

**PD Modification Application: PRS 22-0429**

**Zoning Hearing Master Date:** N/A

**BOCC Land Use Meeting Date:** June 7, 2022



**Hillsborough County Florida**

**Development Services Department**

**1.0 APPLICATION SUMMARY**

**Applicant:** Impact Apollo Beach Ventures, LLC

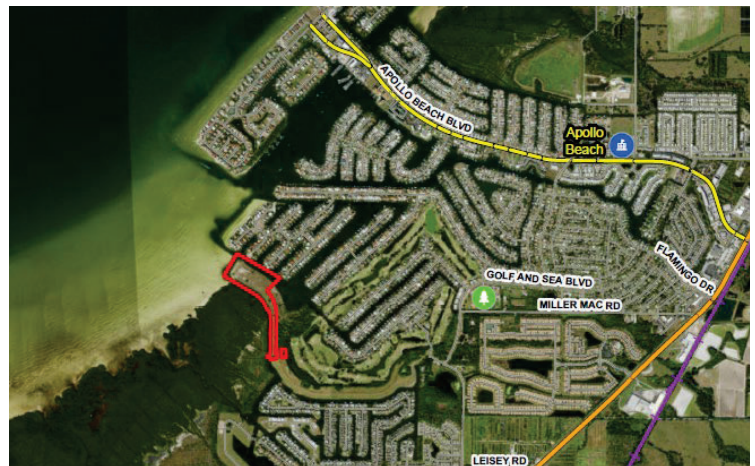
**FLU Category:** SMU-6

**Service Area:** Urban

**Site Acreage:** 28.58 +/-

**Community Plan Area:** Apollo Beach

**Overlay:** None



**Introduction Summary:**

The subject property is located within PD 77-0123, as most recently modified by PRS 20-0384. 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 DO Application 22-0735 is a companion application to reflect the same modifications. This modification is for only Pockets 106 and 107.

Existing Approval(s):	Proposed Modification(s):
Pocket 106 is approved for a maximum of 265 multi-family units.	Retain existing approval as Option 1 and add Option 2 for a maximum of 23 single-family detached units.
Pocket 107 is approved for a maximum of 26 single-family attached units.	Retain existing approval as Option 1 and add Option 2 for a maximum of 21 single-family detached units.

**Additional Information:**

PD Variation(s):	None Requested as part of this application
Waiver(s) to the Land Development Code:	None Requested as part of this application

<b>Planning Commission Recommendation:</b> N/A	<b>Development Services Recommendation:</b> Approvable, subject to proposed conditions
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## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.1 Vicinity Map

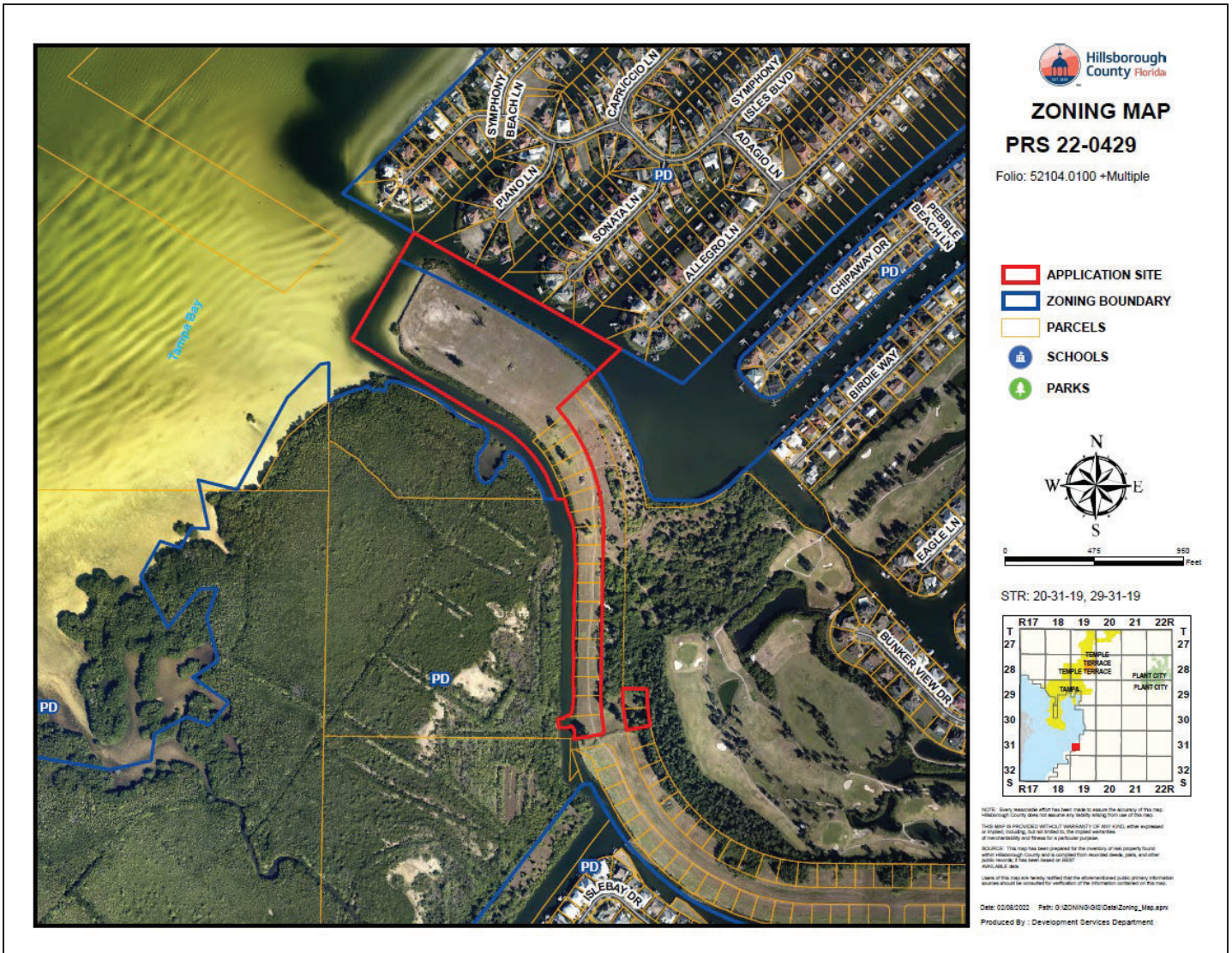


### Context of Surrounding Area:

The subject area is located in the western edge of the Apollo Beach community along Tampa Bay. Surrounding development is predominately single-family residential with the community's golf course located to the southeast. Conserved land is located to the west (Wolf Creek ELAPP site) along with EG Simmons Park and Campground further west.

## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.2 Immediate Area Map

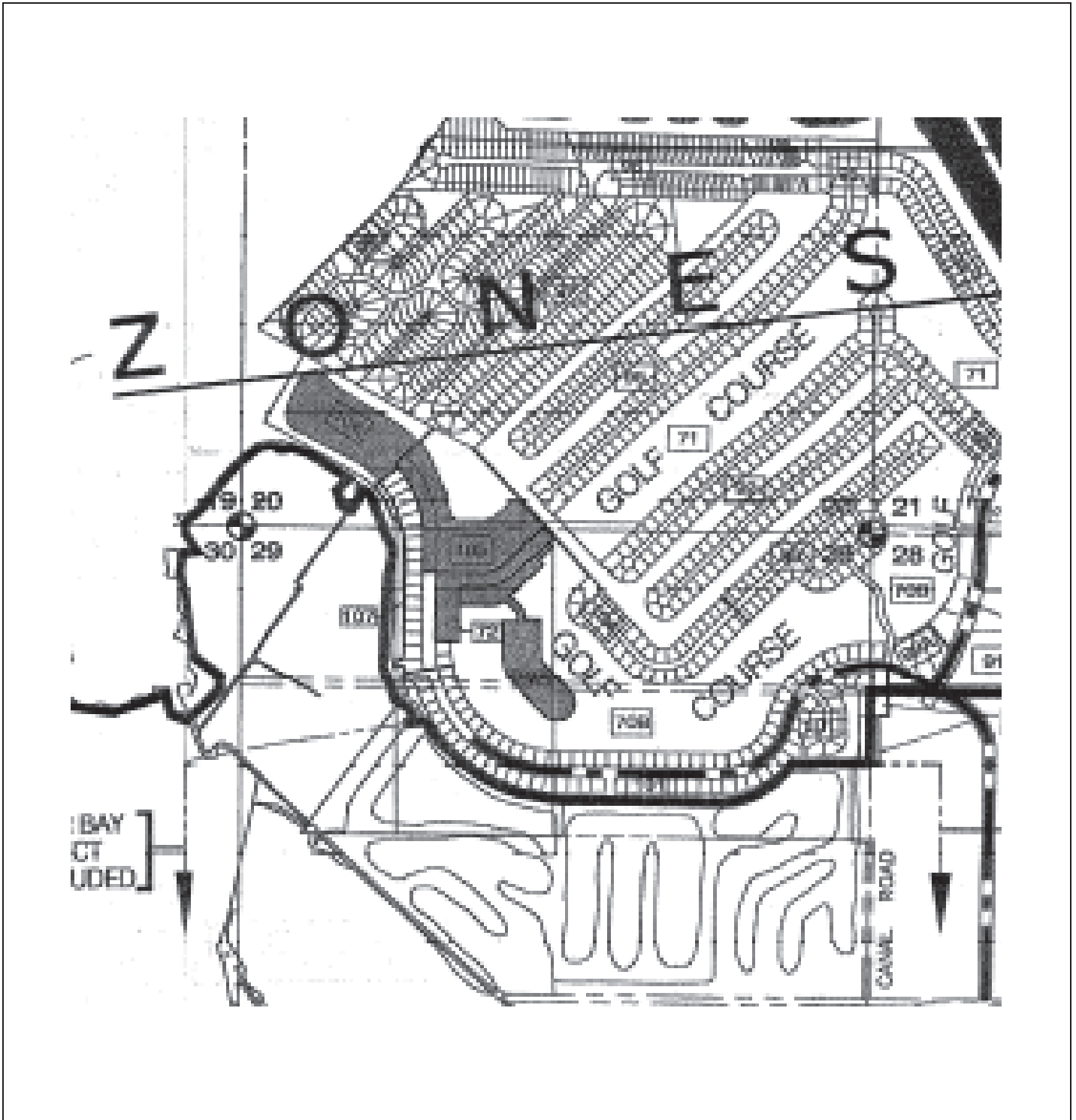


### Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	N/A	N/A	N/A	Water
South	PD	Multiple	Single-Family Attached, Single-Family Detached, Yacht Club	Vacant
East	PD	Multiple	Single-Family Detached	Single-Family Detached
West	PD	N/A	N/A	ELAPP Lands

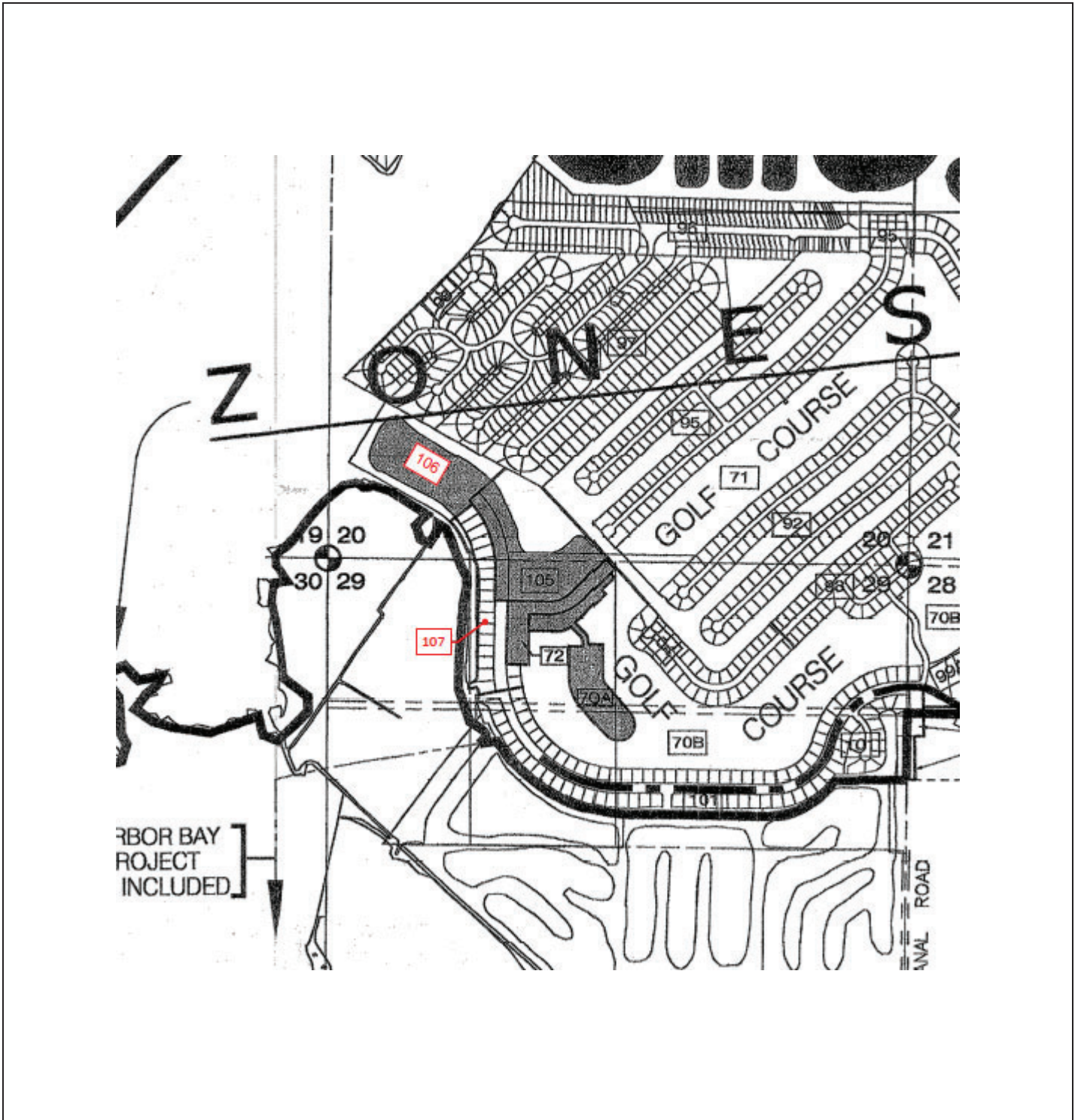
## 2.0 LAND USE MAP SET AND SUMMARY DATA

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



## 2.0 LAND USE MAP SET AND SUMMARY DATA

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



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

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	2,185	141	174
Proposed	415	33	44
Difference (+/-)	-1,770	-108	-130

\*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		None	None	Meets LDC
East		None	None	Meets LDC
West	X	None	None	Meets LDC

Notes: Signet Dr. at the intersection with Sea and Golf Blvd. is the sole means of vehicular access for the subject site.

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

Notes:

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

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	
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input 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: <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Wetlands/Other Surface Waters</li> <li><input type="checkbox"/> Use of Environmentally Sensitive Land Credit</li> <li><input type="checkbox"/> Wellhead Protection Area</li> <li><input type="checkbox"/> Surface Water Resource Protection Area</li> <li><input type="checkbox"/> Potable Water Wellfield Protection Area</li> <li><input type="checkbox"/> Significant Wildlife Habitat</li> <li><input checked="" type="checkbox"/> Coastal High Hazard Area</li> <li><input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor</li> <li><input checked="" type="checkbox"/> Adjacent to ELAPP property</li> <li><input type="checkbox"/> Other _____</li> </ul>				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
<b>Transportation</b> <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Service Area/ Water &amp; Wastewater</b> <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa (to the west) <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Hillsborough County School Board</b> Adequate <input type="checkbox"/> K-5 <input checked="" type="checkbox"/> 6-8 <input checked="" type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input checked="" type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Impact/Mobility Fees</b>				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
<b>Planning Commission</b> <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"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	

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## **5.0 IMPLEMENTATION RECOMMENDATIONS**

### **5.1 Compatibility**

The proposed modification is to allow a second development option for a less intense use (multi-family and single-family attached to single-family detached) and reduced number of units (291 to 44). The surrounding areas to the northwest, which are developed and separated from the subject pockets by canals, are also developed with single-family detached residential. The applicant proposes a minimum lot size of 7,000 square feet, which is comparable to the RSC-6 zoning district and implements the SMU-6 FLU category density maximum. The site area is 28.7 acres in size and if developed under Option 2, will provide a density of 1.5 units per acre (44 units). Therefore, staff has not identified any compatibility issues resulting from the modification requests.

It should be noted that the site is entirely located in the Coastal High Hazard Area. Planning Commission staff advises that minimum density policies of the Comprehensive Plan are not applicable.

### **5.2 Recommendation**

Staff recommends approval, subject to proposed conditions.



## 6.0 PROPOSED CONDITIONS

Requirements for certification:

1. Sheet 2 of 3 to be labeled as "Area subject to PRS 20-0384."
2. Sheet 3 of 3 to be labeled as "Area subject to PRS 22-0429 – Option 2."
3. Lot Coverage percentage to be removed from the site data table
4. Note #1 to be corrected. Site is located in the Apollo Beach Community Plan Area.
5. Note #2 to be removed, site is not subject to the Ruskin Community Character Guidelines).
6. Note #15 to be revised to refer to only Option 2 for both pockets.
7. Note #19 to be revised. Plan notes private gated roadway.
8. Note #30 to be removed.
9. Typical lot detail for Option 2 single-family lots to be provided on the site plan.
10. Site Data table information regarding development standards to be noted as applicable to Option 2.
11. Per EPC review comments, wetlands exist on the site. Plan to provide the acreage of wetlands on the site.

**Approval** - Approval of the request, subject to the conditions listed below, is based on the 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.
  - 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:


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

\*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.
- ~~1314.~~ Subject to FDOT and Hillsborough County approval, the access points shall be as shown on the approved General Site Plan.
- ~~1415.~~ A 39 acre site shall be reserved within the southwest corner of pocket # 8 for a high school or other school facility.
- ~~1516.~~ 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.
- ~~1617.~~ Public water and wastewater service shall be utilized. The developer shall pay all costs for service delivery.
- ~~1718.~~ Approval of this application does not ensure that water will be available at the time when the applicant seeks approval to actually develop.
- ~~1819.~~ 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.

- ~~1920.~~ 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.
- ~~2021.~~ Development of the project shall comply with all applicable regulation~ of the Hillsborough County Environmental Protection Commission.
- ~~2122.~~ 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.
- ~~22.~~ ~~Within ninety days of approval of PRS 18-1188 by the Hillsborough County Board of County Commissioners, the developer shall submit to the Hillsborough County Development Services Department a revised General Development Plan for certification reflecting all the conditions outlined above.~~
- ~~2423.~~ 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.

**Zoning Administrator Sign Off:**



J. Brian Grady  
Fri May 20 2022 13:29:15

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

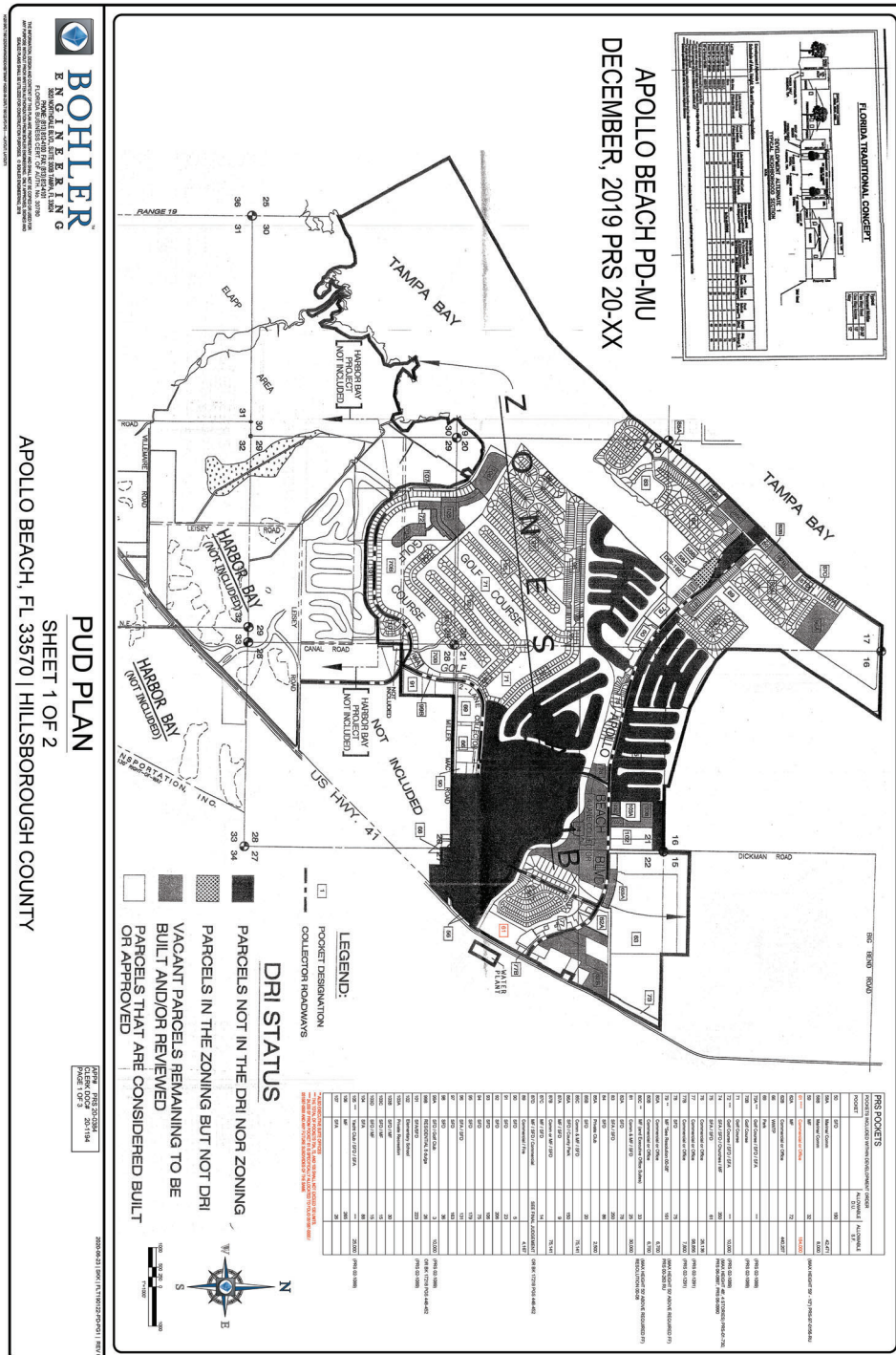
Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are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

**7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS**

None.

8.0 SITE PLANS (FULL)

8.1 Approved Site Plan (Full)



### 8.0 SITE PLANS (FULL)

### 8.1 Approved Site Plan (Full)

# APOLLO BEACH PD GENERAL SITE PLAN

SCALE: 1/8" = 1'-0" (VERTICAL) 1/4" = 1'-0" (HORIZONTAL)

DATE: APR 2022

**NOTES:**

1. THIS SITE PLAN IS A REPRESENTATION OF THE PLANNED DEVELOPMENT AND IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED.
2. THE DEVELOPER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF APOLLO BEACH ORDINANCES AND THE STATE OF FLORIDA REGULATIONS.
4. THE SITE PLAN IS SUBJECT TO THE CITY OF APOLLO BEACH BOARD OF COMMISSIONERS REVIEW AND APPROVAL.
5. ANY CHANGES TO THE SITE PLAN SHALL BE SUBMITTED TO THE CITY OF APOLLO BEACH FOR REVIEW AND APPROVAL.
6. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
7. THE DEVELOPER SHALL MAINTAIN THE EXISTING UTILITIES AND STRUCTURES ON THE SITE.
8. THE DEVELOPER SHALL MAINTAIN THE EXISTING LANDSCAPING AND PLANTINGS ON THE SITE.
9. THE DEVELOPER SHALL MAINTAIN THE EXISTING DRIVEWAYS AND PARKING AREAS ON THE SITE.
10. THE DEVELOPER SHALL MAINTAIN THE EXISTING WALKWAYS AND BIKEWAYS ON THE SITE.
11. THE DEVELOPER SHALL MAINTAIN THE EXISTING UTILITIES AND STRUCTURES ON THE SITE.
12. THE DEVELOPER SHALL MAINTAIN THE EXISTING LANDSCAPING AND PLANTINGS ON THE SITE.
13. THE DEVELOPER SHALL MAINTAIN THE EXISTING DRIVEWAYS AND PARKING AREAS ON THE SITE.
14. THE DEVELOPER SHALL MAINTAIN THE EXISTING WALKWAYS AND BIKEWAYS ON THE SITE.
15. THE DEVELOPER SHALL MAINTAIN THE EXISTING UTILITIES AND STRUCTURES ON THE SITE.
16. THE DEVELOPER SHALL MAINTAIN THE EXISTING LANDSCAPING AND PLANTINGS ON THE SITE.
17. THE DEVELOPER SHALL MAINTAIN THE EXISTING DRIVEWAYS AND PARKING AREAS ON THE SITE.
18. THE DEVELOPER SHALL MAINTAIN THE EXISTING WALKWAYS AND BIKEWAYS ON THE SITE.
19. THE DEVELOPER SHALL MAINTAIN THE EXISTING UTILITIES AND STRUCTURES ON THE SITE.
20. THE DEVELOPER SHALL MAINTAIN THE EXISTING LANDSCAPING AND PLANTINGS ON THE SITE.

**CONSULTANTS:**

- ARCHITECT: BOHLER ENGINEERING
- CIVIL ENGINEER: BOHLER ENGINEERING
- LANDSCAPE ARCHITECT: BOHLER ENGINEERING
- ELECTRICAL ENGINEER: BOHLER ENGINEERING
- MECHANICAL ENGINEER: BOHLER ENGINEERING
- PLUMBING ENGINEER: BOHLER ENGINEERING
- ENVIRONMENTAL ENGINEER: BOHLER ENGINEERING
- SOILS ENGINEER: BOHLER ENGINEERING
- GEOTECHNICAL ENGINEER: BOHLER ENGINEERING
- STRUCTURAL ENGINEER: BOHLER ENGINEERING
- TRAFFIC ENGINEER: BOHLER ENGINEERING
- UTILITIES ENGINEER: BOHLER ENGINEERING
- WATER ENGINEER: BOHLER ENGINEERING
- WASTE ENGINEER: BOHLER ENGINEERING

**CONSTRUCTION:**

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF APOLLO BEACH ORDINANCES AND THE STATE OF FLORIDA REGULATIONS.
- ALL CONSTRUCTION SHALL BE COMPLETED BY THE DATE SPECIFIED IN THE PERMIT.
- ALL CONSTRUCTION SHALL BE MAINTAINED AND OPERATED IN ACCORDANCE WITH THE CITY OF APOLLO BEACH ORDINANCES AND THE STATE OF FLORIDA REGULATIONS.
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**REVISIONS:**

NO.	DATE	DESCRIPTION
1	APR 2022	ISSUED FOR PERMIT
2	APR 2022	REVISED PER CITY OF APOLLO BEACH COMMENTS

**BOHLER ENGINEERING**  
20100 W. WINDY HILLS BLVD. SUITE 100  
APOLLO BEACH, FL 33770  
PH: (813) 977-8888  
WWW.BOHLERENGINEERING.COM

**811**  
APOLLO BEACH PD  
GENERAL SITE PLAN

**BOHLER ENGINEERING**  
ARCHITECT  
CIVIL ENGINEER  
LANDSCAPE ARCHITECT  
ELECTRICAL ENGINEER  
MECHANICAL ENGINEER  
PLUMBING ENGINEER  
ENVIRONMENTAL ENGINEER  
SOILS ENGINEER  
GEOTECHNICAL ENGINEER  
STRUCTURAL ENGINEER  
TRAFFIC ENGINEER  
UTILITIES ENGINEER  
WATER ENGINEER  
WASTE ENGINEER

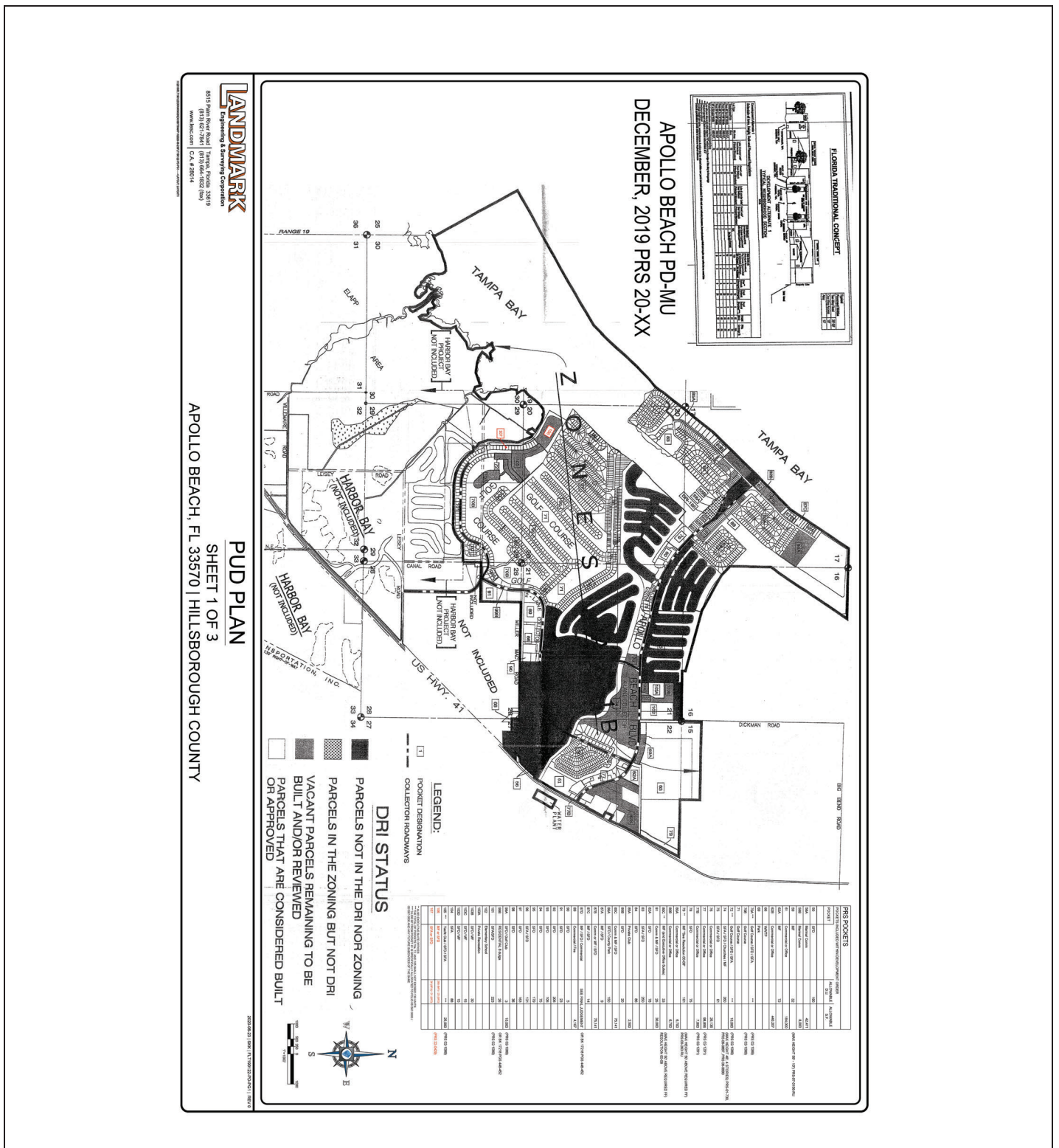
**APOLLO BEACH PD  
GENERAL SITE PLAN**

**2 OF 2**



8.0 SITE PLANS (FULL)

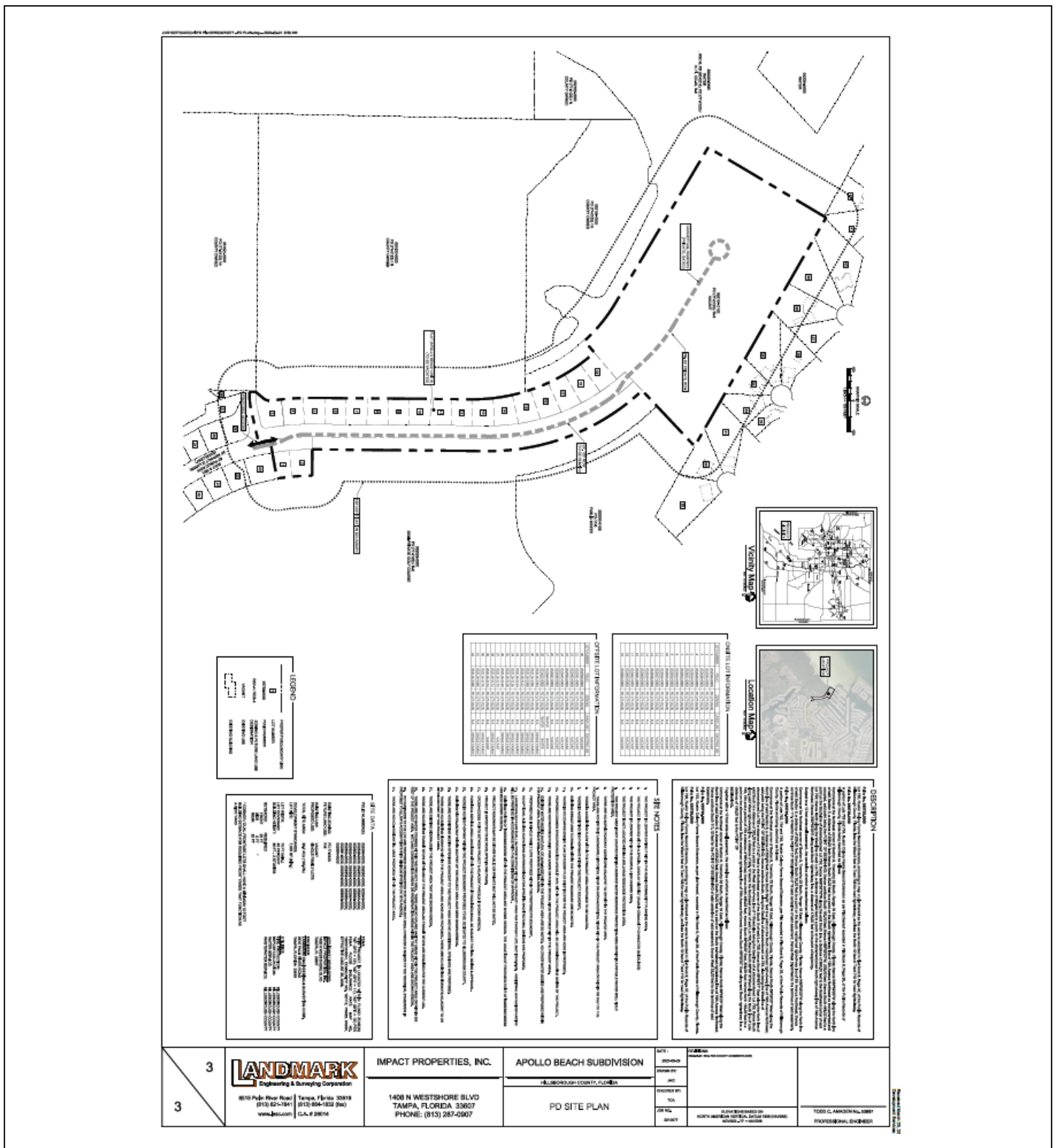
8.2 Proposed Site Plan (Full)





8.0 SITE PLANS (FULL)

8.2 Proposed Site Plan (Full)



**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:** 5/19/2022  
**AGENCY/DEPT:** Transportation  
**PETITION NO:** PRS 22-0429

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

**CONDITIONS OF ZONING APPROVAL**

New Conditions:

- Development Option A shall require the developer 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.

**PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting a minor modification (PRS) to PD 77-0123, as amended PRS 20-0384, development pockets 106 and 107 to add a second development option. The PD zoning currently allows 265 multi-family units and 26 single family lots on 28.58 acres. The proposed Option B would allow 44 single family lots. The subject site future land use designation is Residential 6 (R-6).

***Trip Generation Analysis***

The applicant submitted a trip generation analysis, as required by the Development Review Procedures Manual (DRPM), and additional transportation analysis requested by staff to evaluate the functional classification of the project access, as further described below in the “Site Access” section of this report. As shown in the applicant’s analysis, the proposed Option B will not result in an increase in the maximum trip generation potential of the subject PD, given that the proposed development options generate fewer trips than the existing approved development option.

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, 10th Edition, and as proposed utilizing a generalized worst-case scenario for informational purposes.

**Approved Planned Development Zoning (Option A):**

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 265 Multi-family units (ITE LUC 220)	<b>1,940</b>	<b>122</b>	<b>148</b>
PD: 26 Single-family dwelling (ITE LUC 210)	<b>245</b>	<b>19</b>	<b>26</b>
<b>Total</b>	<b>2,185</b>	<b>141</b>	<b>174</b>

**Proposed Planned Development Zoning (Option B):**

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 44 single-family units (ITE LUC 210)	415	33	44

**Trip Generation Difference (Between Approved Option A and Proposed Option B):**

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference (+/-)</b>	<b>-1,770</b>	<b>-108</b>	<b>-130</b>

Note, if approved the developer will be allowed to develop either of the two options. Therefore, this analysis is only a comparison potential trip generation for each development option and should not be interpreted as a reduction in trips that the project could potentially produce at build-out.

**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.

Golf and Sea Blvd. is a 2-lane, local road, characterized by +/-12-foot lanes and +/-32 feet of pavement within +/-100 feet of right-of-way. There sidewalks on both sides and 4-foot bikelanes.

**SITE ACCESS**

The project access is via Signet Dr.

Signet Dr., and its intersection with Golf and Sea Blvd., serves as the sole means of vehicular access to the subject property and two other developments in the vicinity of the proposed project. Both Signet Dr. and Golf and Sea Blvd are classified as local roads as shown on the Hillsborough County Comprehensive Plan Local Functional Classification Map (Map 2B), which is an adopted map within the Plan’s Transportation Element.

At the request of staff, the applicant’s traffic engineer conducted an analysis to examine the number of trips traveling through the Signet Dr. and Golf and Sea Blvd. intersection. Existing trips were added to the number of trips anticipated to be generated by the proposed development, as well as the anticipated “vested” trips to be generated by approved but as yet unconstructed development within the above referenced adjacent projects. The analysis provided by the applicant indicated that the trips generated under the most trip intensive development option (i.e. approved Option A), when added to the existing and vested traffic, will exceed the 5,000 trips per day threshold, after which Golf and Sea Blvd. must be considered a collector roadway. The applicant also studied whether these thresholds would be exceeded under proposed development Option B. The analysis indicated that under the Option B scenario the threshold would not exceed the threshold.

As explained above, under the Option A development scenario, Golf and Sea Blvd. will operate as a collector roadway. Given that all project traffic must enter and exit through the Signet Dr./Golf and Sea Blvd intersection, it is considered a site access intersection for the purposes of determining compliance with

Section 6.04.04. D of the Hillsborough County Land Development Code (LDC), which contains the thresholds upon which auxiliary turn lanes are triggered for left and right turning movements.

Volumes contained within the applicant’s analysis indicate a southbound to westbound right turn lane on Golf and Sea Blvd. to Signet Dr. is warranted pursuant to Section 6.04.04. D. 2 of the LDC. Staff recommends approval of the proposed PD modification be conditioned upon construction of a southbound right turn lane at the time of the initial increment of development of Option A. No turn lane is required under the Option B development scenario.

**ROADWAY LEVEL OF SERVICE**

Below is the roadway level of service. For informational purposes only.

Signet Dr. is not a regulated roadway.

Generalized Level of Service				
ROADWAY	FROM	To	LOS	
			STANDARD	PK HR
GOLF AND SEA BLVD	LEISLEY RD	MILLER MAC RD	D	F

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

Transportation Comment Sheet

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

<b>Adjoining Roadways (check if applicable)</b>			
<b>Road Name</b>	<b>Classification</b>	<b>Current Conditions</b>	<b>Select Future Improvements</b>
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
Golf and Sea Blvd.	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

<b>Project Trip Generation</b> <input type="checkbox"/> Not applicable for this request			
	<b>Average Annual Daily Trips</b>	<b>A.M. Peak Hour Trips</b>	<b>P.M. Peak Hour Trips</b>
Existing	2,185	141	174
Proposed	415	33	44
Difference (+/-)	-1,770	-108	-130

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

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

Notes: Signet Dr. at the intersection with Sea and Golf Blvd. is the sole means of vehicular access for the subject site.

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

Notes:

**4.0 Additional Site Information & Agency Comments Summary**

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





**CURRENTLY  
APPROVED**

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Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted July 28, 2020.

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.

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

19. 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.
20. Development of the project shall comply with all applicable regulation~ of the Hillsborough County Environmental Protection Commission.
21. 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.
22. Within ninety days of approval of PRS 18-1188 by the Hillsborough County Board of County Commissioners, the developer shall submit to the Hillsborough County Development Services Department a revised General Development Plan for certification reflecting all the conditions outlined above.
24. Within 90 days of approval 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  
**REVIEWER:** Richard Perez, AICP  
**PLANNING AREA:** APB/SOUTH

**DATE:** 5/19/2022  
**AGENCY/DEPT:** Transportation  
**PETITION NO:** PRS 22-0429

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

**CONDITIONS OF ZONING APPROVAL**

New Conditions:

- Development Option A shall require the developer 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.

**PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting a minor modification (PRS) to PD 77-0123, as amended PRS 20-0384, development pockets 106 and 107 to add a second development option. The PD zoning currently allows 265 multi-family units and 26 single family lots on 28.58 acres. The proposed Option B would allow 44 single family lots. The subject site future land use designation is Residential 6 (R-6).

***Trip Generation Analysis***

The applicant submitted a trip generation analysis, as required by the Development Review Procedures Manual (DRPM), and additional transportation analysis requested by staff to evaluate the functional classification of the project access, as further described below in the “Site Access” section of this report. As shown in the applicant’s analysis, the proposed Option B will not result in an increase in the maximum trip generation potential of the subject PD, given that the proposed development options generate fewer trips than the existing approved development option.

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, 10th Edition, and as proposed utilizing a generalized worst-case scenario for informational purposes.

**Approved Planned Development Zoning (Option A):**

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 265 Multi-family units (ITE LUC 220)	<b>1,940</b>	<b>122</b>	<b>148</b>
PD: 26 Single-family dwelling (ITE LUC 210)	<b>245</b>	<b>19</b>	<b>26</b>
<b>Total</b>	<b>2,185</b>	<b>141</b>	<b>174</b>

**Proposed Planned Development Zoning (Option B):**

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 44 single-family units (ITE LUC 210)	415	33	44

**Trip Generation Difference (Between Approved Option A and Proposed Option B):**

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference (+/-)</b>	<b>-1,770</b>	<b>-108</b>	<b>-130</b>

Note, if approved the developer will be allowed to develop either of the two options. Therefore, this analysis is only a comparison potential trip generation for each development option and should not be interpreted as a reduction in trips that the project could potentially produce at build-out.

**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.

Golf and Sea Blvd. is a 2-lane, local road, characterized by +/-12-foot lanes and +/-32 feet of pavement within +/-100 feet of right-of-way. There sidewalks on both sides and 4-foot bikelanes.

**SITE ACCESS**

The project access is via Signet Dr.

Signet Dr., and its intersection with Golf and Sea Blvd., serves as the sole means of vehicular access to the subject property and two other developments in the vicinity of the proposed project. Both Signet Dr. and Golf and Sea Blvd are classified as local roads as shown on the Hillsborough County Comprehensive Plan Local Functional Classification Map (Map 2B), which is an adopted map within the Plan’s Transportation Element.

At the request of staff, the applicant’s traffic engineer conducted an analysis to examine the number of trips traveling through the Signet Dr. and Golf and Sea Blvd. intersection. Existing trips were added to the number of trips anticipated to be generated by the proposed development, as well as the anticipated “vested” trips to be generated by approved but as yet unconstructed development within the above referenced adjacent projects. The analysis provided by the applicant indicated that the trips generated under the most trip intensive development option (i.e. approved Option A), when added to the existing and vested traffic, will exceed the 5,000 trips per day threshold, after which Golf and Sea Blvd. must be considered a collector roadway. The applicant also studied whether these thresholds would be exceeded under proposed development Option B. The analysis indicated that under the Option B scenario the threshold would not exceed the threshold.

As explained above, under the Option A development scenario, Golf and Sea Blvd. will operate as a collector roadway. Given that all project traffic must enter and exit through the Signet Dr./Golf and Sea Blvd intersection, it is considered a site access intersection for the purposes of determining compliance with



Section 6.04.04. D of the Hillsborough County Land Development Code (LDC), which contains the thresholds upon which auxiliary turn lanes are triggered for left and right turning movements.

Volumes contained within the applicant’s analysis indicate a southbound to westbound right turn lane on Golf and Sea Blvd. to Signet Dr. is warranted pursuant to Section 6.04.04. D. 2 of the LDC. Staff recommends approval of the proposed PD modification be conditioned upon construction of a southbound right turn lane at the time of the initial increment of development of Option A. No turn lane is required under the Option B development scenario.

**ROADWAY LEVEL OF SERVICE**

Below is the roadway level of service. For informational purposes only.

Signet Dr. is not a regulated roadway.

Generalized Level of Service				
ROADWAY	FROM	To	LOS	
			STANDARD	PK HR
GOLF AND SEA BLVD	LEISLEY RD	MILLER MAC RD	D	F

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

Transportation Comment Sheet

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

<b>Adjoining Roadways (check if applicable)</b>			
<b>Road Name</b>	<b>Classification</b>	<b>Current Conditions</b>	<b>Select Future Improvements</b>
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
Golf and Sea Blvd.	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

<b>Project Trip Generation</b> <input type="checkbox"/> Not applicable for this request			
	<b>Average Annual Daily Trips</b>	<b>A.M. Peak Hour Trips</b>	<b>P.M. Peak Hour Trips</b>
Existing	2,185	141	174
Proposed	415	33	44
Difference (+/-)	-1,770	-108	-130

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

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

Notes: Signet Dr. at the intersection with Sea and Golf Blvd. is the sole means of vehicular access for the subject site.

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

Notes:

**4.0 Additional Site Information & Agency Comments Summary**

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

**COMMISSION**

Mariella Smith CHAIR  
 Pat Kemp VICE-CHAIR  
 Harry Cohen  
 Ken Hagan  
 Gwendolyn “Gwen” W. Myers  
 Kimberly Overman  
 Stacy White



**DIRECTORS**

Janet D. Lorton EXECUTIVE DIRECTOR  
 Elaine S. DeLeeuw ADMIN DIVISION  
 Sam Elrabi, P.E. WATER DIVISION  
 Rick Muratti, Esq. LEGAL DEPT  
 Reginald Sanford, MPH AIR DIVISION  
 Steffanie L. Wickham WASTE DIVISION  
 Sterlin Woodard, P.E. WETLANDS DIVISION

**AGENCY COMMENT SHEET**

REZONING	
<p><b>HEARING DATE:</b> 4/12/2022</p> <p><b>PETITION NO.:</b> 22-0429</p> <p><b>EPC REVIEWER:</b> Dessa Clock</p> <p><b>CONTACT INFORMATION:</b> (813) 627-2600 X 1158</p> <p><b>EMAIL:</b> <a href="mailto:clockd@epchc.org">clockd@epchc.org</a></p>	<p><b>COMMENT DATE:</b> 3/9/2022</p> <p><b>PROPERTY ADDRESS:</b> Apollo Beach, FL</p> <p><b>FOLIO #:</b> 052104.0100; 052664.0000; 052663.0000; 052662.0000, 052661.0000, 052660.0000, 052659.0000, 052658.0000, 052657.0000, 052656.0000; 052655.0000, 052654.0000, 052653.0000, 052652.0000, 052651.0000, 052650.0000, 052649.0000, 052595.0000, 052594.0000; 052648.0000</p> <p><b>STR:</b> 20-31S-19E and 29-31S-19E</p>
<p><b>REQUESTED ZONING:</b> Minor Modification to PD</p>	
FINDINGS	
<b>WETLANDS PRESENT</b>	YES
<b>SITE INSPECTION DATE</b>	N/A
<b>WETLAND LINE VALIDITY</b>	No valid wetland line for northern parcel
<b>WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)</b>	Tampa Bay and canals
<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"> <li>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.</li> <li>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.</li> </ul>	

*Environmental Excellence in a Changing World*

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

- 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.

- 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.

dc/mst

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

**Adequate Facilities Analysis: Rezoning**

**Date:** 4/15/2022

**Acreage:** ±28.6 ac

**Jurisdiction:** Hillsborough County

**Proposed Zoning:** Planned Development

**Case Number:** PRS 22-0429

**Future Land Use:** Residential-6

**HCPS #:** RZ-438

**Maximum Residential Units:** 44

**Address:** 5600 ft NW of Golf & Sea Blvd & Signet Dr

**Residential Type:** Single-Family Detached

**Parcel Folio Number(s):** 052104.0100, et. al

School Data	Apollo Beach Elementary	Eisenhower Middle	Lennard High
<b>FISH Capacity</b> Total school capacity as reported to the Florida Inventory of School Houses (FISH)	703	1488	2500
<b>2021-22 Enrollment</b> K-12 enrollment on 2021-22 40 <sup>th</sup> day of school. This count is used to evaluate school concurrency per Interlocal Agreements with area jurisdictions	628	1415	2249
<b>Current Utilization</b> Percentage of school capacity utilized based on 40 <sup>th</sup> day enrollment and FISH capacity	89%	95%	90%
<b>Concurrency Reservations</b> Existing concurrency reservations due to previously approved development. Source: CSA Tracking Sheet as of 04/15/2022	75	73	251
<b>Students Generated</b> Estimated number of new students expected in development based on adopted generation rates. Source: Duncan Associates, School Impact Fee Study for Hillsborough County, Florida, Dec. 2019	9	4	6
<b>Proposed Utilization</b> School capacity utilization based on 40 <sup>th</sup> day enrollment, existing concurrency reservations, and estimated student generation for application	101%	100%	100%

**Notes:** Wimauma Elementary School Eisenhower Middle and Lenard High schools are projected to be at or over capacity. State law requires the school district to consider whether additional capacity exists in adjacent concurrency service areas (i.e., attendance boundaries). At this time, additional capacity is limited at the elementary school level, is adequate at the middle school level and is not available at the high school level. A proportionate share agreement may be available as a mitigation option and is contingent upon two approvals. The first approval is a development agreement with Lennar Homes, LLC and Hillsborough County to construct transportation facilities required to support the proposed schools on West Lake Drive and an associated proportionate share mitigation. The second approval required is the associated rezoning application (MM 21-1342) for the construction of the elementary, middle, and high school outlined in the proportionate share mitigation agreement. Both items, the developers' agreement and rezoning application, are tentatively scheduled to be heard by the Board of County Commissioners in May 2022. The applicant is advised to contact the county or school district for more information.

**This is an analysis for adequate facilities only and is NOT a determination of school concurrency. A school concurrency review will be issued PRIOR TO preliminary plat or site plan approval.**



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

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PETITION NO.: PRS22-0429    REVIEWED BY: Randy Rochelle    DATE: 3/2/2022

FOLIO NO.: 52104.0100 & Multiple More

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**WATER**

- The property lies within the \_\_\_\_\_ Water Service Area. The applicant should contact the provider to determine the availability of water service.
  
- A 12 inch water main exists  (adjacent to the site),  (approximately 300 feet from the site) and is located south of the subject property within the west Right-of-Way of Signet Drive. The 12-inch water main is to be constructed with Mirabay Parcel 101 . 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 two funded CIP projects that are currently under construction, C32001 - South County Potable Water Repump Station Expansion and C32011 - Potable Water In-Line Booster Pump Station, and will need to be completed by the County 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 6 inch wastewater force main exists  (adjacent to the site),  (approximately 300 feet from the site) and is located south of the subject property within the east Right-of-Way of Signet Drive. The 6-inch force main is being constructed by Mirabay Parcel 101. 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 subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's potable water and wastewater systems

## Statement of Record

The South County service area (generally south of the Alafia River) has seen significant customer growth over the recent past. As new customers are added to the system there is an increased demand for potable water that is causing delivery issues during certain periods of the year. The greatest demand for water occurs during the spring dry season, generally the months of March through May. During the dry season of 2021 the Water Resources Department was challenged to deliver water to the southern portions of the service area to meet customer expectations for pressure and flow. While Levels of Service per the Comprehensive Plan were met, customers complained of very low pressure during early morning hours. Efforts to increase flow and pressure to the south resulted in unacceptably high pressures in the north portions of the service area. The Florida Plumbing Code limits household pressure to 80 psi to prevent damage to plumbing and possible injury due to system failure. The Department had to balance the operational challenges of customer demand in the south with over pressurization in the north, and as a result, water pressure and flow in the South County service area remained unsatisfactory during the dry period of 2021.

As a result of demand challenges, the Department initiated several projects to improve pressure and flow to the south area. Two projects currently under construction CIP C32001 - South County Potable Water Repump Station Expansion and CIP C32011 - Potable Water In-Line Booster Pump will increase the delivery pressure to customers.

These projects are scheduled to be completed and operational prior to the 2022 dry season, and must demonstrate improved water delivery through the highest demand periods before additional connections to the system can be recommended.