

PD Modification Application: PRS 25-0831

Zoning Hearing Master Date: NA

BOCC Land Use Meeting Date: August 12, 2025

**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Apollo Beach Property, LLC

FLU Category: R-6 (Residential - 6)

Service Area: Urban

Site Acreage: 49

Community Plan Area: Apollo Beach

Overlay: None

**Introduction Summary**

The applicant is seeking to modify a 49-acre portion of an existing Planned Development, PD 77-0123 as most recently modified by MM 24-0677. The applicant is requesting a modification to reconfigure the general development plan associated with MM 24-0677.

Existing Approvals	Proposed Modifications
Up to 130 single-family, detached dwellings within Pockets 70A, 70B, 72, and 105	Reconfigure undisturbed areas from two smaller areas to one larger area and add an additional undisturbed area in the NE portion of the site.
	Reconfigure internal roadway circulation.
	Identify two existing natural water bodies with wetland impacts due to future development.

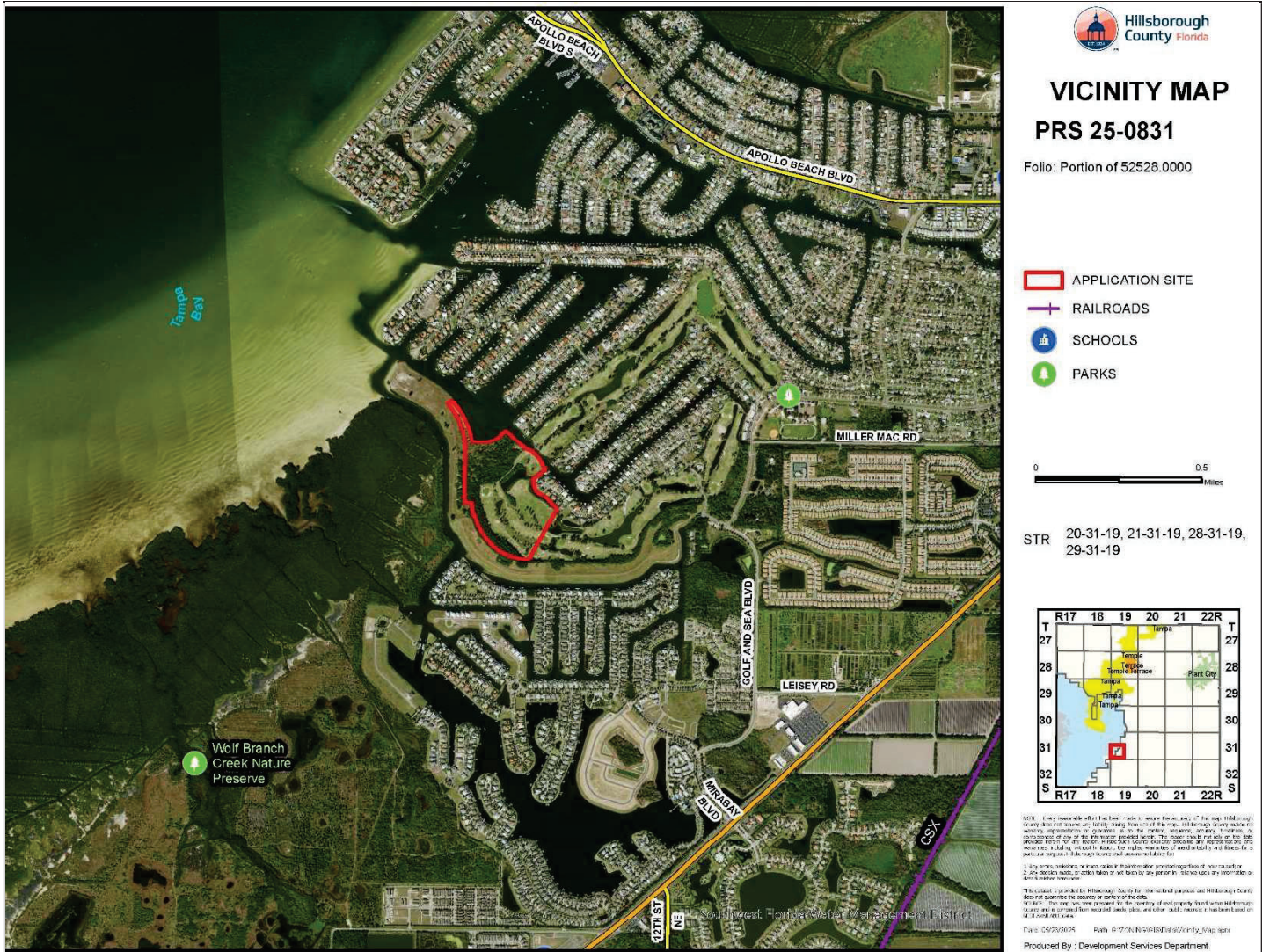
Additional Information

PD Variations	None
Waivers to the Land Development Code	None

Planning Commission Recommendation N/A	Development Services Recommendation Approvable, Subject to Conditions.
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2.0 LAND USE MAP SET AND SUMMARY DATA

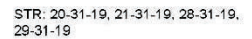
2.1 Vicinity Map



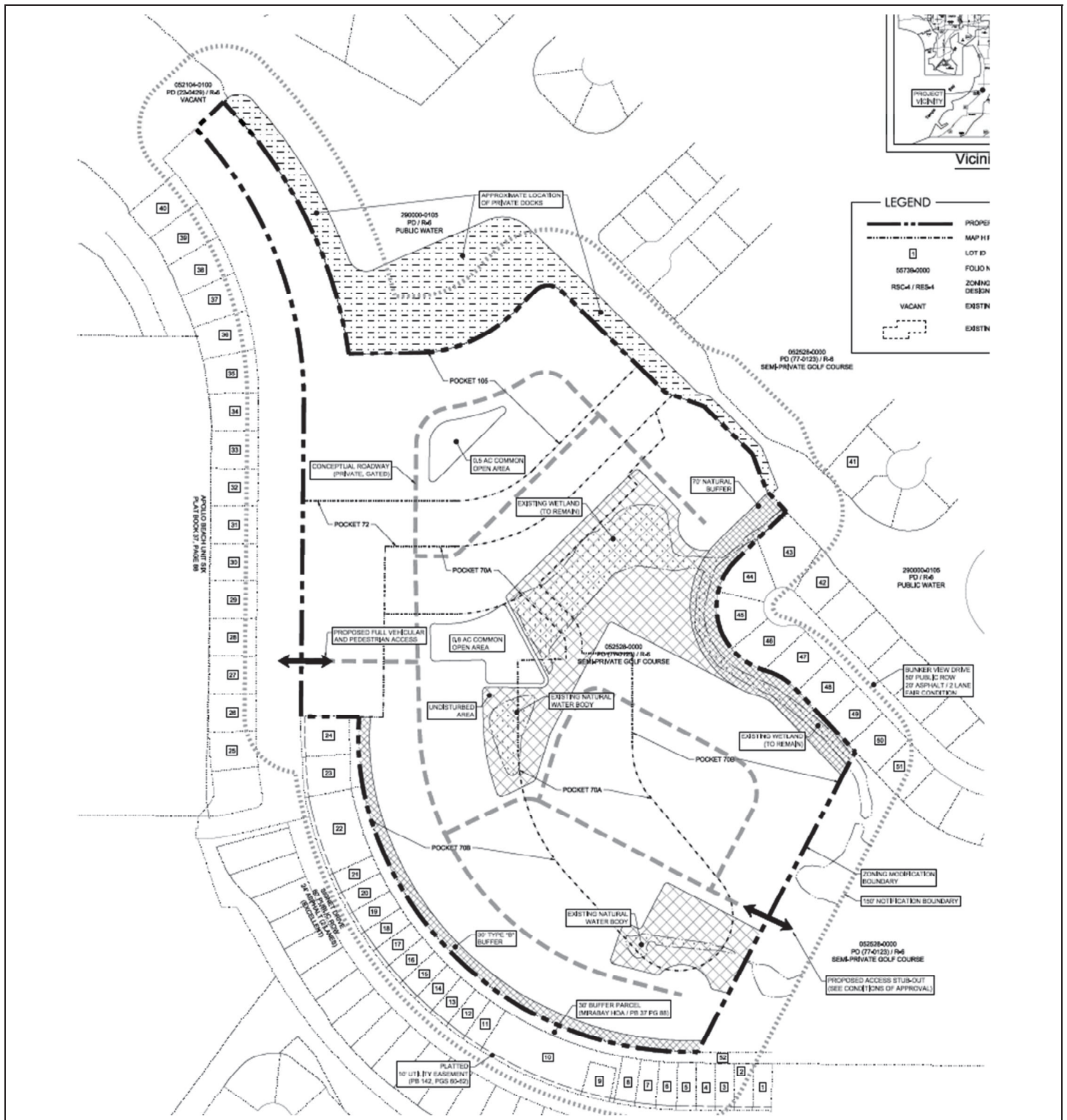
Context of Surrounding Area:

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

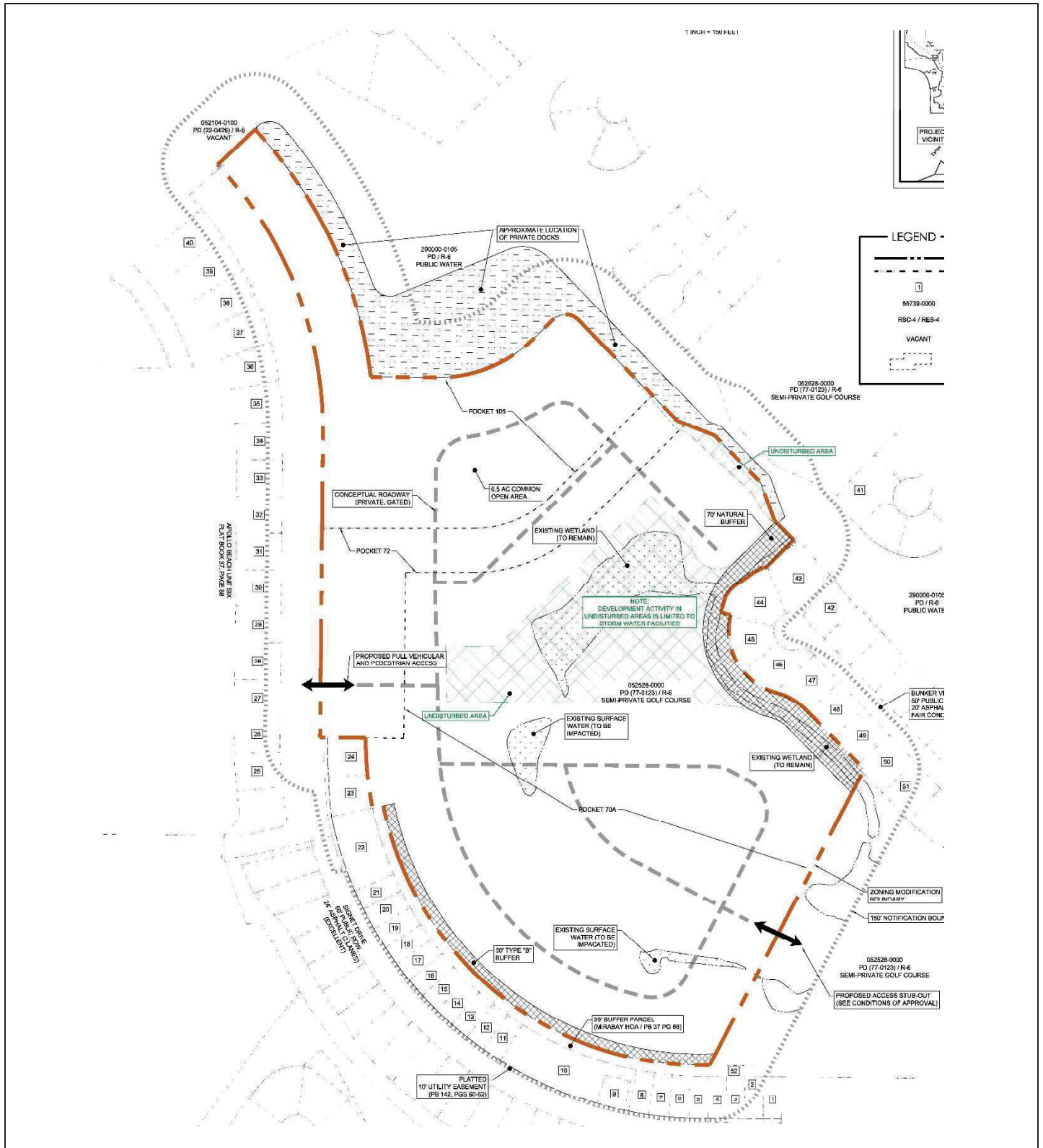
2.2 Immediate Area Map

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



2.3 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.2 for full site plan)



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3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9 OF STAFF REPORT)**Adjoining Roadways (check if applicable)**

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

Project Trip Generation ☐ Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	1,285	95	127
Proposed	1,285	95	127
Difference (+/-)	0	0	0

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

Connectivity and Cross Access ☐ Not applicable for this request

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

Design Exception/Administrative Variance ☒ Not applicable for this request

Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

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4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Environmental Services	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Natural Resources	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Check if Applicable: <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input checked="" type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____				
Public Facilities	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
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 type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
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	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Impact/Mobility Fees:				
Comprehensive Plan	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

Staff finds that the proposed modifications will have minimal impact on the immediate vicinity. As such, staff finds the proposed development compatible with the existing zoning and development pattern in the area.

5.2 Recommendation

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

6.0 PROPOSED CONDITIONS

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

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted ~~October 24, 2024~~ June 18, 2025.

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: 70 ft.
- Front, side and rear yard setbacks: 50 ft.
- Setback between buildings: 10 ft.
- 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~~ The following conditions shall apply to MM-24-0677 PRS 25-0831:

8.1 The remaining portion of Pocket 70B is approved for golf course use, only.

8.2 The area subject to ~~MM-24-0677~~ PRS 25-0831, as depicted on the general development plan, shall be permitted for a total of 130 lots. Development standards for Pockets 70A, 72, and 105 shall be as follows:

Single-Family, Detached:

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

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

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

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

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

8.7 Pocket 101, is approved for 223 single-family attached/detached residential units only.

9. The landscape buffering and screening shall be in accordance with the requirements of Part 6.06.00 of the Land Development Code, unless depicted on the general site plan or specified otherwise.
- 9.1 A 30' wide buffer with type B screening along the southwest portion of the site as depicted on the general site plan is required.
- 9.2 A 70' wide natural buffer along the eastern portion of the site as depicted on the general site plan is required.
- 9.3 Development activities within areas labeled "Undisturbed Area" is limited to storm water facilities.
- 9.4 The areas designated as "Undisturbed Area" and buffers shall be platted as separate tracts and maintained by the HOA.
10. 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.
- ~~10.11.~~ 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.
- ~~11.12.~~ The subject property may contain wetland/OSW areas, which have not been delineated. Knowledge of the actual extent of the wetland and OSW are necessary in order to verify the avoidance of wetland impacts pursuant to Chapter 1-11. Prior to the issuance of any building or land alteration permits or other development, the wetlands/OSWs must be field delineated in their entirety by EPC staff or Southwest Florida Water Management District staff (SWFWMD) and the wetland line surveyed. Once delineated, surveys must be submitted for review and formal approval by EPC staff. Prior to the issuance of any building or land alteration permits or other development, the approved wetland/other surface water (OSW) line must be incorporated into the site plan. The wetland/OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
13. 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.
- ~~12.14.~~ Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the condition of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas.
- ~~13.15.~~ Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
- ~~14.16.~~ The construction and location of any proposed environmental impacts are not approved by this correspondence but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.

~~15.17.~~ If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

~~16.18.~~ The proposed access stub-out shall be provided to meet the intent of LDC, Sec.6.02.01 subdivision access standards.

~~17.19.~~ Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along project boundaries.

~~18.20.~~ Construction access shall be limited to those locations shown on the PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.

~~19.21.~~ Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.

(End of ~~MM 24-0677~~ PRS 25-0831 Conditions)

~~20.22.~~ 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.

~~21.23.~~ 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'

~~22.24.~~ 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).

~~23.25.~~ The maximum height within Pocket 58 shall be 60 feet, but limited to four stories with the first floor serving as parking facilities.

~~24.26.~~ 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.

~~24.126.1~~ 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.

~~24.226.2~~ 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.

~~24.326.3~~ 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).

~~24.426.4~~ 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.

~~24.526.5~~ 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.

~~25.27.~~ For the area related to PRS 23-0136, two development options shall be permitted:

~~25.127.1~~ 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.

~~25.227.2~~ 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:

~~25.2.127.2.1~~ 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.

~~25.2.227.2.2~~ 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.

~~25.2.327.2.3~~ 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.

~~25.2.4~~27.2.4 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.

~~25.2.5~~27.2.5 In addition to the sidewalks and other pedestrian improvements mentioned herein, the developer shall construct a pedestrian crossing of Apollo Beach Blvd. The location of the crossing is generally depicted on the site plan. The final location of such crossing will be subject to review and approval by Hillsborough County Public Works. The developer shall conduct all plans, studies or analyses required by Public Works in support of its review. During the site/construction plan review process, Public Works will determine the of the crossing and whether any traffic control devices, signage or other appurtenances which may be needed to support construction and operation of the crosswalk. The developer (at it sole expense) will be required to install all such features required by Public Works and enter into any maintenance agreements for improvements which Public Works (in its sole discretion) determines must be privately maintained (if any).

~~25.2.6~~27.2.6 Prior to or concurrent with the initial increment of development, the developer will be required to construct the following sidewalks:

~~25.2.6.1~~27.2.6.1 Minimum 5-foot-wide concrete sidewalks on the south side of Apollo Beach Blvd. where necessary to ensure that any gaps between the crosswalk to be constructed in accordance with condition 14.2.4 and the easternmost boundary of folio 52066.2000 are filled in (including across the gated driveway serving folio 52091.5655); and,

~~25.2.6.2~~27.2.6.2 A minimum 5-foot-wide sidewalk along the entirety of the project's Dolphin Cove Dr. frontage, as well as the frontage of adjacent folio 52055.0100 (i.e. the County lift station parcel).

~~25.2.7~~27.2.7 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.

~~25.2.8~~27.2.8 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.

~~25.2.9~~27.2.9 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).

~~25.2.10~~27.2.10 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.

~~26.28.~~ Subject to FDOT and Hillsborough County approval, the access points shall be as shown on the approved General Site Plan.

~~27.29.~~ A 39-acre site shall be reserved within the southwest corner of pocket # 8 for a high school or other school facility.

~~28.30.~~ 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.

~~29.31.~~ Public water and wastewater service shall be utilized. The developer shall pay all costs for service delivery.

~~30.32.~~ Approval of this application does not ensure that water will be available at the time when the applicant seeks approval to actually develop.

~~31.33.~~ 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.

~~32.34.~~ 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.

~~33.35.~~ Development of the project shall comply with all applicable regulations of the Hillsborough County Environmental Protection Commission.

~~34.36.~~ 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.

~~35.~~ Within 90 days of approval of PRS 23 0136 by the Hillsborough County Board of County Commissioners, the applicant shall submit to the Development Services Department a revised General Development Plan for certification which conforms the notes and graphic of the plan to the conditions outlined above and the Land Development Code (LDC). Subsequent to certification of the plan, if it is determined the certified plan does not accurately reflect the conditions of approval or requirements of the LDC, said plan will be deemed invalid and certification of the revised plan will be required.

~~36.37.~~ In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

Zoning Administrator Sign Off:

J. Brian Grady

APPLICATION NUMBER: PRS 25-0831

ZHM HEARING DATE: NA

BOCC LUM MEETING DATE: August 12, 2025

Case Reviewer: Sam Ball

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

Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are being waived or otherwise approved. The project will be required to comply with the Site Development Plan Review approval process in addition to obtain all necessary

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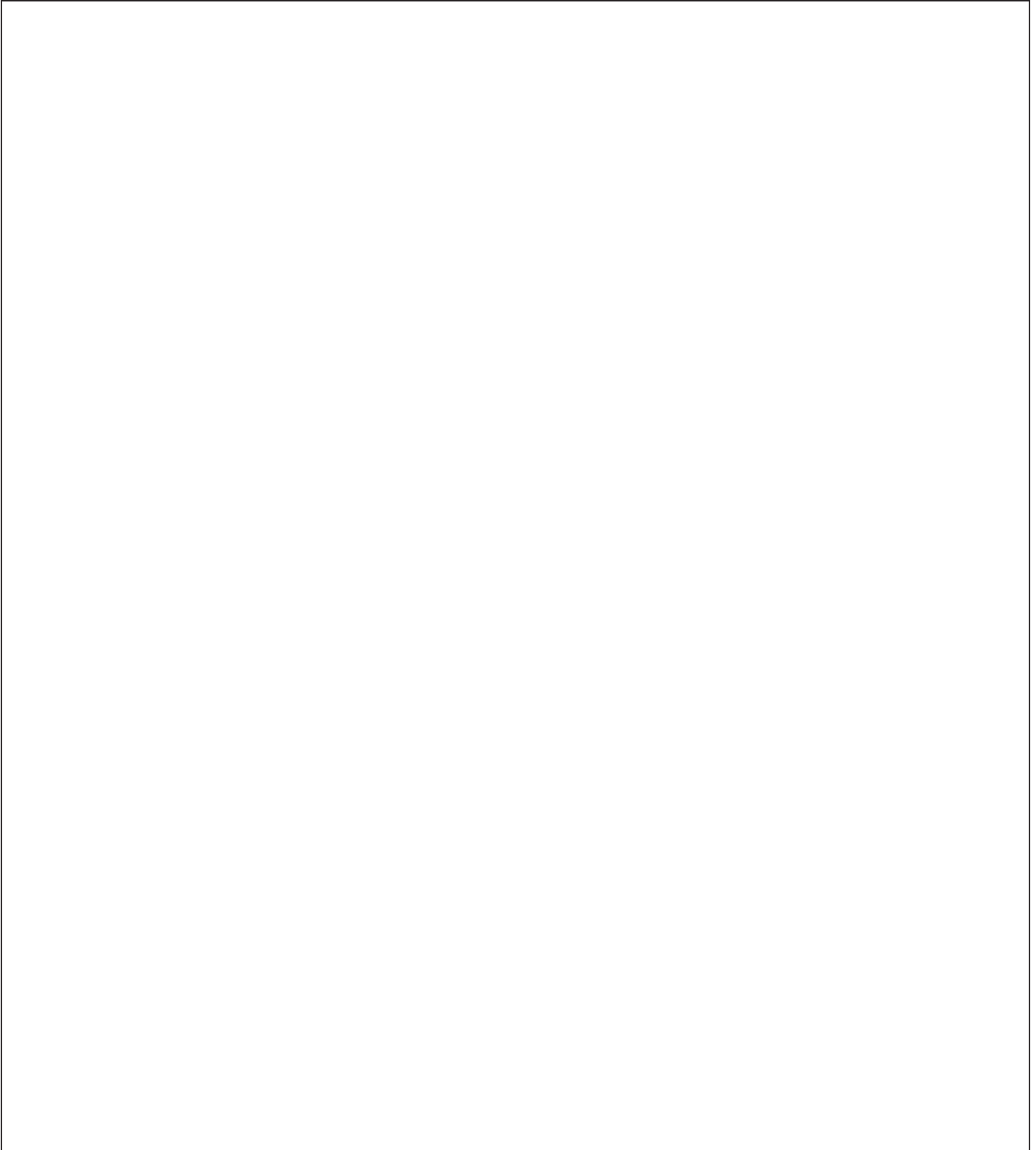
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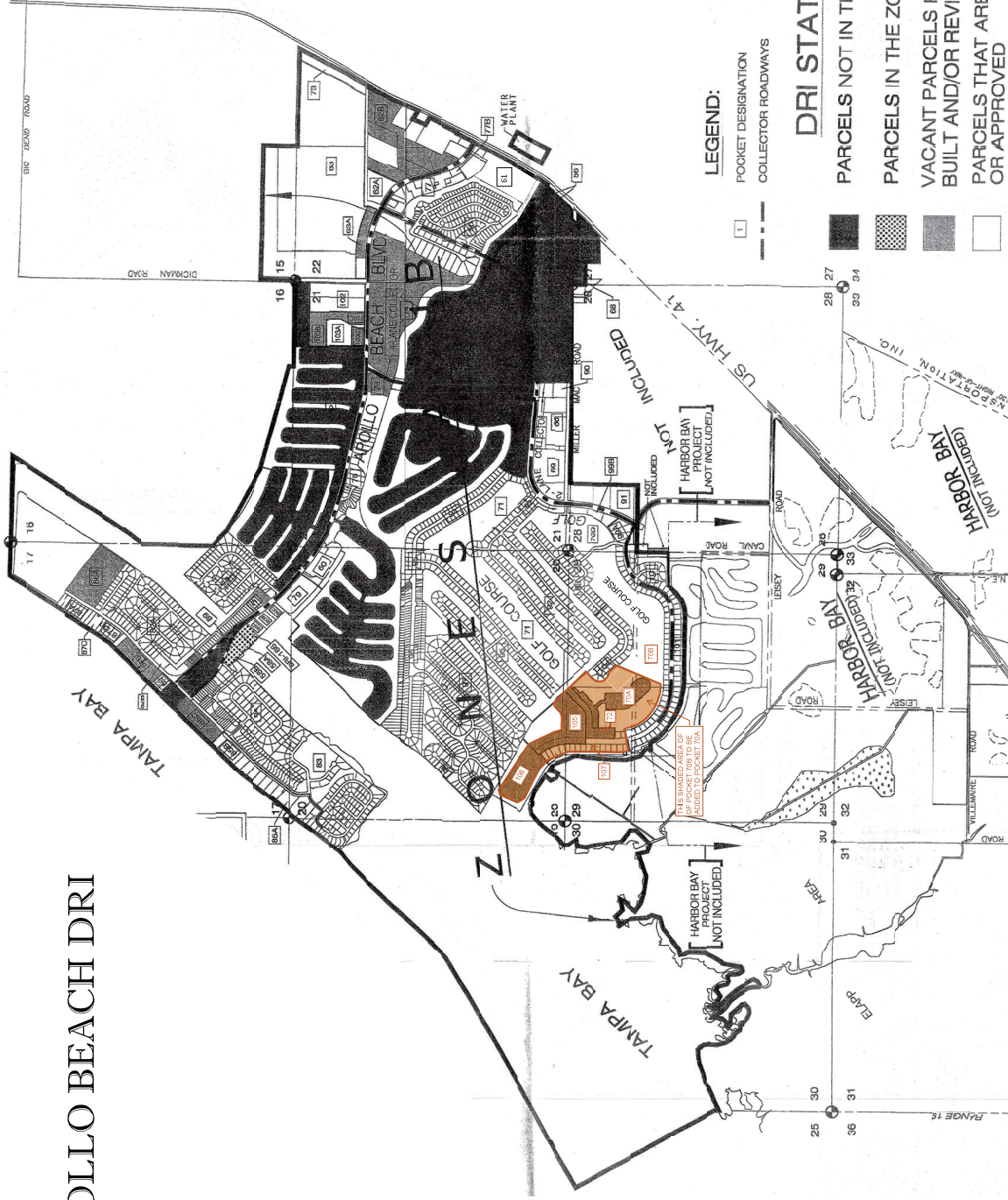
7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

8.0 SITE PLANS (FULL)

8.1 Approved Site Plan (Full)

A large, empty rectangular box with a thin black border, intended for the submission of the Approved Site Plan. It occupies the majority of the page below the section header.

APOLLO BEACH DRI



PHASES IA & IB		
POCKET	POCKET INCLUDED WITH DEVELOPMENT ORDER	ALLOWABLE DENSITY
10	10	100
11	11	100
12	12	100
13	13	100
14	14	100
15	15	100
16	16	100
17	17	100
18	18	100
19	19	100
20	20	100
21	21	100
22	22	100
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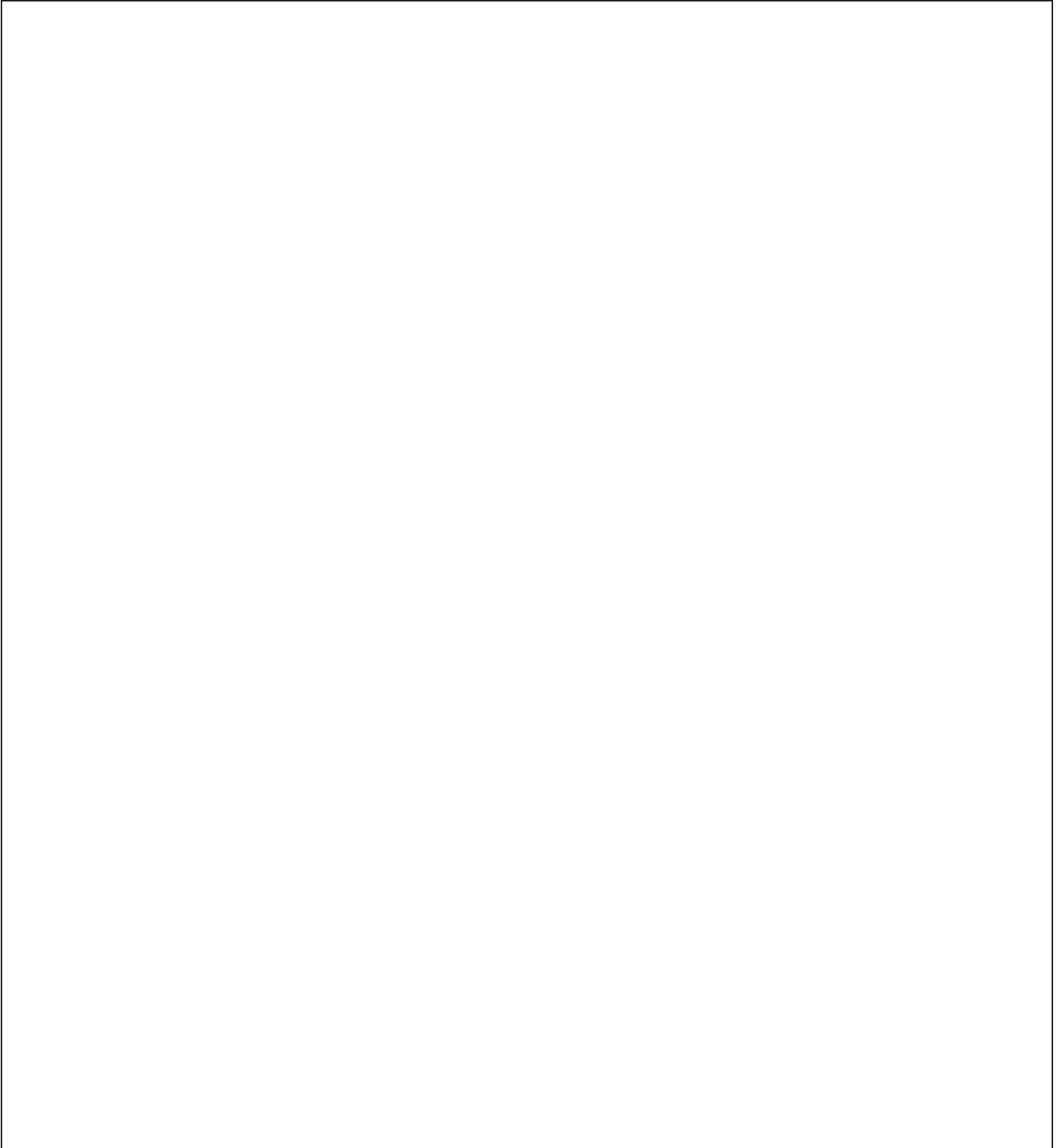


2024-04-03 18K1 F1110124-00-1 REV 0

MAP H (REVISED APRIL 2024)
APOLLO BEACH, FL 33570 | HILLSBOROUGH COUNTY

8.0 SITE PLANS (FULL)

8.2 Proposed Site Plan (Full)

A large, empty rectangular box with a thin black border, intended for the submission of the Proposed Site Plan. It occupies the majority of the page below the section header.

22/06/2019	NO		
10/07/2019	NO		
20/08/2019	NO		
20/09/2019	NO		
20/10/2019	NO		
20/11/2019	NO		
20/12/2019	NO		
20/01/2020	NO		
20/02/2020	NO		
20/03/2020	NO		
20/04/2020	NO		
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9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

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

DATE: 7/02/2025
AGENCY/DEPT: Transportation
PETITION NO: PRS 25-0831

- ☐ 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.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a minor modification to PD 77-0123, as most recently amended by MM 24-0677, to modify the approved site plan for the development area of a 49-acre portion of folio 52528.0000 to consolidate “undisturbed” open space and wetland areas and proposing to include an additional “undisturbed” area on the northeastern portion of the subject property. While there are minor adjustments to the internal circulation shown on the proposed PD site plan, there are no changes to the uses, intensity or access points.

Trip Generation Analysis

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

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

Existing Planned Development Zoning Entitlements (Area of Modification):

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

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

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

SITE ACCESS

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

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

ROADWAY LEVEL OF SERVICE

Signet Dr. is not a regulated roadway.

**CURRENTLY
APPROVED**

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

1. The development of the project shall proceed in strict accordance with the terms and conditions contained in the Apollo Beach DRI Development Order, as amended, the General Site Development Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.
2. The following are subject to modification at the election of the developer during Preliminary Site Plan reviews: internal access points, location of lakes, and alignment and width of internal roads except as specified herein.
3. Permitted and permissible uses shall be as required by the corresponding zoning district as shown on the approved General Development Site Plan.
4. Setbacks, bulk, height, and other development standards shall be as indicated in the referenced applicable zoning district.
5. Lot "F" in Edgewater Village Unit 1 (pocket #50) as defined in PRS 98-1486, is permitted to be divided into three lots. The easternmost lot (lot 45 Block 1) is permitted one single family detached dwelling unit and an accessory boat dock. Each of the two western lots (lot 33A and 34A) is permitted one accessory boat dock for the exclusive use of the owners of lot 33 and 34 Block 2 across Lookout Drive. A private boat ramp for the exclusive use of the owners of Lot F shall also be permitted. Lot width and depth for lot 45 Block 1 shall be comparable with adjacent lots directly north. Minimum setbacks, and other dimensional standards for lot 45 Block 1 shall be that of the RSC-9 zoning district. The lot division shall meet all applicable subdivision requirements. Boat docks and the boat ramp shall meet all minimum EPC, Port Authority and other applicable standards.
6. The northern portion of pocket 79 (the boundaries as defined in PRS-00-0263) and pocket 80C shall be permitted multi-family uses at a density and with the development standards of the RMC-20 zoning district unless otherwise stated herein. Executive offices shall also be permitted within any multi-family structures built within these pockets as an accessory use subject to being fully integrated into the project, limited to the uses of the BP-O zoning district and with a maximum FAR of 0.25. Office space and any clubhouse facility square footage needed for managing and related needs of the multi-family complex shall not count as part of the executive office space when calculating the maximum permitted FAR.
 - 6.1 Per PRS 05-0286, Pocket 79 and Pocket SOC shall be subject to the development standards of the RMC-20 zoning district with the following exceptions:
 - Maximum Building Height shall be: 60 feet
 - No additional setback for building height: over 20 feet
 - Minimum setback of: 12 feet between structures.
 - Minimum setback of: 20 feet from seawall to foundation.
 - Minimum setback of: 12 feet from building to side property line.
 - Architectural features shall be as shown on the elevations dated January 7, 2005.

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

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

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

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

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

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

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

8. Per MM 24-0677:

8.1 The remaining portion of Pocket 70B is approved for golf course use, only.

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

Single-Family, Detached:

- Minimum Lot Area: 8,100 SF
- Minimum Lot Width: 60 Feet
- Minimum Front Setback: 20 Feet
- Minimum Side Setbacks: 5 Feet
- Minimum Front Yard Functioning as a Side Yard Setback: 10 Feet; garages must be setback at least 20 Feet

- Minimum Rear Setback: 20 Feet
- Maximum Building Height: 2 Stories up to 35 Feet

- 8.3 A private dock facility is an allowable use as depicted on the general development plan.
- 8.4 Pocket 99, approved for 10 single-family detached residential units, will be divided into 99A and 99B.
- 8.5 Pocket 99A will include the option for the golf club house use, and retain the option of 3 single-family detached units.
- 8.6 99B will remain with 7 single-family detached residential units.
- 8.7 Pocket 101, is approved for 223 single-family attached/detached residential units only.
9. The landscape buffering and screening shall be in accordance with the requirements of Part 6.06.00 of the Land Development Code, unless depicted on the general site plan or specified otherwise.
- 9.1 A 30' wide buffer with type B screening along the southwest portion of the site as depicted on the general site plan is required.
- 9.2 A 70' wide natural buffer along the eastern portion of the site as depicted on the general site plan is required.
- 9.3 Development activities within areas labeled "Undisturbed Area" is limited to storm water facilities.
- 9.4 The areas designated as "Undisturbed Area" and buffers shall be platted as separate tracts and maintained by the HOA.
10. The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
11. The subject property may contain wetland/OSW areas, which have not been delineated. Knowledge of the actual extent of the wetland and OSW are necessary in order to verify the avoidance of wetland impacts pursuant to Chapter 1-11. Prior to the issuance of any building or land alteration permits or other development, the wetlands/OSWs must be field delineated in their entirety by EPC staff or Southwest Florida Water Management District staff (SWFWMD) and the wetland line surveyed. Once delineated, surveys must be submitted for review and formal approval by EPC staff. Prior to the issuance of any building or land alteration permits or other development, the approved wetland/other surface water (OSW) line must be incorporated into the site plan. The wetland/OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
12. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the condition

of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas.

13. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
14. The construction and location of any proposed environmental impacts are not approved by this correspondence but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
15. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
16. The proposed access stub-out shall be provided to meet the intent of LDC, Sec.6.02.01 subdivision access standards.
17. Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along project boundaries.
18. Construction access shall be limited to those locations shown on the PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.
19. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.

(End of MM 24-0677 Conditions)

20. Per PRS 02-1291, Pocket 77 shall be permitted a maximum of 98,856 square feet of commercial or office uses and Pocket 77B shall be permitted a maximum of 7,800 square feet of commercial or office uses.
21. The area subject to PRS 18-1188, will be permitted three single family lots. Development standards shall be as follows:
 - Minimum lot width: 50 feet
 - Minimum lot size: 8,720 square feet
 - Front: 20'
 - Side: 5'
 - Rear: 20'
22. Pocket 61 shall be permitted a maximum of 184,000 square feet of commercial and office uses. Of that 184,000 square feet, 24,000 square feet shall be specifically allocated to the areas subject to PRS 20-0384 (Sheet 2 of 23 of the general site plan).

23. The maximum height within Pocket 58 shall be 60 feet, but limited to four stories with the first floor serving as parking facilities.
24. Per PRS 22-0429, Pocket 106 shall be permitted to develop 265 multi-family units (Option 1) or 23 single-family detached units (Option 2). Pocket 107 shall be permitted to develop 26 single-family units (Option 1) or 21 single-family detached units (Option 2).

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

Minimum lot size:	7,000 sf
Minimum lot width:	70 feet
Minimum front yard setback:	20 feet
Minimum front yard functioning as a side yard setback:	5 feet*
Minimum side yard:	5 feet
Minimum rear yard:	20 feet
Maximum building height:	35 feet/2-stories

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

- 24.1 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.
- 24.2 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.
- 24.3 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).
- 24.4 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.
- 24.5 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.
25. For the area related to PRS 23-0136, two development options shall be permitted:

- 25.1 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.
- 25.2 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:
- 25.2.1 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.
- 25.2.2 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.
- 25.2.3 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.
- 25.2.4 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.
- 25.2.5 In addition to the sidewalks and other pedestrian improvements mentioned herein, the developer shall construct a pedestrian crossing of Apollo Beach Blvd. The location of the crossing is generally depicted on the site plan. The final location of such crossing will be subject to review and approval by Hillsborough County Public Works. The developer shall conduct all plans, studies or analyses required by Public Works in support of its review. During the site/construction plan review process, Public Works will determine the of the crossing and whether any traffic control devices, signage or other appurtenances which may be needed to support construction and operation of the crosswalk. The developer (at it sole expense) will be required to install all such features required by Public Works and enter into any maintenance agreements for improvements which Public Works (in its sole discretion) determines must be privately maintained (if any).
- 25.2.6 Prior to or concurrent with the initial increment of development, the developer will be required to construct the following sidewalks:
- 25.2.6.1 Minimum 5-foot-wide concrete sidewalks on the south side of Apollo Beach Blvd. where necessary to ensure that any gaps between the crosswalk to be

constructed in accordance with condition 14.2.4 and the easternmost boundary of folio 52066.2000 are filled in (including across the gated driveway serving folio 52091.5655); and,

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

25.2.7 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.

25.2.8 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.

25.2.9 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).

25.2.10 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.

26. Subject to FDOT and Hillsborough County approval, the access points shall be as shown on the approved General Site Plan.
27. A 39-acre site shall be reserved within the southwest corner of pocket # 8 for a high school or other school facility.
28. The developer shall make provisions for cross access via the extension of Golf and Sea Blvd as shown within RZ-98-1513 (the Harbor Bay master plan) (or some other access route with approval of the County) from the northern portion of the Apollo Beach development with the southern portion of Apollo Beach. No preliminary site plans pertaining to land within the general area of this access location shall be approved without such cross access.
29. Public water and wastewater service shall be utilized. The developer shall pay all costs for service delivery.
30. Approval of this application does not ensure that water will be available at the time when the applicant seeks approval to actually develop.

31. Approval of this rezoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to wetlands, and does not grant any implied or vested right to environmental approvals.
32. In the event there is a conflict between a zoning condition of approval, as stated herein, and any written or graphic notation on the general site plan, the more restrictive requirement shall apply.
33. Development of the project shall comply with all applicable regulations of the Hillsborough County Environmental Protection Commission.
34. Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations and ordinances of Hillsborough County.
35. Within 90 days of approval of PRS 23-0136 by the Hillsborough County Board of County Commissioners, the applicant shall submit to the Development Services Department a revised General Development Plan for certification which conforms the notes and graphic of the plan to the conditions outlined above and the Land Development Code (LDC). Subsequent to certification of the plan, if it is determined the certified plan does not accurately reflect the conditions of approval or requirements of the LDC, said plan will be deemed invalid and certification of the revised plan will be required.
36. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

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

DATE: 7/02/2025
AGENCY/DEPT: Transportation
PETITION NO: PRS 25-0831

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- ☒ This agency has no objection.
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SITE ACCESS

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

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

ROADWAY LEVEL OF SERVICE

Signet Dr. is not a regulated roadway.

COMMISSION

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REVISED AGENCY COMMENT SHEET

REZONING	
HEARING DATE: July 22, 2025	COMMENT DATE: 7-11-2025
PETITION NO.: 25-0831	PROPERTY ADDRESS: 801 Golf and Sea Blvd.
EPC REVIEWER: Christina Bryant	FOLIO #: a portion of 52525-0000
CONTACT INFORMATION: (813) 627-2600 X 1218	STR: 31-19S-21E
EMAIL: bryantc@epchc.org	
REQUESTED ZONING: Modification to a Planned Development	
FINDINGS	
WETLANDS PRESENT	Yes
SITE INSPECTION DATE	6-6-2025
WETLAND LINE VALIDITY	Expired
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Wetlands located throughout the portion of subject folio
<p><u>THESE COMMENTS REPLACE AND SUPERCEDE PRIOR COMMENTS ISSUED ON June 18, 2025</u></p> <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.	

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- The subject property may contain wetland/OSW areas, which have not been delineated. Knowledge of the actual extent of the wetland and OSW are necessary in order to verify the avoidance of wetland impacts pursuant to Chapter 1-11. Prior to the issuance of any building or land alteration permits or other development, the wetlands/OSWs must be field delineated in their entirety by EPC staff or Southwest Florida Water Management District staff (SWFWMD) and the wetland line surveyed. Once delineated, surveys must be submitted for review and formal approval by EPC staff. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
- 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.

- 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.

cc: Kami Corbett - kami.corbett@hwhlaw.com

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AGENCY COMMENT SHEET

TO: **Zoning/Code Administration, Development Services Department**

FROM: **Reviewer:** Andria McMaugh **Date:** 06/18/2025

Agency: Natural Resources **Petition #:** 25-0831

☐ This agency has **no comment**

☐ This agency has **no objections**

☒ This agency has **no objections, subject to listed or attached conditions**

☐ This agency **objects, based on the listed or attached issues.**

1. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
2. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
3. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.



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:** 5/19/2025

REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 6/3/2025

PROPERTY OWNER: Apollo Beach Property LLC **PID:** 25-0831

APPLICANT: Apollo Beach Property LLC

LOCATION: 801 Golf and Sea Blvd. Apollo Beach, FL 33572

FOLIO NO.: portion of 52528.0000

AGENCY REVIEW COMMENTS:

At this time, according to the Hillsborough County BOCC approved maps adopted in the Comprehensive Plan, the site is not located within a Wellhead Resource Protection Area (WRPA) and/or Surface Water Resource Protection Area (SWRPA), as defined in Part 3.05.00 of the Hillsborough County Land Development Code (LDC).

At this time, according to the Florida Department of Environmental Protection well location information, the site is not located within 500-feet of non-transient non-community and/or community water system wells; therefore, the site is not located within a Potable Water Wellfield Protection Area (PWWPA).

At this time, Hillsborough County Environmental Services Division has no objection to the applicant's request as it relates to the County's wellhead and surface water protection regulations.

**WATER RESOURCE SERVICES
REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER**

PETITION NO.: PRS 25-0831 REVIEWED BY: Clay Walker, E.I. DATE: 5/20/2025

FOLIO NO.: portion of 52528.0000

WATER

- ☐ The property lies within the _____ Water Service Area. The applicant should contact the provider to determine the availability of water service.
- ☐ A ____ inch water main exists ☐ (adjacent to the site), ☐ (approximately ____ feet from the site) _____. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- ☐ Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

WASTEWATER

- ☐ The property lies within the _____ Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
- ☐ A ____ inch wastewater gravity main exists ☐ (adjacent to the site), ☐ (approximately ____ feet from the site) _____. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- ☐ Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

COMMENTS: The Water Resources Department has no comments or objections.