



**Hillsborough  
County Florida**

**DEVELOPMENT SERVICES**

PO Box 1110 Tampa, FL 33601-1110

October 11, 2017

**Reference: PRS 17-1242 BR  
Brickleyer Law Group, PL**

Clayton Brickleyer  
Brickleyer Law Group, PL  
1304 S. DeSoto Ave., Ste. 304  
Tampa, FL 33606

Dear Applicant:

At the regularly scheduled public meeting on October 10, 2017, the Board of County Commissioners approved your request for a minor modification to PD 98-1462, with the attached amended final conditions.

A condition of approval is that the applicant submit a revised General Site Plan reflecting all changes, within 90 days of approval. Failure to submit the site plans within the time period will place your property in violation.

To comply with this condition, please complete and submit to the Development Services Department, 20th floor of the County Center, 601 E. Kennedy Boulevard, the enclosed application for General Site Plan Review/Certification. For information concerning the certification process, please contact our office at 272-5600. Please keep this letter for your records.

If you have any questions regarding this, please feel free to contact Brian Grady at 813-276-8343 or [GradyB@HCFLGov.net](mailto:GradyB@HCFLGov.net).

Sincerely,

Joseph Moreda, AICP,  
Zoning Administrator

JM/ml  
Attachments

**HCFLGOV.NET**

**BOARD OF COUNTY  
COMMISSIONERS**

Victor D. Crist  
Ken Hagan  
Al Higginbotham  
Pat Kemp  
Lesley "Les" Miller, Jr.  
Sandra L. Murman  
Stacy R. White

**COUNTY ADMINISTRATOR**

Michael S. Merrill

**COUNTY ATTORNEY**

Chip Fletcher

**INTERNAL AUDITOR**

Peggy Caskey

**CHIEF DEVELOPMENT &  
INFRASTRUCTURE SERVICES  
ADMINISTRATOR**

Lucia E. Garsys

FINAL CONDITIONS  
OF APPROVAL

PETITION NUMBER: PRS 17-1242 BR  
MEETING DATE: October 10, 2017  
DATE TYPED: October 10, 2017

Approval of the request, subject to the conditions listed below, is based on the general site plan submitted August 15, 2017.

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

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

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

FINAL CONDITIONS  
OF APPROVAL

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16. The northwestern portion of Parcel C, encompassing approximately 12 acres, known as the Causeway property, shall be bound by the requirements of the Essential and Significant Upland Wildlife Habitat set forth in the Land Development Code. The location of any required minimum significant habitat set aside, if any, shall be shown on the General Site Plan prior to construction site plan approval of any development within these pods.
17. In the event there is a conflict between a zoning condition of approval, as stated herein, and any written or graphic notation on the general site plan, the more restrictive requirement shall apply.
18. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
19. The development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations and ordinances of Hillsborough County.
20. Within 90 days of approval of PRS 17-1242 by the Hillsborough County Board of County Commissioners, the developer shall submit to the County Development Services Department a revised General Development Plan for certification which shall reflect all the conditions outlined above.

# Additional / Revised Information Sheet

Hillsborough County Planning and Growth Management Department Zoning  
Administration Division

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SEP 19 2017

Development Services  
Date Stamp Here  
Department

Application Number: 17-1242

Applicant's Name: Brickleyer Law Group, P.L.

Reviewing Planner's Name: Colleen Marshall

Application Type: Personal Appear.

Current Hearing Date: 10/10/17

### Please check (+) all appropriate changes / additions:

- Revised Plans or Request information: # of Plans Submitted: 7 Large 1 Small
- Acreage ( Added /  Removed) # of Acres: \_\_\_\_\_  Changes to Requested Uses
- Revised Building or Lot Layout  Revised Square Footage (FAR) Info
- Access Point(s) - ( Added /  Deleted /  Moved)  Detail added
- Changes to Requested Number of Units ( - Increase,  - Decrease,  - Reallocation)
- Other: \_\_\_\_\_ Community Meeting

### Other Additions:

- Revised/Corrected Legal Description  Party of Record Letter(s) or Petition
- Additional Fees - Receipt # \_\_\_\_\_  Traffic Analysis
- Letter Requesting a  Continuance /  Remand /  Withdrawal  Neighborhood/Community Meeting Documentation
- Submittal for Site Plan Certification  Other: \_\_\_\_\_

### FOR OFFICE USE ONLY

- Notification E-Mail Sent  Scanned into OPTIX  Planner Reviewed **Comments Due:** \_\_\_\_\_
- Transmittal Completed Date Transmitted: \_\_\_\_\_ In-Take Completed by: \_\_\_\_\_

### Transmit to: (check (+) all that apply)

- |  |  |   |
|--|--|---|
| <input checked="" type="checkbox"/> BOCC Records   | <input type="checkbox"/> HARTLine                | <input type="checkbox"/> Sheriff's Department   |
| <input type="checkbox"/> Planning Commission       | <input type="checkbox"/> Parks & Recreation      | <input type="checkbox"/> SWFWMD                 |
| <input checked="" type="checkbox"/> Transportation | <input type="checkbox"/> Community Planning      | <input type="checkbox"/> Water - Reclaimed      |
| <input type="checkbox"/> Community Improvement     | <input type="checkbox"/> Natural Resources       | <input type="checkbox"/> Water Utilities        |
| <input type="checkbox"/> EPC                       | <input type="checkbox"/> PGM Project Review      | <input type="checkbox"/> Water - Wastewater     |
| <input type="checkbox"/> Fire Department           | <input type="checkbox"/> School Board            |   |
| <input type="checkbox"/> City of Plant City        | <input type="checkbox"/> FDOT                    | <input type="checkbox"/> Polk County            |
| <input type="checkbox"/> City of Tampa - Sewer     | <input type="checkbox"/> Hazard Mitigation       | <input type="checkbox"/> Public Works - Traffic |
| <input type="checkbox"/> City of Tampa - Water     | <input type="checkbox"/> H.C. Aviation Authority | <input type="checkbox"/> Public Works - Roadway |
| <input type="checkbox"/> City of Temple Terrace    | <input type="checkbox"/> H.C Health Department   | <input type="checkbox"/> Real Estate            |
| <input type="checkbox"/> Federal Aviation Admin    | <input type="checkbox"/> MacDill Air Base        | <input type="checkbox"/> Tampa Bay Water        |
| <input type="checkbox"/> FDA                       | <input type="checkbox"/> Pasco County            | <input type="checkbox"/> University Dev Corp    |
| <input type="checkbox"/> FL Dept of Envir. Prot.   | <input type="checkbox"/> Pinellas County         | <input type="checkbox"/> USF Area Civic Assoc   |
| <input type="checkbox"/> Other: _____              |  |   |

17 - 1242

**DESCRIPTION**

**PROPOSED BY PLANNED APPROVALS SUMMARY**

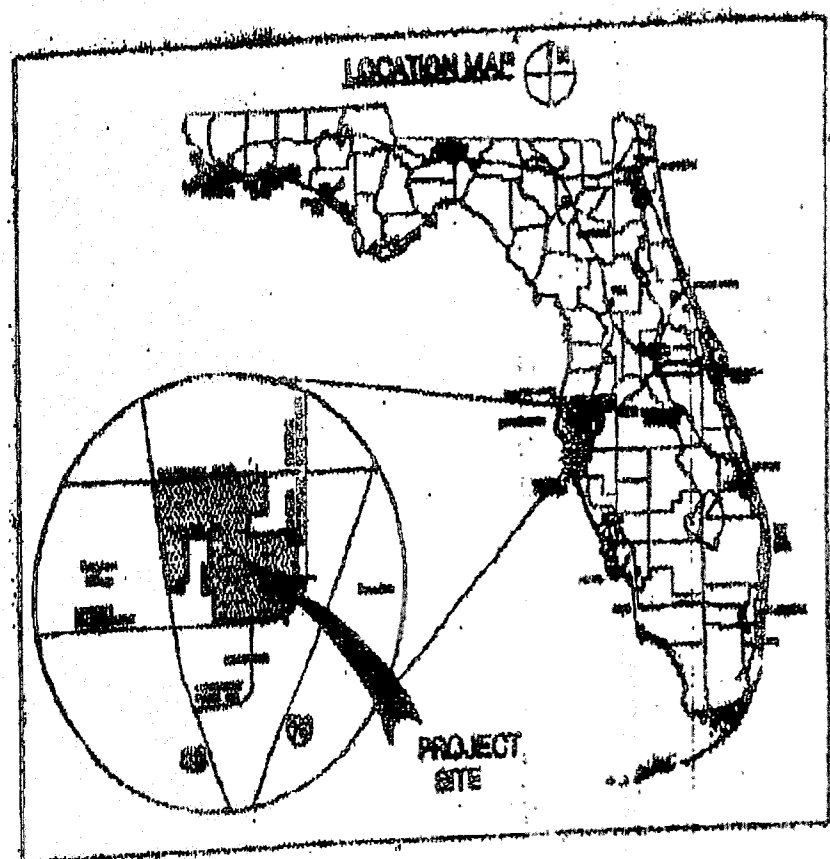
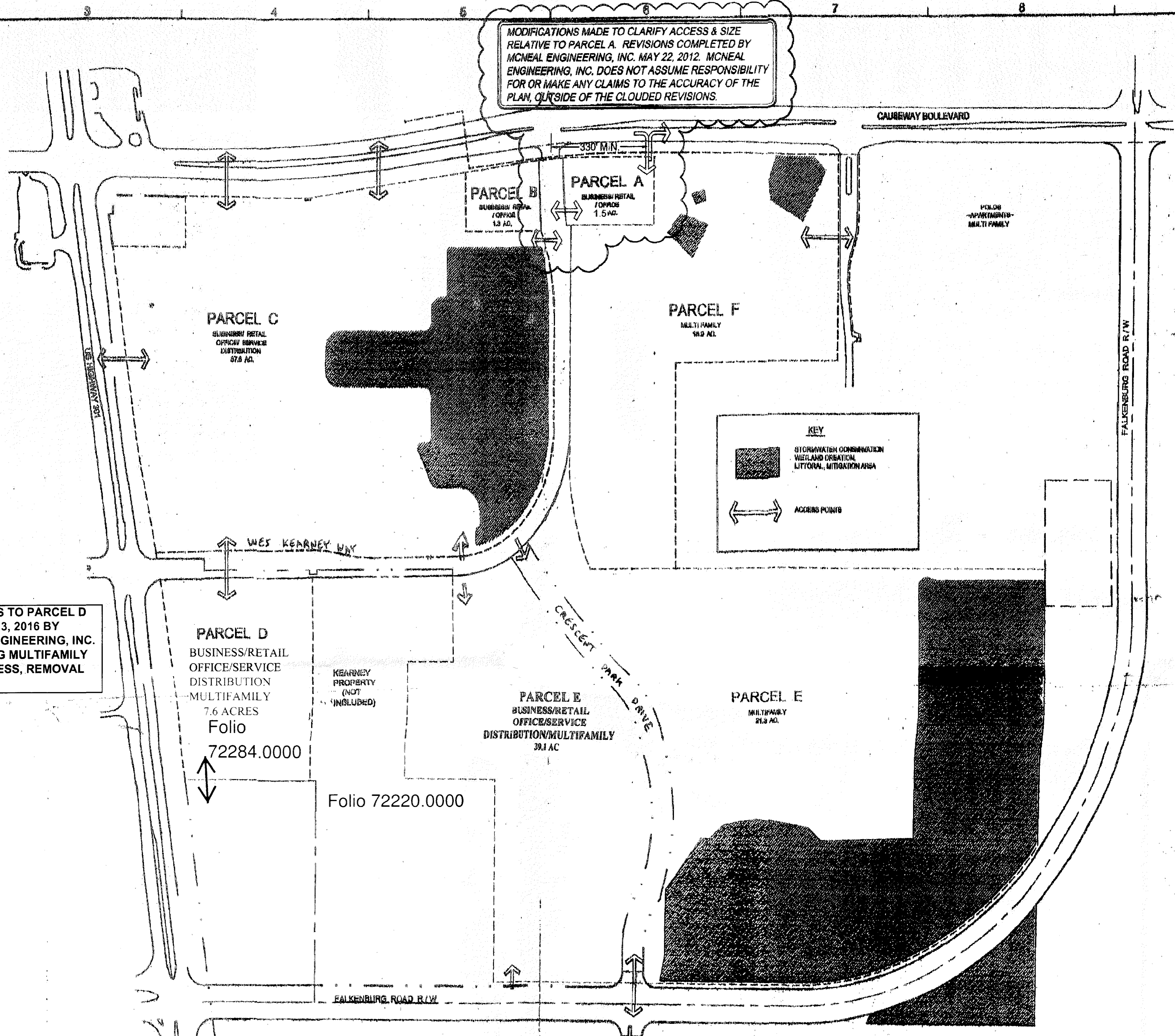
THIS PART OF THE MAP IS OF GENERAL NATURE AND DOES NOT CONSTITUTE A CONTRACT. IT IS SUBJECT TO THE TERMS AND CONDITIONS OF THE PLANNED APPROVALS SUMMARY AND THE SUBMITTALS THEREON. THE PLANNED APPROVALS SUMMARY IS A LEGAL INSTRUMENT WHICH, WHEN FILED WITH THE COUNTY CLERK, CONSTITUTES A PUBLIC RECORD AND IS SUBJECT TO THE PUBLIC RECORDS ACT. THE PLANNED APPROVALS SUMMARY IS A LEGAL INSTRUMENT WHICH, WHEN FILED WITH THE COUNTY CLERK, CONSTITUTES A PUBLIC RECORD AND IS SUBJECT TO THE PUBLIC RECORDS ACT. THE PLANNED APPROVALS SUMMARY IS A LEGAL INSTRUMENT WHICH, WHEN FILED WITH THE COUNTY CLERK, CONSTITUTES A PUBLIC RECORD AND IS SUBJECT TO THE PUBLIC RECORDS ACT.

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REVISIONS TO PARCEL D ON JULY 13, 2016 BY FUXAN ENGINEERING, INC. INCLUDING MULTIFAMILY USE, ACCESS, REMOVAL OF POND

MODIFICATIONS MADE TO CLARIFY ACCESS & SIZE RELATIVE TO PARCEL A. REVISIONS COMPLETED BY MICHAEL ENGINEERING, INC. MAY 22, 2012. MCNEAL ENGINEERING, INC. DOES NOT ASSUME RESPONSIBILITY FOR OR MAKE ANY CLAIMS TO THE ACCURACY OF THE PLAN, OUTSIDE OF THE CLOUDED REVISIONS.



**SITE DATA SUMMARY**

Site Area	Approved Program
Land Use Designation	150 Acres ±
Zoning	RU-38
Maximum Floor Area Ratio	FD
Maximum Density	75
Maximum Building Height	20 DU per Acre
	150 Feet

REVISIONS TO TABLE ON JULY 13, 2016 BY FUXAN ENGINEERING, INC. INCLUDING INCREASE IN MULTIFAMILY TO 1230 UNITS

Approved Land Uses	Minimum Quantities	Maximum Quantities	Approved Program <sup>(1)</sup>
Office	400,000	1,100,000	508,653
Retail	10,000	50,000	24,750
Service Center	-	125,000	50,000
Multi-Family	240	1230	930

1. The Approved Program reflects an increase of Multi-Family by 376 units (for Parcel E) and reduction of Office by 192,821 square feet pursuant to the adopted Land Use Conversion Matrix.



**GLATTING JACKSON KERCHER ANGLIN LOPEZ RINEHART**

33 East Pine Street  
 Orlando, FL 32801  
 P: 407 843 6552  
 F: 407 839 1789

**TAMPA TRIANGLE**

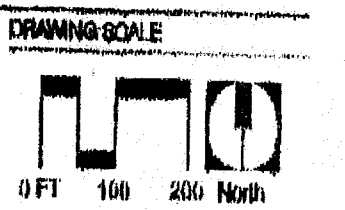
TAMPA TRIANGLE JOINT VENTURE  
 TAMPA TRIANGLE PHASE II  
 JOINT VENTURE  
 CAUSEWAY ASSOCIATES  
 JOINT VENTURE  
 TAMPA, FLORIDA

CONSULTANTS

SEAL

RECEIVED  
 AUG 31 2016  
 Development Services Department  
 16-1130

PROJECT NO.	16796.00
DESIGNED BY	JAW
DRAWN BY	J.H.
CHECKED BY	J.H.
DATE	08/26/16
ISSUED FOR:	002150 002150 002150 002150 002150



**GENERAL DEVELOPMENT PLAN**

DRAWING NUMBER  
 L-1

SHEET 1 OF 1

17-1242

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 SEP 19 2017  
 Development Services Department