

PROJECT NARRATIVE

In the space below indicate why a Planned Development zoning is being proposed in lieu of a standard zoning district. The narrative must including detailed information regarding proposed development entitlements (i.e., number of dwelling units; square footage, intensity /density). If additional space is needed, please attach extra pages to this application.

Please see attached.

VARIATIONS FOR SITE DESIGN

Non-district LDC regulations that may be considered for variation as part of a Planned Development request include Part 6.05.00 (Parking/Loading), Part 6.06.00 (Landscaping/Buffering), and Part 6.07.00 (Fences/Walls). Does the request include a variation from non-district regulations? No ____ Yes ____ If yes, indicate each variation being requested in the space below. (example: A variation to Section 6.06.06 to allow a 10-foot buffer where a 20-foot buffer is required)

PLANNED DEVELOPMENT REZONING REQUEST – SCOTTISH RITE TEMPLE

The request is to develop a mixed use development on a site occupied by the Scottish Rite Temple Association. The 8.46-acre site is located at 5500 Memorial Highway, in the Town and Country Community Plan and urban service area. Current zoning is Business Professional Office (BPO) category with a Residential (RES-20) land use designation.

The Tampa Scottish Rite Temple was constructed, per the property appraiser's information, in 1973 and has been in operation since then. Within the last year, the organization were in dire need to upgrade their temple and collaborated with the Onicx Group to redevelop the site as a mixed use development. The proposal is for a new 25,000 square foot temple, 4,500 square feet of BPO uses, and 246,888 SF of commercial apartments. As depicted on the site plan, the temple will be located generally in the same area and a new 4,500 square foot structure for business professional office use will be located to the west of the site, fronting Memorial Highway. The commercial apartment structure is located to the rear of the site with a height ranging from 3 to 4 stories.

The RES-20 permits a maximum of 0.75 FAR and the square footage limitation is restricted to non-residential development which does not apply to this request. Section 6.11.16 requires that the first floor of the commercial apartment be dedicated to non-residential uses. To meet the intent, in lieu of vertical integration, the applicant is proposing two separate structures, one 4,500 square feet non-residential use and one 25,000 square feet of non-residential use, while the ground floor of the apartment is dedicated to parking area.

The Applicant acknowledges that the project as described above does not strictly meet the standards of "Commercial Apartments," and as such requests the following waiver(s):

"Commercial apartments shall be located within a building containing a nonresidential use. The entire first story of the building shall be devoted to nonresidential use only, apart from entrances, stairways, elevators and mechanical equipment serving the commercial apartments."

Because of the project's unique geographic orientation, in that it is bordered by navigable waters to the west and south, with existing development to the east, the premise of a retail/commercial storefront below the multi-family is impracticable at best and an unnecessary use of precious acreage at worst. The Applicant therefore proposes a modification to 6.11.16, to allow the non-residential use to be oriented towards the front/streetscape of the project in a stand alone form.

The intent of the commercial apartment provision is presumably to provide an incentive for vertically integrated uses; in this instance, the uses will be accounted for, but in a horizontal fashion. By allowing horizontal integration, the retail/commercial/office possibilities become a viable option for those not just within the project but in the surrounding community as well. Having the non-residential uses sequestered below the multifamily at the rear of the project would seem to defeat the intent that the non-residential uses be available to those beyond the project boundaries and makes for a tremendously more viable opportunity.

The site is further compromised, regulatorily, by the Coastal High Hazard Area and the associated restrictions. Whether warranted or not, the project is not eligible for any density bonuses which would

allow for a viable multifamily development. Despite the preclusion, the Applicant is proceeding with a development schedule which advances both urban in-fill and a true mix of uses.

Another “trickle down” effect of the CHHA designation is that the project must be elevated or flood proofed, which makes entirely practical sense, but is also fantastically expensive. Please recall the following from the FLUE:

*Policy 1.7: 4 The County will create incentives to make development within the USA desirable and cost affordable. Such incentives may include but are not limited to expedited review processes, retrofitting existing development, increased density bonuses, tax incentives, impact fee structuring and pre-zoning of vacant, underutilized lands to achieve planned densities. *

The Applicant would propose that the case at hand has a direct nexus to the above cited policy, which encourages the “smart” use of land in the Urban Service Area and directs staff to make incentives for such use. Hillsborough County has an undisputed need for multi-family housing, and this project seeks to provide such through an efficient, site plan controlled development which may not fit neatly into the Commercial Apartment “box,” but meets the philosophy and intent of the Comprehensive Plan and the LDC. The development is simply not “cost affordable” in any iteration, for any developer, given the site and regulatory constraints as they are written.

For similar reasons with site constraints, the applicant is requesting a waiver to the requirement of providing an additional 2-foot setback for every foot above 20 feet. This waiver to provide a 50-foot setback will not cause compatibility concerns as the development to the east is developed with at least a 60-foot setback. Surrounding development is predominantly residential, a mixture of single family and multifamily residential. The site is bordered by Sweetwater Creek to the west, Memorial Highway to the north, and two-story apartments to the east. Across Memorial Highway are 3-story apartments and across the creek to the west is single-family development.

In the Livable Community Element for Town ‘N County, the vision is to redevelop non-residential with a new urban design that will contribute to the community’s sense of place. The Scottish Rite Temple center has been part of the community and surroundings for almost 50 years and wishes to continue serving the community.

The intent is to improve the appearance along Memorial highway which is currently dominated by large parking area. The temple and BPO building are proposed to be closer to the street with enhanced landscaping to create a more pedestrian friendly environment. Locating the BPO uses near Memorial Highway will eliminate compatibility concerns with proposed and existing residential uses. Furthermore, the apartment is providing a different housing type which is greatly needed in this community.

Summary:

Overall, the request is compatible with the surrounding area and is consistent with the Comprehensive Plan. The proposed site plan and development standards meet the intent of the RES-20 Land Use Category.

Indications as to Nature and Succession of Staging:

It is anticipated that the development will proceed according to Hillsborough County’s conditions of approval of the planned development rezoning and depending on market conditions.

Proposals on Provision and Continuing Operation and Maintenance of Facilities for Common Use:

The roadways and common drainage facilities, if any, will be deeded to Hillsborough County after completion. The maintenance of facilities for common use will be in accordance with Hillsborough County's conditions of approval of the planned development rezoning.

Commitment for Completion and Adherence to Approved Plan:

The owners and their successors will provide those agreements, covenants, contracts or deed restrictions to be enacted to ensure the completion of the development as approved without any expense to the general public.