

PD Modification Application: PRS 23-0136

BOCC Land Use Meeting Date: 2/13/2024



Hillsborough County Florida

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: 6400 Apollo Beach Blvd. Holdings, LLC

FLU Category: RES-6

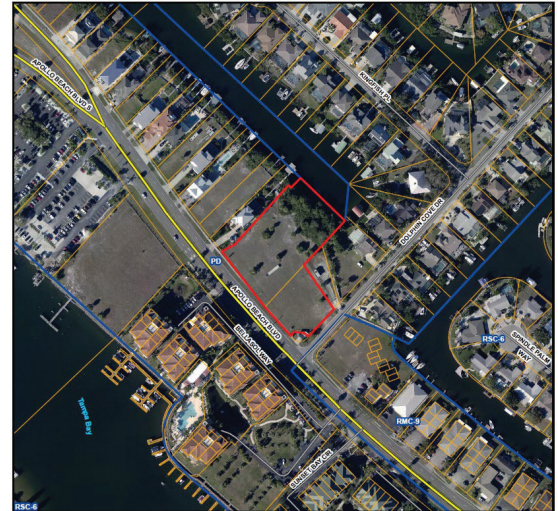
Service Area: Urban

Site Acreage: +/-1.87 acres
(Folio: 52054.0710 & 52055.0200)

Community Plan Area: Apollo Beach

Overlay: None

Request: Minor Modification to PD 77-0123



Existing Approvals:

PD 77-0123 consists of approximately 894 acres with approvals for residential and non-residential uses with various development “pockets.” The majority of PD 77-0123 is located within DRI #59 (Apollo Beach); therefore, DRI D.O. Application 23-0335 is a companion application to reflect the same modifications. This modification is only for two folios within Pockets 78 and 81.

Previous Amendments: PRS 88-0009, 93-0370, 96-0080, 96-0110, 97-0156, 98-1486, 98-1514, 00-0263, 02-0968, 02-1089, 02-1291, 01-0730, 01-1129, 05-0286, 06-0066, 06-0990, 06-0897, 07-1187, 09-0488, 12-0331, 18-1188, 20-0384. **MM:** 04-1824, 17-0948

Most Recent Amendment: PRS 22-0429 amended pocket 106 and 107 to include an addition of Option 2 to allow a limited number of single-family detached homes.

Proposed PRS 23-0136: The overall PD is approved for a mixed-use development of residential, commercial, office, industrial, and marina uses. Pocket 78 is approved for single family detached and Pocket 81 is approved for commercial, multifamily, and single family detached. The applicant requests the minor modification for a second development option to allow a surface parking lot located on folio 52054.0710 (Pocket 81) and folio 52055.0200 (Pocket 78) to serve as overflow parking uses for Circles Restaurant. For the concurrent DRI application, a revision to the chart associated with Map H is required to include surface parking lot as a permitted use for both folios of the proposed unified 1.87-acre site.

Existing Approval(s):	Proposed Modification(s):
(1) Folio #52055.0200 [Pocket 78]: Single-family uses.	(1) Allow Option 2 for folio #52055.0200 [Pocket 78] Site Plan for a surface parking lot.
(2) Folio #52054.0710 [Pocket 81]: SF, MF, commercial uses.	(2) Allow Option 2 for folio #52054.0710 [Pocket 81] Site Plan for a surface parking lot.

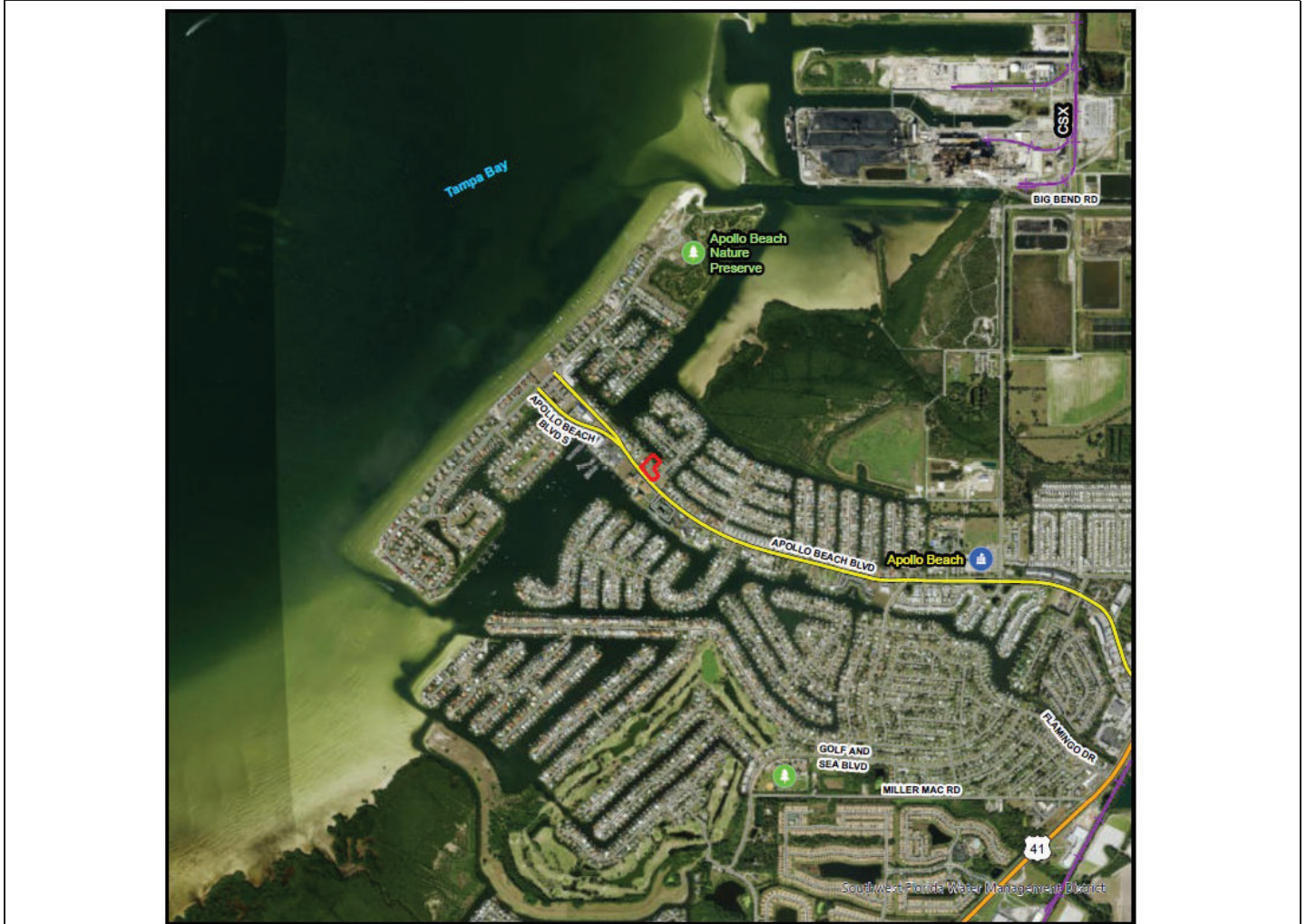
Additional Information:	
PD Variation(s):	None Requested
Waiver(s) to the Land Development Code:	None Requested.

Planning Commission Recommendation:
N/A

Development Services Recommendation:
Approvable, subject to proposed conditions

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



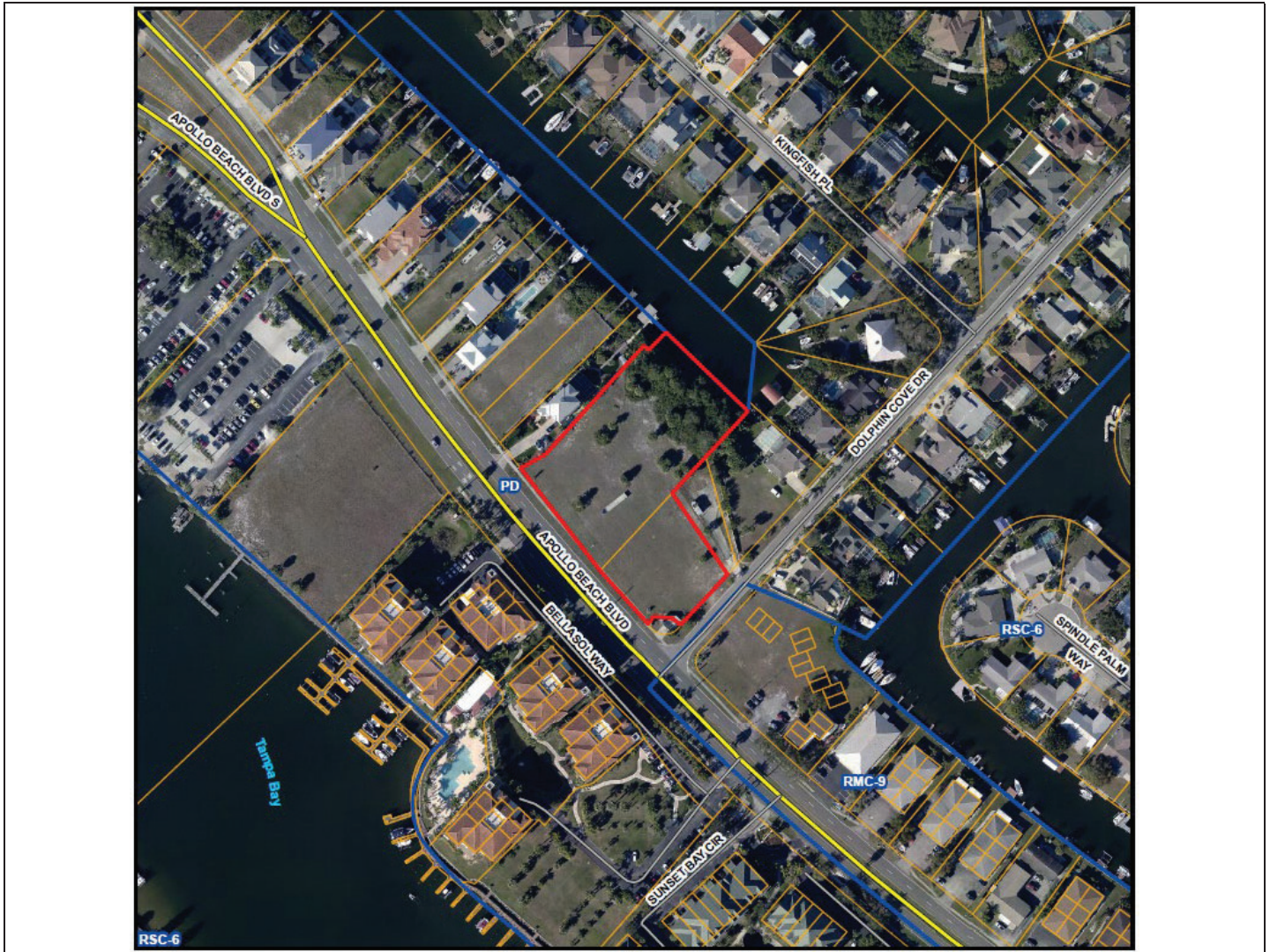
Context of Surrounding Area

The subject site is completely surrounded by other properties located within the Apollo Beach DRI; however, the property to the southeast across Dolphin Cove is property zoned RMC-9 and not located within the PD. The property is located directly on Apollo Beach Boulevard on a corner lot. The immediate area surrounding the property is a mix of uses, including single-family and mf residential, commercial and a marina (Lands End Marina).

To the immediate northeast is both single-family and a canal. To the southeast across Dolphin Cove Drive is multi-family property. Approximately 300 feet to the northwest across Apollo Beach Blvd. is a restaurant (Circles). According to the May 12, 2021, wet zone survey (SU AB 21-0331) for the restaurant comprises 18,347 square feet, including 5,234 square feet of indoor area and 13,113 square feet of outdoor area. Additionally, a letter from the Bellasol Homeowners Association (located directly southwest across Apollo Beach Blvd.) Board of Directors was submitted in support of the proposed wet zoning for the restaurant. On the north side of Apollo Beach Blvd. are residentially developed properties, with commercial establishments and a marina located further north along Apollo Beach Blvd.

2.0 LAND USE MAP SET AND SUMMARY DATA

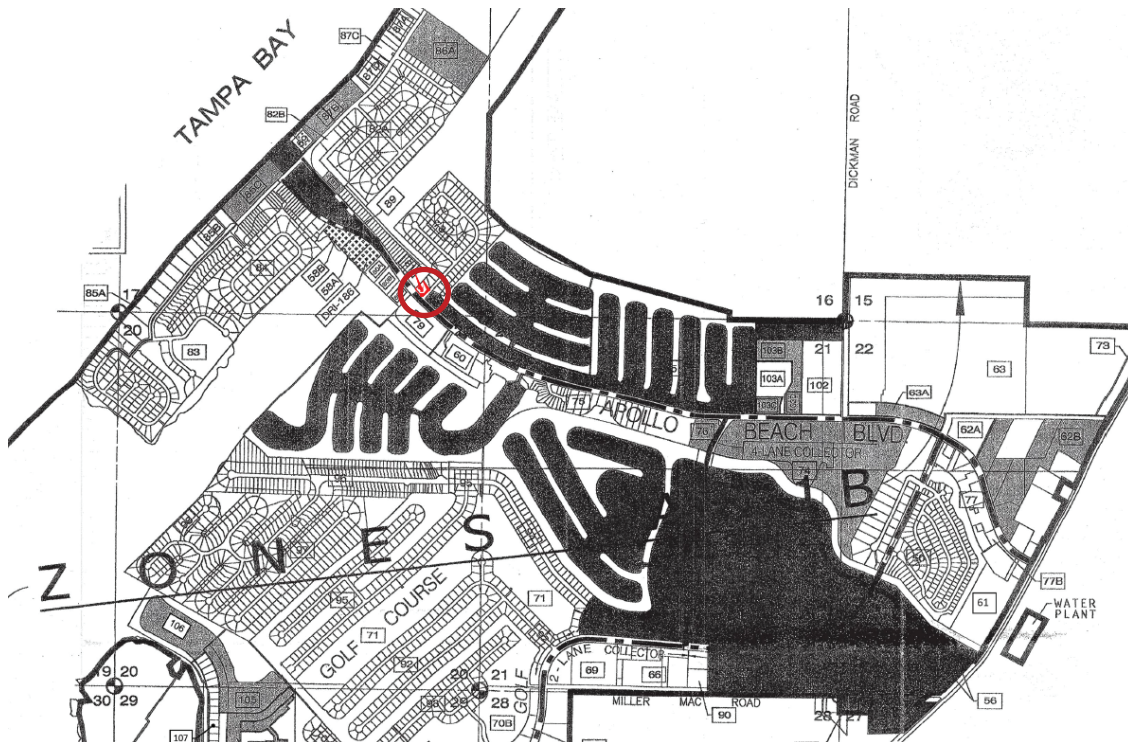
2.2 Immediate Area Map



Adjacent Zonings and Uses					
Location:	Zoning:	Future Land Use:	Density/F.A.R.	Permitted Use:	Existing Use:
North	PD 77-0123	RES-6	Multiple depending on development type	Pocket 78: SF (Max. 75)	SF/ Water, Canal/Vacant/ Verizon Utility Lot (0.16 ac.)
Southeast	RMC-9	RES-6	RSC-6: Min. 7,000 sf lot	Multifamily	Multifamily / 0.2 acre in the corner owned by Hillsborough County
Northwest	PD 77-0123	RES-6	Multiple depending on development type	Pocket 81: Commercial, Multifamily & SF	SF
Southwest	PD 77-0123	RES-6	Multiple depending on development type	Pocket 80: Comm., Office Pocket 81: Commercial, SF and MF	MF & Commercial

2.0 LAND USE MAP SET AND SUMMARY DATA

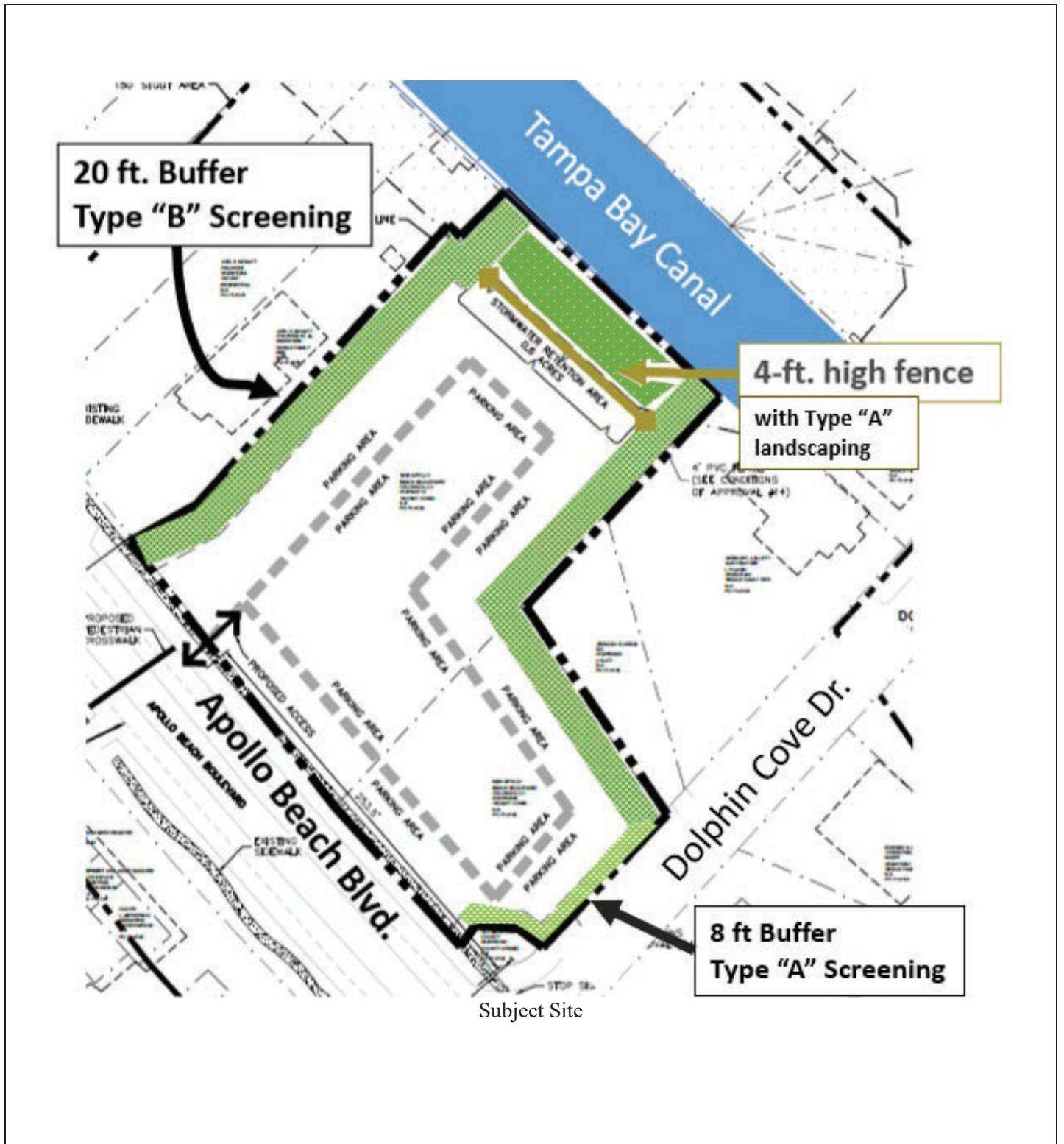
2.5 Proposed Site Plan



Overall PD: General PRS Location shown by 

2.0 LAND USE MAP SET AND SUMMARY DATA

2.5 Proposed Site Plan (PRS Specific)



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
Apollo Beach Blvd.	County Collector - Rural	4 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other (Crosswalk)
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Overall PD 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	Not Calculated (See Report)	Not Calculated (See Report)	Not Calculated (See Report)
Proposed	Not Calculated (See Report)	Not Calculated (See Report)	Not Calculated (See Report)
Difference (+/-)	No Change	No Change	No Change

*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	X	Vehicular & Pedestrian	None	Meets LDC
East		None	None	Meets LDC
West		None	None	Meets LDC
Notes:				

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

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY	OBJECTIONS	CONDITIONS REQUESTED	ADDITIONAL INFORMATION/COMMENTS
Environmental:			
Environmental Protection Commission	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See EPC "Agency Comment Report" for complete report.
Natural Resources	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Conservation & Environmental Lands Mgmt.	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input checked="" type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Other			
Public Facilities:			
Transportation <input checked="" type="checkbox"/> Design Exception Requested <input checked="" type="checkbox"/> Off-site Improvements Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Transportation "Agency Review Comment Sheet" report.
Utilities Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	No comments provided.
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Impact/Mobility Fees No comments.			
Comprehensive Plan:			
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 checked="" type="checkbox"/> N/A	<input type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	PC staff reviewed and had no comments.

5.0 IMPLEMENTATION RECOMMENDATION

5.1 Compatibility

The Planned Development and corresponding Apollo Beach DRI #59, are generally located at the northeast corner of the intersection of Apollo Beach Blvd. and Dolphin Cove Drive. The applicant seeks to modify PD 77-0123, which was most recently amended by PRS 22-0429 to change the use allocation to allow amended pocket 106 and 107 to include an addition of Option 2 to allow a limited number of single-family detached homes. The overall uses approved for the approximately 894 acres with approvals for residential and non-residential uses with various development “pockets”. The applicant proposes no change to the overall approved land uses, nor either to the intensity of the existing approval, other than to allow folio 52055.0200 located in Pocket 78 which is approved for single family detached and folio 52054.0710 located in Pocket 81 which is approved for commercial, multifamily, and single family detached to develop a surface parking lot for an overflow parking lot as a 2nd Development Option.

For the concurrent DRI application, a revision to Map H is required to include a surface parking lot as a 2nd development options for folios 52054.0710 and 52055.0200. The applicant in coordination with staff has proposed a condition that the subject site only be allowed for a surface parking lot associated with overflow parking for a restaurant located across Apollo Beach Boulevard.

As required by LDC Section 6.06.06 the applicant is providing a 20-foot buffer with Type “B” screening along the northeastern and along the western property boundary of the subject site adjacent to single-family homes. While no screening is required adjacent to the 0.16-acre Verizon Florida Inc. Utility parcel, the applicant is providing a 20-foot buffer with Type “A” screening to create more visual screening for the single-family-family homes further north located along Dolphin Cove Drive.

The applicant outreached with the neighbors regarding the overall development proposal. Pursuant to the applicant’s discussions with residents, the applicant is proposing additional compatibility conditions. These compatibility conditions include additional buffering and screening to provide an 8-foot buffer with a 6-foot-high solid wood or PVC fence and Type “A” vegetation planted in front of the fence along Dolphin Cove Drive. On the north side of Folio 52054.0710, in the rear and along the proposed stormwater retention area facing the canal will be required to have a 4-foot fence with Type “A” vegetation planted in front of the fence mitigating vehicle lights across the canal.

The application does not request any variations to the Hillsborough County Land Development Code. Planning Commission staff reviewed the request and had no comments.

5.2 Recommendation

Based upon the above considerations, staff finds the request is **APPROVABLE, subject to conditions.**

6.0 PROPOSED CONDITIONS

Staff finds the request Approvable, subject to the following conditions listed below, and based on the general site plan submitted January 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 02-1089, the changes are as follow:

- 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.
- 70B will remain golf course only.
- Pocket 72, approved for golf club house, will include the option of single-family attached/detached residential units.
- Pocket 99, approved for 10 single-family detached residential units, will be divided into 99A and 99B.
- 99A will include the option to relocate the golf club house from Pocket 72, and retain the option of 3 single-family detached units.
- 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.
- Pocket 101, approved for 353 multi-family dwelling units, will be changed to 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. 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.

10. 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'
11. 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).
12. The maximum height within Pocket 58 shall be 60 feet, but limited to four stories with the first floor serving as parking facilities.
13. 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.

14. 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 design 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 its 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 If PRS 23-0136 is approved, the County Engineer will approve a Design Exception (dated October 18, 2023) which was found approvable by the County Engineer (on December 19, 2023) for the Apollo Beach Blvd. substandard road improvements. As Apollo Beach Blvd. is a substandard collector roadway, the developer will be required to make certain

improvements to Apollo Beach Blvd. in accordance with the Design Exception. Specifically, the developer will be required to construct a 10-foot-wide multi-use path on the south side of Apollo Beach Blvd., between the crosswalk to be constructed in accordance with condition 14.2.5 and the easternmost boundary of folio 52066.2000. This Design Exception will provide substandard road mitigation for Option 2 development only.

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.


- 154. Subject to FDOT and Hillsborough County approval, the access points shall be as shown on the approved General Site Plan.
- 165. A 39 acre site shall be reserved within the southwest corner of pocket # 8 for a high school or other school facility.
- 176. 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.
- 187. Public water and wastewater service shall be utilized. The developer shall pay all costs for service delivery.
- 198. Approval of this application does not ensure that water will be available at the time when the applicant seeks approval to actually develop.
- 1920. 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.
- 210. 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.

- ~~221.~~ Development of the project shall comply with all applicable regulation~ of the Hillsborough County Environmental Protection Commission.
- ~~232.~~ 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.
- ~~243.~~ Within 90 days of approval of PRS 23-0136 ~~22-0429~~ 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

SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDNACE WITH HILLSBOROGUH 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 building permits for on-site structures.

Zoning Administrator Sign Off:

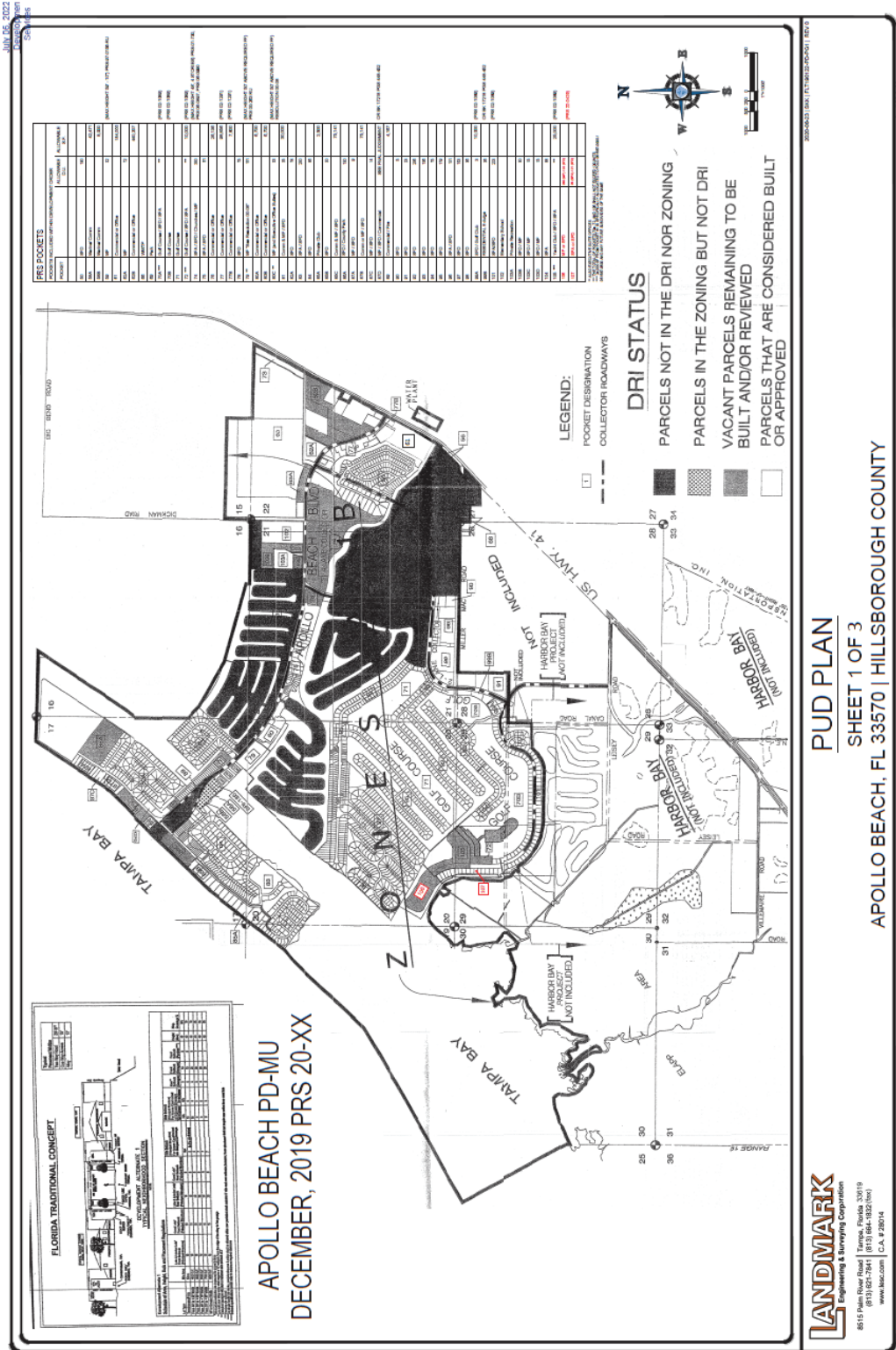


J. Brian Grady
Fri Jan 26 2024 16:09:04

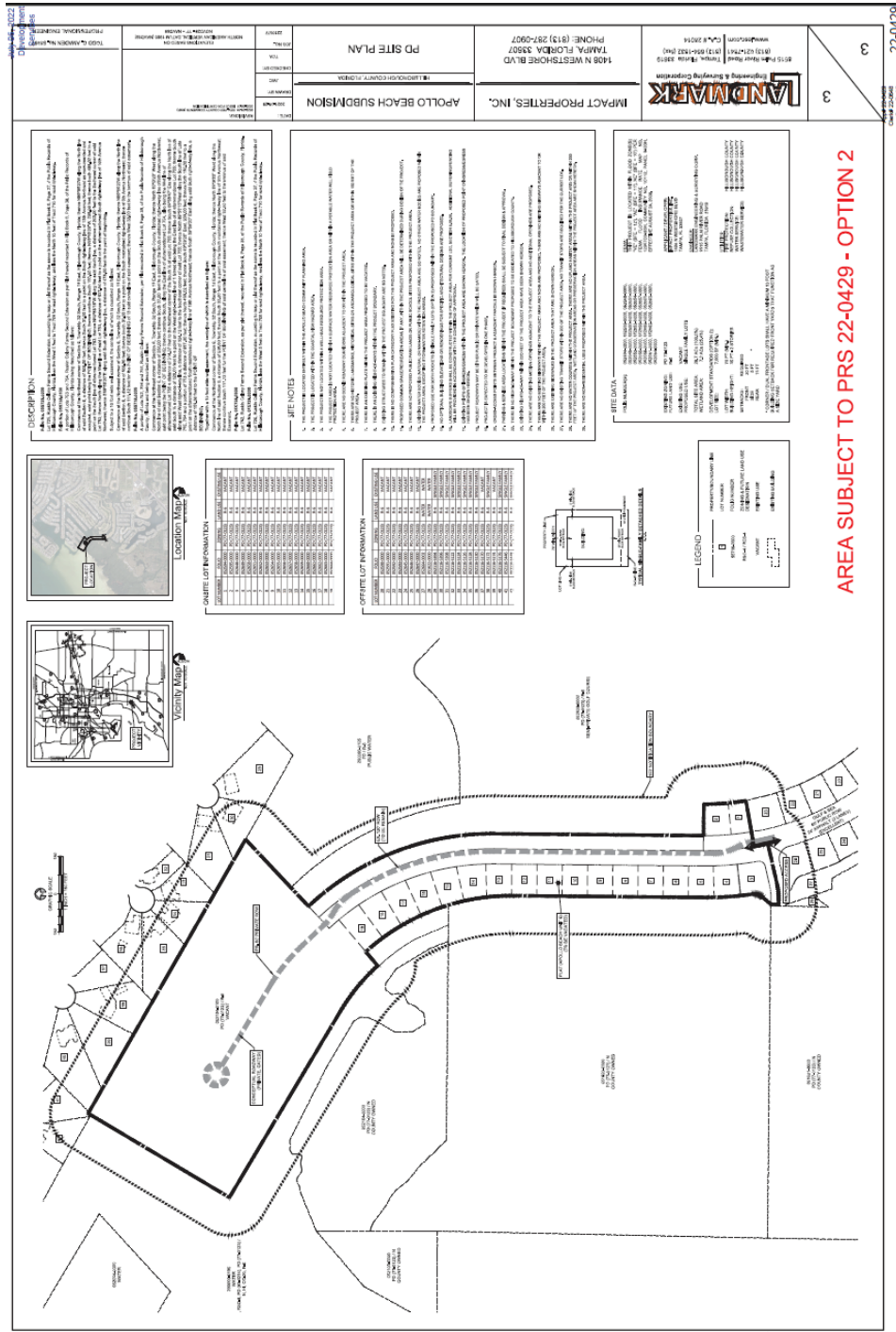
7.0 ADDITIONAL INFORMATION

8.0 Site Plans (Full)

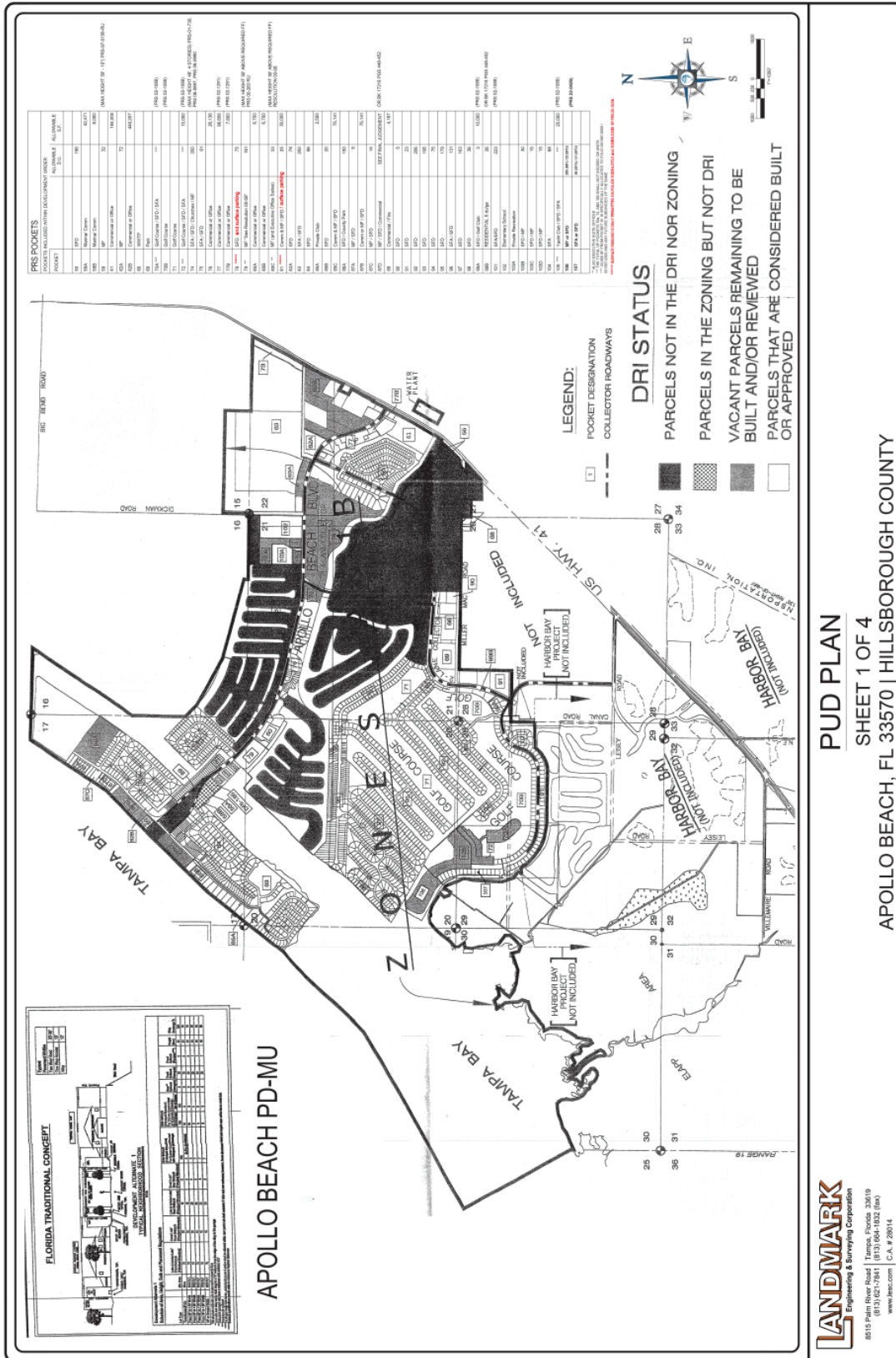
8.1 Approved Site Plan Page 1 of 3



8.1 Approved Site Plan Page 3 of 3



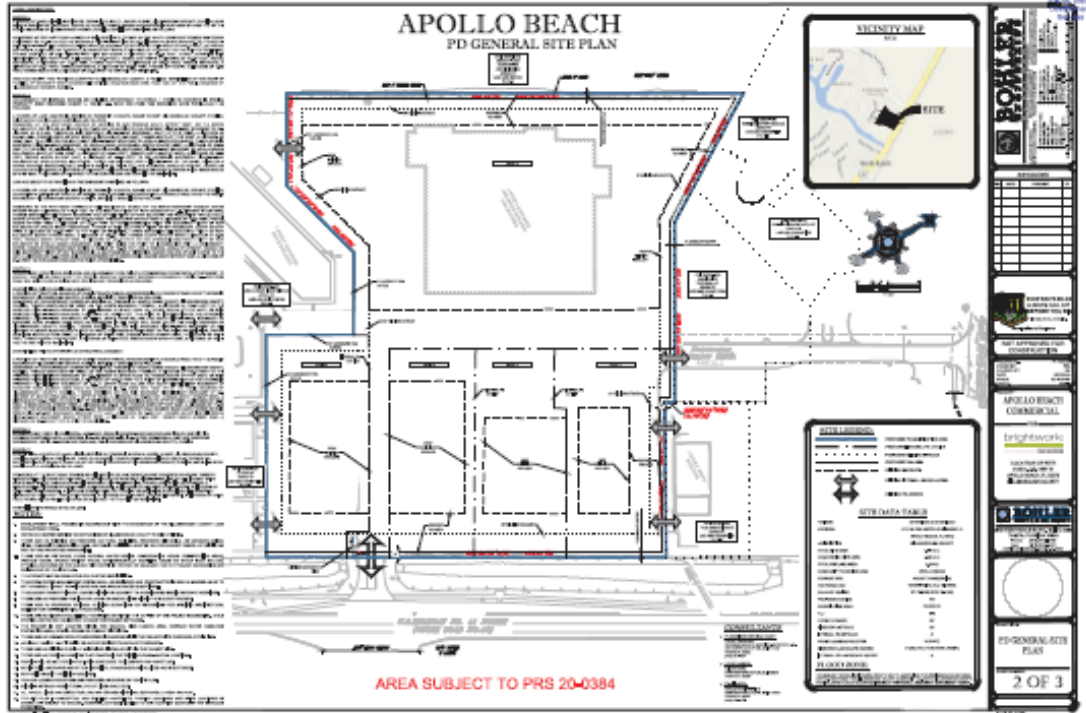
8.0 Site Plan
 8.2 Proposed Site Plan (Full)—Page 1 (Option 1)



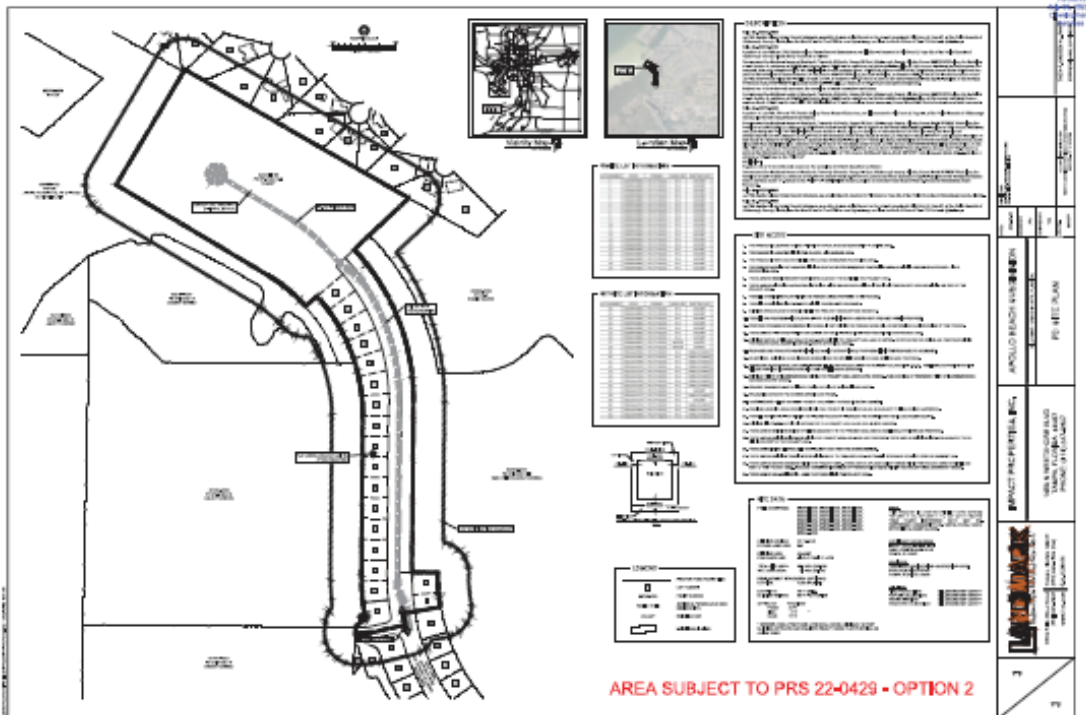
8.0 Site Plan

8.2 Proposed Site Plan (Full)—Page 2 and 3 (No Change: Previously approved PRS 20-0384 & 22-0429)

Received December 19, 2023
Development Services



Received December 19, 2023
Development Services



8.0 FULL TRANSPORTATION REPORT

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 12/19/2023

Revised: 1/28/2024

REVIEWER: James Ratliff, AICP, PTP, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: APB/ South

PETITION NO: PRS 23-0136

- 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.

NEW CONDITIONS OF APPROVAL

14. For the area related to PRS 22-0429, 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 the PD site plan located on Page 1.
- 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 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.
 - 14.2.2 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.
 - 14.2.3 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.
 - 14.2.4 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 design 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 its 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).

- 14.2.5 If PRS 23-0136 is approved, the County Engineer will approve a Design Exception (dated October 18, 2023) which was found approvable by the County Engineer (on December 19, 2023) for the Apollo Beach Blvd. substandard road improvements. As Apollo Beach Blvd. is a substandard collector roadway, the developer will be required to make certain improvements to Apollo Beach Blvd. in accordance with the Design Exception. Specifically, the developer will be required to construct a 10-foot-wide multi-use path on the south side of Apollo Beach Blvd., between the crosswalk to be constructed in accordance with condition 14.2.4 and the easternmost boundary of folio 52066.2000. This Design Exception will provide substandard road mitigation for Option 2 development only.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a Personal Appearance to modify a portion of PD 77-0123, as most recently modified by PRS 22-0429. The area being modified consists of two parcels, totaling +/- 1.87 ac. and which is currently within pockets 78 and 81. The applicant was proposing to create a new Pocket 81A; however, is now proposing to expand pocket 81 to include the entire modification area. Staff notes that the site plan includes a note stating that “Surface parking permitted on folios 52054.0710 and 52055.0200 per PRS 23-0136”. The narrative states the intent is to “...expand Pocket 81 to include parcel with tax folio 52055.0200.” It doesn’t mention what other uses may or may not be allowed on it other than that the intent is to “use the site for an offsite overflow surface parking lot to serve the existing Circles Waterfront Restaurant”. The proposed condition provided appears to be use permissive rather than use exclusive, as to the uses permitted within the two subject folios which will now be a part of pocket 81. The project narrative states that a “separate concurrent application, a revision to Map H is required in order to include the small portion (outlined in green) of Pocket 78 within Pocket 81, which will allow *commercial, multifamily and single-family detached uses* approved in Pocket 81 *on the entire subject site.*” [*emphasis added*] This appears to be in conflict with the proposed uses within the zoning, which Zoning Section staff has informed Transportation Review Section staff is intended to limit the two subject folios to only surface parking uses serving as overflow parking for the Circles Restaurant.

Transportation Review Section staff had been concerned that the applicant was potentially transferring entitlements is unable to evaluate whether the applicant can be permitted to expand the use of pocket 78 and/or 81 entitlements to other parcels outside those pocket(s) without the explicit permission of all Pocket affected landowners, and therefore transportation deferred a determination on these issues to zoning section staff. In summary, Transportation Review Section staff was informed by Zoning Section staff that the intent was not to add additional entitlements to the project, or allow the subject folios any development rights other than a surface parking lot to serve as overflow parking for the Circles Restaurant (i.e. essentially those portions of the subject parcels within existing Pockets 81 and 78 are forgoing their ability develop Pocket 78 and 81 entitlement on those two folios, notwithstanding the fact that it is included in Pocket 81).

Given the above, the overall project entitlements are remaining unchanged, as further explained below.

Parking Issue

Staff notes that while gross square-footage is not needed in order to construct a parking facility, its use does have to be authorized by a zoning (hence the modification request). Additionally, staff notes that Sec. 6.05.02.D.1. states that “All required parking shall be located on the same zoning lot as the principal use(s) it serves, except as provided below.” (with ‘below’ referring to the off-site locational, design and other regulations within that section of the LDC). Staff noted that the applicant has stated that the intent is for

this to be used as overflow parking for the existing Circles Restaurant within folio 52066.2000. Staff has witnessed these improper uses in person and enquired about aerial photography which indicates the restaurant has consistently been blocking off a loading zone and 3 ADA accessible parking spaces for what appears to be seating and/or tables. Such notes that such use is inconsistent with their site plan approvals, and that if the restaurant was desiring to change the existing restaurant site plan approval to relocate such parking and loading areas, an evaluation as to whether sufficient onsite parking would still be present would need to be undertaken. Staff also notes that it would not be permissible for such change to relocate minimum required parking onto the lot which is the subject of this zoning action without an evaluation of the off-site parking criteria (which could require additional improvements and/or variances to accommodate such usage). The applicant's representatives assured staff that the restaurant would discontinue improper use of the ADA spaces and parking lot, and so staff did not request further information as to parking ratios within the main Circles site based on such assurance.

Sidewalk Request

Staff had noted that the applicant will be required to construct a sidewalk along its Dolphin Cove Dr. project frontage in accordance with Sec. 6.03.02 of the LDC; however, there is a small County owned parcel (what appears to be a pump station) which would create a +/- 40-foot-long sidewalk gap between the sidewalk they are required to construct and the sidewalk along the existing sidewalk along Apollo Beach Blvd. Staff asked the applicant's representatives if the developer would be willing to commit to fill in this small gap to help minimize gaps in the network. The applicant's representative was unable to contact that application to determine if they were willing to agree to such request. A depiction of the required sidewalk (generally depicted by the red line) and requested sidewalk (generally depicted by the blue line) is shown below.



Trip Generation

In accordance with current rules and procedures, the applicant submitted a trip generation and site access for the zoning record which evaluated traffic impacts from the existing restaurant, as well as evaluated how traffic patterns would be altered on a typical weekday given the addition of this overflow lot. Staff reviewed the analysis and Section 6.04.04.D. LDC turn lane warrants in making a determination that no turn lanes are needed to address typical weekday transportation impacts into the proposed project driveway.

Due to the above noted issues relative to Pockets 78 and 81, staff was uncertain how to prepare a trip generation comparison for zoning purposes. Staff notes that zoning staff has indicated overall project entitlements remain unchanged (as well as the additional clarifications noted above). Staff notes the applicant submitted an analysis indicating a portion of trips generated by the proposed restaurant uses will travel to the proposed site (either directly on the first pass or indirectly by passing the parking lot, traveling to the Circles Restaurant, and then traveling back to the subject lot when they are unable to find parking). Staff notes these are not new trips per say, and that according to the understanding explained above, that the maximum trip generation potential of the PD overall is not proposed to change due to the lack of additional vertical entitlements (even though where those occur within the PD may be changing, but again this cannot be precisely determined for the reasons stated hereinabove).

Overall PD Trip Generation Difference:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
	No Change	No Change	No Change

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Apollo Beach Blvd. is a 4-lane, public, substandard, collector roadway characterized by +/- 22-feet of pavement in average condition. Along the project’s frontage, the roadway lies within a +/- 102-foot-wide right-of-way. There is +/- 4-foot-wide and 5-foot-wide sidewalks along portions of both sides of Apollo Beach Blvd. in the vicinity of the proposed project. There are no bicycle facilities along the roadway in the vicinity of the proposed project.

SITE ACCESS AND CONNECTIVITY

Generally

The project is proposed to be accessed via a single right-in/right-out connection to Apollo Beach Blvd. A crosswalk will facilities safe pedestrian circulation between the primary use site and the overflow parking site. Given the site has no commercial entitlements as noted above, vehicular and pedestrian cross access is not warranted pursuant to Sec. 6.04.03.Q. of the LDC.

Pedestrian Crosswalk

Given the purpose of the facility to accommodate overflow parking for the Circles Restaurant, which is located across Apollo Beach Blvd., which is a 4-lane collector roadway, it was necessary for the applicant to propose a mid-block pedestrian crosswalk in order to safely accommodate pedestrian traffic between the two sites. The applicant reviewed the project with the Public Works Department Traffic Operations Section, which conceptually approved the location of the crossing; however, they did note that the final location and required appurtenances would be determined at the time of site/construction plan review (when necessary/additional survey and other information will be available). Such appurtenances could include additional lighting, landscaping or fencing to restrict crossings along the corridor in non-approved locations, and/or signage, beacons, or other methods of traffic control and notification. The developer will be required to install, at its expense, any such facilities required by Public Works, who will also determine the extent to which the developer may be required to maintain such facilities.

PROPOSED DESIGN EXCEPTION – SUBSTANDARD RD.

As Apollo Beach Blvd. is a substandard collector roadway, the developer is required to improve Apollo Beach Blvd., between the project access and the nearest roadway meeting an applicable standard – assumed to be US 41) to Hillsborough County standards. The applicant’s Engineer of Record (EOR) submitted a Design Exception request (dated October 18, 2023) for Apollo Beach Blvd. to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer found the request approvable (on December 19, 2023). The deviations from the Transportation Technical Manual (TTM) Typical Section – 6 (TS-6) standard (for 4-lane Divided Urban Collector Roadways) include the following:

1. The developer shall be permitted to eliminate the 7-foot-wide buffered bicycle lanes required pursuant to TS-6;

2. The developer shall be permitted to maintain the existing unpaved shoulders, in lieu of the Type-F curbing required pursuant to TS-6; and,
3. The developer is proposing to reduce the separation between the proposed 10-foot multi-use path and the travel lane, from the 15-foot minimum separation required by TS-6 to the proposed minimum separation of 5-feet.

If PRS 23-0136 is approved by the BOCC, the County Engineer will approve the Design Exception request.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Generalized Level of Service				
ROADWAY	FROM	TO	LOS	
			STANDARD	PEAK HOUR
Apollo Beach Blvd.	Surfside Blvd.	US 41	C	C

Source: 2020 Hillsborough County Level of Service (LOS) Report

Ratliff, James

From: Williams, Michael
Sent: Tuesday, December 19, 2023 1:56 PM
To: Vicki Castro; Micahel Yates (myates@palmtraffic.com)
Cc: David W. Bell; Lampkin, Timothy; Ratliff, James; Tirado, Sheida; PW-CEIntake; De Leon, Eleonor
Subject: FW: PRS 23-0136 - Design Exception Review
Attachments: 23-0136 DReq 10-31-23.pdf

Importance: High

Vicki/Michael,

I have found the attached Design Exception (DE) for PD 23-0136 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Eleonor De Leon (DeLeonE@hillsboroughcounty.org or 813-307-1707) after the BOCC approves the PD zoning or PD zoning modification related to below request. This is to obtain a signed copy of the DE/AV.

If the BOCC denies the PD zoning or PD zoning modification request, staff will request that you withdraw the AV/DE. In such instance, notwithstanding the above finding of approvability, if you fail to withdraw the request, I will deny the AV/DE (since the finding was predicated on a specific development program and site configuration which was not approved).

Once I have signed the document, it is your responsibility to submit the signed AV/DE(s) together with your initial plat/site/construction plan submittal. If the project is already in preliminary review, then you must submit the signed document before the review will be allowed to progress. Staff will require resubmittal of all plat/site/construction plan submittals that do not include the appropriate signed AV/DE documentation.

Lastly, please note that it is critical to ensure you copy all related correspondence to PW-CEIntake@hillsboroughcounty.org

Mike

Michael J. Williams, P.E.

Director, Development Review

County Engineer

Development Services Department

P: (813) 307-1851

M: (813) 614-2190

E: Williamsm@HillsboroughCounty.org

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

Please note: All correspondence to or from this office is subject to Florida's Public Records law.

From: Tirado, Sheida <TiradoS@hillsboroughcounty.org>
Sent: Tuesday, December 19, 2023 10:52 AM
To: Williams, Michael <WilliamsM@HillsboroughCounty.ORG>; De Leon, Eleonor <DeLeonE@hillsboroughcounty.org>
Subject: PRS 23-0136 - Design Exception Review
Importance: High

Hello Mike,

The attached DE is approvable to me, please include the following people in your response:

vcastro@palmtraffic.com
myates@palmtraffic.com
dwb@lesc.com
lampkint@hillsboroughcounty.org
ratliffja@hillsboroughcounty.org

Best Regards,

Sheida L. Tirado, PE *(she/her/hers)*
Transportation Review Manager
Development Services Department

P: (813) 276-8364
E: tirados@HCFLGov.net
W: HCFLGov.net

Hillsborough County
601 E. Kennedy Blvd., Tampa, FL 33602

Please note: All correspondence to or from this office is subject to Florida's Public Records law.



**Hillsborough
County Florida**
Development Services

Supplemental Information for Transportation Related Administrative Reviews

Instructions:

- This form must be provided separately for each request submitted (including different requests of the same type).
- This form must accompany all requests for applications types shown below. Staff will not log in or assign cases that are not accompanied by this form, or where the form is partially incomplete.
- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.
- Please contact Ingrid Padron at padroni@hcpaf.fl.gov or via telephone at (813) 307-1709 if you have questions about how to complete this form.

Request Type (check one)	<input checked="" type="checkbox"/> Section 6.04.02.B. Administrative Variance <input type="checkbox"/> Technical Manual Design Exception Request <input type="checkbox"/> Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) <input type="checkbox"/> Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	<input checked="" type="checkbox"/> New Request <input type="checkbox"/> Revised Request <input type="checkbox"/> Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	<input checked="" type="checkbox"/> 1. DE - Apollo Beach Blvd. <input type="checkbox"/> 4. <input type="checkbox"/> 2. <input type="checkbox"/> 5. <input type="checkbox"/> 3. <input type="checkbox"/> 6.
<p>Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.</p>	
Project Name/ Phase	Circles Restaurant Overflow Parking
<p>Important: The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.</p>	
Folio Number(s)	052066-2000
<input type="checkbox"/> Check This Box If There Are More Than Five Folio Numbers	
<p>Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").</p>	
Name of Person Submitting Request	Vicki Castro, P.E.
<p>Important: For Design Exception (DE) Requests, the person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The DE request letter must be signed and sealed.</p>	
Current Property Zoning Designation	
<p>Important: For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html. For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.</p>	
Pending Zoning Application Number	PRS 23-0136
<p>Important: If a rezoning application is pending, enter the application number preceded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.</p>	
Related Project Identification Number (Site/Subdivision Application Number)	N/A
<p>Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".</p>	



October 18, 2023

Mr. Michael Williams, P.E.
Hillsborough County
Development Services Department
Development Review Director
County Engineer
601 East Kennedy Boulevard, 20th Floor
Tampa, Florida 33602

RE: Circles Restaurant Parking (23-0136)
Folio: 052066-2000
Design Exception – Apollo Beach Boulevard
Palm Traffic Project No. T22101

Dear Mr. Williams:

The purpose of this letter is to provide justification for the design exception per Transportation Technical Manual (TTM) 1.7 to meet the requirements of the Hillsborough County Land Development Code (LDC) Section 6.04.03.L (existing facility). The subject property is located north of Apollo Beach Boulevard and west of Dolphin Cove Drive, as shown in Figure 1. The request is to rezone the property to serve as an overflow parking lot with 107 parking spaces for the approximately 6,204 square foot indoor and 3,784 square foot outdoor Circles Waterfront Restaurant. The restaurant is open from 11:30 AM to 9:00 PM during the typical weekday. There are approximately 189 regular parking spaces, 8 handicap spaces and 5 To Go spaces adjacent to the restaurant. An additional 22 regular spaces and 2 handicap spaces are available in the marina lot after hours. The overflow parking lot will be for employees and patrons of the restaurant. This request is made based on our virtual meeting on October 05, 2023, with Hillsborough County staff.

The subject parcel proposes to have the following access:

- One (1) right-in/right-out access to Apollo Beach Boulevard

Apollo Beach Boulevard is identified in the Hillsborough County Comprehensive Plan as a collector roadway. During our meeting, Apollo Beach Boulevard was identified as a substandard road. Apollo Beach Boulevard is a four-lane divided roadway with a posted speed limit of 35 mph with 11-foot travel lanes, a 20-foot grassed median, unpaved shoulders, and a 5 foot sidewalk on both sides of the roadway within approximately 104 feet of right of way. No bike lanes currently exist on either side of Apollo Beach Boulevard.

This request is a design exception to the Hillsborough County Transportation Technical Manual for Apollo Beach Boulevard from the project driveway to the existing Circles Driveway. The requested exceptions to the TS-6 typical section and the justification are as follows:

1. The existing ROW along Apollo Beach Boulevard is approximately 104 feet. The typical TS-6 section for an urban, four-lane divided collector roadway requires a minimum of 110 feet of ROW with 11-foot lanes, 7-foot buffered bike lanes, F-type curb, an 18-foot median, and a 5-foot sidewalk.

Mr. Michael Williams, P.E.
October 18, 2023
Page 2

- 2. The request is to maintain the existing 11-foot travel lanes, no buffered bike lanes, no F-type curb, a 20-foot grassed median, approximately 11 feet of unpaved shoulder with a 5-foot sidewalk on the north side of the roadway and to modify the south side to provide a 5-foot unpaved shoulder with a 10-foot multi-use.
- 3. The proposed 10-foot multi-use path on the south side of the roadway will connect the overflow parking lot to the existing Circles restaurant and will require a mid-block crosswalk. The exact location and design of the mid-block crosswalk will be done at time of permitting, but the conceptual location is shown in the plan.

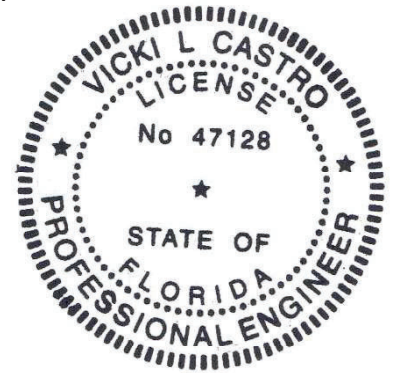
The proposed improvements and proposed cross sections are shown in Figures 2 and 3.

Please do not hesitate to contact us if you have any questions or require any additional information.

Sincerely,

Vicki L Castro

Digitally signed by Vicki L Castro
Date: 2023.10.18 12:40:29 -04'00'



Vicki L Castro, P.E.
Principal

Based on the information provided by the applicant, this request is:

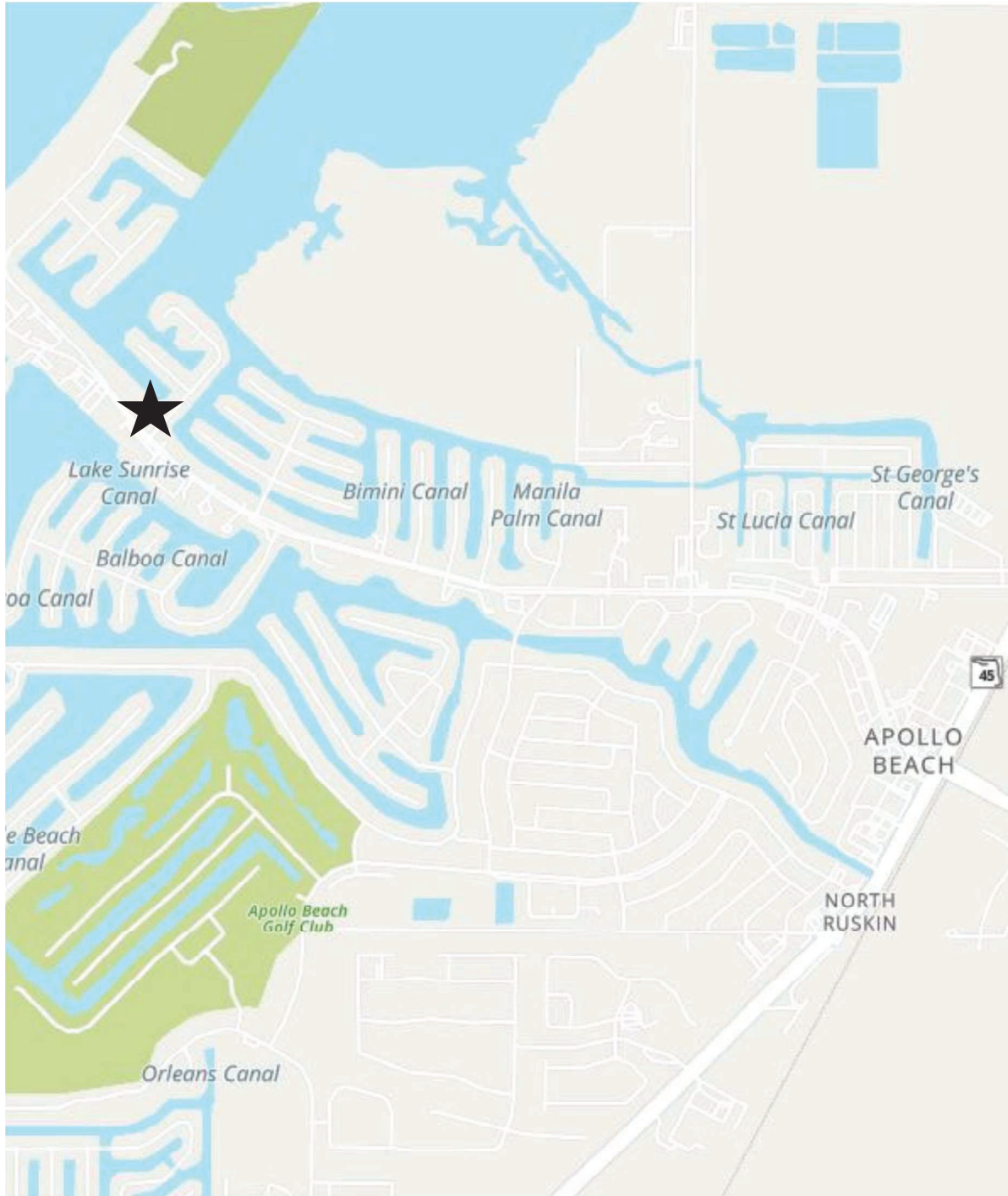
_____ Disapproved _____ Approved with Conditions _____ Approved

If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E.

Sincerely,

Michael J. Williams
Hillsborough County Engineer

FIGURE 1. LOCATION MAP

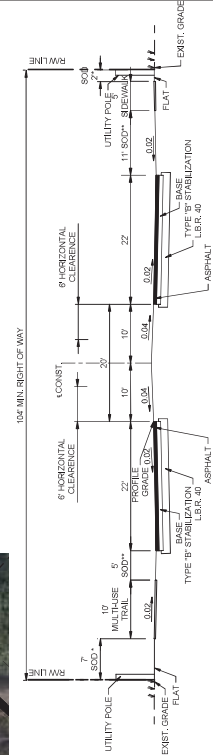


PROJECT TITLE: APOLLO BEACH CIRCLES RESTAURANT OFF-SITE PARKING		CLIENT: APOLLO BEACH CIRCLES RESTAURANT OFF-SITE PARKING	
PROJECT NO.: 6400 APOLLO BEACH BOULEVARD		SHEET NO.: MULTI-USE TRAIL EXHIBIT 1 OF 1	
PROJECT LOCATION: HILLSBOROUGH COUNTY, FLORIDA		DRAWN BY: J.A.	
DATE: 02/08/2023		CHECKED BY: J.A.	
DESIGNER: 		SCALE: 1" = 40'	



PD SITE DATA
 PROJECT SIZE: 1.874 AC
 FOLIO#K: 50054.0710 & 50055.0200
 PROPERTY ADDRESS: 6400 APOLLO BEACH BLVD. & 6504 DOGPHAN COVE DR. APOLLO BEACH, FL 33572
 EXISTING ZONING: PD 77-0123 (PHS 22-0428)
 FUTURE ZONING: RESIDENTIAL-6
 FUTURE LAND USE: VACANT COMMERCIAL
 EXISTING USE: OFF-SITE PARKING LOT
 PROPOSED USE:
 MAX FAR: 0.25

LEGEND



APOLLO BEACH BLVD
 URBAN COLLECTORS (4 LANE DIVIDED)
 TYPICAL SECTION [***MODIFIED TS-6]

- *** MODIFICATIONS FROM ITM TS-6
- 1. 10' MULTI-USE TRAIL
- 2. 10' MULTI-USE TRAIL
- 3. DOES NOT INCLUDE 7' BUFFERED BIKE LANE

GENERAL NOTES:
 1. SEE APPROPRIATE SECTIONS OF TECHNICAL MANUAL FOR DESIGN PARAMETERS.
 2. PROVIDE 2" MINIMUM CLEARANCE FROM ROCKS, WALLS, FENCES, OR OTHER OBSTACLES.
 3. PROVIDE SLOPES STEEPER THAN 1:4 THAT INTERFERE WITH THE UTILITY OR SIDEWALK LAYOUTS.
 4. USE WHEN TREES ARE PLANTED IN THE PARKWAY AREA (BETWEEN THE BACK SOD) SHALL BE PLACED IN TWO ROWS STAGGERED. (BOTH TEMPORARY AND PERMANENT)

FIGURE 2

APOLLO BEACH CIRCLES
RESTURANT OFF-SITE PARKING
6400 APOLLO BEACH BOULEVARD
APOLLO BEACH, FLORIDA

6400 APOLLO BEACH BOULEVARD
HILLSBOROUGH COUNTY, FLORIDA
APOLLO BEACH HOLDINGS LLC

Project Status
Prepared For
Client Name
Drawing No.
Sheet No.

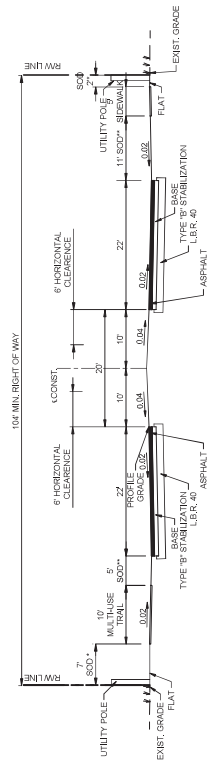
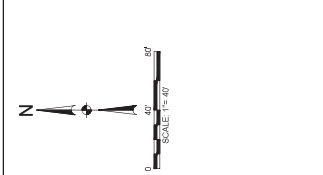
haff

3000 S. US HWY 90
TAMPA, FLORIDA 33629
TEL: (813) 834-8888

Revision	Date	Description

APOLLO BEACH
BLVD TYP SECTION

1 OF 1



GENERAL NOTES:

1. ALL DIMENSIONS SHOWN ARE MINIMUM.
2. SEE APPROPRIATE SECTIONS OF TECHNICAL MANUAL FOR DESIGN PARAMETERS.
3. ALL UTILITIES SHALL BE DEEPENED, RELOCATED, OR PROTECTED AS NECESSARY. ALL UTILITIES OR IMPROVEMENTS, DROP OFFS, OR FROM THE TOPS OF CURBS TO THE CENTERLINE SHALL BE LOCATED IN THE PARKWAY AREA BETWEEN THE BACK OF CURB AND SIDEWALK. ALL UTILITIES SHALL BE PROTECTED BY SAFETY BARRIERS OR OTHER MEANS TO PREVENT DAMAGE TO UTILITY OR CABLES.
4. **SEE SIDEWALK PROTECTION OPTIONS, DRAWING NO. TD-16 SHEET 7 OF 7 FOR MORE INFORMATION ON THE LOCATION OF CURB AND SIDEWALK. **
5. SOD SHALL BE PLACED IN TWO ROWS STAGGERED. (BOTH TEMPORARY AND PERMANENT)

FIGURE 3

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
Apollo Beach Blvd.	County Collector - Rural	4 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other (Crosswalk)
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Overall PD 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	Not Calculated (See Report)	Not Calculated (See Report)	Not Calculated (See Report)
Proposed	Not Calculated (See Report)	Not Calculated (See Report)	Not Calculated (See Report)
Difference (+/-)	No Change	No Change	No Change

*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	X	Vehicular & Pedestrian	None	Meets LDC
East		None	None	Meets LDC
West		None	None	Meets LDC
Notes:				

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

Transportation Comment Sheet

4.0 Additional Site Information & Agency Comments Summary			
Transportation	Objections	Conditions Requested	Additional Information/Comments
<input checked="" type="checkbox"/> Design Exception/Adm. Variance Requested <input checked="" 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	

**CURRENTLY
APPROVED**

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted March 25, 2022.

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 98-14~6, 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-00-263) 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 02-1089, the changes are as follow:
- 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.
 - 70B will remain golf course only.
 - Pocket 72, approved for golf club house, will include the option of single-family attached/detached residential units.
 - Pocket 99, approved for 10 single-family detached residential units, will be divided into 99A and 99B.
 - 99A will include the option to relocate the golf club house from Pocket 72, and retain the option of 3 single-family detached units.
 - 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.

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- 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.
 - Pocket 101, approved for 353 multi-family dwelling units, will be changed to 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. 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.
10. 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'
11. 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).
12. The maximum height within Pocket 58 shall be 60 feet, but limited to four stories with the first floor serving as parking facilities.
13. 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.

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- 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.
 14. Subject to FDOT and Hillsborough County approval, the access points shall be as shown on the approved General Site Plan.
 15. A 39 acre site shall be reserved within the southwest corner of pocket # 8 for a high school or other school facility.
 16. 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.
 17. Public water and wastewater service shall be utilized. The developer shall pay all costs for service delivery.
 18. Approval of this application does not ensure that water will be available at the time when the applicant seeks approval to actually develop.
 19. 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.

20. 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.
21. Development of the project shall comply with all applicable regulation~ of the Hillsborough County Environmental Protection Commission.
22. 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.
23. Within 90 days of approval of PRS 22-0429 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.



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 12/19/2023

Revised: 1/28/2024

REVIEWER: James Ratliff, AICP, PTP, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: APB/ South

PETITION NO: PRS 23-0136

- 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.

NEW CONDITIONS OF APPROVAL

14. For the area related to PRS 22-0429, 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 the PD site plan located on Page 1.
- 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 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.
- 14.2.2 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.
- 14.2.3 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.
- 14.2.4 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 design 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 its 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).

- 14.2.5 If PRS 23-0136 is approved, the County Engineer will approve a Design Exception (dated October 18, 2023) which was found approvable by the County Engineer (on December 19, 2023) for the Apollo Beach Blvd. substandard road improvements. As Apollo Beach Blvd. is a substandard collector roadway, the developer will be required to make certain improvements to Apollo Beach Blvd. in accordance with the Design Exception. Specifically, the developer will be required to construct a 10-foot-wide multi-use path on the south side of Apollo Beach Blvd., between the crosswalk to be constructed in accordance with condition 14.2.4 and the easternmost boundary of folio 52066.2000. This Design Exception will provide substandard road mitigation for Option 2 development only.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a Personal Appearance to modify a portion of PD 77-0123, as most recently modified by PRS 22-0429. The area being modified consists of two parcels, totaling +/- 1.87 ac. and which is currently within pockets 78 and 81. The applicant was proposing to create a new Pocket 81A; however, is now proposing to expand pocket 81 to include the entire modification area. Staff notes that the site plan includes a note stating that “Surface parking permitted on folios 52054.0710 and 52055.0200 per PRS 23-0136”. The narrative states the intent is to “...expand Pocket 81 to include parcel with tax folio 52055.0200.” It doesn’t mention what other uses may or may not be allowed on it other than that the intent is to “use the site for an offsite overflow surface parking lot to serve the existing Circles Waterfront Restaurant”. The proposed condition provided appears to be use permissive rather than use exclusive, as to the uses permitted within the two subject folios which will now be a part of pocket 81. The project narrative states that a “separate concurrent application, a revision to Map H is required in order to include the small portion (outlined in green) of Pocket 78 within Pocket 81, which will allow *commercial, multifamily and single-family detached uses* approved in Pocket 81 *on the entire subject site.*” [*emphasis added*] This appears to be in conflict with the proposed uses within the zoning, which Zoning Section staff has informed Transportation Review Section staff is intended to limit the two subject folios to only surface parking uses serving as overflow parking for the Circles Restaurant.

Transportation Review Section staff had been concerned that the applicant was potentially transferring entitlements is unable to evaluate whether the applicant can be permitted to expand the use of pocket 78 and/or 81 entitlements to other parcels outside those pocket(s) without the explicit permission of all Pocket affected landowners, and therefore transportation deferred a determination on these issues to zoning section staff. In summary, Transportation Review Section staff was informed by Zoning Section staff that the intent was not to add additional entitlements to the project, or allow the subject folios any development rights other than a surface parking lot to serve as overflow parking for the Circles Restaurant (i.e. essentially those portions of the subject parcels within existing Pockets 81 and 78 are forgoing their ability develop Pocket 78 and 81 entitlement on those two folios, notwithstanding the fact that it is included in Pocket 81).

Given the above, the overall project entitlements are remaining unchanged, as further explained below.

Parking Issue

Staff notes that while gross square-footage is not needed in order to construct a parking facility, its use does have to be authorized by a zoning (hence the modification request). Additionally, staff notes that Sec. 6.05.02.D.1. states that “All required parking shall be located on the same zoning lot as the principal use(s) it serves, except as provided below.” (with ‘below’ referring to the off-site locational, design and other regulations within that section of the LDC). Staff noted that the applicant has stated that the intent is for

this to be used as overflow parking for the existing Circles Restaurant within folio 52066.2000. Staff has witnessed these improper uses in person and enquired about aerial photography which indicates the restaurant has consistently been blocking off a loading zone and 3 ADA accessible parking spaces for what appears to be seating and/or tables. Such notes that such use is inconsistent with their site plan approvals, and that if the restaurant was desiring to change the existing restaurant site plan approval to relocate such parking and loading areas, an evaluation as to whether sufficient onsite parking would still be present would need to be undertaken. Staff also notes that it would not be permissible for such change to relocate minimum required parking onto the lot which is the subject of this zoning action without an evaluation of the off-site parking criteria (which could require additional improvements and/or variances to accommodate such usage). The applicant's representatives assured staff that the restaurant would discontinue improper use of the ADA spaces and parking lot, and so staff did not request further information as to parking ratios within the main Circles site based on such assurance.

Sidewalk Request

Staff had noted that the applicant will be required to construct a sidewalk along its Dolphin Cove Dr. project frontage in accordance with Sec. 6.03.02 of the LDC; however, there is a small County owned parcel (what appears to be a pump station) which would create a +/- 40-foot-long sidewalk gap between the sidewalk they are required to construct and the sidewalk along the existing sidewalk along Apollo Beach Blvd. Staff asked the applicant's representatives if the developer would be willing to commit to fill in this small gap to help minimize gaps in the network. The applicant's representative was unable to contact that application to determine if they were willing to agree to such request. A depiction of the required sidewalk (generally depicted by the red line) and requested sidewalk (generally depicted by the blue line) is shown below.



Trip Generation

In accordance with current rules and procedures, the applicant submitted a trip generation and site access for the zoning record which evaluated traffic impacts from the existing restaurant, as well as evaluated how traffic patterns would be altered on a typical weekday given the addition of this overflow lot. Staff reviewed the analysis and Section 6.04.04.D. LDC turn lane warrants in making a determination that no turn lanes are needed to address typical weekday transportation impacts into the proposed project driveway.

Due to the above noted issues relative to Pockets 78 and 81, staff was uncertain how to prepare a trip generation comparison for zoning purposes. Staff notes that zoning staff has indicated overall project entitlements remain unchanged (as well as the additional clarifications noted above). Staff notes the applicant submitted an analysis indicating a portion of trips generated by the proposed restaurant uses will travel to the proposed site (either directly on the first pass or indirectly by passing the parking lot, traveling to the Circles Restaurant, and then traveling back to the subject lot when they are unable to find parking). Staff notes these are not new trips per say, and that according to the understanding explained above, that the maximum trip generation potential of the PD overall is not proposed to change due to the lack of additional vertical entitlements (even though where those occur within the PD may be changing, but again this cannot be precisely determined for the reasons stated hereinabove).

Overall PD Trip Generation Difference:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
	No Change	No Change	No Change

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Apollo Beach Blvd. is a 4-lane, public, substandard, collector roadway characterized by +/- 22-feet of pavement in average condition. Along the project’s frontage, the roadway lies within a +/- 102-foot-wide right-of-way. There is +/- 4-foot-wide and 5-foot-wide sidewalks along portions of both sides of Apollo Beach Blvd. in the vicinity of the proposed project. There are no bicycle facilities along the roadway in the vicinity of the proposed project.

SITE ACCESS AND CONNECTIVITY

Generally

The project is proposed to be accessed via a single right-in/right-out connection to Apollo Beach Blvd. A crosswalk will facilities safe pedestrian circulation between the primary use site and the overflow parking site. Given the site has no commercial entitlements as noted above, vehicular and pedestrian cross access is not warranted pursuant to Sec. 6.04.03.Q. of the LDC.

Pedestrian Crosswalk

Given the purpose of the facility to accommodate overflow parking for the Circles Restaurant, which is located across Apollo Beach Blvd., which is a 4-lane collector roadway, it was necessary for the applicant to propose a mid-block pedestrian crosswalk in order to safely accommodate pedestrian traffic between the two sites. The applicant reviewed the project with the Public Works Department Traffic Operations Section, which conceptually approved the location of the crossing; however, they did note that the final location and required appurtenances would be determined at the time of site/construction plan review (when necessary/additional survey and other information will be available). Such appurtenances could include additional lighting, landscaping or fencing to restrict crossings along the corridor in non-approved locations, and/or signage, beacons, or other methods of traffic control and notification. The developer will be required to install, at its expense, any such facilities required by Public Works, who will also determine the extent to which the developer may be required to maintain such facilities.

PROPOSED DESIGN EXCEPTION – SUBSTANDARD RD.

As Apollo Beach Blvd. is a substandard collector roadway, the developer is required to improve Apollo Beach Blvd., between the project access and the nearest roadway meeting an applicable standard – assumed to be US 41) to Hillsborough County standards. The applicant’s Engineer of Record (EOR) submitted a Design Exception request (dated October 18, 2023) for Apollo Beach Blvd. to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer found the request approvable (on December 19, 2023). The deviations from the Transportation Technical Manual (TTM) Typical Section – 6 (TS-6) standard (for 4-lane Divided Urban Collector Roadways) include the following:

1. The developer shall be permitted to eliminate the 7-foot-wide buffered bicycle lanes required pursuant to TS-6;

2. The developer shall be permitted to maintain the existing unpaved shoulders, in lieu of the Type-F curbing required pursuant to TS-6; and,
3. The developer is proposing to reduce the separation between the proposed 10-foot multi-use path and the travel lane, from the 15-foot minimum separation required by TS-6 to the proposed minimum separation of 5-feet.

If PRS 23-0136 is approved by the BOCC, the County Engineer will approve the Design Exception request.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Generalized Level of Service				
ROADWAY	FROM	TO	LOS	
			STANDARD	PEAK HOUR
Apollo Beach Blvd.	Surfside Blvd.	US 41	C	C

Source: 2020 Hillsborough County Level of Service (LOS) Report

Ratliff, James

From: Williams, Michael
Sent: Tuesday, December 19, 2023 1:56 PM
To: Vicki Castro; Micahel Yates (myates@palmtraffic.com)
Cc: David W. Bell; Lampkin, Timothy; Ratliff, James; Tirado, Sheida; PW-CEIntake; De Leon, Eleonor
Subject: FW: PRS 23-0136 - Design Exception Review
Attachments: 23-0136 DReq 10-31-23.pdf

Importance: High

Vicki/Michael,

I have found the attached Design Exception (DE) for PD 23-0136 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Eleonor De Leon (DeLeonE@hillsboroughcounty.org or 813-307-1707) after the BOCC approves the PD zoning or PD zoning modification related to below request. This is to obtain a signed copy of the DE/AV.

If the BOCC denies the PD zoning or PD zoning modification request, staff will request that you withdraw the AV/DE. In such instance, notwithstanding the above finding of approvability, if you fail to withdraw the request, I will deny the AV/DE (since the finding was predicated on a specific development program and site configuration which was not approved).

Once I have signed the document, it is your responsibility to submit the signed AV/DE(s) together with your initial plat/site/construction plan submittal. If the project is already in preliminary review, then you must submit the signed document before the review will be allowed to progress. Staff will require resubmittal of all plat/site/construction plan submittals that do not include the appropriate signed AV/DE documentation.

Lastly, please note that it is critical to ensure you copy all related correspondence to PW-CEIntake@hillsboroughcounty.org

Mike

Michael J. Williams, P.E.

Director, Development Review

County Engineer

Development Services Department

P: (813) 307-1851

M: (813) 614-2190

E: Williamsm@HillsboroughCounty.org

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

Please note: All correspondence to or from this office is subject to Florida's Public Records law.

From: Tirado, Sheida <TiradoS@hillsboroughcounty.org>
Sent: Tuesday, December 19, 2023 10:52 AM
To: Williams, Michael <WilliamsM@HillsboroughCounty.ORG>; De Leon, Eleonor <DeLeonE@hillsboroughcounty.org>
Subject: PRS 23-0136 - Design Exception Review
Importance: High

Hello Mike,

The attached DE is approvable to me, please include the following people in your response:

vcastro@palmtraffic.com
myates@palmtraffic.com
dwb@lesc.com
lampkint@hillsboroughcounty.org
ratliffja@hillsboroughcounty.org

Best Regards,

Sheida L. Tirado, PE *(she/her/hers)*
Transportation Review Manager
Development Services Department

P: (813) 276-8364
E: tirados@HCFLGov.net
W: HCFLGov.net

Hillsborough County
601 E. Kennedy Blvd., Tampa, FL 33602

Please note: All correspondence to or from this office is subject to Florida's Public Records law.



**Hillsborough
County Florida**
Development Services

Supplemental Information for Transportation Related Administrative Reviews

Instructions:

- This form must be provided separately for each request submitted (including different requests of the same type).
- This form must accompany all requests for applications types shown below. Staff will not log in or assign cases that are not accompanied by this form, or where the form is partially incomplete.
- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.
- Please contact Ingrid Padron at padroni@hcpaf.fl.gov or via telephone at (813) 307-1709 if you have questions about how to complete this form.

Request Type (check one)	<input checked="" type="checkbox"/> Section 6.04.02.B. Administrative Variance <input type="checkbox"/> Technical Manual Design Exception Request <input type="checkbox"/> Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) <input type="checkbox"/> Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	<input checked="" type="checkbox"/> New Request <input type="checkbox"/> Revised Request <input type="checkbox"/> Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	<input checked="" type="checkbox"/> 1. DE - Apollo Beach Blvd. <input type="checkbox"/> 4. <input type="checkbox"/> 2. <input type="checkbox"/> 5. <input type="checkbox"/> 3. <input type="checkbox"/> 6.
<p>Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.</p>	
Project Name/ Phase	Circles Restaurant Overflow Parking
<p>Important: The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.</p>	
Folio Number(s)	052066-2000
<input type="checkbox"/> Check This Box If There Are More Than Five Folio Numbers	
<p>Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").</p>	
Name of Person Submitting Request	Vicki Castro, P.E.
<p>Important: For Design Exception (DE) Requests, the person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The DE request letter must be signed and sealed.</p>	
Current Property Zoning Designation	
<p>Important: For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html. For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.</p>	
Pending Zoning Application Number	PRS 23-0136
<p>Important: If a rezoning application is pending, enter the application number preceded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.</p>	
Related Project Identification Number (Site/Subdivision Application Number)	N/A
<p>Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".</p>	



October 18, 2023

Mr. Michael Williams, P.E.
Hillsborough County
Development Services Department
Development Review Director
County Engineer
601 East Kennedy Boulevard, 20th Floor
Tampa, Florida 33602

RE: Circles Restaurant Parking (23-0136)
Folio: 052066-2000
Design Exception – Apollo Beach Boulevard
Palm Traffic Project No. T22101

Dear Mr. Williams:

The purpose of this letter is to provide justification for the design exception per Transportation Technical Manual (TTM) 1.7 to meet the requirements of the Hillsborough County Land Development Code (LDC) Section 6.04.03.L (existing facility). The subject property is located north of Apollo Beach Boulevard and west of Dolphin Cove Drive, as shown in Figure 1. The request is to rezone the property to serve as an overflow parking lot with 107 parking spaces for the approximately 6,204 square foot indoor and 3,784 square foot outdoor Circles Waterfront Restaurant. The restaurant is open from 11:30 AM to 9:00 PM during the typical weekday. There are approximately 189 regular parking spaces, 8 handicap spaces and 5 To Go spaces adjacent to the restaurant. An additional 22 regular spaces and 2 handicap spaces are available in the marina lot after hours. The overflow parking lot will be for employees and patrons of the restaurant. This request is made based on our virtual meeting on October 05, 2023, with Hillsborough County staff.

The subject parcel proposes to have the following access:

- One (1) right-in/right-out access to Apollo Beach Boulevard

Apollo Beach Boulevard is identified in the Hillsborough County Comprehensive Plan as a collector roadway. During our meeting, Apollo Beach Boulevard was identified as a substandard road. Apollo Beach Boulevard is a four-lane divided roadway with a posted speed limit of 35 mph with 11-foot travel lanes, a 20-foot grassed median, unpaved shoulders, and a 5 foot sidewalk on both sides of the roadway within approximately 104 feet of right of way. No bike lanes currently exist on either side of Apollo Beach Boulevard.

This request is a design exception to the Hillsborough County Transportation Technical Manual for Apollo Beach Boulevard from the project driveway to the existing Circles Driveway. The requested exceptions to the TS-6 typical section and the justification are as follows:

1. The existing ROW along Apollo Beach Boulevard is approximately 104 feet. The typical TS-6 section for an urban, four-lane divided collector roadway requires a minimum of 110 feet of ROW with 11-foot lanes, 7-foot buffered bike lanes, F-type curb, an 18-foot median, and a 5-foot sidewalk.

Mr. Michael Williams, P.E.
October 18, 2023
Page 2

2. The request is to maintain the existing 11-foot travel lanes, no buffered bike lanes, no F-type curb, a 20-foot grassed median, approximately 11 feet of unpaved shoulder with a 5-foot sidewalk on the north side of the roadway and to modify the south side to provide a 5-foot unpaved shoulder with a 10-foot multi-use.
3. The proposed 10-foot multi-use path on the south side of the roadway will connect the overflow parking lot to the existing Circles restaurant and will require a mid-block crosswalk. The exact location and design of the mid-block crosswalk will be done at time of permitting, but the conceptual location is shown in the plan.

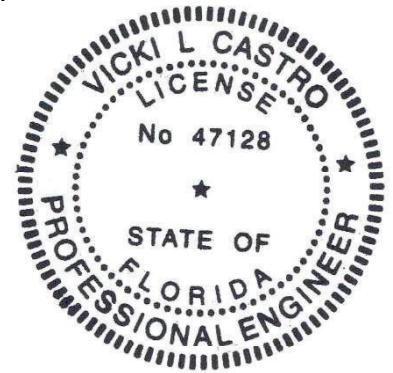
The proposed improvements and proposed cross sections are shown in Figures 2 and 3.

Please do not hesitate to contact us if you have any questions or require any additional information.

Sincerely,

Vicki L Castro

Digitally signed by Vicki L Castro
Date: 2023.10.18 12:40:29 -04'00'



Vicki L Castro, P.E.
Principal

Based on the information provided by the applicant, this request is:

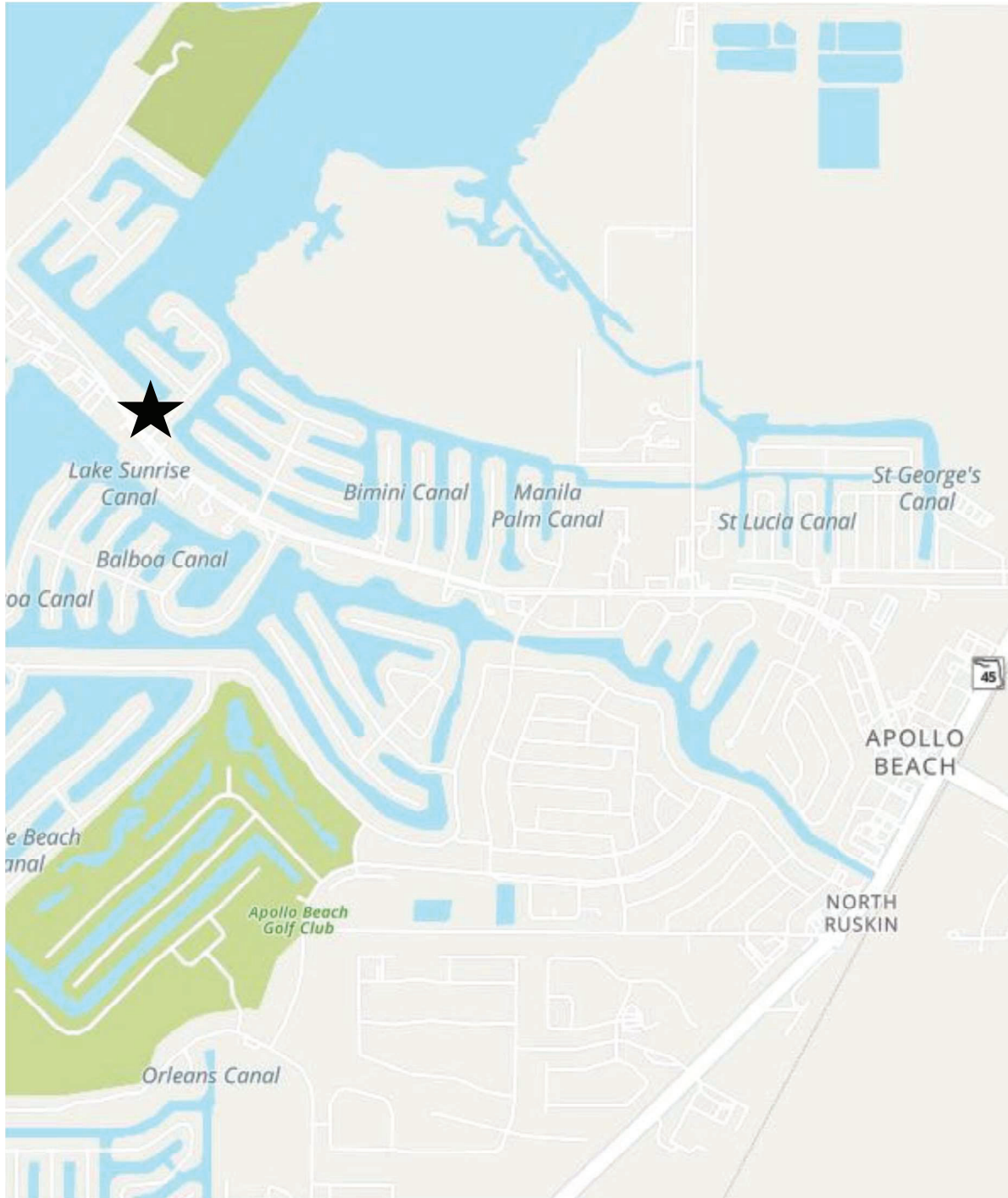
_____ Disapproved _____ Approved with Conditions _____ Approved

If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E.

Sincerely,

Michael J. Williams
Hillsborough County Engineer

FIGURE 1. LOCATION MAP



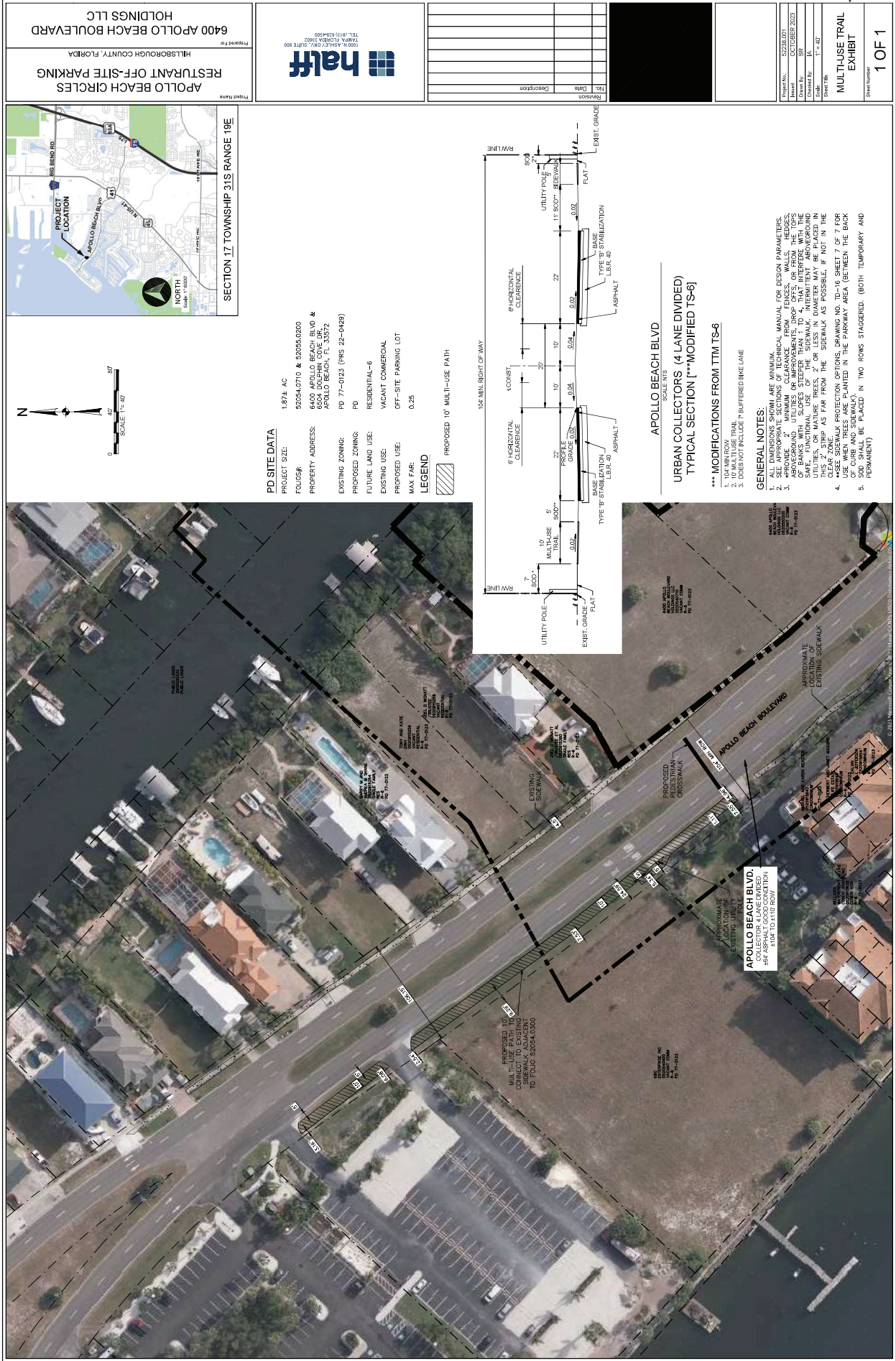


FIGURE 2

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
Apollo Beach Blvd.	County Collector - Rural	4 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other (Crosswalk)
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Overall PD 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	Not Calculated (See Report)	Not Calculated (See Report)	Not Calculated (See Report)
Proposed	Not Calculated (See Report)	Not Calculated (See Report)	Not Calculated (See Report)
Difference (+/-)	No Change	No Change	No Change

*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	X	Vehicular & Pedestrian	None	Meets LDC
East		None	None	Meets LDC
West		None	None	Meets LDC
Notes:				

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

Transportation Comment Sheet

4.0 Additional Site Information & Agency Comments Summary			
Transportation	Objections	Conditions Requested	Additional Information/Comments
<input checked="" type="checkbox"/> Design Exception/Adm. Variance Requested <input checked="" 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	

From: [Jillian Massey](#)
To: [Lampkin, Timothy](#)
Cc: [Melissa Lienhard](#)
Subject: RE: Planning Commission Apollo Beach DRI #59 Amendment and associated PRS 23-0139
Date: Friday, May 12, 2023 3:54:39 PM
Attachments: [image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image013.png](#)
[image014.png](#)

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Good afternoon Tim,

We have reviewed this PRS and have no comment.

Thank you,
Jillian

Jillian M. Massey

Planning Commission
Comprehensive Plan Policy Review Division
Senior Planner
she/her

813.565.9315 (o)

planhillsborough.org



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subject to public records inspection.

From: Lampkin, Timothy <LampkinT@hillsboroughcounty.org>
Sent: Tuesday, May 2, 2023 10:28 AM
To: Melissa Lienhard <lienhardm@plancom.org>
Subject: Planning Commission Apollo Beach DRI #59 Amendment and associated PRS 23-0139
Importance: High

Good morning, Melissa,

We have a PRS 23-0136 scheduled for the June BoCC meeting. Please find the attached **proposed DRI amendment** and associated **PRS 23-0136** and provide any PC comments or no comments, as the case may be.

PRS 23-0136 Overview & Associated Required DRI Amendment amended and restated Development Order (Development Agreement):

The applicant is seeking a minor modification to Planned Development 77-0123, most recently modified by PRS 22-0429, located on the northwest intersection of Apollo Beach Boulevard and Dolphin Cove Drive. The site is also within Development of Regional Impact (DRI) #59, Apollo Beach. The site has a Future Land Use of Residential-6 (RES-6) and is located within the Urban Service Area. The total acreage of the area being amended is approximately 1.87 acres. More specifically, the subject site for the modification is located within Folios 52054.0710 and 52055.0200, which are located within Pockets 78 (portion outlined in green) and 81 (portion outlined in blue) as shown on the general Certified Site Plan 22-0429 and Map H.

If you have any questions, please don't hesitate to reach out.

Thank you,

Tim Lampkin, AICP
Principal Planner
Community Development Section
Development Services Department

Mobile: (813) 564-4673
E: LampkinT@hillsboroughcounty.org
W: HCFLGov.net

Hillsborough County
601 E. Kennedy Blvd., Tampa, FL 33602

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 Steffanie L. Wickham WASTE DIVISION
 Sterlin Woodard, P.E. WETLANDS DIVISION

AGENCY COMMENT SHEET

REZONING	
<p>HEARING DATE: 4/11/2023</p> <p>PETITION NO.: 23-0136</p> <p>EPC REVIEWER: Melissa Yanez</p> <p>CONTACT INFORMATION: (813) 627-2600 X 1360</p> <p>EMAIL: yanezm@epchc.org</p>	<p>COMMENT DATE: 3/10/2023</p> <p>PROPERTY ADDRESS: 6400 Apollo Beach Blvd, 6504 Dolphin Cove Dr, Apollo Beach, FL 33572</p> <p>FOLIO #: 0520550200 and 0520540710</p> <p>STR: 17-31S-19E</p>
<p>REQUESTED ZONING: Minor Mod to PD</p>	
FINDINGS	
WETLANDS PRESENT	YES
SITE INSPECTION DATE	NA
WETLAND LINE VALIDITY	NA
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	NA
<p>The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:</p> <ul style="list-style-type: none"> 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. 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. 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 	

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Environmental Protection Commission - Roger P. Stewart Center
 3629 Queen Palm Drive, Tampa, FL 33619 - (813) 627-2600 - www.epchc.org

labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).

- 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.

INFORMATIONAL COMMENTS:

The following specific comments are made for informational purposes only and to provide guidance as to the EPC review process. However, future EPC staff review is not limited to the following, regardless of the obviousness of the concern as raised by the general site plan and EPC staff may identify other legitimate concerns at any time prior to final project approval.

- The subject property contains 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.
- Chapter 1-11 prohibits wetland impacts unless they are necessary for reasonable use of the property. Staff of the EPC recommends that this requirement be taken into account during the earliest stages of site design so that wetland impacts are avoided or minimized to the greatest extent possible. The size, location, and configuration of the wetlands may result in requirements to reduce or reconfigure the improvements depicted on the plan.
- The Hillsborough County Land Development Code (LDC) defines wetlands and other surface waters as Environmentally Sensitive Areas. Pursuant to the LDC, wetlands and other surface waters are further defined as Conservation Areas or Preservation Areas and these areas must be designated as such on all development plans and plats. A minimum setback must be maintained around the Conservation/Preservation Area and the setback line must also be shown on all future plan submittals.
- Any activity interfering with the integrity of wetland(s) or other surface water(s), such as clearing, excavating, draining or filling, without written authorization from the Executive Director of the EPC or authorized agent, pursuant to Section 1-11.07, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of Chapter 1-11.

My/ cb



Agency Review Comment Sheet

NOTE: Wellhead Resource Protection Areas (WRPA), Potable Water Wellfield Protection Areas (PWWPA), and Surface Water Resource Protection Areas (SWRPA) reviews are based on the most current available data on the Hillsborough County maps, as set forth in Part 3.05.00 of the Land Development Code.

TO: Zoning Review, Development Services **REQUEST DATE:** 10/31/2023

REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 11/6/2023

APPLICANT: 6400 Apollo Beach Blvd Holdings, LLC **PID:** 23-0136

LOCATION: 1212 S Apollo Beach Blvd Apollo Beach, FL 33572
6400 Apollo Beach Blvd Apollo Beach, FL 33572

FOLIO NO.: 52066.2000 and 52054.0710

AGENCY REVIEW COMMENTS:

Based on the most current data, the proposed project is not located within a Wellhead Resource Protection Area (WRPA), Potable Water Wellfield Protection Area (PWWPA) and/or a Surface Water Resource Protection Area (SWRPA), as defined in Part 3.05.00 of the Hillsborough County Land Development Code (LDC).

Hillsborough County Environmental Services Division (EVSD) has no objection.

From: [Carlos Santos](#)
To: [Rome, Ashley](#)
Cc: [Mike Singer](#)
Subject: RE: RE PRS 23-0136
Date: Tuesday, December 19, 2023 4:08:05 PM
Attachments: [image002.png](#)
[image003.png](#)

External email: Use caution when clicking on links, opening attachments or replying to this email.

Good afternoon Ashley,

We have no comments on the revised documents/plans for PRS 23-0136.

Thank you,

Carlos Santos

Real Estate Specialist
Land Resources Bureau
Southwest Florida Water Management District
2379 Broad Street
Brooksville, FL 34604
(352)269-3911
carlos.santos@swfwmd.state.fl.us



From: Rome, Ashley <RomeA@hillsboroughcounty.org>
Sent: Tuesday, December 19, 2023 2:11 PM
To: Andrea Papandrew <papandrewa@plancom.org>; Andrea Stingone <andrea.stingone@hcps.net>; Blinck, Jim <BlinckJ@HillsboroughCounty.ORG>; Bose, Swati <BoseS@HillsboroughCounty.ORG>; Bryant, Christina <BryantC@epchc.org>; Bryce Fehringer <fehringerb@plancom.org>; Cabrera, Richard <CabreraR@HillsboroughCounty.ORG>; Carlos Santos <Carlos.Santos@swfwmd.state.fl.us>; Cruz, Kimberly <CruzKi@hillsboroughcounty.org>; Curll, Ryan <CurllRy@hillsboroughcounty.org>; Dalfino, Jarryd <DalfinoJ@hillsboroughcounty.org>; Santos, Daniel <daniel.santos@dot.state.fl.us>; David Skrelunas <David.Skrelunas@dot.state.fl.us>; Franklin, Deborah <FranklinDS@hcfl.gov>; DeWayne Brown <brownd2@gohart.org>; dickersonr <dickersonr@hillsboroughcounty.org>; Glorimar Belangia <Glorimar.Belangia@hcps.net>; Greenwell, Jeffry <GreenwellJ@hillsboroughcounty.org>; Hamilton, Mona <HamiltonM@hillsboroughcounty.org>; Holman, Emily - PUD <HolmanE@HillsboroughCounty.ORG>; Hummel, Christina <HummelC@hillsboroughcounty.org>; James Hamilton <jkhamilton@tecoenergy.com>; Jennifer Reynolds <jreynolds@teamhcso.com>; Jesus Peraza Garcia <perazagarciaj@gohart.org>; Jillian Massey <masseyj@plancom.org>; kaiserb

<kaiserb@hillsboroughcounty.org>; Karla Llanos <llanosk@plancom.org>; Katz, Jonah <KatzJ@hillsboroughcounty.org>; Kyle Brown <kyle.brown@myfwc.com>; landuse-zoningreviews@tampabaywater.org; Mineer, Lindsey <Lindsey.Mineer@dot.state.fl.us>; Lindstrom, Eric <LindstromE@hillsboroughcounty.org>; Mackenzie, Jason <MackenzieJ@hillsboroughcounty.org>; Melanie Ganas <mxganas@tecoenergy.com>; Melissa Lienhard <lienhardm@plancom.org>; Mike Singer <Mike.Singer@swfwmd.state.fl.us>; Perez, Richard <PerezRL@hillsboroughcounty.org>; Petrovic, Jakska <PetrovicJ@HillsboroughCounty.ORG>; Pezone, Kathleen <PezoneK@hillsboroughcounty.org>; Ratliff, James <RatliffJa@hillsboroughcounty.org>; Hessinger, Rebecca <HessingerR@hillsboroughcounty.org>; Renee Kamen <renee.kamen@hcps.net>; Rodriguez, Dan <RodriguezD@gohart.org>; RP-Development <RP-Development@hillsboroughcounty.org>; Salisbury, Troy <SalisburyT@hillsboroughcounty.org>; Sanchez, Silvia <sanchezs@epchc.org>; Shelton, Carla <SheltonC@HillsboroughCounty.ORG>; Steady, Alexander <SteadyAl@hillsboroughcounty.org>; Tony Mantegna <tmantegna@tampaairport.com>; Turbiville, John (Forest) <TurbivilleJ@HillsboroughCounty.ORG>; Walker, Clarence <WalkerCK@hillsboroughcounty.org>; Wally Gallart <GallartW@plancom.org>; Weeks, Abbie <weeksa@epchc.org>; WetlandsPermits@epchc.org; Woodard, Sterlin <Woodard@epchc.org>
Cc: Lampkin, Timothy <LampkinT@hillsboroughcounty.org>; Vazquez, Bianca <VazquezB@hillsboroughcounty.org>

Subject: RE PRS 23-0136

Some people who received this message don't often get email from romea@hillsboroughcounty.org. [Learn why this is important](#)

[EXTERNAL SENDER] Use caution before opening.

Good Day All,

Please be advised, we have received and uploaded to Optix **revised documents/plans** for the above mentioned application. Please review and comment.

For further information regarding the change/update please contact the assigned planner.

Planner assigned:

Planner: Timothy Lampkin

Contact: lampkint@hillsboroughcounty.org

Have a good one,

Ashley Rome
Planning & Zoning Technician
Development Services Dept.

P: (813) 272-5595

E: romea@hillsboroughcounty.org

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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**PARTY OF
RECORD**

From: [Ed Maier](#)
To: [Medrano, Maricela](#)
Subject: Parking lot on lot with no hearing?
Date: Thursday, February 9, 2023 7:58:16 PM

External email: Use caution when clicking on links, opening attachments or replying to this email.

Attn:medranom

PRS-23-0136

Next Hearing Date: Apr 11, 2023

LUHO Date: N/A

ZHM Date: N/A

BOCC Date: Apr 11, 2023

It has come to my attention that this is not a hearing for the Apollo Beach parking lot. A bar parking lot across from my residence is unacceptable and we demand a public hearing. Please notify me via this email upon a public hearing date that is not just requested but demanded.

Ref

From: [Ed Maier](#)
To: [Medrano, Maricela](#)
Subject: No hearing lot number 52055.0200 and 52054.0710???
Date: Thursday, February 9, 2023 8:09:07 PM

External email: Use caution when clicking on links, opening attachments or replying to this email.

Please disregard partial email previously.

Attn:medranom

PRS-23-0136

Next Hearing Date: Apr 11, 2023

LUHO Date: N/A

ZHM Date: N/A

BOCC Date: Apr 11, 2023

It has come to my attention that this is not a public hearing for the Apollo Beach parking lot. A bar parking lot across from my residence is unacceptable and we demand a public hearing due to the nature of this lot not being a standard lot absorbing two restaurants and bars. Please notify me via this email upon a public hearing date that is not just requested, but demanded. If no hearing is issued for the above mentioned parking lot we (the neighborhood) will seek legal action upon the county and the owners.

Ref the photo below.

Thank You

Ed Maier

6503 Dolphin Cove Drive

Apollo Beach

813-777-6267



Our residence in red....

From: egm10@aol.com
To: hearings@hillsboroughcounty.org; [Lampkin, Timothy](#)
Subject: Requests & concerns in regard to the minor modification application (PRS) 23-0136
Date: Monday, February 20, 2023 11:01:40 AM
Attachments: [Site Plan letter.rtf](#)
[Dolphin Cove Drive Request.rtf](#)
[Cove 9.jfif](#)
[Cove 2.jfif](#)
[Cove 3.jfif](#)
[Cove 4.jfif](#)
[Cove 5.jfif](#)
[Cove 6.jfif](#)
[Cove 7.jfif](#)
[Cove 8.jfif](#)
[1676907905946blob.jpg](#)

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Dear Planning and Community Development Staff,

The Dolphin Cove Subdivision would like to submit the following requests and concerns in regard to the minor modification application (PRS) 23-0136 submitted on 02/01/2023 located on the northwest intersection of Apollo Beach Boulevard and Dolphin Cove Drive. Folio 52054.0710 and Folio 52055.0200 Public hearing date 04/11/2023.

This proposal/request is only in the event of county approval and is in no way intended to influence discourse and/or support the project. This is only for the Dolphin Cove residents/community to provide their input in the event of final county approval.

The undersigned **does** represent the majority of neighborhood concerns as our area is predominantly residential mixed with some commercial. It has been strongly emphasized that something does have to be done with the overwhelming traffic parked on the median, as long as some logical conditions with the new proposed parking lot are abided by. No one seemed to completely object to the project with the concerns and site plan changes listed below.

We hope that the county and applicant will work with our community.

Thank You,
Ed Maier /Dolphin Cove Subdivision
813-777-6267
egm10@aol.com
6503 Dolphin Cove Drive
Apollo Beach, FL 33572

In reference to minor modification application (PRS) 23-0136 submitted on 02/01/2023 located on the northwest intersection of Apollo Beach Boulevard and Dolphin Cove Drive. Folio 52054.0710 and Folio 52055.0200 Public hearing date 04/11/2023

In the event of county approval of the (PRS) 23-0136 minor modification application, all of the undersigned and many additional residence from the Dolphin Cove subdivision are requesting amendments to the purposed site plan and are submitting the following ten(10) modifications and

concerns prior to the public hearing on 04/11/2023 be addressed on Folio 52055.0200. In addition, we have one change request for Folio section 52054.0710 listed in item 2.

1. On the East side of Folio 52055.0200 located along Dolphin Cove Drive, we request the purposed eight foot(8') setback/buffer be changed to seventy five linear feet(75') from the property line and that no parked vehicles can be placed closer.(See modified site drawing)

2. On the same East side of Folio 52055.0200 we request the applicant place a natural or aesthetic solid barrier, or both(preferred), with a *minimum height of six feet(6') blocking the entire view of the proposed parking area facing Dolphin Cove Drive. This barrier shall start at the Verizon Florida property line North and continue to the property line South along Dolphin Cove Drive ending at the Hillsborough pumping station boundary without gaps. In addition, we request that a natural barrier be added along Folio 52054.0710 North side bordering along the canal and entire proposed storm water retention area with a minimum height of six feet (6'). Vehicle headlights will enter living spaces in several residences at night. (See modified site drawing)

3. We request all the current existing vehicle entrance and access points be closed off to Dolphin Cove Drive no longer allowing any traffic access on or off the residential street from purposed lot.(See photo)

4. No overnight patron parking to be permitted and posted by the applicant.

5. No semi-truck, campers, trailers, boats, or RV storage, without additional approval from the Administrator/County.

6. No dumpsters to be stored on the property unless a structure is built and approved by the County Administrator.

7. Requesting a sidewalk be added on the Dolphin Cove Drive side outboard of the natural/aesthetic barrier by Applicant or Traffic Division, so residents can safely walk to Apollo Beach Boulevard. (See modified site drawing)

8. Requesting all motorcycle parking be prohibited on the East side of the parking lot and be clearly posted.

9. Requesting the county/traffic division install a no U-turn both directions at the intersection of Dolphin Cove and Apollo Beach Boulevard. (Frequent bar/restaurant U-turns are causing hazards of outgoing and incoming Dolphin Cove residential traffic.)

10. Parking lot trash making its way to Dolphin Cove Drive is a concern to many of our residents and it has been requested that some kind of purposed parking lot cleanup plan be submitted by the applicant.

Please note that this in no way reflects our overwhelming positive feelings and support of the local businesses. It has been heavily expressed that the major majority love having the current establishments of Fins and Circles in the area.

The parking lot change requests only reflect our concerns for our residential safety, children at play, disruptions, noise, appearance detracton, bar/restaurant patron misconduct, trash, and property values.

We thank everyone for respecting and addressing our concerns.

Inline image



Dear Planning and Community Staff,

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egm10@aol.com

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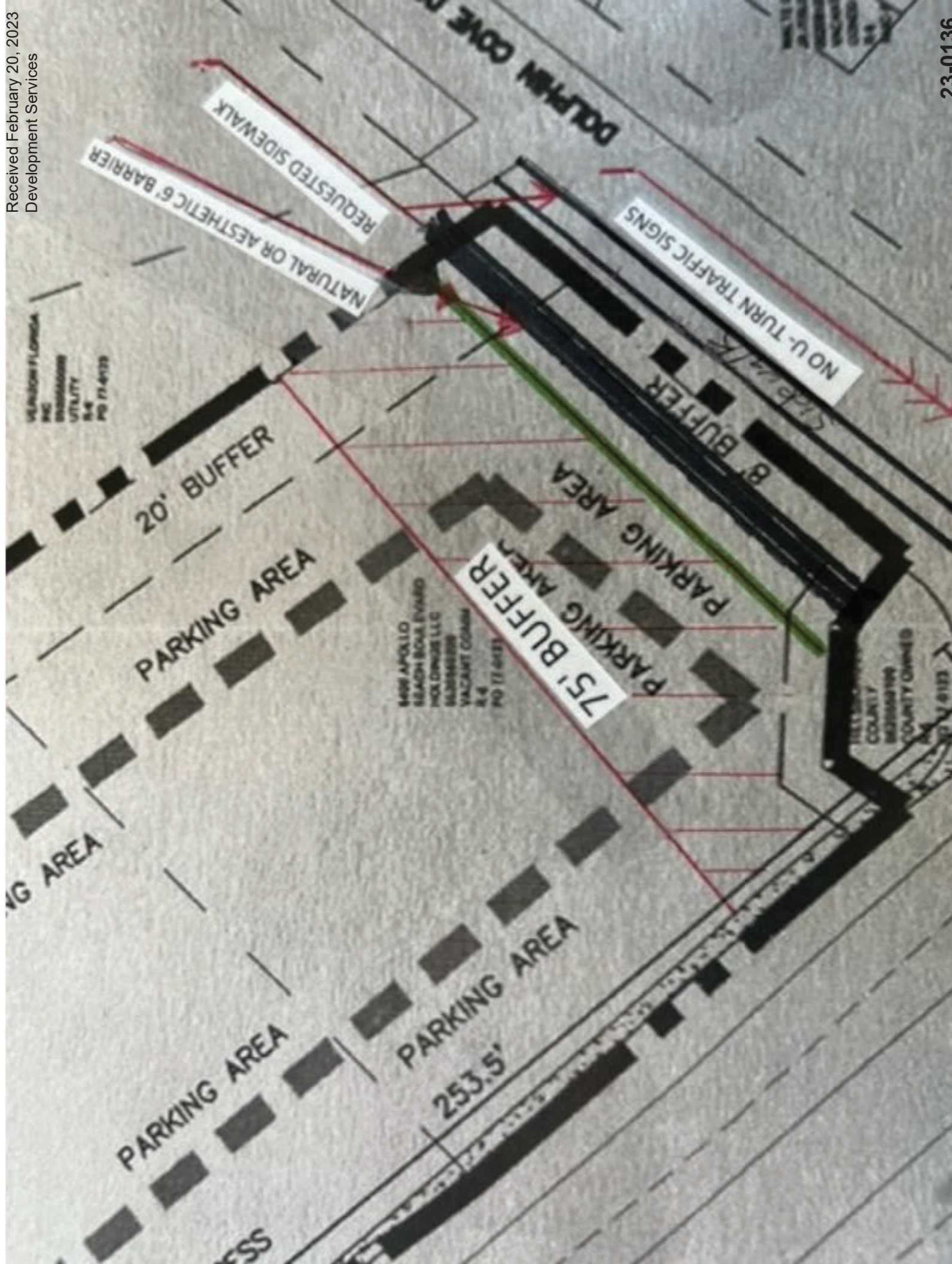
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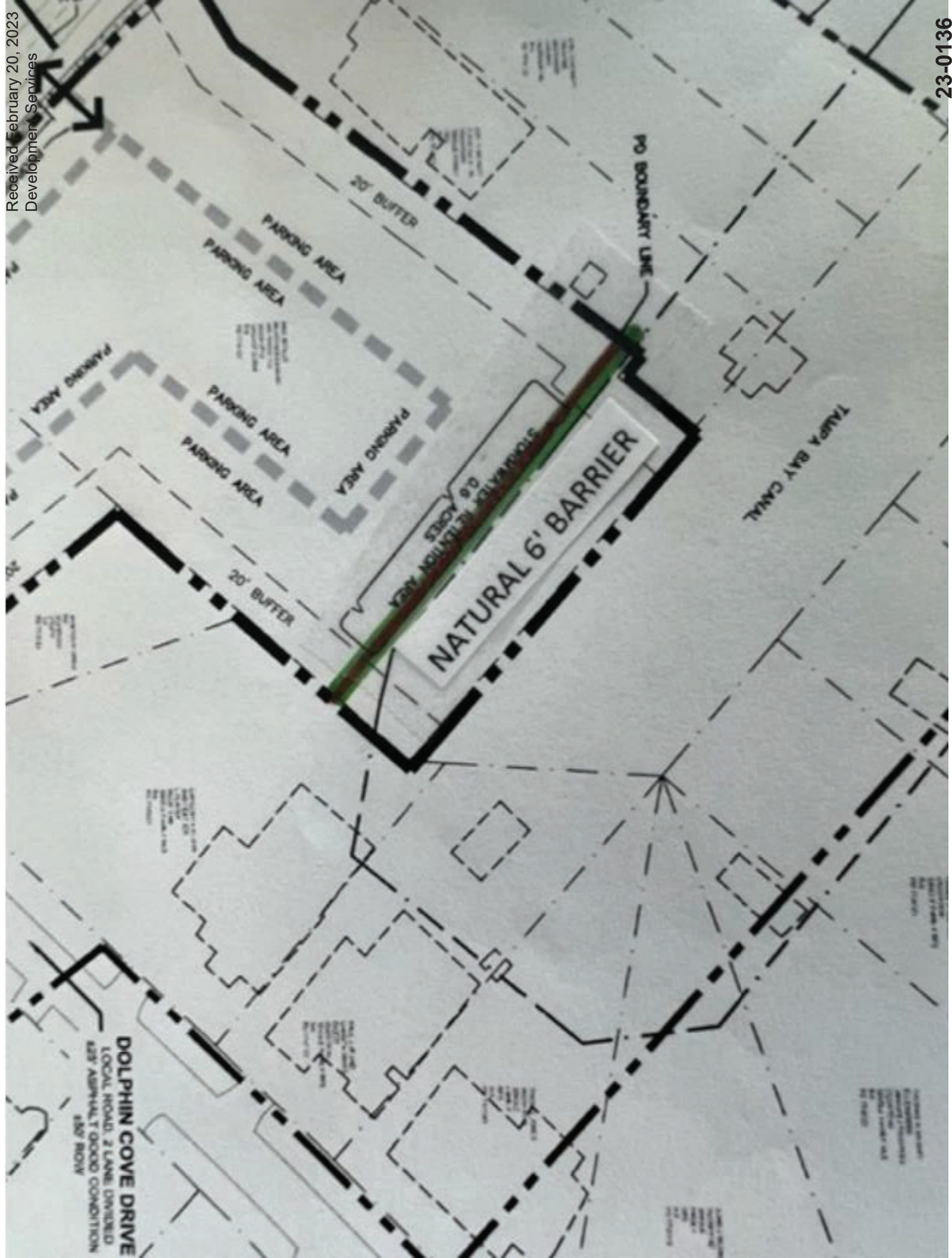
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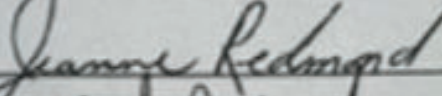
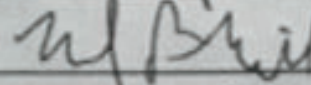
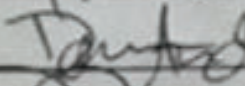
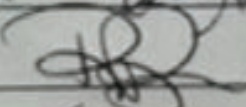
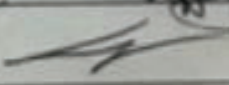
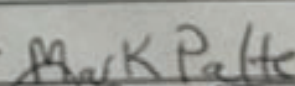
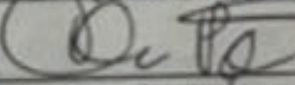
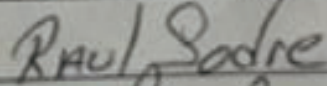
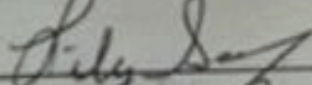
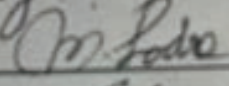
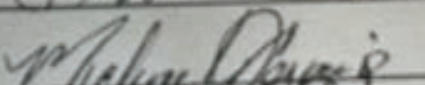
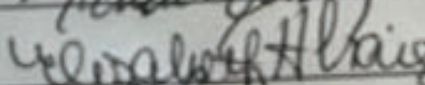

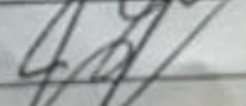




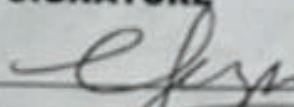

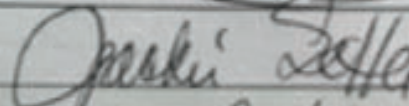
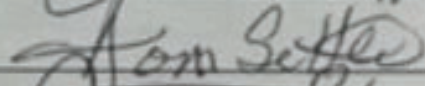
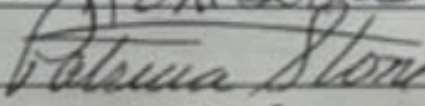
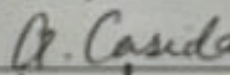
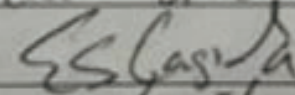
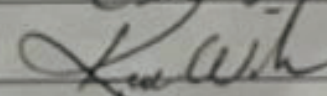
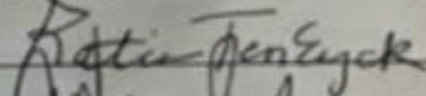
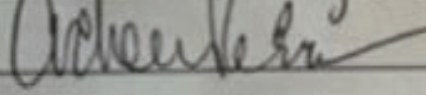
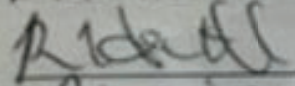
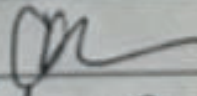
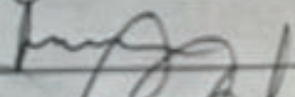

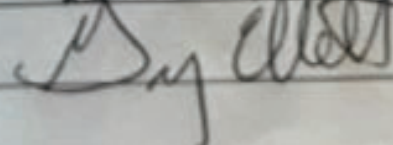
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RANDY MASON	<i>Randy Mason</i>	6631 Dolphin Cove D
Jaclyn Russo	<i>Jaclyn Russo</i>	6505 Dolphin Cove Dr
Paul Russo	<i>Paul Russo</i>	6505 Dolphin Cove Dr.
Doreth Benhalima	<i>Doreth Benhalima</i>	6611 Dolphin Cove Dr.
Nordin Benhalima	<i>Nordin Benhalima</i>	6611 Dolphin Cove Dr.
Susan Lukas	<i>Susan Lukas</i>	6629 Dolphin Cove

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Jeanne Redmond		6644 Dolphin Cove Dr.
Michael Hill		6507 Dolphin Cove Dr.
Damann Anderson		1122 Kingfish PL
Rebekah Rice		1114 Kingfish Pl
Kyle Rice		1117 Kingfish PL
Mark Palte		1112 Kingfish PL
Christine Palte		1112 Kingfish PL
Raul Sadre		1108 Kingfish PL
Lily Sadre		1108 Kingfish PL
MARGARITA SEDRE		1108 Kingfish PL
MICHAEL CRAIG		1106 Kingfish PL
Elizabeth Craig		1106 Kingfish PL
Elizabeth Czerwanska		1103 StingRay Court
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Lilio Alvarez		6649 Dolphin Cove Dr.
Jackie Settle		6647 Dolphin Cove Dr.
Tom Settle		" " "
PAT STONE		6643 Dolphin Cove Dr.
Annastasia Casida		6604 Stingray Ct
Eric Casida		" "
XEN WILSON		6624 Dolphin Cove Dr.
Katia TenEyck		6602 Dolphin Cove Dr.
Andrew TenEyck		6602 Dolphin Cove Dr.
Rickell		6507 Dolphin Cove Dr.
Christie Main		6503 Dolphin Cove Dr.
Jeffrey Humberson		1120 Kingfish
Theresa C Anderson		1122 Kingfish Place
Greg Ellett		6510 Dolphin Cove.

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Received February 20, 2023
Development Services

PRINTED NAME

SIGNATURE

ADDRESS

Walt Keaton

Walt Keaton

1116 Kingfish

Christa Grzeu

6512 Dolphin Court

PRINTED NAME

SIGNATURE

ADDRESS

PRINTED NAME

SIGNATURE

ADDRESS

*1000
Dennis*

Tom Lubas ; [Signature]

*6629 P.O. Box Cove Rd
33572*

Lined area for additional text or notes.

Rome, Ashley

From: Hearings
Sent: Tuesday, February 21, 2023 9:34 AM
To: Vazquez, Bianca; Lampkin, Timothy; Rome, Ashley
Subject: FW: Requests & concerns in regard to the minor modification application (PRS) 23-0136
Attachments: Site Plan letter.rtf; Dolphin Cove Drive Request.rtf

From: Ed Maier <egm10@aol.com>
Sent: Monday, February 20, 2023 2:34 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: Fwd: Requests & concerns in regard to the minor modification application (PRS) 23-0136

External email: Use caution when clicking on links, opening attachments or replying to this email.

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Apollo Beach, FL 33572

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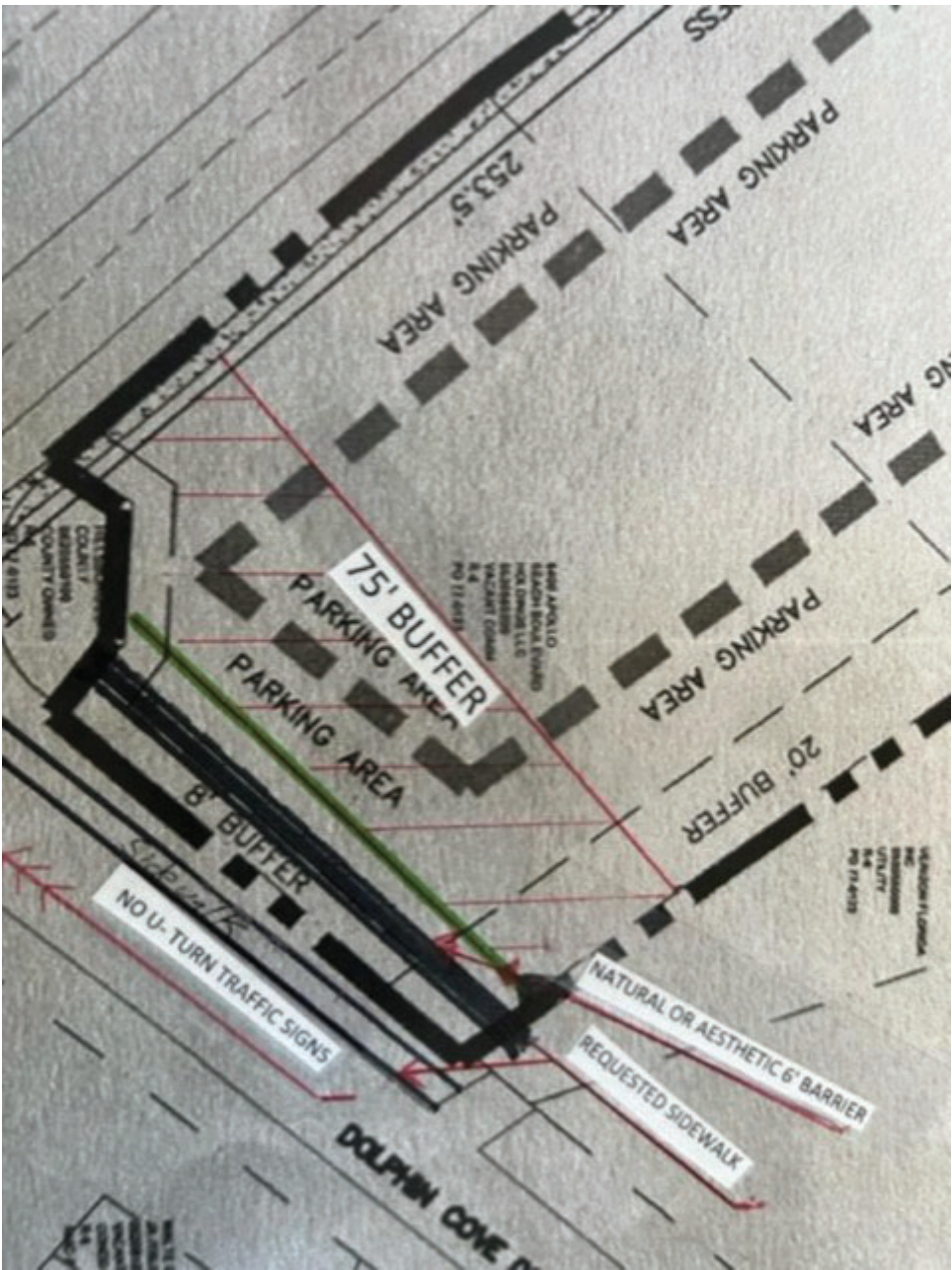
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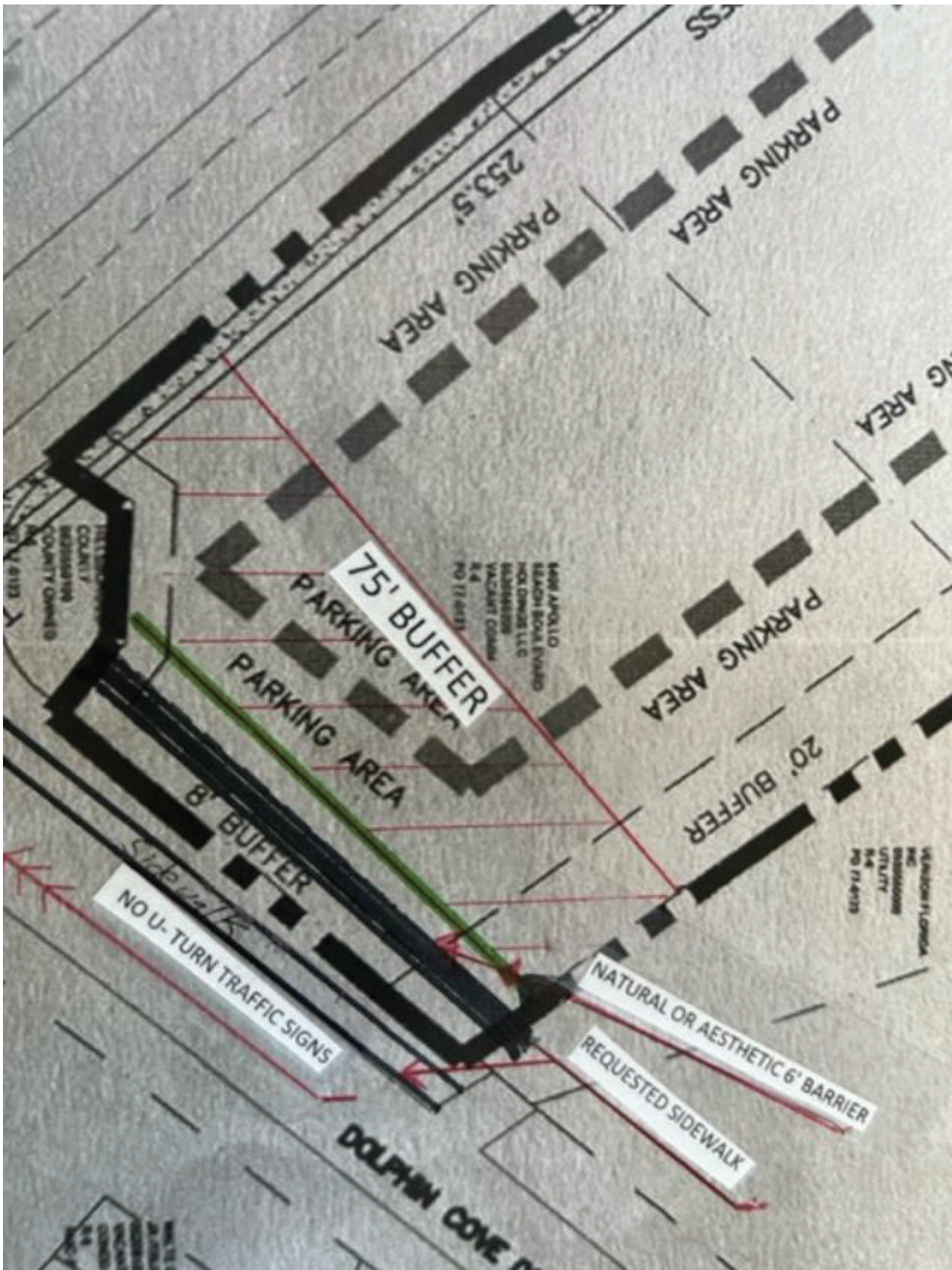
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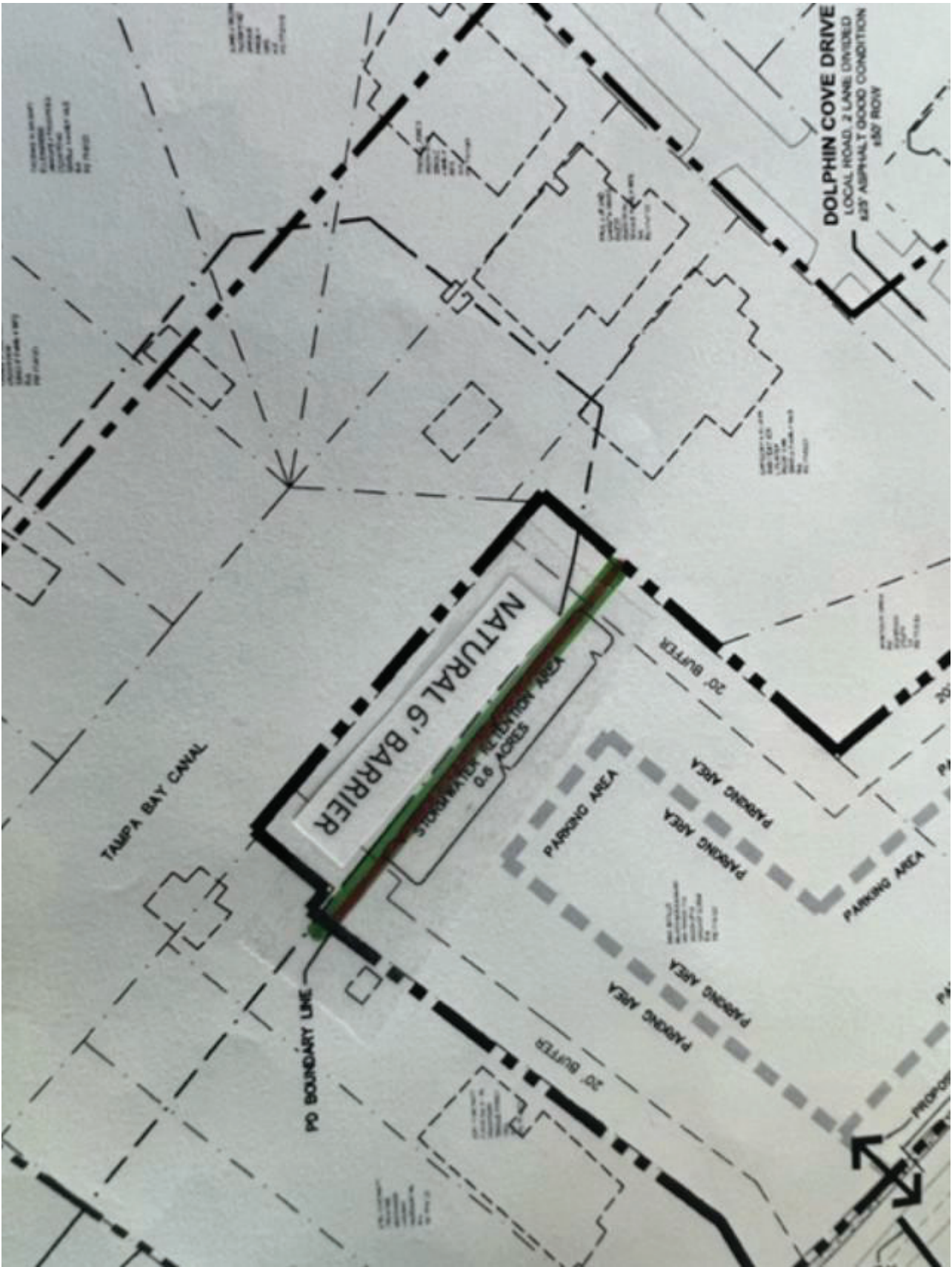
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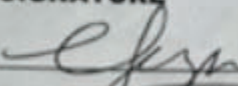

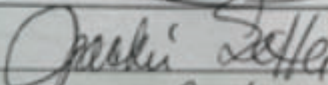
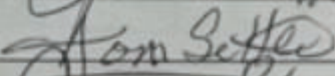
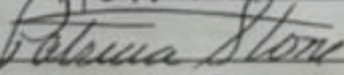
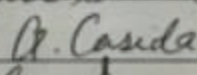
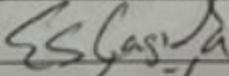
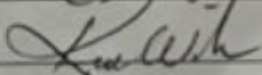
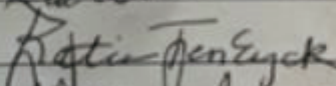
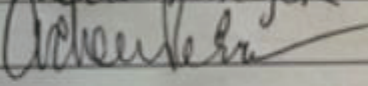
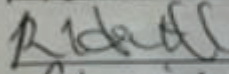
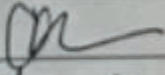
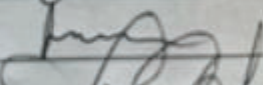
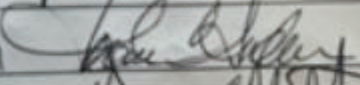
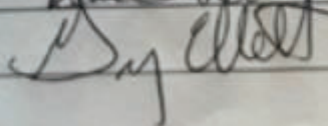
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Jaclyn Russo	<i>Jaclyn Russo</i>	6505 Dolphin Cove Dr
Paul Russo	<i>Paul Russo</i>	6505 Dolphin Cove Dr.
Doreth Benhalima	<i>Doreth Benhalima</i>	6611 Dolphin Cove Dr.
Nordin Benhalima	<i>Nordin Benhalima</i>	6611 Dolphin Cove Dr.
Susan Lukas	<i>Susan Lukas</i>	6629 Dolphin Cove

In the event of county approval of the minor modification application (PRS) 23-0136 all of the undersigned from the Dolphin Cove Drive subdivision are requesting amendments to the proposed site plan and are submitting the following ten(10) modifications and concerns prior to the public hearing on 04/11/2023. This is in reference to Folio 52055.0200 and Folio 52054.0710.

PRINTED NAME	SIGNATURE	ADDRESS
Rob Redmond		6644 Dolphin Cove Dr.
Jeanne Redmond		6644 Dolphin Cove Dr.
Michael Hill		6507 Dolphin Cove Dr.
Damann Anderson		1122 Kingfish PL
Rebekah Rice		1114 Kingfish Pl
Kyle Rice		1114 Kingfish PL
Mark Palte		1112 Kingfish PL
Christine Palte		1112 Kingfish PL
Raf Saad		1108 Kingfish PL.
Lily Sadre		1108 Kingfish Pl.
MARGARITA SODRE		1108 Kingfish PL
MICHAEL CRAIG		1106 KINGFISH PL
Elizabeth Craig		1106 Kingfish PL
Elizabeth Czawadzka		1103 StingRay Court
Jim Janson		6634 Dolphin Cove Dr.

In the event of county approval of the minor modification application (PRS) 23-0136 all of the undersigned from the Dolphin Cove Drive subdivision are requesting amendments to the purposed site plan and are submitting the following ten(10) modifications and concerns prior to the public hearing on 04/11/2023. This is in reference to Folio 52055.0200 and Folio 52054.0710.

PRINTED NAME	SIGNATURE	ADDRESS
Vesenia Alvarez		6649 Dolphin Cove Dr.
Lilia Alvarez		6649 Dolphin Cove Dr.
Jackie Settle		6647 Dolphin Cove Dr.
Tom Settle		" " "
PAT STONE		6643 Dolphin Cove Dr.
Annastasia Casida		6604 Stingray Ct
Eric Casida		" "
XEN WILSON		6674 Dolphin Cove Dr.
Katia TenEyck		6602 Dolphin Cove Dr.
Andrew TenEyck		6602 Dolphin Cove Dr.
Rickell		6507 Dolphin Cove Dr.
Christina Min		6503 Dolphin Cove Dr.
Jeffrey Humberson		1120 Kingfish
Theresa C Anderson		1122 Kingfish Place
Greg Ellett		6510 Dolphin Cove.

...ing amendments to
the plan and are submitting the following ten(10) modifications and concerns prior to
hearing on 04/11/2023. This is in reference to Folio 52055.0200 and Folio 52054.0710.

PRINTED NAME

SIGNATURE

ADDRESS

Walt Keaton

Walt Keaton

1116 Kingfield

Christa Guzzo

6512 Dolphin Court

PRINTED NAME

SIGNATURE

ADDRESS

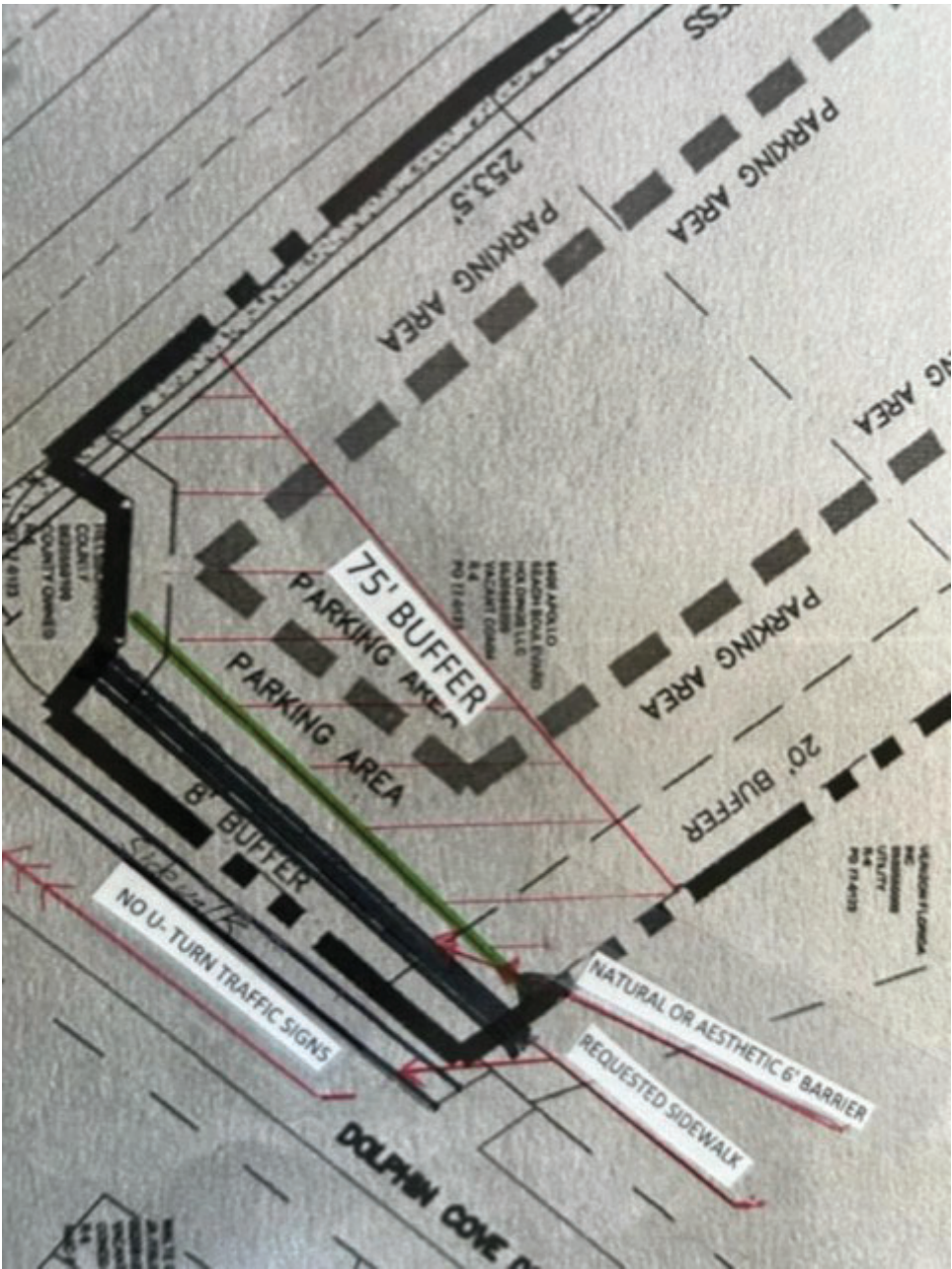
PRINTED NAME

SIGNATURE

ADDRESS

Tom Lubas ; *[Signature]*

*1000
Acad*
6029 Pacific Cove Dr
33572



Dear Planning and Community Staff,

The Dolphin Cove Subdivision would like to submit the following requests and concerns in regard to the minor modification application (PRS) 23-0136 submitted on 02/01/2023 located on the northwest intersection of Apollo Beach Boulevard and Dolphin Cove Drive. Folio 52054.0710 and Folio 52055.0200 Public hearing date 04/11/2023.

This proposal/request is only in the event of county approval and is in no way intended to influence discourse and/or support the project. This is only for the Dolphin Cove residents/community to provide their input in the event of final county approval.

The undersigned does represent the majority of neighborhood concerns as our area is predominantly residential mixed with commercial. It has been strongly emphasized that something does have to be done with the overwhelming traffic parked on the median as long as some logical conditions with the new proposed parking lot are abided by. No one seemed to completely object to the project with the concerns and site plan changes listed below.

We hope that the county and applicant will work with our community.

Thank You,

Ed Maier /Dolphin Cove Subdivision

813-777-6267

egm10@aol.com

In reference to minor modification application (PRS) 23-0136 submitted on 02/01/2023 located on the northwest intersection of Apollo Beach Boulevard and Dolphin Cove Drive. Folio 52054.0710 and Folio 52055.0200 Public hearing date 04/11/2023

In the event of county approval of the (PRS) 23-0136 minor modification application, all of the undersigned and many additional residence from the Dolphin Cove subdivision are requesting amendments to the purposed site plan and are submitting the following ten(10) modifications and concerns prior to the public hearing on 04/11/2023 be addressed on Folio 52055.0200. In addition, we have one change request for Folio section 52054.0710 listed in item 2.

1. On the East side of Folio 52055.0200 located along Dolphin Cove Drive, we request the purposed eight foot(8') setback/buffer be changed to seventy five linear feet(75') from the property line and that no parked vehicles can be placed closer.(See modified site drawing)

2. On the same East side of Folio 52055.0200 we request the applicant place a natural or aesthetic solid barrier, or both(preferred), with a *minimum height of six feet(6') blocking the entire view of the proposed parking area facing Dolphin Cove Drive. This barrier shall start at the Verizon Florida property line North and continue to the property line South along Dolphin Cove Drive ending at the Hillsborough pumping station boundary without gaps. In addition, we request that a natural barrier be added along Folio 52054.0710 North side bordering along the canal and entire proposed storm water retention area with a minimum height of six feet (6'). Vehicle headlights will enter living spaces in several residences at night. (See modified site drawing)

3. We request all the current existing vehicle entrance and access points be closed off to Dolphin Cove Drive no longer allowing any traffic access on or off the residential street from purposed lot.(See photo)

4. No overnight patron parking to be permitted and posted by the applicant.

5. No semi-truck, campers, trailers, boats, or RV storage, without additional approval from the Administrator/County.

6. No dumpsters to be stored on the property unless a structure is built and approved by the County Administrator.

7. Requesting a sidewalk be added on the Dolphin Cove Drive side outboard of the natural/aesthetic barrier by Applicant or Traffic Division, so residents can safely walk to Apollo Beach Boulevard. (See modified site drawing)

8. Requesting all motorcycle parking be prohibited on the East side of the parking lot and be clearly posted.

9. Requesting the county/traffic division install a no U-turn both directions at the intersection of Dolphin Cove and Apollo Beach Boulevard. (Frequent bar/restaurant U-turns are causing hazards of outgoing and incoming Dolphin Cove residential traffic.)

10. Parking lot trash making its way to Dolphin Cove Drive is a concern to many of our residents and it has been requested that some kind of purposed parking lot cleanup plan be submitted by the applicant.

Please note that this in no way reflects our overwhelming positive feelings and support of the local businesses. It has been heavily expressed that the major majority love having the current establishments of Fins and Circles in the area.

The parking lot change requests only reflect our concerns for our residential safety, children at play, disruptions, noise, appearance detracting, bar/restaurant patron misconduct, trash, and property values. We thank everyone for respecting and addressing our concerns.

Rome, Ashley

From: Hearings
Sent: Thursday, April 6, 2023 2:51 PM
To: Rome, Ashley
Subject: FW: PRS 23-0136 AND DRI 23-0335 concerns and final follow up.
Attachments: dol letter.pdf; dol sign.pdf

From: egm10@aol.com <egm10@aol.com>
Sent: Thursday, April 6, 2023 1:55 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>; Lampkin, Timothy <LampkinT@hillsboroughcounty.org>
Cc: Isabelle Albert <ialbert@halff.com>; Greg Ellett <ellett.greg@gmail.com>
Subject: PRS 23-0136 AND DRI 23-0335 concerns and final follow up.

External email: Use caution when clicking on links, opening attachments or replying to this email.

Attn: Hillsborough review board/Community Development Section/ Development Services

Hearing Date: (Continued) 5-09-2023 & 06-13-2023

PRS 23-0136 AND DRI 23-0335 concerns and final follow up submission:

We had a very productive meeting regarding parking lot application PRS 23-0136 & DRI 23-0335 with the applicant and HALFF engineering. We thank the county representatives for establishing this line of communication. Below are the agreements reached with the Dolphin Cove Subdivision. No negative comments or dissatisfaction with the agreements has been noted or mentioned at this time.

We just have a few items directed directly at the county prior to any final zoning or appearance approval.

1) We are having issues with traffic doing U-turns from Apollo Beach Boulevard East bound turning around to go back West bound at Dolphin Cove Drive while searching for parking and are requesting that no U-turn signs be installed and enforced or that a turn only lane, or median opening into the parking lot be installed from Apollo Beach Blvd East bound into the new parking lot, if PRS 23-0136/DRI 23-0335 is approved.

2) If approval is granted, we are asking that the county ensure traffic is **permanently** prohibited to park in the median. Some suggestions are to raise the curbs, install planters, or create a tow zone, with **enforcement**. Traffic parked in the median is causing a hazard as the entire view of oncoming traffic is blocked while pulling out from Dolphin Cove Drive.

3) A sidewalk is to be installed on Dolphin Cove Drive Folio 52055.0200 and it is our understanding that a 10 foot wide sidewalk is required or recommended by the county. We think it would be more aesthetic to maintain a 5 foot wide sidewalk and keep the continuity of the neighborhood as well as some green space and request that you allow the applicant to do so.

Enclosed are the final signature pages and agreement reached with the applicant. We request that the county approve the changes above submitted by the applicant for the Dolphin Cove Subdivision and the few safety requests we have directed at the Hillsborough traffic and county division. We thank everyone involved in making the Dolphin Cove Subdivision residents safer.

Sincerely,
Ed Maier
Dolphin Cove Subdivision
813-777-6267
(ATTACHED FILE)

Attn: Hillsborough review board/Community Development Section/ Development Services

Hearing Date: Continued 5-09-2023 & 06-13-2023

PRS 23-0136 AND DRI 23-0335 concerns and final follow up submission:

We had a very productive meeting regarding parking lot application PRS 23-0136 & DRI 23-0335 with the applicant and HALFF engineering. We thank the county representatives for establishing this line of communication. Below are the agreements reached with the Dolphin Cove Subdivision. No negative comments or dissatisfaction with the agreements has been noted or mentioned at this time.

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- 2) If approval is granted, we are asking that the county ensure traffic is **permanently** prohibited to park in the median. Some suggestions are to raise the curbs, install planters, or create a tow zone, with **enforcement**. Traffic parked in the median is causing a hazard as the entire view of oncoming traffic is blocked while pulling out from Dolphin Cove Drive.
- 3) A sidewalk is to be installed on Dolphin Cove Drive Folio 52055.0200 and it is our understanding that a 10 foot wide sidewalk is required or recommended by the county. We think it would be more aesthetic to maintain a 5 foot wide sidewalk and keep the continuity of the neighborhood as well as some green space and request that you allow the applicant to do so.

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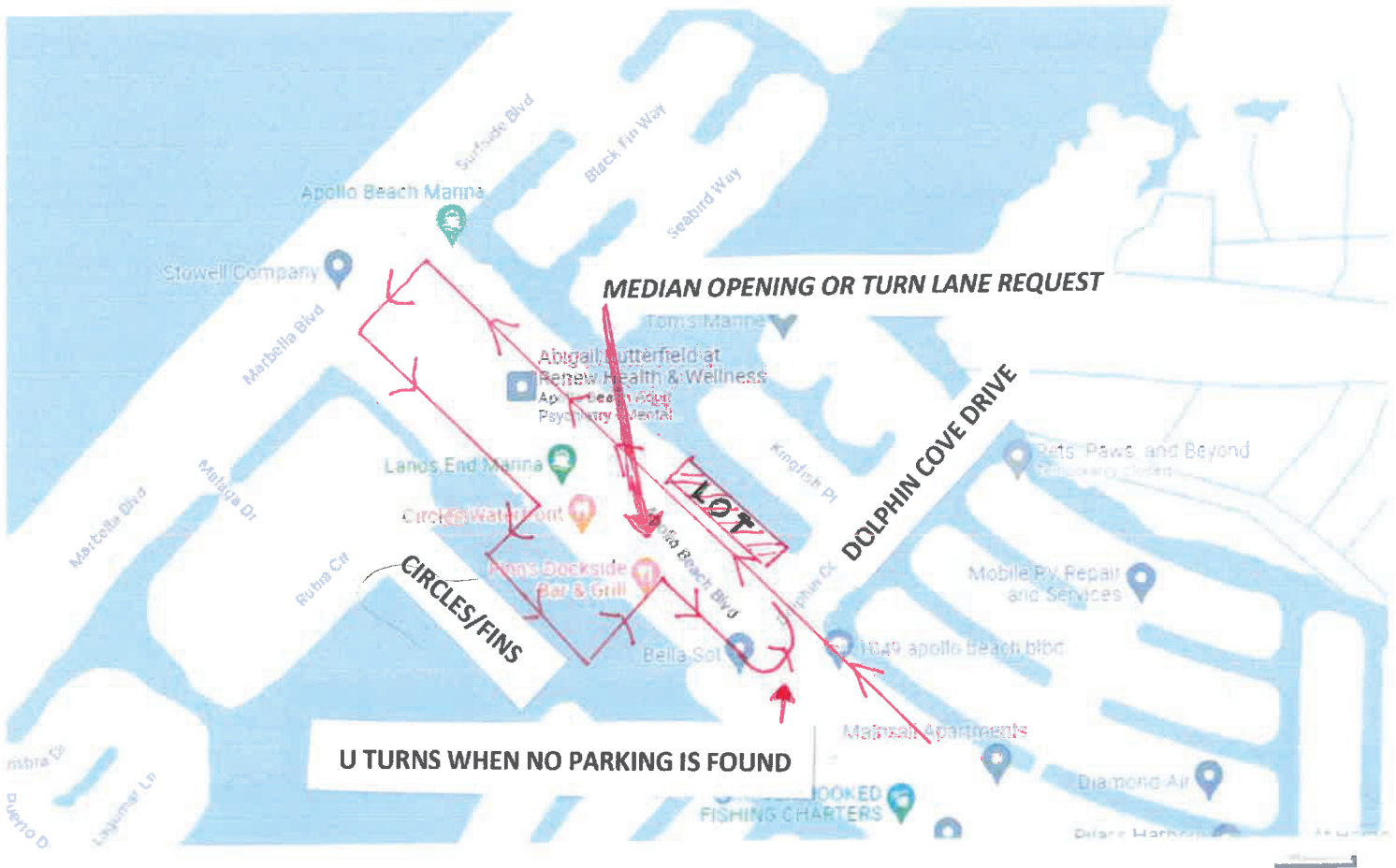
Sincerely,

Ed Maier 

Dolphin Cove Subdivision

813-777-6267

Google Maps Typical Dolphin Cove U-Turn problem.



Above is a typical U-turn route made by the average customer. This has been a compounding problem. We request a NO U-Turn be installed *East bound only* on Apollo Beach Blvd. This still allows residents to turn into their homes.

(Agreement)

1. On the East side of Folio 52055.0200 located along Dolphin Cove Drive, we request the purposed eight foot(8') setback/buffer be changed to seventy five linear feet(75') from the property line and that no parked vehicles can be placed closer.(See modified site drawing)

We agreed to maintain the 8' buffer with a 6' fence with %100 opaque vegetation planted in front of the fence (as shown below).

2. On the same East side of Folio 52055.0200 we request the applicant place a natural or aesthetic solid barrier, or both(preferred), with a *minimum height of six feet(6') blocking the entire view of the proposed parking area facing Dolphin Cove Drive. This barrier shall start at the Verizon Florida property line North and continue to the property line South along Dolphin Cove Drive ending at the Hillsborough pumping station boundary without gaps. In addition, we request that a natural barrier be added along Folio 52054.0710 North side bordering along the canal and entire proposed storm water retention area with a minimum height of six feet (6'). Vehicle headlights will enter living spaces in several residences at night. (See modified site drawing)

We agreed to install a 4' fence with %100 opaque vegetation planted in front of the fence (as shown below).

3. We request all the current existing vehicle entrance and access points be closed off to Dolphin Cove Drive no longer allowing any traffic access on or off the residential street from purposed lot.(See photo)

Access will only be on Apollo Beach Boulevard as shown on the PD site plan.

4. No overnight patron parking to be permitted and posted by the applicant.

Signs will be posted by the applicant.

5. No semi-truck, campers, trailers, boats, or RV storage, without additional approval from the Administrator/County.

These uses are not permitted under the current proposal. The applicant has no intensions of having these uses.

6. No dumpsters to be stored on the property unless a structure is built and approved by the County Administrator.

Agreed.

7. Requesting a sidewalk be added on the Dolphin Cove Drive side outboard of the natural/aesthetic barrier by Applicant or Traffic Division, so residents can safely walk to Apollo Beach Boulevard. (See modified site drawing)

A sidewalk will be installed along Dolphin Cove Drive

8. Requesting all motorcycle parking be prohibited on the East side of the parking lot and be clearly posted.

Signs will be posted by the applicant.

9. Requesting the county/traffic division install a no U-turn both directions at the intersection of Dolphin Cove and Apollo Beach Boulevard. (Frequent bar/restaurant U-turns are causing hazards of outgoing and incoming Dolphin Cove residential traffic.)

Mr. Ed Maier will be contacting the County. (Our Request is above)

10. Parking lot trash making its way to Dolphin Cove Drive is a concern to many of our residents and it has been requested that some kind of purposed parking lot cleanup plan be submitted by the applicant.

The applicant currently has a clean-up plan twice a week and will be implementing this plan for this site.

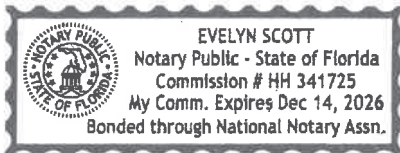
To whom it may concern,

I Edward G Maier swear that all the Dolphin Cove Subdivision signatures for site plan requested changes to (PRS) 23-0136 and DRI 23-0335 are from the Dolphin Cove Subdivision residents. I certify that each signature is from the individuals, spouses, or children over 18, with their consent or approval. I can provide contact information for each upon request or for verification.

Edward G Maier

Edward G Maier

Dolphin Cove Drive Subdivision



State of Florida
COUNTY OF HILLSBOROUGH

the foregoing instrument was acknowledged
before me this 6 day of April 2023
by Edward Maier

Personally Known _____

OR Produced Identification

Type of Identification FL, DL

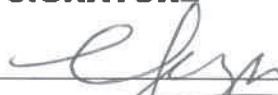


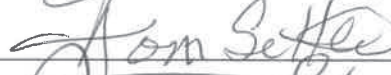





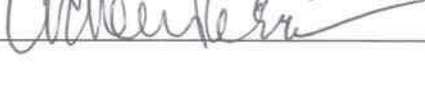




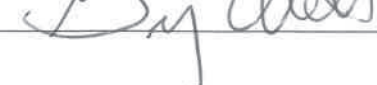
Evelyn Scott

Signature of Notary Public







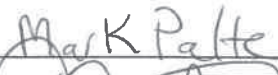



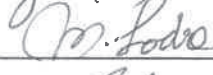

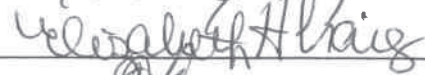


In the event of county approval of the minor modification application (PRS) 23-0136 all of the undersigned from the Dolphin Cove Drive subdivision are requesting amendments to the proposed site plan and are submitting the following ten(10) modifications and concerns prior to the public hearing on 04/11/2023. This is in reference to Folio 52055.0200 and Folio 52054.0710.

PRINTED NAME	SIGNATURE	ADDRESS
Edward Maier	<i>Ed Maier</i>	6503 Dolphin Cove Dr.
Weudell Thomas	<i>WJ Thomas</i>	6515 Dolphins Cove Dr.
JAMES O. FRIEL	<i>James O. Friel</i>	1103 KINGFISH PL
<i>Heather Friel</i>	<i>Heather Friel</i>	1103 Kingfish Place
Randy Kahn	<i>Randy Kahn</i>	6601 Dolphin Cove Dr.
JUDITH NOLASCO	<i>Judith Nolasco</i>	6645 Dolphin Cove Dr.
FERNANDO NOLASCO	<i>Fernando Nolasco</i>	6645 DOLPHIN COVE DR
KAREN M BENNETT	<i>Karen M Bennett</i>	1117 Kingfish Pl.
SUSAN MASON	<i>Susan Mason</i>	6631 Dolphin Cove Dr
RANDY MASON	<i>Randy Mason</i>	6631 Dolphin Cove Dr
Jaclyn Russo	<i>Jaclyn Russo</i>	6505 Dolphin Cove Dr
Paul Russo	<i>Paul Russo</i>	6505 Dolphin Cove Dr.
Dareth Benhalima	<i>Dareth Benhalima</i>	4611 Dolphin Cove Dr.
Nordin Dehalima	<i>Nordin Dehalima</i>	4611 Dplhn Cove Dr.
Susan Lukas	<i>Susan Lukas</i>	6629 Dolphin Cove

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PRINTED NAME	SIGNATURE	ADDRESS
Vesenia Alvarez		6649 Dolphin Cove Dr.
Lilio Alvarez		6649 Dolphin Cove Dr.
Jackie Settle		6647 Dolphin Cove Dr.
Tom Settle		" " "
PAT STONE		6643 Dolphin Cove Dr.
Annastasia Casida		6604 Stingray Ct
Eric Casida		" "
KEN WILSON		6624 Dolphin Cove Dr.
Katia TenEyck		6602 Dolphin Cove Dr.
Andrew TenEyck		6602 Dolphin Cove Dr.
R. DeAl		6507 Dolphin Cove Dr.
Christine Main		6803 Dolphin Cove Dr.
Jeffrey Humberson		1120 Kingfish
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Jeanne Redmond		6644 Dolphin Cove Dr.
Michael Hill		6507 Dolphin Cove Dr.
Damann Anderson		1122 Kingfish PL
Rebekah Rice		1114 Kingfish Pl
Kyle Rice		1114 Kingfish PL
Mark Palte		1112 Kingfish PL
Christine Palte		1112 Kingfish PL
Raul Sodre		1108 Kingfish PL
Lily Sodre		1108 Kingfish Pl.
MARGARITA SODRE		1108 Kingfish PL
MICHAEL CRAIG		1106 KINGFISH PL
Elizabeth Craig		1106 Kingfish PL
Elizabeth Czawadec		6603 StingRay Court
Jim Jansen		6634 Dolphin Cove Dr

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PRINTED NAME	SIGNATURE	ADDRESS
MAUREEN BIEBRICH	M. Biebrich	1121 Kingfisher Place
Gus BIEBRICH	G. Biebrich	1121 Kingfisher Place
John McDaniel	[Signature]	6516 Dolphin Cove DR. AB
Emma Vargas	Emma J. Vargas	6513 Dolphin Cove Dr.
Sam Hohenknecht	[Signature]	6509 Dolphin Cove Dr.
R. J. Oswald	R. J. Oswald	6627 Dolphin Cove Dr.
Sharon Oswald	[Signature]	6627 Dolphin Cove Dr.
Hailey Bethel	[Signature]	6610 Dolphin Cove
Bennett Bethel	[Signature]	6610 Dolphin Cove
Bill Woerner	[Signature]	6625 Dolphin Cove
Zina Venneberg	[Signature]	6625 Dolphin Cove Dr.
DUSAN JOVANOVIĆ	[Signature]	6632 Dolphin Cove Dr.
Gordana Jovanovic	GORDANA JOVANOVIĆ	[Signature]
JOHN RWALSBY	[Signature]	6602 STINEBAUGH CT
JOHN ARCADI	[Signature]	6511 DOLPHIN COVE DR.

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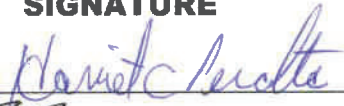

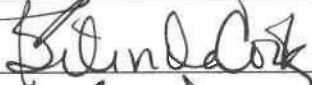

PRINTED NAME

SIGNATURE

ADDRESS

Rob Redmond		6644 Dolphin Cove Dr.
Jeanne Redmond		6644 Dolphin Cove Dr.

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PRINTED NAME	SIGNATURE	ADDRESS
Harriet Keratte		1123 Kingfish Pl A/B
TRACIA JONES		6514 DOLPHIN COVE DR Apollo Beach 33572
Berlin da Cook		6609 Dolphin Cove Dr Beach FL 33512
Lue Cook		6609 Dolphin Cove Dr. Beach FL 33572

PRINTED NAME

SIGNATURE

ADDRESS

NP & NB
BOSW?

Tom Lubas



6029 Pacific Cove DR
33572

Series of horizontal lines for additional entries.

²³
In the event of county approval of the minor modification application (PRS) ~~23~~-0136 all of the undersigned from the Dolphin Cove Drive subdivision are requesting amendments to the proposed site plan and are submitting the following ten(10) modifications and concerns prior to the public hearing on 04/11/2023. This is in reference to Folio 52055.0200 and Folio 52054.0710.

PRINTED NAME

SIGNATURE

ADDRESS

Walt Keaton



1116 King Hill

Christa Guzzo

6512 Dolphin Court.

PRINTED NAME

SIGNATURE

ADDRESS

From: [Lampkin, Timothy](#)
To: [Bill Armstrong](#); [mart.hank](#)
Cc: [Ratliff, James](#)
Subject: PRS 23-0136 Planned Development 77-0123
Date: Thursday, May 11, 2023 10:03:00 AM
Attachments: [image001.png](#)
[image002.png](#)

Good morning,

Thanks for reaching out. Presently PRS 23-0136 is scheduled for the June 13 BoCC meeting. The best course is probably to reach out to the applicant representative, since you've already had a neighborhood meeting with them and have an ongoing dialogue. Additionally, the applicant usually checks the Party of Record emails, and when you send concerns to hearings@hillsboroughcounty.org it's usually uploaded shortly thereafter.

Additionally, transportation staff will reach out to the applicant regarding issues related to the roadways and access management. However, the below items may require additional review.

Tim Lampkin, AICP
Principal Planner
Community Development Section
Development Services Department

Mobile: (813) 564-4673
E: LampkinT@hillsboroughcounty.org
W: HCFLGov.net

Hillsborough County
601 E. Kennedy Blvd., Tampa, FL 33602

[Facebook](#) | [Twitter](#) | [YouTube](#) | [LinkedIn](#) | [HCFL Stay Safe](#)



Please note: All correspondence to or from this office is subject to Florida's Public Records law.

From: Bill Armstrong <armstrong610@verizon.net>

Sent: Monday, May 8, 2023 2:40 PM

To: Lampkin, Timothy <LampkinT@hillsboroughcounty.org>; armstrong610@verizon.net

Cc: mart hank <mart_hank@yahoo.com>

Subject: RE: Proposed Modification to Planned Development 77-0123

External email: Use caution when clicking on links, opening attachments or replying to this email.

Tim, can you give Hank and I an update on the status of the process of this project and tell us if there is anything else the Bellasol HOA or residents can do to influence this project with respect to: 1) the location of the proposed crosswalk; and 2) the proposed 10' wide multiuse pathway?

FYI - I am out of the country and am not able to receive calls but I can access email daily. I will return on about May 16th.

Thanks,

Bill

Bill Armstrong
Bellasol Resident
1042 Bellasol Way, Unit 401
Apollo Beach, FL 33572
813 503-3499 Mobile Phone

----- Original message -----

From: mart hank <mart_hank@yahoo.com>

Date: 5/3/23 17:33 (GMT+02:00)

To: "Hearings@HillsboroughCounty.org" <hearings@hillsboroughcounty.org>, "LampkinT@hillsboroughcounty.org" <lampkint@hillsboroughcounty.org>

Cc: "Armstrong610@verizon.net" <armstrong610@verizon.net>, Hank Mart <mart_hank@yahoo.com>, "Tessa Decarbo" <tessadecarbo80@yahoo.com>, "Fred and Wendi Verdia" <longshoremanfred@aol.com>, Rick Grewe <fjgrag@gmail.com>, Casey Zega <czega@cfirstam.com>, Christie Trimmer <ctrimmer@cfirstam.com>, David Krug <dkrug@uniquepropertyservices.com>

Subject: Proposed Modification to Planned Development 77-0123

References:

- 1) Proposed Modification to Planned Development 77-0123
- 2) Hillsborough County *Personal Appearance Letter of Notice* - Application Number: 23-0136
- 3) HALFF Engineering Drawing: Apollo Beach Circles Restaurant Off-site Parking

As the President of the Bellasol Waterfront Villas Condominium Association, I am submitting the following requests to modify/change the proposed project as follows:

Request 1: Move the proposed Apollo Beach Boulevard crosswalk to the west; away from the Bellasol northwest vehicle gate and closer to Finn's/Circles Restaurants.

Request 2: Install a regular 5' wide sidewalk where none exists in front of the Circles restaurant rather than installing a 10' Multiuse pathway along Apollo Beach Boulevard as depicted on the attached excerpt of the HALFF drawing.

I have attached photographs/documents to help clarify our concerns and requests.

Background Information - Bellasol Condominiums. Bellasol is a condominium complex constructed in 2006/2007 and now has fifty-four (54) condominium units in six individual buildings. There are nine (9) condominiums in each of the four-story high buildings. Bellasol has extensive and attractive landscaping on the condominium complex frontage along Apollo Beach Boulevard. There are three separate access gates providing entry and egress to the complex from/to the one-way eastbound lanes of Apollo Beach Boulevard.

Our rationale for requesting these changes to Planned Development 77-0123 are:

Rational for Request 1 above - Move the proposed Apollo Beach Boulevard crosswalk to the west; away from the Bellasol northwest entrance gate and closer to Circles as we believe the proposed location will create an unnecessary safety hazard to people using the crosswalk and will add to the challenges for drivers entering/exiting our northwest gate on that well-traveled roadway.

1. The Bellasol northwest gate is used routinely by large solid waste removal trucks, landscaping trucks, maintenance trucks, moving vans, and other similar vehicles. In the future, that gate may be used on a routine basis by Bellasol residents and guests departing/entering the complex.

2. The currently proposed crosswalk location will also expose pedestrians using the proposed crosswalk to vehicle traffic exiting three (3) large capacity commercial parking lots: 1) Circles Restaurant on-site parking lot; 2) Finn's Bar & Grill on-site parking lot; and 3) the proposed Circles off-site parking lot. Additionally, Finn's may plan for off-site parking in the now vacant land between the west and eastbound lanes of Apollo Beach Boulevard adjacent to Alpha's Restaurant. The current planned location of the crosswalk will put patrons using that crosswalk, in the path of most of the vehicles leaving both Circles and Finn's and their combined three (3) large capacity commercial parking lots.

Rationale for Request 2 - Do not install a 10' wide multiuse pathway along Apollo Beach boulevard as depicted on the attached excerpt of the HALFF drawing and instead, install a regular 5' wide sidewalk where none exist in front of Circles restaurant.

1. Installing a 10' wide cement sidewalk on a small 200-yard section of the 2.5-mile-long Apollo Beach Boulevard that now has regular 5' wide sidewalks on most of that roadway will stick out like a sore thumb and serve little public purpose for such a small section of the main road in Apollo Beach.

2. A 10' wide sidewalk in front of the Bellasol complex will adversely affect the appearance and aesthetics of the Bellasol frontage along the Boulevard and would be an aesthetic mismatch to the current sidewalk that is shaped to balance and enhance the aesthetics of the extensive landscaping Bellasol owners have maintained for over ten (10) years. (Note: there is a small section of that frontage that does not have a sidewalk.)

Thank you for your consideration of our request to change the proposed modification to Planned Development 77-0123.</p></div>