



**Hillsborough
County Florida**

DEVELOPMENT SERVICES

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

September 17, 2025

**RE: PRS 25-0315
Big Top of Tampa, Inc.
Fowler Ave. & Jefferson Rd./60138.0005**

Clayton Bricklemeyer, Esq.
Hill Ward Henderson, PA
101 E. Kennedy Blvd., Ste. 3700
Tampa, FL 33602

Dear Applicant:

At the regularly scheduled public meeting on September 9, 2025, the Board of County Commissioners approved your request for a minor modification to Planned Development 20-0107, 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, via email to siteplans@hcfl.gov, 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 contact Tania Chapela, of my staff at ChapelaT@hcfl.gov.

Sincerely,

J. Brian Grady

J. Brian Grady (Sep 17, 2025 13:52:22 EDT)

J. Brian Grady, Director
Zoning Administrator
Community Development Division

JBG/mn
Attachments
cc: File

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

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

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

Up to 22,000 square feet of Non-Residential Uses comprised of:
17,000 square feet of Commercial Uses, and
5,000 square feet of Office Uses
2. The Multi-Family Uses shall be developed in accordance with RMC-20 development standards with the exception that the maximum height is limited to 60 feet for Multi-Family structures and 35 feet for Rental Townhome structures.
3. The Commercial/Office Uses shall be developed in accordance with CG development standards.
4. The Commercial/Office portion of this development will be required to meet the 30-foot front yard setback requirement on the eastern, southern, and western frontages.
5. Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
6. Notwithstanding anything shown on the site plan, the applicant is required to meet Hillsborough County Land Development Code (LDC) Section 6 “Design standards and Improvements Requirements”, interconnectivity requirements and Hillsborough County Transportation Technical Manual (TTM) for all cross access, parking and driveway dimension requirements. requirements, except for any requirements within the Commercial/Office Envelope for which an LDC Sec.6.04.02.B. Administrative Variance or Transportation Technical Manual (TTM) Design Exception are approved in accordance with the appropriate process.
7. The applicant shall construct 5’ sidewalks along all property frontages and connect such external sidewalks to the all internal buildings in addition to pedestrian and vehicular connectivity between the residential buildings to the commercial buildings.
8. Jefferson Road shall be restricted to southbound only from the northern access to Fowler Avenue.
9. The developer shall construct a northbound left turn lane on Walker Road entering the project site. [THIS CONDITION HAS BEEN SATISFIED]
10. Access to the site is proposed as following:
 - 10.1 One (1) right-in/right-out/left-in only access to Fowler Ave. (i.e. the “Primary Access”);
 - 10.2 One (1) right-in only access to Fowler Ave. between the Primary Access and Jefferson Rd.;

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- 10.3 Two (2) access connections to Jefferson Road. The southern access point shall be restricted to left-in left-out turning movements. The northern access point shall be restricted to left-in, left -out right-out movements;
- 10.4 One (1) full access to Walker Road;
- 10.5 Notwithstanding the above, the presence/absence/location/configuration of access to Fowler Rd. shall be subject to FDOT review and approval, and the location of the southernmost access to Jefferson Rd. (i.e. to the Commercial/Office Envelope) shall be subject to review and approval of Hillsborough County;
- 10.6 Concurrent with each increment of development within the Commercial/Office Envelope, the developer shall submit a trip generation and site access analysis which will be used by the County and FDOT to support determinations on the location/configuration of access connections, and determine whether site access or other improvements are warranted; and,
- 10.7 Notwithstanding anything shown on the PD site plan or herein these conditions to the contrary, the location of internal access connections serving the Commercial/Office Envelope may be modified at the time of plat/site/construction plan approval, subject to review and approval of Hillsborough County and FDOT, as applicable.
11. As Jefferson Road is a substandard roadway, the developer shall construct Jefferson Rd consistent with the Design Exception (dated August 18, 2025) and which was found approvable by the County Engineer (on August 20, 2025). The following deviations authorized in this design exception include:
- Two southbound 11-foot wide travel lanes instead of 12 foot lanes;
 - 6-foot-wide unpaved shoulders instead of the 8 foot shoulder, which 5 feet is paved. Due to the very limited ROW, the owner does not have jurisdiction to the west side of Jefferson Rd. and the Florida Greenbook allows the removal of full paved shoulder for local roads.
 - 5 foot sidewalk on the east side of Jefferson Road
- If PRS 25-0315 is approved by the BOCC, the County Engineer will approve the Design Exception request.
12. As Walker Road is substandard roadway, and the developer shall construct Walker Road consistent with the Design Exception (dated August 18, 2025) and which was found approvable by the County Engineer (on August 20, 2025). The following deviations authorized in this design exception include:
- Walker Rd ROW is 60 feet wide, the developer shall convey a minimum of 18 foot of additional ROW along the west side for access improvements.
 - Two 10-foot wide travel lanes instead of 12 foot lanes;
 - A 10 foot northbound left turn lane entering the project driveway.
 - 6 foot unpaved shoulders on the east side of Walker Rd. instead of 8 foot shoulder of which 5 feet is paved.
 - Type “F” curb along the west side of Walker Rd., instead of 8 foot shoulder of which 5 feet is paved.
 - 5 foot sidewalk on along the west side of walker Rd connecting to sidewalk on Fowler Ave.

If PRS 25-0315 is approved by the BOCC, the County Engineer will approve the Design Exception request.

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

Norris, Marylou

From: Norris, Marylou
Sent: Wednesday, September 17, 2025 2:02 PM
To: Clayton Bricklemyer
Cc: Chapela, Tania
Subject: Decision, Conditions & Site Plan Certification Application for PRS 25-0315
Attachments: 25-0315 Decision 9-9-25.pdf; 25-0315 PRS Conds 9-9-25.pdf; Site Plan Certification.pdf

Please find attached the Decision, Conditions & Site Plan Certification Application for PRS 25-0315 that went before the 9/9/25 BOCC Land Use Hearing. Contact Tania Chapela at ChapelaT@hcfl.gov if there are any questions.

Best regards,

Marylou Norris

Administrative Specialist

Community Development Section
Development Services Department

P: (813) 276-8398

E: NorrisM@hcfl.gov

W: HCFL.gov

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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