

PD Modification Application:

MM 25-0648

Zoning Hearing Master Date: November 17, 2025**BOCC Land Use Meeting Date:** January 13, 2026**Hillsborough County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Tegal Apollo Inc.
 FLU Category: OC-20
 Service Area: Urban
 Site Acreage: 2.71 Acres
 Community Plan Area: Apollo Beach
 Overlay: None

**Introduction Summary:**

The applicant is requesting to modify PD 04-0979 which was approved in 2004 for 53 attached single family condo units or a 103-unit motel/hotel.

The proposed modification would provide modified development options. Option One would allow a maximum of 52 single family attached condominium dwelling units and 2,500 square feet of commercial neighborhood use. Option Two would allow for a maximum of 54 single-family attached condominium dwelling units.

Existing Approval(s):	Proposed Modification(s):
<p>Condition1: The project shall be permitted a maximum of 53 single family attached condominium dwelling units or a 103 unit motel/hotel</p> <p>The existing signage serving the existing motel/hotel shall be permitted to remain and shall be regulated by LDC Section 7.02.03, Nonconforming Signs, excluding Sections 7.02.03.A and 7.02.03.B. The type, location, size and number of new signs permitted serving the condominium project shall be as set forth in Part 7.03.00 of the Land Development Code with the following exception(s): 1) Ground Signs shall be limited to Monument Signs.</p>	<p>The project shall be permitted two development options:</p> <ol style="list-style-type: none"> a maximum of 52 single-family attached condominium dwelling units and 2,500 square feet of commercial neighborhood use; or a maximum of 54 single-family attached condominium dwelling units. <p>Remove condition related to existing and nonconforming signs. Remove limitation to ground signs and monument signs.</p>
<p>Condition 2: Maximum building height: 50 feet above the required finished floor elevation</p> <p>Northern Side Setback/Buffer: 10 feet</p> <p>Southern Side Setback/Buffer: 20 feet</p> <p>Rear setback 50 feet for main building and 20 feet for amenity/cabana building</p>	<p>Condition 2: Maximum building height: 60 feet above the required finished floor elevation</p> <p>Northern Side Setback/Buffer: 20 feet</p> <p>Southern Side Setback/Buffer: 30 feet</p> <p>Rear Setback for the Amenity/Cabana Structures: 10'</p>
<p>Condition 3: The developer shall be required to provide mitigation funds (mitigation offset) to offset impacts of the project on hurricane shelter evacuation space. The mitigation offset shall be based on a mitigation formula as established by Hillsborough County Emergency Management Office.</p> <p>The mitigation offset shall be applied and conveyed to the School District of Hillsborough County for the purpose of the emergency shelter program, within one year from the date of zoning approval or prior to subdivision or site plan</p>	<p>Removal of Condition 3.</p>

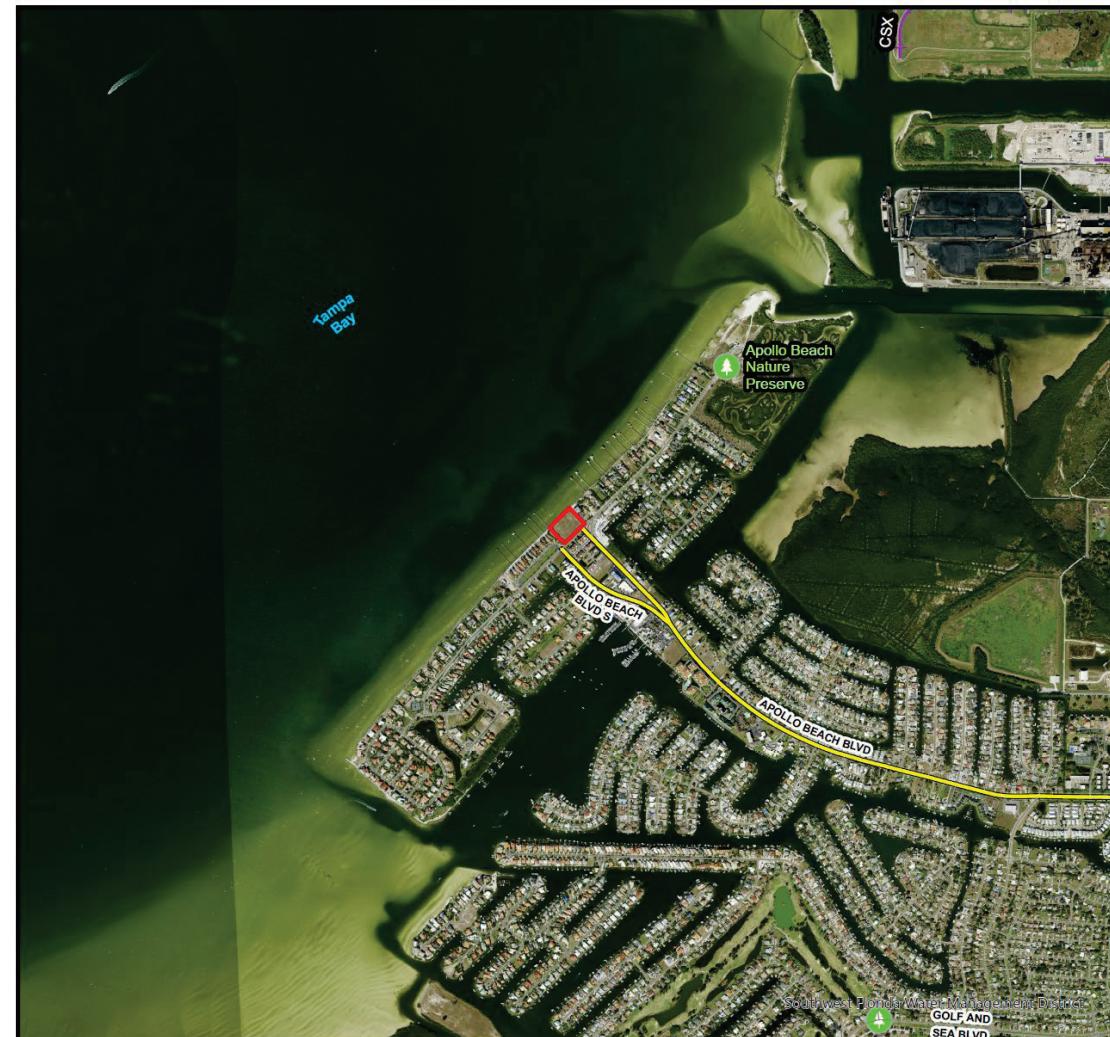
approval, whichever comes first.	
Condition 4: The developer shall be required to advance \$50,000 to Hillsborough County Parks Department to be used for development of a restroom in the Hillsborough County Park located at the northern end of Surfside Blvd in Apollo Beach. The funds advanced shall be conveyed to Hillsborough County for use by the Parks Department for such park improvements prior to site plan approval. The contribution shall be eligible for park impact fee offsets in accordance with the Consolidated Impact Assessment Program Ordinance, #96-29 as amended.	Removal of Condition 4.
Condition 5: The developers and their successors shall assume responsibility for maintaining the landscape median located in front of the project site at the intersection of west bound Apollo Beach Boulevard and Surfside Boulevard.	Removal of Condition 5.

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

Planning Commission Recommendation:	Development Services Recommendation:
Consistent	Approvable, subject to conditions.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

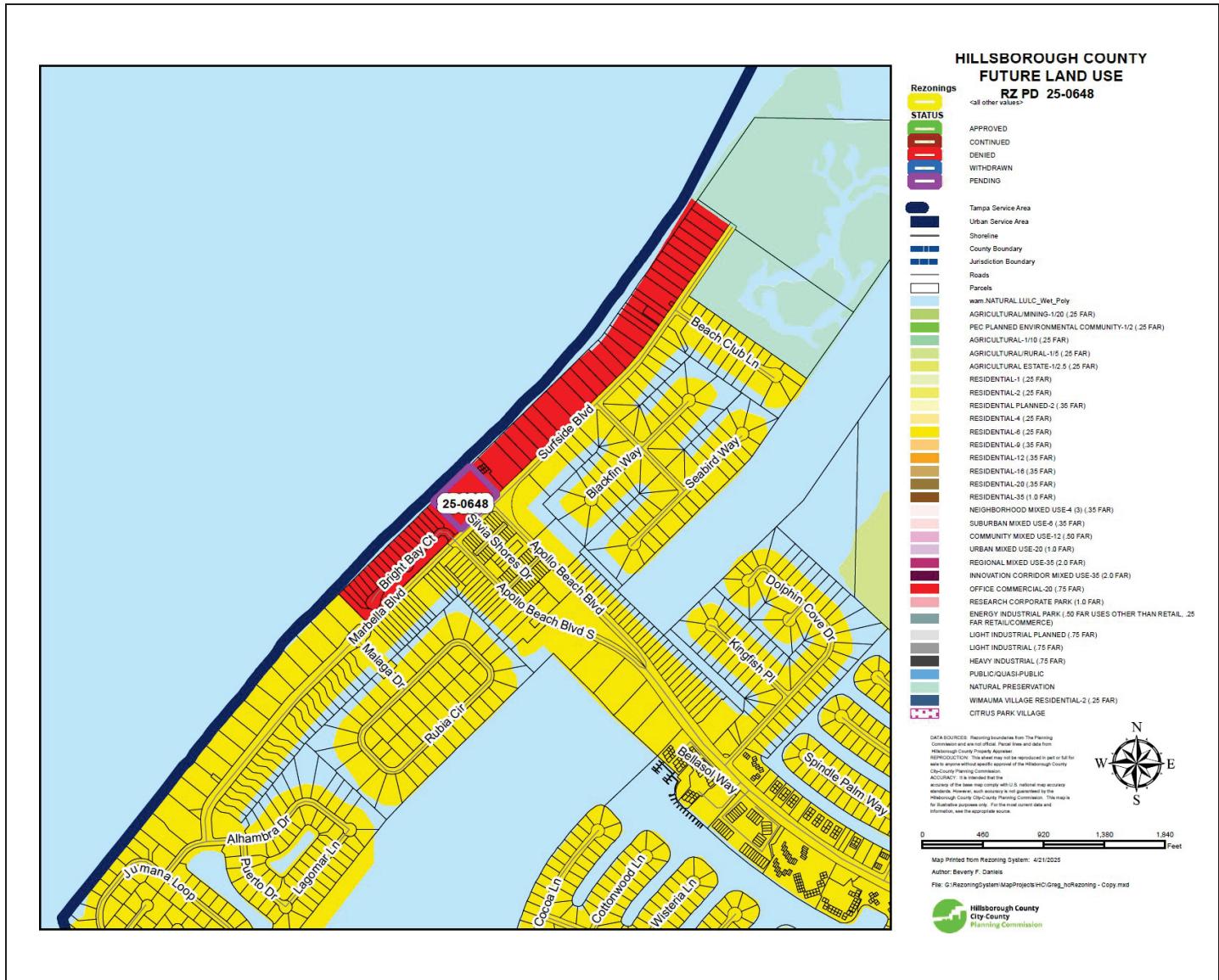


Context of Surrounding Area:

The property is located on the eastern coastline of Tampa Bay on the northwestern side of Surfside Boulevard. The frontage of the property is intersected by Apollo Beach Boulevard and Silvia Shores Drive. The area is comprised of single-family attached and detached residential uses at various lot sizes to the south, east, and west zoned Planned development. The adjacent properties to the northeast and south have existing single family attached dwelling units. While the adjacent property to the southwest has an existing single family detached dwelling unit. To the south of the Planned development are two strip centers between Apollo Beach Boulevard and Apollo Beach Boulevard South developed with office and commercial uses. There are also two marinas in close proximity to the property.

2.0 LAND USE MAP SET AND SUMMARY DATA

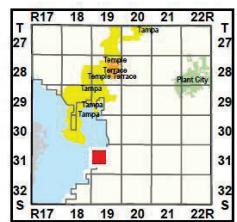
2.2 Future Land Use Map



Subject Site Future Land Use Category:	OC-20
Maximum Density/F.A.R.:	0.75 FAR (The commercial component cannot exceed 350,000 Sq. Ft.)
Typical Uses:	Agricultural, community commercial type uses, office uses, mixed-use developments and compatible residential uses.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



NOTE: Every reasonable effort has been made to display the accuracy of this map. Hillsborough County does not assume any liability arising from the use of this map. Hillsborough County makes no representations or warranties, expressed or implied, concerning the accuracy, completeness, or timeliness of the information provided herein. The reader should not rely on the data provided for legal, engineering, or surveying purposes. The reader is advised to consult with a professional in those fields for any such purposes. The reader is further advised that the boundaries and features of waterways, including without limitation, the implied warranties of merchantability and fitness for a particular purpose, are not shown on this map.

Any errors, omissions, or inaccuracies in the information provided regardless of how caused, or any changes in the information taken in full or in part by any person, in reliance upon any portion of the data furnished herein.

This dataset is provided by Hillsborough County for informational purposes and Hillsborough County makes no representations or warranties, expressed or implied, concerning the accuracy, completeness, or timeliness of the information provided herein. SOURCE: This map has been prepared for the inventory of real property found within Hillsborough County. It is not a survey. It is not intended to be used for surveying purposes, sites, and other studio studio areas of the area based on BEST AVAILABLE data.

Date: 04/17/2020 Path: G:\ZONING\GIS\Datasets\Zoning_Map.aprx

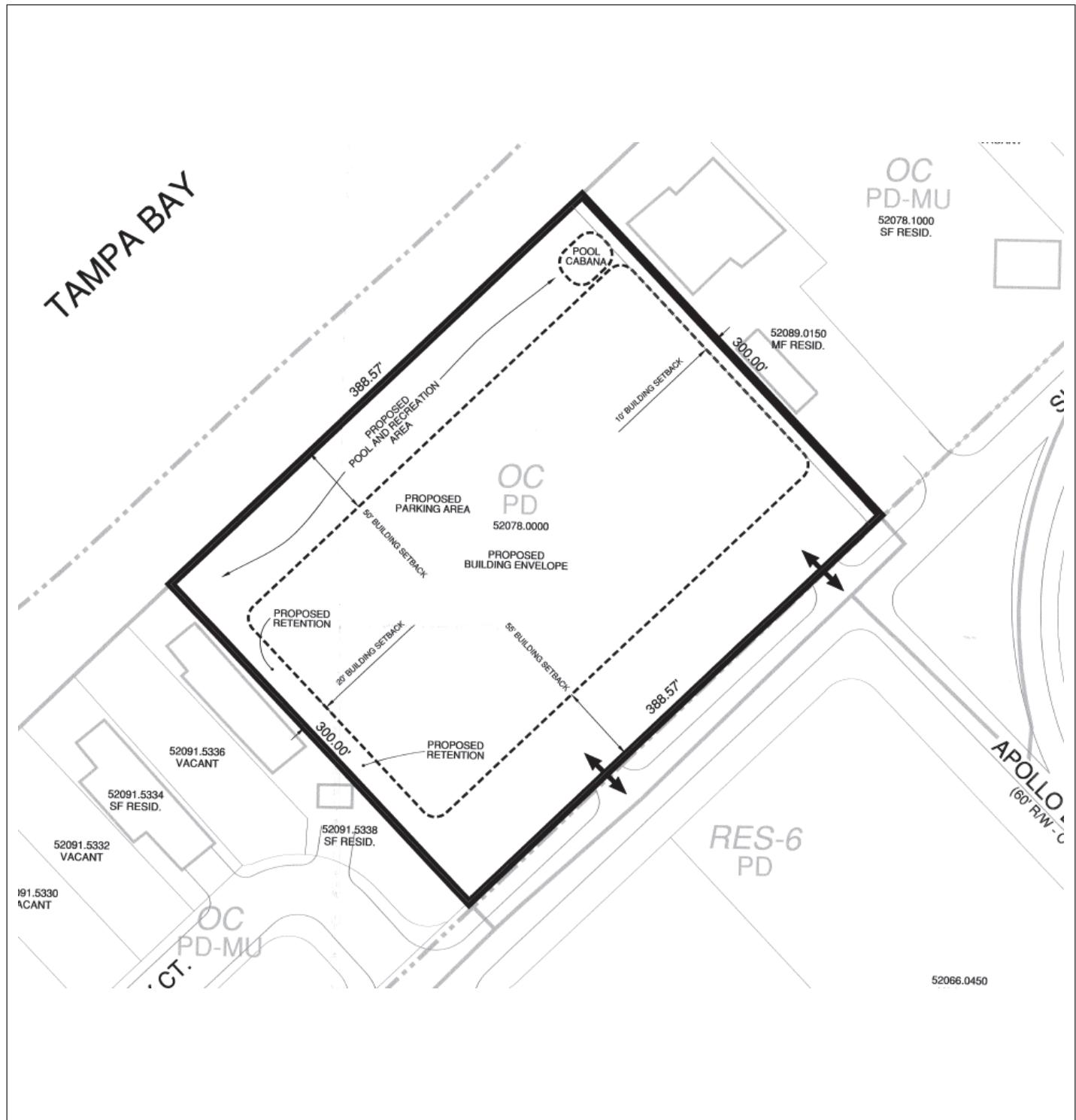
Produced By: Development Services Department

Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	NA	NA	NA	Tampa Bay
South	PD 04-0814	9.8.3 DU per GA/ FAR: NA	Single-Family Attached	TOWNHOUSE/VILLA
East	PD 77-0123 (Pocket 59)	per DRI	Comm & MF / SFD	CONDOMINIUM
West	PD 77-0123 (Pocket 85-C)	Residential per DRI 75,141 sf for commercial/office	Comm & MF / SFD	SINGLE FAMILY R

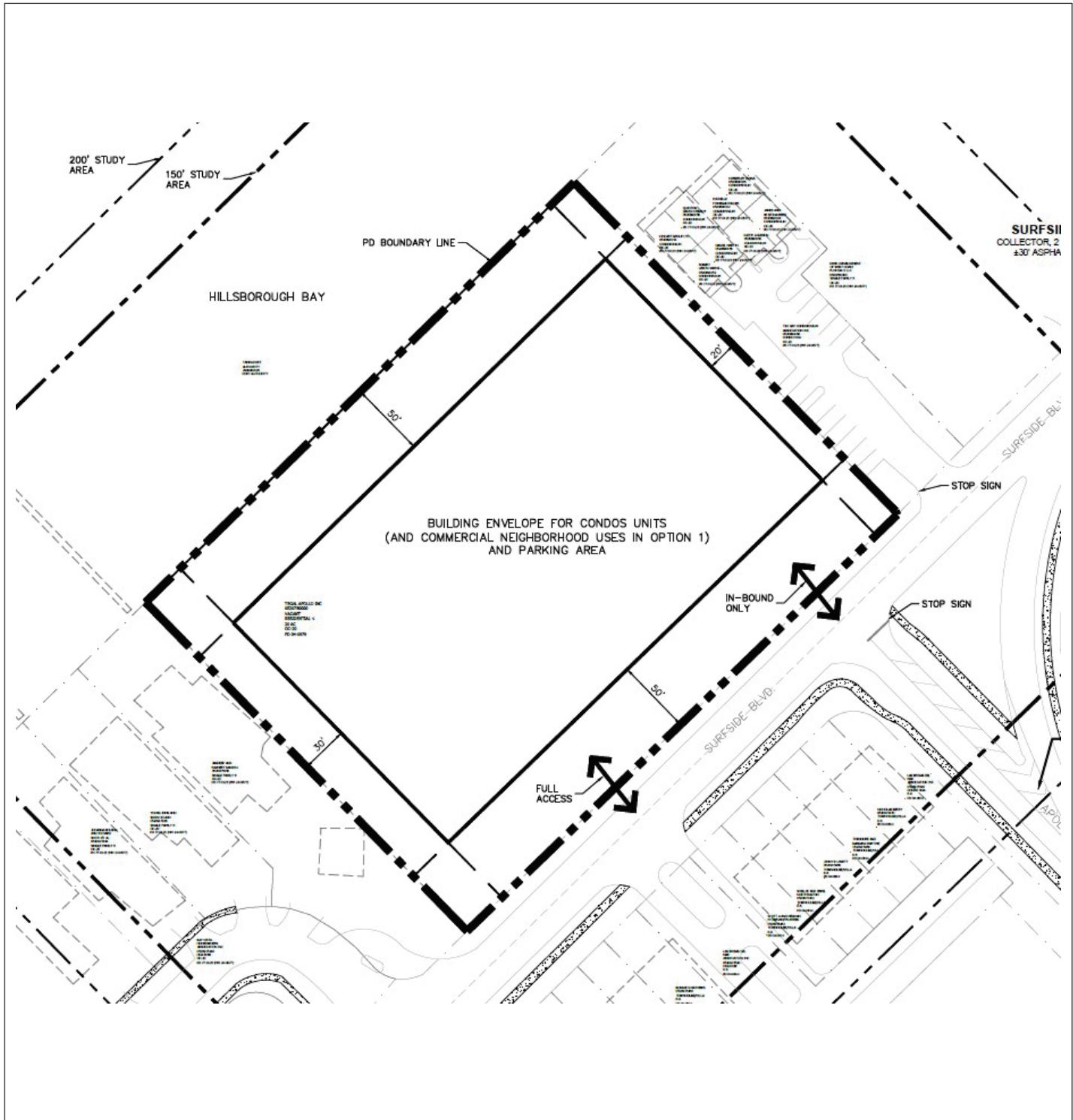
2.0 LAND USE MAP SET AND SUMMARY DATA

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



2.0 LAND USE MAP SET AND SUMMARY DATA

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



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
Surfside Blvd.	County Collector - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Apollo Beach Blvd.	County Collector - Rural	4 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	823	44	48
Proposed	676	63	87
Difference (+/-)	(-) 147	(+) 19	(+) 39

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

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

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

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Natural Resources	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable:				
<input type="checkbox"/> Wetlands/Other Surface Waters				<input type="checkbox"/> Potable Water Wellfield Protection Area
<input type="checkbox"/> Use of Environmentally Sensitive Land Credit				<input type="checkbox"/> Significant Wildlife Habitat
<input type="checkbox"/> Wellhead Protection Area				<input checked="" type="checkbox"/> <u>Coastal High Hazard Area</u>
<input type="checkbox"/> Surface Water Resource Protection Area				<input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor
				<input type="checkbox"/> Adjacent to ELAPP property
				<input type="checkbox"/> Other _____
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input checked="" 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	
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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hillsborough County School Board Adequate <input checked="" type="checkbox"/> K-5 <input checked="" type="checkbox"/> 6-8 <input checked="" type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Impact/Mobility Fees Mid-Rise Residential w/1st Floor Commercial (Fee estimate is based on a 1,500 square foot, Condo Unit) Mobility: \$2,931 per unit Parks: \$1,957 per unit School: \$7,027 per unit Fire: \$249 per unit				
Hi-Turnover Restaurant (per 1,000 sq ft) Mobility: \$48,893 Fire: \$313	Office (Single Tenant) <input type="checkbox"/> (per 1,000 sq ft) Mobility: \$10,005 Fire: \$158	(General) <input type="checkbox"/> (\$8,336) <input type="checkbox"/> (\$21,860) <input type="checkbox"/> (\$158) <input type="checkbox"/>	(Medical < 10k sq ft) (\$158) <input type="checkbox"/>	
Health Club (per 1,000 sq ft) Mobility: \$31,102 Fire: \$313	Coffee/Donut Shop (per 1,000 sq ft) Mobility: \$115,638 Fire: \$313			

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Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A <input type="checkbox"/> Density Bonus Requested <input type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The property is located on the eastern coastline of Tampa Bay on the northwestern side of Surfside Boulevard. The area is comprised of single-family attached and detached residential uses at various lot sizes. Additionally, to the south of the Planned Development are two strip centers between Apollo Beach Boulevard and Apollo Beach Boulevard South with a number for commercial uses including a massage parlor, hair salon, bakery, café, pizza restaurant, a contractor's office, smoke shop, and bank. Furthermore, there are two marinas in close proximity to the property.

The parking for the proposed condominiums and CN uses shall be located on the ground floor which will screen the area from the right of way. With the 10-foot increase in building height the applicant has provided an additional 10 feet to the setbacks from the adjoining properties. Furthermore, they will be providing the required buffering and screening to the adjacent properties therefore staff finds the proposal compatible with the surrounding area.

Regarding the requested removal of three conditions concerning the payment to Parks Department for park improvements, shelter space mitigation and median mainantence; 1) Parks Department confirmed the specified improvement has been made with upgrades funded, 2) confirmation from the appropriate agencies on the appropriateness of removal of mitigation funds to offset impacts of the project on hurricane shelter evacuation space was still pending at the time of filing, and 3) Furthermore, the removal of the mitigation funds to offset impacts of the project on hurricane shelter evacuation space to be conveyed to the School District has been evaluated as acceptable though confirmation form the appropriate agencies were still pending at the time of filing. Additionally, the responsibility for maintaining the landscape median located in front of the project site was proposed by the applicant in the original PD therefore staff finds the request to remove the condition agreeable does not object to removal of the condition.

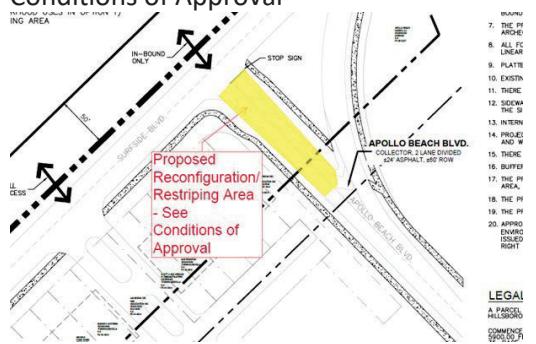
5.2 Recommendation

Approvable, subject to conditions.

6.0 PROPOSED CONDITIONS

Prior to PD site plan certification, the applicant shall revise the PD site plan as follows:

- Revise the building height to 60 feet.
- Add shading to the area generally shown below and label as "Proposed Reconfiguration/ Restriping Area - See Conditions of Approval"



Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted July 07, 2025.

1. 1. The project shall be permitted two development options:

- A maximum of 53 52 single family attached condominium dwelling units or a 103 unit motel/hotel and 2,500 square feet of commercial neighborhood use; or
 - The parking area will be provided on the ground floor.
- a maximum of 54 single family attached condominium dwelling units.
 - The parking area will be provided on the ground floor.

~~The existing signage serving the existing motel/hotel shall be permitted to remain and shall be regulated by LDC Section 7.02.03, Nonconforming Signs, excluding Sections 7.02.03.A and 7.02.03.B. The type, location, size and number of new signs permitted serving the condominium project shall be as set forth in Part 7.003.00 of the Land Development Code with the following exception(s):~~

~~1) Ground Signs shall be limited to Monument Signs.~~

- ~~2) Billboards, pennants and banners shall be prohibited.~~

2. 2. Development standards shall be as follows:

Maximum building height	<u>50</u> <u>60</u> feet above the required finished floor elevation
• The building will not be required to meet the 2:1 setback increase for building with a height greater than 20 feet.	
Front setback	50 feet
Rear setback	50 feet for main building and <u>210</u> feet for amenity/cabana building
Northern Side Setback/Buffer	<u>10</u> <u>20</u> feet
Southern Side Setback/Buffer	<u>20</u> <u>30</u> feet
Screening	Per Land Development Code Requirements

3. The developer shall be required to provide mitigation funds (mitigation offset) to offset impacts of the project on hurricane shelter evacuation space. The mitigation offset shall be based on a mitigation formula as established by Hillsborough County Emergency Management Office. The mitigation offset shall be applied and conveyed to the School District of Hillsborough County for the purpose of the emergency shelter program, within one year from the date of zoning approval or prior to subdivision or site plan approval, whichever comes first.

4. The developer shall be required to advance \$50,000 to Hillsborough County Parks Department to be used for development of a restroom in the Hillsborough County Park located at the northern end of Surfside Blvd in Apollo

~~Beach. The funds advanced shall be conveyed to Hillsborough County for use by the Parks Department for such park improvements prior to site plan approval. The contribution shall be eligible for park impact fee offsets in accordance with the Consolidated Impact Assessment Program Ordinance, #96-29 as amended.~~

~~5 The developers and their successors shall assume responsibility for maintaining the landscape median located in front of the project site at the intersection of west bound Apollo Beach Boulevard and Surfside Boulevard.~~

4. 3. ~~6.~~ Approval of the petition does not constitute a guarantee that the Environmental Protection Commission approvals 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 rights to environmental impact approval.

5. ~~4.~~ 7. Approval of this application does not ensure that water will be available at the time when the applicant seeks approval to actually develop.

6. ~~5.~~ 8. ~~The general design, number and location of the access point(s) shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code (Land Development Code Section 6.04). The design and construction of curb cuts are subject to approval by the Hillsborough County Planning and Growth Management Department. Final design, if approved by Hillsborough County Planning and Growth Management Department may include, but is not limited to: left turn lanes, acceleration lane(s) and deceleration lane(s). Access points may be restricted in movements. The project shall be served by (and limited to) two (2) vehicular access connections to Surfside Blvd. The easternmost connection shall be an ingress only connection. The westernmost connection shall permit full turning movements.~~ Additionally:

- a. ~~Turning movements may be restricted by the County in the future, if necessary, due to safety or operational considerations.~~
- b. ~~Construction access shall be restricted to those vehicular access connections shown on PD site plan. The developer shall include a note in each site/construction plan submittal which indicates same~~

7. ~~6.~~ 9. The applicant shall be required to pave any portion of the access drive which lies within the existing right-of-way (LDC 6.04.05).

8. ~~7.~~ 10. 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.

9. ~~8.~~ 11. 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.

~~12. Within 90 days of approval of RZ 04-0979 by the Hillsborough County Board of County Commissioners, the applicant shall submit to the Planning and Growth Management Department a revised General Development Plan for certification which conforms to the notes and graphics 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 a revised plan will be required.~~

13. Effective as of February 1, 1990, this development order/permit shall meet the concurrency requirements of Chapter 163, Part II, Florida Statutes. Approval of this development order/permit does not constitute a guarantee that there will be public facilities in place at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.

10. 9. 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.

11. 10. 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.

12. 11. Notwithstanding the land uses listed in Condition 1, no development of Commercial Neighborhood (CN) uses shall be permitted that causes cumulative development to exceed 268 gross average daily trips, 39 gross a.m. peak hour trips, or 64 gross p.m. peak hour trips. Additionally:

13 12. Notwithstanding the land uses listed in Condition 1, no development of Commercial Neighborhood (CN) uses shall be permitted that causes cumulative development to exceed 268 gross average daily trips, 39 gross a.m. peak hour trips, or 64 gross p.m. peak hour trips. Additionally:

- a. Concurrent with each increment of development, the developer shall provide a list of existing and previously approved uses within the PD. The list shall contain data including gross floor area, number of seats (if applicable), type of use, date the use was approved by Hillsborough County, references to the site subdivision Project Identification number (or if no project identification number exists, a copy of the permit or other official reference number), calculations detailing the individual and cumulative gross and net trip generation impacts for that increment of the development, and source(s) for the data used to develop such estimates. Calculations showing the remaining number of available trips for each analysis period (i.e. average daily, a.m. peak and p.m. peak) shall also be provided.

14. 13. Notwithstanding anything shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.

15. 14 Prior to or concurrent with the initial increment of development, the developer shall modify that portion of Apollo Beach Blvd. proximate to the easternmost access connection as follows:

- a. With respect to the eastern lane, the developer shall remove the striping and add appropriate pavement markings and signage as needed to reopen the lane and permit through/right movements only; and,
- b. With respect to the westernmost lane, the developer shall add appropriate pavement markings and signage as needed to convert the lane into a left only turn lane; and,
- c. Mill and resurface as necessary to effectuate the above changes.

16. 15 Parking shall not be permitted along Surfside Blvd., nor shall any parking spaces be permitted to back into the roadway. As such, prior to or concurrent with the initial increment of development, the developer shall remove any excess pavement along Surfside Blvd., install any sidewalk as required per Sec. 6.03.02. of the LDC, and restore sod within the balance of the area.

17. 16 The developer shall be required to install a pedestrian crossing to connect the sidewalk to be constructed along the project's Surfside Blvd. frontage with the sidewalk stubout located along the east side of the Apollo Beach

Blvd. The developer shall be required to install any signage, lighting, or other appurtenances necessary to facilitate such crossing. Such crossing shall be subject to review and approval by Hillsborough County Public Works.

18. 17-As Surfside Blvd. is a substandard collector roadway, the applicant will be required to approve the public roadway network (between the project access and nearest roadway meeting applicable standards) unless otherwise approved through the Sec. 6.04.02.B. Administrative Variance process. Deviations from Transportation Technical Manual (TTM) standards may be considered in accordance with Sec. 1.7 and other applicable sections of TTM.

19. 18 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.

20. 19 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, recertification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

Zoning Administrator Sign Off:



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

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

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Case Reviewer: Carolanne Peddle

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

APPLICATION NUMBER: **MM 25-0648**

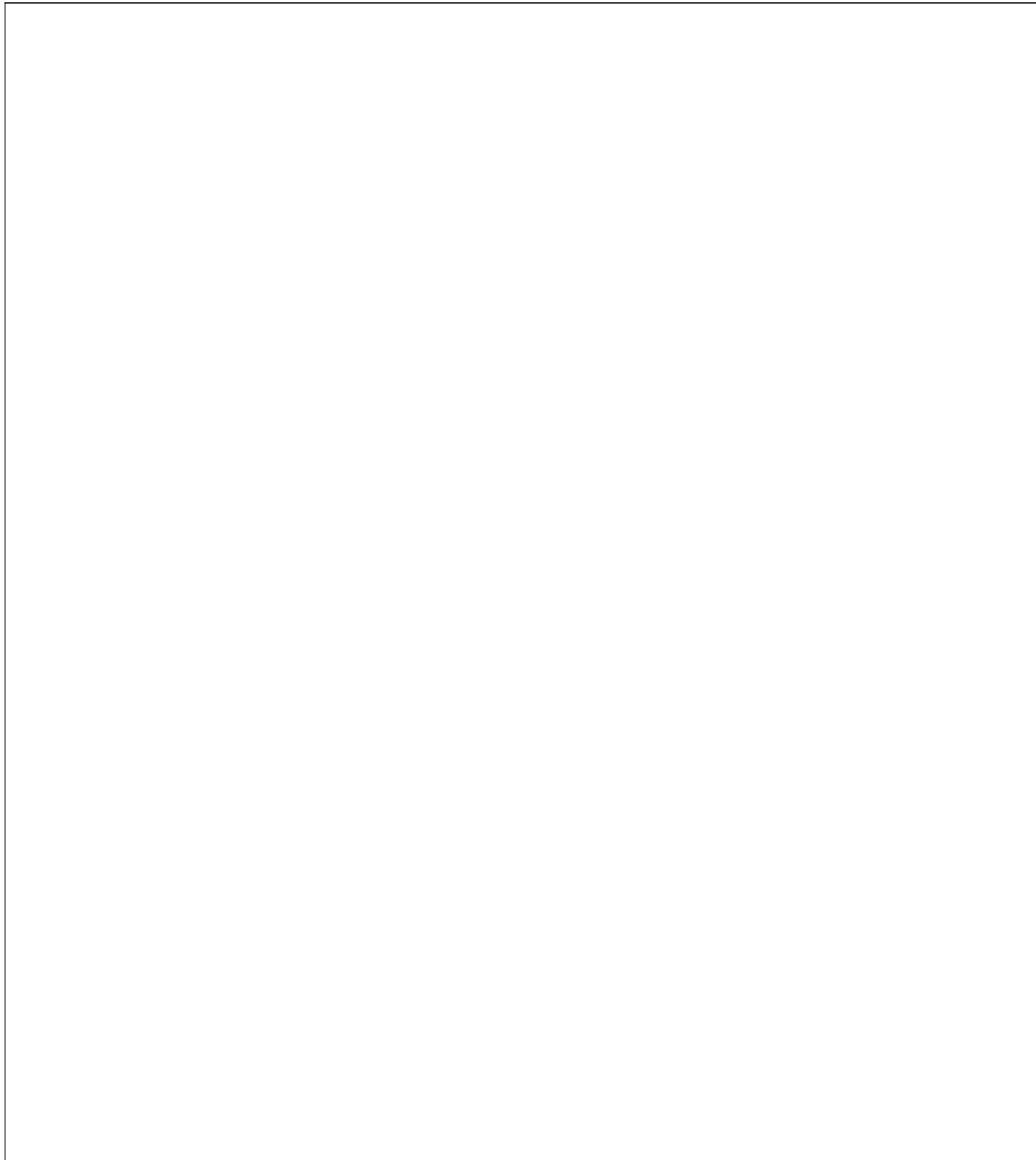
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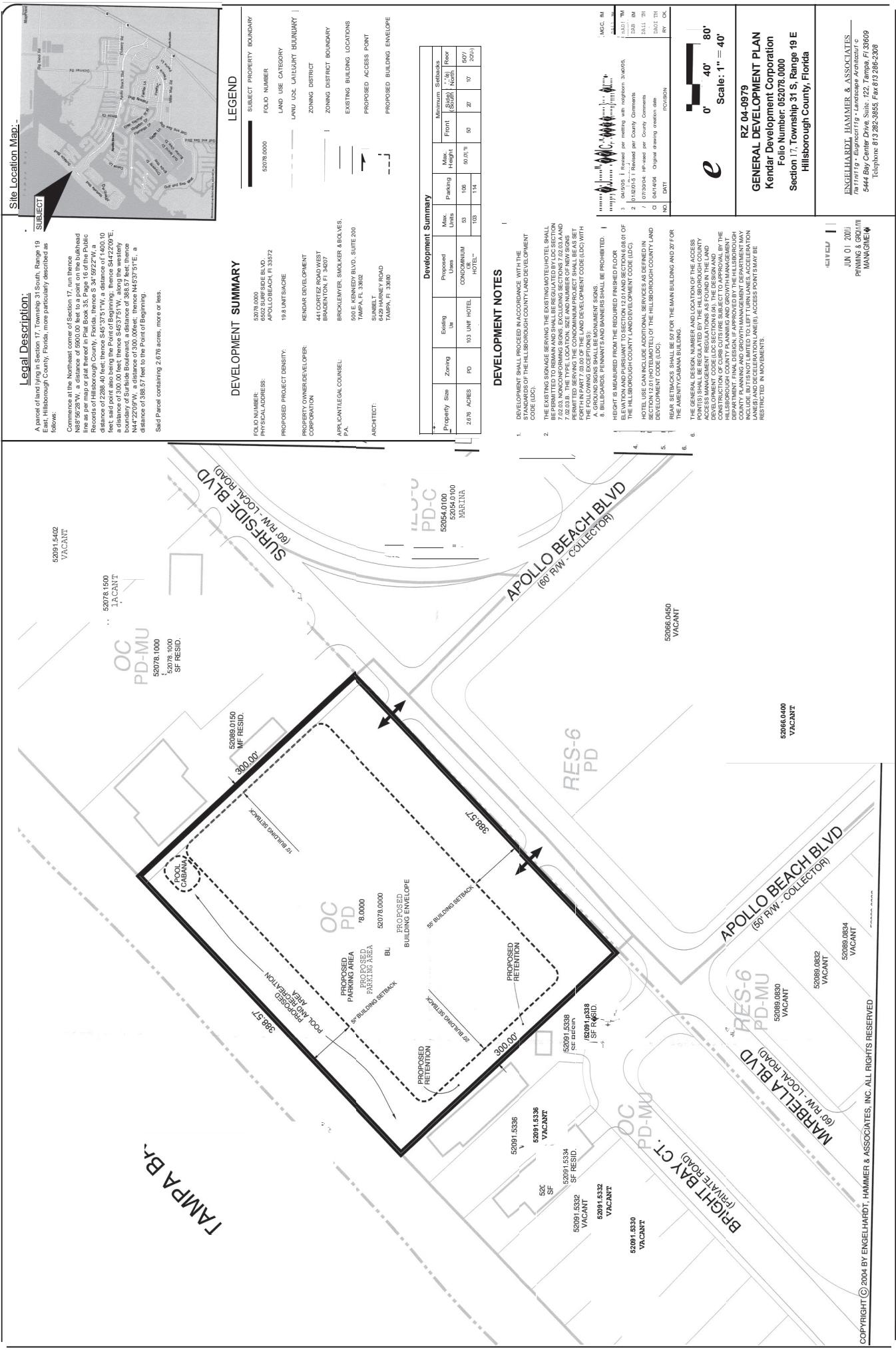
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8.0 SITE PLANS (FULL)

8.1 Approved Site Plan (Full)





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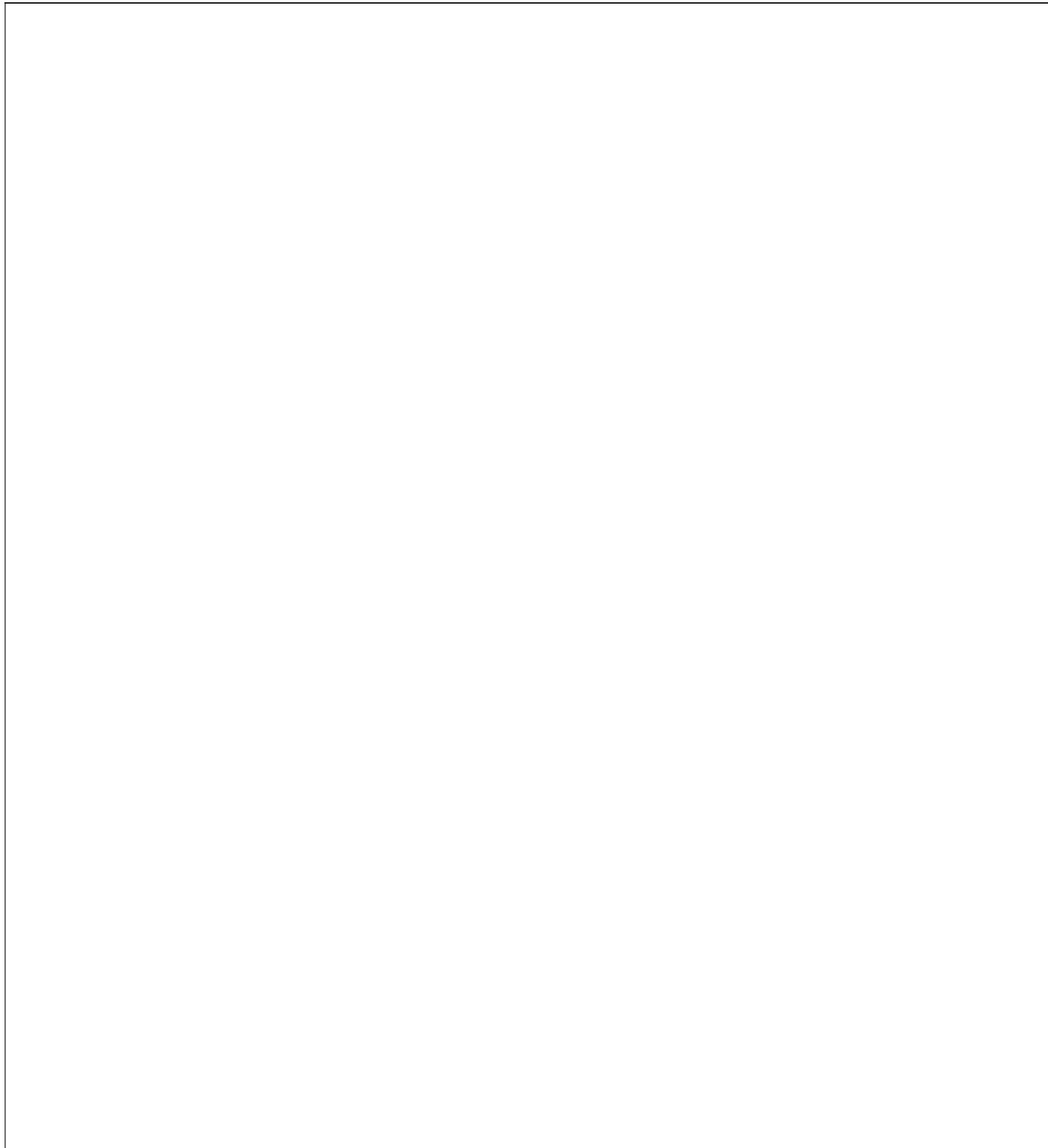
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8.0 SITE PLANS (FULL)

8.2 Proposed Site Plan (Full)



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9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 11/06/2025

REVIEWER: James Ratliff, AICP, PTP, Principal Planner AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: APB/ South

PETITION NO: MM 25-0648



This agency has no comments.



This agency has no objection.



This agency has no objection, subject to the listed or attached conditions.



This agency objects for the reasons set forth below.

NEW AND REVISED CONDITIONS OF APPROVAL

Revised Conditions

8. ~~The general design, number and location of the access point(s) shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code (Land Development Code Section 6.04). The design and construction of curb cuts are subject to approval by the Hillsborough County Planning and Growth Management Department. Final design, if approved by Hillsborough County Planning and Growth Management Department may include, but is not limited to: left turn lanes, acceleration lane(s) and deceleration lane(s). Access points may be restricted in movements. The project shall be served by (and limited to) two (2) vehicular access connections to Surfside Blvd. The easternmost connection shall be an ingress only connection. The westernmost connection shall permit full turning movements.~~

Additionally:

- a. Turning movements may be restricted by the County in the future, if necessary, due to safety or operational considerations.
- b. Construction access shall be restricted to those vehicular access connections shown on PD site plan. The developer shall include a note in each site/construction plan submittal which indicates same.

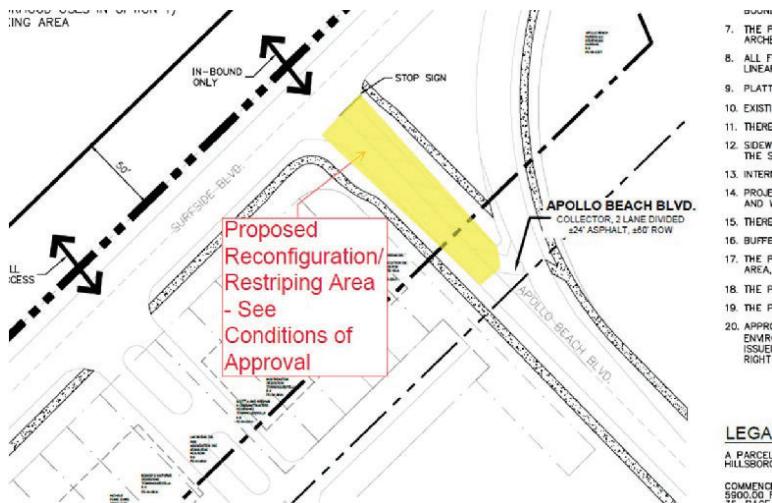
New Conditions

- Notwithstanding the land uses listed in Condition 1, no development of Commercial Neighborhood (CN) uses shall be permitted that causes cumulative development to exceed 268 gross average daily trips, 39 gross a.m. peak hour trips, or 64 gross p.m. peak hour trips.
Additionally:
 - a. Concurrent with each increment of development, the developer shall provide a list of existing and previously approved uses within the PD. The list shall contain data including gross floor area, number of seats (if applicable), type of use, date the use was approved by Hillsborough County, references to the site subdivision Project Identification number (or if no project identification number exists, a copy of the permit or other official reference number), calculations detailing the individual and cumulative gross and net trip generation impacts for that increment of the development, and source(s) for the data used to develop such estimates. Calculations showing the remaining number of available trips for each analysis period (i.e. average daily, a.m. peak and p.m. peak) shall also be provided.

- Notwithstanding anything shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
- Prior to or concurrent with the initial increment of development, the developer shall modify that portion of Apollo Beach Blvd. proximate to the easternmost access connection as follows:
 - With respect to the eastern lane, the developer shall remove the striping and add appropriate pavement markings and signage as needed to reopen the lane and permit through/right movements only; and,
 - With respect to the westernmost lane, the developer shall add appropriate pavement markings and signage as needed to convert the lane into a left only turn lane; and,
 - Mill and resurface as necessary to effectuate the above changes.
- Parking shall not be permitted along Surfside Blvd., nor shall any parking spaces be permitted to back into the roadway. As such, prior to or concurrent with the initial increment of development, the developer shall remove any excess pavement along Surfside Blvd., install any sidewalk as required per Sec. 6.03.02. of the LDC, and restore sod within the balance of the area.
- The developer shall be required to install a pedestrian crossing to connect the sidewalk to be constructed along the project's Surfside Blvd. frontage with the sidewalk stubout located along the east side of the Apollo Beach Blvd. The developer shall be required to install any signage, lighting, or other appurtenances necessary to facilitate such crossing. Such crossing shall be subject to review and approval by Hillsborough County Public Works.
- As Surfside Blvd. is a substandard collector roadway, the applicant will be required to approve the public roadway network (between the project access and nearest roadway meeting applicable standards) unless otherwise approved through the Sec. 6.04.02.B. Administrative Variance process. Deviations from Transportation Technical Manual (TTM) standards may be considered in accordance with Sec. 1.7 and other applicable sections of TTM.

Other Conditions

- Prior to PD site plan certification, the developer shall revise the PD site plan to:
 - Add shading to the area generally shown below and label as "Proposed Reconfiguration/Restripping Area - See Conditions of Approval"



SUMMARY OF REQUEST AND TRIP GENERATION

The applicant is requesting a Major Modification (MM) to previously approved Planned Development (PD) 04-0979. The PD is also located within the Apollo Beach Development of Regional Impact (DRI) #59. During a previous amendment (via Resolution R20-070) the DRI was amended to include a statement that “all remaining development will be mitigated through payment of mobility fees pursuant to the terms of the Hillsborough County Mobility Fee Ordinance, Ord. No. 16-8, as it may be amended.” No other transportation conditions exist within the DRI; however, staff notes that the applicant is entitled to seek land use exchanges, which would not be permitted to “result in directional trip generation which exceeds that projected.” (Reference Specific Condition IV.A.2.) Determinations as to whether land use exchanges are needed to support a project are made by the zoning review section.

The PD is approved for either a maximum of 53 single family attached condominium dwelling units or a 103-unit motel/hotel. The applicant is proposing to modify the uses to allow for two options:

- Option 1 would allow up to 52 single family attached condominium dwelling units and up to 2,500 s.f. of Commercial Neighborhood (CN) uses; or
- Option 2 would allow a 54 single family attached condominium dwelling units.

The option which permits hotel uses is proposed to be eliminated. As required pursuant to the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation and site access analysis for the proposed project; however, the analysis does not represent a worst-case analysis which represents maximum potential trip impacts of the wide range of land uses proposed. Given this, and the sensitivity of the access and proximity to adjacent driveways, staff has included a condition restricting development to the number of trips studied in the applicant’s transportation analysis. This restriction will not permit construction of 100% of the potential entitlements sought by the applicant (e.g. 2,500 s.f. of certain CN uses, although allowed by the land use, would not be permitted due to the trip cap restriction). As such, certain allowable single uses or combinations of allowable uses, could not be constructed if they exceeded the trip cap. It should be noted that if a project consists of multiple parcels, or if a developer chooses to subdivide the project further, development on those individual parcels may not be possible if the other parcels within the development use all available trips.

The trip cap data was taken from the figures presented in the applicant’s analysis. Given the wide range of potential uses proposed, it should be noted that the uses which the applicant studied to develop the cap may or may not be representative of the uses which are ultimately proposed. It should be noted that at the time of plat/site/construction plan review, when calculating the trip generation impacts of existing and proposed development, authority to determine the appropriateness of certain Institute of Transportation Engineers (ITE) land use codes shall rest with the Administrator, who shall consult ITE land use code definitions, trip generation datasets, and industry best practices to determine whether use of an individual land use code is appropriate. Trip generation impacts for all existing and proposed uses shall be calculated utilizing the latest available ITE trip generation manual data when possible. At the request of staff, applicants may be required to conduct additional studies or research where a lack of accurate or appropriate data exists to determine trip generation rates for purposes of calculating whether a proposed increment of development exceeds the trip cap.

Lastly, it should also be noted that while the trip cap will control the total number of trips within each analysis period (daily, a.m. peak, and p.m. peak), it was developed based on certain land uses assumed by the developer, and those land uses have a specific percentage split of trips within each peak period that are inbound and outbound trips, and those splits may or may not be similar to the inbound/outbound split of what uses are ultimately constructed by the developer. Staff notes that the trip cap does not provide for such granularity. Accordingly, whether or not turn lanes were identified as required during a zoning level analysis is in many cases immaterial to whether turn lanes may be required at the time of plat/site/construction plan review. Given that projects with a wide range of uses will have a variety of inbound and outbound splits during the a.m. and p.m. peak periods, it may be necessary in to reexamine whether additional Sec. 6.04.04.D. auxiliary turn lanes are warranted. The developer will be required to

construct all such site access improvements found to be warranted unless otherwise approved through the Sec. 6.04.02.B Administrative Variance process.

Staff has prepared a comparison of the potential number of peak hour trips generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario (highest trip generating option) for existing zoning impacts. Data for the proposed project is based upon the transportation impacts identified in the transportation analysis, which forms the basis of the trip cap. Data shown below is based on the 11th Edition of the Institute of Transportation Engineer's Trip Generation Manual.

Approved Zoning (Worst-case Scenario):

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
103 Room Hotel (ITE LUC 310)	823	44	48

Proposed Zoning (Worst-case Scenario):

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
52 Single-Family Condominium Units (ITE LUC 215)	408	39	64
Uses Limited by Trip Cap	268	24	23
Subtotal:	676	63	87

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(-) 147	(+) 19	(+) 39

INFRASTRUCTURE SERVING THE SITE

Surfside Blvd. is a substandard, publicly maintained collector roadway. The roadway is characterized by +/- 28-30 feet of pavement in average condition. The roadway lies within a +/- 60-foot-wide right-of-way. There are +/- 5-foot-wide sidewalks along portions of the roadway (on both sides). There are no bicycle facilities present along the roadway in the vicinity of the project.

Apollo Beach Blvd. is a substandard, publicly maintained collector roadway. The roadway is characterized by +/- 21-24 feet of pavement in average condition. The roadway lies within a variable width right-of-way. For the last +/- 1,800 ft. of Apollo Beach Blvd., the roadway splits into two distinct one-way segments. The westbound segment terminates in front of the project site. The site is located immediately north/east of the eastbound segment terminus. There are +/- 5-foot-wide sidewalks along portions of the roadway (on both sides) in the vicinity of the proposed project. There are no bicycle facilities present along the roadway in the vicinity of the project.

SUBSTANDARD ROAD – SURFSIDE BLVD.

The applicant did not submit a Design Exception or Administrative Variance request to address this issue. As such, the extent to which improvements may be required to the public roadway network will be deferred to the site/subdivision stage in accordance with recent changes to policy/procedure.

SITE ACCESS AND SITE ACCESS IMPROVEMENTS

The existing zoning permits two (2) access connections to Surfside Blvd. The applicant is proposing to modify the existing access to make the easternmost access an ingress only connection. The westernmost project access will remain a full access connection.

As shown in the image below, the applicant will be required to modify the roadway configuration/striping and install any signage necessary to convert the rightmost lane of Apollo Beach Blvd. (highlighted in yellow below) a through/right only turn lane. The left most lane will be converted into a left turn only lane.



ROADWAY LEVELS OF SERVICE (LOS) INFORMATION

Roadway	From	To	LOS Standard	Peak Hour LOS
Apollo Beach Blvd.	Surfside Blvd.	US 41	D	C

Source: 2024 Hillsborough County Level of Service (LOS) Report.

COUNTY OF HILLSBOROUGH

RECOMMENDATION OF THE LAND USE HEARING OFFICER

APPLICATION NUMBER: MM 25-0648

DATE OF HEARING: November 17, 2025

APPLICANT: Tegal Apollo Inc.

PETITION REQUEST: The Major Modification request is to modify PD 04-0979

LOCATION: 6502 Surfside Blvd.

SIZE OF PROPERTY: 2.71 acres, m.o.l.

EXISTING ZONING DISTRICT: PD 04-0979

FUTURE LAND USE CATEGORY: OC-20

SERVICE AREA: Urban

COMMUNITY PLAN: Apollo Beach

DEVELOPMENT REVIEW STAFF REPORT

PD Modification Application: MM 25-0648
Zoning Hearing Master Date: November 17, 2025
BOCC Land Use Meeting Date: January 13, 2026



1.0 APPLICATION SUMMARY

Applicant: Tegal Apollo Inc.
 FLU Category: OC-20
 Service Area: Urban
 Site Acreage: 2.71 Acres
 Community Plan Area: Apollo Beach
 Overlay: None



Introduction Summary:

The applicant is requesting to modify PD 04-0979 which was approved in 2004 for 53 attached single family condo units or a 103-unit motel/hotel.

The proposed modification would provide modified development options. Option One would allow a maximum of 52 single family attached condominium dwelling units and 2,500 square feet of commercial neighborhood use. Option Two would allow for a maximum of 54 single-family attached condominium dwelling units.

Existing Approval(s):	Proposed Modification(s):
<p>Condition1: The project shall be permitted a maximum of 53 single family attached condominium dwelling units or a 103 unit motel/hotel</p> <p>The existing signage serving the existing motel/hotel shall be permitted to remain and shall be regulated by LDC Section 7.02.03, Nonconforming Signs, excluding Sections 7.02.03.A and 7.02.03.B. The type, location, size and number of new signs permitted serving the condominium project shall be as set forth in Part 7.03.00 of the Land Development Code with the following exception(s): 1) Ground Signs shall be limited to Monument Signs.</p>	<p>The project shall be permitted two development options: a. a maximum of 52 single-family attached condominium dwelling units and 2,500 square feet of commercial neighborhood use; or b. a maximum of 54 single-family attached condominium dwelling units.</p> <p>Remove condition related to existing and nonconforming signs. Remove limitation to ground signs and monument signs.</p>
<p>Condition 2: Maximum building height: 50 feet above the required finished floor elevation Northern Side Setback/Buffer: 10 feet Southern Side Setback/Buffer: 20 feet Rear setback 50 feet for main building and 20 feet for amenity/cabana building</p>	<p>Condition 2: Maximum building height: 60 feet above the required finished floor elevation Northern Side Setback/Buffer: 20 feet Southern Side Setback/Buffer: 30 feet Rear Setback for the Amenity/Cabana Structures: 10'</p>
<p>Condition 3: The developer shall be required to provide mitigation funds (mitigation offset) to offset impacts of the project on hurricane shelter evacuation space. The mitigation offset shall be based on a mitigation formula as established by Hillsborough County Emergency Management Office.</p> <p>The mitigation offset shall be applied and conveyed to the School District of Hillsborough County for the purpose of the emergency shelter program, within one year from the date of zoning approval or prior to subdivision or site plan</p>	<p>Removal of Condition 3.</p>

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approval, whichever comes first.	
Condition 4: The developer shall be required to advance \$50,000 to Hillsborough County Parks Department to be used for development of a restroom in the Hillsborough County Park located at the northern end of Surfside Blvd in Apollo Beach. The funds advanced shall be conveyed to Hillsborough County for use by the Parks Department for such park improvements prior to site plan approval. The contribution shall be eligible for park impact fee offsets in accordance with the Consolidated Impact Assessment Program Ordinance, #96-29 as amended.	Removal of Condition 4.
Condition 5: The developers and their successors shall assume responsibility for maintaining the landscape median located in front of the project site at the intersection of west bound Apollo Beach Boulevard and Surfside Boulevard.	Removal of Condition 5.

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

Planning Commission Recommendation: Consistent	Development Services Recommendation: Approvable, subject to conditions.
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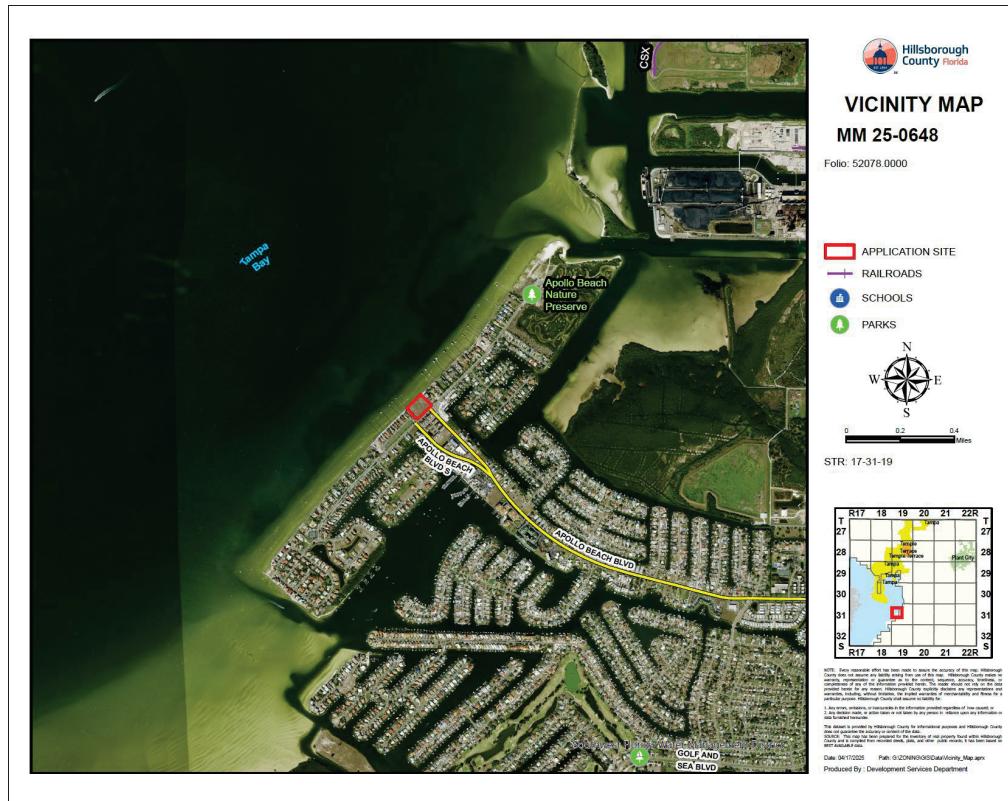
APPLICATION NUMBER: MM 25-0648

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Case Reviewer: Carolanne Peddle

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



Context of Surrounding Area:

The property is located on the eastern coastline of Tampa Bay on the northwestern side of Surfside Boulevard. The frontage of the property is intersected by Apollo Beach Boulevard and Silvia Shores Drive. The area is comprised of single-family attached and detached residential uses at various lot sizes to the south, east, and west zoned Planned development. The adjacent properties to the northeast and south have existing single family attached dwelling units. While the adjacent property to the southwest has an existing single family detached dwelling unit. To the south of the Planned development are two strip centers between Apollo Beach Boulevard and Apollo Beach Boulevard South developed with office and commercial uses. There are also two marinas in close proximity to the property.

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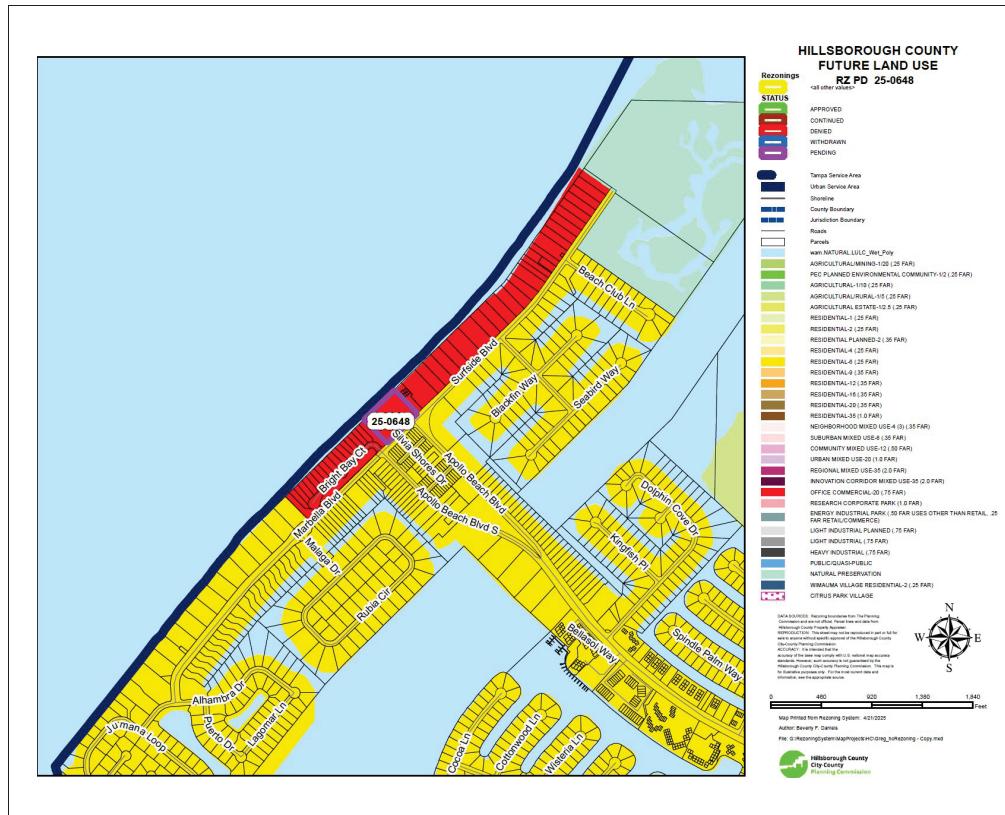
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2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



Subject Site Future Land Use Category:	OC-20
Maximum Density/F.A.R.:	0.75 FAR (The commercial component cannot exceed 350,000 Sq. Ft.)
Typical Uses:	Agricultural, community commercial type uses, office uses, mixed-use developments and compatible residential uses.

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2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	NA	NA	NA	Tampa Bay
South	PD 04-0814	9.8.3 DU per GA/ FAR: NA	Single-Family Attached	TOWNHOUSE/VILLA
East	PD 77-0123 (Pocket 59)	per DRI	Comm & MF / SFD	CONDOMINIUM
West	PD 77-0123 (Pocket 85-C)	Residential per DRI 75,141 sf for commercial/office	Comm & MF / SFD	SINGLE FAMILY R

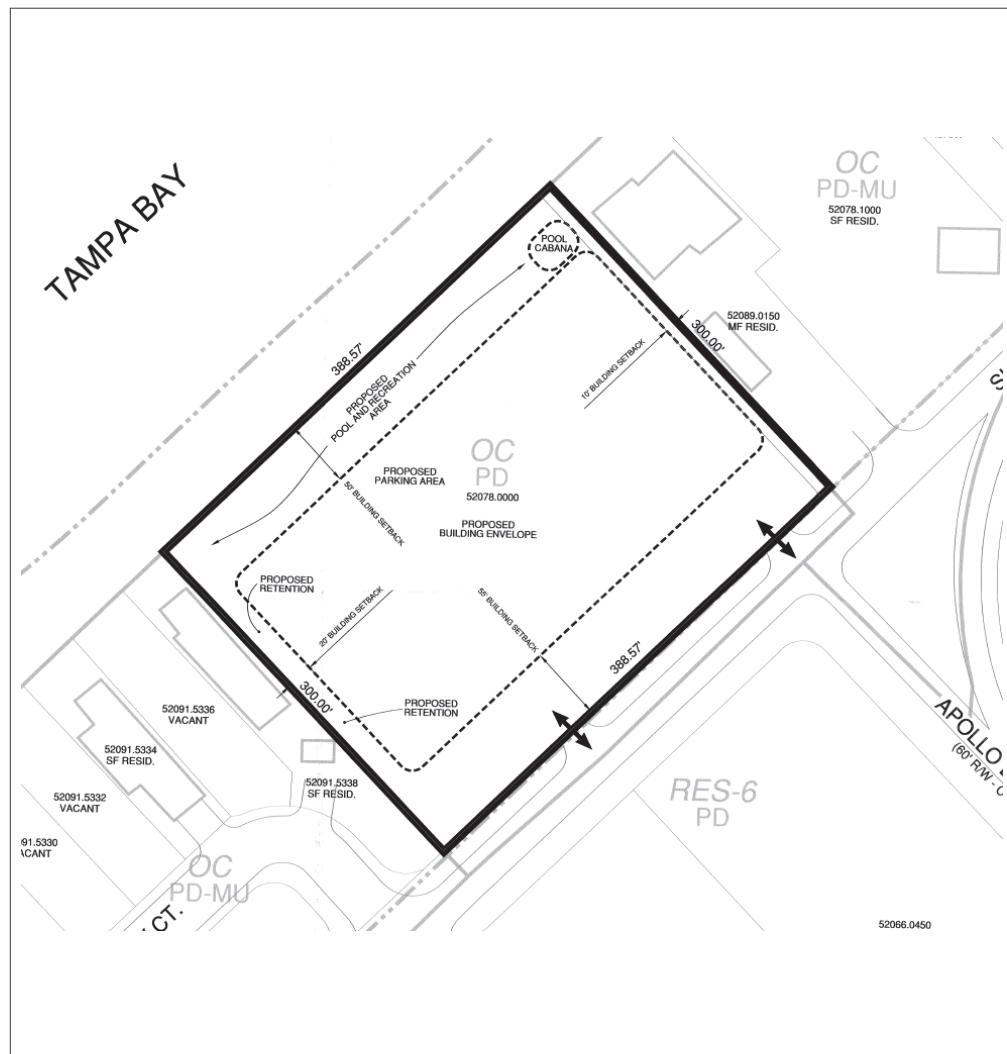
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2.0 LAND USE MAP SET AND SUMMARY DATA

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



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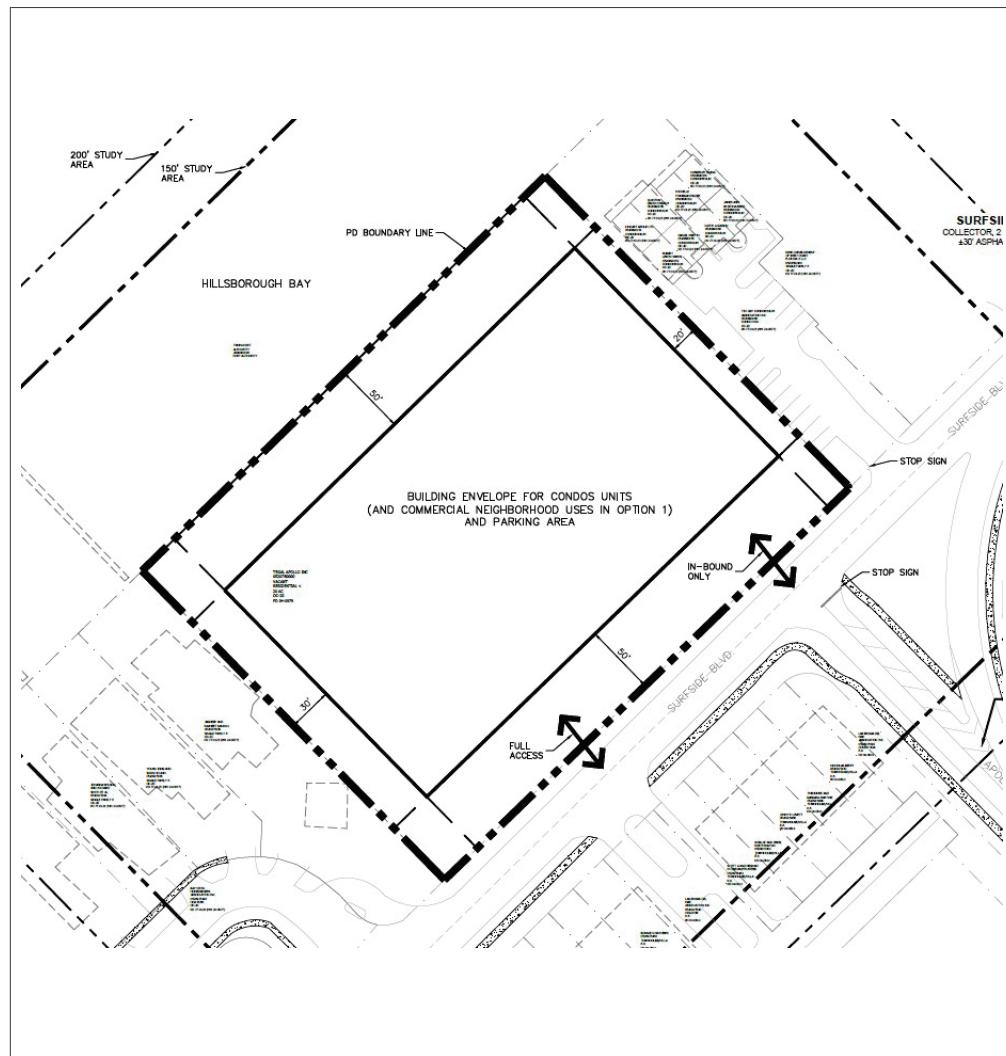
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2.0 LAND USE MAP SET AND SUMMARY DATA

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



APPLICATION NUMBER:	MM 25-0648
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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
Surfside Blvd.	County Collector - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Apollo Beach Blvd.	County Collector - Rural	4 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation Not applicable for this request

	Average Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	823	44	48
Proposed	676	63	87
Difference (+/-)	(-) 147	(+) 19	(+) 39

*Trips reported are based on gross 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	X	Pedestrian & Vehicular	None	Meets LDC
East		None	None	Meets LDC
West		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.
	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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Natural Resources	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable:				
<input type="checkbox"/> Wetlands/Other Surface Waters				<input type="checkbox"/> Potable Water Wellfield Protection Area
<input type="checkbox"/> Use of Environmentally Sensitive Land Credit				<input type="checkbox"/> Significant Wildlife Habitat
<input type="checkbox"/> Wellhead Protection Area				<input checked="" type="checkbox"/> <u>Coastal High Hazard Area</u>
<input type="checkbox"/> Surface Water Resource Protection Area				<input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor
				<input type="checkbox"/> Adjacent to ELAPP property
				<input type="checkbox"/> Other
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation				
<input type="checkbox"/> Design Exc./Adm. Variance Requested	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> Yes	
<input checked="" type="checkbox"/> Off-site Improvements Provided	<input type="checkbox"/> No	<input checked="" type="checkbox"/> No	<input type="checkbox"/> No	
Service Area/ Water & Wastewater				
<input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes	
<input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input type="checkbox"/> No	<input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> No	
Hillsborough County School Board				
Adequate <input checked="" type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes	
Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input type="checkbox"/> No	<input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> No	
Impact/Mobility Fees				
Mid-Rise Residential w/1st Floor Commercial				
(Fee estimate is based on a 1,500 square foot, Condo Unit)				
Mobility: \$2,931 per unit				
Parks: \$1,957 per unit				
School: \$7,027 per unit				
Fire: \$249 per unit				
Hi-Turnover Restaurant (per 1,000 sq ft)	Office (Single Tenant) (General) (Medical < 10k sq ft) (per 1,000 sq ft)			
Mobility: \$48,893	Mobility: \$10,005	\$8,336	\$21,860	
Fire: \$313	Fire: \$158	\$158	\$158	
Health Club (per 1,000 sq ft)	Coffee/Donut Shop (per 1,000 sq ft)			
Mobility: \$31,102	Mobility: \$115,638			
Fire: \$313	Fire: \$313			

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Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A <input type="checkbox"/> Density Bonus Requested <input type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

APPLICATION NUMBER:	MM 25-0648
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5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The property is located on the eastern coastline of Tampa Bay on the northwestern side of Surfside Boulevard. The area is comprised of single-family attached and detached residential uses at various lot sizes. Additionally, to the south of the Planned Development are two strip centers between Apollo Beach Boulevard and Apollo Beach Boulevard South with a number for commercial uses including a massage parlor, hair salon, bakery, café, pizza restaurant, a contractor's office, smoke shop, and bank. Furthermore, there are two marinas in close proximity to the property.

The parking for the proposed condominiums and CN uses shall be located on the ground floor which will screen the area from the right of way. With the 10-foot increase in building height the applicant has provided an additional 10 feet to the setbacks from the adjoining properties. Furthermore, they will be providing the required buffering and screening to the adjacent properties therefore staff finds the proposal compatible with the surrounding area.

Regarding the requested removal of three conditions concerning the payment to Parks Department for park improvements, shelter space mitigation and median mainantence; 1) Parks Department confirmed the specified improvement has been made with upgrades funded, 2) confirmation from the appropriate agencies on the appropriateness of removal of mitigation funds to offset impacts of the project on hurricane shelter evacuation space was still pending at the time of filing, and 3) Furthermore, the removal of the mitigation funds to offset impacts of the project on hurricane shelter evacuation space to be conveyed to the School District has been evaluated as acceptable though confirmation form the appropriate agencies were still pending at the time of filing. Additionally, the responsibility for maintaining the landscape median located in front of the project site was proposed by the applicant in the original PD therefore staff finds the request to remove the condition agreeable does not object to removal of the condition.

5.2 Recommendation

Approvable, subject to conditions.

Zoning conditions were presented to the Zoning Hearing Master at the hearing and are hereby incorporated into the Zoning Hearing Master's recommendation.

SUMMARY OF HEARING

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on November 17, 2025. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the petition.

Ms. Isabelle Albert 1000 North Ashley Drive testified on behalf of the applicant and stated that she is a certified land use planner. Ms. Albert showed a PowerPoint presentation and discussed the location of the property in the Apollo Beach area. She added that it is one of the last few large plots of land in Apollo Beach. She described the surrounding area including a marina with open storage, commercial and residential land uses. Ms. Albert testified that the subject Planned Development zoning is not part of the overall Apollo Beach PD but rather is a stand-alone zoning. The site was rezoned about 20 years ago and provided for two development options. The options are a 103-room hotel or 53 attached single-family condo units. The Major Modification proposes to eliminate the hotel use and permit either 1) 52 single-family attached condominium dwelling units and 2,500 square feet of commercial neighborhood uses, or 2) a maximum of 54 single-family attached condominium dwelling units. Additionally, the applicant is requesting an increase of 10 feet in height for a total height of 60 feet. The setbacks will be increased. Ms. Albert explained that certain zoning conditions were proposed to be removed due to compliance from when they were drafted 20 years ago. She added that zoning condition #3 was proposed to be removed but they had not received confirmation from the reviewing agency, so it was left in. She stated that the Apollo Beach Community Plan has a policy which discourages height greater than 50 feet in the residentially zoned areas. She emphasized that the policy discourages but does not prohibit. She identified an area next to multi-family which has a height of 60 feet. The OC-20 land use category is one of highest intensive categories and permits up to 20 dwelling units per acre which requires additional height. The subject property is in the area of commercial land uses along the strip of development. Ms. Albert concluded her presentation by stating that both planning staffs support the modification and found the request consistent and compatible.

Ms. Carolanne Peddle of the Development Services Department, testified regarding the County staff report. She stated that there is revised staff report to correct a typo regarding height. The current PD is approved for 53 attached single-family condo units or a 103-room hotel. The modification will provide two development options. Option 1 would be a maximum of 52 single-family attached condo units and 2,500 square feet of commercial neighborhood uses or Option 2 would allow a maximum of 54 single-family attached condo units. She detailed the surrounding area and stated that the parking for the condos and the CN uses will be on the ground floor. She explained the proposed removal of certain zoning conditions and testified that staff found the request approvable.

Ms. Jillian Massey of the Planning Commission testified regarding the Planning Commission staff report. Ms. Massey stated that the property is designated

Office Commercial-20 and located in the Urban Service Area and the Apollo Beach Community Plan. She described the surrounding uses and stated that the commercial neighborhood proposed development is complementary to the surrounding residential uses. The proposed multi-family is within the allowable maximum density of the OC-20 Future Land Use category. Ms. Massey stated that the request is compatible with the existing development pattern and that it was the Planning Commission's understanding that the project would be the required 2-to-1 additional setbacks for buildings over 20 feet in height but that was not the case. She testified that the 60-foot height language in the Community Plan is an encouragement rather than a prohibition. Ms. Massey concluded her presentation by stating that staff found the modification is consistent with both the Apollo Beach Community Plan and the Comprehensive Plan.

Hearing Master Finch asked audience members if there were any proponents of the application. No one replied.

Hearing Master Finch asked audience members if there were any opponents of the application.

Mr. Jonathan Ellis 1511 North Westshore Blvd, Suite 1000 testified on behalf of Mr. Craig Majer and Mr. McGee who are representatives of their entire community. Mr. Ellis stated that his clients object to the modification specifically regarding the height increase. He stated that it is not compatible and that there is no other building in the area of that height. He testified that it would set a precedent for other buildings. Mr. Ellis stated that there is one other building that is over 50 feet but that is due to an architectural feature of the roof. He added that the proposed building will be four stories over the parking garage which makes it different than any other building in the community. He concluded his remarks by stating that there is no factual basis to say it is compatible. He added that he has filed a compatibility report into the record.

Ms. Karla Llanos 645 Sun City Center Plaza Unit 5066 testified in opposition and stated that she is an expert in land use and development and has over 10 years of experience handling rezoning and comprehensive planning cases. She stated that she submitted her resume into the record. Ms. Llanos testified that when the property was originally zoned Planned Development in 2004, the applicant had requested a height of 75 feet. The request was not supported by staff and the public and the rezoning was approved with a maximum height of 50 feet. The applicant is now requesting a maximum height of 72 feet. She discussed compatibility and Goal 2 of the Apollo Beach Community Plan which discourages height over 50 feet. Ms. Llanos questioned the applicant's narrative regarding the requested maximum height and the measurement method. She stated that there is 60-foot-tall building 0.45 miles away to the east and it is 44 feet from the base of the garage to the top of the residential living quarters. Ms. Llanos testified that the requested CN uses are too broad a list and should be limited. Regarding transportation, Ms. Llanos stated that a trip cap was added to ensure the CN

development does not exceed 268 daily trips. Ms. Llanos concluded her presentation by stating that the building height is not consistent with the Comprehensive Plan.

Mr. Craig Majer 6408 Apollo Beach Blvd. in opposition. Mr. Majer stated that he had been asked to speak in opposition by a number of his neighbors regarding the increase in height. He discussed the history of the subject property and stated that the 50-foot height maximum was established to maintain the small town neighborhood look and feel of the community. Apollo Beach development is restricted to three floors over parking to stay within the 50-foot height maximum. He added that if it were approved, the increased height would result in other application for structures of similar height.

Mr. Bryan McGee 6422 Margarita Shores Lane testified in opposition. Mr. McGee stated that when he bought his townhome two years ago, the subject property was vacant and knew the height limit was 50 feet. He stated that the increase in height will affect everyone that has access to the water looking in that direction. Mr. McGee stated that the trip cap is a big deal for the commercial.

Mr. Ellis testified again to state that there needs to be focus on Article 5 of the Livable Community Elements from the Apollo Beach Community Plan. He stated that it discourages height over 50 feet in residentially zoned areas. He added that the proposal is incompatible with the community and should be denied.

Ms. Heinrich of the Development Services Department stated that zoning condition #3 was not being removed as comments pertaining to it were not obtained in time.

Hearing Master Finch asked County staff if there was a zoning condition addressing the vehicular trip cap. Mr. Ratliff of the County's transportation review section replied that it is zoning condition # 12.

Mr. Molloy testified during the rebuttal period that there are two key factors. First is that the code discourages height over 50 feet but does not prohibit it. The subject property is not residentially zoned as the zoning currently permits a 103-room hotel and it is designated OC-20 by the Comprehensive Plan. Therefore, the subject property was meant to be a commercial site. The modification eliminates the 103-hotel room entitlement which is a massive concession as a 60-foot condo tower is tremendously different than a 50-foot Holiday Inn hotel.

Hearing Master Finch asked Mr. Molloy if he was aware of the FEMA maps being changed recently that would increase the base floor and height requirements for development. Mr. Molloy replied that to his knowledge, the height has always been measured from the based flood elevation. He stated that he did not believe that the base flood elevation has increased as compared to the original approval.

Ms. Albert testified during the rebuttal period that she held a neighborhood meeting and that a group Facebook page documented support of the

modification for the height in order to achieve the density. Ms. Albert stated that the original request was for a height of 70 feet and after the meeting, the request was amended to 60 feet.

Hearing Master Finch asked Ms. Albert about the zoning condition which states that the 60 feet is above the required finished floor elevation and whether it was 72 feet. Ms. Albert replied that the requested height is 60 feet.

Mr. Molloy testified that the base floor elevation is where human beings can be and that nothing can be developed underneath except for the parking of cars.

Hearing Master Finch then concluded the hearing.

EVIDENCE SUBMITTED

Ms. Peddle submitted a revised Development Services Department staff report into the record.

Ms. Albert submitted a copy of her PowerPoint presentation into the record.

PREFACE

All matters that precede the Summary of Hearing section of this Decision are hereby incorporated into and shall constitute a part of the ensuing Findings of Fact and Conclusions of Law.

FINDINGS OF FACT

1. The subject site is 2.71 acres and is zoned Planned Development (04-0979). The property is designated OC-20 by the Comprehensive Plan and located in the Urban Service Area and the Apollo Beach Community Planning Area.
2. The subject property is currently approved for 53 attached single-family condo dwelling units or a 103-room hotel.
3. The Major Modification requests to eliminate the hotel entitlement and instead propose two development options.

*Option 1 would permit a maximum of 52 attached single-family condo units and 2,500 square feet of commercial neighborhood land uses.

*Option 2 would permit 54 attached single-family condo units.

Additionally, the modification requests an increase in the maximum building height from 50 feet to 60 feet. Certain zoning conditions that pertain to signage, a required contribution to the Parks Department and maintenance of the landscaped medians are proposed to be removed as they are no longer applicable and/or completed.

4. No PD variations or waivers are requested.
5. The Planning Commission supports the request and found the modification meets the intent of the Apollo Beach Community Plan. Staff cited the Livable Communities Element for the Apollo Beach Community Plan Goal 2 states “Discourage development of over 50 feet in height in residentially zoned area.” and stated that while the proposed 60 feet is over the encouraged 50 feet, the subject property is located within one of the most intensive Future Land Use categories. Staff found the modification consistent with both the Apollo Beach Community Plan and the Comprehensive Plan.
6. The subject property fronts Tampa Bay to the north and is surrounded by property zoned PD and approved for townhomes, condominiums and single-family residential.
7. Testimony in opposition was provided at the Zoning Hearing Master hearing and submitted into the record. Comments were provided by two neighbors represented by counsel and a land use planner. Concerns were expressed regarding the increase in height and the incompatibility with the surrounding area. Other concerns with the increase in height pertained to the approval setting a precent for other structures in the area and possible view obstructions. The land use planner also testified regarding an objection to the increase in height as well as the Commercial Neighborhood permitted uses being too broad for the proposed 2,500 square foot entitlement.
8. The modification for the increase in height is supported by the Development Services Department based upon the applicant’s commitment to increase the setbacks to the adjoining properties by 10-feet as well as providing additional buffering and screening to the adjacent parcels.
9. Regarding Goal 2 of the Apollo Beach Community Plan which discourages building height over 50 feet in residentially zoned areas, the applicant’s representative stated that the subject property is currently approved for a 103-room hotel and is designated OC-20 which is one of the most intense Future Land Use plan categories.
10. The Apollo Beach Community Plan Goal 2 does not prohibit building heights over 50 feet. The uses currently permitted on-site and proposed include non-residential development (Option 1) therefore the referenced Goal does not strictly apply to the subject property.

11. The proposed modification is compatible with the surrounding development pattern and consistent with the Comprehensive Plan and Land Development Code.

FINDINGS OF COMPLIANCE/NON-COMPLIANCE WITH THE HILLSBOROUGH COUNTY COMPREHENSIVE PLAN

The Major Modification request is in compliance with and does further the intent of the Goals, Objectives and the Policies of the Future of Hillsborough Comprehensive Plan.

CONCLUSIONS OF LAW

Based on the Findings of Fact cited above, there is substantial competent evidence to demonstrate that the requested Major Modification to the Planned Development zoning is in conformance with the applicable requirements of the Land Development Code and with applicable zoning and established principles of zoning law.

SUMMARY

The subject PD 04-0979 is approved for 53 attached single-family condo dwelling units or a 103-room hotel.

The Major Modification requests to eliminate the hotel entitlement and instead propose two development options.

- *Option 1 would permit a maximum of 52 attached single-family condo units and 2,500 square feet of commercial neighborhood land uses.
- *Option 2 would permit 54 attached single-family condo units.

Additionally, the modification requests an increase in the maximum building height from 50 feet to 60 feet. Certain zoning conditions that pertain to signage, a required contribution to the Parks Department and maintenance of the landscaped medians are proposed to be removed as they are no longer applicable and/or completed.

No Planned Development variations or waivers are requested.

The Planning Commission supports the request and found the modification consistent with the Apollo Beach Community Plan and the Comprehensive Plan.

Testimony in opposition was provided at the Zoning Hearing Master hearing and also submitted into the record. Concerns were expressed regarding the increase in height and the incompatibility with the surrounding area. Other concerns with the increase in height pertained to the approval setting a precedent for other

structures in the area and possible view obstructions. The land use planner also testified regarding an objection to the increase in height as well as the Commercial Neighborhood permitted uses being too broad for the proposed 2,500 square foot entitlement.

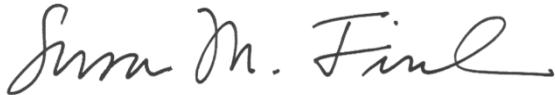
Goal 2 of the Apollo Beach Community Plan discourages building height over 50 feet in residentially zoned areas but does not prohibit it. The applicant's representative stated that the subject property is currently approved for a 103-room hotel and is designated OC-20 which is one of the most intense Future Land Use plan categories therefore the property is not strictly residentially zoned.

The modification for the increase in height is supported by the Development Services Department based upon the applicant's commitment to increase the setbacks to the adjoining properties by 10-feet as well as providing additional buffering and screening to the adjacent parcels.

The proposed modification is compatible with the surrounding development pattern and consistent with the Comprehensive Plan and Land Development Code.

RECOMMENDATION

Based on the foregoing, this recommendation is for **APPROVAL** of the Major Modification to Planned Development 04-0979 as indicated by the Findings of Fact and Conclusions of Law stated above subject to the zoning conditions prepared by the Development Services Department.



December 10, 2025

Susan M. Finch, AICP
Land Use Hearing Officer

Date



Hillsborough County City-County Planning Commission

Plan Hillsborough
planhillsborough.org
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Tampa, FL, 33602

Unincorporated Hillsborough County Rezoning Consistency Review	
Hearing Date: November 17, 2025	Case Number: MM 25-0648
Report Prepared: November 6, 2025	Folio(s): 52078.0000
	General Location: East of Bright Bay Court and northwest of South Apollo Beach Boulevard and Surfside Boulevard
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Office Commercial-20 (20 du/ga; 0.75 FAR)
Service Area	Urban
Community Plan(s)	Apollo Beach + SouthShore Areawide Systems
Rezoning Request	Major Modification (MM) to Planned Development (PD) 04-0979 to allow to development options: (1) 52 condominium units and 2,500 square feet of commercial neighborhood (CN) uses; or (2) 54 condominium units
Parcel Size	2.71 ± acres
Street Functional Classification	Bright Bay Court – Local South Apollo Beach Boulevard – County Collector Surfside Boulevard – County Collector
Commercial Locational Criteria	N/A

Evacuation Area	A

Table 1: COMPARISON OF SURROUNDING PROPERTIES

Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Office Commercial-20	PD 04-0979	Vacant Land
North	N/A	N/A	Submerged Land
South	Residential-6	PD + CN	Single Family Residential + HOA Property + Vacant Land + Light Commercial + Public Communications/Utilities
East	Office Commercial-20	PD	Single Family Residential + HOA Property + Vacant Land
West	Office Commercial-20 + Residential-6	PD	Single Family Residential + HOA Property + Vacant Land

Staff Analysis of Goals, Objectives and Policies:

The $2.71 \pm$ acre subject site is located east of Bright Bay Court and northwest of South Apollo Beach Boulevard and Surfside Boulevard. The subject site is in the Urban Service Area and is within the limits of the Apollo Beach Community Plan and the SouthShore Areawide Systems Plan. The applicant requests a Major Modification (MM) to Planned Development (PD) 04-0979. The request is for two options:

1. 52 attached condominium units and 2,500 square feet of commercial neighborhood (CN) uses; or
2. 54 attached condominium units.

A parking area will be provided on the ground floor, with the CN uses (Option 1 only) and private amenities on the first floor and residential units on floors two to four. The $2.71 \pm$ acre subject site is dedicating 2.5 acres for residential development and 0.21 acres for the commercial/retail portion.

The subject site is in the Urban Service Area where, according to Objective 1.1 of the Future Land Use Section (FLUS), 80 percent of the county's growth is to be directed. Policy 3.1.3 requires all new

developments to be compatible with the surrounding area, noting that “compatibility does not mean “the same as.” Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.” Vacant land is currently on the subject site. Vacant land is also to the south, east and west of the subject property. There are single-family uses and Home Owners Association (HOA) property to the south, east and west as well. Light commercial and public communications/utilities are to the south of the site. The proposal meets the intent of FLUS Objective 1.1 and FLUS Policy 3.1.3, as the request is to develop residential units in both options, which is in line with the surrounding development pattern. The CN uses in Option 1 are also complementary to the surrounding residential uses, as the proposed 2,500 square feet of CN uses are in scale with the surrounding land use pattern. In addition, there are light commercial uses located to the south of the subject property.

Per Objective 2.2, Future Land Use categories outline the maximum level of intensity or density and range of permitted land uses allowed in each category. Table 2.2 contains a description of the character and intent permitted in each of the Future Land Use categories. The subject site is in the Office Commercial-20 (OC-20) Future Land Use category. The intent of the OC-20 Future Land Use category is to provide for future development of commercial and office centers. As one of the most intensive Future Land Use categories on the Future Land Use Map (FLUIM), the OC-20 category may be considered for a maximum density of 20 dwelling units per gross acre or a maximum intensity of 0.75 Floor Area Ratio (FAR). OC-20 allows for the consideration of agricultural, community commercial type uses, office uses, mixed-use developments and compatible residential uses. According to the revised site plan, for Option 1, 0.21 acres will be utilized for 2,500 square feet of CN uses. With the 0.21 acres, the subject site could consider up to 6,860.7 square feet for non-residential uses (0.21 acres x 43,560 square feet x 0.75 FAR). The remaining 2.5 acres would allow for the proposed 52 condominium units under Option 1 (2.5 acres x 20 du/ga).

The site is located within the Coastal High Hazard Area (CHHA). Per FLUS Policy 2.3.5, density bonuses are not applicable to properties within the CHHA. The applicant is not requesting a density bonus and is therefore consistent with this policy direction. With 2.71 acres, the site could be considered for up to 54 dwelling units, which is consistent with 20 du/ga in the OC-20 Future Land Use category. FLUS Objective 6.2 which states that new development and redevelopment shall not adversely impact environmentally sensitive areas and other significant natural systems as described and required within the Environmental and Sustainability Section and the Coastal Management Section of the Comprehensive Plan.

The Comprehensive Plan requires that all development meet or exceed the land development regulations in Hillsborough County (FLUS Objective 4.1, FLUS Policy 4.1.1 and FLUS Policy 4.1.2). However, at the time of uploading this report, County Transportation comments were not yet available in Optix and thus were not taken into consideration for analysis of this request.

The proposal meets the intent of FLUS Objective 4.4 and FLUS Policy 4.4.1 that require new development to be compatible to the surrounding neighborhood. In this case, the surrounding land use pattern is comprised mostly of vacant land and single-family uses, with light commercial uses further south of South Apollo Beach Boulevard. FLUS Policy 4.4.1 states that any density or intensity increases shall be compatible with existing, proposed or planned surrounding development. Development and redevelopment shall be integrated with the adjacent land uses through the creation of like uses, the creation of complementary uses, mitigation of adverse impacts, transportation/pedestrian connections and gradual transition of intensity. According to the revised request, which was uploaded into Optix on November 3, 2025, the maximum height proposed is 60 feet with a 50-foot front and rear setback (along the Boulevard and the beach shore), a 20-foot northern setback and 30-foot southern setback. The project will also be meeting the required 2:1 setback, which is consistent with the aforementioned policy direction relating to compatibility. With the subject site being in the Office Commercial-20 designation, which is a more

intensive Future Land Use category, along with the surrounding uses, the proposal for condominium units and/or with CN uses, the request meets the intent of FLUS Objective 4.4 and FLUS Policy 4.4.1.

The subject site is within the limits of the Apollo Beach Community Plan and SouthShore Areawide Systems Plan. Strategy 2 under the Apollo Beach Community Plan is to ensure quality land use and design. The Plan created a special district for the commercial node at Apollo Beach Boulevard west of U.S. Highway 41 that requires new construction to meet design guidelines that further the town center concept. While the subject site is in the Office Commercial-20 Future Land Use designation, the plan discourages development of over 50 feet in height in residentially zoned areas. The applicant is proposing a building height of 60 feet. Though the proposed height is over the encouraged 50 feet building height in Apollo Beach, the site is also located within one of the most intensive Future Land Use categories. The applicant had previously proposed a building 70 feet in height that did not meet the 2:1 setback requirements in the Land Development Code. With the latest revisions, the applicant has reduced the height to 60 feet and is now meeting the 2:1 setback requirement. As such, the building height of 60 feet strikes a balance between the Community Plan language, which is an encouragement, rather than an outright prohibition.

Single-family uses are to the east, west and south across Surfside Boulevard. Public communications/utilities are also to the south across Surfside Boulevard. Light Commercial uses are further south along South Apollo Beach Boulevard. Goal 1 under the Cultural/Historic Objective is to promote sustainable growth and development that is clustered and well planned to preserve the area's environment, cultural identity and livability. Goal 1.a. under the Economic Objective within the SouthShore Areawide Systems Plan is to analyze, identify and market lands that are available for economic development, including: residential, commercial, office, industrial, agricultural (i.e., lands that already have development orders or lands that are not developable.) Goal 1.b. is to recognize preferred development patterns as described in individual community plans, and implement the communities' desires to the greatest extent possible (including codification into the Land Development Code). i.e., activity center, compatibility, design and form, pedestrian and bicycle/trail connectivity. The proposed CN uses would bring an economic component to the surrounding area, the proposed building height is above what is envisioned in the Apollo Beach Community Plan, however, since the policy states it discourages rather than prohibits, and the site is in the rather intensive OC-20 Future Land Use category, this request is consistent with the policy direction in both the Apollo Beach Community Plan and SouthShore Areawide Systems Plan in the Livable Communities Element.

Overall, staff finds that the proposed Major Modification is compatible with the existing development pattern found within the surrounding area and does support the vision of the Apollo Beach Community Plan and the SouthShore Areawide Systems Plan. The proposed Major Modification would allow for development that is consistent with the Goals, Objectives, and Policies of the *Unincorporated Hillsborough County Comprehensive Plan*.

Recommendation

Based upon the above considerations and the following Goals, Objectives and Policies, Planning Commission staff finds the proposed Major Modification **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*, subject to the conditions proposed by the Development Services Department.

FUTURE LAND USE SECTION

Urban Service Area

Objective 1.1: Hillsborough County shall pro-actively direct new growth into the urban service area with the goal that at least 80% of all population growth will occur within the USA during the planning horizon of this Plan. Within the Urban Service Area, Hillsborough County will not impede agriculture. Building permit activity and other similar measures will be used to evaluate this objective.

Land Use Categories

Objective 2.2: The Future Land Use Map (FLUM) shall identify Land Use Categories summarized in the table below, that establish permitted land uses and maximum densities and intensities.

Policy 2.2.1: The character of each land use category is defined by building type, residential density, functional use, and the physical composition of the land. The integration of these factors sets the general atmosphere and character of each land use category. Each category has a range of potentially permissible uses which are not exhaustive, but are intended to be illustrative of the character of uses permitted within the land use designation. Not all of those potential uses are routinely acceptable anywhere within that land use category.

Density and Intensity Bonuses

Objective 2.3: Utilize density and intensity requirements to encourage growth in efficient and predictable patterns throughout Hillsborough County

Policy 2.3.5 : Alternative Calculations and Bonuses

Density bonuses outlined in the Comprehensive Plan shall not be applicable to properties within the Coastal High Hazard Area.

Compatibility

Objective 3.1: New developments should recognize the existing community and be designed in a way that is compatible (as defined in FLUE Policy 3.1.3) with the established character of the surrounding neighborhood.

Policy 3.1.3: Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.

Relationship to Land Development Regulations

Objective 4.1: All existing and future land development regulations shall be made consistent with the Comprehensive Plan, and all development approvals shall be consistent with those development regulations as per the timeframe provided for within Chapter 163, Florida Statutes. Whenever feasible and

consistent with Comprehensive Plan policies, land development regulations shall be designed to provide flexible, alternative solutions to problems.

Policy 4.1.1: *Each land use plan category shall have a set of zoning districts that may be permitted within that land use plan category, and development shall not be approved for zoning that is inconsistent with the plan.*

Policy 4.1.2: *Developments must meet or exceed the requirements of all land development regulations as established and adopted by Hillsborough County, the state of Florida and the federal government unless such requirements have been previously waived by those governmental bodies.*

Neighborhood/Community Development

Objective 4.4: Neighborhood Protection – *The neighborhood is the functional unit of community development. There is a need to protect existing, neighborhoods and communities and those that will emerge in the future. To preserve, protect, and enhance neighborhoods and communities, all new development must conform to the following policies.*

Policy 4.4.1: *Development and redevelopment shall be integrated with the adjacent land uses through:*

- a) the creation of like uses; or*
- b) creation of complementary uses; or*
- c) mitigation of adverse impacts; and*
- d) transportation/pedestrian connections*

Environmental Considerations

Objective 6.2: *New development and redevelopment shall not adversely impact environmentally sensitive areas and other significant natural systems as described and required within the Environmental and Sustainability Section and the Coastal Management Section of the Comprehensive Plan.*

LIVABLE COMMUNITIES ELEMENT: APOLLO BEACH COMMUNITY PLAN

V. Strategies:

2. Ensure Quality Land Use and Design

- Create a special district for the commercial node at Apollo Beach Boulevard west of U.S. Highway 41 that requires new construction to meet design guidelines that further the town center concept.*
- Create a special district containing design guidelines for the Apollo Beach Boulevard corridor west of the commercial node at U.S. Highway 41.*
- Discourage development of over 50 feet in height in residentially zoned areas.*

LIVABLE COMMUNITIES ELEMENT: SOUTHSHERE AREA WIDE SYSTEMS PLAN

Cultural/Historic Objective

The SouthShore region of Hillsborough County supports a diverse population with people living in unique communities, interspersed with farms, natural areas, open spaces and greenways that preserve and enhance the natural and cultural heritage

The community desires to:

- 1. Promote sustainable growth and development that is clustered and well planned to preserve the area's environment, cultural identity and livability.*

Economic Development Objective

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

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

- 1. Land Use/Transportation*
 - a. Analyze, identify and market lands that are available for economic development, including: residential commercial, office, industrial, agricultural (i.e., lands that already have development orders or lands that are not developable.)*
 - b. Recognize preferred development patterns as described in individual community plans, and implement the communities' desires to the greatest extent possible (including codification into the land development code). I.e., activity center, compatibility, design and form, pedestrian and bicycle/trail connectivity.*

HILLSBOROUGH COUNTY FUTURE LAND USE

RZ PD 25-0648

<all other values>



APPROVED
CONTINUED
DENIED
WITHDRAWN
PENDING

Tampa Service Area
Urban Service Area
Shoreline
County Boundary
Jurisdiction Boundary
Roads

Parcels

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



DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Perceived tree and data from BESPOKE CONSTRUCTION. This map may not be produced to scale or for use to anyone without specific approval of the Hillsborough County City/County Planning Commission.
ACURACOLOR: It is stressed that the accuracy of the base map controls in this map are not guaranteed. The map is based on the 2010 Census County Boundary as of June 2010. The map is based on the 2010 Census County Boundary as of June 2010. The map is for illustrative purposes only. For further information contact the Hillsborough County City/County Planning Commission.

Map Printed from Rezoning System: 4/21/2025
Author: Bevill, F. Daniels
File #: G:\RezoningSystem\MapProjects\HC\Grez_hRezoning - Copy.mxd



**GENERAL
SITE PLAN
FOR
CERTIFICATION**



Hillsborough County Florida

DEVELOPMENT SERVICES

PO Box 1110, Tampa, FL 33601-1110
(813) 272-5600

HILLSBOROUGH COUNTY DEVELOPMENT SERVICES DEPARTMENT

GENERAL SITE PLAN REVIEW/CERTIFICATION

BOARD OF COUNTY COMMISSIONERS

Chris Boles

Donna Cameron Cepeda

Harry Cohen

Ken Hagan

Christine Miller

Gwendolyn "Gwen" Myers

Joshua Wostal

COUNTY ADMINISTRATOR

Bonnie M. Wise

COUNTY ATTORNEY

Christine M. Beck

COUNTY INTERNAL AUDITOR

Melinda Jenzarli

DEPUTY COUNTY ADMINISTRATOR

Gregory S. Horwedel

Project Name: Apollo Beach PD Rezoning

Zoning File: PD 04-0979 Modification: MM 25-0648

Atlas Page: None Submitted: 12/15/25

To Planner for Review: 12/15/25 Date Due: ASAP

Contact Person: Isabelle Albert, Halff Associates Phone: 813-331-0976/ialbert@halff.com

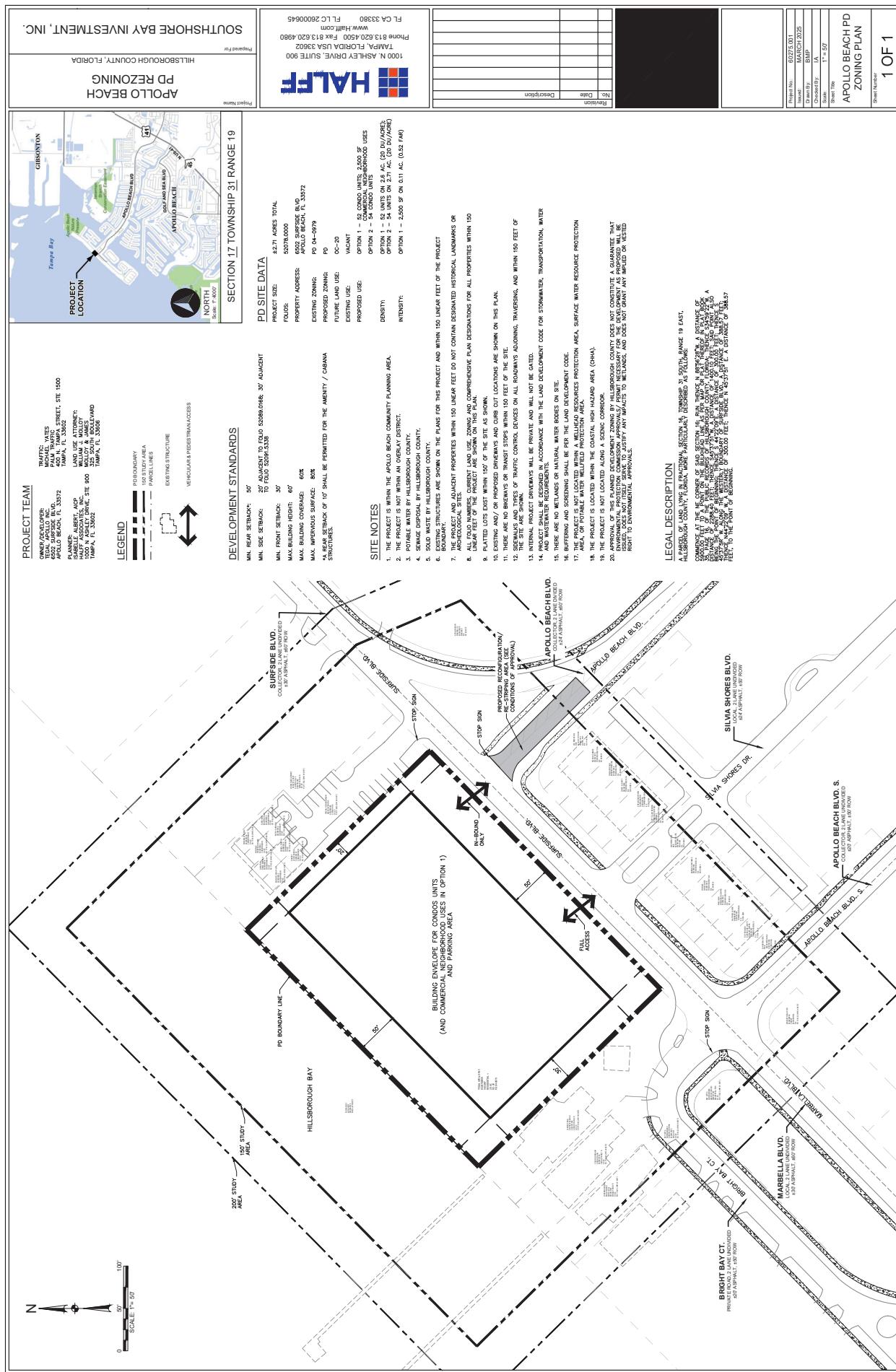
Right-Of-Way or Land Required for Dedication: Yes No

The Development Services Department HAS NO OBJECTION to this General Site Plan.

The Development Services Department RECOMMENDS DISAPPROVAL of this General Site Plan for the following reasons:

Reviewed by: Carolanne Peddle Date: 12/19/2025

Date Agent/Owner notified of Disapproval: _____



**AGENCY
COMMENTS**

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 11/06/2025

REVIEWER: James Ratliff, AICP, PTP, Principal Planner AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: APB/ South

PETITION NO: MM 25-0648

This agency has no comments.

This agency has no objection.

This agency has no objection, subject to the listed or attached conditions.

This agency objects for the reasons set forth below.

NEW AND REVISED CONDITIONS OF APPROVAL

Revised Conditions

8. ~~The general design, number and location of the access point(s) shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code (Land Development Code Section 6.04). The design and construction of curb cuts are subject to approval by the Hillsborough County Planning and Growth Management Department. Final design, if approved by Hillsborough County Planning and Growth Management Department may include, but is not limited to: left turn lanes, acceleration lane(s) and deceleration lane(s). Access points may be restricted in movements. The project shall be served by (and limited to) two (2) vehicular access connections to Surfside Blvd. The easternmost connection shall be an ingress only connection. The westernmost connection shall permit full turning movements.~~

Additionally:

- a. Turning movements may be restricted by the County in the future, if necessary, due to safety or operational considerations.
- b. Construction access shall be restricted to those vehicular access connections shown on PD site plan. The developer shall include a note in each site/construction plan submittal which indicates same.

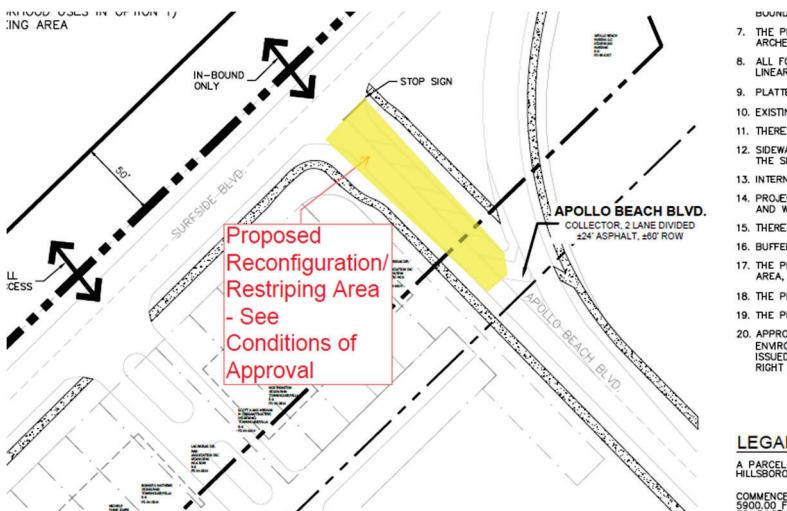
New Conditions

- Notwithstanding the land uses listed in **Condition 1**, no development of Commercial Neighborhood (CN) uses shall be permitted that causes cumulative development to exceed 268 gross average daily trips, 39 gross a.m. peak hour trips, or 64 gross p.m. peak hour trips.
Additionally:
 - a. Concurrent with each increment of development, the developer shall provide a list of existing and previously approved uses within the PD. The list shall contain data including gross floor area, number of seats (if applicable), type of use, date the use was approved by Hillsborough County, references to the site subdivision Project Identification number (or if no project identification number exists, a copy of the permit or other official reference number), calculations detailing the individual and cumulative gross and net trip generation impacts for that increment of the development, and source(s) for the data used to develop such estimates. Calculations showing the remaining number of available trips for each analysis period (i.e. average daily, a.m. peak and p.m. peak) shall also be provided.

- Notwithstanding anything shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
- Prior to or concurrent with the initial increment of development, the developer shall modify that portion of Apollo Beach Blvd. proximate to the easternmost access connection as follows:
 - a. With respect to the eastern lane, the developer shall remove the striping and add appropriate pavement markings and signage as needed to reopen the lane and permit through/right movements only; and,
 - b. With respect to the westernmost lane, the developer shall add appropriate pavement markings and signage as needed to convert the lane into a left only turn lane; and,
 - c. Mill and resurface as necessary to effectuate the above changes.
- Parking shall not be permitted along Surfside Blvd., nor shall any parking spaces be permitted to back into the roadway. As such, prior to or concurrent with the initial increment of development, the developer shall remove any excess pavement along Surfside Blvd., install any sidewalk as required per Sec. 6.03.02. of the LDC, and restore sod within the balance of the area.
- The developer shall be required to install a pedestrian crossing to connect the sidewalk to be constructed along the project's Surfside Blvd. frontage with the sidewalk stubout located along the east side of the Apollo Beach Blvd. The developer shall be required to install any signage, lighting, or other appurtenances necessary to facilitate such crossing. Such crossing shall be subject to review and approval by Hillsborough County Public Works.
- As Surfside Blvd. is a substandard collector roadway, the applicant will be required to approve the public roadway network (between the project access and nearest roadway meeting applicable standards) unless otherwise approved through the Sec. 6.04.02.B. Administrative Variance process. Deviations from Transportation Technical Manual (TTM) standards may be considered in accordance with Sec. 1.7 and other applicable sections of TTM.

Other Conditions

- Prior to PD site plan certification, the developer shall revise the PD site plan to:
 - Add shading to the area generally shown below and label as “Proposed Reconfiguration/Restripping Area - See Conditions of Approval”



SUMMARY OF REQUEST AND TRIP GENERATION

The applicant is requesting a Major Modification (MM) to previously approved Planned Development (PD) 04-0979. The PD is also located within the Apollo Beach Development of Regional Impact (DRI) #59. During a previous amendment (via Resolution R20-070) the DRI was amended to include a statement that “all remaining development will be mitigated through payment of mobility fees pursuant to the terms of the Hillsborough County Mobility Fee Ordinance, Ord. No. 16-8, as it may be amended.” No other transportation conditions exist within the DRI; however, staff notes that the applicant is entitled to seek land use exchanges, which would not be permitted to “result in directional trip generation which exceeds that projected.” (Reference Specific Condition IV.A.2.) Determinations as to whether land use exchanges are needed to support a project are made by the zoning review section.

The PD is approved for either a maximum of 53 single family attached condominium dwelling units or a 103-unit motel/hotel. The applicant is proposing to modify the uses to allow for two options:

- Option 1 would allow up to 52 single family attached condominium dwelling units and up to 2,500 s.f. of Commercial Neighborhood (CN) uses; or
- Option 2 would allow a 54 single family attached condominium dwelling units.

The option which permits hotel uses is proposed to be eliminated. As required pursuant to the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation and site access analysis for the proposed project; however, the analysis does not represent a worst-case analysis which represents maximum potential trip impacts of the wide range of land uses proposed. Given this, and the sensitivity of the access and proximity to adjacent driveways, staff has included a condition restricting development to the number of trips studied in the applicant’s transportation analysis. This restriction will not permit construction of 100% of the potential entitlements sought by the applicant (e.g. 2,500 s.f. of certain CN uses, although allowed by the land use, would not be permitted due to the trip cap restriction). As such, certain allowable single uses or combinations of allowable uses, could not be constructed if they exceeded the trip cap. It should be noted that if a project consists of multiple parcels, or if a developer chooses to subdivide the project further, development on those individual parcels may not be possible if the other parcels within the development use all available trips.

The trip cap data was taken from the figures presented in the applicant’s analysis. Given the wide range of potential uses proposed, it should be noted that the uses which the applicant studied to develop the cap may or may not be representative of the uses which are ultimately proposed. It should be noted that at the time of plat/site/construction plan review, when calculating the trip generation impacts of existing and proposed development, authority to determine the appropriateness of certain Institute of Transportation Engineers (ITE) land use codes shall rest with the Administrator, who shall consult ITE land use code definitions, trip generation datasets, and industry best practices to determine whether use of an individual land use code is appropriate. Trip generation impacts for all existing and proposed uses shall be calculated utilizing the latest available ITE trip generation manual data when possible. At the request of staff, applicants may be required to conduct additional studies or research where a lack of accurate or appropriate data exists to determine trip generation rates for purposes of calculating whether a proposed increment of development exceeds the trip cap.

Lastly, it should also be noted that while the trip cap will control the total number of trips within each analysis period (daily, a.m. peak, and p.m. peak), it was developed based on certain land uses assumed by the developer, and those land uses have a specific percentage split of trips within each peak period that are inbound and outbound trips, and those splits may or may not be similar to the inbound/outbound split of what uses are ultimately constructed by the developer. Staff notes that the trip cap does not provide for such granularity. Accordingly, whether or not turn lanes were identified as required during a zoning level analysis is in many cases immaterial to whether turn lanes may be required at the time of plat/site/construction plan review. Given that projects with a wide range of uses will have a variety of inbound and outbound splits during the a.m. and p.m. peak periods, it may be necessary in to reexamine whether additional Sec. 6.04.04.D. auxiliary turn lanes are warranted. The developer will be required to

construct all such site access improvements found to be warranted unless otherwise approved through the Sec. 6.04.02.B Administrative Variance process.

Staff has prepared a comparison of the potential number of peak hour trips generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario (highest trip generating option) for existing zoning impacts. Data for the proposed project is based upon the transportation impacts identified in the transportation analysis, which forms the basis of the trip cap. Data shown below is based on the 11th Edition of the Institute of Transportation Engineer's Trip Generation Manual.

Approved Zoning (Worst-case Scenario):

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
103 Room Hotel (ITE LUC 310)	823	44	48

Proposed Zoning (Worst-case Scenario):

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
52 Single-Family Condominium Units (ITE LUC 215)	408	39	64
Uses Limited by Trip Cap	268	24	23
Subtotal:	676	63	87

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(-) 147	(+) 19	(+) 39

INFRASTRUCTURE SERVING THE SITE

Surfside Blvd. is a substandard, publicly maintained collector roadway. The roadway is characterized by +/- 28-30 feet of pavement in average condition. The roadway lies within a +/- 60-foot-wide right-of-way. There are +/- 5-foot-wide sidewalks along portions of the roadway (on both sides). There are no bicycle facilities present along the roadway in the vicinity of the project.

Apollo Beach Blvd. is a substandard, publicly maintained collector roadway. The roadway is characterized by +/- 21-24 feet of pavement in average condition. The roadway lies within a variable width right-of-way. For the last +/- 1,800 ft. of Apollo Beach Blvd., the roadway splits into two distinct one-way segments. The westbound segment terminates in front of the project site. The site is located immediately north/east of the eastbound segment terminus. There are +/- 5-foot-wide sidewalks along portions of the roadway (on both sides) in the vicinity of the proposed project. There are no bicycle facilities present along the roadway in the vicinity of the project.

SUBSTANDARD ROAD – SURFSIDE BLVD.

The applicant did not submit a Design Exception or Administrative Variance request to address this issue. As such, the extent to which improvements may be required to the public roadway network will be deferred to the site/subdivision stage in accordance with recent changes to policy/procedure.

SITE ACCESS AND SITE ACCESS IMPROVEMENTS

The existing zoning permits two (2) access connections to Surfside Blvd. The applicant is proposing to modify the existing access to make the easternmost access an ingress only connection. The westernmost project access will remain a full access connection.

As shown in the image below, the applicant will be required to modify the roadway configuration/striping and install any signage necessary to convert the rightmost lane of Apollo Beach Blvd. (highlighted in yellow below) a through/right only turn lane. The left most lane will be converted into a left turn only lane.



ROADWAY LEVELS OF SERVICE (LOS) INFORMATION

Roadway	From	To	LOS Standard	Peak Hour LOS
Apollo Beach Blvd.	Surfside Blvd.	US 41	D	C

Source: 2024 Hillsborough County Level of Service (LOS) Report.

COMMISSION

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Rick Muratti, Esq. LEGAL DEPT
Steffanie L. Wickham WASTE DIVISION

AGENCY COMMENT SHEET

REZONING	
HEARING DATE: July 21, 2025	COMMENT DATE: May 5, 2025
PETITION NO.: 25-0648	PROPERTY ADDRESS: 6502 Surfside Blvd, Apollo Beach, FL 33572
EPC REVIEWER: Liam Huxhold	FOLIO #: 0520780000
CONTACT INFORMATION: (813) 627-2600 x 1247	STR: 17-31S-19E
EMAIL: huxholdl@epchc.org	
REQUESTED ZONING: Modification to PD	
FINDINGS	
WETLANDS PRESENT	NO
SITE INSPECTION DATE	N/A
WETLAND LINE VALIDITY	Expired
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	No wetlands on parcel; wetlands immediately to the northwest.
<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.</p>	
INFORMATIONAL COMMENTS:	
<p>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.</p>	
<p>EPC staff reviewed the above referenced parcel in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using aerial photography, soil surveys, and reviewing EPC files. Through this review, it appears that no wetlands or other surface waters exist onsite/ within the proposed construction boundaries.</p>	

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REZ 25-0648
May 1, 2025
Page 2 of 2

Please be advised this wetland determination is informal and non-binding. A formal wetland delineation may be applied for by submitting a "WDR30 - Delineation Request Application". Once approved, the formal wetland delineation would be binding for five years.

Lh/dc

cc: ialbert@halff.com
wmolloy@mjlaw.us



Adequate Facilities Analysis: Rezoning

Date: November 6, 2025

Acreage: 2.71 (+/- acres)

Jurisdiction: Hillsborough County

Proposed Zoning: Planned Development

Case Number: MM-25-0648

Future Land Use: OC-20

HCPS #: RZ-727

Maximum Residential Units: 52

Address: 5003 W. Cleveland Street

Parcel Folio Number(s): 052078.0000

Residential Type: Single-Family Attached

School Data	Apollo Beach Elementary	Eisenhower Middle	Lennard High
FISH Capacity Total school capacity as reported to the Florida Inventory of School Houses (FISH)	897	1509	2732
2024-25 Enrollment K-12 enrollment on 2024-25 40 th day of school. This count is used to evaluate school concurrency per Interlocal Agreements with area jurisdictions	847	1099	2328
Current Utilization Percentage of school capacity utilized based on 40 th day enrollment and FISH capacity	94%	73%	85%
Concurrency Reservations Existing concurrency reservations due to previously approved development. Source: CSA Tracking Sheet as of 11/06/2025	12	368	177
Students Generated 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	6	3	4
Proposed Utilization School capacity utilization based on 40 th day enrollment, existing concurrency reservations, and estimated student generation for application	96%	97%	92%

Notes: At this time, adequate capacity exists at Apollo Beach Elementary, Eisenhower Middle, and Lennard High School for the proposed rezoning.

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.

Lori Belangia

Lori Belangia, Manager, Planning & Siting

Growth Management, Hillsborough County Public Schools

E: glorimar.belangia@hcps.net

P: 813-272-4428



AGENCY REVIEW COMMENT SHEET

NOTE: THIS IS ONLY FOR ESTIMATE PURPOSES, BASED ON THE FEES AT THE TIME THE REVIEW WAS MADE. ACTUAL FEES WILL BE ASSESSED BASED ON PERMIT APPLICATIONS RECEIVED AND BASED ON THE FEE SCHEDULE AT THE TIME OF BUILDING PERMIT APPLICATION.

TO: Zoning Review, Development Services

DATE: 10/08/2025

REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: Tegal Apollo Inc.

PETITION NO: 25-0648

LOCATION: 6502 Surfside Blvd

FOLIO NO: 52078.0000

Estimated Fees:

Mid-Rise Residential w/1st Floor Commercial

(Fee estimate is based on a 1,500 square foot, Condo Unit)

Mobility: \$2,931 per unit

Parks: \$1,957 per unit

School: \$7,027 per unit

Fire: \$249 per unit

Hi-Turnover Restaurant
(per 1,000 sq ft)

Mobility: \$48,893

Fire: \$313

Office (Single Tenant) (General) (Medical < 10k sq ft)
(per 1,000 sq ft)

Mobility: \$10,005

\$8,336

\$21,860

Fire: \$158

\$158

Health Club (per 1,000 sq ft)

Coffee/Donut Shop (per 1,000 sq ft)

+

Project Summary/Description:

Urban Mobility, South Park/Fire - 4 story (residences on 2-4) opt 1) 53 condo units, and 2,500 sq ft CN on first floor; option 2) 53 condo units

CN uses can vary, estimates provided for a few types



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:** 4/22/2025

REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 5/6/2025

PROPERTY OWNER: Tegal Apollo, Inc. **PID:** 25-0648

APPLICANT: Tegal Apollo, Inc.

LOCATION: 6502 Surfside Blvd. Apollo Beach, FL 33572

FOLIO NO.: 52078.0000

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), Potable Water Wellfield Protection Area (PWWPA) 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, Hillsborough County Environmental Services Division has no objections to the applicant's request..

AGENCY COMMENT SHEET

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

FROM: **Reviewer: Andria McMaugh** **Date: 04/29/2025**

Agency: Natural Resources **Petition #: 25-0648**

() This agency has **no comment**

(X) 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

TO: **ZONING TECHNICIAN, Planning Growth Management** DATE: 18 Apr. 2025

REVIEWER: **Bernard W. Kaiser, Conservation and Environmental Lands Management**

APPLICANT: Todd Pressman

PETITION NO: RZ-PD 25-0602

LOCATION: 819 W. 131st. Ave., Tampa, FL 33612

FOLIO NO: 18038.0000

SEC: 12 TWN: 28 RNG: 18

- This agency has no comments.
- This agency has no objection.
- This agency has no objection, subject to listed or attached conditions.
- This agency objects, based on the listed or attached conditions.

COMMENTS: _____.

WATER RESOURCE SERVICES
REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER

PETITION NO.: MM 25-0648

REVIEWED BY: Clay Walker, E.I. **DATE:** 4/18/2025

FOLIO NO.: 52078.0000

WATER

- The property lies within the _____ Water Service Area. The applicant should contact the provider to determine the availability of water service.
- A 8 inch water main exists (approximately ____ feet from the site), (adjacent to the site), and is located southeast of the subject property within the northwest Right-of-Way of Surfside Boulevard. 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 8 inch wastewater forcemain exists (approximately ____ feet from the project site), (adjacent to the site) and is located southeast of the subject property within the southeast Right-of-Way of Surfside Boulevard. 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. The subject area is located within the Hillsborough County Wastewater Service Area and will be served by the South County Wastewater Treatment Plant. If all of the development commitments for the referenced facility are added together, they would exceed the existing reserve capacity of the facility. However, there is a plan in place to address the capacity prior to all of the existing commitments connecting and sending flow to the referenced facility. As such, an individual permit will be required based on the following language noted on the permits: The referenced facility currently does not have, but will have prior to placing the proposed project into operation, adequate reserve capacity to accept the flow from this project.

**VERBATIM
TRANSCRIPT**

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

IN RE:

ZONING HEARING MASTER MEETING

ZONING HEARING MASTER MEETING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: Susan Finch
Zoning Hearing Master

DATE: Monday, November 17, 2025

TIME: Commencing at 6:00 p.m.
Concluding at 10:26 p.m.

LOCATION: Hillsborough County BOCC -
Development Services Dept.
(LUHO, ZHM, Phosphate)
601 East Kennedy Boulevard
Second Floor Boardroom
Tampa, Florida 33601

Reported by:
Diane DeMarsh, AAERT No. 1654
Notary Public for the State of Florida

1 HEARING MASTER: All right. Ms. Heinrich, let's call
2 the next case.

3 MS. HEINRICH: The next application is Item D.3, Major
4 Mod 25-0648. The applicant is requesting a major modification
5 to PDO 40979. Carolanne Peddle with Development Services will
6 provide staff after presentation.

7 HEARING MASTER: All right. Is the applicant here?
8 Good evening.

9 MS. ALBERT: Good evening. Isabelle Albert with
10 Halff, 1000 North Ashley Drive. I'm here representing the
11 applicant and a certified planner. So this is the site, it's
12 probably almost a three-acre site. It's located in the Apollo
13 Beach area. It is also in the urban service area, and it's one
14 of the last few large plot of land that's vacant in the Apollo
15 Beach.

16 The surrounding development on our site there's a
17 Marina with open storage for the boat just next to us. And then
18 along the main boulevard, it's a commercial strips, a mixture of
19 commercial strips and some residence. And in terms of
20 residential, we have a multifamily, single family, and
21 townhomes, so you can see there's a mix of different housing
22 types in the area as well.

23 As I said, the zoning is a Planned Development. This
24 is a standalone Planned Development. It's not part of the
25 overall larger Apollo Beach. And the Future Land Use, unlike

1 the rest of the Apollo Beach, is OC-20.

2 The site was rezoned about 20 years ago. It was
3 rezoned for two options. One of them was to -- to have a hotel
4 for 103 units, or a 53-single-family condo units. The maximum
5 height was 50 feet, with a 10-foot side yard setback on the
6 north and 20 foot on the south, and 50 feet on either side of
7 it. And since then there has been no actions on this -- on this
8 site.

9 So the applicants come in. As you can see, it's very
10 similar to what it was layout-approved before. We are
11 eliminating the hotel -- the hotel use, but we're allowing for a
12 52 condo units and 2,500 square feet CN uses, or 54 condo units,
13 and these meet the minimum requirement of the -- the RES-20,
14 sorry, the OC-20 Future Land Use.

15 We are requesting as part of this modification, a
16 height of 10 feet from 50 feet to 60 feet, and we are increasing
17 the side yard setbacks along the north by 10 feet, and then on
18 the south by 10 feet, so 20 feet and 30 feet.

19 Part of our request is removing conditions 4 and 5.
20 Four was put in -- and these are very unusual conditions that
21 you'll see in traditional pine developments. But these were put
22 in 20 years ago. And we have confirmation that has been met.
23 And condition 5 was a condition. And I've done the research,
24 had a hard time finding exactly the reasoning for it, but it was
25 proffered by the applicant at that time. But it's not really a

1 necessary condition in this - in this case, or in this day.

2 We originally also asked to remove condition number 3.

3 However, we're at the time of staff report they didn't get

4 confirmation from the reviewing agency so we kept it in there.

5 But either way, this condition, whether it's in there or not,

6 you still have to meet those -- that condition number 3.

7 So what you're going to hear tonight is the Apollo

8 Beach Community Plan. The Apollo Beach Community Plan is --

9 guides, you know, development within the Apollo Beach area. And

10 it has a policy in their goal that's to discourage height

11 development, height greater than 50 feet in residential zoning

12 district -- residential zoned areas.

13 Apollo Beach is a bit different, as you can see

14 pockets along the water's edge where there's a higher Land Use

15 category, there's zoning that's residential as well as

16 commercial. So this is a zoning, commercial -- residential and

17 commercial on the north side and to the south side, pockets 85C

18 and 87B. But also next to us, again, the -- the vision here is

19 not to prohibit, there's just to discourage. But in some

20 instances it's -- it's supported to go higher than that. As you

21 can see, right next to the multifamily which is approved for

22 almost 60 feet.

23 What's important here, too, is the Land Use category.

24 This Land Use category is one of the highest intensive Land Use

25 category allows, and that they are .75. It's 20 units to the

1 acre. In order to develop that, obviously you have to go a bit
2 higher. And so that was part of our request. That's why we're
3 going to 60 feet instead of the 50 feet. Again, residential
4 zoned areas, the majority of Apollo Beach is Residential-6, so
5 you have a Future Land Use of Residential-6, but you've got also
6 the zoning that goes with it in each pocket where it allows
7 things. And that's why you'll see in the OC-20 -- in the
8 comprehensive plan, that's why you'll see the allowable of
9 commercial uses along that strip.

10 Planning Commission did review the request. They
11 found consistent with the comprehensive plan, all these
12 different policies -- objectives and policies to address the
13 compatibility, to address the relationship with the Land
14 Development Code, and the community development. They also
15 found it consistent with the Apollo Beach Community Plan and the
16 South Shore Area System plans.

17 Development Services Department reviewed the
18 application. They felt that with the increase in height and the
19 additional buffering and additional setbacks on the north and
20 south side is compatible and compatible with the surrounding
21 area and found it approvable subject to these conditions.

22 For now, that concludes my application. I know that I
23 have some additional time if I could probably use it for
24 rebuttal if needed.

25 HEARING MASTER: All right. Thank you so much.

1 MS. ALBERT: Thank you.

2 HEARING MASTER: Don't forget to sign it. All right.

3 We'll go to Development Services.

4 MS. PEDDLE: Good evening. Carolanne Peddle,
5 Development Services. Again, it's Major Modification 25-0648.
6 There was a change to the report. There was a typo for the
7 requested height. And then there was additional information
8 provided in the compatibility section.

9 So the applicant is requesting to modify PD 040979,
10 which was approved in 2004 for 53 attached single-family condo
11 units or a 103 unit multi -- or motel slash hotel. The proposed
12 modification would provide modified development options.

13 Option 1 would allow a maximum of 52 single-family
14 attached condo dwelling units, and 2,500 square feet of
15 commercial neighborhood uses. Option 2 would allow for a
16 maximum of 54 single-family attached condo units.

17 The property is located on the eastern coastline of
18 Tampa Bay, on the northwestern side of Surfside Boulevard. The
19 area is comprised of single-family attached and detached
20 residential uses at various lot sizes. Additionally, to the
21 south of the Planned Development are two strip centers between
22 Apollo Beach Boulevard and Apollo Beach Boulevard South, with a
23 number of commercial uses. Furthermore, there are two marinas
24 in close proximity to the property.

25 The parking for the proposed condominiums in CN usage

1 shall be located on the ground floor, which will screen the area
2 from the right of way. With the 10 foot increase in building
3 height, the applicant has provided an additional 10 foot setback
4 from the adjoining properties. Furthermore, there will be
5 providing the required buffering and screening to the adjacent
6 properties, therefore, staff finds the proposal compatible to
7 the surrounding area.

8 Regarding the requested removal of three conditions
9 concerning the payments to Parks Department for parks
10 improvements, the shelter space mitigation, and the median
11 maintenance. Number 1, Parks Department confirmed that the
12 specified improvements have been made with upgrades funded.
13 Number 2, confirmation from the appropriate agencies on the
14 appropriateness of removal of mitigation funds to offset impacts
15 of the property on hurricane shelter evaluation space was still
16 pending at the time of filing. Number 3, the responsibility for
17 maintaining the landscape medium located in front of the project
18 site was proposed by the applicant in the original PD.
19 Therefore, staff does not object to the removal of these
20 conditions. Staff finds the request approvable subject to
21 conditions.

22 HEARING MASTER: Thank you so much. Appreciate it.
23 Planning Commission.

24 MS. MASSEY: Jillian Massey with Planning Commission
25 staff. The subject site's located in the Office Commercial 20

1 Future Land Use designation. It's in the urban service area and
2 within the limits of the Apollo Beach Community Plan and South
3 Shore Area Wide Systems Plan.

4 The subject site is currently vacant, and there are
5 remnant vacant parcels that surround the site in various
6 locations. There are single-family uses, homeowner's
7 associations properties to the southeast and west. Light
8 commercial and public communications and utilities are south of
9 the site. The proposal meets the intent of Future Land Use
10 Section Objective 1.1 and Future Land Use Section Policy 3.1.3.
11 as the request is to develop residential units in both
12 development options, which is in line with the surrounding
13 development pattern.

14 The commercial neighborhood uses in Option 1 are also
15 complementary to the surrounding residential uses. As the
16 proposed 2,500 square feet are in scale with the surrounding
17 Land Use pattern. In addition, there are light commercial uses
18 to the south of the subject property.

19 The subject site is in the Office Commercial 20 Future
20 Land Use category. The intent of this category is to provide
21 for future development of commercial and office centers. As one
22 of the most intensive Future Land Use categories on the map. The
23 office commercial category may be considered for a maximum
24 density of 20 units -- 20 dwelling units per gross acre, or a
25 maximum intensity of 0.75 floor area ratio. And the proposal

1 for both development options are within the allowable density
2 and intensity for this Land Use category.

3 The site is located within the Coastal High Hazard
4 Area. Future Land Use Section policy 2.3.5 states that density
5 bonuses are not applicable to properties within this CHHA. The
6 applicant is not requesting a density bonus and therefore the
7 request is consistent with this policy direction.

8 The proposal meets the intent of Future Land Use
9 Section Objective 4.4 and Policy 4.4.1 that require new
10 development to be compatible with the surrounding neighborhood.
11 In this case, the surrounding Land Use pattern is comprised
12 mostly of some vacant parcels and single-family uses with light
13 commercial uses further south on Apollo Beach Boulevard. 4.4.1
14 states that any density or intensity increase shall be
15 compatible with the existing proposed or planned surrounding
16 development.

17 Development and redevelopment shall be integrated with
18 the adjacent land uses through the creation of light uses, the
19 creation of complementary uses, and mitigation of adverse
20 impacts. Transportation and pedestrian connections and gradual
21 transition of intensities. According to the revised request,
22 which to clarify for the record, our report is based on the
23 narrative that was submitted on November 3rd. And there has
24 since been one submitted, I believe, on November 6th. But our
25 analysis is based on the November 3rd narrative.

1 The proposed height is 60 feet with a 50 foot front
2 and rear setback, a 20 foot northern setback and 30 southern
3 foot setback. Our impression under the November 3rd narrative
4 was that they were meeting two to one setbacks. But that's not
5 the case. But our analysis said that they -- they were
6 consistent, you know, if they were to be meeting those setbacks.
7 However, that is not the case.

8 With the site being in the Office Commercial 20
9 designation which is a more intensive Future Land Use category,
10 along with the surrounding uses, the proposal for condo units
11 and commercial neighborhood uses, the request meets these
12 objectives relating to compatibility and neighborhood
13 development.

14 The site's within the limits of the Apollo Beach
15 Community Plan and South Shore Area Wide Systems Plan. Strategy
16 2 under the Apollo Beach Community Plan, is to ensure quality,
17 land use and design. The plan created a special district for
18 the commercial node at Apollo Beach Boulevard, west of US
19 Highway 41, that requires new construction to meet design
20 guidelines that further the town center concept. While the
21 subject site is in the commercial -- Office Commercial 20 Future
22 Land Use designation, the plan discourages development of over
23 50 feet in height in residentially zoned areas. The applicant
24 is proposing a building height of 60 feet. Though the proposed
25 height is over the encouraged 50 foot building height in Apollo

1 Beach, the site is also located within one of the most intensive
2 Future Land Use categories. The applicant had previously
3 proposed a 70 foot building height that did not meet the setback
4 requirements.

5 Again, our analysis was based on a previous narrative
6 that stated that they did meet the setback requirements. As
7 such, the building height of 60 feet strikes a balance between
8 the Community Plan language, which is an encouragement rather
9 than an outright prohibition. Single-family uses are
10 surrounding the site and the south -- the -- under Goal 1 under
11 the -- excuse me -- cultural historic objective promotes
12 sustainable growth and development that's clustered and well
13 planned to preserve the area's environment and cultural
14 identity.

15 The economic objective within South Shore Area Wide
16 Systems Plan is to identify and market lands that are available
17 for economic development, including residential and office uses.
18 And there's other goals within the plan that promote these types
19 of development patterns that implements the community's desire
20 to the greatest extent possible to develop things like an
21 activity center that are compatible. And the proposed
22 commercial neighborhood uses would bring this economic component
23 into the surrounding area.

24 The proposed -- what's envisioned in the Apollo Beach
25 Community Plan, although it's higher than what's envisioned the

1 policy states that it's a discourage rather than an outright
2 prohibition, and the site is within one of the most intensive
3 Future Land Use categories. Therefore, staff felt that it was
4 consistent with these policy and intentions.

5 Therefore, staff found that the proposed Major
6 Modification is consistent with the Unincorporated Hillsborough
7 County Comprehensive Plan, subject to the conditions proposed by
8 the Development Services Department.

9 HEARING MASTER: Thank you so much. I appreciate it.

10 Is there anyone in the room or online that would like
11 to speak in support? Anyone in favor of this application?

12 No one. All right. Testimony in opposition.

13 How many people would like to speak? If you could
14 raise your hand so we can get a count. So I see three, four
15 people. All right. Do we have anyone online? I don't think
16 so.

17 Okay. So let's -- Allison --

18 MR. ELLIS: I think we're all -- we're all together.

19 HEARING MASTER: Oh, so you have a coordinated effort.

20 MR. ELLIS: Yes.

21 HEARING MASTER: All right. We're going to hold
22 you -- normally, I would give you 4 minutes a piece just to make
23 it fair to go to 16 minutes. And if you can hold it within 15,
24 that would be terrific.

25 MR. ELLIS: We'll take the six -- no. That's fine.

1 My name is Jonathan Ellis, and I have the pleasure of
2 representing both Craig Majer and Mr. McGee, who are
3 representatives of their entire community. They are opposing
4 the --

5 THE CLERK: Can you state your address for the record,
6 please?

7 MR. ELLIS: Okay. I'm sorry. It's 1511 West -- I'm
8 sorry. 1511 North Westshore Boulevard, Suite 1000.

9 They're objecting to the modification. Objecting to
10 it specifically and primarily on the issue of height. The
11 modification is not in the interest of the community that's
12 there. It's not compatible. It's not consistent. It is a
13 creep of height. There is no other building in the immediate
14 area that is that high. And it's going to set precedent for
15 other buildings. There's one other building that's over 50
16 feet, but that's due primarily to an architectural feature of
17 the roof. It's not on a basis of how many units it's handling
18 or how many livable floors there are. This is going to be four
19 stories above the garage area, which makes it different from any
20 other building in the community.

21 And while people can say it's consistent and they can
22 say it's compatible, there's no basis or factual basis to
23 indicate the same. We've filed with you both a correspondence,
24 setting forth the arguments that both Mr. Majer and Mr. McGee
25 have. We also have filed with you a compatibility report. And

1 I'd like to call, if I could, please, Karla Llanos, to speak
2 directly to the compatibility issues of the project or the
3 modification.

4 HEARING MASTER: Sir, if you could please sign in.
5 Thank you.

6 Good evening.

7 MS. LLANOS: Good evening. Karla Llanos, 645 Sun City
8 Center Plaza, Unit 5066, Sun City Center, Florida 33571.

9 I'm an expert in land use and development. I've had
10 over 10 years of experience handling rezoning and comprehensive
11 planning cases. My resume is part of the expert witness
12 testimony packet. It's at the end of the document.

13 Now, originally the property had a zoning of CG, and
14 in 2004 they basically rezoned to a Planned Development. Now
15 during that time when they rezoned it, they had initially
16 requested a 75 foot building in height.

17 Now, according to the BOCC transcript, this wasn't
18 supported by staff; County staff, Planning Commission staff, and
19 it wasn't supported by the public. There was lots of public
20 opposition to the height, and this is probably one of the main
21 reasons why that PD got approved for the 50 foot height
22 limitation.

23 Now, today, the applicant is attempting to increase
24 the building height to 72 as indicated by their site plan. Now,
25 the Comprehensive Plan does describe, you know, compatibility in

1 terms of height, scale, and mass. It goes on and further to
2 describe, as it refers to the sensitivity of developments, such
3 as maintaining the character of existing developments nearby.
4 And furthermore to Goal 2, fifth concept of Apollo Beach
5 Community Plan, it indicates that there's a desire to discourage
6 developments of 50 -- over 50 feet in height.

7 Now, you've heard this from Planning Commission staff,
8 from the applicant, et cetera but overall, this was the same
9 policy that was reviewed during the PD rezoning of '04. They
10 reviewed this same exact policy. So there is a complete 50 foot
11 requirement there in Apollo Beach. That's what they want to
12 see. They don't want to see anything higher than that.

13 Now the plan does allow for flexibility, right? So
14 assuming the language was created to allow flexibility in some
15 type of roof design, because that's what the LDC allows. It
16 allows you to have an increase in height, but you have to also
17 increase the setback; two-to-one setback.

18 So when we look at the -- on page 5 of my report,
19 there's an inconsistency that I pointed out. It's between the
20 narrative that was dated November 5th, 2025, the third revised,
21 and the site plan dated July 7th, 2025. So the site plan
22 indicates it's 72 feet in height. Now the narrative indicates
23 it's 60 feet in height. So at this point we don't know which
24 are they asking for. We can assume that there is a difference
25 of 12 feet, which when we went to the community meeting on

1 September 4th, the applicant had indicated that they were
2 looking for 60 foot building above the garage, which is a total
3 of 72 feet. So that accommodates for that 12 foot. But
4 according to the Land Development Code section, correct me if
5 I'm wrong, staff, 6.08.01 and the definition section indicates
6 that height is measured from the vertical distance from grade
7 plane to the average height of the highest roof. So really
8 measuring the height from the top of the garage is
9 inappropriate. We should be measuring it from the grade.

10 Furthermore, in review of the height for the
11 surrounding developments, it was discovered that the highest
12 building in the area is Bellasol. Bellasol is 60 feet in
13 height. Now, this development is located 0.45 miles to the east
14 of the subject property. And on page 5 of my report, I analyzed
15 the building elevation plan for Bellasol, and there is a 44 foot
16 from the base of the garage to the top of the residential living
17 quarters. Thereafter, there's a 15 foot architectural roof.
18 Overall, it doesn't exceed four stories, and overall it does
19 look similar to other developments because it doesn't exceed
20 that four story height compatibility for residential.

21 Now, Exhibits B and D in my report show the properties
22 that were reviewed for height as shown in Exhibit, nothing in
23 the area other than Bellasol exceeds 45 feet in height.

24 Now moving on from height, the applicant is requesting
25 CN uses. It is too broad to list and to fully capture all the

1 impacts from CN uses. It would have been a better bet to say,
2 you know, the applicant, we want to limit the uses, but they
3 didn't, they just gave us a bucket -- a bucket list of CN uses.
4 They did indicate they might have tried to develop a restaurant,
5 but that is not a guarantee. That's just one of the uses that
6 is allowed under CN.

7 Furthermore, transportation staff did also note on
8 November 6th, 2025 that the analyst -- the -- the analyst did
9 not represent the worst case scenario. So therefore, staff
10 added a condition that no development of commercial CN uses be
11 permitted that causes the development to exceed 268 daily trips.

12 Now, furthermore, condition 5 of the PD is proposed to
13 be removed, which is a condition to require the developer to
14 assume responsibility for maintaining the landscape median in
15 front of the subject site. Given the timing between the
16 construction and the pre-development stage, this condition
17 should remain until the site is fully developed and the medium
18 conveyed to the County.

19 Furthermore, the other point to make is that just the
20 bucket list of CN uses could have other impacts. There could be
21 an increased demand for utilities, could be an increased demand
22 for public schools, roadway safety. We can't fully capture what
23 the impacts are at this stage because we're still too broad in
24 the ask.

25 Now in conclusion, the development was analyzed for

1 compatibility with surrounding uses. For, you know, height, you
2 know, community impacts. And overall, we find it that it's not
3 consistent with the comprehensive plan. And we would like it
4 for, you know, staff to basically give another opportunity to
5 maybe the applicant may want to rescind their application and
6 revise their site plan because it is not consistent.

7 So you have basically all my information, all the
8 analysis in the report. I'll be glad to answer any questions,
9 if you have them.

10 HEARING MASTER: No questions at this time. Don't
11 forget to sign in. Next person, you have about seven minutes
12 left.

13 MR. MAJER: Thank you. My name is Craig Majer, and I
14 am at 6408 Apollo Beach Boulevard in Apollo Beach. And I've
15 been asked by a number of my neighbors and Apollo Beach
16 residents to speak in opposition to the height variance.

17 And to do that, I have to say that 20 years ago,
18 basically, the commission got together with the owners of that
19 property, when the two-story motel was torn down, and they came
20 up with a plan that would both allow the owner to develop the
21 property with some flexibility and to maintain the small town
22 neighborhood feel that was desired for Apollo Beach. And the
23 primary component of that restriction was the 50-foot height
24 limitation.

25 And what that 50-foot height limitation did was to

1 keep Surfside Boulevard at the end of Apollo Beach from becoming
2 a series of continuous high rise condominiums along the
3 waterfront. That's not the look and feel that that Apollo Beach
4 was going for. And it's not the look and feel that we want
5 today. We want to maintain our small town neighborhood look and
6 feel.

7 The result of the Comprehensive Plan by the County was
8 that all of the buildings that go up in Apollo Beach, that are
9 multifamily buildings have been restricted to three floors over
10 parking. That's three floors over parking. That has allowed
11 them to stay within the 50-foot limitation and meet the
12 requirements of maintaining a small town look and feel.

13 Now, 20 years later, after the agreement between the
14 Commission and -- and the property owner somebody comes in from
15 a developer from out of state they would have no way of knowing
16 the look and feel that Apollo Beach has been going for and has
17 developed. And they want to do exactly what the height
18 restriction was put in place to prevent. They want to build a
19 high rise condominium complex at the end of Apollo Beach
20 Boulevard, which would be the -- the focus of the entire area.
21 And if we allow that to happen, there will be no turning back.
22 There's no reason why the Commission would be or could deny
23 other people who bought property up and down there from going to
24 60 feet or higher.

25 So for that reason, I urge this Board and the panel to

1 deny the request for a variance of over 60 feet.

2 HEARING MASTER: Thank you, sir. I appreciate it.

3 Don't forget to sign in.

4 MR. MAJER: Okay.

5 HEARING MASTER: All right. There is a little over
6 four minutes left on the time.

7 MR. MCGEE: I won't take four minutes.

8 HEARING MASTER: All right. Good evening.

9 MR. MCGEE: Good evening. Bryan McGee, 6422 Margarita
10 Shores Lane, Apollo Beach, Florida 33572. Echoing a lot of what
11 Craig spoke about. I'll take it from a slightly different tact
12 in that I moved down from Nebraska about two years ago, and one
13 of the first things as we were looking -- started looking in St.
14 Pete in Tampa, found Apollo Beach almost by accident, ultimately
15 decided to buy one of the townhome units down there, knowing
16 that that empty lot was there. And I come from a banking
17 background, so I wasn't overly concerned about it.

18 But as Craig indicated, we've got a sign in case we're
19 going to be able to build there whether you would put a hotel in
20 or you put another condo unit in, but at 50 feet, we made a
21 decision. And we're on one of the back units, so we're not on
22 the front, so we're not looking right at the water. So we're
23 already looking at three buildings in front of us before we even
24 get to that. If we build a massive 60 or 70-foot building,
25 parking with four stories above or five stories above or

1 whatever, ultimately it would end up being, that's certainly
2 going to have an impact all the way back. And it's not just
3 going to impact us. It would impact everybody up and along the
4 Boulevard that has that access to the water, looking down that
5 direction.

6 Karla touched on a little bit the commercial use.
7 Certainly adding some commercial land does make sense, but I
8 think whatever's going to be there, trip count's going to have a
9 really big deal. You're already dealing with substandard roads.
10 That's a given based on your own reports. And that's really all
11 I had to add.

12 HEARING MASTER: Thank you, sir.

13 MR. MCGEE: Thank you.

14 HEARING MASTER: I appreciate it. Don't forget to
15 sign in. How about a little less than three minutes?

16 MR. ELLIS: I think the only thing that I think the
17 focus needs to be on is under Article 5, Strategies, Livable
18 Community Elements, Apollo Beach Community Plan. Create a
19 special district for commercial node in Apollo Beach Boulevard,
20 west of US Highway 41 that requires new construction to meet the
21 design guidelines that further the town concept. Create a
22 special district containing design guidelines for Apollo Beach
23 Boulevard a quarter west of the commercial node at US Highway
24 41. Most importantly, discourage development of over 50 feet in
25 height in residentially -- residentially-zoned areas.

1 There hasn't been any legitimate basis that's put
2 forth why this one development out of the entire area needs to
3 be over 50 feet. It is incompatible with the community and for
4 that reason it should be denied. Thank you.

5 HEARING MASTER: Thank you, sir. Appreciate it. All
6 right. We will close opposition testimony and go back to County
7 staff.

8 Ms. Heinrich, anything further?

9 MS. HEINRICH: The only thing I wanted to make sure
10 you were aware of is that in our proposed conditions, we're not
11 removing Condition 3 because we were not able to get comments in
12 time. So that is still there. The applicant does want to
13 proceed.

14 HEARING MASTER: All right. And I did just want to
15 ask a clarification either from you or Mr. Ratliff. Opposition
16 testimony talked about the proposed 2,500 square feet of
17 commercial neighborhood, and I believe mentioned that there was
18 a trip cap to that, but I do not see that in the conditions.

19 Mr. Ratliff, are you aware of that?

20 I'm looking at proposed Condition 1 -- or Ms.
21 Heinrich; either one.

22 MR. RATLIFF: So actually, I am not looking at the
23 master staff report. I'm looking at the transportation staff
24 report. So a trip cap was included as a proposed condition in
25 my staff report. It should start, notwithstanding, the land

1 uses listed in Condition 1, is how the condition should start.
2 I'm not sure if that was embedded in the master's staff report.

3 MS. HEINRICH: It's Condition 12.

4 MR. RATLIFF: Okay.

5 HEARING MASTER: Oh, thank you. Condition 12. Let me
6 just flip there real quick.

7 MS. HEINRICH: In 11.

8 HEARING MASTER: Ah, I do see it. Thank you. Thank
9 you. I was caught up in 1, so I appreciate that. All right.

10 So anything further before I move on? Anything
11 further you wanted to add?

12 MR. RATLIFF: No, ma'am.

13 HEARING MASTER: Okay. Thank you so much. Then we
14 will go back to the applicant for rebuttal.

15 Good evening.

16 MR. MOLLOY: Good evening, William Molloy, 325 South
17 Boulevard, Tampa, Florida. I'm going to let Ms. Albert do most
18 of the rebuttal, but there are two key factors that I just want
19 to make sure are impressed here tonight. This is the line of
20 code that launched all these ships tonight. If we can put that
21 up. Discouraged development of over 50 feet in height in
22 residentially zoned areas. Discouraged is not a prohibition. I
23 think we can all agree on that. The height, 50 feet, we
24 understand what that is. I really take issue with the
25 residentially zoned area being applied to this specific

1 instance, because we are approved right now for 103 hotel rooms.
2 We're in an OC-20 Future Land Use district. This was meant to
3 be a commercial site.

4 I'd like to make that point, and I'd like to reinforce
5 too, that what you will see in the give-and-take is I call it on
6 the first page, is that we are abandoning those 103 hotel rooms,
7 which I think is a massive concession to this site and what it
8 could potentially be. A 60-foot condo tower is tremendously
9 different than a 50-foot Holiday Inn. I do not know how else to
10 put it. I know that's not very articulate, but it is what it
11 is. So I'll let Isabelle finish up. Thank you.

12 HEARING MASTER: All right. And I have -- while Ms.
13 Albert is coming up, I just have one question for either of you.

14 MR. MOLLOY: Sure.

15 HEARING MASTER: If you are aware, I understand that
16 the FEMA maps were changed recently, in the last several years,
17 I believe, to increase height requirements and things like that
18 of that base-floor elevation. And what, if you know, what would
19 be the increase on this site?

20 MR. MOLLOY: Based on --

21 HEARING MASTER: Based on when it was originally
22 approved and what it is now.

23 MR. MOLLOY: This site, Ms. Finch to my knowledge, has
24 always been in a special area that always measured height from
25 base floor elevation. So if we are -- I believe my site is at

1 six feet, base flood is 11. We could net five I guess extra
2 feet based on that program.

3 HEARING MASTER: And do you know if that measurement
4 that -- that minimum height based on the base flood elevation
5 has increased since the -- this property was originally entitled
6 as compared to today?

7 MR. MOLLOY: Not to my knowledge, no.

8 HEARING MASTER: Thank you so much. I appreciate it.

9 Ms. Albert.

10 MS. ALBERT: Thank you. Isabelle Albert, for the
11 record. I am also not knowledgeable on what the base floor
12 elevation was at that time.

13 HEARING MASTER: Thank you.

14 MS. ALBERT: But I want to point out again, you know,
15 the wording of the policy, the residential zoned area, I think
16 we've talked about that. The Apollo Beach residents --
17 gentleman said he represented the residents. I did have a
18 meeting with some of the residents there, but I also had
19 meetings with other groups of residents that are supporting this
20 request. If you also look -- and they invited me on the
21 Facebook page and -- to see, you know, to keep track of what the
22 concerns were and everything. And so you'll hear, as much as,
23 no, we do need that height in order to get that density.

24 And also, you know, when we originally came in, we
25 requested 70 feet. We had the meeting. They had some concerns

1 with it. So we did raise -- lower it down to 60 feet. The
2 start of a trend -- this is not a star of a trend. Anybody that
3 wants to request a greater height can come in front of a hearing
4 officer in front of the Board and everything. Every situation
5 is different. This is in the OC-20 Land Use category, where
6 it's more intensive and where you expect such height with this.
7 I think that answers all the -- the concerns out there.

8 HEARING MASTER: Let me just ask for the record the
9 actual measurement, there was a question about the actual
10 measurement of the height. The conditions, say 60 feet above
11 the required finished floor elevation.

12 MS. ALBERT: Correct.

13 HEARING MASTER: And so that's it. It's not 72; Is
14 that correct?

15 MS. ALBERT: No, no. No. No. And also typically
16 after a, you know, when -- when we file our zoning plans and
17 they have different schedules. So zoning site plan has to be
18 submitted by this. Afterwards, you can still continue making
19 some changes to it, and if the request does not match the zoning
20 site plan, as you'll see in the list of conditions, it has
21 subject to these changes, certification, we have to make all
22 those changes before you go to the Board. So our zoning plan
23 and request will match when -- when it gets to the Board.

24 HEARING MASTER: And just to be clear, that's 60 feet.

25 MS. ALBERT: Correct.

1 HEARING MASTER: All right. Thank you.

2 MS. ALBERT: Thank you.

3 MR. MOLLOY: William again. One -- one quick point.

4 I just want to make sure we understand. I'm sure you do that,
5 that base floor elevation, that's where human beings can start
6 being. We can't develop or put anything underneath that but
7 cars.

8 HEARING MASTER: Understood. Thank you very much.

9 Does that conclude your rebuttal testimony?

10 MR. MALLOR: Yes.

11 HEARING MASTER: All right. Thank you. Then with
12 that, we'll close Major Modification 25-0648 and go to the next
13 case.

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**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

DATE/TIME: 11/17/2025 6pm HEARING MASTER: Susan Finch

PLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # RZ 251350	PLEASE PRINT NAME <i>Todd Pressman</i> MAILING ADDRESS <i>200 2nd Ave S #451</i> CITY <i>St Pete</i> STATE <i>FL</i> ZIP <i>33701</i> PHONE <i>724-1762</i>
APPLICATION # RZ 25-1111	PLEASE PRINT NAME <i>Todd Pressman</i> MAILING ADDRESS <i>200 2nd South #451</i> CITY <i>St Pete</i> STATE <i>FL</i> ZIP <i>33701</i> PHONE <i></i>
APPLICATION # RZ 25-1111 VS	PLEASE PRINT NAME <i>Howard Owens</i> MAILING ADDRESS <i>11217 Andy Dr.</i> CITY <i>Riverview</i> STATE <i>FL</i> ZIP <i>33578</i> PHONE <i></i>
APPLICATION # RZ 25-1111	PLEASE PRINT NAME <i>Johnny Soape</i> MAILING ADDRESS <i>1118 Hannaway Drive</i> CITY <i>Riverview</i> STATE <i>FL</i> ZIP <i>33578</i> PHONE <i>913-359-4651</i>
APPLICATION # RZ 25-1316	PLEASE PRINT NAME <i>Rebecca Kert</i> MAILING ADDRESS <i>400N Tampa St Suite 1910</i> CITY <i>Tampa</i> STATE <i>FL</i> ZIP <i>33604</i> PHONE <i>813-368-3064</i>
APPLICATION # RZ 25-1316	PLEASE PRINT NAME <i>Stephen Sposito</i> MAILING ADDRESS <i>505 E Jackson St</i> CITY <i>Tampa</i> STATE <i>FL</i> ZIP <i>33607</i> PHONE <i>813-375-0610</i>

SIGN-IN SHEET: RFR, ZHM, PHM, LUHOPAGE 2 OF 2DATE/TIME: 11/17/2025 6pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ</u> <u>25-1316</u>	PLEASE PRINT NAME <u>MICHAEL YATES</u> MAILING ADDRESS <u>PALM TRAFFIC</u> <u>4006 S MACDILL AVE</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33611</u> PHONE <u>8132058057</u>
APPLICATION # <u>RZ</u> <u>25-1316</u>	PLEASE PRINT NAME <u>Grace E McComas</u> MAILING ADDRESS <u>805 Old Darky St</u> CITY <u>Seffner</u> STATE <u>FL</u> ZIP <u>33544</u> PHONE <u>813 240 3907</u>
APPLICATION # <u>RZ</u> <u>25-1316</u>	PLEASE PRINT NAME <u>Grover Maggard</u> MAILING ADDRESS <u>P.O. Box 183</u> CITY <u>Mango</u> STATE <u>FL</u> ZIP <u>33550</u> PHONE <u>813 318-150X</u>
APPLICATION # <u>RZ</u> <u>25-1319</u>	PLEASE PRINT NAME <u>Patricia Ortiz AICP</u> MAILING ADDRESS <u>2810 N Central Ave</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>8138178492</u>
APPLICATION # <u>RZ</u> <u>25-1319</u> <u>vs</u>	PLEASE PRINT NAME <u>Cheryl Harris</u> MAILING ADDRESS <u>205 Louise Ave</u> CITY <u>Branton</u> STATE <u>FL</u> ZIP <u>33560</u> PHONE <u></u>
APPLICATION # <u>RZ</u> <u>25-1390</u>	PLEASE PRINT NAME <u>Todd press man</u> MAILING ADDRESS <u>200 2nd Ave South #451</u> CITY <u>St Pete</u> STATE <u>FL</u> ZIP <u>33701</u> PHONE <u></u>

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO

PAGE 3 OF 8

DATE/TIME: 4/17/2025 6pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>R2</u> <u>25-1390</u>	PLEASE PRINT NAME <u>Nicholas West</u> MAILING ADDRESS <u>717 E B7th Ave</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33613</u> PHONE <u>850-252-5420</u>
APPLICATION # <u>R2</u> <u>25-1390</u>	PLEASE PRINT NAME <u>Robinson Castro</u> MAILING ADDRESS <u>722 EAST 137TH AVE</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33613</u> PHONE <u>813-464-1400</u>
APPLICATION # <u>R2</u> <u>25-0579</u>	PLEASE PRINT NAME <u>Michael Brooks</u> MAILING ADDRESS <u>400 N. Tampa St. / Ste 1910</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u></u>
APPLICATION # <u>R2</u> <u>25-0579</u>	PLEASE PRINT NAME <u>Stephen Sposato</u> MAILING ADDRESS <u>505 E Jackson St.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-375-0816</u>
APPLICATION # <u>R2</u> <u>25-0579</u>	PLEASE PRINT NAME <u>MICHAEL YATES, Palm TRAFFIC</u> MAILING ADDRESS <u>4006 S. MacDill AVE</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33611</u> PHONE <u>813 205 8057</u>
APPLICATION # <u>R2</u> <u>25-0579</u>	PLEASE PRINT NAME <u>Grace McComas</u> MAILING ADDRESS <u>805 010 Darby St</u> CITY <u>Seffner</u> STATE <u>FL</u> ZIP <u>33584</u> PHONE <u>813 240 3907</u>

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO

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DATE/TIME: 11/17/2005 6pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ</u> <u>25-0579</u>	PLEASE PRINT NAME <u>Grover Maggard</u> MAILING ADDRESS <u>P.O. Box 138</u> CITY <u>Mango</u> STATE <u>FL</u> ZIP <u>33550</u> PHONE <u>813-318-9502</u>
APPLICATION # <u>RZ</u> <u>25-0579</u>	PLEASE PRINT NAME <u>Jeremy Couch</u> MAILING ADDRESS <u>17937 Huntingdon Circle</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33558</u> PHONE <u>813 920 2005</u>
APPLICATION # <u>MM</u> <u>25-0648</u>	PLEASE PRINT NAME <u>Isabelle Albert</u> MAILING ADDRESS <u>1600 N Ashley Dr</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-0978</u>
APPLICATION # <u>MM</u> <u>25-0648</u>	PLEASE PRINT NAME <u>Jonathan Ellis</u> MAILING ADDRESS <u>1511 N. Westshore Blvd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-754-8454</u>
APPLICATION # <u>MM</u> <u>25-0648</u>	PLEASE PRINT NAME <u>Karla Llanos</u> MAILING ADDRESS <u>1645 Sun City Center Plz</u> CITY <u>Sun City Center</u> STATE <u>FL</u> ZIP <u>33571</u> PHONE <u>813-784-6272</u>
APPLICATION # <u>MM</u> <u>25-0648</u>	PLEASE PRINT NAME <u>Craig Major</u> MAILING ADDRESS <u>6408 Margarita Shores Ln</u> CITY <u>Aptuc Bch</u> STATE <u>FL</u> ZIP <u>33577</u> PHONE <u>205 422 1369</u>

SIGN-IN SHEET: RFR, **ZHM**, PHM, LUHO

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DATE/TIME: 11/17/2025 6PM HEARING MASTER: Susan Finch

PLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # MM 25-0648	PLEASE PRINT NAME <u>Brian McGee</u> MAILING ADDRESS <u>6422 MARGARITA Shores Lane</u> CITY <u>Apollo Beach</u> STATE <u>FL</u> ZIP <u>33572</u> PHONE <u>402.215.1834</u>
APPLICATION # MM 25-0648	PLEASE PRINT NAME <u>William Molloy</u> MAILING ADDRESS <u>325 S Blvd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33604</u> PHONE <u>0-254-7152</u>
APPLICATION # MM 250932	PLEASE PRINT NAME <u>William J Molloy</u> MAILING ADDRESS <u>325 S Blvd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33604</u> PHONE <u>254-7157</u>
APPLICATION # MM 25-0932	PLEASE PRINT NAME <u>Isabelle Albert</u> MAILING ADDRESS <u>1000 B Ashley Drive # 700</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>331 0974</u>
APPLICATION # mm 25-0932	PLEASE PRINT NAME <u>Casey VanVaerenbergh</u> vanvaeren MAILING ADDRESS <u>11009 Fern Hill Drive</u> CITY <u>Clearwater</u> STATE <u>FL</u> ZIP <u>33584</u> PHONE <u>813-323-4549</u>
APPLICATION # MM 25-0932	PLEASE PRINT NAME <u>Daniel Van Vaerenbergh</u> MAILING ADDRESS <u>11207 Fernhill Drive</u> CITY <u>Clearwater</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>813-340-9888</u>

SIGN-IN SHEET: RFR, **ZHM**, PHM, LUHOPAGE 6 OF 6DATE/TIME: 11/17/2025 6PM HEARING MASTER: SUSAN FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # MM 250932	PLEASE PRINT NAME <u>Mitchell Thompson</u> MAILING ADDRESS <u>11055 Sage Canyon Dr</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>(813) 447-0051</u>
APPLICATION # MM 25-0932	PLEASE PRINT NAME <u>Samantha Varava</u> MAILING ADDRESS <u>11053 Sage Canyon Dr</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>(813) 598-8845</u>
APPLICATION # MM 25 0932	PLEASE PRINT NAME <u>Chad Thompson</u> MAILING ADDRESS <u>10710 Sage Canyon Dr.</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33579</u> PHONE <u>(813) 422-4336</u>
APPLICATION # MM 25-0932	PLEASE PRINT NAME <u>MICHAEL YATES, PALM TRAFFIC</u> MAILING ADDRESS <u>4006 S. MacDill Ave.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33611</u> PHONE <u>(813) 205-0557</u>
APPLICATION # MM 25-1081	PLEASE PRINT NAME <u>Linda Stewart, Morris Eng.</u> MAILING ADDRESS <u>6901 Professional Pkwy</u> CITY <u>Sarasota</u> STATE <u>FL</u> ZIP <u>34236</u> PHONE <u>(941) 444-6644</u>
APPLICATION # MM 25-1242	PLEASE PRINT NAME <u>Addie Clark</u> MAILING ADDRESS <u>400 N. Ashley Dr. Ste 1100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>(813) 319-4759</u>

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO

PAGE 7 OF 8

DATE/TIME: 11/17/2025 6 PM HEARING MASTER: SUSAN FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>MM</u> <u>25-1243</u>	PLEASE PRINT NAME <u>Isabelle Albert</u> MAILING ADDRESS <u>1000 N Ashley Dr. # 900</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-331-0974</u>
APPLICATION # <u>RZ</u> <u>25-1244</u>	PLEASE PRINT NAME <u>Anne Pollack</u> MAILING ADDRESS <u>200 Central Ave #1600</u> CITY <u>St. Pete</u> STATE <u>FL</u> ZIP <u>33701</u> PHONE <u>927-820-3989</u>
APPLICATION # <u>RZ</u> <u>25-1246</u>	PLEASE PRINT NAME <u>Isabelle Albert</u> MAILING ADDRESS <u>1000 N Ashley # 900</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-331-0974</u>
APPLICATION # <u>RZ</u> <u>25-0383</u> <u>VS</u>	PLEASE PRINT NAME <u>BASSAM DAMMAK</u> MAILING ADDRESS <u>6820 Rosemary Dr</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33625</u> PHONE <u></u>
APPLICATION # <u>RZ</u> <u>25-0383</u> <u>VS</u>	PLEASE PRINT NAME <u>TYSEER KUURDI</u> MAILING ADDRESS <u>26307 Mountain Lake Rd</u> CITY <u>Brooksville</u> STATE <u>FL</u> ZIP <u>34602</u> PHONE <u></u>
APPLICATION # <u>RZ</u> <u>25-0383</u>	PLEASE PRINT NAME <u>Susan Dennis</u> MAILING ADDRESS <u>13109 N Hammer Av</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33612</u> PHONE <u>813-373-4779</u>

DATE/TIME: 11/17/2025 6PM HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ</u> <u>25-0383</u>	PLEASE PRINT NAME <u>Sherry La Rue</u> MAILING ADDRESS <u>13109 N. 01a Ave</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33612</u> PHONE <u>813-787-7709</u>
APPLICATION # <u>RZ</u> <u>25-0383</u>	PLEASE PRINT NAME <u>Eric Flasfenstein</u> MAILING ADDRESS <u>13106 N. 06A Ave</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33612</u> PHONE <u>(813) 392-5323</u>
APPLICATION # <u>RZ</u> <u>25-0383</u>	PLEASE PRINT NAME <u>Tim h-Rhe</u> MAILING ADDRESS <u>13108 N 01A</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33612</u> PHONE _____
APPLICATION # <u>RZ</u> <u>25-0383</u> <u>VS</u>	PLEASE PRINT NAME <u>Beverly Kieny</u> MAILING ADDRESS <u>10902 N. Edison Ave</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33612</u> PHONE <u>33612</u>
APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____
APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____

HEARING TYPE:**ZHM, PHM, VRH, LUHO****DATE: 11/17/2025****HEARING MASTER:**

Susan Finch

PAGE: 1 of 1

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
RZ 25-1111	Logan McKaig	1. Revised Staff Report	Yes (Copy)
RZ 25-1111	Todd Pressman	2. Applicant Presentation Packet – Thumb Drive	No
RZ 25-1316	Logan McKaig	1. Revised Staff Report	Yes (Copy)
RZ 25-1316	Stephen Sposato	2. Applicant Presentation Packet	Yes (Copy)
RZ 25-1316	Grover Maggard	3. Opposition Presentation Packet	No
RZ 25-1319	Michelle Montalbano	1. Revised Staff Report	Yes (Copy)
RZ 25-1319	Patricia Ortiz	2. Applicant Presentation Packet	No
RZ 25-1390	Cierra James	1. Revised Staff Report	Yes (Copy)
RZ 25-1390	Todd Pressman	2. Applicant Presentation Packet – Thumb Drive	No
RZ 25-0383	Ashley Rome	1. Revised Staff Report	Yes (Copy)
RZ 25-0383	Sheryl LaRue	2. Opposition Presentation Packet	No
RZ 25-0383	Susan Dennis	3. Opposition Presentation Packet	No
RZ 25-0579	Carolanne Peddle	1. Revised Staff Report	Yes (Copy)
RZ 25-0579	Stephen Sposato	1. Applicant Presentation Packet	No
RZ 25-0579	Grover Maggard	3. Opposition Presentation Packet	No
MM 25-0648	Carolanne Peddle	1. Revised Staff Report	Yes (Copy)
MM 25-0648	Isabelle Albert	2. Applicant Presentation Packet – Thumb Drive	No
RZ 25-0932	Carolanne Peddle	1. Revised Staff Report	Yes (Copy)
RZ 25-0932	Isabelle Albert	2. Applicant Presentation Packet – Thumb Drive	No
RZ 25-0932	Casey Vanvaerenbergh	3. Opposition Presentation Packet – Thumb Drive	No
MM 25-1081	Ashley Rome	1. Revised Staff Report	Yes (Copy)
MM 25-1242	Chris Grandlienard	1. Revised Staff Report	Yes (Copy)
MM 25-1243	Isabelle Albert	1. Applicant Presentation Packet – Thumb Drive	No
RZ 25-1244	Carolanne Peddle	1. Revised Staff Report	Yes (Copy)
RZ 25-1244	Anne Pollack	2. Applicant Presentation Packet	No
RZ 25-1246	Isabelle Albert	1. Applicant Presentation Packet – Thumb Drive	No

NOVEMBER 17, 2025 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, November 17, 2025, at 6:00 p.m., in the Boardroom, Frederick B. Karl County Center, Tampa, Florida, and held virtually.

☒ Susan Finch, ZHM, called the meeting to order at 6:00 p.m. and led in the pledge of allegiance to the flag.

A. WITHDRAWALS AND CONTINUANCES

☒ Michelle Heinrich, Development Services (DS), introduced staff and reviewed the changes/withdrawals/continuances.

☒ Susan Finch, ZHM, overview of ZHM process.

☒ Assistant County Attorney Mary Dorman, overview of evidence/ZHM/BOCC Land Use agenda process.

☒ Susan Finch, ZHM, Oath.

B. REMANDS

B.1. RZ 25-0500

☒ Michelle Heinrich, DS, called RZ 25-0500.

☒ Susan Finch, ZHM, continued RZ 25-0500 to December 15, 2025, ZHM hearing.

C. REZONING STANDARD (RZ-STD) :

C.1. RZ 25-1111

☒ Michelle Heinrich, DS, called RZ 25-1111.

☒ Testimony provided.

☒ Susan Finch, ZHM, closed RZ 25-1111.

C.2. RZ 25-1316

☒ Michelle Heinrich, DS, called RZ 25-1316.

☒ Testimony provided.

☒ Susan Finch, ZHM, closed RZ 25-1316.

MONDAY, NOVEMBER 17, 2025

C.3. RZ 25-1319

Michelle Heinrich, DS, called RZ 25-1319.

Testimony provided.

Susan Finch, ZHM, closed RZ 25-1319.

C.4. RZ 25-1350

Michelle Heinrich, DS, called RZ 25-1350.

Testimony provided.

Susan Finch, ZHM, continued RZ 25-1350 to January 26, 2026, ZHM hearing.

C.5. RZ 25-1390

Michelle Heinrich, DS, called RZ 25-1390.

Testimony provided.

Susan Finch, ZHM, closed RZ 25-1390.

D. REZONING-PLANNED DEVELOPMENT (RZ-PD) & MAJOR MODIFICATION (MM):

D.1. RZ 25-0383

Michelle Heinrich, DS, called RZ 25-0383.

Susan Finch, ZHM, continued RZ 25-0383 until the end of the hearing.

Susan Finch, ZHM, recalled RZ 25-0383.

Testimony provided.

Susan Finch, ZHM, closed RZ 25-0383.

D.2. RZ 25-0579

Michelle Heinrich, DS, called RZ 25-0579.

Testimony provided.

Susan Finch, ZHM, closed RZ 25-0579.

MONDAY, NOVEMBER 17, 2025

D.3. MM 25-0648

 Michelle Heinrich, DS, called MM 25-0648.

 Testimony provided.

 Susan Finch, ZHM, closed MM 25-0648.

D.4. RZ 25-0932

 Michelle Heinrich, DS, called RZ 25-0932.

 Testimony provided.

 Susan Finch, ZHM, closed RZ 25-0932.

D.5. MM 25-1081

 Michelle Heinrich, DS, called MM 25-1081.

 Testimony provided.

 Susan Finch, ZHM, closed MM 25-1081.

D.6. MM 25-1242

 Michelle Heinrich, DS, called MM 25-1242.

 Testimony provided.

 Susan Finch, ZHM, closed MM 25-1242.

D.7. MM 25-1243

 Michelle Heinrich, DS, called MM 25-1243.

 Testimony provided.

 Susan Finch, ZHM, closed MM 25-1243.

D.8. RZ 25-1244

 Michelle Heinrich, DS, called RZ 25-1244.

 Testimony provided.

MONDAY, NOVEMBER 17, 2025

 Susan Finch, ZHM, closed RZ 25-1244.

D.9. RZ 25-1246

 Michelle Heinrich, DS, called RZ 25-1246.

 Testimony provided.

 Susan Finch, ZHM, closed RZ 25-1246.

E. ZHM SPECIAL USE - None

ADJOURNMENT

 Susan Finch, ZHM, adjourned the meeting at 10:26 p.m.



1.0 APPLICATION SUMMARY

Applicant: Tegal Apollo Inc.
 FLU Category: OC-20
 Service Area: Urban
 Site Acreage: 2.71 Acres
 Community Plan Area: Apollo Beach
 Overlay: None



Application No. 25-0648
 Name: Carabanne Pedde
 Entered at Public Hearing: ZHM
 Exhibit # 1 Date: 11/17/2025

Introduction Summary:

The applicant is requesting to modify PD 04-0979 which was approved in 2004 for 53 attached single family condo units or a 103-unit motel/hotel.

The proposed modification would provide modified development options. Option One would allow a maximum of 52 single family attached condominium dwelling units and 2,500 square feet of commercial neighborhood use. Option Two would allow for a maximum of 54 single-family attached condominium dwelling units.

Existing Approval(s):	Proposed Modification(s):
<p>Condition1: The project shall be permitted a maximum of 53 single family attached condominium dwelling units or a 103 unit motel/hotel</p> <p>The existing signage serving the existing motel/hotel shall be permitted to remain and shall be regulated by LDC Section 7.02.03, Nonconforming Signs, excluding Sections 7.02.03.A and 7.02.03.B. The type, location, size and number of new signs permitted serving the condominium project shall be as set forth in Part 7.03.00 of the Land Development Code with the following exception(s): 1) Ground Signs shall be limited to Monument Signs.</p>	<p>The project shall be permitted two development options:</p> <ol style="list-style-type: none"> a maximum of 52 single-family attached condominium dwelling units and 2,500 square feet of commercial neighborhood use; or a maximum of 54 single-family attached condominium dwelling units. <p>Remove condition related to existing and nonconforming signs. Remove limitation to ground signs and monument signs.</p>
<p>Condition 2: Maximum building height: 50 feet above the required finished floor elevation</p> <p>Northern Side Setback/Buffer: 10 feet</p> <p>Southern Side Setback/Buffer: 20 feet</p> <p>Rear setback 50 feet for main building and 20 feet for amenity/cabana building</p>	<p>Condition 2: Maximum building height: 60 feet above the required finished floor elevation</p> <p>Northern Side Setback/Buffer: 20 feet</p> <p>Southern Side Setback/Buffer: 30 feet</p> <p>Rear Setback for the Amenity/Cabana Structures: 10'</p>
<p>Condition 3: The developer shall be required to provide mitigation funds (mitigation offset) to offset impacts of the project on hurricane shelter evacuation space. The mitigation offset shall be based on a mitigation formula as established by Hillsborough County Emergency Management Office.</p> <p>The mitigation offset shall be applied and conveyed to the School District of Hillsborough County for the purpose of the emergency shelter program, within one year from the date of zoning approval or prior to subdivision or site plan</p>	<p>Removal of Condition 3.</p>

APPLICATION NUMBER: MM 25-0648
ZHM HEARING DATE: November 17, 2025
BOCC LUM MEETING DATE: January 13, 2026

Case Reviewer: Carolanne Peddle

approval, whichever comes first.	
Condition 4: The developer shall be required to advance \$50,000 to Hillsborough County Parks Department to be used for development of a restroom in the Hillsborough County Park located at the northern end of Surfside Blvd in Apollo Beach. The funds advanced shall be conveyed to Hillsborough County for use by the Parks Department for such park improvements prior to site plan approval. The contribution shall be eligible for park impact fee offsets in accordance with the Consolidated Impact Assessment Program Ordinance, #96-29 as amended.	Removal of Condition 4.
Condition 5: The developers and their successors shall assume responsibility for maintaining the landscape median located in front of the project site at the intersection of west bound Apollo Beach Boulevard and Surfside Boulevard.	Removal of Condition 5.

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

Planning Commission Recommendation: Consistent	Development Services Recommendation: Approvable, subject to conditions.
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2.0 LAND USE MAP SET AND SUMMARY DATA

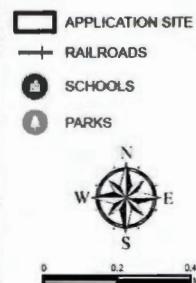
2.1 Vicinity Map



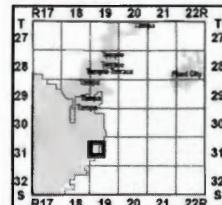
The logo for Hillsborough County, Florida, featuring a circular emblem with a building and the text "Hillsborough County Florida".

MM 25-0648

Folio: 52078.0000



STR: 17-31-10

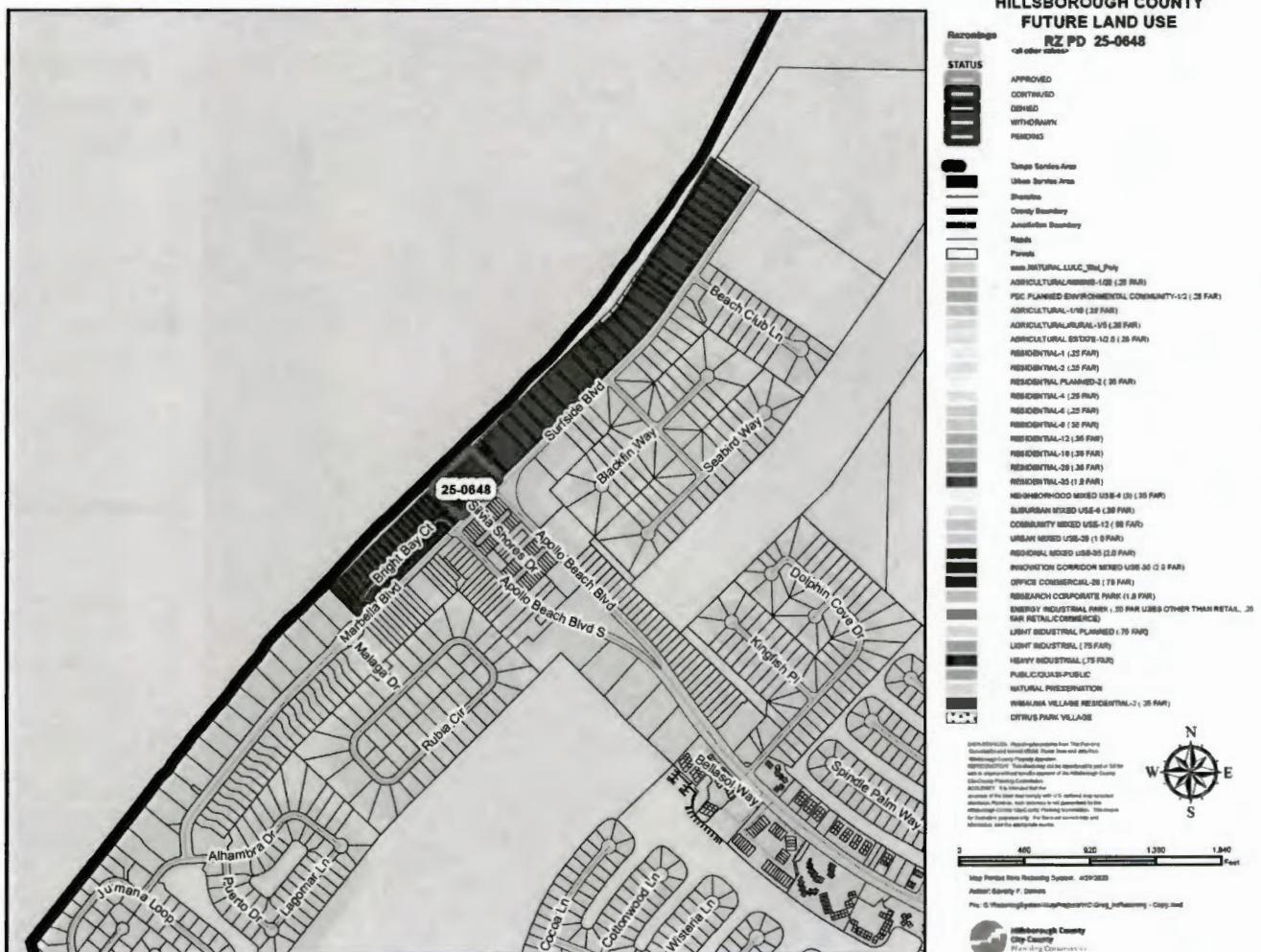


Context of Surrounding Area:

The property is located on the eastern coastline of Tampa Bay on the northwestern side of Surfside Boulevard. The frontage of the property is intersected by Apollo Beach Boulevard and Silvia Shores Drive. The area is comprised of single-family attached and detached residential uses at various lot sizes to the south, east, and west zoned Planned development. The adjacent properties to the northeast and south have existing single family attached dwelling units. While the adjacent property to the southwest has an existing single family detached dwelling unit. To the south of the Planned development are two strip centers between Apollo Beach Boulevard and Apollo Beach Boulevard South developed with office and commercial uses. There are also two marinas in close proximity to the property.

2.0 LAND USE MAP SET AND SUMMARY DATA

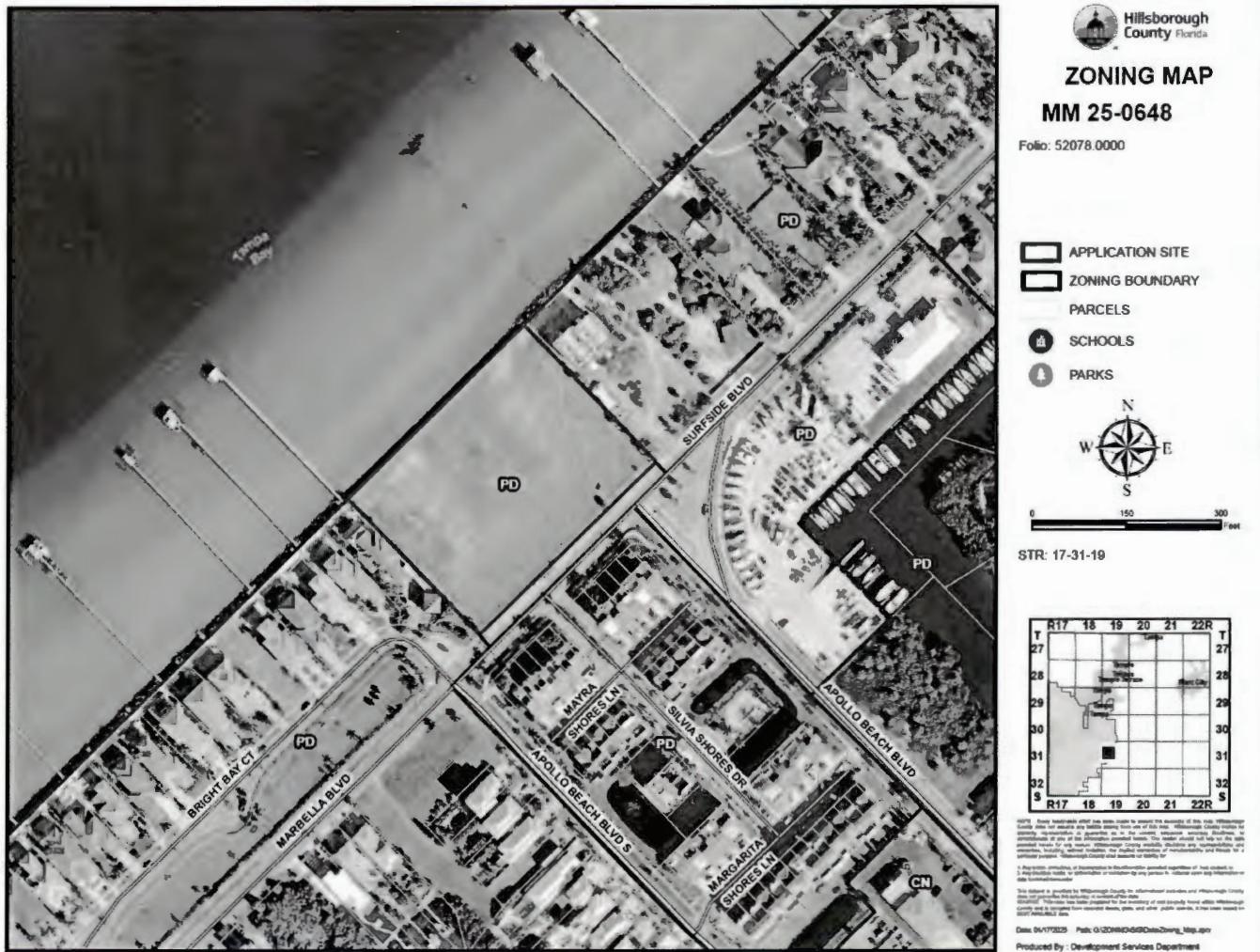
2.2 Future Land Use Map



Subject Site Future Land Use Category:	OC-20
Maximum Density/F.A.R.:	0.75 FAR (The commercial component cannot exceed 350,000 Sq. Ft.)
Typical Uses:	Agricultural, community commercial type uses, office uses, mixed-use developments and compatible residential uses.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

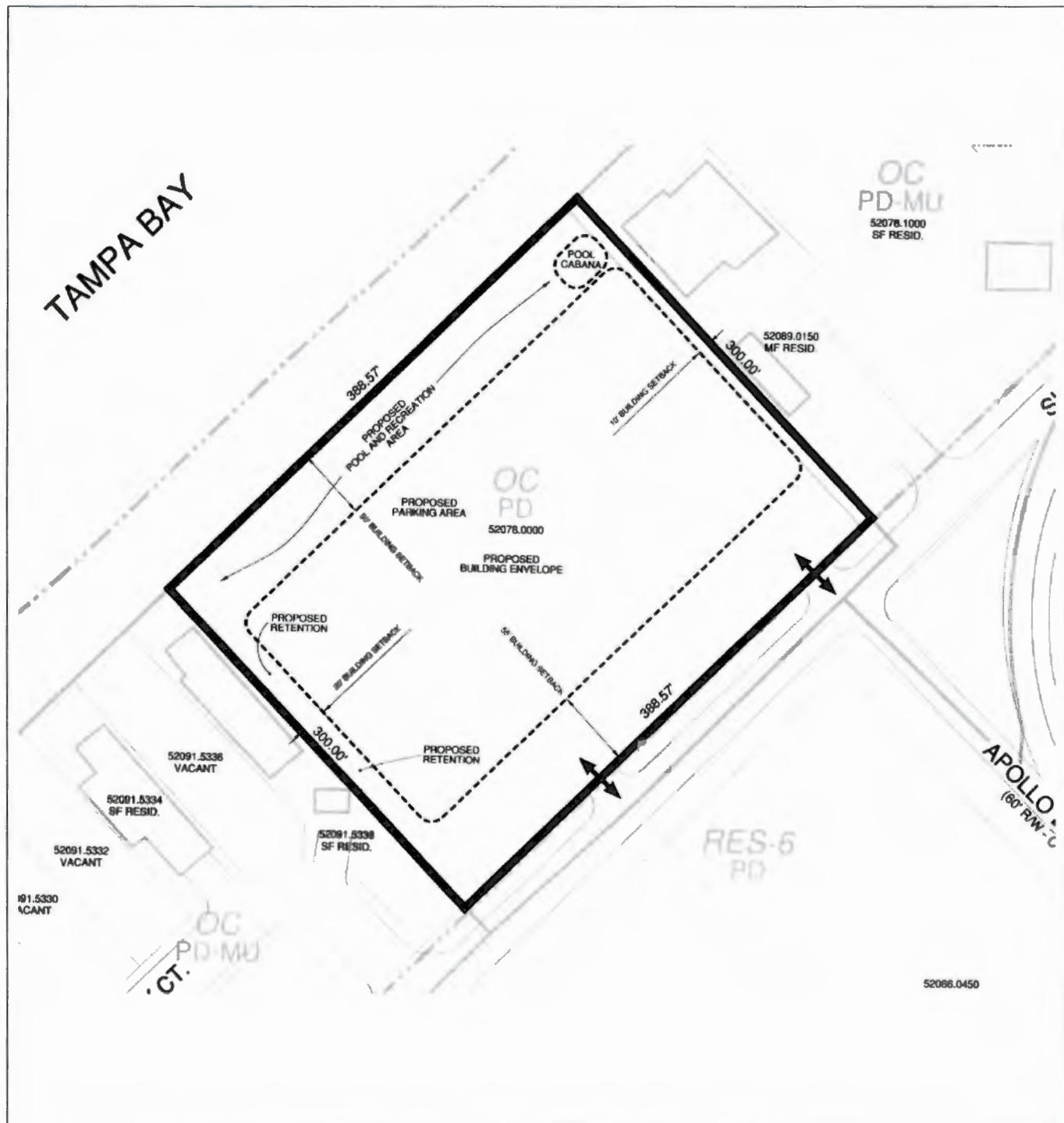


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	NA	NA	NA	Tampa Bay
South	PD 04-0814	<u>9.8.3</u> DU per GA/ FAR: NA	Single-Family Attached	TOWNHOUSE/VILLA
East	PD 77-0123 (Pocket 59)	per DRI	Comm & MF / SFD	CONDOMINIUM
West	PD 77-0123 (Pocket 85-C)	Residential per DRI 75,141 sf for commercial/office	Comm & MF / SFD	SINGLE FAMILY R

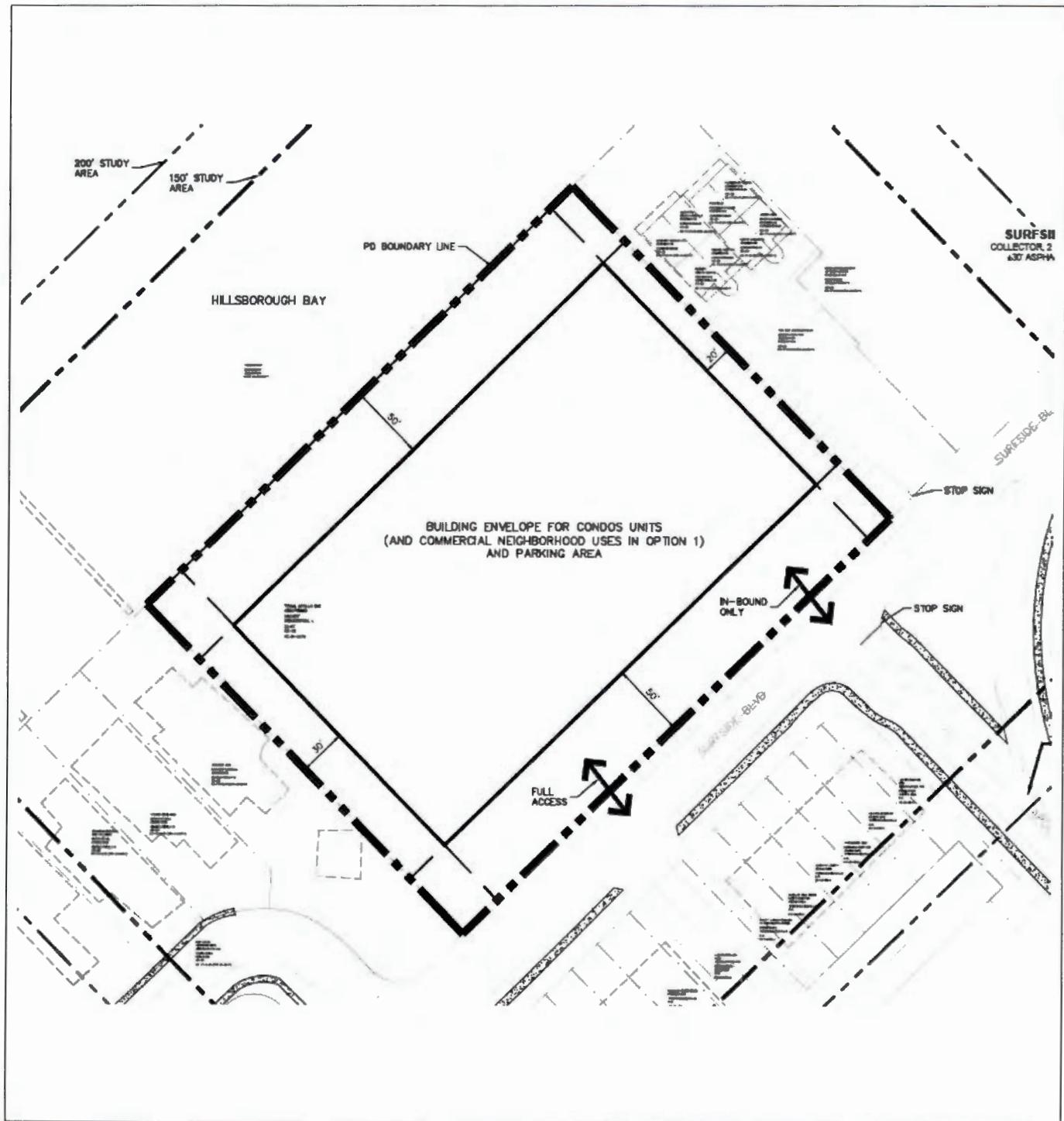
2.0 LAND USE MAP SET AND SUMMARY DATA

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



2.0 LAND USE MAP SET AND SUMMARY DATA

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



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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
Surfside Blvd.	County Collector - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Apollo Beach Blvd.	County Collector - Rural	4 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation Not applicable for this request

	Average Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	823	44	48
Proposed	676	63	87
Difference (+/-)	(-) 147	(+) 19	(+) 39

*Trips reported are based on gross 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	X	Pedestrian & Vehicular	None	Meets LDC
East		None	None	Meets LDC
West		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.
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Natural Resources	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable:	<input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____			
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation				
<input type="checkbox"/> Design Exc./Adm. Variance Requested <input checked="" 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	
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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hillsborough County School Board				
Adequate <input checked="" type="checkbox"/> K-5 <input checked="" type="checkbox"/> 6-8 <input checked="" type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Impact/Mobility Fees	Mid-Rise Residential w/1st Floor Commercial (Fee estimate is based on a 1,500 square foot, Condo Unit) Mobility: \$2,931 per unit Parks: \$1,957 per unit School: \$7,027 per unit Fire: \$249 per unit			
Hi-Turnover Restaurant (per 1,000 sq ft)	Office (Single Tenant) (per 1,000 sq ft)	(General)	(Medical < 10k sq ft)	
Mobility: \$48,893	Mobility: \$10,005	\$8,336	\$21,860	
Fire: \$313	Fire: \$158	\$158	\$158	
Health Club (per 1,000 sq ft)	Coffee/Donut Shop (per 1,000 sq ft)			
Mobility: \$31,102	Mobility: \$115,638			
Fire: \$313	Fire: \$313			

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Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A <input type="checkbox"/> Density Bonus Requested <input type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The property is located on the eastern coastline of Tampa Bay on the northwestern side of Surfside Boulevard. The area is comprised of single-family attached and detached residential uses at various lot sizes. Additionally, to the south of the Planned Development are two strip centers between Apollo Beach Boulevard and Apollo Beach Boulevard South with a number for commercial uses including a massage parlor, hair salon, bakery, café, pizza restaurant, a contractor's office, smoke shop, and bank. Furthermore, there are two marinas in close proximity to the property.

The parking for the proposed condominiums and CN uses shall be located on the ground floor which will screen the area from the right of way. With the 10-foot increase in building height the applicant has provided an additional 10 feet to the setbacks from the adjoining properties. Furthermore, they will be providing the required buffering and screening to the adjacent properties therefore staff finds the proposal compatible with the surrounding area.

Regarding the requested removal of three conditions concerning the payment to Parks Department for park improvements, shelter space mitigation and median mainantence; 1) Parks Department confirmed the specified improvement has been made with upgrades funded, 2) confirmation from the appropriate agencies on the appropriateness of removal of mitigation funds to offset impacts of the project on hurricane shelter evacuation space was still pending at the time of filing, and 3) Furthermore, the removal of the mitigation funds to offset impacts of the project on hurricane shelter evacuation space to be conveyed to the School District has been evaluated as acceptable though confirmation form the appropriate agencies were still pending at the time of filing. Additionally, the responsibility for maintaining the landscape median located in front of the project site was proposed by the applicant in the original PD therefore staff finds the request to remove the condition agreeable does not object to removal of the condition.

5.2 Recommendation

Approvable, subject to conditions.

6.0 PROPOSED CONDITIONS

Prior to PD site plan certification, the applicant shall revise the PD site plan as follows:

- Revise the building height to 60 feet.
- Add shading to the area generally shown below and label as "Proposed Reconfiguration/ Restriping Area - See Conditions of Approval"



Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted July 07, 2025.

1. The project shall be permitted two development options:

- A maximum of 53 52 single family attached condominium dwelling units or a 103 unit motel/hotel and 2,500 square feet of commercial neighborhood use; or
 - The parking area will be provided on the ground floor.
- a maximum of 54 single family attached condominium dwelling units.
 - The parking area will be provided on the ground floor.

~~The existing signage serving the existing motel/hotel shall be permitted to remain and shall be regulated by LDC Section 7.02.03, Nonconforming Signs, excluding Sections 7.02.03.A and 7.02.03.B. The type, location, size and number of n New signs permitted serving the condominium project shall be as set forth in Part 7.003.00 of the Land Development Code with the following exception(s):~~

1) Ground Signs shall be limited to Monument Signs.

- ~~2) Billboards, pennants and banners shall be prohibited.~~

2. Development standards shall be as follows:

Maximum building height	<u>50</u> 60 feet above the required finished floor elevation
	• The building will not be required to meet the 2:1 setback increase for building with a height greater than 20 feet.
Front setback	50 feet
Rear setback	50 feet for main building and <u>210</u> feet for amenity/cabana building
Northern Side Setback/Buffer	<u>10</u> <u>20</u> feet
Southern Side Setback/Buffer	<u>20</u> <u>30</u> feet
Screening	Per Land Development Code Requirements

3. The developer shall be required to provide mitigation funds (mitigation offset) to offset impacts of the project on hurricane shelter evacuation space. The mitigation offset shall be based on a mitigation formula as established by Hillsborough County Emergency Management Office. The mitigation offset shall be applied and conveyed to the School District of Hillsborough County for the purpose of the emergency shelter program, within one year from the date of zoning approval or prior to subdivision or site plan approval, whichever comes first.

4. The developer shall be required to advance \$50,000 to Hillsborough County Parks Department to be used for development of a restroom in the Hillsborough County Park located at the northern end of Surfside Blvd in Apollo

~~Beach. The funds advanced shall be conveyed to Hillsborough County for use by the Parks Department for such park improvements prior to site plan approval. The contribution shall be eligible for park impact fee offsets in accordance with the Consolidated Impact Assessment Program Ordinance, #96-29 as amended.~~

~~5. The developers and their successors shall assume responsibility for maintaining the landscape median located in front of the project site at the intersection of west bound Apollo Beach Boulevard and Surfside Boulevard.~~

4. 3. 6. Approval of the petition does not constitute a guarantee that the Environmental Protection Commission approvals 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 rights to environmental impact approval.

5. 4. 7. Approval of this application does not ensure that water will be available at the time when the applicant seeks approval to actually develop.

6. 5. 8. The general design, number and location of the access point(s) shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code (Land Development Code Section 6.04). The design and construction of curb cuts are subject to approval by the Hillsborough County Planning and Growth Management Department. Final design, if approved by Hillsborough County Planning and Growth Management Department may include, but is not limited to: left turn lanes, acceleration lane(s) and deceleration lane(s). Access points may be restricted in movements. The project shall be served by (and limited to) two (2) vehicular access connections to Surfside Blvd. The easternmost connection shall be an ingress only connection. The westernmost connection shall permit full turning movements. Additionally:

- a. Turning movements may be restricted by the County in the future, if necessary, due to safety or operational considerations.
- b. Construction access shall be restricted to those vehicular access connections shown on PD site plan. The developer shall include a note in each site/construction plan submittal which indicates same

7. 6. 9. The applicant shall be required to pave any portion of the access drive which lies within the existing right-of-way (LDC 6.04.05).

8. 7. 10. 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.

9. 8. 11. 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.

12. Within 90 days of approval of RZ-04-0979 by the Hillsborough County Board of County Commissioners, the applicant shall submit to the Planning and Growth Management Department a revised General Development Plan for certification which conforms to the notes and graphics 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 a revised plan will be required.

13. Effective as of February 1, 1990, this development order/permit shall meet the concurrency requirements of Chapter 163, Part II, Florida Statutes. Approval of this development order/permit does not constitute a guarantee that there will be public facilities in place at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.

10. 9. 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.

11. 10. 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.

12. 11. Notwithstanding the land uses listed in Condition 1, no development of Commercial Neighborhood (CN) uses shall be permitted that causes cumulative development to exceed 268 gross average daily trips, 39 gross a.m. peak hour trips, or 64 gross p.m. peak hour trips. Additionally:

13 12. Notwithstanding the land uses listed in Condition 1, no development of Commercial Neighborhood (CN) uses shall be permitted that causes cumulative development to exceed 268 gross average daily trips, 39 gross a.m. peak hour trips, or 64 gross p.m. peak hour trips. Additionally:

- a. Concurrent with each increment of development, the developer shall provide a list of existing and previously approved uses within the PD. The list shall contain data including gross floor area, number of seats (if applicable), type of use, date the use was approved by Hillsborough County, references to the site subdivision Project Identification number (or if no project identification number exists, a copy of the permit or other official reference number), calculations detailing the individual and cumulative gross and net trip generation impacts for that increment of the development, and source(s) for the data used to develop such estimates. Calculations showing the remaining number of available trips for each analysis period (i.e. average daily, a.m. peak and p.m. peak) shall also be provided.

14. 13. Notwithstanding anything shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.

15. 14 Prior to or concurrent with the initial increment of development, the developer shall modify that portion of Apollo Beach Blvd. proximate to the easternmost access connection as follows:

- a. With respect to the eastern lane, the developer shall remove the striping and add appropriate pavement markings and signage as needed to reopen the lane and permit through/right movements only; and,
- b. With respect to the westernmost lane, the developer shall add appropriate pavement markings and signage as needed to convert the lane into a left only turn lane; and,
- c. Mill and resurface as necessary to effectuate the above changes.

16. 15 Parking shall not be permitted along Surfside Blvd., nor shall any parking spaces be permitted to back into the roadway. As such, prior to or concurrent with the initial increment of development, the developer shall remove any excess pavement along Surfside Blvd., install any sidewalk as required per Sec. 6.03.02. of the LDC, and restore sod within the balance of the area.

17. 16 The developer shall be required to install a pedestrian crossing to connect the sidewalk to be constructed along the project's Surfside Blvd. frontage with the sidewalk stubout located along the east side of the Apollo Beach

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Blvd. The developer shall be required to install any signage, lighting, or other appurtenances necessary to facilitate such crossing. Such crossing shall be subject to review and approval by Hillsborough County Public Works.

18. 17 As Surfside Blvd. is a substandard collector roadway, the applicant will be required to approve the public roadway network (between the project access and nearest roadway meeting applicable standards) unless otherwise approved through the Sec. 6.04.02.B. Administrative Variance process. Deviations from Transportation Technical Manual (TTM) standards may be considered in accordance with Sec. 1.7 and other applicable sections of TTM.

19. 18 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.

20. 19 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, recertification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

Zoning Administrator Sign Off:



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

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

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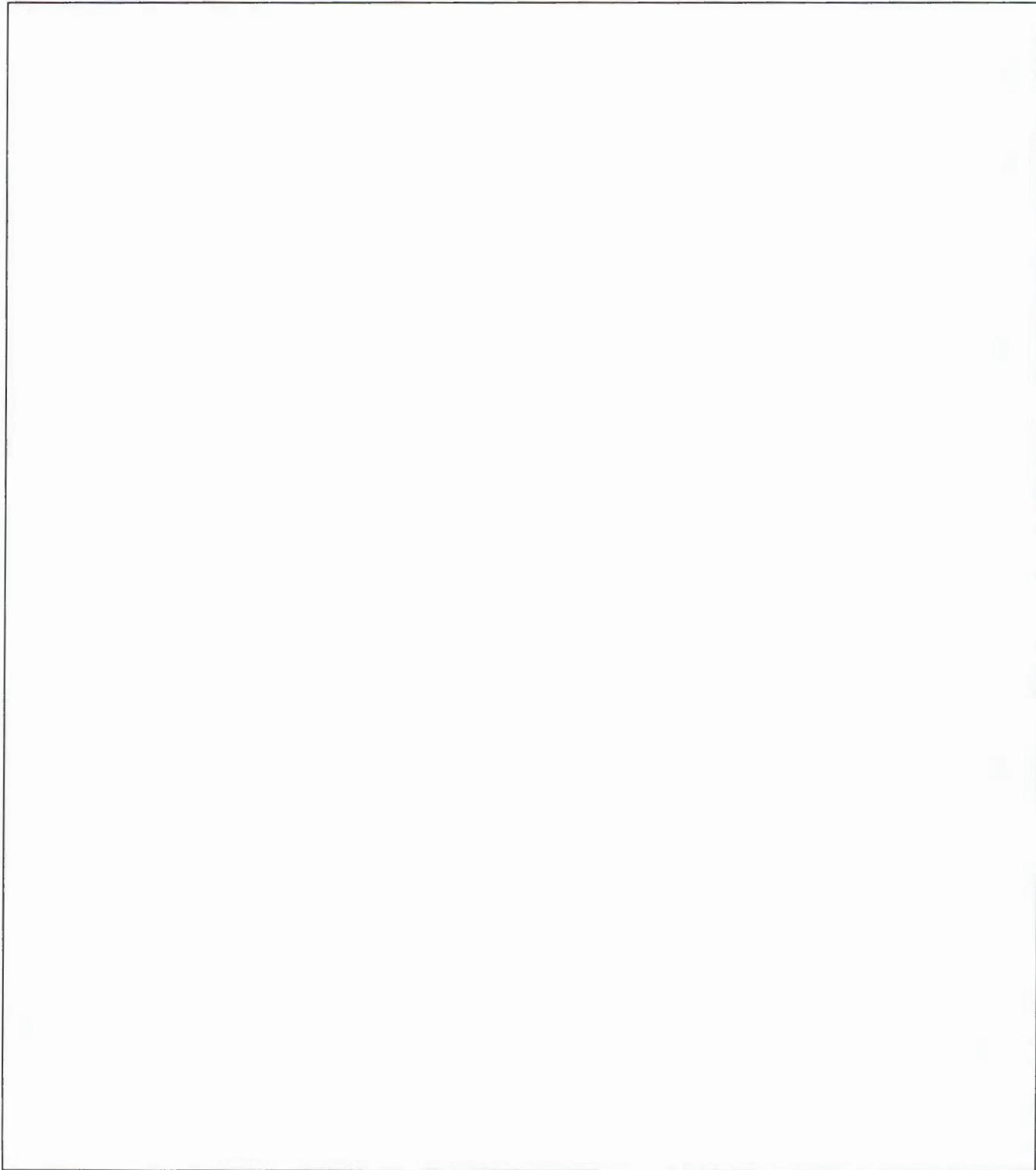
7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

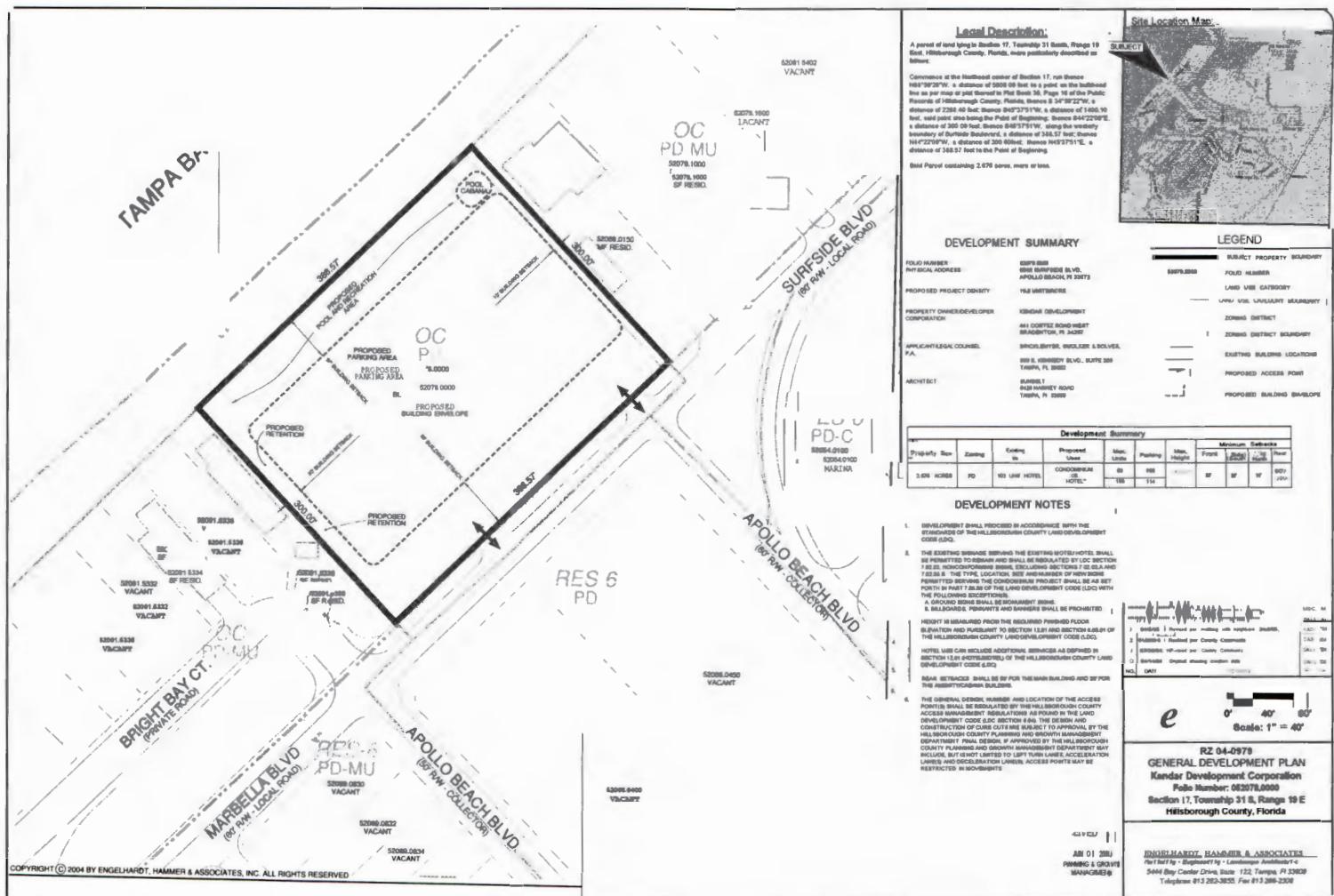
APPLICATION NUMBER: MM 25-0648
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Case Reviewer: Carolanne Peddle

8.0 SITE PLANS (FULL)

8.1 Approved Site Plan (Full)





APPLICATION NUMBER:

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ZHM HEARING DATE:

November 17, 2025

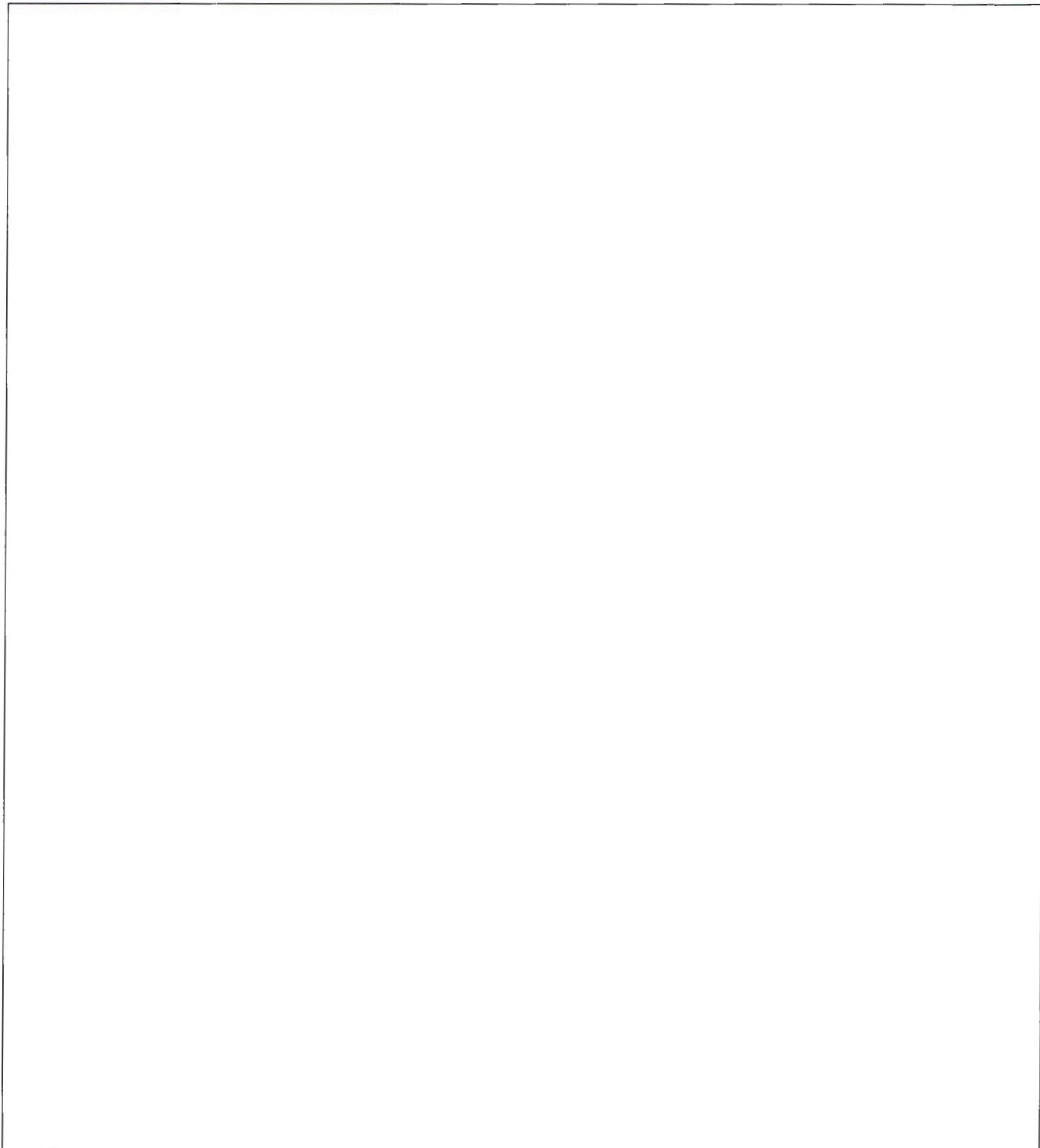
BOCC LUM MEETING DATE:

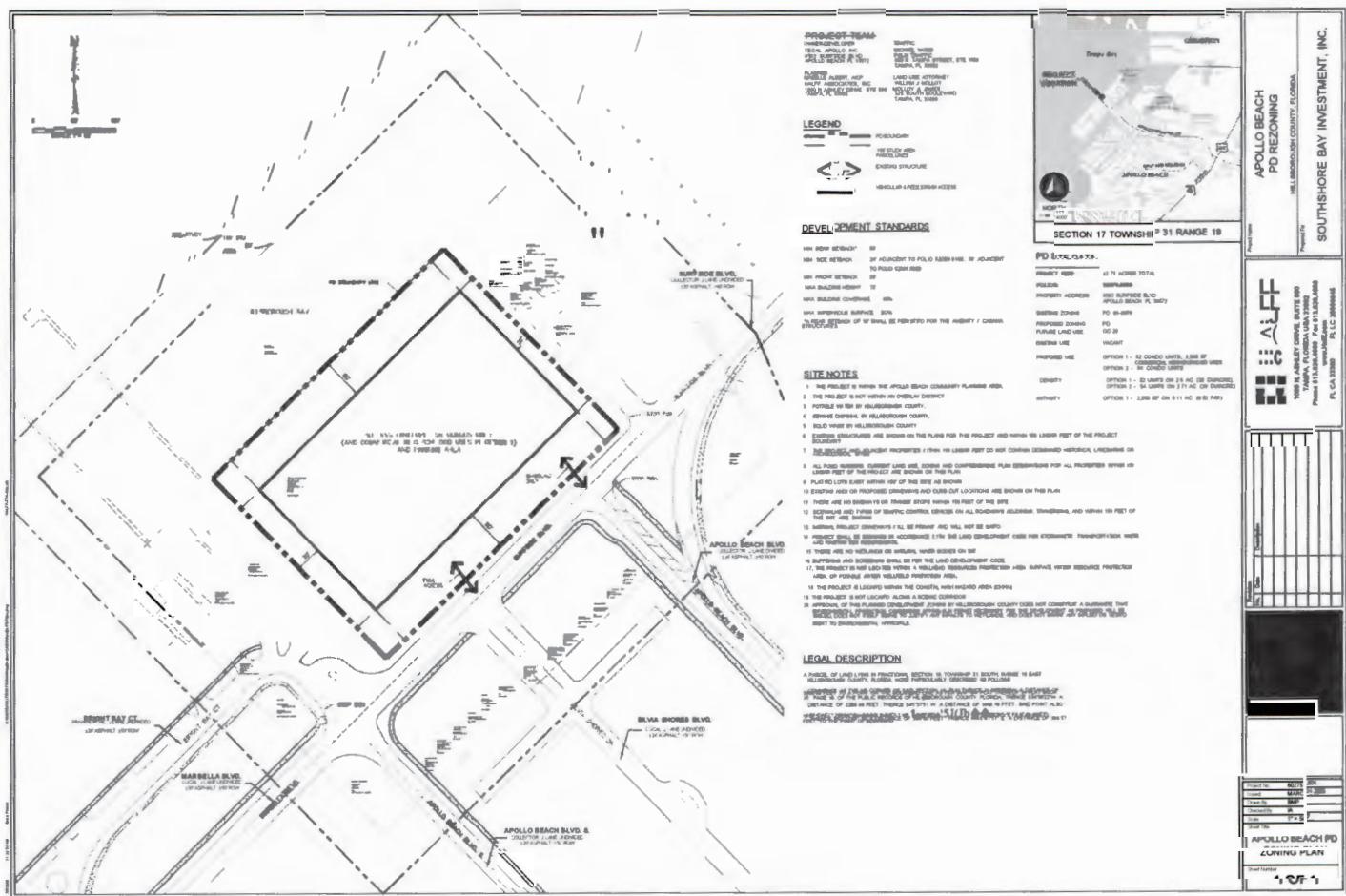
January 13, 2026

Case Reviewer: Carolanne Peddle

8.0 SITE PLANS (FULL)

8.2 Proposed Site Plan (Full)





APPLICATION NUMBER: MM 25-0648

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BOCC LUM MEETING DATE: January 13, 2026

Case Reviewer: Carolanne Peddle

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 11/06/2025

REVIEWER: James Ratliff, AICP, PTP, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: APB/ South

PETITION NO: MM 25-0648

This agency has no comments.

This agency has no objection.

This agency has no objection, subject to the listed or attached conditions.

This agency objects for the reasons set forth below.

NEW AND REVISED CONDITIONS OF APPROVAL

Revised Conditions

8. ~~The general design, number and location of the access point(s) shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code (Land Development Code Section 6.04). The design and construction of curb cuts are subject to approval by the Hillsborough County Planning and Growth Management Department. Final design, if approved by Hillsborough County Planning and Growth Management Department may include, but is not limited to: left turn lanes, acceleration lane(s) and deceleration lane(s). Access points may be restricted in movements. The project shall be served by (and limited to) two (2) vehicular access connections to Surfside Blvd. The easternmost connection shall be an ingress only connection. The westernmost connection shall permit full turning movements.~~
Additionally:

- a. ~~Turning movements may be restricted by the County in the future, if necessary, due to safety or operational considerations.~~
- b. ~~Construction access shall be restricted to those vehicular access connections shown on PD site plan. The developer shall include a note in each site/construction plan submittal which indicates same.~~

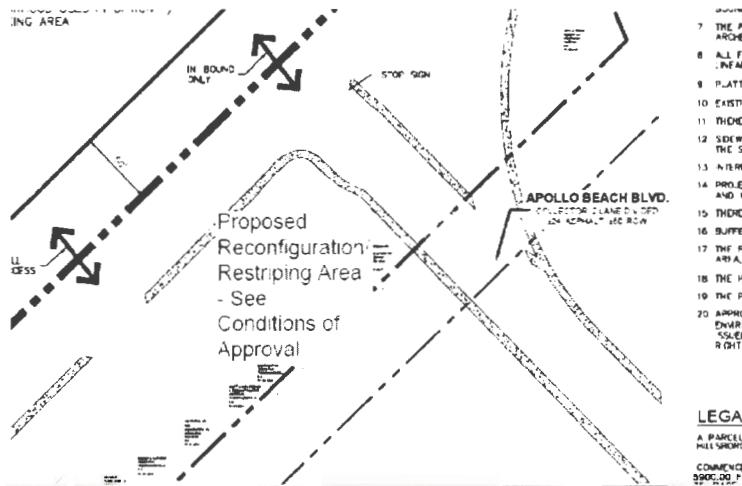
New Conditions

- Notwithstanding the land uses listed in Condition 1, no development of Commercial Neighborhood (CN) uses shall be permitted that causes cumulative development to exceed 268 gross average daily trips, 39 gross a.m. peak hour trips, or 64 gross p.m. peak hour trips.
Additionally:
 - a. Concurrent with each increment of development, the developer shall provide a list of existing and previously approved uses within the PD. The list shall contain data including gross floor area, number of seats (if applicable), type of use, date the use was approved by Hillsborough County, references to the site subdivision Project Identification number (or if no project identification number exists, a copy of the permit or other official reference number), calculations detailing the individual and cumulative gross and net trip generation impacts for that increment of the development, and source(s) for the data used to develop such estimates. Calculations showing the remaining number of available trips for each analysis period (i.e. average daily, a.m. peak and p.m. peak) shall also be provided.

- Notwithstanding anything shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
- Prior to or concurrent with the initial increment of development, the developer shall modify that portion of Apollo Beach Blvd. proximate to the easternmost access connection as follows:
 - a. With respect to the eastern lane, the developer shall remove the striping and add appropriate pavement markings and signage as needed to reopen the lane and permit through/right movements only; and,
 - b. With respect to the westernmost lane, the developer shall add appropriate pavement markings and signage as needed to convert the lane into a left only turn lane; and,
 - c. Mill and resurface as necessary to effectuate the above changes.
- Parking shall not be permitted along Surfside Blvd., nor shall any parking spaces be permitted to back into the roadway. As such, prior to or concurrent with the initial increment of development, the developer shall remove any excess pavement along Surfside Blvd., install any sidewalk as required per Sec. 6.03.02. of the LDC, and restore sod within the balance of the area.
- The developer shall be required to install a pedestrian crossing to connect the sidewalk to be constructed along the project's Surfside Blvd. frontage with the sidewalk stubout located along the east side of the Apollo Beach Blvd. The developer shall be required to install any signage, lighting, or other appurtenances necessary to facilitate such crossing. Such crossing shall be subject to review and approval by Hillsborough County Public Works.
- As Surfside Blvd. is a substandard collector roadway, the applicant will be required to approve the public roadway network (between the project access and nearest roadway meeting applicable standards) unless otherwise approved through the Sec. 6.04.02.B. Administrative Variance process. Deviations from Transportation Technical Manual (TTM) standards may be considered in accordance with Sec. 1.7 and other applicable sections of TTM.

Other Conditions

- Prior to PD site plan certification, the developer shall revise the PD site plan to:
 - Add shading to the area generally shown below and label as "Proposed Reconfiguration/Restripping Area - See Conditions of Approval"



SUMMARY OF REQUEST AND TRIP GENERATION

The applicant is requesting a Major Modification (MM) to previously approved Planned Development (PD) 04-0979. The PD is also located within the Apollo Beach Development of Regional Impact (DRI) #59. During a previous amendment (via Resolution R20-070) the DRI was amended to include a statement that “all remaining development will be mitigated through payment of mobility fees pursuant to the terms of the Hillsborough County Mobility Fee Ordinance, Ord. No. 16-8, as it may be amended.” No other transportation conditions exist within the DRI; however, staff notes that the applicant is entitled to seek land use exchanges, which would not be permitted to “result in directional trip generation which exceeds that projected.” (Reference Specific Condition IV.A.2.) Determinations as to whether land use exchanges are needed to support a project are made by the zoning review section.

The PD is approved for either a maximum of 53 single family attached condominium dwelling units or a 103-unit motel/hotel. The applicant is proposing to modify the uses to allow for two options:

- Option 1 would allow up to 52 single family attached condominium dwelling units and up to 2,500 s.f. of Commercial Neighborhood (CN) uses; or
- Option 2 would allow a 54 single family attached condominium dwelling units.

The option which permits hotel uses is proposed to be eliminated. As required pursuant to the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation and site access analysis for the proposed project; however, the analysis does not represent a worst-case analysis which represents maximum potential trip impacts of the wide range of land uses proposed. Given this, and the sensitivity of the access and proximity to adjacent driveways, staff has included a condition restricting development to the number of trips studied in the applicant’s transportation analysis. This restriction will not permit construction of 100% of the potential entitlements sought by the applicant (e.g. 2,500 s.f. of certain CN uses, although allowed by the land use, would not be permitted due to the trip cap restriction). As such, certain allowable single uses or combinations of allowable uses, could not be constructed if they exceeded the trip cap. It should be noted that if a project consists of multiple parcels, or if a developer chooses to subdivide the project further, development on those individual parcels may not be possible if the other parcels within the development use all available trips.

The trip cap data was taken from the figures presented in the applicant’s analysis. Given the wide range of potential uses proposed, it should be noted that the uses which the applicant studied to develop the cap may or may not be representative of the uses which are ultimately proposed. It should be noted that at the time of plat/site/construction plan review, when calculating the trip generation impacts of existing and proposed development, authority to determine the appropriateness of certain Institute of Transportation Engineers (ITE) land use codes shall rest with the Administrator, who shall consult ITE land use code definitions, trip generation datasets, and industry best practices to determine whether use of an individual land use code is appropriate. Trip generation impacts for all existing and proposed uses shall be calculated utilizing the latest available ITE trip generation manual data when possible. At the request of staff, applicants may be required to conduct additional studies or research where a lack of accurate or appropriate data exists to determine trip generation rates for purposes of calculating whether a proposed increment of development exceeds the trip cap.

Lastly, it should also be noted that while the trip cap will control the total number of trips within each analysis period (daily, a.m. peak, and p.m. peak), it was developed based on certain land uses assumed by the developer, and those land uses have a specific percentage split of trips within each peak period that are inbound and outbound trips, and those splits may or may not be similar to the inbound/outbound split of what uses are ultimately constructed by the developer. Staff notes that the trip cap does not provide for such granularity. Accordingly, whether or not turn lanes were identified as required during a zoning level analysis is in many cases immaterial to whether turn lanes may be required at the time of plat/site/construction plan review. Given that projects with a wide range of uses will have a variety of inbound and outbound splits during the a.m. and p.m. peak periods, it may be necessary in to reexamine whether additional Sec. 6.04.04.D. auxiliary turn lanes are warranted. The developer will be required to

construct all such site access improvements found to be warranted unless otherwise approved through the Sec. 6.04.02.B Administrative Variance process.

Staff has prepared a comparison of the potential number of peak hour trips generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario (highest trip generating option) for existing zoning impacts. Data for the proposed project is based upon the transportation impacts identified in the transportation analysis, which forms the basis of the trip cap. Data shown below is based on the 11th Edition of the Institute of Transportation Engineer's Trip Generation Manual.

Approved Zoning (Worst-case Scenario):

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
103 Room Hotel (ITE LUC 310)	823	44	48

Proposed Zoning (Worst-case Scenario):

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
52 Single-Family Condominium Units (ITE LUC 215)	408	39	64
Uses Limited by Trip Cap	268	24	23
Subtotal:	676	63	87

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(-) 147	(+) 19	(+) 39

INFRASTRUCTURE SERVING THE SITE

Surfside Blvd. is a substandard, publicly maintained collector roadway. The roadway is characterized by +/- 28-30 feet of pavement in average condition. The roadway lies within a +/- 60-foot-wide right-of-way. There are +/- 5-foot-wide sidewalks along portions of the roadway (on both sides). There are no bicycle facilities present along the roadway in the vicinity of the project.

Apollo Beach Blvd. is a substandard, publicly maintained collector roadway. The roadway is characterized by +/- 21-24 feet of pavement in average condition. The roadway lies within a variable width right-of-way. For the last +/- 1,800 ft. of Apollo Beach Blvd., the roadway splits into two distinct one-way segments. The westbound segment terminates in front of the project site. The site is located immediately north/east of the eastbound segment terminus. There are +/- 5-foot-wide sidewalks along portions of the roadway (on both sides) in the vicinity of the proposed project. There are no bicycle facilities present along the roadway in the vicinity of the project.

SUBSTANDARD ROAD – SURFSIDE BLVD.

The applicant did not submit a Design Exception or Administrative Variance request to address this issue. As such, the extent to which improvements may be required to the public roadway network will be deferred to the site/subdivision stage in accordance with recent changes to policy/procedure.

SITE ACCESS AND SITE ACCESS IMPROVEMENTS

The existing zoning permits two (2) access connections to Surfside Blvd. The applicant is proposing to modify the existing access to make the easternmost access an ingress only connection. The westernmost project access will remain a full access connection.

As shown in the image below, the applicant will be required to modify the roadway configuration/striping and install any signage necessary to convert the rightmost lane of Apollo Beach Blvd. (highlighted in yellow below) a through/right only turn lane. The left most lane will be converted into a left turn only lane.



ROADWAY LEVELS OF SERVICE (LOS) INFORMATION

Roadway	From	To	LOS Standard	Peak Hour LOS
Apollo Beach Blvd.	Surfside Blvd.	US 41	D	C

Source: 2024 Hillsborough County Level of Service (LOS) Report.

RZ MM 25-0648

Zoning Hearing Master Hearing

October 17, 2025

Application No. MM 25-0648

Name: Isabelle Albert

Entered at Public Hearing: ZHM

Exhibit # 2

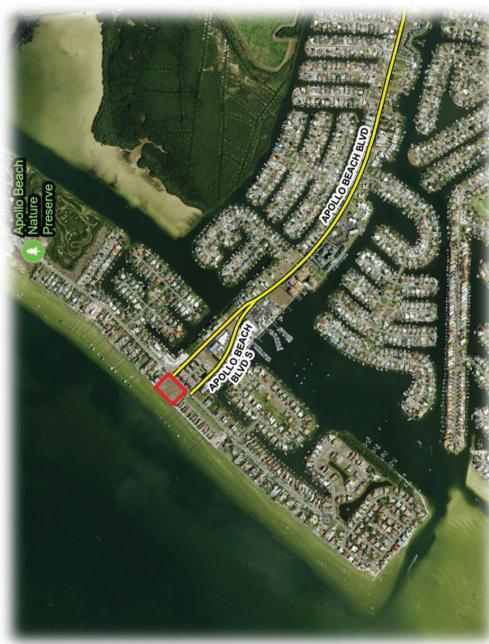
Date: 11/17/2025

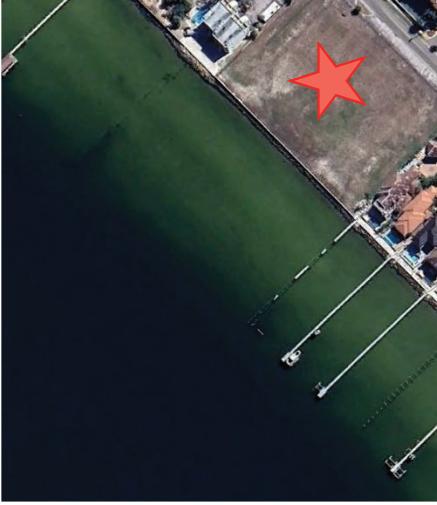


SITE LOCATION

Apollo Beach
2.71 +/- Acres

Urban Service Area





SURROUNDING DEVELOPMENT

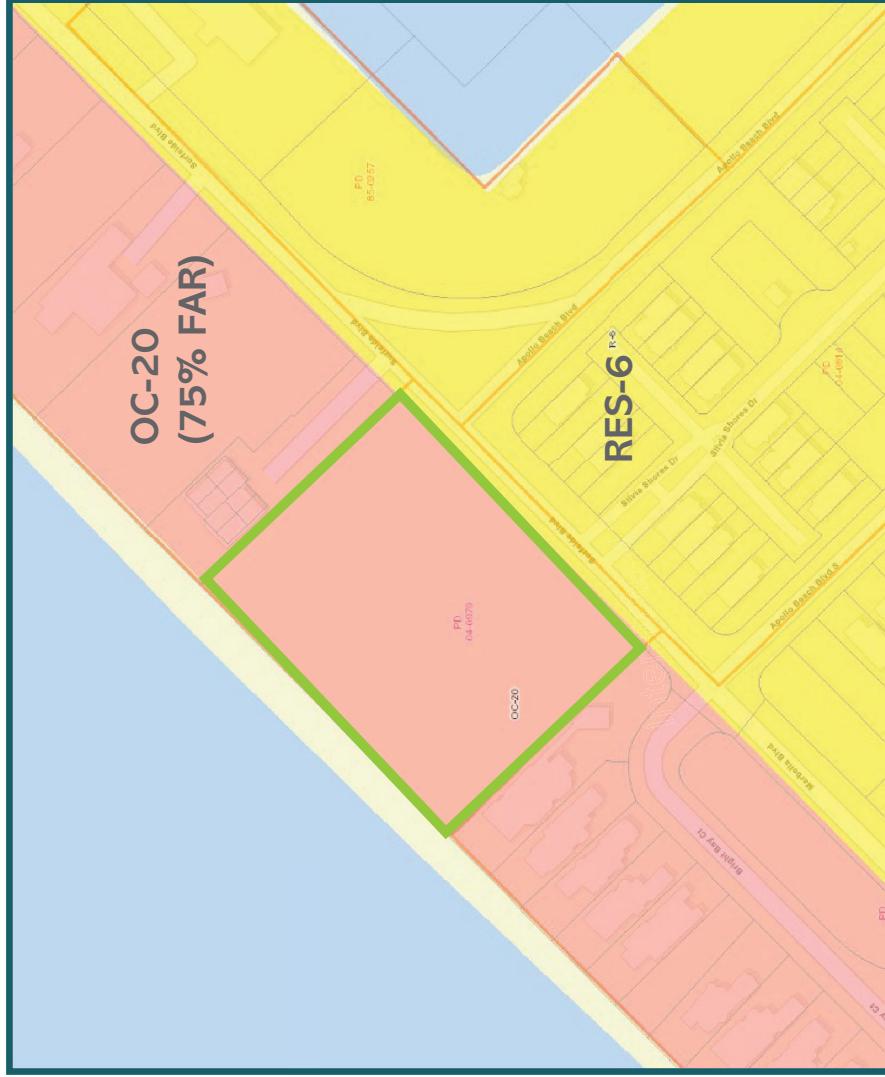
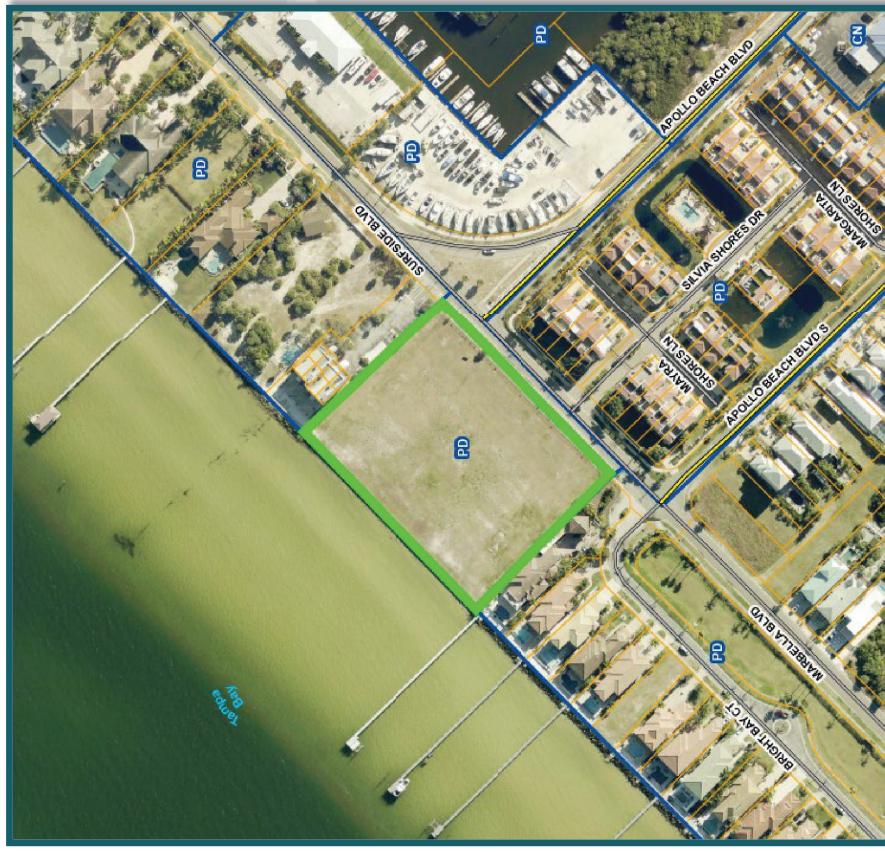




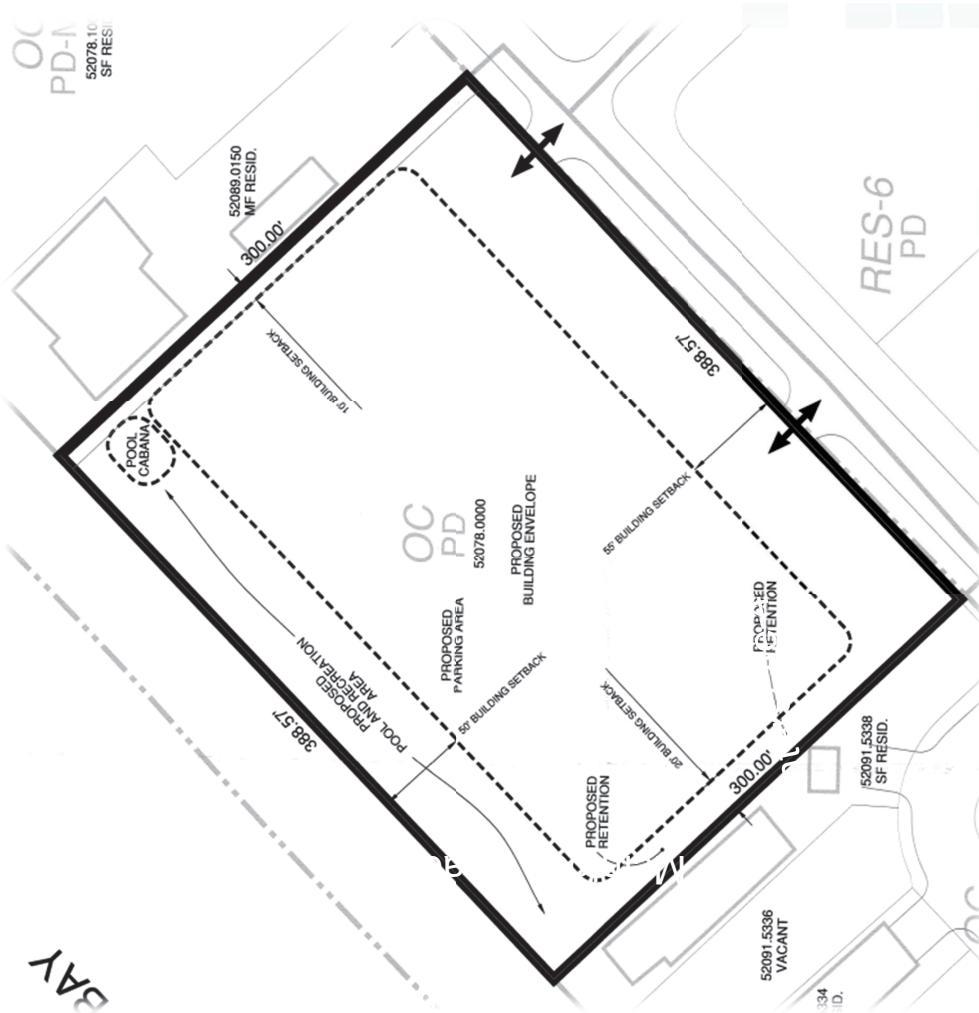
SURROUNDING DEVELOPMENT



ZONING AND LAND USE



ZONING – PD 04-0979



PETITION NUMBER: RZ 04-0979 RU
MEETING DATE: April 26, 2005
DATE TYPED: April 27, 2005

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted April 11, 2005.

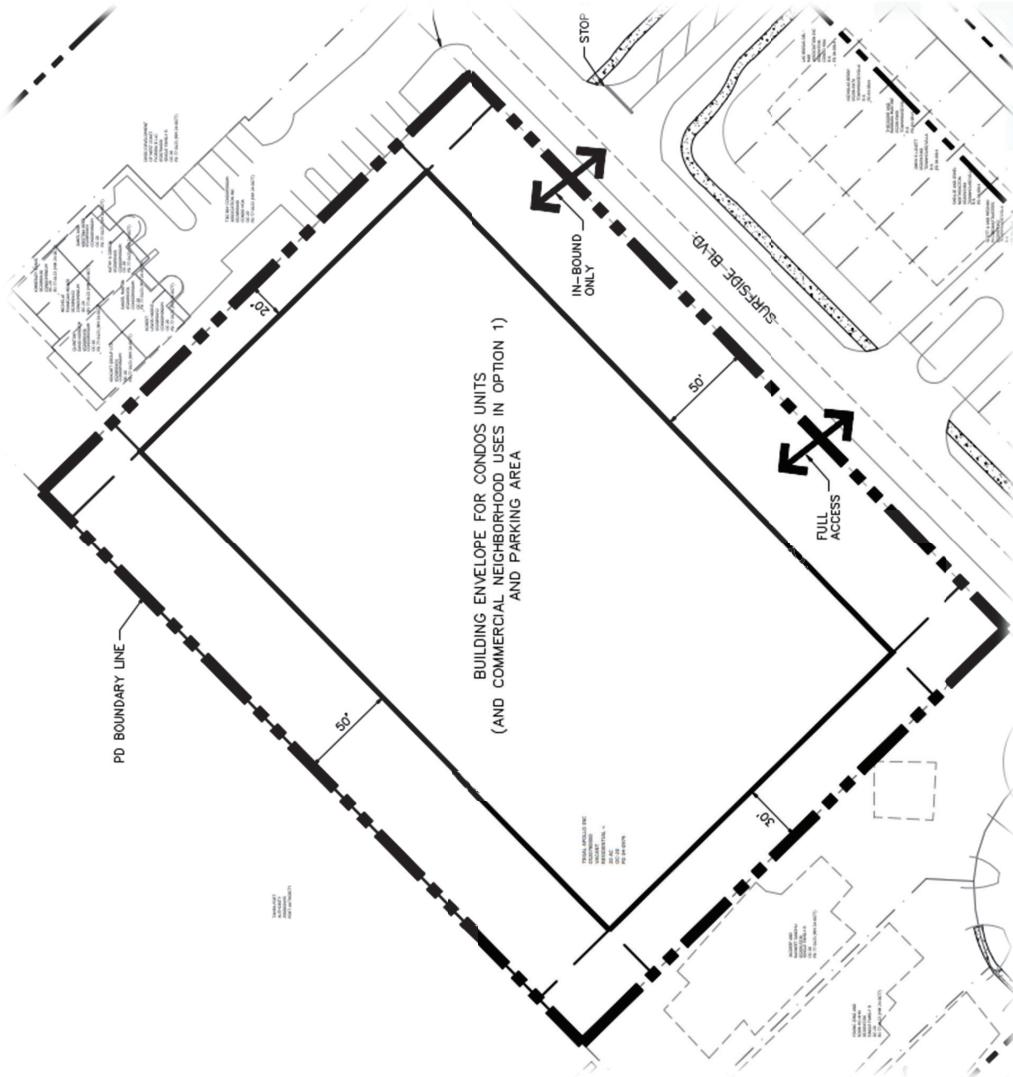
1. The project shall be permitted a maximum of 53 single family attached condominium dwelling units or a 103 unit motel/hotel.

The existing signage serving the existing motel/hotel shall be permitted to remain and shall be regulated by LDC Section 7.02.03, Nonconforming Signs, excluding Sections 7.02.03.A and 7.02.03.B. The type, location, size and number of new signs permitted serving the condominium project shall be as set forth in Part 7.03.00 of the Land Development Code with the following exception(s):

- 1) Ground Signs shall be limited to Monument Signs.
- 2) Billboards, pennants and banners shall be prohibited.

2. Development standards shall be as follows:

Maximum building height	50 feet above the required finished floor elevation
Front setback	50 feet
Rear setback	50 feet for main building and 20 feet for amenity/cabana building
Northern Side Setback/Buffer	10 feet
Southern Side Setback/Buffer	20 feet



REQUEST

ELIMINATE 103 MOTEL/HOTEL ROOMS

ALLOW

- 1) 52 CONDO UNITS & 2,500 SF CN USES
- 2) 54 CONDO UNITS

INCREASE HEIGHT BY 10 FEET TO ALLOW
60' ABOVE FINISH FLOOR ELEVATION
(CHHA)

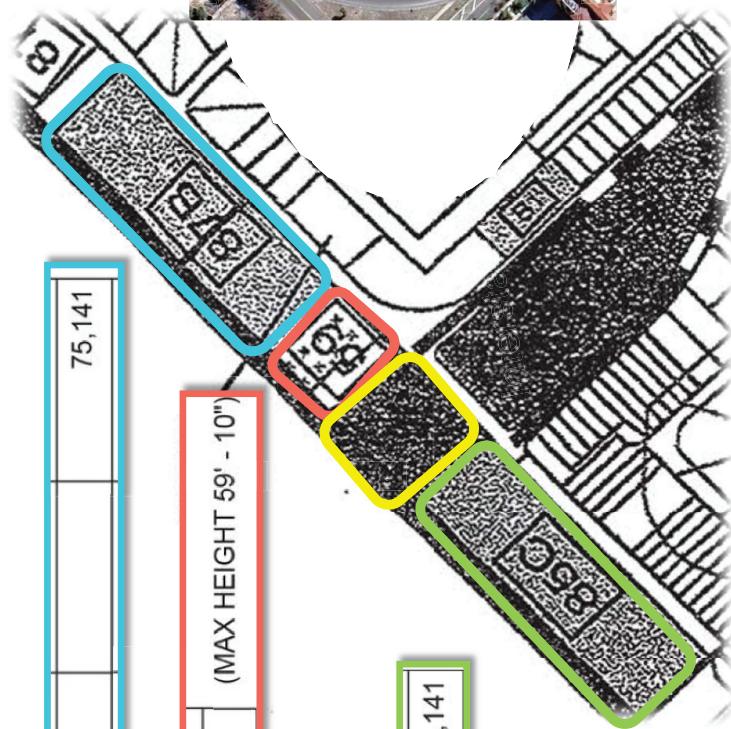
INCREASE SIDE YARDS SETBACK TO 20' TO
THE NORTH AND 30' TO THE SOUTH

REMOVAL OF CONDITION 4 & 5

4. The developer shall be required to advance \$50,000 to Hillsborough County Parks Department to be used for development of a restroom in the Hillsborough County Park located at the northern end of Surfside Blvd in Apollo Beach. The funds advanced shall be conveyed to Hillsborough County for use by the Parks Department for such park improvements prior to site plan approval. The contribution shall be eligible for park impact fee offsets in accordance with the Consolidated Impact Assessment Program Ordinance, #96-29 as amended.
5. The developers and their successors shall assume responsibility for maintaining the landscape median located in front of the project site at the intersection of west bound Apollo Beach Boulevard and Surfside Boulevard.

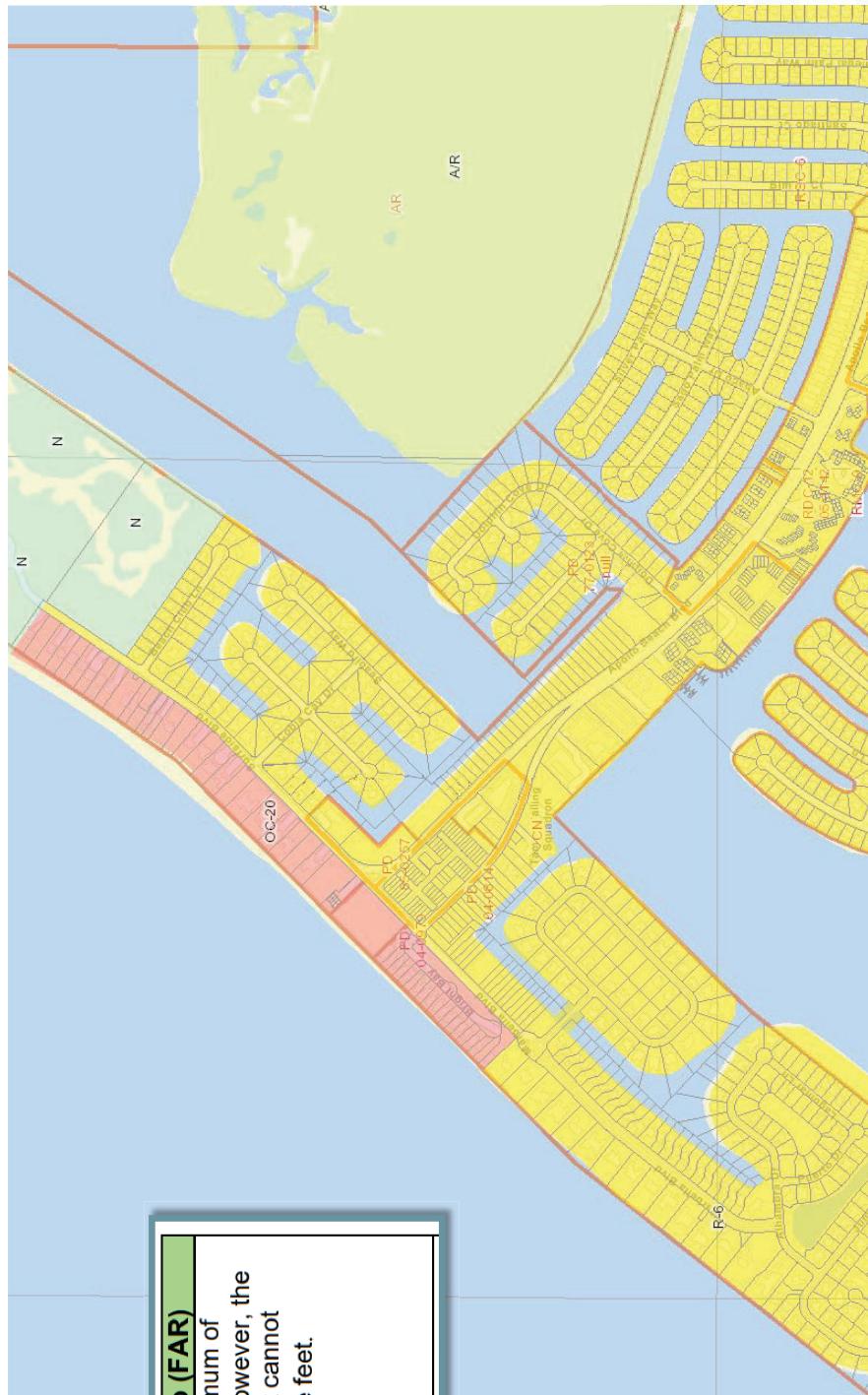
APOLLO BEACH COMMUNITY PLAN

DISCOURAGE DEVELOPMENT OF OVER 50 FEET IN HEIGHT IN RESIDENTIAL ZONED AREAS



APOLO BEACH COMMUNITY PLAN

Max Density	Max Floor Area Ratio (FAR)
20 du/ga	0.75 FAR up to a maximum of 600,000 square feet, however, the commercial component cannot exceed 350,000 square feet.



PLANNING COMMISSION

Staff found the request **consistent** with the *Unincorporated Hillsborough County Comprehensive Plan*

Urban Service Area

Objective 1.1 – Direct growth in the USA

Land Use Category

Objective 2.2, Policy 2.2.1 – Meeting the intent of the land use category (OC-20)

Compatibility

Objective 3.1, Policy 3.1.3 -

Relationship to the Land Development Code

Objective 4.1, Policy 41.1, Policy 4.1.2

Neighborhood/Community Development

Objective 4.4, Policy 4.4.1

PLANNING COMMISSION

Staff found the request **consistent** with the *Apollo Beach Community Plan and the Southshore Areawide Systems Plan*

Livable Community Element: Apollo Beach Community Plan

V. Strategies

2. Ensure Quality Land Use and Design

Livable Community Element: Southshore Areawide Systems Community Plan

Cultural / Historic Objective

Economic Development Objective

DEVELOPMENT SERVICES DEPARTMENT

The area is comprised of single-family attached and detached residential uses at various lot sizes. Additionally, to the south are two strip centers between Apollo Beach Boulevard and Apollo Beach Boulevard South with a number for commercial uses. Furthermore, there are two marinas in close proximity to the property.

With the 10-foot increase in building height the applicant has provided an additional 10 feet to the setbacks from the adjoining properties. They will be providing the required buffering and screening to the adjacent properties therefore staff finds the proposal compatible with the surrounding area.

5.2 Recommendation

Approvable, subject to conditions.

Thank you

RZ MM 25-0648

RZ MM 25-0648 |



**PARTY OF
RECORD**

Rivas, Keshia

From: Albuernes, Milena <MAlbuernes@beckerlawyers.com>
Sent: Thursday, November 13, 2025 4:38 PM
To: Peddle, Carolanne; Zoning Intake-DSD; Hearings
Cc: Cheaney, Carol; Ellis, Jonathan J.; 'wmolloy@mjlaw.us'; Heinrich, Michelle; Berkey, Kathleen "Katie"
Subject: Opposition to Major Modification to Planned Development 04-0979 (Case No. MM 25-0648 at 6502 Surfside Blvd., Apollo Beach, FL 33572)
Attachments: Corr to Hillsborough County - MM 25-0648 - Majer-McGee.pdf

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

Good afternoon,

Please accept the attached correspondence on behalf of Attorney Jonathan Ellis related to Case No. MM25-0648 being heard by the Zoning Hearing Master on November 17, 2025 (Agenda Item No. D.3).

Kindly confirm receipt. Thank you.

Regards,

Milena Albuernes

Executive Assistant to Kathleen O. Berkey, Esq., AICP, and Lance Lozano.

Becker

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Jonathan J. Ellis
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Becker

1511 N. Westshore Blvd.
Suite 1000
Tampa, FL 33607

November 13, 2025

VIA E-MAIL ONLY: peddle@hcfl.gov
Zoningintake-dsd@hcfl.gov
hearings@hcfl.gov

Carolanne Peddle, Planner
Development Services Department
Community Development Section
Hillsborough County

Re: *Opposition to Major Modification to Planned Development 04-0979 (Case No. MM 25-0648 at 6502 Surfside Blvd., Apollo Beach, FL 33572 by Mr. Craig Majer and Mr. Bryan McGee*

Dear Ms. Peddle:

Our Firm represents Mr. Craig Majer and Mr. Bryan McGee (“Residents”), residents of 6408 and 6422 Margarita Shores Lane, Apollo Beach, FL 33572, respectively, and members of the Las Brisas Del Mar Association, Inc. that received notice of the Zoning Hearing Master hearing for the above referenced application.

The Applicant, Tegal Apollo, Inc., seeks a Major Modification to Planned Development 04-0979 to permit two development options (1 – a maximum of 52 single-family attached condominium dwelling units and 2,500 square feet of commercial neighborhood use; or 2 – a maximum of 54 attached single-family condominium dwelling units) with a notable proposed increase in maximum height of 10-feet (an increase from 50- to 60-feet above the required finished floor elevation). The Applicant also seeks to remove the mitigation funds requirement to offset impacts of the project on hurricane shelter evacuation space, despite the project being located in the Coastal High Hazard Area (“CHHA”).

As an initial matter, the Applicant’s revised request narrative dated November 5, 2025, is inconsistent with the Applicant’s site plan dated July 7, 2025, indicating a proposed maximum height of 72-feet. Further, even assuming a proposed height of 60-feet, the proposed development is incompatible with the surrounding neighborhood with respect to height (which is measured by the Applicant, seemingly, in a manner that directly conflicts with the Land Development Code) and is inconsistent with Strategy 2 of the Apollo Beach Community Plan that discourages buildings

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Page 2

over 50-feet in height within residentially zoned areas. The proposed commercial neighborhood (CN) uses also do not afford the neighborhood predictability as to what could ultimately be developed on the subject property and does not allow for the development of sufficient conditions of approval to mitigate adverse impacts to the neighborhood given the wide variety of potential commercial neighborhood uses to be identified and developed later. The proposed development will also create issues with respect to traffic and hurricane evacuation with the project being located in the CHHA, and School capacity remains a concern given the 2024-2025 enrollment numbers, as school concurrency is not conducted until time of plat or site plan approval.

For these reasons, the Residents object the proposed development. Together with this letter, the Residents submit the **enclosed** Compatibility Report dated November 13, 2025, prepared by Karla Llanos, MPA, HKL & Associates, Inc. as **Exhibit “1”** (hereinafter referred to as the “Compatibility Report”). The Compatibility Report supports the conclusion of non-compliance with mandatory review criteria and incompatibility with the surrounding area:

Request for Aggrieved/Adversely Affected Party Status

As an initial matter, we write to request recognition of the Residents as Aggrieved/Affected Parties in all hearings before the ZHM and the Board of County Commissioners (the “BOCC”) in the above referenced matter, to allow the Residents time to present evidence, cross-examine witnesses, and for rebuttal at all quasi-judicial public hearings on this case. The Residents have legally and constitutionally protected property rights that are in jeopardy if the proposed project is approved, and the Residents should be afforded opportunities to more meaningfully participate in all public hearings on this case, as compared to members of the public generally. *See e.g.*, U.S.C.A. Const. Amend. 14; *Carillon Cnty. Residential v. Seminole Cnty.*, 45 So. 3d 7 (Fla. 5th DCA 2010); *Jennings v. Dade Cnty.*, 589 So. 1337 (Fla. 3d DCA 1991).

Aggrieved/Adversely Affected Party Status. Section 163.3215 Florida Statutes (2024) articulates the manner in which the State of Florida protects adversely affected parties in land use hearings, such as this case. Paragraph (2) provides this definition:

As used in this section, the term “aggrieved or adversely affected party” means any person or local government that will suffer an adverse effect to an interest protected or furthered by the local government comprehensive plan, including interests related to health and safety, police and fire protection service systems, densities or intensities of development, transportation facilities, health care facilities, equipment or services, and environmental or natural resources. The alleged adverse interest may be shared in common with other members of the community at large but must exceed in degree the general interest in community good shared by all persons. The term includes the owner, developer, or applicant for a development order.

Section 163.3215 grants “**significantly enhanced standing to challenge the consistency of development decisions with the Comprehensive Plan**” compared with prior standing law.” (Emphasis added.). *Pinecrest Lakes, Inc. v. Shidel*, 795 So. 2d 191 (Fla. 4th DCA 2001) (emphasis added). “As a remedial statute, [it] should be liberally construed to ensure standing for a party

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Page 3

with a protected interest under the comprehensive plan who will be adversely affected by the local government's actions." (Emphasis added.) *Bay Cnty. v. Harrison*, 13 So.3d 115 (Fla. 1st DCA 2009) (emphasis added). *See also, Edgewater Beach Owners Ass'n, Inc. v. Walton Cnty.*, 833 So. 2d 215 (Fla. 1st DCA 2002); *S.W. Ranches Homeowners Ass'n, Inc. v. Broward Cnty.*, 502 So.2d 931, 935 (Fla. 4th DCA 1987).

Under Florida law, adjacent and neighboring property owners are deemed adversely affected by increased allowable uses and densities – intensities and have standing to challenge them on the basis that they violate the local government's land development code. *Renard v. Dade Cnty.*, 261 So. 2d 832, 834 (Fla. 1972); *Wingrove Estates Homeowners Ass'n v. Paul Curtis Realty, Inc.*, 744 So. 2d 1242, 1243–44 (Fla. DCA 1999); *City of St. Petersburg Board of Adjustment v. Marelli*, 728 So.2d 1197 (Fla. 2^d DCA 1999); *National Wildlife Federation, Inc. v. Glisson*, 531 So.2d 996 (Fla. 1st DCA 1988); *Rinker Materials Corp. v. Metropolitan Dade Cnty.*, 528 So.2d 904 (Fla. 3^d DCA 1987).

Standing is based on “the proximity of [its] property to the area to be zoned or rezoned, the character of the neighborhood ... and the type of change proposed.” *Renard*, 261 So.2d at 837; *see Paragon Group, Inc. v. Hoeksema*, 475 So.2d 244, 246 (Fla. 2^d DCA 1985), *review denied*, 486 So.2d 597 (Fla. 1986); *City of Ft. Myers v. Splitt*, 988 So. 2d 28, 32 (Fla. 2^d DCA 2008) [33 Fla. L. Weekly D1673a] (quoting *Dade Cnty. v. Marca, S.A.*, 326 So. 2d 183, 184 (Fla. 1976)); *see Battaglia Fruit Co. v. City of Maitland*, 530 So. 2d 940, 943 (Fla. 5th DCA 1988).

Residing or owning property within close proximity to the property at issue is sufficient by itself to challenge the propriety, authority for, or granting of a development order. *Elwyn v. City of Miami*, 113 So. 2d 849, 851 (Fla. 3^d DCA 1959) (neighboring property owner can challenge award of parking variance); *Paragon Group, Inc.*, 475 So. 2d 244 (petitioner had standing where he owned a single-family home directly across from the 77-acre parcel); *see also Marelli*, 728 So. 2d 1197; *Carlos Estates v. Dade Cnty.*, 426 So. 2d 1167 (Fla. 3^d DCA 1983) (individual who lived within 700 feet of subject property had standing to challenge award of special exception in favor of developer); *Exchange Investments, Inc. v. Alachua Cnty.*, 481 So. 2d 1223 (Fla. 1st DCA 1985) (property owners within one mile of subject property sufficiently pled, standing to challenge parking variance in favor of developer where lack of parking could affect property owners' legally-recognizable interest in off-street parking).

The Residents have standing to challenge the aforementioned application. The Residents' homeowners' association, of which they are members, received notice of the application as a property owner within the 500-foot notice radius for the application and would be detrimentally affected and suffer special damages by the change in character to the neighborhood from the proposed development. The Residents' maintenance obligations for certain common area property as members of the homeowners' association immediately adjacent to the subject property creates a legal and special interest that goes beyond that of the general public. Courts have further recognized that any interest that is distinct from the general community's, which may be adversely affected by a development, is sufficient to establish standing as an aggrieved/adversely affected party (E.g., *Save Homosassa River All., Inc. v. Citrus County*, 2 So.3d, 329 (Fla. 5th DCA 2008); *Nassau County v. Willis*, 41 So.3d 270 (Fla. 1st DCA 2010); *Fla. Rock Props v. Keyser*, 709 So.2d 175 (Fla. 5th DCA 1998); *Payne v. City of Miami*, 927 So.2d 904 (Fla. 3rd DCA 2005); and *IMHOF*

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Page 4

v. Walton County, 3289 So.3d 32 (1st DCA 2021) (where standing as an aggravated party was established in part because they provided a resource to the public that would be adversely affected by the development).

Thus, in order to ensure the Residents' procedural due process rights and potential rights of redress through a certiorari action (which are based exclusively on the record before the local government), the Residents' must be provided the meaningful opportunity to make a complete record in support of the denial of the application, including factual and expert opinion evidence, and in support of its standing to bring a subsequent action for judicial review in the event that becomes necessary.

For the reasons detailed herein and in the Compatibility Report, the proposed project would impose construction and post-construction noise, fugitive dust, vibrations, loss of views and privacy, and generate traffic, and delay hurricane evacuation times at a level far in excess of what has been endured historically and endured currently. Said differently, the Residents will be detrimentally affected and suffer special damages if the proposed project is approved and, therefore, should be recognized as indispensable Aggrieved/Affected Parties to the pending application.

As Aggrieved/Adversely Affected Parties, the Residents have due process rights under the First and Fourteenth Amendments to participate fully in any and all future hearings. Fifteen (15) minutes in the aggregate with all those who object to the application is completely inadequate for presenting thoughtful and compelling testimony in a public hearing on even the most trivial application for a land use change. In *Hernandez-Canton v. Miami City Com'n*, 971 So. 2d 829, 832 (Fla. 3d DCA 2007), the Court ruled that anything less than eight (8) minutes for objectors to present their position regarding a zoning resolution was insufficient.

Residents' Request for Aggrieved/Affected Party Status. To achieve their goal of full and positive participation, the Residents request they be granted Aggrieved/Affected Party Status and granted time to present evidence, cross-examine witnesses, and have time equal to the Applicant's representatives for rebuttal at all quasi-judicial hearings at which this case is heard. The Residents also request thirty (30) minutes of time before the ZHM, following the presentation by the Applicant's representatives and County staff, for me as their attorney and their expert witness to explain their reasons for denying the requested major modification, based on the record created during the ZHM process.

Legal Standard for Rezoning Not Met by Applicant

Consideration of the rezoning application and the other entitlements sought by the Applicant with respect to the subject property are quasi-judicial. *Board of County Commissioners v. Snyder*, 627 So.2d 469 (Fla. 1993). The Supreme Court of Florida stated that "[R]ezoning actions which have an impact on a limited number of persons or property owners, on identifiable parties and interests, where the decision is contingent on a fact or facts arrived at from distinct alternatives presented at a hearing, and where the decision can be functionally viewed as policy application, rather than policy setting, are in the nature of ...quasi-judicial action..." This contrasts with initial zoning enactments and comprehensive rezoning or rezoning affecting a large portion of the public, which are considered legislative in nature.

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November 13, 2025
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To be valid, quasi-judicial actions will be upheld only if they are supported by competent substantial evidence, which is a higher burden of proof. *De Groot v. Sheffield*, 95 So. 2d 912 (Fla. 1957). Competent substantial evidence has been defined to be “such evidence as will establish a substantial basis of fact from which the fact at issue can be reasonably inferred. It is such relevant evidence as a reasonable mind would accept as adequate to support a conclusion.” *DeGroot v. Sheffield*, 95 So.2d 912, 916 (Fla. 1957), as cited by *Verizon Florida, Inc. v. Jaber*, 889 So.2d 712, 721, FN1 (Fla. 2004).

“Substantial” means there must be “real, material, pertinent and relevant evidence (as distinguished from ethereal, metaphysical, speculative or merely theoretical evidence or hypothetical possibilities) having definite probative value (that is, “tending to prove”) as to each essential element. *Lonergan v. Estate of Budahazi*, 669 So.2d 1062, 1064 (Fla. 5th DCA 1996). “Relevant” evidence tends to prove or disprove a material fact. § 90.401, Fla. Stat.; *Sims v. Brown*, 574 So.2d 131, 134 (Fla. 1991). In sum, competent substantial evidence must be: reliable and credible; fact-based; resting upon more than mere probabilities, guesses, whims or caprices but rather support a reasonable foundation for the conclusion reached (*Dept of Highway Safety & Motor Vehicles v. Trimble*, 821 So.2d 1084, 1086-87 (Fla. 1st DCA 2002)); and not consisting of “vague, uncertain, or irrelevant matter not carrying the quality of proof” (*Florida Rate Conference v. Florida R.R. & Pub. Utilities Commission*, 108 So.2d 601, 607 (Fla. 1959)); and must be more than conjecture or speculation (*id.*).

Failure to Support the Necessary Findings for to Recommend Approval of a Rezoning

Section 10.03.03.E of the Land Development Code details the findings necessary to support a recommendation of rezoning approval by the ZHM. Specifically, no application for a rezoning may be recommended for approval by the ZHM if the proposed development is not in compliance with the entire Comprehensive Plan or is incompatible with the existing development and zoning pattern. The ZHM is to also consider the zoning history of the subject property, reports and recommendations filed by the reviewing agencies, the physical characteristics of the subject property and surrounding lands, the nature and impacts on surrounding land uses, and the proposed project’s impact on the surrounding transportation network.

Any proposed rezoning action must be consistent with the language and the intent of the adopted comprehensive plan to be approved. The Florida Community Planning Act is well established under case law to require that all development needs to be consistent with the *entire* comprehensive plan, including any and all elements or portions thereof. *E.g.*, § 163.3194(1), Florida Community Planning Act (“After a comprehensive plan, or element or portion thereof, has been adopted in conformity with this act, all development undertaken by, and all actions taken in regard to development orders by, governmental agencies in regard to land covered by such plan or element shall be consistent with such plan or element as adopted...[and a]ll land development regulations enacted or amended shall be consistent with the adopted comprehensive plan, or element or portion thereof...” (emphasis added.); *Machado v. Musgrove*, App. 3 Dist., 519 So.2d 629 (1987), *review denied* 529 So.2d 693 (holding that where a rezoning was not shown to be consistent with each element of the land use plan or to further its objectives, it is invalid). A proposed development is consistent with the comprehensive plan if its land uses, densities or intensities, capacity or size, timing, and other aspects of the proposed development are compatible with and further the

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Page 6

objectives and policies in the comprehensive plan and if it meets all other criteria enumerated by the County. § 163.3194(3)(a), Florida Community Planning Act.

Procedural Due Process

There are due process violations that have occurred during this application process. Section 5.03.06.B.2 of the Land Development Code requires a neighborhood meeting if requested by any resident that received mailed notice of the proposed rezoning, or a neighborhood meeting may be initiated by the Applicant. Either way, mailed notice of the neighborhood meeting is to comply with the notification distances set forth in Section 10.03.02.E.1 of the Land Development Code and a summary of the neighborhood meeting, as well as a sign-in sheet for those attending the meeting, is to be submitted by the Applicant for inclusion in the staff report per Section 5.02.06.B.2.a.

The Residents, through counsel, requested a neighborhood meeting from the Applicant on August 22, 2025, pursuant to Section 5.03.06.B.2 of the Land Development Code and the meeting was held on September 4, 2025. The sign-in sheet for those attending this meeting and a summary of same were seemingly not provided by the Applicant or not included in the staff report as required by Section 5.02.06.B.2.a. Please accept the sign-in sheet from the September 4, 2025, neighborhood meeting ***enclosed*** as ***Exhibit “2.”***

Further, the ZHM Public Schedule for Major Modifications provides that the deadline for staff reports to be transmitted to the technician to maintain the November 17, 2025, ZHM hearing date was November 6, 2025. However, the Transportation Agency Review Comment Sheet and the Full Transportation Report were not submitted until November 7, 2025, and the Revised Staff Report not submitted until November 10, 2025, per Optix. Accordingly, due process was not afforded as to the staff report itself, and a summary of the September 4th neighborhood meeting and the sign-in sheet from same appear to have been omitted in violation of the Code.

Similarly, Optix does not indicate that the Applicant timely submitted a revised site plan consistent with its revised request narrative dated November 5, 2025. The ZHM Public Schedule for Major Modifications provides the deadline for the Applicant to submit a revised site plan to maintain the November 17, 2025, ZHM hearing date is October 28, 2025. The Applicant's revised request narrative dated November 5, 2025, remains inconsistent with the Applicant's last submitted site plan dated July 7, 2025, that indicates a proposed maximum height of 72-feet.

Conclusion

The Applicant has not met its burden of providing a complete application free of internal inconsistencies, nor has the Applicant established, by competent substantial evidence, that the application is consistent with the entire Comprehensive Plan or the findings necessary to recommend approval of the application. Sufficient due process was also not afforded to the Residents. The Residents and the surrounding neighborhoods have established that the proposal is incompatible with surrounding uses and existing building heights and will be inadequately supported by the existing transportation network and diminish the existing residents' quality of life. ***For all of the above reasons, we respectfully request that the ZHM recommend denial of***

Carolanne Peddle, Senior Planner
November 13, 2025
Page 7

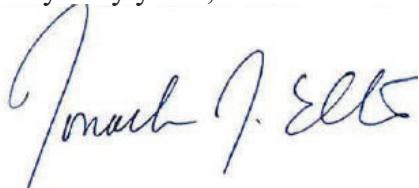
the application, which remains internally inconsistent and is not ripe to heard by the ZHM on November 17, 2025, as scheduled.

In the alternative we respectfully request that any recommendation of approval be at a height not to exceed 50-feet and be coupled with the following conditions, in addition to the conditions already recommended by County staff:

- **Proposed Condition No. 3** - The developer shall be required to provide mitigation funds (mitigation offset) to offset impacts of the project on hurricane shelter evacuation space. The mitigation offset shall be based on a mitigation formula as established by Hillsborough County Emergency Management Office. The mitigation offset shall be applied and conveyed to the School District of Hillsborough County for the purpose of the emergency shelter program, within one year from the date of zoning approval or prior to subdivision or site plan approval, whichever comes first.
- **Proposed Condition No. 5** - The developers and their successors shall assume responsibility for maintaining the landscape median located in front of the project site at the intersection of west bound Apollo Beach Boulevard and Surfside Boulevard.
- **Proposed New Condition** – The developers and their successors shall maintain the subject property during construction in a neat and orderly condition which will minimize adverse impacts to adjacent properties (e.g., construction debris, nuisance accumulation, noise). Construction hours shall be between 7:30am to 6:30pm (Monday through Friday) and 8:30am-6:30pm (Saturday). No construction activities allowed on Sundays. Any damage caused to adjacent properties as a result of the construction activities associated with the project will be repaired and paid for solely by the developers or their successors.

Thank you for your consideration.

Very truly yours,



Jonathan J. Ellis
For the Firm

JJE/KOB/mia
Enclosures (as stated)

cc: Clients
Katie O. Berkey, Esquire, AICP
William Molloy, Esquire, counsel for Tegal Apollo, Inc. (via e-mail only w/encl.: wmolloy@mjlaw.us)
Michelle Heinrich, Executive Planner, Hillsborough County (via e-mail only w/encl.: heinrichm@hcfl.gov)

Expert Witness Testimony

**Major Modification to Planned Development 04-0979
(Case No. MM 25-0648)**

6502 Surfside Boulevard, Apollo Beach, FL

Parcel ID Number: 52078.0000

November 13, 2025

COMPATIBILITY REPORT

Expert Testimony to Major Modification 25-0648

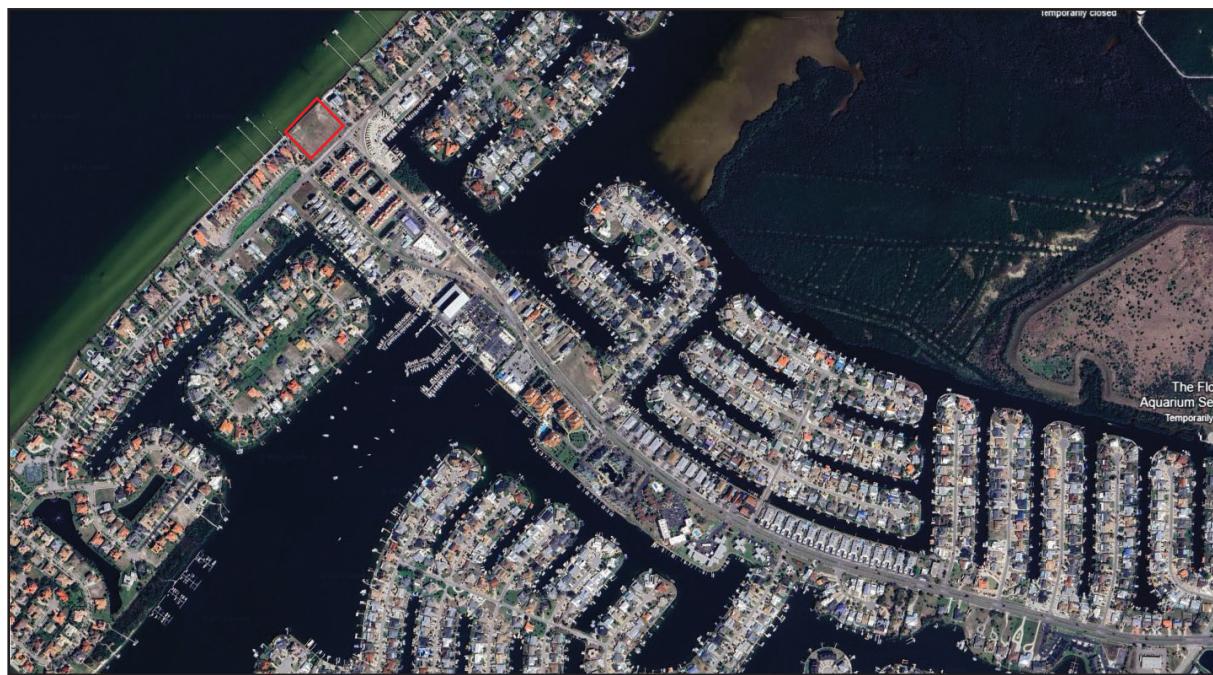


Karla Llanos, MPA
Email: hklandassociates@gmail.com
Phone: 239-834-0518

Resume enclosed

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The 2.71-acre subject property is located at 6502 Surfside Boulevard and identified with Folio No. 52078.0000 in the Apollo Beach Community. The applicant, Tegal Apollo, Inc., has requested a major modification to planned development under MM25-0648. The applicant seeks approval for two development options (1 – a maximum of 52 single-family attached condominium dwelling units and 2,500 square feet of commercial neighborhood use; or 2 – a maximum of 54 attached single-family condominium dwelling units). The purpose of this report is to compare the proposed development with the surrounding developments for height compatibility and to provide expert witness testimony for a recommendation of whether the proposed development is compatible with the Future Land Use Element and the Livable Communities Element of the Unincorporated Hillsborough Comprehensive Plan. A site visit was conducted as part of this review (see site visit photographs enclosed as **Exhibit A** herein).

Previous Approvals

The Apollo Community Beach Community was first envisioned by Paul B. Dickman. Mr. Dickman's father deeded him a track of land which is known today as Apollo Beach.¹ It took several decades before Apollo Beach would start to develop. It was not until 1979 that the Apollo Beach

¹ Page 12 Aleta Jonie Maschek, A Piece of History Book # 110 History of Apollo Beach, 2008.
<http://purl.flvc.org/hccfl/fd/HCC0101SHC064>

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Development of Regional Impact (DRI) was approved.² The Apollo Beach DRI is a 5,500-acre community broken up by zones which can be referenced in Map H of the DRI (see **Exhibit B** enclosed herein). Map H along with County Zoning standards would guide the development as it is ready for development.



The subject property located at 6502 Surfside Boulevard is positioned in the middle of the "T" of Apollo Beach Community. Per a zoning Verification Letter dated October 22, 2003, the property was zoned CG which allowed for hotels and apartments. This property was developed as a Ramada Inn Hotel and then was demolished and later rezoned to a Planned Development 04-0979. Under PD zoning the property was approved for a development of 53 single family units or a 103 motel/hotel. There have been no other modifications to the property until now under 25-0648.

Apollo Beach Community

The Apollo Beach Community core development occurred in 1979, and the community plan was established in 2006. There's a variety of land uses in Apollo Beach that include retail, marine base uses, and single family residential. There is a commercial node located at intersection of US Highway 41 and Apollo Beach Boulevard. At this intersection there are many commercial establishments that provide goods and services for residents of the community. All along Apollo Beach Boulevard are a variety of uses. From US-41 to Fairway Boulevard are retail plazas with

² Hillsborough County Planning Commission, Livable Communities Element Apollo Beach, 2005.
https://planhillsborough.org/wp-content/uploads/2023/01/LIVABLE-COMMUNITIES_12_2021.pdf

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general commercial uses, an elementary-middle school, and a community center. From Fairway Boulevard to Dolphin Cove Drive are residential uses. Just past Dolphin Cove Drive there are two restaurants on the left side of Apollo Beach Boulevard. At this location, the buildings at the end of Apollo Beach Boulevard are visible.



Future Land Use Element

The Future Land Use Element Community Context Goal 3 Compatibility Objective 3.1 talks about developments recognizing existing community and be designed in a way that is compatible. Policy 3.1.3. indicates that *“Some Elements that affect compatibility include height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean “the same as”, rather it refers to the sensitivity of development proposals in maintaining character of existing development.”*

The subject site is mostly surrounded by residential areas. Immediately to the northeast, south, and southwest there is single family residential. To the north is waterfront, and to the southeast is the Apollo Beach Marina. Per the site plan dated July 7, 2025, the property is projected to be developed with 52 residential units and a 2,500 sq.ft. Commercial Neighborhood (CN) uses under option 1 and 54 residential units under option 2. The applicant stated they had a desire to develop a restaurant. However, that is one possibility of all the allowed uses in the CN zoning district, and one of the least impactful uses in terms of traffic generation. There are numerous uses in the CN zoning district that are not compatible and that do not fit the character of the community. Those uses that are not compatible should have been eliminated from the request by proposing limited CN uses.

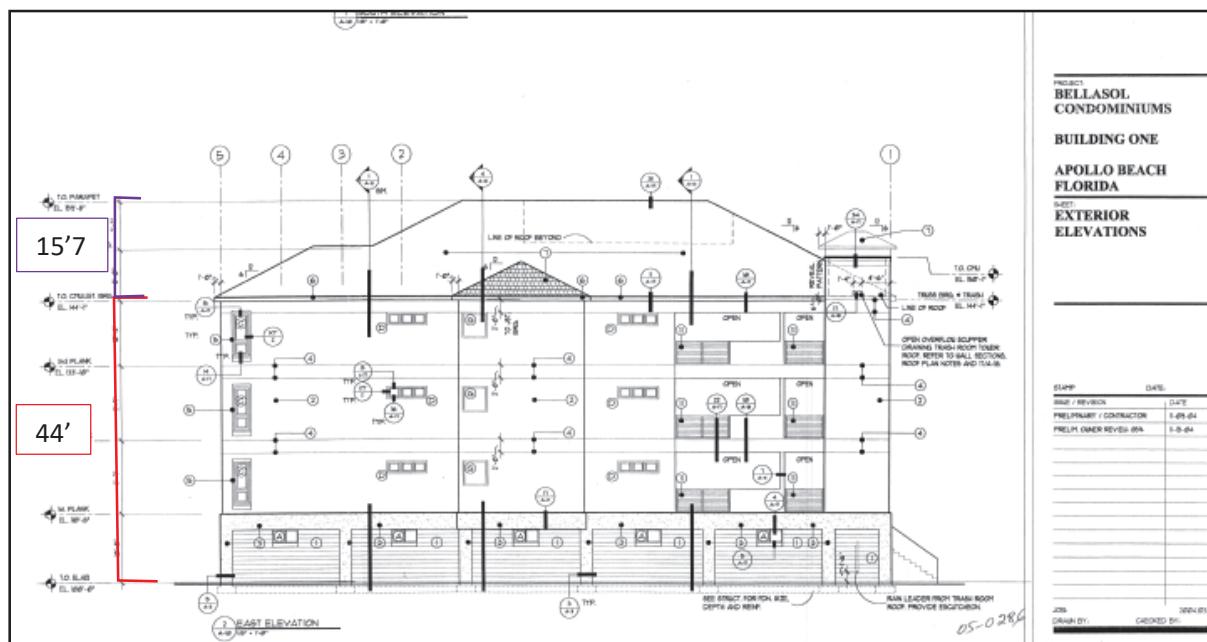
Height Compatibility

The applicant's request causes concern due to the increased height, and it could become the most visible building in Apollo Beach. Apollo Beach Community is known for the Small-Town Appeal and its visually appealing landscaping as you travel Apollo beach Boulevard. Goal 2 of the Community plan indicates a desire to Ensure Quality Land Use and Design through five main concepts. However, the fifth concept very clearly states to “Discourage development of over 50 feet in height in residentially zoned areas.” As indicated by the Hillsborough County Land Development Code Definition, Height is, *“The vertical distance from grade plane to the*

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average height of the highest roof surface. Elevated structures within the designated Special Flood Hazard Area will have the vertical elevation measured from the Base Flood Elevation, in addition to any freeboard height requirement, to the highest point of the structure." The property is surrounded by residential zone areas that have an average height of 45 ft. There is one development named Bellasol that is 60 ft in height (see **Exhibit C** Height Visual enclosed herein). This development is located 0.45 miles to the east of the proposed development. MM05-0286 shows Bellasol with an approved height of 60 ft due to the unique mansard roof design. The first floor is garage, and the three subsequent floors are residential. Measuring the height from the base flood elevation to the height of the residential units is 44 ft. and the mansard roof measures 15 ft 7 inches. This is a total of 59 ft 7 inches for the overall building height measured from base flood elevation.



The applicant is requesting a maximum building height of 60 ft as stated in the revised narrative Dated November 5, 2025, 3rd revised. However, the most recent submitted site plan dated July 7, 2025, indicates a maximum building height of 72 ft, which is inconsistent with the narrative request. There is clearly an inconsistency with the narrative request and the site plan which County Staff may have overlooked. As it seems the applicant is proposing to measure the building height after the 12 ft garage, and this is a direct conflict with how building height is measured per the Definitions Section and Section 6.08.01 of the Hillsborough County Land Development Code.

The applicant's request is similar to the height requested back in 2004. During the PD 04-0979 the subject site was proposed to be developed with a 75 ft tall building with a 20 ft setback.

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However, that request was not supported by staff, and after public testimony at several public hearings, the development request was revised and approved for a maximum height of 50 ft.

The applicant's narrative request indicates a need to increase the ceiling height of the proposed single family by 10 feet. The applicant explained in the neighborhood meeting on September 4, 2025, that the first floor is a garage and amenities, and the subsequent floors after are for residential. The applicant had also indicated that the overall building height would equal close to 70 ft in height. The building height became a large discussion in the meeting and the applicants indicated they would obtain clarity from their architectural team to determine how their building height is measured. As of date, the applicant has not indicated any alternative height measurement but rather has shown inconsistency between their request and site plan.

Site Plans are part of the PD rezoning approvals and therefore, should be reviewed in detail for consistency. **Exhibit D** Height Comparison Table 1 enclosed herein provides height and setbacks for the nearby developments. Overall, the proposed building is not compatible with the surrounding development. The highest building in the area is 60 ft located in the Bellasol Waterfront Community approximately 0.45 mile to the east of the proposed development site. As shown in Table 1 the majority of the buildings in the area are either 35 ft or 45 feet in height. The proposed site plan shows a 72 ft high building and to be considered compatible with the surrounding developments the maximum supportable height 50 ft measured from base flood elevation.

Policy 3.1.4 indicates that lots on edges of development that have both a physical and visual relationship to adjacent property that is parceled or developed at lower density should mitigate such impact with substantial buffering and/or compatible lot sizes. The property is zoned Planned Development which is intended for flexibility in site design as properties would often have site constraints if developed under Euclidean zoning. The site plan is already given flexibility with setbacks through the Planned Development zoning. The proposed site plan shows a setback of 20 ft to the north, 30 ft to the west, and 50 feet from Surfside Boulevard and waterfront. These proposed setbacks are similar to the setbacks of nearby developments as shown in Table 1.

Transportation

The applicant's most recent traffic analysis dated July 7, 2025, is conducted by Palm Traffic Engineers. Traffic analyses are reviewed for the most impact driven requested use for the property. County Staff's Transportation comments dated November 6, 2025, indicate that the property is seeking Commercial Neighborhood (CN) uses, but the development intent is for restaurant and residential use. On the third paragraph of the *Summary Of Request And Trip Generation* County staff states that the "*analysis does not represent the worst case scenario,*"



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which has resulted in County staff adding a condition to limit CN uses not to exceed 268 gross average daily trips.

The option which permits hotel uses is proposed to be eliminated. As required pursuant to the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation and site access analysis for the proposed project; however, the analysis does not represent a worst-case analysis which represents maximum potential trip impacts of the wide range of land uses proposed. Given this, and the sensitivity of the access and proximity to adjacent driveways, staff has included a condition restricting development to the number of trips studied in the applicant's transportation analysis. This restriction will not permit construction of 100% of the potential entitlements sought by the applicant (e.g. 2,500 s.f. of certain CN uses, although allowed by the land use, would not be permitted due to the trip cap restriction). As such, certain allowable single uses or combinations of allowable uses, could not be constructed if they exceeded the trip cap. It should be noted that if a project consists of multiple parcels,

New Conditions

- Notwithstanding the land uses listed in **Condition 1**, no development of Commercial Neighborhood (CN) uses shall be permitted that causes cumulative development to exceed 268 gross average daily trips, 39 gross a.m. peak hour trips, or 64 gross p.m. peak hour trips. Additionally:
 - Concurrent with each increment of development, the developer shall provide a list of existing and previously approved uses within the PD. The list shall contain data including gross floor

Furthermore, Surfside Boulevard and Apollo Beach Boulevard are substandard roads and Transportation Staff indicate that it may be necessary to review the traffic impacts during plat/site/construction review to determine whether turn lanes may be required.

Condition 5 of the PD was stricken from the list of conditions which required the developers to assume responsibility for maintaining the landscape median located in front of the project site at the intersection of Apollo Beach Boulevard and Surfside Boulevard. Given the timing between the PD zoning level and the site construction phase, this condition should remain until the site is fully developed. Traffic impacts need to be further analyzed, and improvements warranted before the County should assume any responsibility in maintaining such median.

Schools

The Hillsborough County School District has provided an Adequate Facilities Analysis dated November 6, 2025, indicating the area zoned schools Apollo Beach Elementary is at 96% capacity, Eisenhower Middle is at 97% capacity, and Lennard High is at 92% capacity. School Staff utilized 2024-25 enrollment, based on the 40th day enrollment and Fish Capacity to make this determination. However, it is uncertain if Apollo Beach Elementary was reviewed adequately, as it recently transitioned into a K-8 school, which might not have been captured in the current projections. School district staff does indicate that the analysis is for adequate facilities only and not a determination of school concurrency, which is conducted prior to plat or site plan approval. Lastly, school capacity might not be the only concern at the development stage but also school bus access. As Transportation staff has already indicated, Apollo Beach Boulevard and Surfside

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Boulevard are substandard roads. This may require further improvements to the roads for school bus routes and school-age walkers to safely get to their schools.

Conclusion

The proposed development was analyzed for compatibility with surrounding uses, height, and community impacts. The proposed request for a 72 ft building is not consistent with the Apollo Beach Community which discourages developments over 50 ft in height and is not consistent with the Land Development Code Definitions Section and Section 6.08.01 which states how height is measured from the *vertical distance from grade plane to the average height of the highest roof surface* and not above a parking garage. Additionally, the request was reviewed for traffic impacts and the striking of condition 5 which is very much needed until the site is fully developed and traffic improvements warranted. Additionally, the Hillsborough County school district is near capacity if not over, as the additional residential units become fully constructed. Traffic impact improvement needs to be fully vetted for the safety of the future school age children. Lastly, the proposed CN uses are too broad and would allow for uses that are impactful to the community and public infrastructure. Limited CN uses would have been a better alternative to help mitigate foreseeable adverse impacts.



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Exhibit A Site Visit Pictures

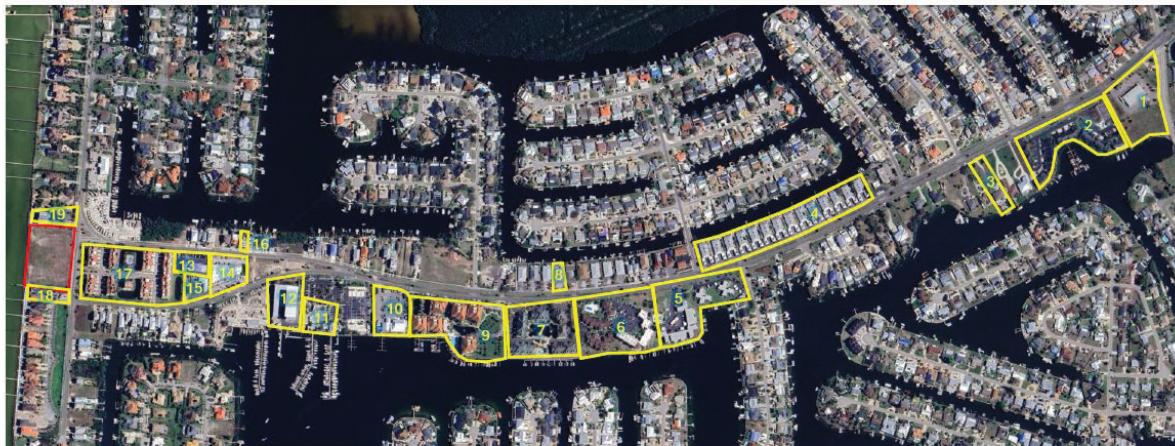


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Exhibit B

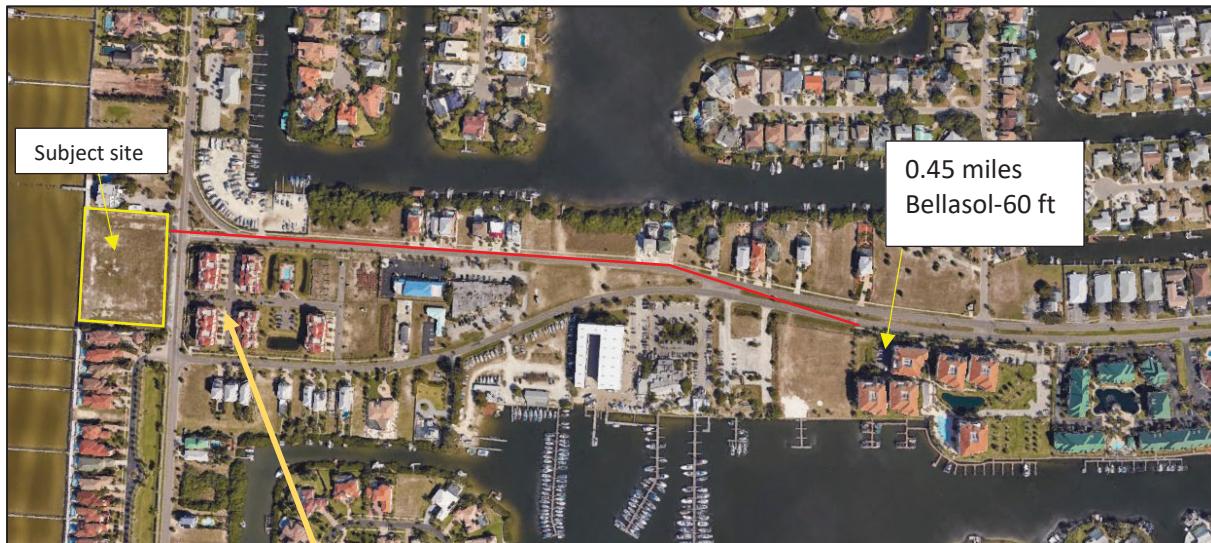
Table 1 Reference Map



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Exhibit C Height Visual



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Exhibit D

Table 1- Height Comparison

No.	Folio	Name	Address	Zoning	BFE	Maximum Height	setback
1.	51563.0300	Dollar General	610 Apollo Beach Blvd	PD 77-0123;	11 ft	35 ft	100 ft from residential
2.	53965.0568	Yardarm Condo Association	638 Yardarm Dr	PD 77-0123;	11 ft	35 ft/2 floor	15 ft from PL
3.	51563.1500	Single family	720 Apollo Beach Blvd	PD 77-0123;	10 ft	35 ft/2 floor	7.5 ft from PL
4.	51737.0000	Pilar's Harbour	917 Apollo Beach Blvd	RSC-6	10 ft	35 ft	10 ft
5.	53965.0258	Bal Harbour Chateaux	1000 Apollo Beach Blvd	RMC-9	10 ft	35 ft	10 ft
6.	52846.3130	Anchor Point	1028 Apollo Beach Blvd	RMC-9	10 ft	35 ft	10 ft
7.	58246.3476	Sunset Bay	6424 Sunset Bay Cir	PD 77-0123; 00-0263	11 ft	45 ft	2 ft for every 1 ft over 20
8.	52043.5509	Baycrest	1045 Apollo Beach Blvd	PD 77-0123;	11 ft	35 ft	15 ft from PL
9.	52091.5755	Bellasol Waterfront	1016 Bellasol Way	PD 77-0123; PRS 05-0286; 00-0263	11 ft	60 ft/ 5 story	20 ft from seawall and 12 ft from side PL; provided 30
10.	52054.0400	Finns	1112 S Apollo Beach Blvd	PD 77-0123; 02-1089	11 ft	35ft	7.5 ft from PL
11.	52066.2000	Circle's	1212 S Apollo Beach Blvd	PD 77-0123; 02-1089; C-1 standards applied in year 1996	11 ft	35 ft	30 ft from non-commercial areas
12.	52066.3000	Land's End Marina	1220 S Apollo Beach Blvd	PD 77-0123; 02-1089; C-1 standards applied in year 1998	11 ft	35 ft	No setbacks-commercial on all sides
13.	52066.0600	Aloha Apollo (Plaza)	1422 Apollo Beach Blvd	CN	10 ft	35 ft	20 ft buffer
14.	52066.0200	Southshore Triangle (Pizzeria)	1312 Apollo Beach Blvd	PD 77-0123;	11 ft	35 ft	10 feet for side PL
15.	52066.0550	Revolutionary Change (Plaza)	1307 Apollo Beach Blvd	CN	11 ft	35 ft	20 ft buffer
16.	52091.5216	Single Family	1309 Apollo Beach Blvd	PD 77-0123;	11 ft	35 ft	5 ft side
17.	52091.5542	Las Brisas Del Mar	1451 Silvia Shores Dr	PD04-0814	11 ft	45 ft	25 feet from PL
18.	52091.5338	Single Family	6438 Bright Bay Ct	PD 77-0123;	11 ft	35 ft	5 ft side
19.	52089.0168	Tiki Bay Condominium	6504 Surfside Blvd	PD 77-0123; 97-0156; built in 1985; page 2 of Condo Plat	12 ft	45 ft	10 ft side, 25 ft front

PRS

*00-0263-Sets 45' height for Bellasol and Sunset Bay but it also sets height for Island walk located closer to 41 is using at RSC-9 standards, allowed maximum height 35'

*01-0730 -Pocket 74 (Church area) Single-Family is 45 ft /3.5 stories; Multi-family 48 ft/4 stories

**02-1089- Pocket 58 (Commercial area- from the marina to Finns) 60 feet / 4-stories

*05-0286-Pocket 58 & 79 allows for 60 ft/4 stories with 1st floor parking. However, the site plan was approved for 60 ft / 5 stories

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Karla Llanos

Summary

Planner with over 10 years' experience in both public and private sector Land Use Planning and Development.

My expertise includes Land planning, permitting, zoning, long range planning, traffic analysis, environmental planning, policy analysis, business licensing and eminent domain issues.

Contact

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Service Engagement

2018- Committee Member
Lee County Affordable Housing

2018-Volunteer
Uncommon Friends Foundation

2015-2017 Troop Leader 409
Girl Scouts of America

2015-2017 Special Events Volunteer
Paige Field Community Center

2016-2017 Committee
Communications, Diversity & Inclusion
FCCMA

EDUCATION

Florida Gulf Coast University • 2015-2017

Master of Public Administration, concentration in Environmental Policy and Planning, GPA 3.8

Florida Gulf Coast University • 2013-2015

Bachelor of Arts of Political Science, Magna Cum Laude

Florida Southwestern State College • 2011-2013

Associates of Arts, Dean's List, President's List

WORK EXPERIENCE

Operations Manager and Land Use Planner• HKL & Associates Inc• 2024-Present

Prepares and Submits Land Use applications , attends public hearings, provides expert witness testimony, and conducts research and analysis. Also manages day to day operations of other branches within the company such as fencing, and construction services.

Hillsborough County Planning Commission

Plan Amendment Coordinator • 2022-2024

Senior Planner • 2021-2022

Reviews Rezoning and Comprehensive Plan applications for consistency with the Comprehensive Plan for the unincorporated Hillsborough County. Representation of Planning Commission staff at Pre-submittal meetings. Conducts research and provides analysis on land use questions. Attends Transportation Review Committee on weekly basis. Acts as a liaison for the Spanish speaking community. Part of a team that helps create the implementation process for the Non-discrimination plan in the Unincorporated Hillsborough County. Presents to the Zoning Hearing Master, Planning Commission, and the Board of County Commissioners.

Planner III • Polk County Land Development Division • 2020-2021

Performs research and reviews application for consistency with the Comprehensive Plan and Land Development Code. Reviews Site Plans, and coordinates Development Review Committee. Presents to the BoCC, Planning Commission and Land Use Hearing Officer. Works with other departments and jurisdictions on land use related matters.

Planning Manager • CRN Consultant Group Inc. • 2018-2020

Supervised and participated in highly complex professional planning activities. Advised the Director and Project Manager on all planning-related matters. Participated in budget preparation and administration.

Land Use Planner • Barraco & Associates Inc. • 2017-2018

Performs advanced professional work related to variety of planning assignments. Reviews site plans, plats, surveys, and other plan sets for compliance. Prepares due diligence reports and consults with client.

Planner • Collier County Growth Management • 2016-2017

Performed intermediate professional work collecting, organizing, and evaluating planning data for the business center. Reviewed executive summaries, zoning certificates for all businesses obtaining occupational licenses, temporary use permits, and building permits. Provided front counter zoning training to new employees.



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Karla Llanos

Summary

Planner with over 10 years' experience in both public and private sector Land Use Planning and Development.

My expertise includes Land planning, permitting, zoning, long range planning, traffic analysis, environmental planning, policy analysis, business licensing and eminent domain issues.

Contact

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Planner • Morris-Depew Associates • 2015-2016

Researched and compiled information on a variety of planning issues from multiple sources. Prepared narrative staff reports and recommendations. Reviewed building plans and zoning applications to assure compliance with requirements.

Planner Intern • City of Fort Myers • 2014-2015

Researched and compiled information, prepared PC and BoCC staff reports, presented to PC, reviewed building plans and zoning applications to assure compliance with requirements.

Project experience

- Riverhall ADD- Lee County
- SR80/31 ADD- Lee County
- Farmfields PD- Lee County
- Alico East PD- Lee County
- PierPointe CPA- City of Fort Myers
- Metro Dusty CPA- Lee County
- Loughman Fire Station CPA- Polk County
- Ramos Varlance- Cape Coral
- Doris Variance- City of Tampa
- Design Exception CP Counter Pro - City of Tampa
- Slight Ave Rezoning- City of Tampa
- Seffner-Valrico Road Rezoning- Hillsborough County

Generic Sign in Sheet

Date	Name	Address	Phone Number	Email
BRYAN McGEE	60422 Marc Shors	407-215-1834		mcgee@marc11a.com
Natalie Craig Moyer	6408 Margarita Stnrs 5	205-922-1369		craigmoyer@gmail.com
Lucy Doherty	5410 N. Westshore	813-954-8454		lucy.doherty@verizon.net
Tamie Doherty	6413 MAFK Shores 40	407-783-0732		Tamie.Doherty@verizon.net
Scott & Meghan Cibrian	6418 Margarita Shores Ln	813-265-6608		sacibrian@aol.com
MATTHEW NAGHO	1324 Apollo Beach Blvd S	240-388-7938		mn@218ephotos.com
David Cook	1404 Cobia Cay Dr	813-470-9269		David.Cook.65@comcast.com
Tina OBrian	64125 Mayfair Shores 15	813-323-3766		obriantina@gmail.com
Nicholas Berry	6426 Margarita Shores 31572	812-219-3104		nicholas.berry.photography@gmail.com
Sick Dogita	6528 Clair Shores Dr	813-641-1536		ubacita679@gmail.com
Angela Dees	6524 Surfside Blvd	813-641-1536		
Jack Devers	11	11		jdevers34@verizon.net
Karla Llamos	1645 Sun City Center Plaza Unit 1006	813-834-0518		llamasss@ymail.com
Rick Steinmaier	6410 Margarita Shores	630-229-1109		Rick.Steinmaier.82@gmail.com
Allen Ackerman	6422 Margarita Shores	813-954-8454		ellen.ackerman@ymail.com
Fabianu Ollert	1000 N. Ashbury Dr.	813-331-0970		ialbertchad@fco.com

Generic Sign in Sheet

Date	Name	Address	Phone Number	Email
9-4-25	Jewel Northgate	6420 Mayra Shore	813 679-3528	jn@jhul.edu
9-4-25	Michelle F. Miller	6504 Surfside Blvd AB	813-716-3581	mf.miller@192.168.0.198@gmail.com
9-4-25	Christine trimmer	212 Apollo Beach Blvd	813.333.1047	ctrimmer@cfirstam.com

Exhibit "2"

Rivas, Keshia

From: Leslie Little <littlea.leslie@gmail.com>
Sent: Friday, August 22, 2025 11:31 AM
To: Hearings
Subject: Major Modification application PD 04-0979 6602 Surfside Dr

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

I wish to register my objection to the request to vary from the 5-story height limit for the subject property. There is virtually no other building within miles of the subject site, including a hospital, that exceeds the existing 5-story height. The request, if granted, would violate the existing sightlines and built contours of Apollo Beach. That the building would also sit at the dead end of a set of poorly maintained, one-way couplets causes other reasons for concern. This area has historically received less attention than other County pockets and adding a structure of significant, size and obstruction to an already suffering infrastructure void of storm drainage systems and regular maintenance is irresponsible.

Should the Commission desire to alter height restrictions and codes, local residents implore you to set public meetings on the subject rather than "spot zone" a special exception.

Thank you I advance for your denial of this request

Leslie Little
1409 Alhambra Drive
Apollo Beach, FL 33572