



HILLSBOROUGH COUNTY
BOCC LAND USE MEETING AGENDA
January 09, 2024
CHANGES/CORRECTIONS/ADDITIONS

1. **Agenda Page 06, Item-B-01-RZ-STD- 23-0782- LOWNDES C/O TARA TEDROW, ESQ, LOGAN OPSAHL, ESQ**
correction to the applicant's name from ~~LOWNSWA C/O TARA TEDROW, ESQ, LOGAN OPSAHL, ESQ~~ to LOWNDES C/O TARA TEDROW, ESQ, LOGAN OPSAHL, ESQ
2. **Agenda Page 11, Item-C-02-V24-0001- Fernando Trejo and Sandra S. Kennedy**
A revision to the Location Map to correct the typo to change "Book" to "Block" in property description for folio 077690.5018
3. **Agenda Page 16, Item-G-01-A-PRS 23-0136- T. 6400 APOLLO BEACH BLVD HOLDINGS, LLC**
The applicant is requesting a Continuance to the February 13, 2024, Board of County Commissioners Land Use Meeting
4. **Agenda Page 17, Item-G-01-B-DRI-23-0335- 6400 APOLLO BEACH BOULEVARD HOLDINGS LLC**
The applicant is requesting a Continuance to the February 13, 2024, Board of County Commissioners Land Use Meeting
5. **Agenda Page 18, Item-G-03-A-RZ-PD-23-0884 LDC ACQUISITIONS, LLC**
A revised report has been added to the backup to correct a typo in the listed mathematical maximum entitlement for the proposed use as follow:
 - 215DU/Acre

TIME CERTAIN

1. None

COMMISSIONERS' ITEMS

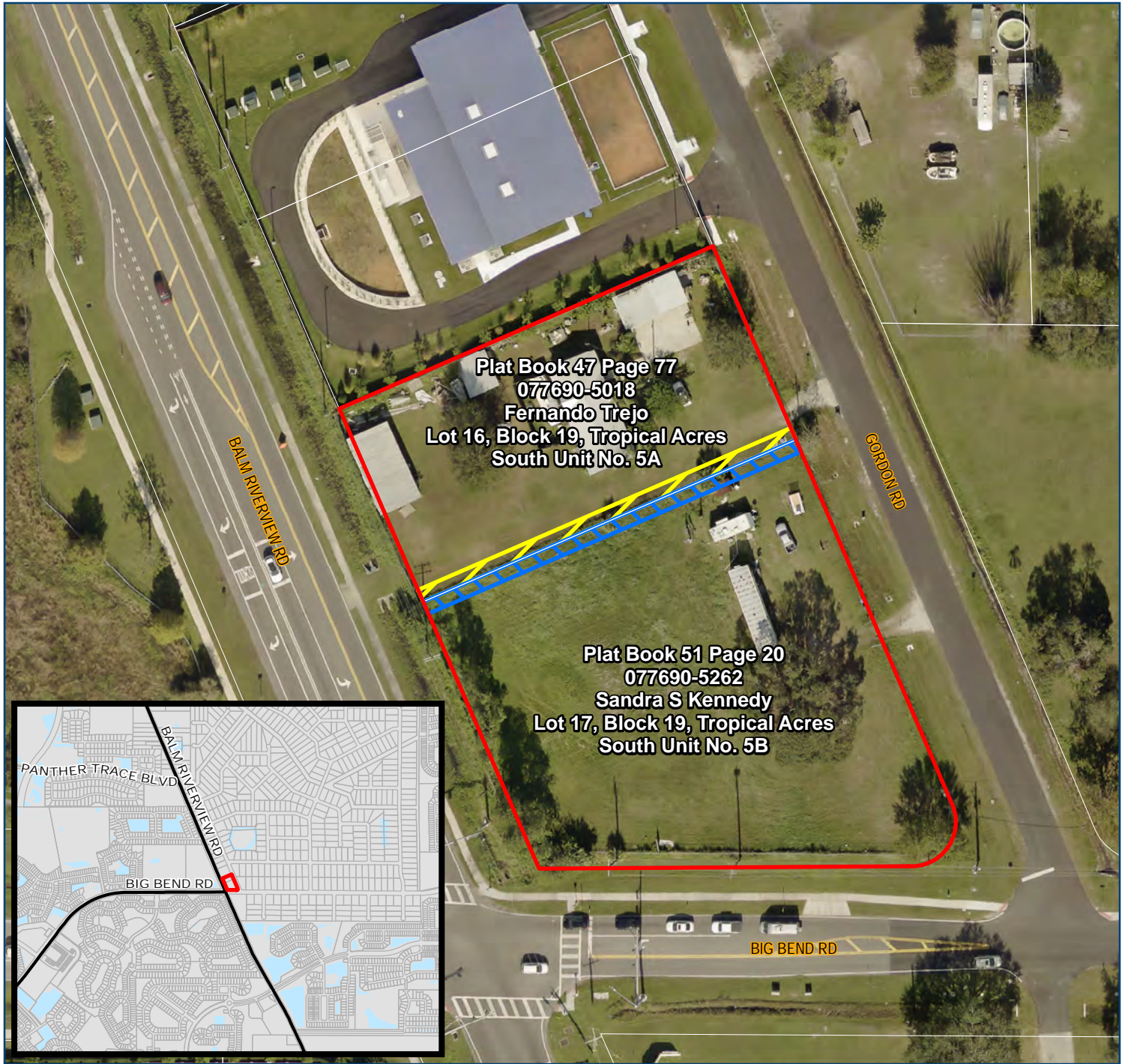
1. None

OFF-THE-AGENDA ITEM

1. None

V24-0001

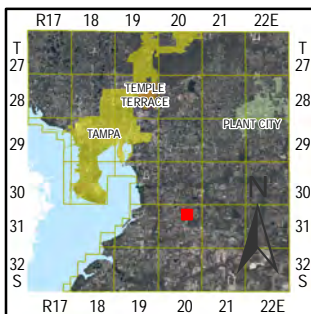
Petition to vacate portions of platted Utility and Drainage Easements Tropical Acres(Kennedy and Trejo)



LEGEND

- Subject Properties
077690-5018 & 077690-5262
- ▨ 077690-5262 Drainage &
Utility Easements - To Be Vacated
1,800 SF (0.04 Ac)
- ▨ 077690-5018 Drainage &
Utility Easements - To Be Vacated
1,800 SF (0.04 Ac)

SEC 10 TWP 31S RNG 20E



**Hillsborough
County Florida**

Geospatial Services Division
601 E Kennedy Blvd, Tampa, FL 33602

NOTE: Every reasonable effort has been made to assure the accuracy of this map. Hillsborough County does not assume any liability arising from use of this map. THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, either expressed or implied, including, but not limited to, the implied warranties of merchantability and fitness for a particular purpose.

SOURCE: This map has been prepared for the inventory of real property found within Hillsborough County and is compiled from recorded deeds, plats, and other public records; it has been based on BEST AVAILABLE data.

Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map.

Rezoning Application: RZ PD 23-0884
Zoning Hearing Master Date: NOVEMBER 13, 2023
BOCC Land Use Meeting Date: JANUARY 9, 2024

1.0 APPLICATION SUMMARY

Applicant: LCD Acquisitions, LLC
FLU Category: OC-20
Service Area: Tampa
Site Acreage: 4.31 +/-
Community Plan Area: University
Overlay: None
Special District: None



Introduction Summary:

History: The site is presently zoned PD 83-0211; most recently modified by PRS 15-0667, approved for 45,000 SF of retail use.

Current Request: The applicant requests to rezone the subject site from Planned Development (PD 83-0211) to Planned Development (PD) for a mixed-use building utilizing the Flex Provision and Mixed-Use Bonus. This application seeks entitlements to construct a vertically integrated mixed-use project on the 4.31-acre site featuring a total of 215 dwelling units and ground-floor retail. The project proposes to include three separate courtyard areas totaling nearly 18,000 sf, 1,550 sf of ground level retail, a lobby/leasing/amenity space, and a rooftop amenity level. A companion PRS 24-0111 to remove the subject parcel from the current PD has been submitted.

Zoning:	Existing	Proposed
District(s)	PD	PD
Typical General Use(s)	University Interest Office, Institutional and Regional Commercial	Mixed-use Student Housing/retail
Acreage	19.42 +/-	4.37 +/-
Density/Intensity	.75 Max F.A.R.	50/DU Acre w/ 1,550 SF Retail / 0.0082 F.A.R.
Mathematical Maximum*	N/A	215 DU/Acre

*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	PD	PD
Lot Size / Lot Width	4.31 +/-	4.31 +/- Acres / 381'
Setbacks/Buffering and Screening	Per PD	South 30' setback / 8' Type A North 30' setback / 5' Type A West 3' setback / 3' Type A East 30' setback / 5' Type A
Height	35'	80'

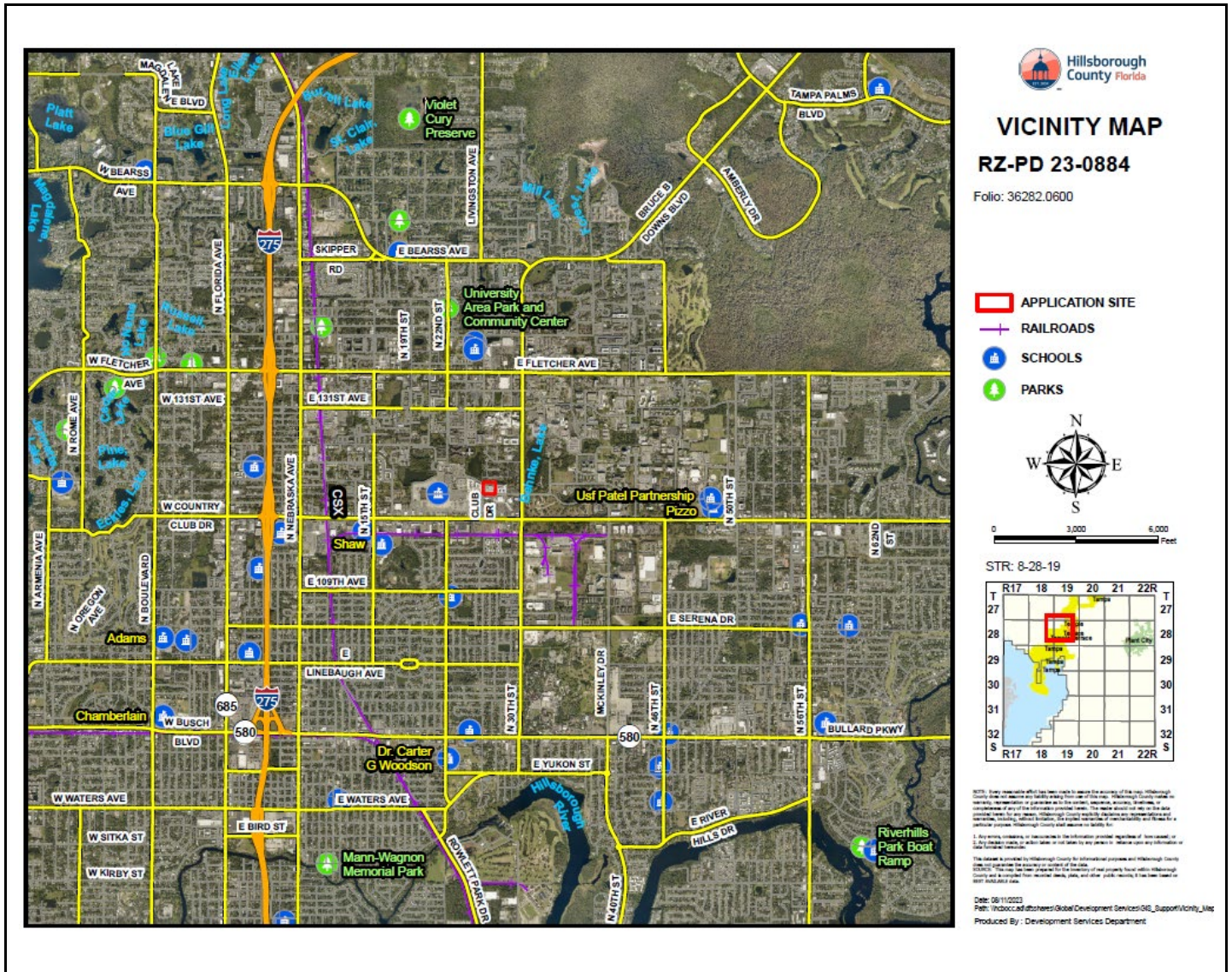
Additional Information:

PD Variation(s)	LDC Part 6.06.00 (Landscaping/Buffering) LDC Part 6.05.00 (Parking/Loading)
Waiver(s) to the Land Development Code	

Planning Commission Recommendation: Inconsistent	Development Services Recommendation: Not Supportable
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2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

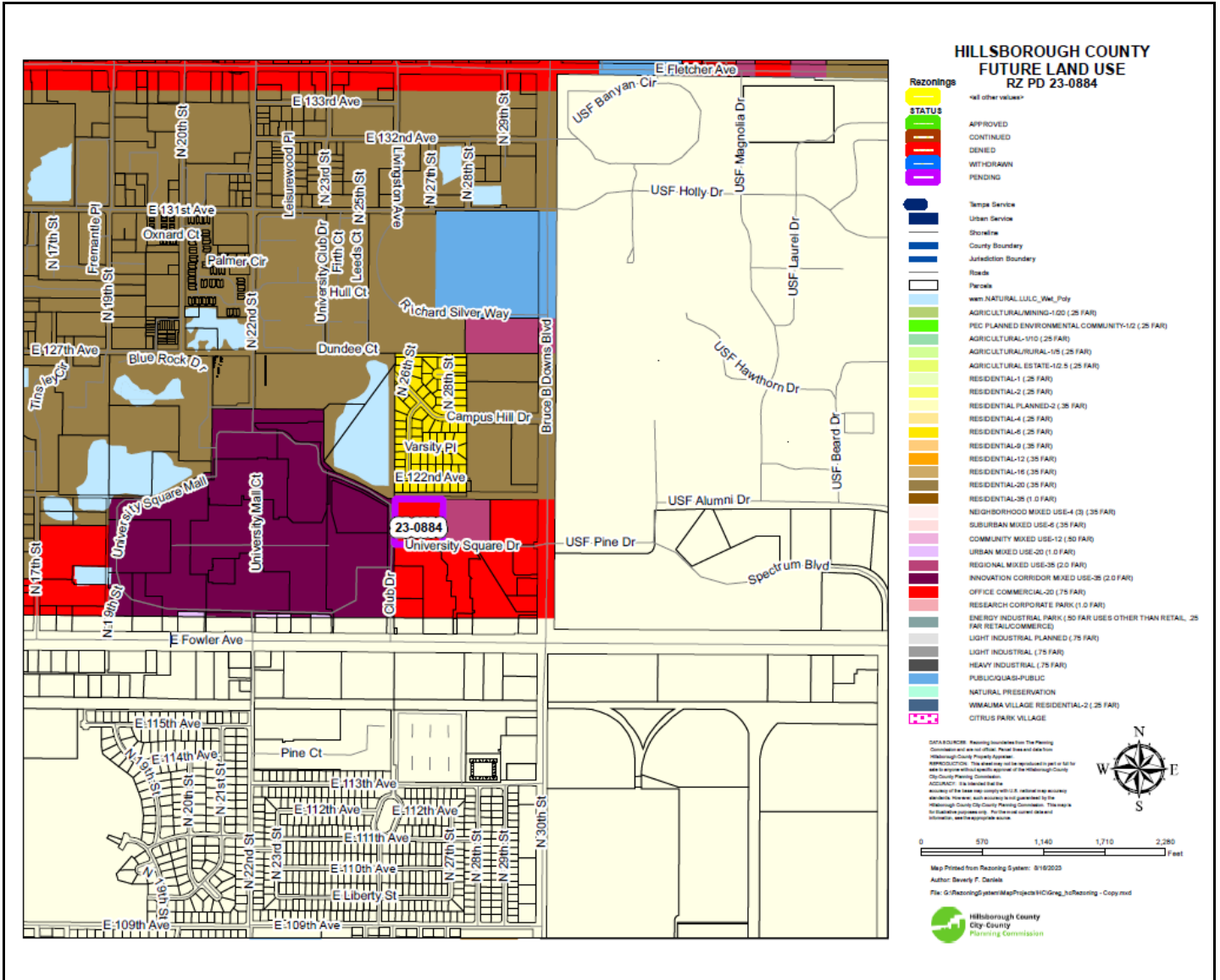


Context of Surrounding Area:

The subject site is located adjacent to Phase I to the east of the proposed project. Single-family residential areas and public institutional areas towards the north. Towards the east, there are multifamily and mixed-use buildings, while towards the south and west, there are light commercial uses.

2.0 LAND USE MAP SET AND SUMMARY DATA

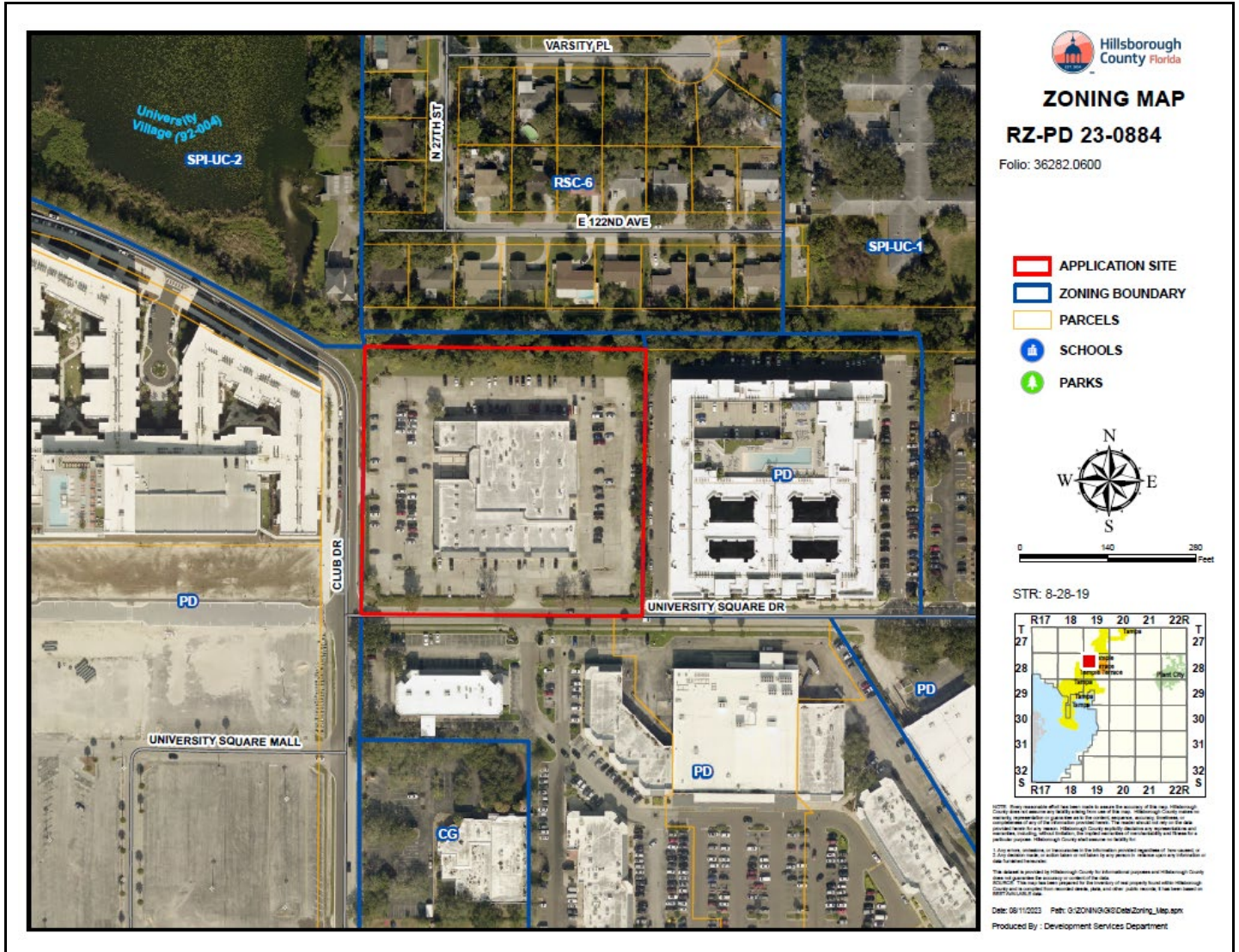
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Office Commercial-20 (OC-20)
Maximum Density/F.A.R.:	20 DU/ Acre .75 up to a maximum of 600,000 square feet, however, the commercial component cannot exceed 350,000 square feet. All development which exceeds .35 FAR must be for office or residential support uses, not retail.
Typical Uses:	Community commercial type uses, office uses, mixed-use developments, and comparable residential uses

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

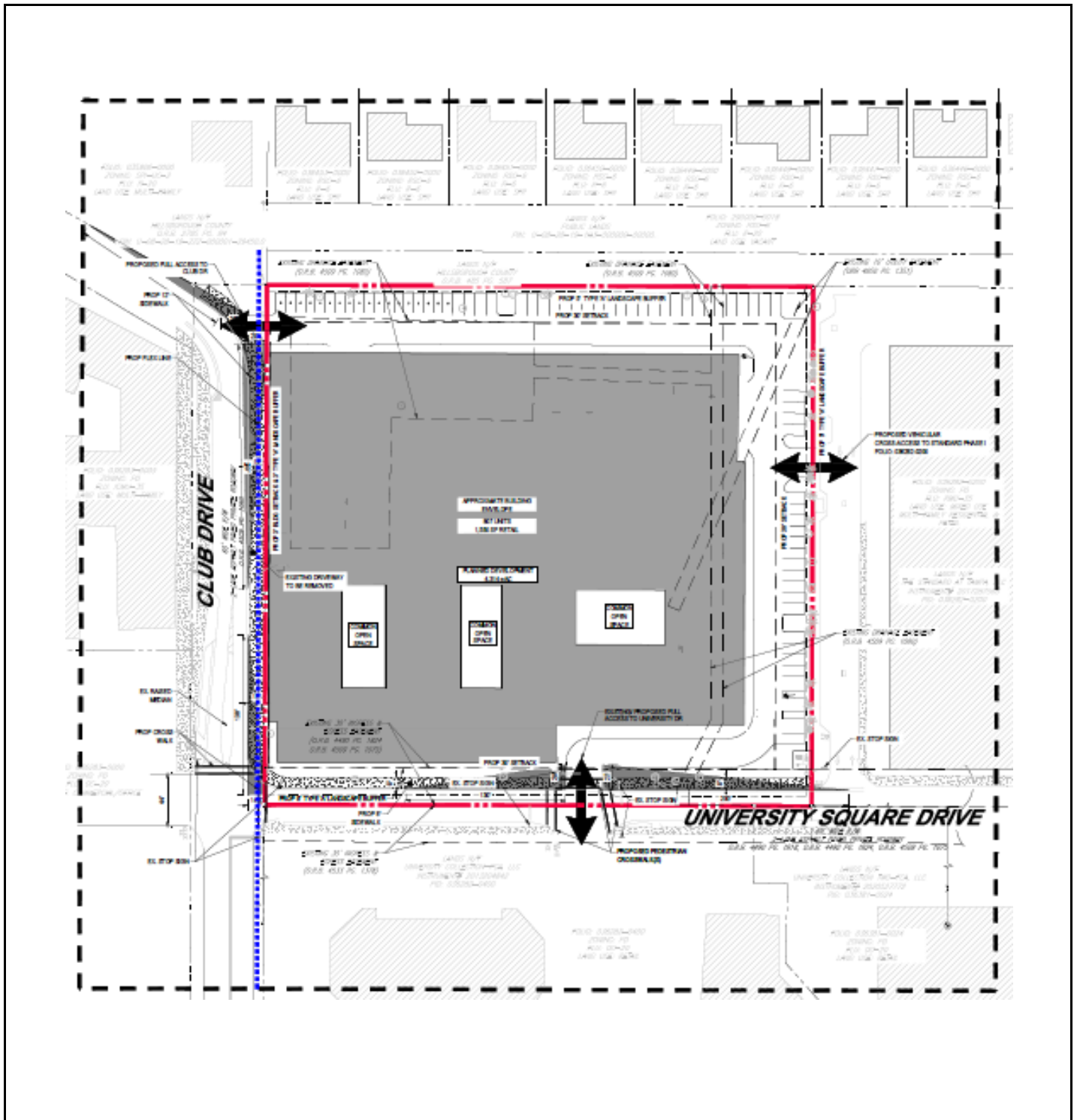


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	RSC-6	6 DU/ Acre	Residential, Single-Family Conventional	Single Family Residential
South	PD 83-0211	.24	Commercial retail shopping center	Commercial retail shopping center
East	PD 16-1346	50 DU/Acre .01 F.A.R. Retail	Student Housing/Multi-Family Mixed Use	Student Housing/Multi-Family Mixed Use
West	PD 22-1640	35 DU/ Acre .50 F.A.R.	Mixed-use	Mixed-use

2.0 LAND USE MAP SET AND SUMMARY DATA

2.4 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.0 for full site plan)



3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 OF STAFF REPORT)

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
University Square Dr.	Private	2 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other
Club Dr.	Private	8 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other

Project Trip Generation			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	2,909	75	224
Proposed	2,370	65	189
Difference (+/1)	-530	-10	-35

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

Connectivity and Cross Access				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Vehicular	None	Meets LDC
South	X	Vehicular & Pedestrian	None	Meets LDC
East	X	None	None	Meets LDC
West	X	Vehicular & Pedestrian	Vehicular & Pedestrian	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

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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input 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: <ul style="list-style-type: none"> <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard 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
Transportation <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	Pedestrian access improvements provided.
Service Area/ Water & Wastewater <input type="checkbox"/> Urban <input checked="" 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	
Hillsborough County School Board Adequate <input checked="" type="checkbox"/> K-5 <input checked="" type="checkbox"/> 6-8 <input checked="" type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input 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	
Impact/Mobility Fees: Multi-Family Units 3-10 story) Fee estimate is based on a 1,200-square-foot Mobility: \$6,661 * 215 units = \$1,432,115 Parks: \$1,555 * 215 units = \$ 334,325 School: \$3,891 * 215 units = \$ 836,565 Fire: \$249 * 215 units = \$ 53,535 Total Multi-Family (3-10 story) = \$2,656,540		Retail - Shopping Center (Per 1,000 s.f.) Mobility: \$13,562*1.55 = \$21,021.10 Fire: \$313*1.55 = \$485.15		
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The subject property is located at the intersection of University Square Drive and Club Drive on approximately 4.31 acres. The site has a Future Land Use Designation of Office Commercial-20 (OC-20), which allows for consideration of up to 20 dwelling units per gross acre and a maximum Floor Area Ratio (FAR) of 0.75. The site is surrounded by Special Public Interest-University Community zoning to the north and PD zoning to the east, south, and west. There is residential, Single-Family Conventional to the immediate North. A continuation of the current PD to the south across University Drive contains Commercial General (CG) uses.

Phase I of this project located directly to the east of this proposed project was approved per PD 16-1346 with similar development standards. However, the site applied for Residential-35, through CPA 16-21A, in July 2016. The amendment was approved by the Board of County Commissioners as a small-scale amendment on December 8, 2016.

The Planning Commission has found the request inconsistent with Hillsborough County Comprehensive Plan. The applicant proposes to flex the adjacent Regional Mixed-Use 35 (RMU-35) category that is located to the east. In addition, per Policy 19.3, the applicant is requesting a density bonus by using 35 dwelling units per acre as a base density to achieve a total of 50 dwelling units per gross acre. The Planning Commission has opined that the Flex does not change the Future Land Use Map (FLUM) category and cannot be used as a basis for a bonus in the plan in accordance with Future Land Use Element (FLUE) Policies 7.3 and 7.4. The applicant contends that applicable policies do not preclude utilization of the both the flex and mixed-use density bonus as requested. To qualify for the mixed-use density bonus, the developer must allocate at least 10% of the total building square footage for uses other than the primary use when vertically integrating two uses. Despite the proposal's total building size being 187,926 square feet, only 1,550 square feet of retail is included, indicating that the second use proposed comprises less than 1% of the total square footage.

Per Section 6.06.06, *Buffering and Screening Requirements*: Along the Northern and Eastern property boundary of the subject property, the applicant is proposing (Type A screening) with a five (5) foot buffer in lieu of the required twenty (20) foot buffer with Type B screening. There is a County-owned drainage canal that acts as an additional buffer area between the proposed development and single-family properties to the north, in addition to the proposed 30-foot setback. Along the eastern boundary the existing Phase I of the "Standard" currently provides a 5' landscaped buffer. Adding 5' along the eastern portion of the subject site will result in a 10' landscape buffer between practically identical uses. Staff does not object and concurs with the applicant's justification for the variation.


The subject property is within the Urban Service Area. Potable water and sanitary sewer services are provided to the subject property by the City of Tampa.

5.2 Recommendation

Notwithstanding the issue regarding whether utilization of both the flex and mixed-use density bonus can be considered for the project, the request is not in compliance with the mixed-use density bonus criteria. Therefore, while staff finds the proposed rezoning compatible with the development pattern of medium to high-density housing in the area, the request is not supportable based on non-compliance with the mixed-use density bonus criteria.

6.0 PROPOSED CONDITIONS

N/A

<p>Zoning Administrator Sign-Off:</p>	 <p>J. Brian Grady Mon Nov 13 2023 09:01:12</p>
<p>SITE, SUBDIVISION, AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.</p> <p>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 obtaining all necessary building permits for on-site structures.</p>	

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

The applicant has also requested variations from the Land Development Code, Parts 6.05.00 (Parking and Loading), and 6.06.06 (Landscaping/Buffering). The applicant's requests and justifications for variations are found to meet the applicable criteria of LDC Part 5.03.06.C.6.a.1-4.

Variations Requested:

Variation Request 1: LDC Sec. 6.05.00 (Parking/loading)

- a. To allow .78 parking spaces per bed for a total of 638 and 8 for retail (with restricted uses)

Variation Request 2: The applicant is requesting a variation to Hillsborough County LDC Section 6.06.06 Landscaping and Buffering Requirements.

- a. To allow 5' Type A buffer along the north property boundary where 20' Type B is required
- b. To allow 5' Type A buffer along the east property boundary where 20' Type B is required

9.0 FULL TRANSPORTATION REPORT (see following pages)