



Hillsborough County Florida

DEVELOPMENT SERVICES

PO Box 1110 Tampa, FL 33601-1110

January 16, 2019

**Reference: PRS 19-0144 ELOP
Citigroup Technology, Inc.
N. Falkenburg Rd. & E. Broadway Ave.
65683.5010 & Multiple**

Alexia Rotberg
Stantec Consulting Services, Inc.
777 S. Harbour Island Blvd., Ste. 600
Tampa, FL 33602

Dear Applicant:

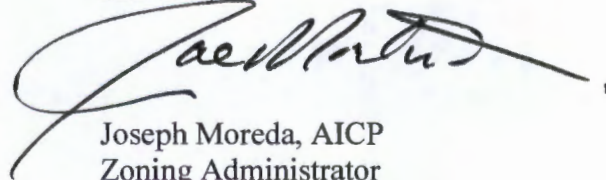
At the regularly scheduled public meeting on January 15, 2019, the Board of County Commissioners approved your request for a minor modification to PD 96-0097, with the attached amended final conditions.

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 by email at GradyB@HCFLGov.net.

Sincerely,



Joseph Moreda, AICP
Zoning Administrator

JM/mn
Attachments

BOARD OF COUNTY COMMISSIONERS

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Pat Kemp
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Peggy Caskey

CHIEF DEVELOPMENT & INFRASTRUCTURE SERVICES

ADMINISTRATOR

Lucia E. Garsys

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted December 21, 2018.

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

South of Martin Luther King, Jr. Blvd: setbacks from all exterior property lines of the project shall be 40 feet, unless otherwise stated. Setbacks for Pods 4A, 6 and 9 adjacent to I-75 shall be a minimum of 20 feet.
11. Minimum building setbacks from all internal roadways shall be 30 feet for Pods 4 and 5. Minimum building setbacks from all internal roadways shall be 15 feet for all other Pods.
12. Buildings shall be setback a minimum of 20 feet from one another.
13. The maximum height of structures shall be the following number of stories or maximum feet whichever is less (measured from the finished floor elevation):

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

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

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

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

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

SABAL CENTER

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

1. Sabal Center shall be restricted to office, research and development, light industrial uses, hotels, general retail and accessory support commercial uses. Specific uses within each of these general categories shall be restricted to those permitted respectively within the PD-0 (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).
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.
3. The 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.
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.
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.
6. A landscape buffer, a minimum width as shown on the General Site Development plan shall be provided along all exterior boundaries of Sabal Center South of MLK prior to issuance of certificates of occupancy for any development occurring within a Pod contiguous with said external project boundaries. Said landscape buffer shall retain all trees greater than 12 inches diameter at breast height within the minimum width required except within the 25-foot clear sight triangle adjacent to street intersections. Notwithstanding the 20 foot wide buffer depicted along Falkenburg for Pods 3, 7 and 8, all trees greater than 12 inches diameter at breast height within 30 feet of the Falkenburg PD boundary within these specified Pods shall be retained. That portion of Sabal Center north of Martin Luther King Boulevard shall provide a 50-foot wide open-space buffer along the western and northern boundary of Sabal Center. Vehicle parking and internal roadways shall not be permitted within these landscape and open space buffer areas. The Sabal Center developer or the designate thereof shall be responsible for maintenance of the buffer.
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.

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).
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.

HIGHLAND PARK

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

1. PERMITTED USES: The following uses shall be permitted on site:
 - a. the uses of the PD-RP zoning district
 - b. As an alternative use, up to 557 multi-family residential dwelling units may be permitted subject to the requirements of the DRI Development Order.
 - c. Interim wastewater treatment plant as conditioned by PD-MU 86-95.
2. The maximum amount of any use in Highland Park shall be that specified in the Highland Park DRI Development Order, as amended.
3. The maximum floor area ratio (FAR) permitted shall be 1.0 and the maximum density permitted shall be 20 dwelling units per acre. In calculating the maximum Floor Area Ratio, each hotel unit shall be equivalent to 500 square feet.
4. The timing of all transportation improvements relating to Highland Park shall be based on revised developer submitted transportation analyses required for each increment of 50,000 square feet of office uses (or an equivalent in terms of external P.M. Peak Hour trips). For administrative purposes, the developer shall submit a revised General Site Plan indicating the square footage amount currently approved on site along with the additional amount currently seeking approval with each revised transportation analysis.
5. The developer shall provide cross access to the north. All future construction plans (or equivalent) pertaining to this area shall indicate such cross access. However, in the event that the developer provides evidence that the user(s) of said area requires secured property with no public through access, such cross access shall not be required.

6. If signals should be warranted at the intersections of Falkenburg Road & Sabal Center North Driveway and Falkenburg Road & Bryan Road, as shown in the transportation analysis, the developer shall install, at his expense, and with the concurrence of the County, a signal(s) and appropriate interconnects to adjacent signals. The placement and design of the signal(s) shall be subject to approval by Hillsborough County Engineering Department.
7. With regard the Martin Luther King, Jr. Blvd. if required by FDOT, and if warranted, the developer shall provide, at his expense, additional left turn storage lanes of sufficient length to accommodate anticipated left turning traffic. The design and construction of these left turn lanes shall be subject to FDOT approval.
8. The Highland Park portion of the project shall provide access to Bryan Road. The developer shall be responsible for and pay all costs in the upgrading of Bryan Road to a design and width appropriate for a road capable of handling the traffic expected by the project. Such upgrading shall include a sidewalk on both sides, appropriate intersection improvements, and include, when warranted, a signalized intersection at Falkenburg Road. All improvements shall meet minimum County standards and shall be completed as per the findings of the transportation analysis required in the Highland Park Development Order.
9. The following intersections improvements are to be constructed at developer's expense and the timing of the improvements shall be completed as per the findings of the transportation analysis required above.
 - Falkenburg Road and Martin Luther King Jr. Boulevard
 - Add one southbound through lane,
 - Falkenburg Road and Sabal Center North Driveway
 - Add one southbound left turn lane and provide two westbound driveway approach lanes;
10. The Highland Park developer shall provide a 50-foot wide open-space buffer along Bryan Road prior to issuance of certificates of occupancy for any development occurring within the area contiguous to said buffers. This landscape buffer area shall retain all trees within this area except within the 25-foot clear sight triangle adjacent to street intersections. Vehicle parking and internal roadways will not be permitted within this open space buffer area. The Highland Park developer or the designate thereof shall be responsible for maintenance of the buffer.
11. To satisfy paragraph F.1. of the Highland Park DRI Development Order, as amended, the Highland Park developer shall set aside and preserve a minimum of three acres of the woodland pastures and pine-mesic oak upland vegetative, communities as indicated on the General Site Development Plan. In addition, the developer shall provide a minimum of five acres of similar habitat either within the adjacent Sabal Center project or in an upland mitigation bank approved by the County or a combination thereof. If the mitigation bank option is utilized, the developer may contribute to an appropriate fund in lieu of acquiring property. The five acre set aside portion of this condition shall be satisfied prior to the first preliminary plan approval within the boundaries of the Highland Park project.