Requested	🛛 Yes	🗆 Inconsistent	□ Yes	See "Hillsborough County Planning Commission
□ Minimum Density Met □ N/A	🗆 No	🛛 Consistent	🖾 No	Review".
Density Bonus Requested				
⊠Consistent □Inconsistent				

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

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

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

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

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

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

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

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

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

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

5.2 Recommendation

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

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

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

South of Martin Luther King, Jr. Blvd: setbacks from all exterior property lines of the project shall be 40 feet, unless otherwise stated. Setbacks for Pods 4A, 6 and 9 adjacent to I-75 shall be a minimum of 20 feet.

- 11. Minimum building setbacks from all internal roadways shall be 30 feet for Pods 4 and 5. Minimum building setbacks from all internal roadways shall be 15 feet for all other Pods.
- 12. Buildings shall be setback a minimum of 20 feet from one another.
- 13. The maximum height of structures shall be the following number of stories or maximum feet whichever is less (measured from the finished floor elevation):

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

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Commercial

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*(except Pod 5 shall have a 12-story maximum or 156 feet in height) **(except Multi-Family structures located within Sabal Center shall have a maximum height of 5 stories measured at a maximum of 60 feet).

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

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

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

SABAL CENTER

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

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

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

- <u>9.</u> With each increment of development, the developer shall submit a traffic analysis that evaluates required Hillsborough County Land Development Code access improvements.
- 10. All Multifamily uses shall be subject to mobility fees. Mobility fee obligations may be satisfied in accordance with Sec. 40-78(a) of the Hillsborough County Code of Ordinances.
- 11. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.
- 12. The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
- 13. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
- 14. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.

HIGHLAND PARK

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

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

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

- 5. The developer shall provide cross access to the north. All future construction plans (or equivalent) pertaining to this area shall indicate such cross access. However₂- in the event that the developer provides evidence that the user(s) of said area requires secured property with no public through access, such cross access shall not be required.
- 6. If signals should be warranted at the intersections of Falkenburg Road & Sabal Center North Driveway and Falkenburg Road & Bryan Road, as shown in the transportation analysis, the developer shall install, at his expense, and with the concurrence of the County, a signal(s) and appropriate interconnects to adjacent signals. The placement and design of the signal(s) shall be subject to approval by Hillsborough County Engineering Department.
- 7. With regard the Martin Luther King, Jr. Blvd. if required by FDOT, and if warranted, the developer shall provide, at his expense, additional left turn storage lanes of sufficient length to accommodate anticipated left turning traffic. The design and construction of these left turn lanes shall be subject to FDOT approval.
- 8. The Highland Park portion of the project shall provide access to Bryan Road. The developer shall be responsible for and pay all costs in the upgrading of Bryan Road to a design and width appropriate for a road capable of handling the traffic expected by the project. Such upgrading shall include a sidewalk on both sides, appropriate intersection improvements, and include, when warranted, a signalized intersection at Falkenburg Road. All improvements shall meet minimum County standards and shall be completed as per the findings of the transportation analysis required in the Highland Park Development Order.
- 9. The following intersections improvements are to be constructed at developer's expense and the timing of the improvements shall be completed as per the findings of the transportation analysis required above.
 - Falkenburg Road and Martin Luther King Jr. Boulevard
 - Add one southbound through lane,
 - · Falkenburg Road and Sabal Center North Driveway
 - Add one southbound left turn lane and provide two westbound driveway approach lanes;
- 10. The Highland Park developer stall provide a 50-foot wide open-space buffer along Bryan Road prior to issuance of certificates of occupancy for any development occurring within the area contiguous to said buffers. This landscape buffer area shall retain all trees within this area except within the 25-foot clear sight triangle adjacent to street intersections. Vehicle parking and internal roadways will not be permitted within this open space buffer area. The Highland Park developer or the designate thereof shall be responsible for maintenance of the buffer.
- 11. To satisfy paragraph F.1. of the Highland Park DRI Development Order, as amended, the Highland Park developer shall set aside and preserve a minimum of three acres of the woodland pastures and pine-mesic oak upland vegetative, communities as indicated on the General Site Development Plan. In addition, the developer shall provide a minimum of five acres of similar habitat either within the adjacent Sabal Center project or in an upland mitigation bank approved by the County or a combination thereof. If the mitigation bank option is utilized, the developer may contribute to an appropriate fund in lieu of acquiring property. The five acre set aside portion of this condition shall be satisfied prior to the first preliminary plan approval within the boundaries of the Highland Park project.

August 13, 2024

BOCC LUM MEETING DATE:

Case Planner: Tim Lampkin, AICP

Zoning Administrator Sign Off:

J. Brian Grady

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

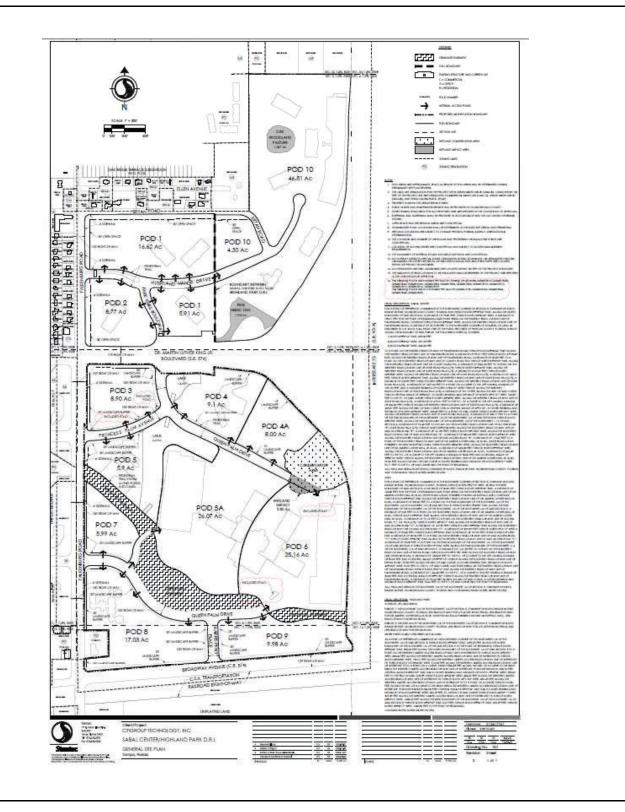
Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are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

APPLICATION NUMBER:	MM 24-0758	
ZHM MEETING DATE: BOCC LUM MEETING DATE:	June 17, 2024 August 13, 2024	Case Planner: Tim Lampkin, AICP

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

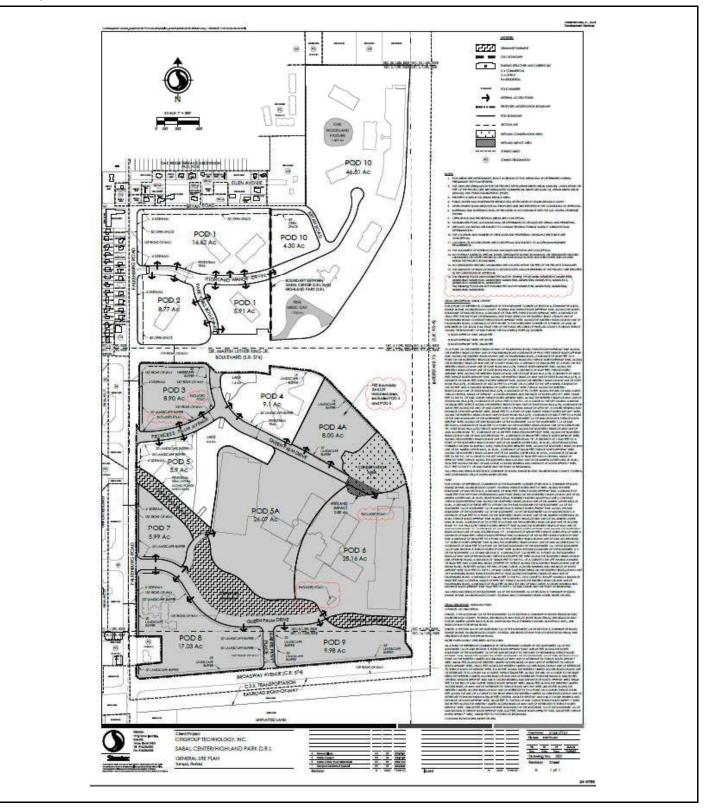
8.0 SITE PLANS (FULL)

8.1 Approved Site Plan (Full)



APPLICATION NUMBER:	MM 24-0758
ZHM MEETING DATE:	June 17, 2024
BOCC LUM MEETING DATE:	August 13, 2024

8.2 Proposed Site Plan (Full)



APPLICATION NUMBER:	MM 24-0758	
ZHM MEETING DATE: BOCC LUM MEETING DATE:	June 17, 2024 August 13, 2024	Case Planner: Tim Lampkin, AICP

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department	DATE: 6/5/2024
REVIEWER: Alex Steady, AICP	AGENCY/DEPT: Transportation
PLANNING AREA/SECTOR: East Orient Lake Park/Northeast	PETITION NO: MM 24-0758

This agency has no comments.

This agency has no objection.

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

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This agency objects for the reasons outlined below.

PROJECT SUMMARY AND ANALYSIS, AND CONCLUSION

The applicant is requesting a Major Modification to Planned Development (PD) #96-0097. The proposed major modification requests to add multifamily as a permitted use in POD 3, 4a, 5a, 6, 7, 8 and 9. No change to external access or entitlements are requested.

Based on submitted documentation, Transportation staff does not object to the major modification.

PROPOSED REVISED CONDITIONS

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

[Staff recommends modification of this above condition to reflect the applicant's major modification request to allow for solar and multi-family uses.]

3. 4. The maximum amount of any use in Sabal Center shall be that specified in the Sabal Center DRI Development Order, as amended. Any or all of the light industrial land use permitted pursuant to the Sabal Center DRI Development Order may be exchanged based on the trade- off mechanism found within the Sabal Center Development Order. POD(s) 3, 4a, 5a, 6, 7, 8, and 9 within Sabal Center may be developed with any use specified in the DRI Development Order based on the trip cap contained within the Sabal Center DRI Development Order.

[Staff recommends modification the condition to reflect the new trip cap established in the DRI Development Order.]

NEW CONDITIONS

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

TRIP GENERATION

The subject major modification proposes to add multifamily as approved use to pods 3, 4a, 5a, 6, 7, 8 and 9. The major modification as proposed does not increase the impact on the transportation network compared to the previously approved entitlements. As such a detailed traffic analysis was not required. With each increment of development, the developer will be required by condition to submit a traffic analysis that evaluates required Hillsborough County Land Development Code access improvements. These access improvements include but are not limited to standard roadway improvements and turn lane warrant analysis, including existing and proposed trips.

DEVELOPMENT ORDER TRIP CAP

A modification to the DRI Development Order (24-0030) is accompanying this major modification. The DO modification includes formalizing a previously approved trip cap of 25,910 daily and 3,770 peak hour trips. With each increment of development, the developer is required to submit trip generation of the existing and proposed uses to demonstrate that the trip cap has not been exceeded, requiring additional mitigation. The proposed major modification will not impact that previously approved trip cap.

MOBILITY FEES

In compliance with the Hillsborough County Mobility Fee Ordinance, all new multi-family uses are subject to mobility fees. Staff included this requirement as a condition that reads "All Multifamily uses shall be subject to mobility fees. Mobility fee obligations may be satisfied in accordance with Sec. 40-78(a) of the Hillsborough County Code of Ordinances."

SITE ACCESS AND TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

PD #96-0097 takes access to Falkenburg Road, Broadway Ave and Dr Martin Luther King Blvd. The major modification will not change previously approved access. E. MLK Blvd. is a 6-lane divided FDOT maintained, principal arterial roadway. The existing right-of-way is +/- 174 feet. There are sidewalks and bike lanes on both sides of the roadway within vicinity of the proposed project. Falkenburg Rd is 4-lane divided Hillsborough County maintained, collector roadway. The existing right-of-way is +/- 124 feet. There are sidewalks and bike lanes on both sides of the roadway within vicinity of the proposed project. Broadway Ave is a 2-lane undivided Hillsborough County Maintained, collector roadway. The existing right-of-way is +/- 16 feet. There are sidewalks on the north side of the roadway within vicinity of the proposed project.

ROADWAY LEVEL OF SERVICE

Level of Service (LOS) information is reported below.

FDOT Generalized Level of Service				
Roadway	From	То	LOS Standard	Peak Hr Directional LOS

DR MARTIN LUTHER KING JR BLVD	US HWY 301	I-75	D	С
FALKENBURG RD	ADAMO DR	M L KING	D	С
BROADWAY AVE	FALKENBURG RD	WILLIAMS RD	D	С

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

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

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

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

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

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	None	Meets LDC
South		Choose an item.	None	Meets LDC
East		Choose an item.	None	Meets LDC
West		Choose an item.	None	Meets LDC

Design Exception/Administrative Variance ⊠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	
Design Exception/Adm. Variance Requested	□ Yes □N/A	🛛 Yes	See Staff Report.	
Off-Site Improvements Provided	⊠ No	🗆 No		

COUNTY OF HILLSBOROUGH

RECOMMENDATION OF THE LAND USE HEARING OFFICER

APPLICATION NUMBER:	MM 24-0758
DATE OF HEARING:	June 17, 2024
APPLICANT:	Citigroup Technology, Inc.
PETITION REQUEST:	The Major Modification request is to modify PD 96-0097 to permit multi- family residential with a maximum height of 60 feet within identified development pods, add solar power generation as a specific permitted use and increase the commercial/retail square footage such that the vehicular trip generation cap remains the same
LOCATION:	Southeast corner of the intersection of E. Martin Luther King Jr. Blvd and N. Falkenburg Road
SIZE OF PROPERTY:	129.68 acres, m.o.l.
EXISTING ZONING DISTRICT:	PD 96-0097
FUTURE LAND USE CATEGORY:	UMU-20
SERVICE AREA:	Urban
COMMUNITY PLAN:	East Lake/Orient Park

DEVELOPMENT REVIEW STAFF REPORT

1.0 APPLICATION SUMMARY

Development Services Department



Applicant: Citigroup Technology Inc.

FLU Category: UMU-20

Service Area: Urban

Site Acreage: +/-129.68 acres

Community Plan Area: East Lake/Orient Park

Overlay: None



Introduction Summary:

PD 96-0097 rezoned the subject property to allow a mix of land uses including office, research and development, light industrial uses, hotels, general retail, and accessory support commercial uses. The maximum FAR was 0.69. The maximum amount of any use in the Sabal Center is that specified in the Sabal Center DRI Development Order. Most Recent Amendment: PRS 19-0144 amended the development Pods within the area south of Dr. Martin Luther King, Jr. Boulevard.

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

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

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

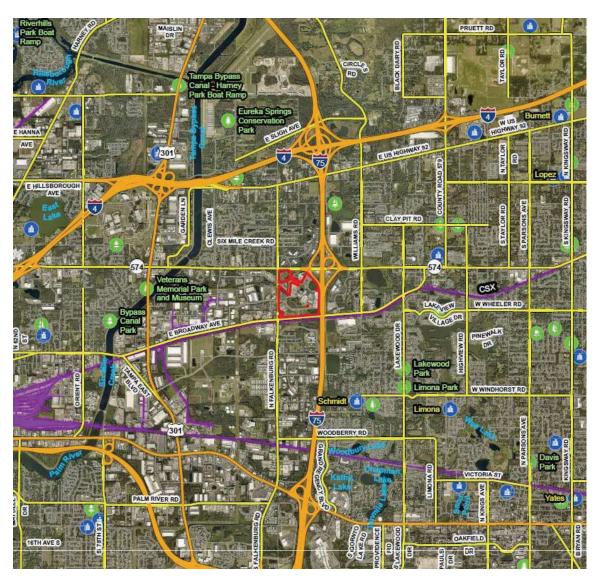
	maintain a maximum height of 39 feet for multifamily development.
3. Sabal Center, Condition 2 limits Pod 3 to 150,000 sf of commercial uses.	3. Proposes to eliminate the condition to allow expansion of commercial and free-standing retail outside of Pod 3, within Pods 4a, 5a, 6, 7, 8, 9 of the Sabal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

*Subject for the 2:1 additional setback compatibility requirement

Planning Commission Recommendation: Consistent

Development Services Recommendation: Approvable, subject to proposed conditions

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

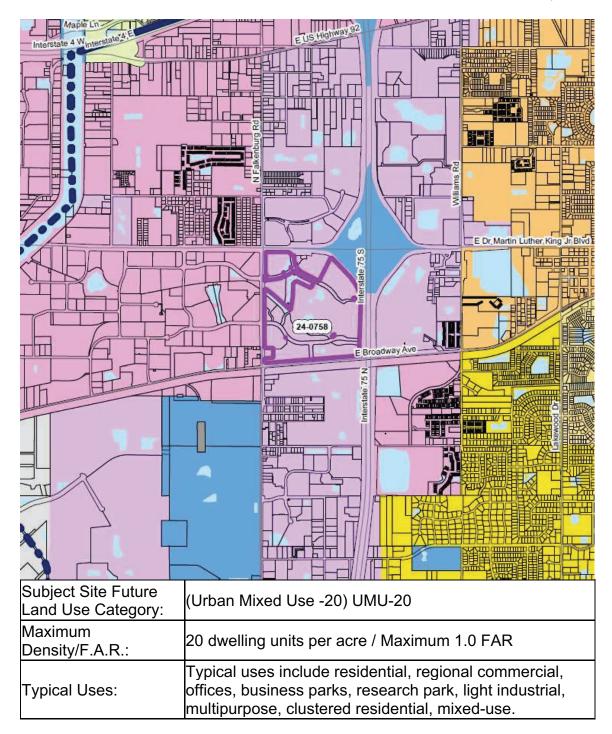


2.0 LAND USE MAP SET AND SUMMARY DATA 2.1 Vicinity Map

Context of Surrounding Area:

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

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

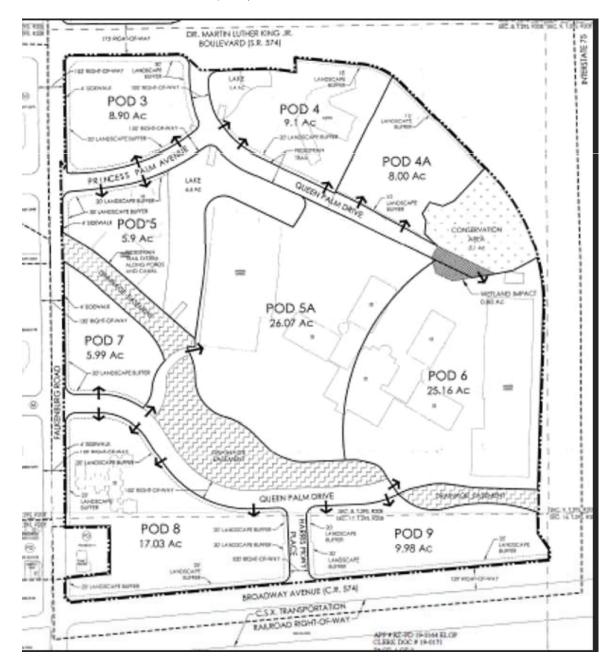


2.0 LAND USE MAP SET AND SUMMARY DATA 2.2 Future Land Use Map

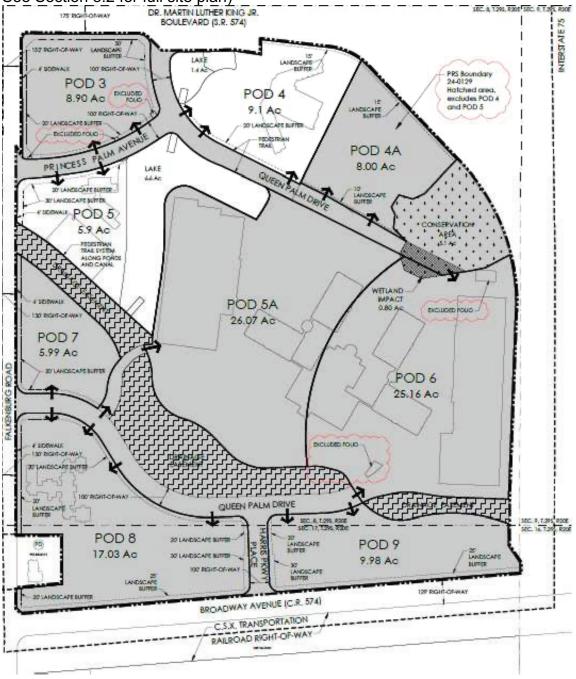


2.0 LAND USE MAP SET AND SUMMARY DATA 2.3 Immediate Area Map

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



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



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

Road Name	Classification	Current Conditions	Select Future Improvements
Dr Martin Luther King	FDOT Principal Arterial - Rural	6 Lanes Substandard Road Sufficient ROW Width	Corridor Preservation Plan Site Access Improvements Substandard Road Improvements Other
Falkenburg Rd	County Collector - Urban	4 Lanes Substandard Road	Corridor Preservation Plan Site Access Improvements Substandard Road Improvements Other
Broadway Ave	County Collector - Urban	2 Lanes Substandard Road Sufficient ROW Width	Corridor Preservation Plan Site Access Improvements Substandard Road Improvements Other

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

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

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North	8 8	Choose an item.	None	Meets LDC
South	8 8	Choose an item.	None	Meets LDC
East	0 9	Choose an item.	None	Meets LDC
West	0 9	Choose an item.	None	Meets LDC

Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item
	Choose an item.	Choose an item

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

Comprehensive	Comments	Findings	Conditions	Additional
Plan:	Received		Requested	Information/Comments
Planning Commission Meets Locational Criteria N/A Locational Criteria Waiver Requested	165 110	Inconsistent Consistent	Yes No	See "Hillsborough County Planning Commission Review".

Minimum Density Met N/A Density Bonus Requested		
Consistent Inconsistent		

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

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

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

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

Regarding the proposal to expand commercial and free-standing retail from Pod 3 only to Pods 3, 4a, 5a, 6, 7, 8, and 9, Sabal Center currently allows maximum uses as specified in the DRI and allows for the uses to be exchanged via land

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

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

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

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

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

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

5.2 Recommendation

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

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 June 17, 2024. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the petition.

Mr. Ken Tinkler 4221 West Boy Scout Blvd. testified on behalf of Citigroup Technology Inc. Mr. Tinkler showed graphics to describe the location of the subject property and the Citigroup campus which has thousands of employees. He stated that the PD and companion DRI was approved in the late 1990's and permitted a variety of land uses. He added that most of the campus has been built out but there are several pods that remain to be developed. Mr. Tinkler testified that the request is to add multi-family residential to the list of permitted uses and to grant greater flexibility for all of the permitted uses that the Citigroup owns. He stated that the request also proposes to add solar generation as a specific permitted use.

Ms. Shelby Fuente with Stantech Consulting Services testified on behalf of the applicant regarding land use planning issues. Ms. Fuente showed graphics to discuss the location of the project within the Sable Center DRI. She stated that there is a maximum vehicular trip count of 25,910 daily trips for Phase One. The permitted uses include office, research and development, light industrial, commercial retail and a hotel. She explained that the PD incorporates two DRI's which are the Sable Center DRI and the Highlands DRI. The Major Modification application applies to the parcels owned by the Citigroup Technology Group. Ms. Fuente testified that the Sable Center PD is primarily built out with the exception of Pod 3 in the northwest corner of Pod 8 in the southwest corner. The request is to add multi-family as a permitted use. She noted that the Highland DRI currently permits multi-family residential land uses. The modification also requests to add solar power generation as a permitted use for on-site consumption and not commercial use. The multi-family would be up to 5 stories in height at a maximum of 60 feet. The modification also proposes to remove condition 2 which limits freestanding retail and instead proposes for flexibility. The uses would be limited by the amended trade-off mechanism.

Hearing Master Finch asked Ms. Fuente to confirm that the vehicular trips are neutral for the land uses as the maximum cap is not being changed. Ms. Fuente replied that was correct.

Mr. Tinkler concluded the applicant's presentation by stating that the mitigation that was done for Phase One still applies.

Mr. Tim Lampkin of the Development Services Department, testified regarding the County staff report. Mr. Lampkin stated that the application is unique as there are two DRI's within the PD. He detailed the location of the site and surrounding area. The intent of the Major Modification is to add multi-family residential as a permitted use within certain Pods. He stated that currently, commercial is only allow in Pod 3. The applicant proposes to allow commercial and freestanding retail within the Sable Center DRI pods. He added that the commercial is currently limited to 90,000 square feet of freestanding retail with a maximum of 150,000 square feet in total. The land use trade off mechanism would be amended to allow the commercial in specified Pods resulting in a net neutral transportation impact. The uses within Phase I will be limited to a maximum of 25,910 daily trips or 3,770 peak hour trips. Mr. Lampkin concluded his presentation by stating that both planning staffs support the request.

Hearing Master Finch asked Mr. Lampkin about proposed Condition 13 and the asterisk under the height limit. Mr. Lampkin replied that the maximum height in Highland Park is 39 feet and that the maximum height for the proposed multifamily in Sable Center is 5 stories and 60 feet.

Ms. Alexis Myers of the Planning Commission testified regarding the Planning Commission staff report. Ms. Myers stated that the property is designated Urban Mixed Use-20 by the Future Land Use Map and is located within the Urban Service Area and the East Lake Orient Park Community Plan. She described the existing entitlements and surrounding land uses and cited numerous policies that the request complies with. She concluded her presentation by stating that the addition of multi-family residential is consistent with Objective 36 regarding the importance of employment and housing opportunities and that the modification is consistent with the East Lake Orient Park Community Plan and the Comprehensive Plan.

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

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

County staff did not have additional comments.

Mr. Tinkler testified during the rebuttal period that the asterisk and footnotes in the conditions were to ensure that the changes pertained only to the Citigroup parcels and not to other entitlements.

Hearing Master Finch then concluded the hearing.

EVIDENCE SUBMITTED

Ms. Timoteo submitted a revised staff report into the record. Mr. Tinkler submitted a copy of a resume 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

- The subject site is 129.68 acres in size and is zoned Planned Development (96-0097). The property is designated UMU-20 by the Comprehensive Plan and located in the Urban Service Area and the East Lake Orient Park Community Planning Area.
- 2. The Planned Development (PD) is comprised of two Developments of Regional Impact (DRI). The Highland Park DRI, which is not the subject of the Modification, and the Sable Center DRI.
- 3. The Major Modification request pertains to parcels within the Sable Center DRI which are owned by the applicant, Citigroup Technology, Inc. The request is to add multi-family residential as a permitted use with a

maximum height of 5 stories/60 feet, add solar power generation as a permitted use, eliminate a condition that limits Pod 3 to a maximum of 150,000 square feet of commercial and instead allow commercial and freestanding retail in other Pods, and to amend the transportation land use trade off mechanism to provide flexibility in the use of the Pods. The result of the change to the tradeoff mechanism will be net neutral as the maximum number will not be amended.

- 4. No Planned Development variations or waivers are requested.
- 5. The Planning Commission supports the modification and found it consistent with the East Lake Orient Park Community Plan and the Comprehensive Plan.
- 6. No testimony in opposition was received at the Zoning Hearing Master hearing.
- 7. The Highland Park DRI which is located within the subject PD but not the subject Major Modification permits multi-family residential land uses. The proposed maximum height of the multi-family in the Sabal Center DRI is 5 stories/60 feet which is compatible with the surrounding office height maximum of 120 feet and the hotel maximum height of 143 feet.
- 8. The transportation impacts of the proposed Major Modification are minimal given the commitment by the applicant to maintain the already approved maximum trip cap.
- 9. The proposed modification to add multi-family residential, solar power generation, amend the commercial condition to permit freestanding retail and commercial uses in other specified Pods and reflect those changes in the tradeoff mechanism 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

The Planned Development (PD 96-0097) is comprised of two Developments of Regional Impact (DRI). The Highland Park DRI, which is not the subject of the Modification, and the Sable Center DRI.

The Major Modification request pertains to parcels within the Sable Center DRI which are owned by the applicant, Citigroup Technology, Inc. The request is to add multi-family residential as a permitted use with a maximum height of 5 stories/60 feet, add solar power generation as a permitted use, eliminate a condition that limits Pod 3 to a maximum of 150,000 square feet of commercial and instead allow commercial and freestanding retail in other Pods, and to amend the transportation land use trade off mechanism to provide flexibility in the use of the Pods. The result of the change to the tradeoff mechanism will be net neutral as the maximum number will not be amended.

The Highland Park DRI which is located within the subject PD but not the subject Major Modification permits multi-family residential land uses. The proposed maximum height of the multi-family in the Sabal Center DRI is 5 stories/60 feet which is compatible with the surrounding office height maximum of 120 feet and the hotel maximum height of 143 feet.

The transportation impacts of the proposed Major Modification are minimal given the commitment by the applicant to maintain the already approved maximum trip cap.

No waivers or Planned Development variations are requested.

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

The proposed Major 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 96-0097 as indicated by the Findings of Fact and Conclusions of Law stated above subject to the zoning conditions prepared by the Development Services Department.

Sum M. Fine

Susan M. Finch, AICP Land Use Hearing Officer

July 10, 2024

Date



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

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

Table 1: COMPARISON OF SURROUNDING PROPERTIES					
Vicinity	Future Land Use Designation	Zoning	Existing Land Use		
Subject Property	Urban Mixed Use-20	PD 96-0097	Light Commercial		
North	Urban Mixed Use-20	PD	Light Commercial		
South	Urban Mixed Use-20	M, BPO + RSC-9	Public/Quasi- Public/Institutional		
East	Urban Mixed Use-20	PD	Public/Quasi- Public/Institutional		
West	Community Mixed Use-12	CG, PD, CI + M	Light + Heavy Commercial		

Staff Analysis of Goals, Objectives and Policies:

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

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

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

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

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

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

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

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

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

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

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

Recommendation

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

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

FUTURE LAND USE ELEMENT

Urban Service Area

Objective 1: Hillsborough County shall pro-actively direct new growth into the urban service area with the goal that at least 80% of all population growth will occur within the USA during the planning horizon of this Plan. Within the Urban Service Area, Hillsborough County will not impede agriculture. Building permit activity and other similar measures will be used to evaluate this objective.

Policy 1.4: Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.

Land Use Categories

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

Policy 8.1: The character of each land use category is defined by building type, residential density, functional use, and the physical composition of the land. The integration of these factors sets the general atmosphere and character of each land use category. Each category has a range of potentially permissible uses which are not exhaustive, but are intended to be illustrative of the character of uses permitted within the land use designation. Not all of those potential uses are routinely acceptable anywhere within that land use category.

Relationship to Land Development Regulations

Objective 9: All existing and future land development regulations shall be made consistent with the Comprehensive Plan, and all development approvals shall be consistent with those development regulations as per the timeframe provided for within Chapter 163, Florida Statutes. Whenever feasible and consistent with Comprehensive Plan policies, land development regulations shall be designed to provide flexible, alternative solutions to problems.

Policy 9.1: Each land use plan category shall have a set of zoning districts that may be permitted within that land use plan category, and development shall not be approved for zoning that is inconsistent with the plan.

Policy 9.2: Developments must meet or exceed the requirements of all land development regulations as established and adopted by Hillsborough County, the state of Florida and the federal government unless such requirements have been previously waived by those governmental bodies.

Neighborhood/Community Development

Objective 16: Neighborhood Protection – The neighborhood is the functional unit of community development. There is a need to protect existing, neighborhoods and communities and those that will emerge in the future. To preserve, protect, and enhance neighborhoods and communities, all new development must conform to the following policies.

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

Policy 16.3: Development and redevelopment shall be integrated with the adjacent land uses through:

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

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

MIXED USE LAND USE CATEGORIES

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

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

- Requirements for 2 land uses will apply to properties 10 acres or greater in the RMU-35, UMU-20, and CMU-12 land use categories, and to properties 20 acres or greater in the SMU-6 and NMU-4 land use categories.
- At least 10% of the total building square footage in the project shall be used for uses other than the primary use.

- The mix of uses may be horizontally integrated (located in separate building). Horizontal integration may also be achieved by utilizing off-site uses of a different type located within ¼ mile of the project, on the same side of the street of a collector or arterial roadway connected by a continuous pedestrian sidewalk.
- The land uses that may be included in a mixed use project include: retail commercial, office, light industrial, residential, residential support uses, and civic uses provided that the use is permitted in the land use category.
- These requirements do not apply within ½ of a mile of an identified Community Activity Centers (if other mixed use standards have been adopted for that area or when the project is exclusively industrial).

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

Interstate 75 Corridor Development

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

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

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

Community Design Component (CDC)

5.0 Neighborhood Level Design

5.1 Compatibility

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

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

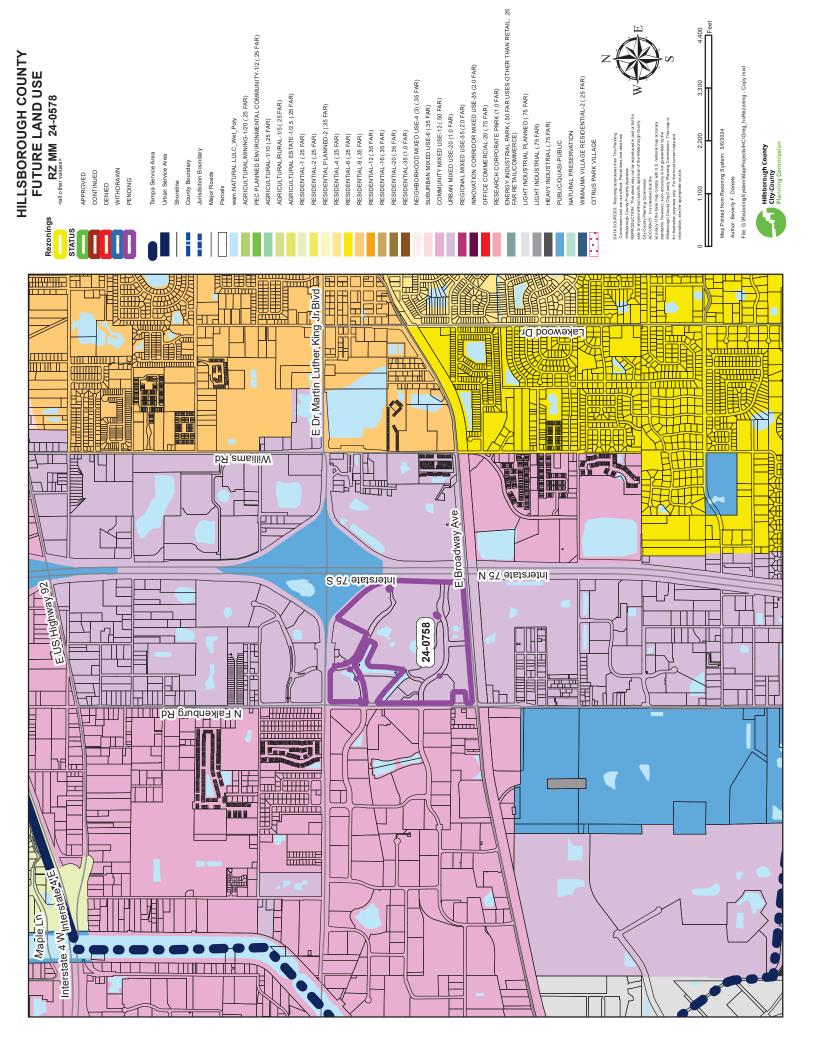
LIVABLE COMMUNITIES ELEMENT: East Lake Orient Park Community Plan

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

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

Housing – Create housing opportunities.

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



GENERAL SITE PLAN FOR CERTIFICATION



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

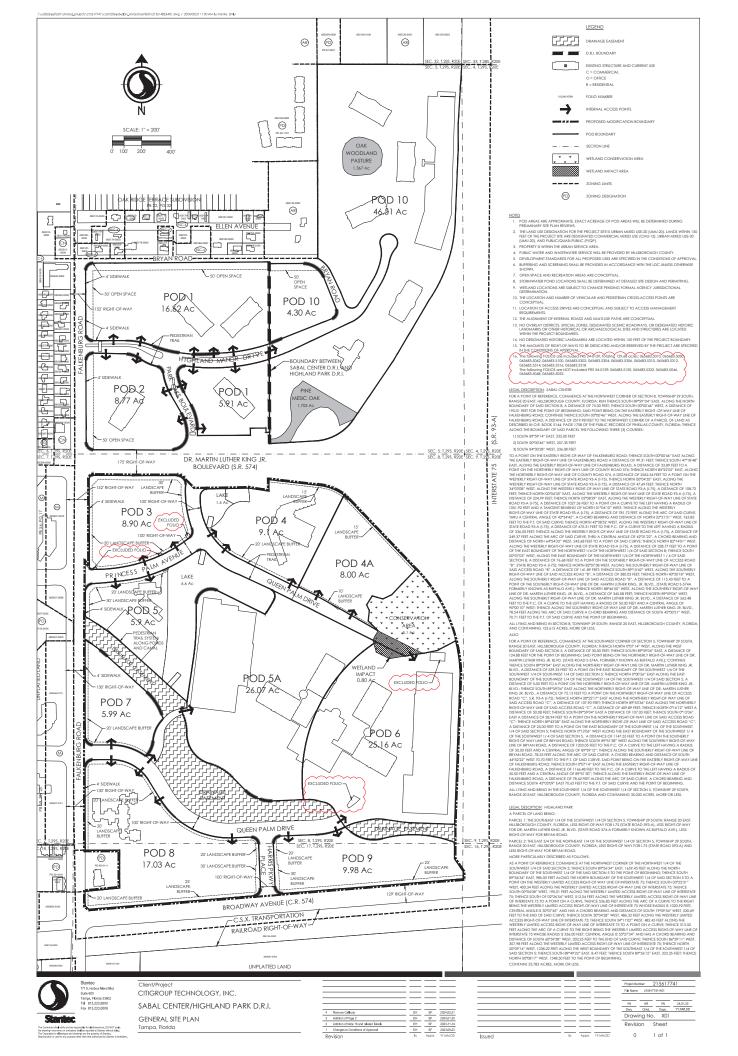
HILLSBOROUGH COUNTY DEVELOPMENT SERVICES DEPARTMENT

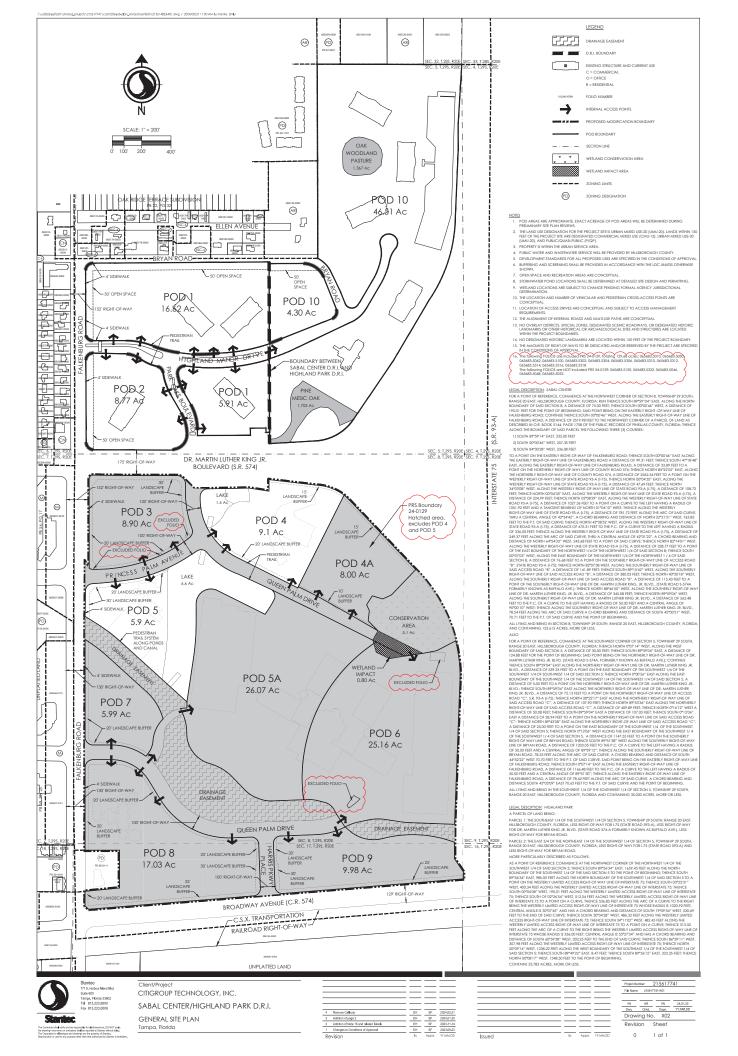
GENERAL SITE PLAN REVIEW/CERTIFICATION

BOARD OF COUNTY COMMISSIONERS

Donna Cameron Cepeda Harry Cohen Ken Hagan Pat Kemp Christine Miller Gwendolyn "Gwen" Myers Joshua Wostal **COUNTY ADMINISTRATOR** Bonnie M. Wise **COUNTY ATTORNEY** Christine M. Beck **COUNTY INTERNAL AUDITOR** Peggy Caskey **DEPUTY COUNTY ADMINISTRATOR** Gregory S. Horwedel

Project Name: Sabal Center/Hig	ghland Park D.R.I. (PD 96-0097)			
Zoning File: RZ(PD 96-0097) Modification: MM(24-0758)				
Atlas Page: None Submitted: 07/23/24				
To Planner for Review: 07/23/24 Date Due: ASAP				
Shelby Fuente, Stantec Consulting Services	727-420-9197/Shelby Euente@Stantec.com			
Right-Of-Way or Land Required for I	Dedication: Yes No 🖌			
The Development Services Departme	ent HAS NO OBJECTION to this General Site Plan.			
The Development Services Departme Site Plan for the following reasons:	ent RECOMMENDS DISAPPROVAL of this General			
Reviewed by: Tim Lampkin Date: 7-23-2024				
Date Agent/Owner notified of Disapp	roval:			





AGENCY COMMNENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department	DATE: 6/5/2024
REVIEWER: Alex Steady, AICP	AGENCY/DEPT: Transportation
PLANNING AREA/SECTOR: East Orient Lake Park/Northeast	PETITION NO: MM 24-0758

This agency has no comments.

This agency has no objection.

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

Х

This agency objects for the reasons outlined below.

PROJECT SUMMARY AND ANALYSIS, AND CONCLUSION

The applicant is requesting a Major Modification to Planned Development (PD) #96-0097. The proposed major modification requests to add multifamily as a permitted use in POD 3, 4a, 5a, 6, 7, 8 and 9. No change to external access or entitlements are requested.

Based on submitted documentation, Transportation staff does not object to the major modification.

PROPOSED REVISED CONDITIONS

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

[Staff recommends modification of this above condition to reflect the applicant's major modification request to allow for solar and multi-family uses.]

3. 4. The maximum amount of any use in Sabal Center shall be that specified in the Sabal Center DRI Development Order, as amended. Any or all of the light industrial land use permitted pursuant to the Sabal Center DRI Development Order may be exchanged based on the trade-off mechanism found within the Sabal Center Development Order. POD(s) 3, 4a, 5a, 6, 7, 8, and 9 within Sabal Center may be developed with any use specified in the DRI Development Order based on the trip cap contained within the Sabal Center DRI Development Order.

[Staff recommends modification the condition to reflect the new trip cap established in the DRI Development Order.]

NEW CONDITIONS

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

TRIP GENERATION

The subject major modification proposes to add multifamily as approved use to pods 3, 4a, 5a, 6, 7, 8 and 9. The major modification as proposed does not increase the impact on the transportation network compared to the previously approved entitlements. As such a detailed traffic analysis was not required. With each increment of development, the developer will be required by condition to submit a traffic analysis that evaluates required Hillsborough County Land Development Code access improvements. These access improvements include but are not limited to standard roadway improvements and turn lane warrant analysis, including existing and proposed trips.

DEVELOPMENT ORDER TRIP CAP

A modification to the DRI Development Order (24-0030) is accompanying this major modification. The DO modification includes formalizing a previously approved trip cap of 25,910 daily and 3,770 peak hour trips. With each increment of development, the developer is required to submit trip generation of the existing and proposed uses to demonstrate that the trip cap has not been exceeded, requiring additional mitigation. The proposed major modification will not impact that previously approved trip cap.

MOBILITY FEES

In compliance with the Hillsborough County Mobility Fee Ordinance, all new multi-family uses are subject to mobility fees. Staff included this requirement as a condition that reads "All Multifamily uses shall be subject to mobility fees. Mobility fee obligations may be satisfied in accordance with Sec. 40-78(a) of the Hillsborough County Code of Ordinances."

SITE ACCESS AND TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

PD #96-0097 takes access to Falkenburg Road, Broadway Ave and Dr Martin Luther King Blvd. The major modification will not change previously approved access. E. MLK Blvd. is a 6-lane divided FDOT maintained, principal arterial roadway. The existing right-of-way is +/- 174 feet. There are sidewalks and bike lanes on both sides of the roadway within vicinity of the proposed project. Falkenburg Rd is 4-lane divided Hillsborough County maintained, collector roadway. The existing right-of-way is +/- 124 feet. There are sidewalks and bike lanes on both sides of the roadway within vicinity of the proposed project. Broadway Ave is a 2-lane undivided Hillsborough County Maintained, collector roadway. The existing right-of-way is +/- 16 feet. There are sidewalks on the north side of the roadway within vicinity of the proposed project.

ROADWAY LEVEL OF SERVICE

Level of Service (LOS) information is reported below.

FDOT Generalized Level of Service				
Roadway	From	То	LOS Standard	Peak Hr Directional LOS

DR MARTIN LUTHER KING JR BLVD	US HWY 301	I-75	D	С
FALKENBURG RD	ADAMO DR	M L KING	D	С
BROADWAY AVE	FALKENBURG RD	WILLIAMS RD	D	С

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

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

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

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

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

Connectivity and Cross Access				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	None	Meets LDC
South		Choose an item.	None	Meets LDC
East		Choose an item.	None	Meets LDC
West		Choose an item.	None	Meets LDC
Notes:				

Design Exception/Administrative Variance ⊠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	Conditions Requested	Additional Information/Comments	
Design Exception/Adm. Variance Requested	□ Yes □N/A	🖾 Yes	See Staff Report.
Off-Site Improvements Provided	🖾 No	🗆 No	See Stall Report.

COMMISSION

Gwendolyn "Gwen" W. Myers CHAIR Harry Cohen VICE-CHAIR Donna Cameron Cepeda Ken Hagan Pat Kemp Michael Owen Joshua Wostal



DIRECTORS

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

AGENCY COMMENT SHEET

REZONING		
HEARING DATE: 6-17-2024	COMMENT DATE: May 14, 2024	
PETITION NO.: 24-0758	PROPERTY ADDRESS: SE corner of MLK Blvd and Falkenburg Road	
EPC REVIEWER: Christina Bryant		
CONTACT INFORMATION: (813) 627-2600 xt	FOLIO #: multiple	
1218	STR: 08-29S-20E	
EMAIL: <u>bryantc@epchc.org</u>		
REQUESTED ZONING: Modification to PD		
FINDINGS		
WETLANDS PRESENT	YES	
SITE INSPECTION DATE	November 29, 2023	
WETLAND LINE VALIDITY	N/A	
WETLANDS VERIFICATION (AERIAL PHOTO,	Wetlands present onsite	

SOILS SURVEY, EPC FILES)

The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:

- Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.
- The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
- Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/

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 RZ 24-0758 May 14, 2024 Page **2** of **2**

OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).

• Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.

INFORMATIONAL COMMENTS:

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

- The subject property contains wetland/OSW areas, which have not been delineated. Knowledge of the actual extent of the wetland and OSW are necessary in order to verify the avoidance of wetland impacts pursuant to Chapter 1-11. Prior to the issuance of any building or land alteration permits or other development, the wetlands/OSWs must be field delineated in their entirety by EPC staff or Southwest Florida Water Management District staff (SWFWMD) and the wetland line surveyed. Once delineated, surveys must be submitted for review and formal approval by EPC staff.
- The site plan depicts wetland impacts for re-alignment of a road within the complex. 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.

cb

ec: Shelby.fuente@stantec.com, ktinkler@carltonfields.com

Environmental Excellence in a Changing World



Adequate Facilities Analysis: Rezoning

Date: May 8, 2024

Acreage: 129.6 (+/- acres)

Jurisdiction: Hillsborough County

Case Number: 24-0758

HCPS #: RZ 615

Future Land Use: UMU-20

Maximum Residential Units: 2600

Proposed Zoning: Planned Development

Address: 3800 Citigroup Center Drive et al

Residential Type: Multifamily

Parcel Folio Number(s): 65683.5010 65683.5030 65683.5062 65683.5100 65683.5302 65683.5304 65683.5306 65683.5310 65683.5312 65683.5314 65683.5316 65683.5318

School Data	Mango Elementary	Mann Middle	Armwood High
FISH Capacity Total school capacity as reported to the Florida Inventory of School Houses (FISH)	793	1322	2452
2023-2 Enrollment K-12 enrollment on 2023-24 40 th day of school. This count is used to evaluate school concurrency per Interlocal Agreements with area jurisdictions	691	729	2320
Current Utilization Percentage of school capacity utilized based on 40 th day enrollment and FISH capacity	87%	55%	95%
Concurrency Reservations Existing concurrency reservations due to previously approved development. Source: CSA Tracking Sheet as of 5/8/2024	63	85	132
Students Generated Estimated number of new students expected in development based on adopted generation rates. Source: Duncan Associates, School Impact Fee Study for Hillsborough County, Florida, Dec. 2019	297	107	133
Proposed Utilization School capacity utilization based on 40 th day enrollment, existing concurrency reservations, and estimated student generation for application	133%	70%	105%

Notes: At this time, adequate capacity exists at Mann Middle School for the residential impact of the proposed amendment. Although Mango Elementary and Armwood High Schools are projected to be over capacity given existing approved development and the proposed rezoning, state law requires the school district to consider whether capacity exists in adjacent concurrency service areas (i.e., school attendance boundaries). At this time, additional capacity exists in adjacent concurrency service areas at the elementary and high school levels.

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.

andrea a Stingone

Andrea A. Stingone, M.Ed. Department Manager, Planning & Siting Growth Management Department Hillsborough County Public Schools E: <u>andrea.stingone@hcps.net</u> P: 813.272.4429 C: 813.345.6684



Agency Review Comment Sheet

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

TO:	Zoning Review, Development Services	REQUEST DATE:	5/14/2024
REVIEWER:	Kim Cruz, Environmental Supervisor	REVIEW DATE:	5/22/2024
PROPERTY OWNER:	Citigroup Technology, Inc.	PID:	24-0758
APPLICANT:	Citigroup Technology, Inc.		
LOCATION:	3800 Citigroup Center Dr. Tampa, FL 33630 0 Queen Palm Dr Tampa, FL 33610 0 Princess Palm Ave Tampa, FL 33610		
FOLIO NO.:	65683.5010, 65683.5030, 65683.5062		

AGENCY REVIEW COMMENTS:

According to the current Hillsborough County BOCC approved maps adopted in the Comprehensive Plan, the folios 65683.5010 and 65683.503 appear to be located within a Surface Water Resource Protection Area (SWRPA) and subject to prohibitions and restrictions, as defined in Part 3.05.00 of the Hillsborough County Land Development Code (LDC).

The application indicates light industrial activities for the site. The Prohibited or Restricted Activities provided in the LDC for SWRPA may be associated with light industrial activities. New Restricted Activities from Section 3.05.04.B. shall require filing for an Operating and/or Closure Permits pursuant to Part 3.05.00 of the LDC, and in accordance with Sec. 3.05.08 of the LDC and the Hillsborough County Development Review Procedure Manual.

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



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.

то:	Zoning Review, Development Services	DATE: 06/03/2024
REVIEWER:	Ron Barnes, Impact & Mobility Fee Coordinator	
APPLICANT:	Citigroup Technology, Inc.	PETITION NO: 24-0758
LOCATION:	3800 Citigroup Center Dr	
FOLIO NO:	65683.5062, .5030, .5010	

Estimated Fees:

(Fee estimate is based on a 1,200 square foot, Multi-Family Units 3-10 story) Mobility: \$4,864 per unit Parks: \$1,555 per unit School: \$3,891 per unit Fire: \$249 per unit

Project Summary/Description:

Urban Mobility, Northeast Park/Fire - updating current plan to include multi-family units (3 or 5 story), unspecified unit count.

WATER RESOURCE SERVICES REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER

PETITION NO.: <u>MM 24-0758</u> REVIEWED BY: <u>Clay Walker, E.I.</u> DATE: <u>5/14/2024</u>

FOLIO NO.: 65683.5010, 65683.5030, 65683.5062

WATER

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

WASTEWATER

- The property lies within the _____ Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
- A <u>12</u> inch wastewater forcemain exists (adjacent to the site), (approximately <u>1,100</u> feet from the site) and is located southeast of the subject property within the <u>north Right-of-Way of Queen Palms Drive</u>. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- □ Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include ______ and will need to be completed by the ______ prior to issuance of any building permits that will create additional demand on the system.
- COMMENTS: <u>The subject rezoning includes parcels that are within the Urban Service Area</u> and would require connection to the County's wastewater system and the City of Tampa's water system. The subject area is located within the Hillsborough County Wastewater Service Area and will be served by the Falkenburg Wastewater Treatment Plant. If all of the development commitments for the referenced facility are added together, they would exceed the existing reserve capacity of the facility. However, there is a plan in place to address the capacity prior to all of the existing commitments connecting and sending flow to the referenced facility. As such, an individual permit will be required based on the following language noted on the permits: The referenced facility currently does not have, but will have prior to placing the proposed project into operation, adequate reserve capacity to accept the flow from this project.

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Mana	gement DATE: <u>7 May 2024</u>	
REVIEWER: <u>Bernard W. Kaiser, Conservation and Environmental Lands Management</u>		
APPLICANT: Shelby Fuente	PETITION NO: <u>MM 24-0758</u>	
LOCATION: Not listed		
FOLIO NO: 65683.5010, 65683.5030, 65683.5062, 65683.5100, 65683.5302, 65683.5304, 65683.5306, 65683.5310, 65683.5312, 65683.5314, 65683.5316, 65683.5318 65683.5318	SEC: TWN: RNG:	

This agency has no comments.

This	agency	has	no	ob	iection.
11113	ayency	1103	110	UD.	

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

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

COMMENTS: _____.

VERBATIM TRANSCRIPT

1				
2	HILLSBOROUGH COUNTY, FLORIDA Board of County Commissioners			
3	Board O	r councy commissioners		
4		X		
5	IN RE:)		
6	ZONE HEARING MASTER HEARINGS)		
7) X		
8		21		
9		HEARING MASTER HEARING F TESTIMONY AND PROCEEDINGS		
10	INANGENITI O	F TESTIMONT AND TROCEEDINGS		
11	BEFORE:	Susan Finch Land Use Hearing Master		
12		Land obe nearing habeer		
13	DATE:	Monday, June 17, 2024		
14	TIME:	Commencing at 6:00 p.m. Concluding at 7:39 p.m.		
15				
16	LOCATION:	Hillsborough County BOCC 601 East Kennedy Boulevard		
17		Second Floor Boardroom Tampa, Florida 33601		
18				
19				
20				
21				
22				
23	Reported by: Diane DeMarsh, AAERT No.	1654		
24	Digital Reporter			
25				

1	MS. HEINRICH: Our next application is Item D.6, Major
2	Mod 24-0758. The applicant is requesting a major modification
3	to PD 96-0097. Tim Lampkin with Development Services will
4	provide staff after the applicant's presentation.
5	HEARING MASTER: Good evening.
6	MR. TINKLER: Good evening, Hearing Master. A
7	pleasure to see you. Much quieter night tonight than the last
8	time I was here.
9	HEARING MASTER: Yes.
10	MR. TINKLER: For the record, I'm Ken Tinkler with
11	Carlton Fields Law Firm, 4221 West Boy Scout Boulevard
12	representing Citigroup Technology Incorporated. With me tonight
13	is Shelby Fuente who is a planner for Santech Engineering.
14	I'll leave most of the detail to Ms. Fuente, but I
15	wanted to give a brief introduction. This is the Citigroup
16	campus of the Sable Center. The property's bordered by I-75 to
17	the east and located north of Falkenberg Road to the west and
18	Broadway to the south. There are thousands of Citigroup
19	employees that work here with several dozen different city
20	business divisions calling this site at home.
21	When this PD and it's companion DRI, which is on a
22	separate application track were approved back in the late-90s
23	allowed for a wide variety of uses. Most of the campus has been
24	built out, but there's several pods that remain to be developed.
25	What we're here for tonight is to add multifamily development to

the list of permitted uses and to grant greater flexibility for 1 2 all of the permitted uses as to the Pods the Citigroup owns. We've also include solar generation as a specific 3 4 permitted use to prevent any future confusion. I should say we 5 should take advantage of that opportunity. As noted by the planning commission, that you'll hear in a moment, this request 6 7 is consistent with the comprehensive plan and supports division 8 of the East Lake Orient Park Community Plan. I -- we appreciate all Staff's work on this request. 9 10 I'll turn this over to Ms. Fuente and I'll be entering in her 11 resume to outline her expertise. 12 HEARING MASTER: Thank you so much. 13 MR. TINKLER: I'll be happy to answer any questions. 14 HEARING MASTER: Thank you. If you could please sign 15 it. 16 Good evening. 17 MS. FUENTE: Good evening. Shelby Fuente. I'm with 18 Stantech Consulting Services. 19 So this major modification is generally located at MLK 20 Junior Boulevard and North Falkenberg. This is the current 21 location of the Citigroup Technology headquarters. So I'm going 22 to kind of start from and overviews zoom out all the way on both 23 applications and kind of refine it just so we capture everything to make sure we know where all moving pieces are. 24 25 So this project is located within the Sable Center

And that's going to be outlined in a dark orange. All of 1 DRI. 2 the entitlements for the PD are actually located within that DRI And that is via a trip count. So they cannot exceed 3 first. 4 that 3,770 p.m. peak hour trips or 25,910 daily trips. And that is for phase one. Those trips have already been mitigated for 5 in that DRI. The permitted uses listed within the DRI are for 6 7 that office research and development part, a light industrial commercial retail and hotel. 8

Concurrent with the -- with this application is the 9 10 DRI, which is incorporating the use of multifamily. The Sable 11 Center PD incorporates actually two DRI's. So typically the DRI would be larger, but in this case the PD is larger and 12 13 incorporates those two different DRIs. So in the dark orange 14 then you have the Sable Center DRI and the -- to the north the 15 you have the Highlands DRI. To the south and the -- the parcels outlined in just gray, that is what this application actually 16 17 encompasses. So those are going to be the parcels owned by the 18 Citigroup Technology Group. So this proposed amendment, we do 19 find it to be consistent with the comprehensive plan through the -- the existing employment center and incorporating greater 20 21 mixed use opportunities.

The current feature land use is a UMU-20 with the current zoning of planned development and is -- it covers approximately 129 acres. The amended areas, they are showing gray and all the proposed amendment shall only be impacting

these parcels. So although the PD is much larger, we are only
 proposing conditions that will impact these.

3 The Sable Center PD is a majority is built out, with 4 the exceptions of pod three, which is in the northwest corner 5 and pod eight in the southwest corner. And we have no development proposed at this time. Included here is a summary 6 7 of the proposed conditions of approval. Number one is adding 8 multifamily as a permitted use. And that is primarily within the DRI and by extension, we are incorporating that into the 9 planned development. Multifamily is already a permitted use 10 11 within the Highland Park DRI. And we're extending that to the south, to the Sable Center DRI. 12

13 And also we're providing clarification on the site 14 solar power generation as a permitted use. City is proposing 15 for this to be for onsite site consumption. This is not for commercial. So this would not be classified as a solar 16 17 generation facility. Number two would be to add an authorized 18 height of up to five stories or 60 feet, whichever is less. 19 This maximum height would be consistent with the surrounding 20 development that is out there. Number three would be remove 21 condition two. This condition, it places limitations on 22 freestanding retail and kind of qualifies all of that to be 23 placed on pod three seeing that the majority of this PD has already been developed, we're just asking for that flexibility 24 on what can go where. 25

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1	The removal of this condition does not remove any
2	entitlements or uses. And then number four would be to amend
3	condition four, this condition is a clarification for existing
4	conditions in which all uses listed, then those would be
5	permitted and it would be exchanged consistent with the trip
6	count. And that'll be those trip counts are located within
7	the DRI.
8	I'm available for any other questions, Ken and I.
9	HEARING MASTER: I just had a quick question just for
10	clarification.
11	MS. FUENTE: Yes, ma'am.
12	HEARING MASTER: So that the trips are really
13	neutral because that tradeoff mechanism. You don't you're
14	not changing the maximum of those caps.
15	MS. FUENTE: Correct.
16	HEARING MASTER: All of this new development still is
17	subject to that, that was
18	MS. FUENTE: Correct.
19	HEARING MASTER: That was my only question.
20	MS. FUENTE: Yes, ma'am.
21	HEARING MASTER: Thank you so much. If you could
22	please sign in.
23	MR. TINKLER: Just to add to that answer, this was all
24	of the mitigation that was done for phase one of the DRI. So
25	it's still subject to that.

HEARING MASTER: All right. Thank you so much. 1 Ι 2 appreciate it. Thank you. 3 MR. TINKLER: 4 HEARING MASTER: Development Services. 5 MR. LAMPKIN: Good evening. Tim Lampkin, Development 6 Services. 7 This application is quite unique in that, as the applicant stated there are two DRIs within this PD. We're going 8 to try to go over it quickly and not do the dup -- duplicative 9 of -- of what the applicant has already stated. 10 11 So the general location is south of Dr. Martin Luther King Junior Boulevard. It's known as the Sable Center. In the 12 13 area northeast of Dr. Martin Luther King Junior Boulevard is 14 known as Highland Park, DRI. The planned development and 15 corresponding Sable Center DRI 98 are generally located on the east side of North Falkenberg Road. The subject of the major 16 modification of the area in the southeast quadrant of North 17 18 Falkenberg and MLK. The immediate area surrounding the property 19 is a mix of uses. This includes the Hillsborough Community 20 College, Brandon Campus located south of the PD. East is 21 Interstate 75. West is the subject -- west of the site is the 22 Roger P. Stewart Center -- University Hotel Commercial and Offices. 23

The applicant's overall intent, as they stated, is to allow multifamily as an allowable use within specified pods as shown on the map. I can list those pods out, but they're in the
 report. So okay. Good.

3 Commercial uses include freestanding retail is 4 currently only allowed in pod three within the Sable Center. 5 The applicant also proposes to allow the commercial and freestanding retail within the designated pods of the Sable 6 7 Center DRI. While freestanding retail is an allowable use, it's 8 currently limited to 90,000 square feet of freestanding retail with a maximum of 150,000 square feet of total uses. 9 It should 10 be noted that the applicant proposes to allow the development 11 within the Sable Center to be developed with any use, as they stated within the Sable Center DRI development order. 12

13 Based upon the trip capture contained in DRI regarding 14 the proposal to expand the commercial and freestanding retail 15 from pod three only in other pods, Sable Center currently allows maximum uses as specified in the DRI and allows the uses to be 16 17 exchanged. The land use tradeoff mechanisms. The companion DRI 18 modification to amend the tradeoff and the PD mod -- conditions 19 are proposed to be modified to reference the DRI changes. The 20 proposed second land use tradeoff mechanism based upon the trip 21 capture contained in the Sabel Center DRI is specifically for 22 development only within the specified pods owned by the 23 applicant. Thereby essentially resulting in a net neutral 24 transportation impacts.

25

And I think the applicant already stated that they

proposed to restrict the uses in phase one for a maximum of 2 25,910 daily trips or 3,770 peak hour trips. And as a part of 3 this amendment, the applicant, is it including the trip cap as a 4 condition of the companion development order for the Sable 5 Center.

And the proposal to add multifamily within the -- as a new use within the Sable Center, staff has found that consistent with the Highland Park DRI, which already allows multifamily development, given that multifamily is already an allowable use within the Highland Park portion of the planned development. The request to add multifamily is an optional use within the Sable Center pods is in keeping with the uses of the overall PD.

13 It should also be noted that the multifamily within 14 the specified pods may be considered compatible with the 15 predominant development pattern of office commercial uses within 16 the Sable Center DRI. The subject pods of the requests are 17 substantially isolated from any single family development in or 18 buffered behind nonresidential development that may be 19 complementary to multifamily development.

The applicant also proposes a maximum height of multifamily for the additional pods up to five stories and 60 feet while the planned development nonresidential is currently permitted at height of up to 143 for hotels, 120 for offices. So which substantially exceeds the 60 feet within the same. The applicant is not requesting any variations of the Land 1 | Development Code.

Planning Commission funds to proposed major
modification consistent with the Unincorporated Hillsborough
County Comprehensive Plan subject to conditions. And based upon
all this, Staff finds the request approvable. And that
concludes my presentation unless you have any questions.

7 HEARING MASTER: I have a really minor question. And it only pertains -- I just want to make sure I understand. Ιt 8 pertains to Condition 13. And it talks about the uses and then 9 the associated number of -- maximum number of stories and 10 11 maximum number of feet. And under multifamily, the stories are listed as three with two asterisks. And what are those two 12 13 asterisks refer to? What does that mean?

MR. LAMPKIN: So what that refers to is -- so the Highland Park DRI, the 39 feet is for that. And the three stories is for the Highland Park. For the specified park the two asterisks refer to there's a footnote that says, which I could see how you could miss it underneath that, except multifamily structures located within the Sable Center shall have a maximum height of five stories --

HEARING MASTER: I see it now.

MR. LAMPKIN: -- measured the maximum height --

23 HEARING MASTER: Okay.

21

22

24 MR. LAMPKIN: -- of 60 feet.

25 HEARING MASTER: I see it. I did miss it on the next

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1 page. 2 All right. Thank you so much. I appreciate that. 3 That was my only minor question. 4 MR. LAMPKIN: My pleasure. 5 HEARING MASTER: Thank you. Planning Commission. MS. MYERS: Alexis Myers, Planning Commission. 6 7 The subject property is located in the urban mixed use 20 future land use category. The site is in the urban service 8 area and is located within the limits of the East Lake Orient 9 Park Community Plan. The proposal meets FLUE Policy 1.4. 10 The 11 proposed multifamily residential use is compatible with the 12 surrounding development pattern, which includes the mixed use 13 development of commercial, office and industrial uses. 14 The request to add housing to this mix use development 15 is also consistent with policy direction related to providing of mix uses within future land -- mixed use future land use 16 17 categories. The proposal meets the intent of the neighborhood 18 protection policies outlined in FLUE and the CDC. The 19 introduction of multifamily residential within Sable Center DRI 20 is consistent with the FLUE Policy 16.13 and 16.5 as housing 21 will provide a compliment -- a complementary use to the 22 nonresidential uses that exists within the job center. The 23 Sable Center is located between a major arterial and collector And it's also adjacent to Interstate 75, consistent 24 roadway. with the policy direction. 25

1 The request to add a multifamily residential to PD 2 96-0097, is consistent with FLUE Objective 36, which emphasizes the importance of employment and housing opportunities along the 3 4 Interstate 75 corridor. FLUE Policies 16 -- I'm sorry, 30 --5 36.1 encourages -- encourages the inclusion of housing within mixed use projects. Adding housing to the Sable Center of 6 7 business park is consistent with the policy direction. The subject site also meets the intent of the East 8 Lake Orient Park Community Plan, which envisions the com --9 creation of housing opportunities. 10 11 Based upon those considerations, Planning Commission Staff find the the proposed major modification consistent with 12 13 the Unincorporated Hillsborough County Comprehensive Plan, 14 subject to proposed conditions by the Development Services 15 Department. 16 Thank you so much. HEARING MASTER: Is there anyone 17 in the room or online that would like to speak in support? 18 Anyone in a favor? I'm seeing no one. 19 Anyone in opposition to this request? All right. No 20 one. 21 Ms. Heinrich, anything else? 22 MS. HEINRICH: Nothing further, ma'am. 23 HEARING MASTER: Mr. Tinkler, anything before we go? MR. TINKLER: (Indiscernible) reason why there's 24 footnotes and other changes the way we did it is to make sure 25

1	that we're only focused on the Citigroup parcels and not
2	affecting the other entitlements.
3	HEARING MASTER: Understood. Thank you for that
4	clarification. I appreciate it.
5	MR. TINKLER: Thank you.
6	HEARING MASTER: All right. Then with that, we'll
7	close Major Modification 24-0758 and go to the last case.
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EXHIBITS SUBMITTED DURING THE ZHM HEARING

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO PAGE $_$ OF $\underline{3}$ DATE/TIME: $\underline{6/17/24}$ $\underline{6'000}$ ^M HEARING MASTER: $\underline{5usan}$ Finch.

PLEASE PRINT CLE	ARLY, THIS INFORMATION WILL BE USED FOR MAILING		
APPLICATION #	PLEASE PRINT NAME Cold Westing G		
RZ 24-0681	MAILING ADDRESS 20 2nd Ave 5#45/		
	CITY 21- POR STATE C ZIPTICA PHONE Seg-		
APPLICATION #	PLEASE PRINT, THE 100 NAME Kami Corkett		
RZ 24-0044	MAILING ADDRESS 101 CKemdy Bud Ste 3700		
	CITY TOWN STATE ZIPSOD PHONE 13-2278421		
APPLICATION #	PLEASE PRINT NAME Jochefre Olibert		
RZ 24-0044	MAILING ADDRESS 1000 W. ashley Dr.		
	CITY Tanpa STATE & ZIP 33629HONE 813-3310976		
APPLICATION #	PLEASE PRINT COLO TOSMEN		
RZ 24-0141	MAILING ADDRESS 200 2th Ade S. # 49/202		
FC 21 UTI	CITY STATE STATE ZIE ZIE PHONE Say		
APPLICATION #	PLEASE PRINT NAME William Mollay		
RZ 24-0239	MAILING ADDRESS 325 5 AL-1		
FC 0 1-0051	CITY Tampe STATE PL ZIP 324 PHONE		
APPLICATION #	PLEASE PRINT NAME Isabelle albert		
RZ 24-0239	MAILING ADDRESS 1000 D. Oshley Dr.		
F - 04-0857	CITY Tamper STATE & ZIP 33/2 PHONE 13331 09 76		

SIGN-IN SHEET: RFR, ZHM, PHM, LUHOPAGE 2 OF 3DATE/TIME: 6/17/246!00pm HEARING MASTER: Susan Finch

PLEASE PRINT CLEARLY , THIS INFORMATION WILL BE USED FOR MAILING		
APPLICATION #	PLEASE PRINT NAME ANG RUSSO	
RZ 24-0393	MAILING ADDRESS 10009 Gallant Lane	
US	CITY TAMPA STATE FL ZIP 33625 PHONE 609-513-7501	
APPLICATION #	PLEASE PRINT NAME Michael Hoffman	
RZ 24-0393	MAILING ADDRESS 1009 Grallant Lane	
VS	CITY <u>TUMPA</u> STATE <u>FL</u> ZIP <u>3625</u> PHONE <u>371-794-6469</u>	
APPLICATION #	PLEASE PRINT NAME Maria Elena D'Amico	
RZ 24-0393	MAILING ADDRESS 16105 Dannell Rd	
	CITY Lutz STATE & ZIP 3399PHONE 83. 230. 409	
APPLICATION #	PLEASE PRINT Renneth A. Trikler Conton Frelds (Tinkler)	
MM 24-0758	MAILING ADDRESS 4921 W Boy Scat Blod	
111101-0150	CITY Thypa STATE R ZIP 37307 PHONE 813273700	
APPLICATION #	PLEASE PRINT NAME_Shelby Frientc	
MM 24-0758	MAILING ADDRESS 777 SHOUDON 15, and Blud	
	CITY TAMPY STATE FL ZIP 3342 PHONE 727 4209197	
APPLICATION #	PLEASE PRINT WILL VEGAMAN	
SU 24-0257	MAILING ADDRESS 200 Dt Ade S. F.G. 702 -	
	CITYSTATEZIP_PHONE	
, 1884,	100	

SIGN-IN SHEET: RFR, ZHM PHM, LUHOPAGE 3 OF 3DATE/TIME: 6/17/346:00 pm HEARING MASTER: 505an Finch

PLEASE PRINT CLE	ARLY, THIS INFORMATION WILL BE USED FOR MAILING
APPLICATION #	NAME Chelma Frias (Thelma Frias)
54 24-0257	MAILING ADDRESS 1107 WHY 92. LOT 1
	CITX Seffret STATE 71 ZIP 3358 HONE 813 360 3736
APPLICATION #	PLEASE PRINT NAME le Statut (stevens)
50 24-0257	MAILING ADDRESS P. & Box 237
00010001	CITY STATE FL ZIP SPHONE 3344324
APPLICATION #	NAME REGGY WILLIAMS
54 24-0257	MAILING ADDRESS 3011 LEMON TERRACE DR
29/01	CITYWMAUMA STATE FL ZIP33596 PHONE 608-332-7778
APPLICATION #	PLEASE PRINT NAME
	MAILING ADDRESS
	CITYSTATE ZIPPHONE
APPLICATION #	PLEASE PRINT NAME
	MAILING ADDRESS
	CITYSTATEZIPPHONE
APPLICATION #	PLEASE PRINT NAME
	MAILING ADDRESS
	CITYSTATE ZIPPHONE

HEARING TYPE:

ZHM, PHM, VRH, LUHO

DATE: 06/17/2024

HEARING MASTER:

Susan Finch

PAGE: 1 of 1

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
RZ 24-0681	Todd Pressman	1. Applicant Presentation Packet – thumb drive	No
RZ 24-0044	Isabelle Albert	1. Applicant Presentation Packet	No
RZ 24-0141	Rosa Timoteo	1. Revised Staff Report – email	Yes (Copy)
RZ 24-0141	Todd Pressman	2. Applicant Presentation Packet – thumb drive	No
RZ 24-0239	Alexis Myers	1. Planning Commission Revised Staff Report	Yes (Copy)
RZ 24-0239	Isabelle Albert	2. Applicant Presentation Packet	No
RZ 24-0393	Rosa Timoteo	1. Revised Staff Report – email	Yes (Copy)
MM 24-0758	Rosa Timoteo	1. Revised Staff Report - email	Yes (Copy)
MM 24-0758	Kenneth Tinkler	2. Applicant - Resume	No
SU 24-0257	Todd Pressman	1. Applicant Presentation Packet – thumb drive	No
SU 24-0257	Lee Stevens	2. Applicant Letters of Support	No

JUNE 17, 2024 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, June 17, 2024, at 6:00 p.m., in the Boardroom, Frederick B. Karl County Center, Tampa, Florida, and held virtually.

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

A. WITHDRAWALS AND CONTINUANCES

Michelle Heinrich, Development Services (DS), reviewed the changes/withdrawls/continuances.

Susan Finch, ZHM, overview of ZHM process.

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

Susan Finch, ZHM, Oath.

- B. REMANDS None.
- C. REZONING STANDARD (RZ-STD):

C.1. RZ 24-0681

Michelle Heinrich, DS, called RZ 24-0681.

Testimony provided.

Susan Finch, ZHM, closed RZ 24-0681.

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

D.1. MM 23-0904

Michelle Heinrich, DS, called MM 23-0904, withdrawn application.

D.2. RZ 24-0044

Michelle Heinrich, DS, called RZ 24-0044.

- Testimony provided.
- Susan Finch, ZHM, closed RZ 24-0044.

D.3. RZ 24-0141

- ▶ Michelle Heinrich, DS, called RZ 24-0141.
- Testimony provided.
- Susan Finch, ZHM, closed RZ 24-0141.

D.4. RZ 24-0239

- Michelle Heinrich, DS, called RZ 24-0239.
- ▶ Testimony provided.
- Susan Finch, ZHM, closed RZ 24-0239.

D.5. RZ 24-0393

Michelle Heinrich, DS, called RZ 24-0393.

Testimony provided.

Susan Finch, ZHM, closed RZ 24-0393.

D.6. MM 24-0758

- Michelle Heinrich, DS, called MM 24-0758.
- ▶ Testimony provided.
- Susan Finch, ZHM, closed MM 24-0758.
- E. ZHM SPECIAL USE (SU)

E.1. (SU) 24-0257

- ▶ Michelle Heinrich, DS, called SU 24-0257.
- Testimony provided.
- Susan Finch, ZHM, closed SU 24-0257.

ADJOURNMENT

Susan Finch, ZHM, adjourned the meeting at 7:39 p.m.

PD Modification Application: MM 24-0758

Zoning Hearing Master Date:

BOCC Land Use Meeting Date:

June 17, 2004

August 13<u>, 2024</u>



Development Services Department

1.0 APPLICATION SUMMARY

Applicant:	Citigroup Technology Inc.		
FLU Category:	UMU-20	Application No. MM 24-0758 Name: Rosa Timoteo Entered at Public Hearing: ZHM Exhibit #1	
Service Area:	Urban	Date: 6/17/2024	
Site Acreage: Community	+/-129.68 acres East Lake/Orient Park		
Plan Area:			
Overlay:	None		



Introduction Summary:

PD 96-0097 rezoned the subject property to allow a mix of land uses including office, research and development, light industrial uses, hotels, general retail, and accessory support commercial uses. The maximum FAR was 0.69. The maximum amount of any use in the Sabal Center is that specified in the Sabal Center DRI Development Order. **Most Recent Amendment: PRS 19-0144** amended the development Pods within the area south of Dr. Martin Luther King, Jr. Boulevard.

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

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

Existing Approval(s):	Proposed Modification(s):
 Sabal Center Condition 1 allows light industrial, hotels, general retail, and accessory support commercial uses. It does not allow multi-family development in Pods 3, 4A, 5a, 6, 7, 8, 9. 	The applicant also proposes to amend the
 Condition 13 (Overall Conditions) allows a maximum height of 39 feet for multi-family development within the Highland Park DRI. 	multi-tamily within the Sanal (enter (checitied)

APPLICATION NUMBER:	MM 24-0758		
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			Highland Park DRI shall maintain a maximum height of 39 feet for multifamily development.
 Sabal Center, C sf of commercia 	ondition 2 limits Pod 3 to 150,000 al uses.	3.	Proposes to eliminate the condition to allow expansion of commercial and free-standing retail outside of Pod 3, within Pods 4a, 5a, 6, 7, 8, 9 of the Sabal Center.
specified in the	urrently allows maximum uses as DRI and allows for the uses to be and use trade off mechanism.	5.	To align with the companion DRI modification, the Applicant proposes to revise conditions, amending the trade-off mechanism to reflect the companion DRI revisions.

*Subject for the 2:1 additional setback compatibility requirement

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

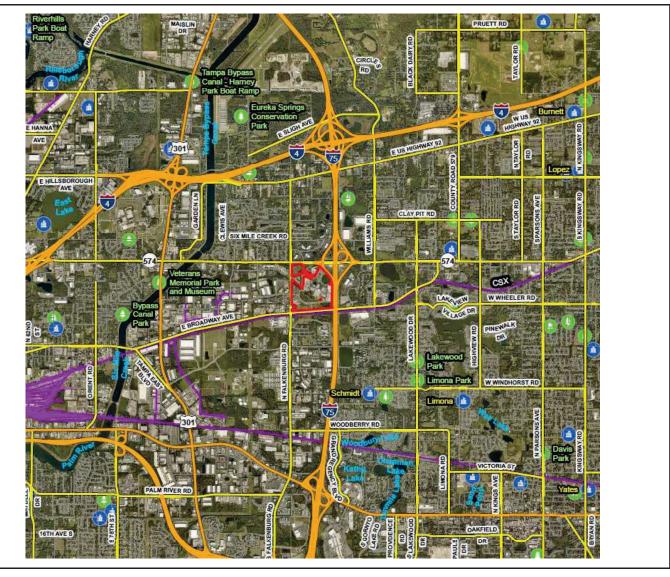
Planning Commission Recommendation:	Development Services Recommendation:
Consistent	Approvable, subject to proposed conditions

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2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



Context of Surrounding Area:

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

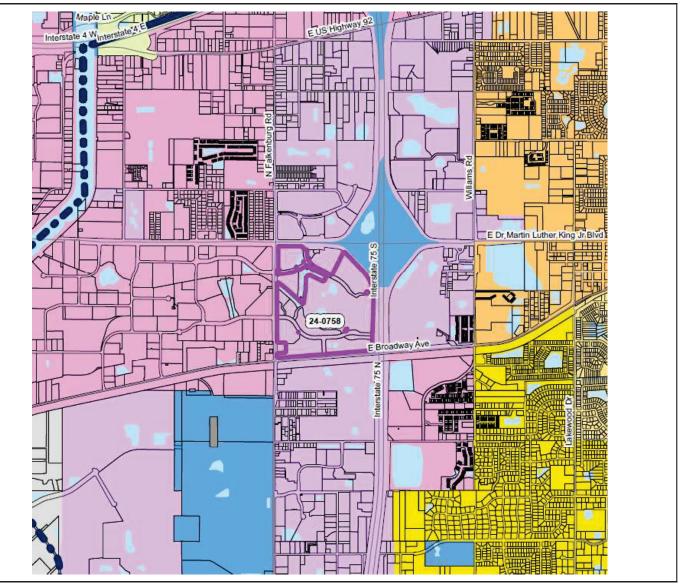
The immediate area surrounding the property is a mix of uses, with the Hillsborough Community College, Brandon Campus, located to the south of the Planned Development. East is Interstate-75. West of the subject site is Roger P. Stewart Ctr., Herzing University, Hotel, Commercial, and Offices. North of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

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2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



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

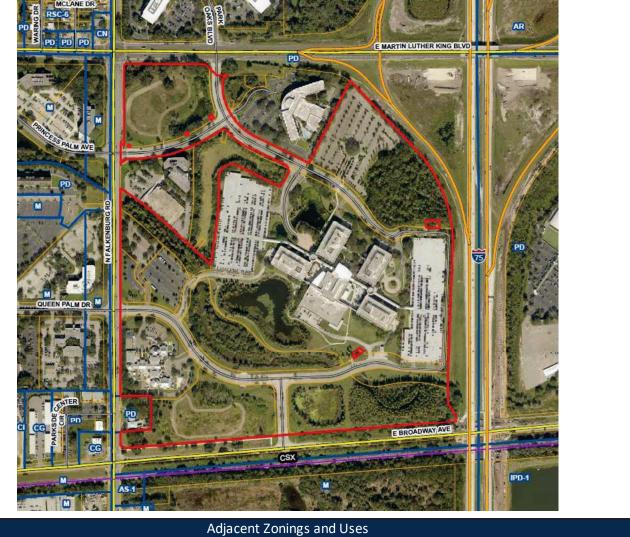
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2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

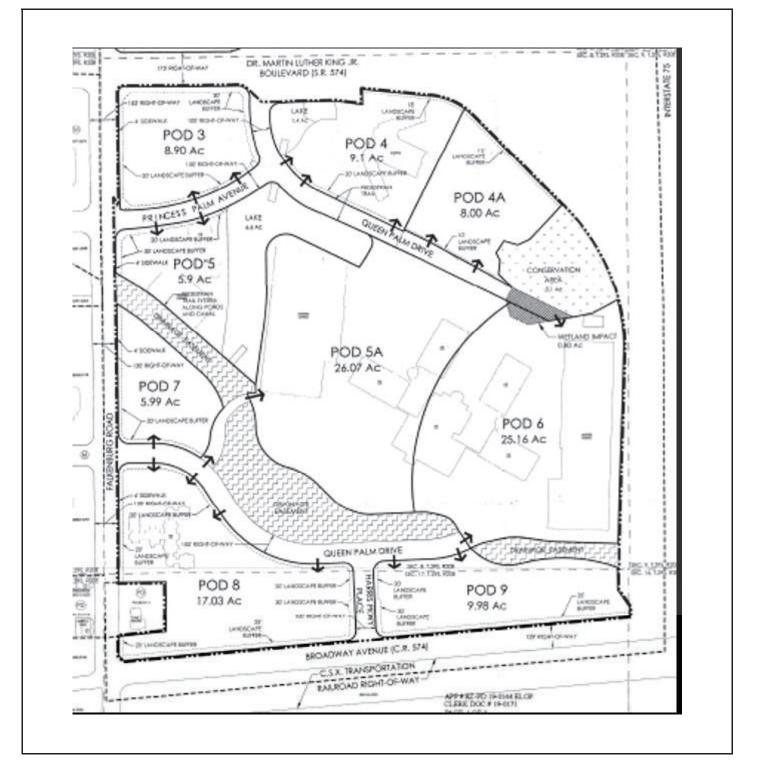


Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	East Dr. MLK Jr. Blvd. ROW and PD 96-0097	1,530,000 sf office / research and development and 735 hotel rooms	Office / Research & Development and Hotel Rooms	Office, research & development, and light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

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2.0 LAND USE MAP SET AND SUMMARY DATA

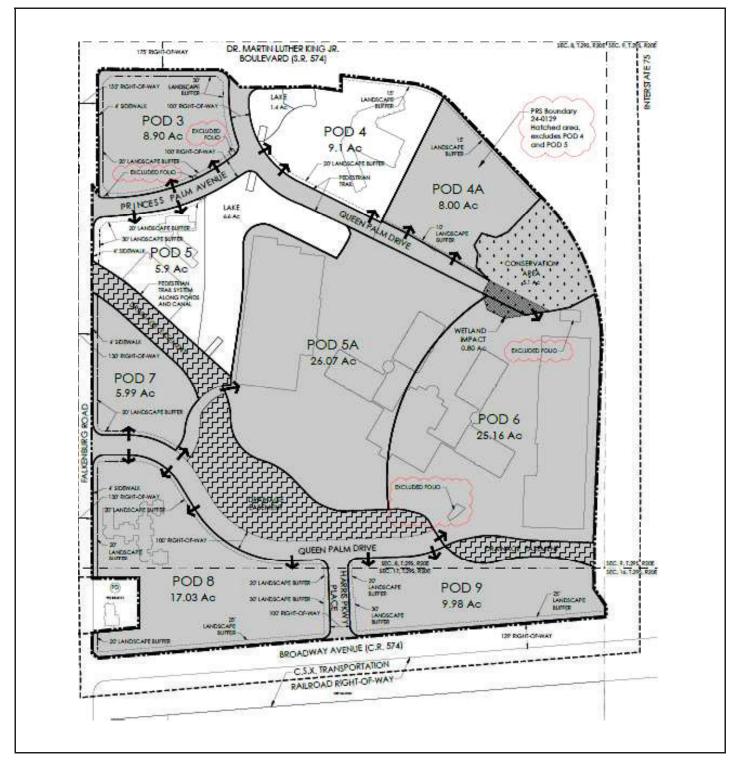
2.4 Approved Site Plan (partial provided below for size and orientation purposes. See Section 8.1 for full site plan)



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2.0 LAND USE MAP SET AND SUMMARY DATA

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



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

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

Project Trip Generati	on Not applicable for this request		
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	25,910	3,770	3,770
Proposed	25,910	3,770	3,770
Difference (+/-)	+0	+0	+0

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

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North	2. 8	Choose an item.	None	Meets LDC
South	2	Choose an item.	None	Meets LDC
East	o	Choose an item.	None	Meets LDC
West	8 5	Choose an item.	None	Meets LDC
Notes:				

Road Name/Nature of Request	Туре	Finding
and the same first sector of the sector	Choose an item.	Choose an item.
	Choose an item.	Choose an item

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	⊠ Yes	□ Yes ⊠ No	X Yes □ No	See 7/17/2024 EPC Report.
Natural Resources	□ Yes ⊠ No	□ Yes □ No	□ Yes □ No	
Conservation & Environ. Lands Mgmt.	⊠ Yes □ No	□ Yes ⊠ No	□ Yes ⊠ No	
 Check if Applicable: Wetlands/Other Surface Waters Use of Environmentally Sensitive Land Credit Wellhead Protection Area Surface Water Resource Protection Area 	 Potable Water Wellfield Protection Area Significant Wildlife Habitat Coastal High Hazard Area Urban/Suburban/Rural Scenic Corridor Adjacent to ELAPP property Other: Airport, 110' AMSL 			
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation Design Exc./Adm. Variance Requested Off-site Improvements Provided 	⊠ Yes □ No	□ Yes ⊠ No	⊠ Yes □ No	See "Transportation Agency Review Comment Sheet". DE/Admin. Variance not applicable for this request.
Service Area/ Water & Wastewater Urban □ City of Tampa Rural □ City of Temple Terrace	⊠ Yes □ No	□ Yes ⊠ No	□ Yes ⊠ No	See Water Resource Services Comment Sheet Water & Wastewater.
Hillsborough County School Board Adequate □ K-5 ⊠6-8 □9-12 □N/A Inadequate ⊠ K-5 □6-8 ⊠9-12 □N/A	⊠ Yes □ No	□ Yes ⊠ No	□ Yes ⊠ No	See School Board "Adequate Facilities Analysis: Rezoning" Review.
Impact/Mobility Fees (Fee estimate is based on a 1,200 square foot, Mobility: \$4,864 per unit Parks: \$1,555 per unit School: \$3,891 per unit Fire: \$249 per unit Urban Mobility, Northeast Park/Fire - updating c			units (3 or 5 sto	ry), unspecified unit count.

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Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission				
□ Meets Locational Criteria □ N/A				
Locational Criteria Waiver Requested	🛛 Yes	🗆 Inconsistent	□ Yes	See "Hillsborough County Planning Commission
□ Minimum Density Met □ N/A	🗆 No	🛛 Consistent	🖾 No	Review".
Density Bonus Requested				
⊠Consistent □Inconsistent				

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

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

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

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

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

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

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

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

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

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

5.2 Recommendation

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

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

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

South of Martin Luther King, Jr. Blvd: setbacks from all exterior property lines of the project shall be 40 feet, unless otherwise stated. Setbacks for Pods 4A, 6 and 9 adjacent to I-75 shall be a minimum of 20 feet.

- 11. Minimum building setbacks from all internal roadways shall be 30 feet for Pods 4 and 5. Minimum building setbacks from all internal roadways shall be 15 feet for all other Pods.
- 12. Buildings shall be setback a minimum of 20 feet from one another.
- 13. The maximum height of structures shall be the following number of stories or maximum feet whichever is less (measured from the finished floor elevation):

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

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Commercial

2

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*(except Pod 5 shall have a 12-story maximum or 156 feet in height) **(except Multi-Family structures located within Sabal Center shall have a maximum height of 5 stories measured at a maximum of 60 feet).

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

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

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

SABAL CENTER

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

1. Sabal Center shall be restricted to office, research and development, light industrial uses, hotels, general retail and accessory support commercial uses. Specific uses within each of these general categories shall be restricted to those permitted respectively within the PD-O (Planned Development-Office), PD-RP (Planned Development-Research Park,), PD-1 (Planned Development-Industrial) and the Retail Goods section of the PD-C (Planned Development-Commercial) zoning districts contained within the Hillsborough County Zoning Code (effective July 1, 1985. <u>Multi-family and solar power generation for primarily on-site consumption</u> shall also be allowed in Pods 3, 4a, 5a, 6, 7, 8, 9. <u>Multi-family residential development shall comply with the</u> <u>dimensional standards for RMC-20 (Residential Multi-Family Conventional), except as modified within this</u> <u>PD.</u> BOCC LUM MEETING DATE: August 13, 2024

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

- <u>9.</u> With each increment of development, the developer shall submit a traffic analysis that evaluates required Hillsborough County Land Development Code access improvements.
- 10. All Multifamily uses shall be subject to mobility fees. Mobility fee obligations may be satisfied in accordance with Sec. 40-78(a) of the Hillsborough County Code of Ordinances.
- 11. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.
- 12. The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
- 13. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
- 14. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.

HIGHLAND PARK

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

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

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

- 5. The developer shall provide cross access to the north. All future construction plans (or equivalent) pertaining to this area shall indicate such cross access. However₂- in the event that the developer provides evidence that the user(s) of said area requires secured property with no public through access, such cross access shall not be required.
- 6. If signals should be warranted at the intersections of Falkenburg Road & Sabal Center North Driveway and Falkenburg Road & Bryan Road, as shown in the transportation analysis, the developer shall install, at his expense, and with the concurrence of the County, a signal(s) and appropriate interconnects to adjacent signals. The placement and design of the signal(s) shall be subject to approval by Hillsborough County Engineering Department.
- 7. With regard the Martin Luther King, Jr. Blvd. if required by FDOT, and if warranted, the developer shall provide, at his expense, additional left turn storage lanes of sufficient length to accommodate anticipated left turning traffic. The design and construction of these left turn lanes shall be subject to FDOT approval.
- 8. The Highland Park portion of the project shall provide access to Bryan Road. The developer shall be responsible for and pay all costs in the upgrading of Bryan Road to a design and width appropriate for a road capable of handling the traffic expected by the project. Such upgrading shall include a sidewalk on both sides, appropriate intersection improvements, and include, when warranted, a signalized intersection at Falkenburg Road. All improvements shall meet minimum County standards and shall be completed as per the findings of the transportation analysis required in the Highland Park Development Order.
- 9. The following intersections improvements are to be constructed at developer's expense and the timing of the improvements shall be completed as per the findings of the transportation analysis required above.
 - Falkenburg Road and Martin Luther King Jr. Boulevard
 - Add one southbound through lane,
 - · Falkenburg Road and Sabal Center North Driveway
 - Add one southbound left turn lane and provide two westbound driveway approach lanes;
- 10. The Highland Park developer stall provide a 50-foot wide open-space buffer along Bryan Road prior to issuance of certificates of occupancy for any development occurring within the area contiguous to said buffers. This landscape buffer area shall retain all trees within this area except within the 25-foot clear sight triangle adjacent to street intersections. Vehicle parking and internal roadways will not be permitted within this open space buffer area. The Highland Park developer or the designate thereof shall be responsible for maintenance of the buffer.
- 11. To satisfy paragraph F.1. of the Highland Park DRI Development Order, as amended, the Highland Park developer shall set aside and preserve a minimum of three acres of the woodland pastures and pine-mesic oak upland vegetative, communities as indicated on the General Site Development Plan. In addition, the developer shall provide a minimum of five acres of similar habitat either within the adjacent Sabal Center project or in an upland mitigation bank approved by the County or a combination thereof. If the mitigation bank option is utilized, the developer may contribute to an appropriate fund in lieu of acquiring property. The five acre set aside portion of this condition shall be satisfied prior to the first preliminary plan approval within the boundaries of the Highland Park project.

BOCC LUM MEETING DATE: August 13, 2024

Zoning Administrator Sign Off:

J. Brian Grady

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

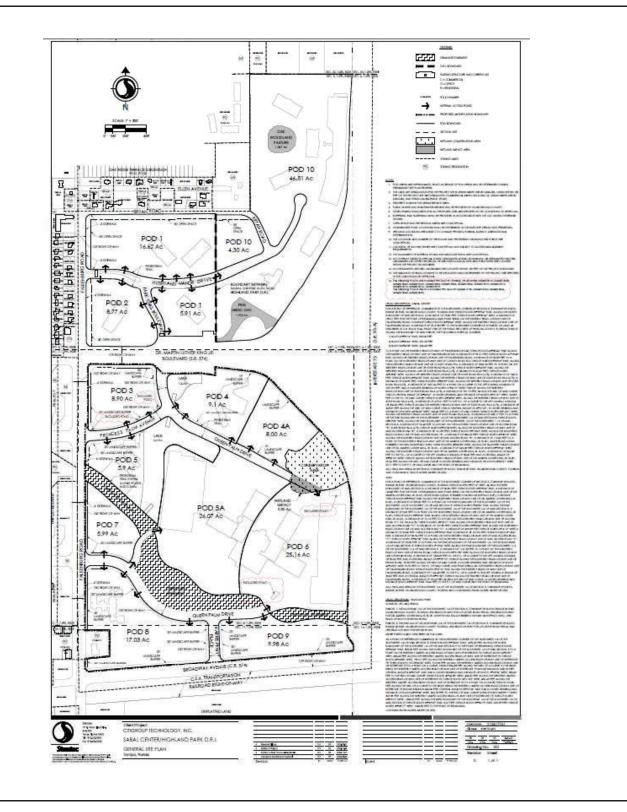
Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are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

APPLICATION NUMBER:	MM 24-0758	
ZHM MEETING DATE: BOCC LUM MEETING DATE:	June 17, 2024 August 13, 2024	Case Planner: Tim Lampkin, AICP

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

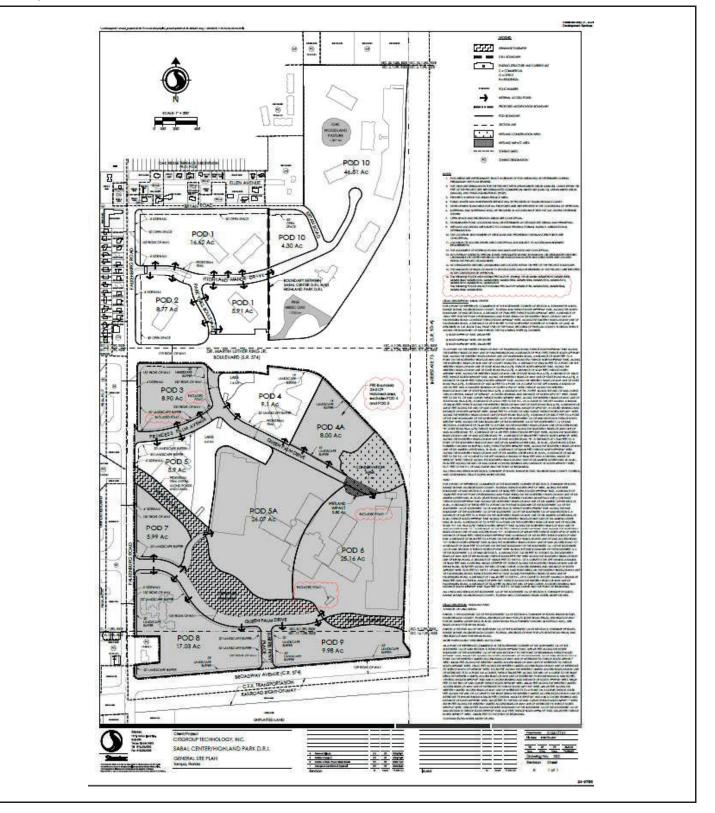
8.0 SITE PLANS (FULL)

8.1 Approved Site Plan (Full)



APPLICATION NUMBER:	MM 24-0758
ZHM MEETING DATE:	June 17, 2024
BOCC LUM MEETING DATE:	August 13, 2024

8.2 Proposed Site Plan (Full)



APPLICATION NUMBER:	MM 24-0758	
ZHM MEETING DATE: BOCC LUM MEETING DATE:	June 17, 2024 August 13, 2024	Case Planner: Tim Lampkin, AICP

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department	DATE: 6/5/2024
REVIEWER: Alex Steady, AICP	AGENCY/DEPT: Transportation
PLANNING AREA/SECTOR: East Orient Lake Park/Northeast	PETITION NO: MM 24-0758

This agency has no comments.

This agency has no objection.

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

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This agency objects for the reasons outlined below.

PROJECT SUMMARY AND ANALYSIS, AND CONCLUSION

The applicant is requesting a Major Modification to Planned Development (PD) #96-0097. The proposed major modification requests to add multifamily as a permitted use in POD 3, 4a, 5a, 6, 7, 8 and 9. No change to external access or entitlements are requested.

Based on submitted documentation, Transportation staff does not object to the major modification.

PROPOSED REVISED CONDITIONS

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

[Staff recommends modification of this above condition to reflect the applicant's major modification request to allow for solar and multi-family uses.]

3. 4. The maximum amount of any use in Sabal Center shall be that specified in the Sabal Center DRI Development Order, as amended. Any or all of the light industrial land use permitted pursuant to the Sabal Center DRI Development Order may be exchanged based on the trade- off mechanism found within the Sabal Center Development Order. POD(s) 3, 4a, 5a, 6, 7, 8, and 9 within Sabal Center may be developed with any use specified in the DRI Development Order based on the trip cap contained within the Sabal Center DRI Development Order.

[Staff recommends modification the condition to reflect the new trip cap established in the DRI Development Order.]

NEW CONDITIONS

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

TRIP GENERATION

The subject major modification proposes to add multifamily as approved use to pods 3, 4a, 5a, 6, 7, 8 and 9. The major modification as proposed does not increase the impact on the transportation network compared to the previously approved entitlements. As such a detailed traffic analysis was not required. With each increment of development, the developer will be required by condition to submit a traffic analysis that evaluates required Hillsborough County Land Development Code access improvements. These access improvements include but are not limited to standard roadway improvements and turn lane warrant analysis, including existing and proposed trips.

DEVELOPMENT ORDER TRIP CAP

A modification to the DRI Development Order (24-0030) is accompanying this major modification. The DO modification includes formalizing a previously approved trip cap of 25,910 daily and 3,770 peak hour trips. With each increment of development, the developer is required to submit trip generation of the existing and proposed uses to demonstrate that the trip cap has not been exceeded, requiring additional mitigation. The proposed major modification will not impact that previously approved trip cap.

MOBILITY FEES

In compliance with the Hillsborough County Mobility Fee Ordinance, all new multi-family uses are subject to mobility fees. Staff included this requirement as a condition that reads "All Multifamily uses shall be subject to mobility fees. Mobility fee obligations may be satisfied in accordance with Sec. 40-78(a) of the Hillsborough County Code of Ordinances."

SITE ACCESS AND TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

PD #96-0097 takes access to Falkenburg Road, Broadway Ave and Dr Martin Luther King Blvd. The major modification will not change previously approved access. E. MLK Blvd. is a 6-lane divided FDOT maintained, principal arterial roadway. The existing right-of-way is +/- 174 feet. There are sidewalks and bike lanes on both sides of the roadway within vicinity of the proposed project. Falkenburg Rd is 4-lane divided Hillsborough County maintained, collector roadway. The existing right-of-way is +/- 124 feet. There are sidewalks and bike lanes on both sides of the roadway within vicinity of the proposed project. Broadway Ave is a 2-lane undivided Hillsborough County Maintained, collector roadway. The existing right-of-way is +/- 16 feet. There are sidewalks on the north side of the roadway within vicinity of the proposed project.

ROADWAY LEVEL OF SERVICE

Level of Service (LOS) information is reported below.

FDOT Generalized Level of Service				
Roadway	From	То	LOS Standard	Peak Hr Directional LOS

DR MARTIN LUTHER KING JR BLVD	US HWY 301	I-75	D	С
FALKENBURG RD	ADAMO DR	M L KING	D	С
BROADWAY AVE	FALKENBURG RD	WILLIAMS RD	D	С

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

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

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

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

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

Connectivity and Cross Access					
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding	
North		Choose an item.	None	Meets LDC	
South		Choose an item.	None	Meets LDC	
East		Choose an item.	None	Meets LDC	
West		Choose an item.	None	Meets LDC	
Notes:	•	•		•	

Design Exception/Administrative Variance ⊠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					
TransportationObjectionsConditionsAdditionalRequestedInformation/Comments					
Design Exception/Adm. Variance Requested	□ Yes □N/A	🖾 Yes	See Staff Report.		
Off-Site Improvements Provided	⊠ No	🗆 No	See Stan Report.		



Application No. <u>MM 24-0758</u> Name: <u>Kenneth Tinkler</u> Entered at Public Hearing: ZHM Exhibit # <u>Date: 6(17)24</u>

Shelby Fuente Community / Regional Planner

4 years of experience · Tampa, Florida

Shelby is an urban planner with 4 years of combined experience in both the public and private sectors, with a focus in professional/technical writing, Comprehensive Plan Amendments, Developments of Regional Impacts (DRI's), Master Planned Unit Developments/Planned Developments and rezonings for residential, office, retail, industrial and mixed use projects. Shelby is passionate about creating visionary communities and promoting equity in planning for all.

EDUCATION

Auburn University, Auburn, Alabama, USA, 2018

MEMBERSHIPS

Member, American Planning Association

PROJECT EXPERIENCE

LAND USE MASTER PLANNING

Varrea | Dr. Horton | 2022-2023 | Planner

Varrea is a 1,008.6 acre Planned Development located within the incorporated boundaries of Plant City, Florida. Ms. Fuente provided site planning and application coordination/submittal for the 2022 Planned Development modification.

Southwest Florida International Airport (RSW) -Skyplex Land Development Strategy | Cushman & Wakefield for RSW | Fort Myers, FL, USA | 2022-2023 | Planner

Stantec, working as a subconsultant to Cushman & Wakefield – Commercial Properties of Southwest Florida, is leading the planning, engineering, and design for an 1,800 acre development area at Southwest Florida International Airport (RSW) known as Skyplex. Skyplex consists of land slated for the development of both aviation and non-aviation related uses north of Runway 06/24. Ms. Fuente provided planning services to interpret past zoning decisions, provide due diligence on the remaining Planned Development Entitlements through trip generation calculations, and provide recommendations for future uses.

Columns at Bear Creek | ECI | 2022-2023 | Urban Planner

The Columns at Bear Creek is an existing Master Planned Unit Development located within western Pasco County. Ms. Fuente provided site planning and application coordination/submittal for a Comprehensive Plan Amendment and Major Modification to the Master Planned Unit Development to increase multi-family residential entitlements and modify site design standards in environmentally sensitive areas. US 301 - Self Storage | Martin Commercial | 2022-2023 | Urban Planner

The US 301 - Self Storage is a project located within the unincorporated boundaries of Hillsborough County, along US 301. Ms. Fuente provided planning services and application coordination/submittal for the rezoning of the site to Planned Development.

Gateway Hub (Pasco County Government)* | 2021-2022 | Planner

Pasco County, Florida lies north of the City of Tampa, with troves of tourists and visitors to the Tampa Bay area. In 2010, Pasco County identified a location on the northern boundary of the county (I-75 and SR-52) to serve as a 'gateway' into the Tampa Bay area, with plans for ample residential and nonresidential development; Gateway Hub was born into the Master Planning world, with a specialized Future Land Use and Zoning that entitles +1,500 acres for mixed-use development. In 2021, the site was still undeveloped, limited by the original designations and geographical features. Shelby led the rewrite process for the Future Land Use classification and Master Planned Unit Development zoning classification.

Southshore Corporate Park Planned Development | Channelside Partners, LLC | 2023-2024 | Urban Planner

The Southshore Corporate Park is an existing DRI/PD located in Ruskin, Florida. Planning services were provided for the amendment to the Southshore Corporate Park Planned Development.

Stalwart Business Park | Plant City, FL, USA | 2023-Present | Urban Planner

The Stalwart Business Park is a 410 acre site located within the incorporated boundaries of Plant City, Florida; the site is ideal for industrial/nonresidential uses as the site is located on the outskirts of the City, along a major arterial roadway, and adjacent to the CSX rail-line. Planning services were provided for a Comprehensive Plan Amendment and rezoning to Planned Development.

COMPREHENSIVE DEVELOPMENT

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Pasco County Comprehensive Plan Update* | Pasco County Government | 2021-2022 | Planner

During tenure at Pasco County, Ms. Fuente assisted with the Comprehensive Plan Update as an internal staff member. The Comprehensive Plan update was contracted out to a third party to provide plan recommendations, public outreach service, and a final draft of the Comprehensive Plan; Ms. Fuente provided support on data inventories and analyses, policy utilization information, existing entitlement data. as well as community engagement. Ms. Fuente led a team to collect data via entitlement tracking to produce actual entitlement counts and collect development patterns - this data was then utilized to inform the Future Land Use Classification redraft and how future map amendments may be treated in the future. Ms. Fuente also coordinated and led local outreach events to solicit public comment for the update of the Comprehensive Plan. The Comprehensive Plan Update is ongoing and has a horizon date for 2025.

City of New Port Richey Community Redevelopment Plan Update | New Port Richey, FL, USA | 2023-Present

The New Port Richey CRA encompasses the entire boundaries of historic New Port Richey, Florida (total area of 4.6 miles). The CRA update is intended to work in tandem with the Comprehensive Plan update to incorporate the updated vision(s) for New Port Fichey, FL. Ms. Fuente provided planning support services on corridor research, enclave resolutions, public engagement and workshops, and lead the CRA Plan rewrite update.

STRATEGIC CAPITAL PLANNING

Hillsborough County Fire Rescue Master Plan | Hillsborough County Fire Rescue | Hillsborough County, FL, USA | 2023 | Urban Planner

In 2003, the Hillsborough County Fire Rescue (HCFR) commissioned a Capital Facilities Master Plan (Master Plan) to identify capital deficiencies within the department and project future facility demands to serve the population of unincorporated Hillsborough County, The Master Plan was subsequently updated in 2007, 2011, 2017 and 2019. The 2023 update reflects the 2024 - 2034 planning period. This update assesses the previous studies, call data and response times from fiscal year 2019 through 2022, the updated 2045 population projections and distributions, and the current and projected facility demand to identify any deficiencies in the Fire/Rescue service to Hillsborough County. Ms. Fuente provided planning, professional/strategic writing, and graphic support services for the Hillsborough County Fire Rescue Master Plan update. Planning required research through previous plan updates, identifying/implementing methodology, and coordinating with the team for GIS mapping and data interpretation. Ms. Fuente led the Capital Facilities Master Plan rewrite, provides graphic generation and support for the final product and recommendations to the Hillsborough County Fire Rescue.

EMPLOYMENT HISTORY

Pasco County Government Long Range Planning, Planner I Since 2020 · 3 years

- Comprehensive Plan Amendment - MPUD Rezoning - Annexation Petitions - MPUD Entitlement Processing - DRI Conversions and Entitlements

PARTY OF RECORD

