



**PD Modification Application: MM 24-0677**

**Zoning Hearing Master Date:** November 12, 2024

**BOCC Land Use Meeting Date:** January 7, 2025

**1.0 APPLICATION SUMMARY**

**Applicant:** Apollo Beach Property, LLC

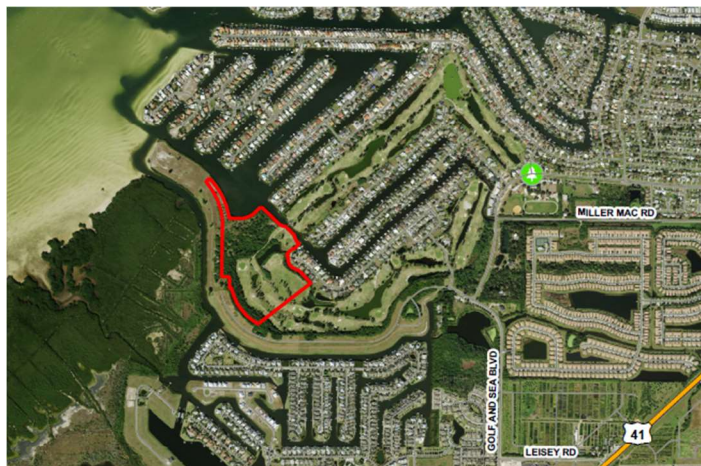
**FLU Category:** R-6 (Residential - 6)

**Service Area:** Urban

**Site Acreage:** 49

**Community Plan Area:** Apollo Beach

**Overlay:** None



**Introduction Summary**

The applicant is seeking to modify a 49-acre portion of an existing Planned Development, PD 77-0123 as most recently modified by PRS 23-0136, in Apollo Beach to allow the property to be developed with up to 130 single-family detached lots and private docking facilities within Pockets 70A, 72, and 105. The request also includes removing the requirement for “Florida Traditional” concept standards and enlarging Pocket 70A through a reduction of Pocket 70B, which is developed for golf course use. The property is located within the Apollo Beach DRI, #59, and is being modified concurrently through DRI Modification 25-0026.

Existing Approvals	Proposed Modifications
Pockets 70A: golf course; single-family, attached and detached	Pocket 70A: single-family, detached. (Golf Course no longer allowed)
Pocket 70B: golf course	A portion of Pocket 70B would be added to 70A and permitted to be developed for single-family, detached use.
Pocket 72: golf club house; single-family, attached and detached	Pocket 72: single-family, detached; remove single-family attached from allowable uses.
Pocket 105: yacht club; single-family, attached and detached	Pocket 105 remove yacht club and Single-Family, Attached uses.
Up to 130 single-family, attached and detached dwellings in accordance with Florida Traditional concept standards within PRS 02-1089, RSC-9, and RMC-9 development standards within pockets 70A, 72, and 105.	Up to 130 single-family, detached dwellings; remove single-family, attached as an allowable use; and removed Florida Traditional design requirements. Detached lots must be at least 60 feet wide and contain at least 8,100 square feet. Minimum setbacks: Front: 20’; Front, functioning as side: 10’; Sides 5’; and Rear: 20’. Maximum height: two stories up to a 35’ Include private docks for the residents as an allowable use.

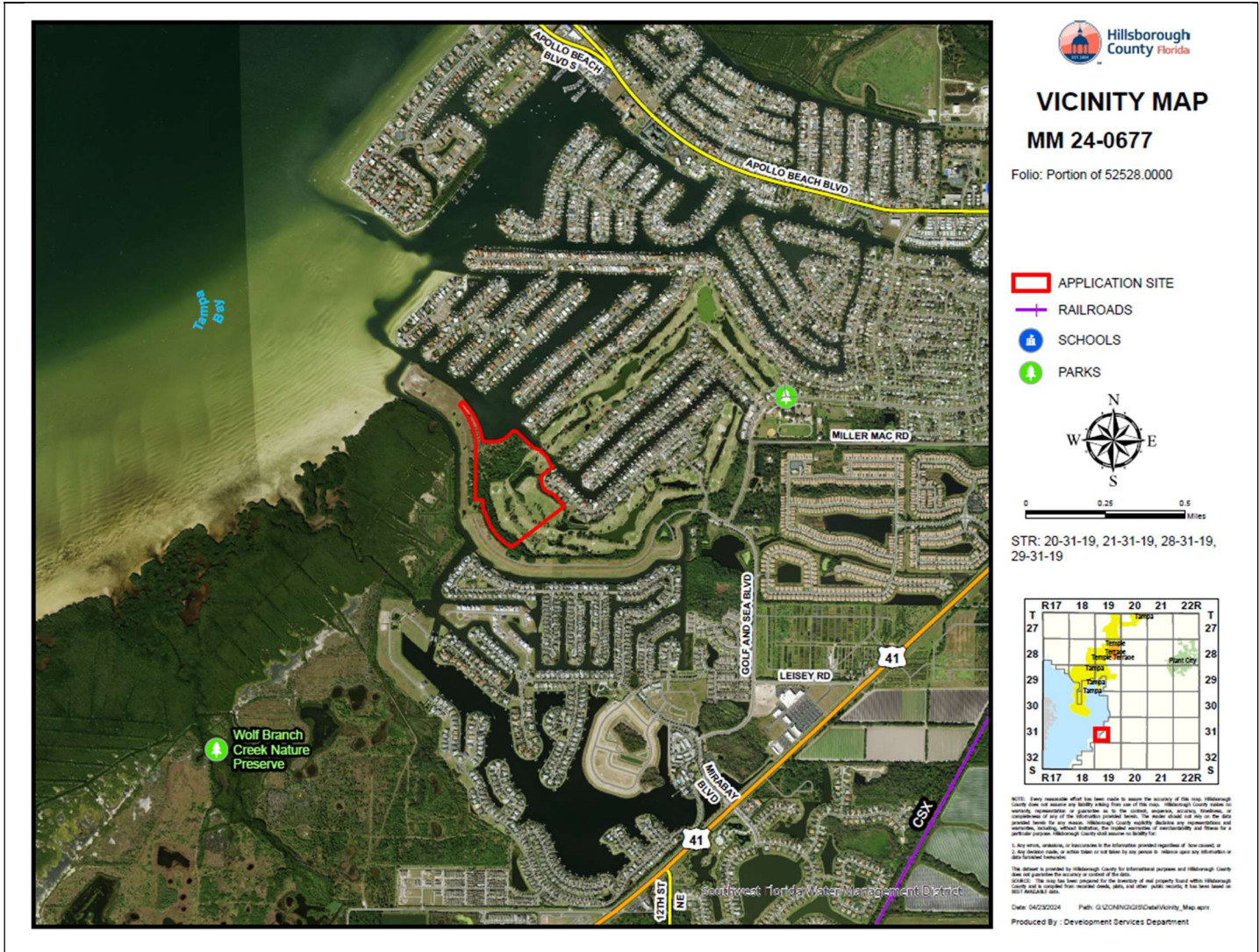
**Additional Information**

PD Variations	None
Waivers to the Land Development Code	None

<b>Planning Commission Recommendation</b> Consistent	<b>Development Services Recommendation</b> Approvable, Subject to Conditions.
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## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.1 Vicinity Map



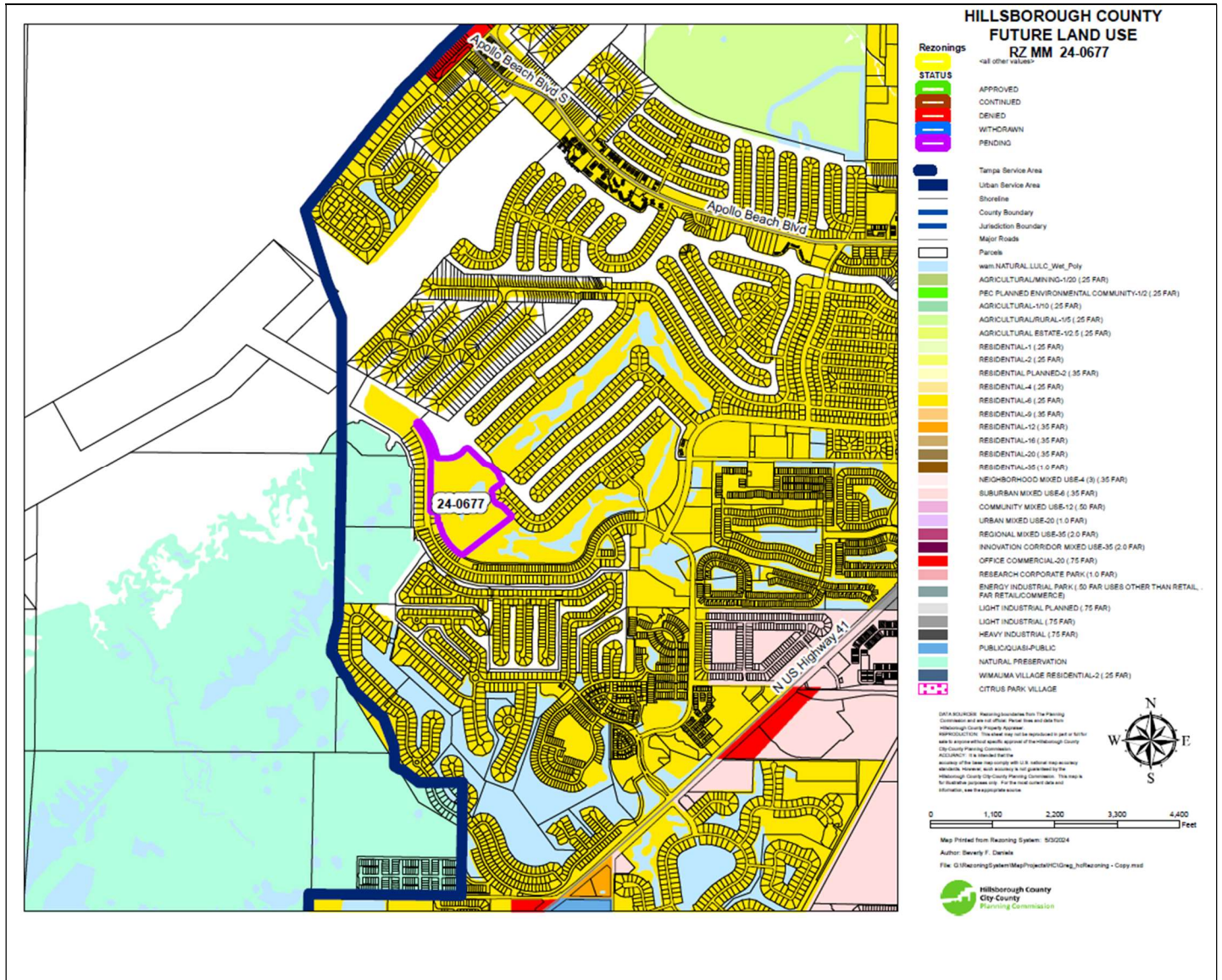
#### Context of Surrounding Area:

The subject property is within the Apollo Beach Community planning area in and about the western portion of the Apollo Beach Golf Club, a semi-private golf course. The subject property also has access to Tampa Bay approximately one-quarter of a mile northwest of the property through an adjoining watercourse. The properties in the immediate area are developed for single-family and golf course use. The adjoining properties to the west are being developed for single-family use.



2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



Subject Site Future Land Use Category	R-6 (Residential – 6)
Maximum Density/FAR	6 dwelling units per gross acre (du/ga) / 0.25 FAR
Typical Uses	Residential, suburban scale retail, commercial, office, multi-purpose projects and mixed-use development.



2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



**Hillsborough County Florida**

**ZONING MAP**

**MM 24-0677**

Folio: Portion of 52528.0000

- APPLICATION SITE
- ZONING BOUNDARY
- PARCELS
- S SCHOOLS
- P PARKS

N  
W E  
S

0 550 1,100  
Feet

STR: 20-31-19, 21-31-19, 28-31-19, 29-31-19

NOTE: Every reasonable effort has been made to ensure the accuracy of this map. Hillsborough County does not assume any liability for errors or omissions. This map is intended for informational purposes only. The user should not rely on this map for any legal or financial decisions. Hillsborough County shall assume no liability for any errors, omissions, or inaccuracies in the information provided hereon or for any action taken or not taken by any person in reliance upon any information or data provided hereon.

Date: 04/23/2024 Path: G:\ZONING\GIS\MapData\Zoning\_Map.aprx  
Produced By: Development Services Department

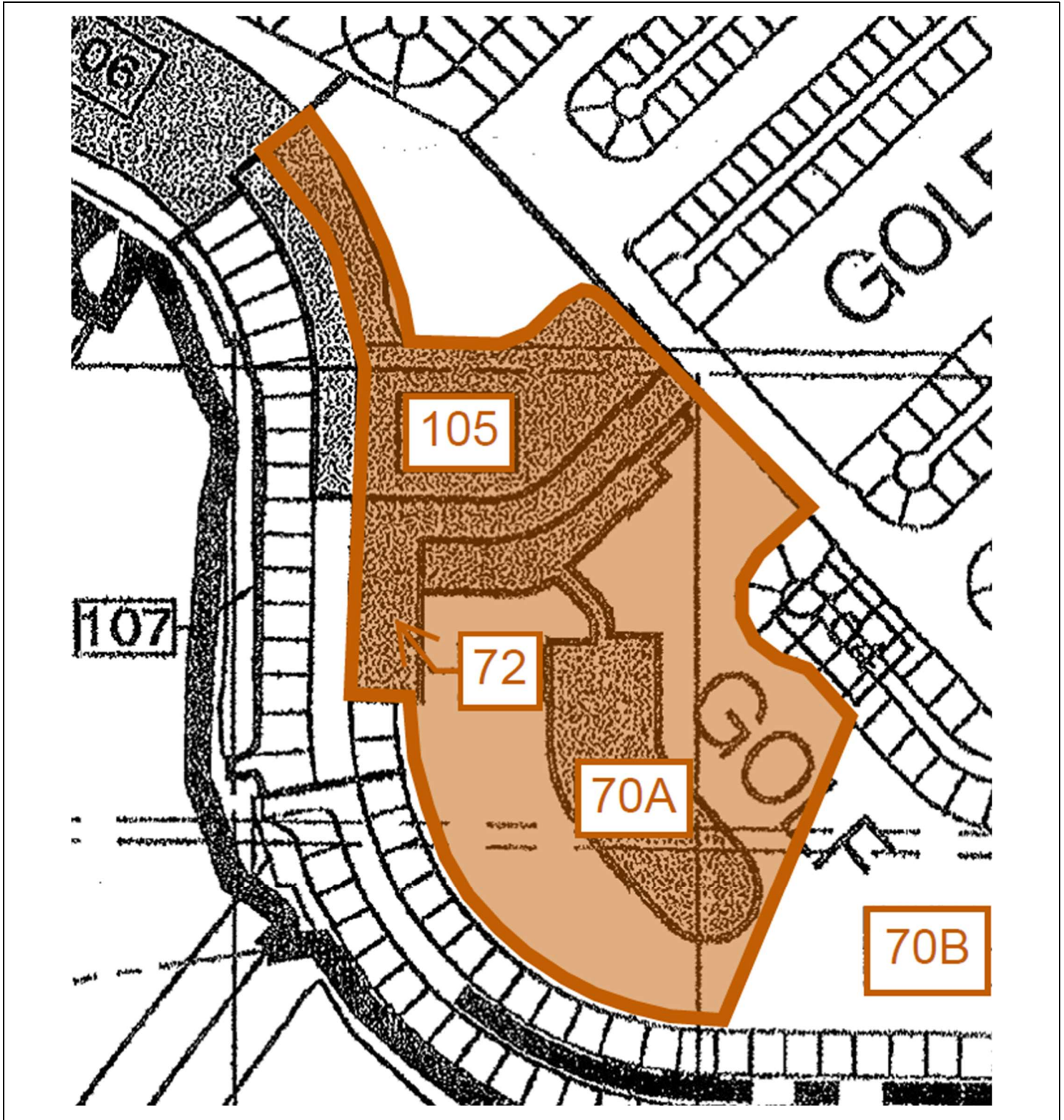
Adjacent Zonings and Uses

Location	Zoning (Pockets)	Maximum Density/ FAR Permitted by	Allowable Use	Existing Use
North	PD 77-0123 (106, 97)	6 du/ga FAR: NA	Multi-Family; Single-Family, Detached	Canal, Single-Family
South	PD 77-0123 (101, 70B)	6 du/ga FAR: NA	Single-Family, Attached and Detached; Golf Course	Single-Family, Golf Course
East	PD 77-0123 (95, 71, 92, 104)	6 du/ga FAR: NA	Single-Family, Detached and Attached; Golf Course,	Canal, Single-Family, Golf Course
West	PD 77-0123 (107)	6 du/ga FAR: NA	Single-Family, Attached and Detached	Single-Family (platted and under construction)



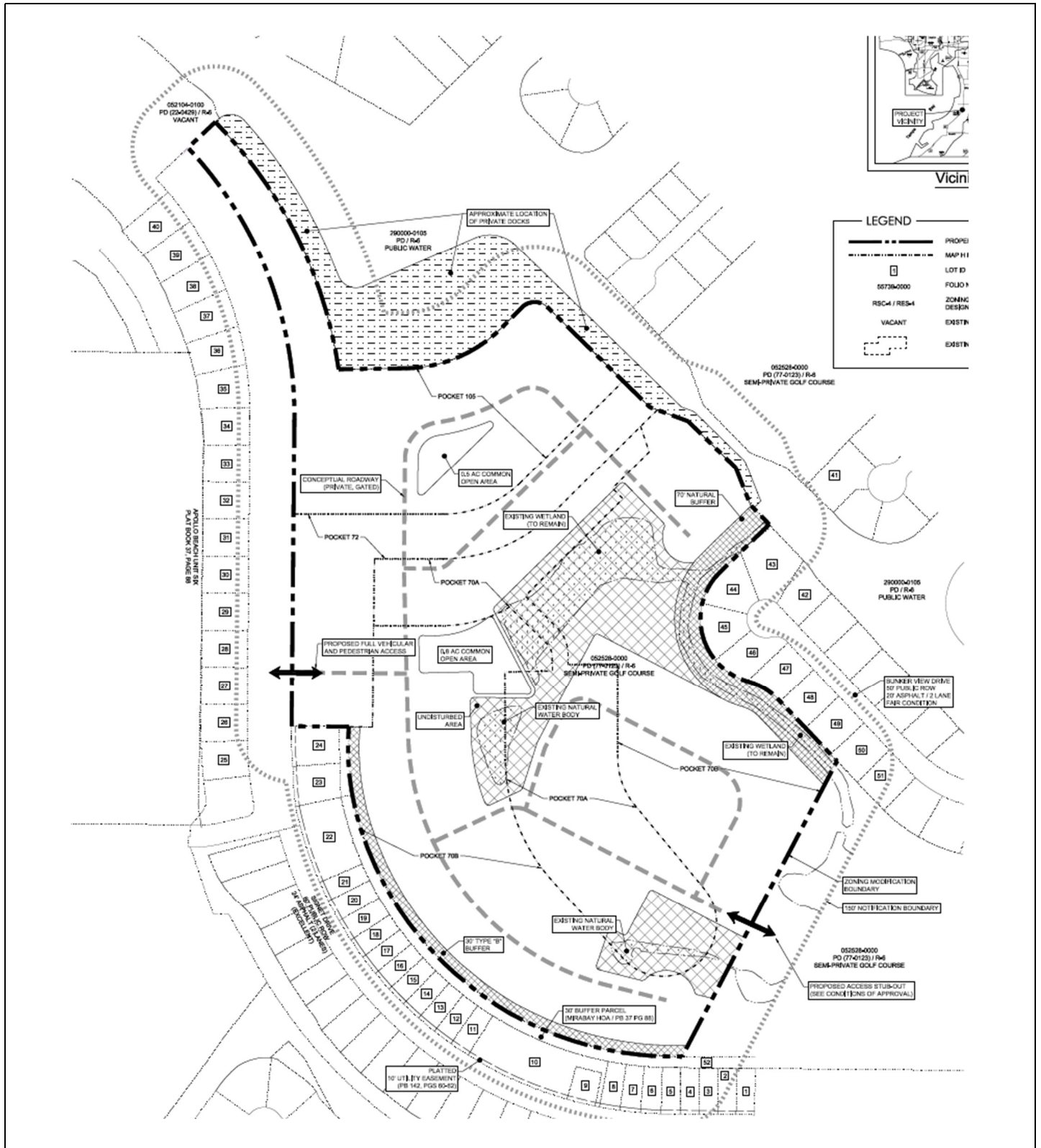
2.0 LAND USE MAP SET AND SUMMARY DATA

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



### 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)





APPLICATION NUMBER: MM 24-0677

ZHM HEARING DATE: November 12, 2024

BOCC LUM MEETING DATE: January 7, 2025

Case Reviewer: Sam Ball

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
Signet Dr.	County Local - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation  Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	1,285	95	127
Proposed	122	8	12
Difference (+/-)	1,307	103	139

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

Connectivity and Cross Access  Not applicable for this request

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South		Vehicular & Pedestrian	None	Meets LDC
East		None	None	Meets LDC
West	X	None	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	Objections	Conditions Requested	Additional Information/Comments
<input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-Site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See report.

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

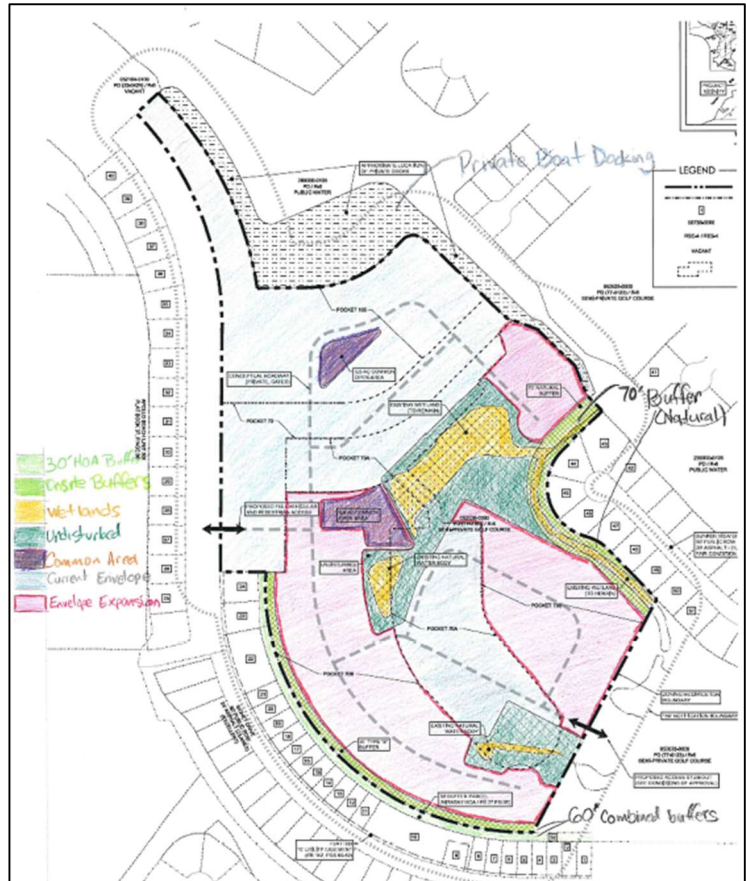
INFORMATION/REVIEWING AGENCY																
Environmental	Comments Received	Objections	Conditions Requested	Additional Information/Comments												
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No													
Environmental Services	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No													
Natural Resources	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No													
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No													
Check if Applicable: <table border="0" style="width:100%"> <tr> <td><input checked="" type="checkbox"/> Wetlands/Other Surface Waters</td> <td><input type="checkbox"/> Potable Water Wellfield Protection Area</td> </tr> <tr> <td><input type="checkbox"/> Use of Environmentally Sensitive Land Credit</td> <td><input type="checkbox"/> Significant Wildlife Habitat</td> </tr> <tr> <td><input type="checkbox"/> Wellhead Protection Area</td> <td><input checked="" type="checkbox"/> Coastal High Hazard Area</td> </tr> <tr> <td><input type="checkbox"/> Surface Water Resource Protection Area</td> <td><input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor</td> </tr> <tr> <td></td> <td><input type="checkbox"/> Adjacent to ELAPP property</td> </tr> <tr> <td></td> <td><input type="checkbox"/> Other _____</td> </tr> </table>					<input checked="" type="checkbox"/> Wetlands/Other Surface Waters	<input type="checkbox"/> Potable Water Wellfield Protection Area	<input type="checkbox"/> Use of Environmentally Sensitive Land Credit	<input type="checkbox"/> Significant Wildlife Habitat	<input type="checkbox"/> Wellhead Protection Area	<input checked="" type="checkbox"/> Coastal High Hazard Area	<input type="checkbox"/> Surface Water Resource Protection Area	<input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor		<input type="checkbox"/> Adjacent to ELAPP property		<input type="checkbox"/> Other _____
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<input type="checkbox"/> Surface Water Resource Protection Area	<input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor															
	<input type="checkbox"/> Adjacent to ELAPP property															
	<input type="checkbox"/> Other _____															
Public Facilities	Comments Received	Objections	Conditions Requested	Additional Information/Comments												
<b>Transportation</b> <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See report												
<b>Service Area/ Water &amp; Wastewater</b> <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No													
<b>Hillsborough County School Board</b> Adequate <input checked="" type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input checked="" type="checkbox"/> 6-8 <input checked="" type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No													
<b>Impact/Mobility Fees: Urban Mobility, South Fire/Parks – single-family, attached</b> <b>Single Family Detached (based on 2,000 SF)</b> Mobility:        \$ 9,183 Parks:            \$ 2,145 School:           \$ 8,227 Fire:              \$ 335 Total Per House: \$ 19,890																
Comprehensive Plan	Comments Received	Findings	Conditions Requested	Additional Information/Comments												
<b>Planning Commission</b> <input type="checkbox"/> Meets Locational Criteria <input type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No													



## 5.0 IMPLEMENTATION RECOMMENDATIONS

### 5.1 Compatibility

Staff finds that the proposed development configuration, to include a 70-foot natural buffer and a 30-foot Type “B” screening between the expanded building envelope between existing residences and the residences under development, the replacement of invasive vegetation with compliant vegetative species combined with the amount of area designated as undisturbed area, the removal of the yacht club and attached single-family dwelling as allowable uses, and the ability to redesign the golf course as a viable golf course adequately mitigate the impacts of the development being proposed. The proposed 30’ Type “B” buffer located along the southwest portion of the site abuts an existing 30’ buffer to a single-family development that are being developed with 50’ wide lots that would result in 60 feet of separation between the two developments. The natural buffer being proposed along the eastern portion of the site would provide an addition 70 feet of separation from the neighboring properties. Additionally, staff finds that enlarging the building envelop (see right shaded in red) would allow for the 130 dwellings, that are currently allowed, to be developed with lot sizes that are more compatible with the neighboring properties. The applicant also confirmed that the proposed development would not preclude the golf course from being redesigned as a viable golf course, which would not set a precedence for redeveloping the remainder of the golf course. As such, staff finds the proposed development compatible with the existing zoning and development pattern in the area.



*Illustration: areas shaded and outlined in red represent where the building envelope would be expanded.*

### 5.2 Recommendation

Based on the above considerations, staff recommends approval of the request, subject to conditions.

## 6.0 PROPOSED CONDITIONS

Prior to site plan certification, applicant shall include the following changes to the general site plan.

1. Correct the PRS Pockets summary table in the proposed Map H based on the Map H associated with PRS 23-0136;
2. Add notations under the Pocket 70B callouts to indicate that the area will be added to Pocket 70A;
3. Remove Yacht Club as an allowable use in Pocket 105 on proposed Map H;
4. Remove the golf course notation from the major modification area on proposed Map H;
5. Label the southern undisturbed area as undisturbed area; and
6. Include a site note that limits development activity within undisturbed areas to storm water facilities.

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted ~~January 24, 2024~~ October 24, 2024.

1. The development of the project shall proceed in strict accordance with the terms and conditions contained in the Apollo Beach DRI Development Order, 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: internal access points, location of lakes, and alignment and width of internal roads except as specified herein.
3. Permitted and permissible uses shall be as required by the corresponding zoning district as shown on the approved General Development Site Plan.
4. Setbacks, bulk, height, and other development standards shall be as indicated in the referenced applicable zoning district.
5. Lot "F" in Edgewater Village Unit 1 (pocket #50) as defined in PRS 98-1486, is permitted to be divided into three lots. The easternmost lot (lot 45 Block 1) is permitted one single family detached dwelling unit and an accessory boat dock. Each of the two western lots (lot 33A and 34A) is permitted one accessory boat dock for the exclusive use of the owners of lot 33 and 34 Block 2 across Lookout Drive. A private boat ramp for the exclusive use of the owners of Lot F shall also be permitted. Lot width and depth for lot 45 Block 1 shall be comparable with adjacent lots directly north. Minimum setbacks, and other dimensional standards for lot 45 Block 1 shall be that of the RSC-9 zoning district. The lot division shall meet all applicable subdivision requirements. Boat docks and the boat ramp shall meet all minimum EPC, Port Authority and other applicable standards.
6. The northern portion of pocket 79 (the boundaries as defined in PRS-00-0263) and pocket 80C shall be permitted multi-family uses at a density and with the development standards of the RMC-20 zoning district unless otherwise stated herein. Executive offices shall also be permitted within any multi-family structures built within these pockets as an accessory use subject to being fully integrated into the project, limited to the uses of the BP-O zoning district and with a maximum FAR of 0.25. Office space and any clubhouse facility square footage needed for managing and related needs of the multi-family complex shall not count as part of the executive office space when calculating the maximum permitted FAR.
  - 6.1 Per PRS 05-0286, Pocket 79 and Pocket SOC shall be subject to the development standards of the RMC-20 zoning district with the following exceptions:
    - Maximum Building Height shall be 60 feet.
    - No additional setback for building height over 20 feet.
    - Minimum setback of 12 feet between structures.



- Minimum setback of 20 feet from seawall to foundation.
- Minimum setback of 12 feet from building to side property line.
- Architectural features shall be as shown on the elevations dated January 7, 2005.

6.2. Adjustments in building locations, parking lot and drive aisle design shall be permitted if required to meet applicable technical design requirements such as for stormwater, fire safety, and coastal high hazard areas.

7. Per PRS 01-0730, Pocket 74 permits a church and up to a maximum of 350 single-family, single family attached, or multi-family dwelling units. Single-family detached shall be developed in accordance with the RSC-9 zoning district development standards, except that the maximum height may be up to 45 feet/3.5 stories and except that, per PRS 06-0990, mechanical equipment shall be permitted to intrude 3.5-feet into the required 5-foot side yard setback. The multi-family and single-family attached residential shall have the following development standards:

- Area/sf.: 6,540 sq. ft.
- Area/du.: 2,180 sq. ft.
- Width: 70ft.
- Front, side and rear yard setbacks: 50 ft.
- Setback between buildings: 10ft.
- Maximum building height: 48 ft./4 stories, except a church maximum height shall be 50 ft.
- Building coverage: 40%
- Impervious surface: 75%

7.1 Per PRS 12-0331, the church shall be permitted a maximum of 30,000 square feet with an accessory 10,000 square foot child care facility for a maximum of 120 children. The child care shall be limited to one story. The site shall be developed in accordance with all applicable Land Development Code requirements.

7.1.1 There shall be a six-foot PVC fence with a 3 foot lattice addition on the southern boundary.

7.1.2 Required trees in the parking area shall be 8 feet at the time of planting.

7.1.3 A 10-foot buffer with Type A screening shall be provided along the western boundary. Ponds, or portions of ponds, with a slope not exceeding 4:1 may be permitted within the buffer.

8. Per PRS 02-1089MM 24-0677, the changes are as follow:

8.1 ~~• Pocket 70, approved for a golf course will be divided into 70A and 70B.~~

~~• 70A will include the option of single family attached/detached residential use in addition to golf course. The redesign shall be as shown on the submitted site plan dated October 10, 2002.~~

~~• The remaining portion of Pocket 70B will remain approved for golf course use, only.~~

8.2 The area subject to MM 24-0677, as depicted on the general development plan, shall be permitted for a total of 130 lots. Development standards for Pockets 70A, 72, and 105 shall be as follows.

Single-Family, Detached

- Minimum Lot Area: 8,100 SF
- Minimum Lot Width: 60 Feet
- Minimum Front Setback: 20 Feet
- Minimum Side Setbacks: 5 Feet
- Minimum Front Yard Functioning as a Side Yard Setback: 10 Feet; garages must be setback at least 20 Feet
- Minimum Rear Setback: 20 Feet
- Maximum Building Height: 2 Stories up to 35 Feet

8.3 A private dock facility is an allowable use as depicted on the general development plan.

~~• Pocket 72, approved for golf club house, will include the option of single-family attached/detached residential units.~~

• 8.4 Pocket 99, approved for 10 single-family detached residential units, will be divided into 99A and 99B.

• 8.5 Pocket 99A will include the option to relocate for the golf club house from Pocket 72 use, and retain the option of 3 single-family detached units.

• 8.6 99B will remain with 7 single-family detached residential units.

~~• Pocket 105, approved for yacht club, will include the option of single-family attached/detached residential uses.~~

~~• Pockets 70A, 72, and 105 will have a maximum of 130 single-family attached/detached residential units; the development rights are being transferred from Pocket 101.~~

• 8.7 Pocket 101, approved for 353 multi-family dwelling units, will be changed to is approved for 223 single-family attached/detached residential units only, and the number of units will be reduced to 223 dwelling units. The 130 units will be transferred to Pockets 70A, 72, and 105.

~~• Florida Traditional Concept design standards, as outlined on the general site plan dated October 10, 2002, shall be a development option for Pockets 70A, 72, 101, and 105; otherwise the lots shall be developed in accordance with the RSC-9 and RMC-9 development standards.~~

9. The landscape buffering and screening shall be in accordance with the requirements of Part 6.06.00 of the Land Development Code, unless depicted on the general site plan or specified otherwise.

9.1 A 30' wide buffer with type B screening along the southwest portion of the site as depicted on the general site plan is required.

9.2 A 70' wide natural buffer along the eastern portion of the site as depicted on the general site plan is required.

9.3 Development activities within areas labeled "Undisturbed Area" is limited to storm water facilities.

9.4 The areas designated as "Undisturbed Area" and buffers shall be platted as separate tracts and maintained by the HOA.

10. 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.

9-11. The subject property may contain 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. 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).

12. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the condition of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland



setback areas.

13. 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.

14. The construction and location of any proposed environmental impacts are not approved by this correspondence but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.

10.15. 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.

16. The proposed access stub-out shall be provided to meet the intent of LDC, Sec.6.02.01 subdivision access standards.

17. Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along project boundaries.

18. Construction access shall be limited to those locations shown on the PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.

11.19. 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.

(End of MM 24-0677 Conditions)

12.20. Per PRS 02-1291, Pocket 77 shall be permitted a maximum of 98,856 square feet of commercial or office uses and Pocket 77B shall be permitted a maximum of 7,800 square feet of commercial or office uses.

13.21. The area subject to PRS 18-1188, will be permitted three single family lots. Development standards shall be as follows:

- Minimum lot width: 50 feet
- Minimum lot size: 8,720 square feet
- Front: 20'
- Side: 5'
- Rear: 20'

14.22. Pocket 61 shall be permitted a maximum of 184,000 square feet of commercial and office uses. Of that 184,000 square feet, 24,000 square feet shall be specifically allocated to the areas subject to PRS 20-0384 (Sheet 2 of 23 of the general site plan).

15.23. The maximum height within Pocket 58 shall be 60 feet, but limited to four stories with the first floor serving as parking facilities.

16.24. Per PRS 22-0429, Pocket 106 shall be permitted to develop 265 multi-family units (Option 1) or 23 single-family detached units (Option 2). Pocket 107 shall be permitted to develop 26 single-family units (Option 1) or 21 single-family detached units (Option 2).

Single-Family detached units in Pocket 106 and/or 107 shall be developed in accordance with the following:

Minimum lot size:	7,000 sf
Minimum lot width:	70 feet

Minimum front yard setback:	20 feet
Minimum front yard functioning as a side yard setback:	5 feet*
Minimum side yard:	5 feet
Minimum rear yard:	20 feet
Maximum building height:	35 feet/2-stories

\*Should this yard provided garage access, garage setback to be a minimum of 20 feet and residential structure setback to be a minimum of 15 feet.

- 13.1 For the area related to PRS 22-0429, 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 impacts to wetlands, and does not grant any implied or vested right to environmental approvals.
- 13.2 For the area related to PRS 22-0429, 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 where such impacts are necessary to accomplish reasonable use of the subject property.
- 13.3 For the area related to PRS 22-0429, 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).
- 13.4 For the area related to PRS 22-0429, 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.
- 13.5 If Pockets 106 and 107 are developed under Option 1, the developer shall be required to construct a southbound right turn lane, on Golf and Sea Blvd., into the project entrance at Golf and Sea Blvd. and Signet Dr. at the time of the initial increment of development.

~~17-25.~~ For the area related to PRS 23-0136, two development options shall be permitted:

- 14.1 Option 1 shall permit those uses specified on Page 1 of the PD site plan. Option 1 development shall be regulated by applicable zoning conditions herein, other than those contained within 14.2. Option 1 development shall be permitted in accordance with such conditions and page 1 of the PD site plan.
- 14.2 Option 2 shall permit a commercial parking lot. Option 2 shall be regulated via the PD site plan located on Sheet 4, as well as the following conditions:
- 14.2.1 The landscape buffering and screening shall be in accordance with the requirements of Part 6.06.00 of the Land Development Code, unless specified otherwise.
- On the east side of Folio 52055.0200 located along Dolphin Cove Drive shall have an 8-foot buffer with a 6-foot-high solid-wood or PVC fence and Type "A" screening landscaping planted in front of the fence.
  - On the north side of Folio 52054.0710 along the proposed stormwater retention area facing the canal shall have a 4-foot-high solid wood or PVC fence with Type "A" screening landscaping planted in front of the fence facing the canal.
- 14.2.2 Such commercial parking lot shall serve as overflow parking for uses within folio 52066.2000. Any change to this condition shall require a Minor Modification (PRS) to determine what additional substandard road improvements, if any, shall be required.
- 14.2.3 The parking lot shall be restricted to one (1) right-in/right-out vehicular connection to Apollo Beach Blvd. as shown on the PD site plan. Notwithstanding anything shown on the PD site plan to the contrary, pedestrian



and bicycle access may be permitted anywhere along the project's Dolphin Cove and Apollo Beach Blvd. frontages.

14.2.4 Notwithstanding anything shown on the PD site plan to the contrary, sidewalks shall be constructed along project frontages and internal to the site in accordance with Sec. 6.03.02 of the LDC.

14.2.5 In addition to the sidewalks and other pedestrian improvements mentioned herein, the developer shall construct a pedestrian crossing of Apollo Beach Blvd. The location of the crossing is generally depicted on the site plan. The final location of such crossing will be subject to review and approval by Hillsborough County Public Works. The developer shall conduct all plans, studies or analyses required by Public Works in support of its review. During the site/construction plan review process, Public Works will determine the of the crossing and whether any traffic control devices, signage or other appurtenances which may be needed to support construction and operation of the crosswalk. The developer (at it sole expense) will be required to install all such features required by Public Works and enter into any maintenance agreements for improvements which Public Works (in its sole discretion) determines must be privately maintained (if any).

14.2.6 Prior to or concurrent with the initial increment of development, the developer will be required to construct the following sidewalks:

14.2.6.1 Minimum 5-foot-wide concrete sidewalks on the south side of Apollo Beach Blvd. where necessary to ensure that any gaps between the crosswalk to be constructed in accordance with condition 14.2.4 and the easternmost boundary of folio 52066.2000 are filled in (including across the gated driveway serving folio 52091.5655); and,

14.2.6.2 A minimum 5-foot-wide sidewalk along the entirety of the project's Dolphin Cove Dr. frontage, as well as the frontage of adjacent folio 52055.0100 (i.e. the County lift station parcel).

14.2.7 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.

14.2.8 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.

14.2.9 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).

14.2.10 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.

~~18-26.~~ Subject to FDOT and Hillsborough County approval, the access points shall be as shown on the approved General Site Plan.

~~19-27.~~ A 39-acre site shall be reserved within the southwest corner of pocket # 8 for a high school or other school facility.

~~20-28.~~ The developer shall make provisions for cross access via the extension of Golf and Sea Blvd as shown within RZ-98-1513 (the Harbor Bay master plan) (or some other access route with approval of the County) from the northern portion of the Apollo Beach development with the southern portion of Apollo Beach. No preliminary site plans pertaining to land within the general area of this access location shall be approved without such cross access.

- ~~21-29.~~ Public water and wastewater service shall be utilized. The developer shall pay all costs for service delivery.
- ~~22-30.~~ Approval of this application does not ensure that water will be available at the time when the applicant seeks approval to actually develop.
- ~~31.~~ Approval of this rezoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to wetlands, and does not grant any implied or vested right to environmental approvals.
- ~~23-32.~~ 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.
- ~~24-33.~~ Development of the project shall comply with all applicable regulations of the Hillsborough County Environmental Protection Commission.
- ~~34.~~ 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.
- ~~25-35.~~ Within 90 days of approval of PRS 23-0136 by the Hillsborough County Board of County Commissioners, the applicant shall submit to the Development Services Department a revised General Development Plan for certification which conforms the notes and graphic of the plan to the conditions outlined above and the Land Development Code (LDC). Subsequent to certification of the plan, if it is determined the certified plan does not accurately reflect the conditions of approval or requirements of the LDC, said plan will be deemed invalid and certification of the revised plan will be required.
- ~~26-36.~~ 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.

**Zoning Administrator Sign Off:**



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

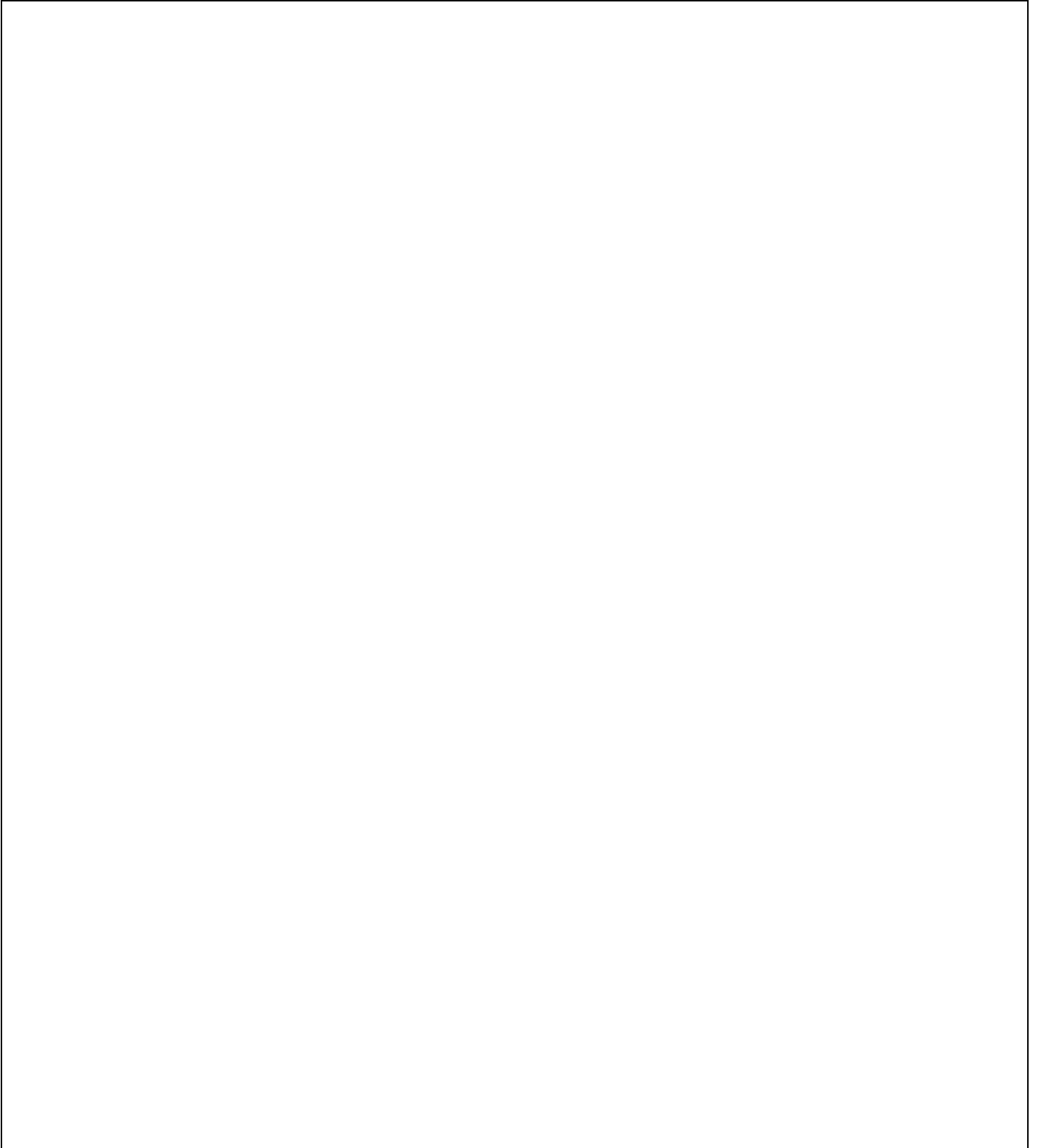
Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are 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





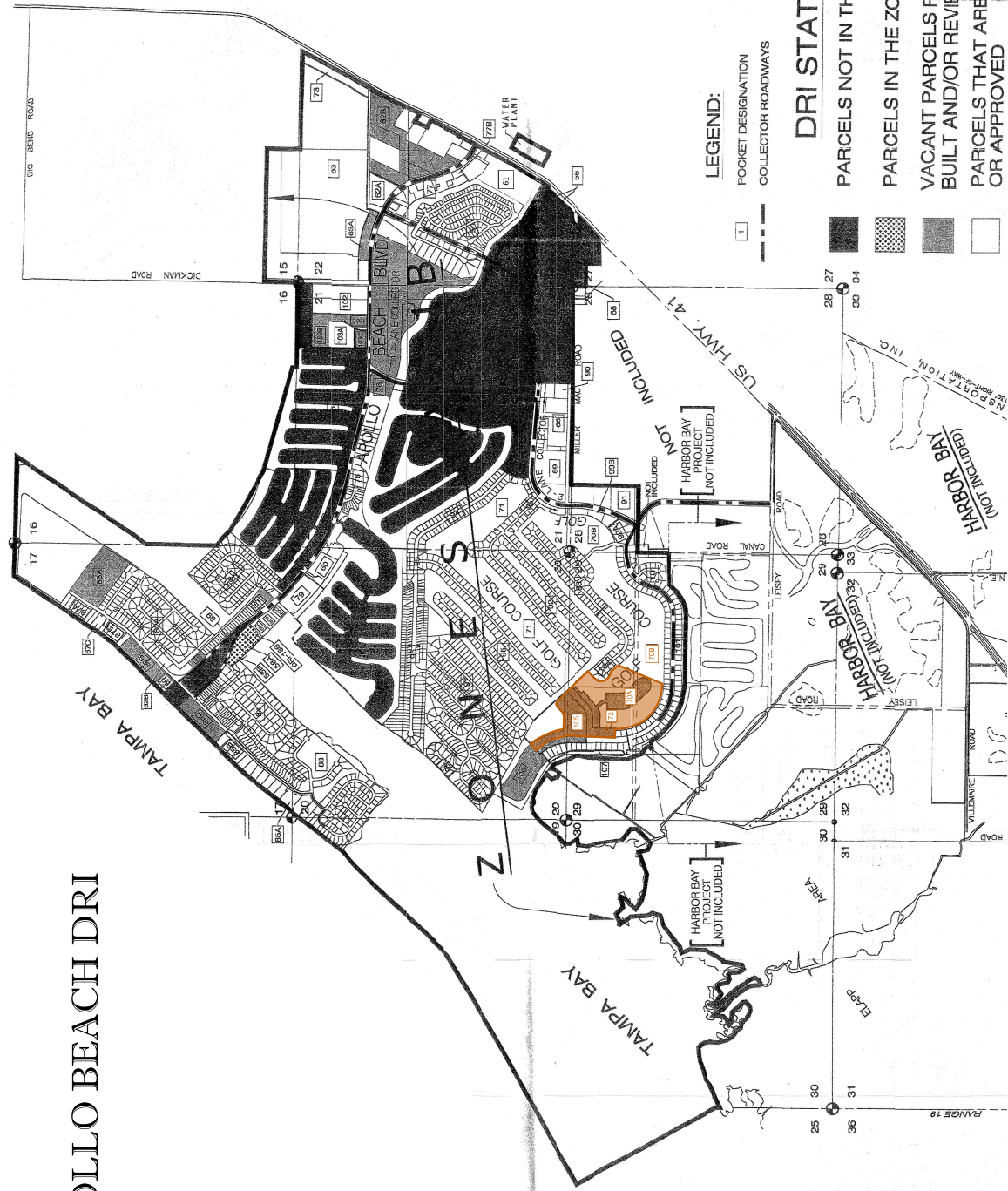
**8.0 SITE PLANS (FULL)**

**8.1 Approved Site Plan (Full)**





# APOLLO BEACH DRI



**PHASES IA & IB**

POCKET INCL. WITH DEVELOPMENT ORDER

POCKET	AVAILABLE S.F.	APPROXIMATE S.F.
10	100	100,000
11	100	100,000
12	100	100,000
13	100	100,000
14	100	100,000
15	100	100,000
16	100	100,000
17	100	100,000
18	100	100,000
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96	100	100,000
97	100	100,000
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99	100	100,000
100	100	100,000

**DRI STATUS**

- PARCELS NOT IN THE DRI NOR ZONING
- PARCELS IN THE ZONING BUT NOT DRI
- VACANT PARCELS REMAINING TO BE BUILT AND/OR REVIEWED
- PARCELS THAT ARE CONSIDERED BUILT OR APPROVED

**LEGEND:**

- POCKET DESIGNATION
- COLLECTOR ROADWAYS

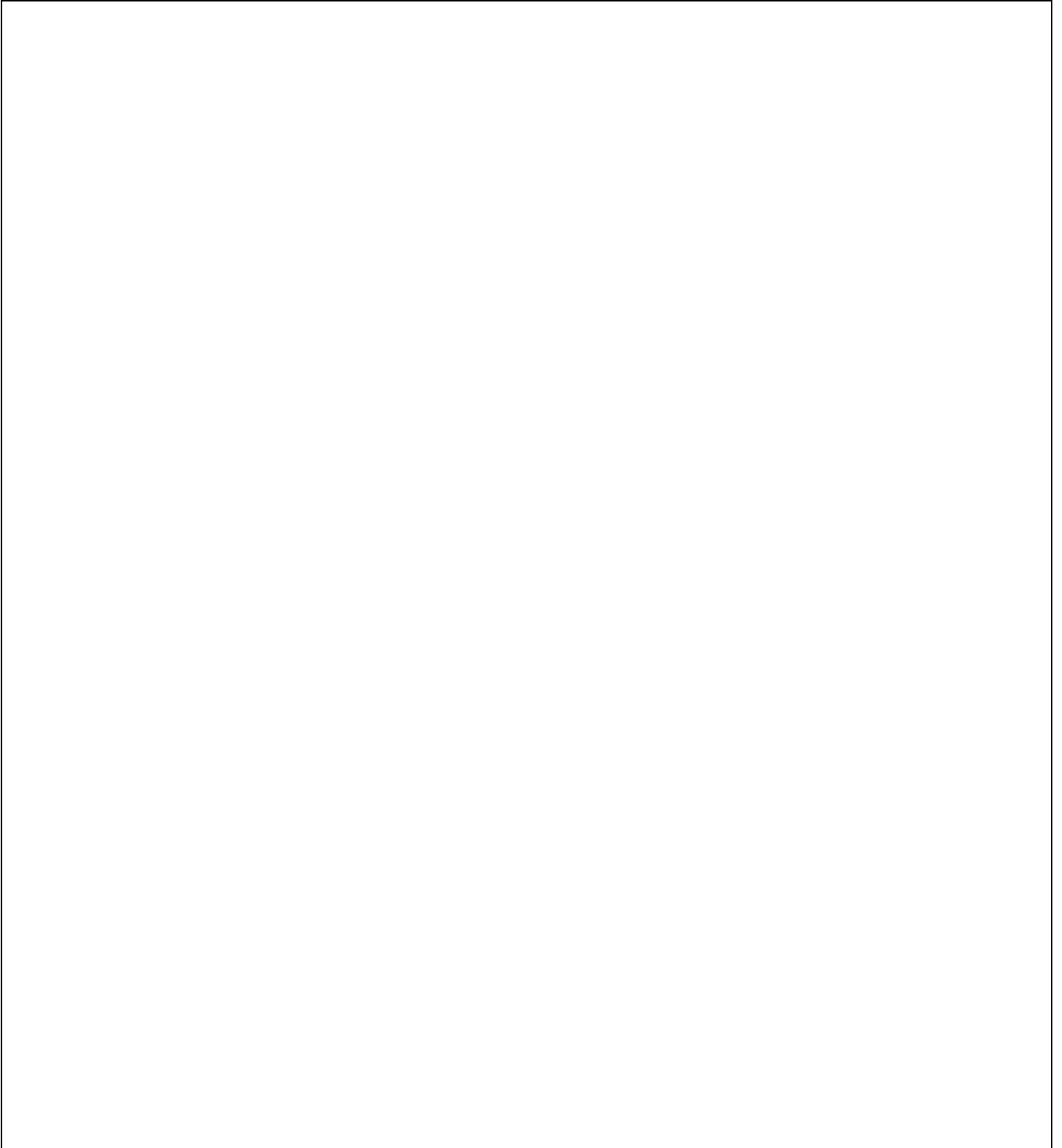
**MAP H (REVISED APRIL 2024)**

**APOLLO BEACH, FL 33570 | HILLSBOROUGH COUNTY**

**LANDMARK**  
 Engineering & Surveying Corporation  
 8515 Palm River Road | Tampa, Florida 33619  
 (813) 927-9541 | (813) 964-1552 (fax)  
 www.lmsec.com | C.A. # 28014

**8.0 SITE PLANS (FULL)**

**8.2 Proposed Site Plan (Full)**







**APPLICATION NUMBER: MM 24-0677**

ZHM HEARING DATE: November 12, 2024

BOCC LUM MEETING DATE: January 7, 2025

Case Reviewer: Sam Ball

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

## AGENCY REVIEW COMMENT SHEET

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**TO:** Zoning Technician, Development Services Department  
**REVIEWER:** Richard Perez, AICP  
**PLANNING AREA:** APB/SOUTH

**DATE:** 10/03/2024  
**AGENCY/DEPT:** Transportation  
**PETITION NO:** MM 24-0677

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- This agency has no comments.
- This agency has no objection.
- This agency has no objection, subject to the listed or attached conditions.
- This agency objects for the reasons set forth below.

### **CONDITIONS OF ZONING APPROVAL**

#### *New Conditions:*

- The proposed access stub-out shall be provided to meet the intent of LDC, Sec.6.02.01 subdivision access standards.
- Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along project boundaries.
- Construction access shall be limited to those locations shown on the PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.

### **PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting a modification (to PD 77-0123, as most recently amended by PRS 23-0136, to modify the form of development Pockets 70A, 72, and 105, retaining the ability to develop them with a previously approved total of 130 single family lots over up to +/-49 and an optional private boat docking facility. The change will eliminate +/-10 acres of golf course uses with an estimated 4 holes. The subject site future land use designation is Residential 6 (R-6). The site is within the Apollo Beach Development of Regional Impact (DRI) #59.

A concurrent modification to the DRI Development Order / Map H will be required by the applicant to run concurrently with this proposed major modification, to reflect the reconfigured form of the subject Pockets.

#### ***Trip Generation Analysis***

The applicant submitted a trip generation analysis, as required by the Development Review Procedures Manual (DRPM). As the proposed modification will not result in a change in site access or existing entitlements (use or intensity), a site access analysis is not required.

Staff has prepared an analysis of the potential trips generated by development as currently approved, based upon the Institute of Transportation Engineer’s Trip Generation Manual, 11th Edition utilizing a generalized worst-case scenario for informational purposes.

**Approved Planned Development Zoning Entitlements (Area of Modification):**

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD Pockets 70, 72, and 105: 130 Single-family dwelling (ITE LUC 210)	<b>1,285</b>	<b>95</b>	<b>127</b>
PD Pocket 70, 72 and 105: Golf Course, 4 Holes (ITE LUC 430)	<b>122</b>	<b>8</b>	<b>12</b>
<b>Total Trips</b>	<b>1,307</b>	<b>103</b>	<b>139</b>

**Proposed Planned Development Modification:**

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD Pockets 70, 72, and 105: 130 Single-family dwelling (ITE LUC 210)	<b>1,285</b>	<b>95</b>	<b>127</b>

**Trip Generation Difference:**

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference</b>	<b>(-122)</b>	<b>(-8)</b>	<b>(-12)</b>

The proposed modification will result in a decrease in the potential worst case trip generation by -122 daily trips, -8 am peak hour trips, -12 pm peak hour trips.

**TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

Signet Dr. is a 2-lane, local road, characterized by +/-26 feet of pavement in good condition within +/-60 feet of right-of-way. There are sidewalks on both sides and no bikelanes within the vicinity of the project.

**SITE ACCESS**

The project access is via Signet Dr. and is proposed to be gated. The gated entrance must be designed consistent with County Transportation Technical Manual (TTM), TD-9 gate entrance typical details.

Internal project roadways are proposed to be privately maintained and shall be constructed consistent with the County TTM local roadway standard. Similarly, any dead-end roadway segments greater than 150 feet shall be required to terminate with a TTM, TD-4 Cul-De-Sac design. The proposed PD site plan also includes a single roadway stubout to the southeast consistent with the intent of the County Land Development Code, Sec. 6.02.01 subdivision access standards for potential future connectivity.

**ROADWAY LEVEL OF SERVICE**

Signet Dr. is not a regulated roadway.



Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Signet Dr.	County Local - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	1,285	95	127
Proposed	122	8	12
Difference (+/-)	1,307	103	139

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

Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South		Vehicular & Pedestrian	None	Meets LDC
East		None	None	Meets LDC
West	X	None	None	Meets LDC
Notes:				

Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

4.0 Additional Site Information & Agency Comments Summary

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

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**Hillsborough County  
City-County  
Planning Commission**

Plan Hillsborough  
[planhillsborough.org](http://planhillsborough.org)  
[planner@plancom.org](mailto:planner@plancom.org)  
813 – 272 – 5940  
601 E Kennedy Blvd  
18<sup>th</sup> floor  
Tampa, FL, 33602

<b>Unincorporated Hillsborough County Rezoning Consistency Review</b>	
<b>Hearing Date:</b> November 12, 2024 <b>Report Prepared:</b> October 31, 2024	<b>Case Number:</b> MM 24-0677 <b>Folio(s):</b> 52528.0000 <b>General Location:</b> North of Golf and Sea Boulevard, west of North US Highway 41
<b>Comprehensive Plan Finding</b>	<b>CONSISTENT</b>
<b>Adopted Future Land Use</b>	Residential-6 (6 du/ga; 0.25 FAR)
<b>Service Area</b>	Urban
<b>Community Plan(s)</b>	Apollo Beach + SouthShore Areawide Systems
<b>Rezoning Request</b>	Major Modification to Planned Development 77-0123 to reconfigure 130 attached and detached lots on Pockets 70A, 72, and 105 of the DRI
<b>Parcel Size</b>	49 ± acres
<b>Street Functional Classification</b>	Golf and Sea Boulevard – <b>Local</b> North US Highway 41 – <b>State Principal Arterial</b>
<b>Commercial Locational Criteria</b>	Not applicable
<b>Evacuation Area</b>	A



**Table 1: COMPARISON OF SURROUNDING PROPERTIES**

Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Residential-6	PD	Recreation/Open Space
North	Residential-6	PD	Single-Family Residential
South	Residential-6	PD	Single-Family Residential + Vacant
East	Residential-6	PD	Single- Family Residential
West	Residential-6	PD	Vacant + Public/ Quasi-Public/ Institutions

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

The 49 ± acre subject site is located north of Golf and Sea Boulevard, west of North US Highway 41. The subject site is within the Urban Service Area and is within the limits of the Apollo Beach Community Plan and the Southshore Areawide Systems Plan. The applicant is requesting a Major Modification to Planned Development (PD) 77-0123 to reconfigure 130 attached and detached lots on Pockets 70A, 72 and 105 of the Apollo Beach DRI.

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 subject site currently is a golf course. The proposed major modification to reconfigure single-family residential is compatible with the existing single-family residential character of the area.

Per Objective 8, Future Land Use categories outline the maximum level of intensity or density and range of permitted land uses allowed in each category. Appendix A contains a description of the character and intent permitted in each of the Future Land Use category. The subject site has a Future Land Use classification of Residential-6 (RES-6) which allows for the consideration of residential, suburban scale neighborhood commercial, office uses, multi-purpose projects and mixed-use development. Nonresidential uses shall meet established locational criteria for specific land use. The RES-6 Future Land Use category is intended for low density residential development. In addition, suburban scale neighborhood commercial, office and mixed-use projects serving the area may be permitted subject to

the Goals, Objectives and Policies of the Land Use Element and applicable development regulations and established locational criteria for specific land use. As the language states above, residential, commercial, multi-purpose and mixed-use projects are allowed within this category. The proposal meets Objective 8.

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). On October 3, 2024, Country Transportation staff filed comments into Optix that they have no objection, subject to conditions.

The proposal meets the intent of FLUE Objective 16 and its accompanying policies 16.2, 16.3, and 16.10, which require new development to be compatible with the surrounding neighborhood. Goal 12 and Objective 12-1 of the Community Design Component (CDC) of the FLUE require new developments to recognize the existing community and be designed to relate to and be compatible with the predominant character of the surrounding area. In this case, the surrounding land use pattern is mostly single-family, therefore, the proposed residential use will complement the surrounding area.

The Environmental Protection Commission (EPC) Wetlands Division has reviewed the proposed rezoning. The EPC has determined there are wetlands on site. According to Objective 13 of the FLUE, “new development and redevelopment shall not adversely impact environmentally sensitive areas and other significant natural systems as described and required within the Conservation and Aquifer Recharge Element and the Coastal Management Element of the Comprehensive Plan.” Objective 9.3 of the Environmental & Sustainability (E&S) is to manage natural preserves to ensure a healthy, functioning environment, economy and quality of life. The EPC determined that 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 3.9 and associated policies in the E&S.

The subject site is in the Coastal High Hazard Area. According to Policy 10.11 of the FLUE, development proposals within the CHHA shall provide adequate data during the site plan review process to assess the impacts of the proposed development upon existing infrastructure within the Coastal High Hazard Area and level of service standards established for shelter capacity and clearance times. Additionally, the proposed Major Modification meets the intent of FLUE Objective 10 and its accompanying policies 10.11, 10.12 and 10.13.

The site is within the limits of the Apollo Beach and SouthShore Areawide Systems Community Plans. The proposal meets the intent of both plans. Goal 2 of the Apollo Beach Community Plan encourages a range of housing choices. Goal 1 of the Economic Development Objective of the SouthShore Areawide Systems Community Plan recognizes development patterns, compatibility, design and form. The proposed reconfiguration of the lots will be compatible with the surrounding community and area.

Overall, staff finds that the proposed use is an allowable use in the RES-6 category, is compatible with the existing development pattern found within the surrounding area and does support the vision of the Apollo Beach or Southshore Areawide Systems Plan Community Plans. The proposed Major Modification would allow for development that is consistent with the Goals, Objectives, and Policies of the Future Land Use Element of the *Unincorporated Hillsborough County Comprehensive Plan*.

### **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.

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**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.*

## **POLICIES GOVERNING DEVELOPMENT ACTIVITIES**

### **LAND USE SUITABILITY**

**Objective 10:** *Development orders shall not be issued unless development is suitable for the physical conditions of the land, including, but not limited to, topographical and soil conditions, and development mitigates those adverse impacts that it creates upon the physical conditions of the land that may affect the health, safety and/or welfare of the people who live and work within those particular areas.*

**Policy 10.11:** *Development proposals within the CHHA shall provide adequate data during the site plan review process to assess the impacts of the proposed development upon existing infrastructure within the Coastal High Hazard Area and level of service standards established for shelter capacity and clearance times.*

**Policy 10.12:** *Consider the impacts of new development on evacuation and shelter space standards within the CHHA during the development review process.*

**Policy 10.13:** *New development and substantial expansions of existing uses within the coastal high hazard area, other than government-owned or leased facilities, shall be approved through a planned unit development rezoning process for the following:*

- 1. Commercial or industrial development on more than five acres of land; and*
- 2. Residential subdivision development requiring planning.*

*The more restrictive requirements shall apply for those developments within both the coastal high hazard area and the I-75 Corridor.*

### **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 16.10:** Any density increase shall be compatible with existing, proposed, or planned surrounding development. 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.

## **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.

### **7.0 SITE DESIGN**

#### **7.1 DEVELOPMENT PATTERN**

**GOAL 17:** Develop commercial areas in a manner which enhances the County’s character and ambiance.

**OBJECTIVE 17-1:** Facilitate patterns of site development that appear purposeful and organized.

**Policy 17-1.4:** Affect the design of new commercial structures to provide an organized and purposeful character for the whole commercial environment.

## **ENVIRONMENTAL & SUSTAINABILITY SECTION**

**Objective 3.8:** Manage flora, fauna, and uplands to ensure a healthy, functioning environment, economy, and quality of life.

**Policy 3.8.1:** Protect and conserve Significant Wildlife Habitat and ensure a no net loss of Essential Wildlife Habitat.

**Policy 3.8.2:** Continue to prohibit unmitigated encroachment into the 100-year floodplain to protect and conserve the functions and natural wildlife habitat attributes where they exist within the 100-year floodplains of rivers and streams as provided under local rules and regulations including mitigation as required.

**Policy 3.8.3:** Maintain local wildlife and wildlife habitat protection and management programs to protect native plants and wildlife.

**Policy 3.8.4:** Continue to apply adopted criteria, standards, methodologies, and procedures that require the development and implementation of management plans for Significant or Essential Wildlife Habitat determined to provide particularly valuable and manageable habitat qualities.

**Objective 3.9:** Manage natural preserves to ensure a healthy, functioning environment, economy, and quality of life.

**Policy 3.9.9:** Protect natural resources, coastal resources, publicly owned, or managed natural preserves from adverse impacts attributable to adjacent land uses. Continue to require development activities on adjacent properties to comply with adopted criteria, standards, methodologies, and procedures to prevent adverse impacts.

## **LIVABLE COMMUNITIES ELEMENT: APOLLO BEACH COMMUNITY PLAN**

### **V. Strategies**

The citizens of Apollo Beach developed the following strategies to achieve their vision and guide future growth and development in the Apollo Beach community.

#### **2. Ensure Quality Land Use and Design**

- Encourage mixed use town centers at Apollo Beach Boulevard and U.S. Highway 41, and between U.S. Highway 41 and Interstate 75 in close proximity to the Apollo Beach Boulevard extension, as well as at other appropriate locations.
- Incorporate a range of housing choices including multi-family and live-work units in and around town centers.

## **LIVABLE COMMUNITIES ELEMENT: SOUTHSORE AREAWIDE SYSTEMS PLAN**

### **Economic Development Objective**

The SouthShore community encourages activities that benefits residents, employers, employees, entrepreneurs, and businesses that will enhance economic prosperity and improve quality of life.

**The community desires to pursue economic development activities in the following areas:**

#### **1. Land Use/ Transportation**

- a) Analyze, identify and market lands that are available for economic development, including: residential, commercial, office, industrial, agricultural (i.e., lands that already have development orders or lands that are not developable.)

- b) Recognize preferred development patterns as described in individual community plans and implement the communities' desires to the greatest extent possible (including codification into the land development code). I.e., activity center, compatibility, design and form, pedestrian and bicycle/trail connectivity.*
- c) Utilize the Hillsborough County Competitive Sites Program to identify potential competitive sites (e.g. SouthShore Park DRI).*
- d) Analyze potential new economic sites, (e.g. Port Redwing) based on development*
- e) Support the potential Ferry Study and auxiliary services around Port Redwing*
- f) Utilize Hillsborough County Post Disaster Redevelopment Plan*

# HILLSBOROUGH COUNTY FUTURE LAND USE

RZ MM 24-0677

-all other values-

## Rezoning

### STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

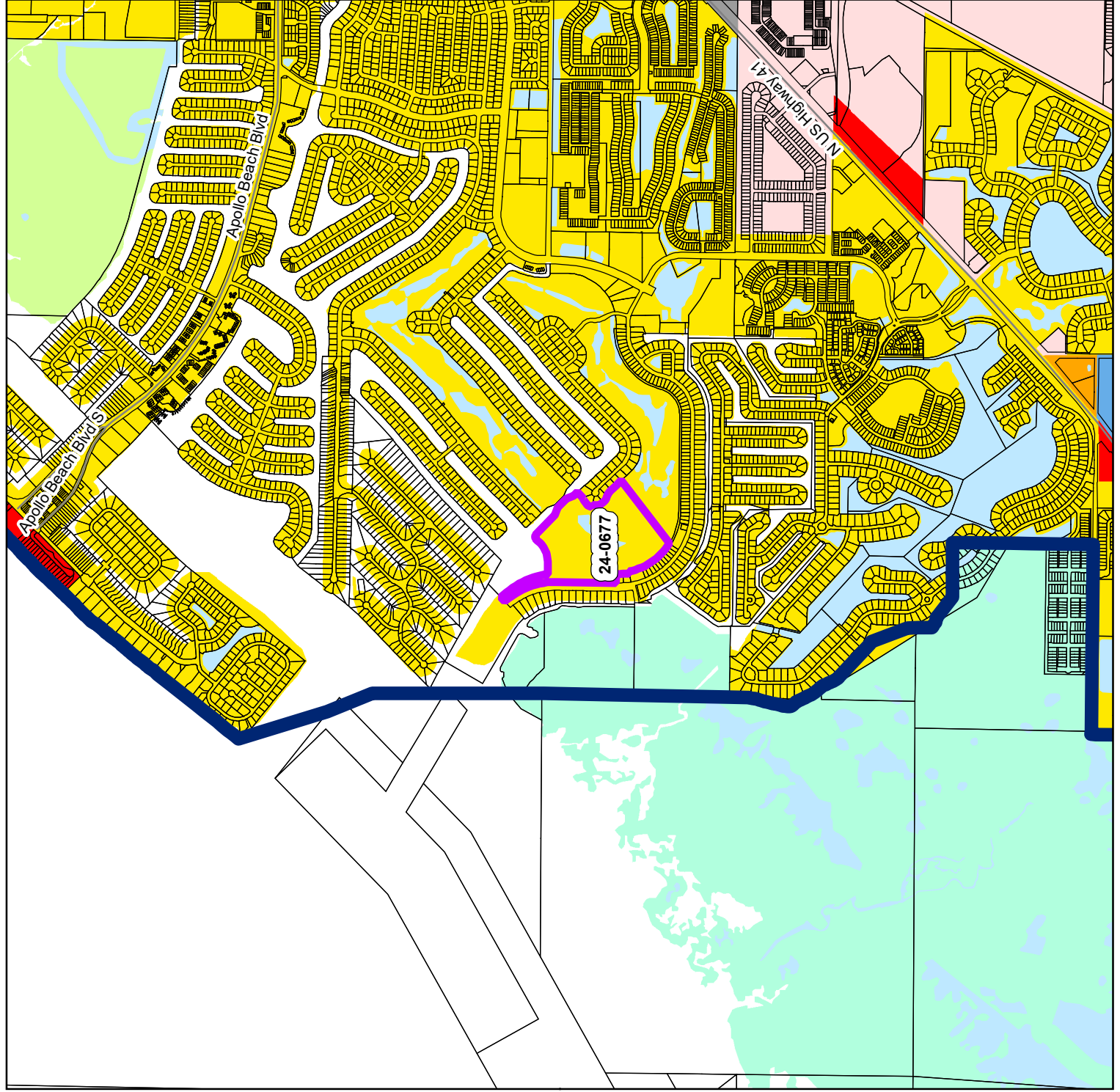
- Tampa Service Area
- Urban Service Area
- Shoreline
- County Boundary
- Jurisdiction Boundary
- Major Roads
- Parcels

- WATER NATURAL LULC\_Wee\_Poly
- AGRICULTURAL/MINING-120 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
- AGRICULTURAL-1/10 (.25 FAR)
- AGRICULTURAL/RURAL-1/5 (.25 FAR)
- AGRICULTURAL ESTATE-1/2.5 (.25 FAR)
- RESIDENTIAL-1 (.25 FAR)
- RESIDENTIAL-2 (.25 FAR)
- RESIDENTIAL PLANNED-2 (.35 FAR)
- RESIDENTIAL-4 (.25 FAR)
- RESIDENTIAL-6 (.25 FAR)
- RESIDENTIAL-9 (.35 FAR)
- RESIDENTIAL-12 (.35 FAR)
- RESIDENTIAL-16 (.35 FAR)
- RESIDENTIAL-20 (.35 FAR)
- RESIDENTIAL-35 (1.0 FAR)
- NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)
- SUBURBAN MIXED USE-6 (.35 FAR)
- COMMUNITY MIXED USE-12 (.50 FAR)
- URBAN MIXED USE-20 (1.0 FAR)
- REGIONAL MIXED USE-35 (2.0 FAR)
- INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)
- OFFICE COMMERCIAL-20 (75 FAR)
- RESEARCH CORPORATE PARK (1.0 FAR)
- ENERGY INDUSTRIAL PARK (50 FAR USES OTHER THAN RETAIL, 25 FAR RETAIL/COMMERCE)
- LIGHT INDUSTRIAL PLANNED (75 FAR)
- LIGHT INDUSTRIAL (75 FAR)
- HEAVY INDUSTRIAL (75 FAR)
- PUBLIC/QUASH-PUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE



DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. The rezoning status is for informational purposes only. For the most current data and information, visit the appropriate website.

Map Printed from Rezoning System: 5/3/2024  
 Author: Beverly F. Daniels  
 File: G:\Rezoning\System\MapProjects\HC\Gen\_Hil\Rezoning\_Copy.mxd





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