



Additional / Revised Information Sheet

Office Use Only		
Application Number: 22-0865	Received Date:	Received By:

The following form is required when submitted changes for any application that was previously submitted. A cover letter must be submitted providing a summary of the changes and/or additional information provided. If there is a change in project size the cover letter must list any new folio number(s) added. Additionally, **the second page of this form must be included indicating the additional/revised documents being submitted with this form.**

Application Number: 22-0865 Applicant's Name: Isabelle Albert, AICP, Halff Associates, Inc.

Reviewing Planner's Name: Michelle Heinrich Date: 11/21/2022

Application Type:

- Planned Development (PD) Minor Modification/Personal Appearance (PRS) Standard Rezoning (RZ)
- Variance (VAR) Development of Regional Impact (DRI) Major Modification (MM)
- Special Use (SU) Conditional Use (CU) Other _____

Current Hearing Date (if applicable): 12/12/2022

Important Project Size Change Information

Changes to project size may result in a new hearing date as all reviews will be subject to the established cut-off dates.

Will this revision add land to the project? Yes No

If "Yes" is checked on the above please ensure you include all items marked with * on the last page.

Will this revision remove land from the project? Yes No

If "Yes" is checked on the above please ensure you include all items marked with * on the last page.

Email this form along with all submittal items indicated on the next page in pdf form to:

ZoningIntake-DSD@hcflgov.net

Files must be in pdf format and minimum resolution of 300 dpi. Each item should be submitted as a separate file titled according to its contents. All items should be submitted in one email with application number (including prefix) included on the subject line. Maximum attachment(s) size is 15 MB.

For additional help and submittal questions, please call (813) 277-1633 or email ZoningIntake-DSD@hcflgov.net.

I certify that changes described above are the only changes that have been made to the submission. Any further changes will require an additional submission and certification.

Isabelle Albert

Signature

11/21/2022

Date



**Hillsborough
County Florida**
Development Services

Identification of Sensitive/Protected Information and Acknowledgement of Public Records

Pursuant to [Chapter 119 Florida Statutes](#), all information submitted to Development Services is considered public record and open to inspection by the public. Certain information may be considered sensitive or protected information which may be excluded from this provision. Sensitive/protected information may include, but is not limited to, documents such as medical records, income tax returns, death certificates, bank statements, and documents containing social security numbers.

While all efforts will be taken to ensure the security of protected information, certain specified information, such as addresses of exempt parcels, may need to be disclosed as part of the public hearing process for select applications. If your application requires a public hearing and contains sensitive/protected information, please contact [Hillsborough County Development Services](#) to determine what information will need to be disclosed as part of the public hearing process.

Additionally, parcels exempt under [Florida Statutes §119.071\(4\)](#) will need to contact [Hillsborough County Development Services](#) to obtain a release of exempt parcel information.

Are you seeking an exemption from public disclosure of selected information submitted with your application pursuant to Chapter 119 FS? Yes No

I hereby confirm that the material submitted with application 22-0865

Includes sensitive and/or protected information.

Type of information included and location _____

Does not include sensitive and/or protected information.

Please note: Sensitive/protected information will not be accepted/requested unless it is required for the processing of the application.

If an exemption is being sought, the request will be reviewed to determine if the applicant can be processed with the data being held from public view. Also, by signing this form I acknowledge that any and all information in the submittal will become public information if not required by law to be protected.

Signature: Isabelle Albert
(Must be signed by applicant or authorized representative)

Intake Staff Signature: _____ Date: _____



Additional / Revised Information Sheet

Please indicate below which revised/additional items are being submitted with this form.

Included	Submittal Item
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1 **Cover Letter****+ If adding or removing land from the project site, the final list of folios must be included

2 **Revised Application Form****+

3 **Copy of Current Deed*** Must be provided for any new folio(s) being added

4 **Affidavit to Authorize Agent*** (If Applicable) Must be provided for any new folio(s) being added

5 **Sunbiz Form*** (If Applicable) Must be provided for any new folio(s) being added

6 **Property Information Sheet****

7 **Legal Description of the Subject Site****

8 **Close Proximity Property Owners List****

9 **Site Plan**** All changes on the site plan must be listed in detail in the Cover Letter.

10 **Survey**

11 **Wet Zone Survey**

12 **General Development Plan**

13 **Project Description/Written Statement**

14 **Design Exception and Administrative Variance requests/approvals**

15 **Variance Criteria Response**

16 **Copy of Code Enforcement or Building Violation**

17 **Transportation Analysis**

18 **Sign-off form**

19 **Other Documents** (please describe):

*Revised documents required when adding land to the project site. Other revised documents may be requested by the planner reviewing the application.

+Required documents required when removing land from the project site. Other revised documents may be requested by the planner reviewing the application.



November 22nd, 2022

Ms. Michelle Heinrich
Principal Planner
Development Services Department
Hillsborough County
601 E Kennedy Boulevard
Tampa, FL 33602

RE: PD 22-0865 Scottish Rite site

Dear Ms. Heinrich:

Below are responses from your email dated November 16, 2022. Should you have any additional questions, please let me know.

1. The membership building is stated to be 2-stories and 19,000 sf. Is the 19,000 sf inclusive of both floors, or is the 19,000 sf the building footprint? Please address on the site plan.
2-stories and addressed on the site plan.
2. Is the 6,000 sf of banquet hall space part of the 19,000 sf or in addition to the 19,000 sf? Please address on the site plan.
Banquet hall is removed, this is for 25,000sf membership organization and shown on the site plan.
3. Your revised narrative states the membership organization building is 25,000 sf. This conflicts with the site plan. Please fix the site plan or the narrative so they are consistent.
Done.
4. The site abuts a multi-family project to the east. The site plan does not delineate or note any buffering and screening along this boundary. Yet, note #16 states LDC required buffering and screening to be provided. If buffering and screening will be provided, please delineate and note on the site plan. If buffering and screening is not proposed, a PD variation is needed by the revised site plan deadline.
Buffer is being reduced and a Variation is being requested and included in the written statement.
5. Buildings are proposed to not comply with the 2:1 additional setback due to height. Please elaborate in a revised narrative as to why the 2:1 setback isn't provided and what parcel features and/or use characteristics are driving relief from this. Is anything beyond code minimums provided along this property line to provide compatibility given that the structures will not be setback further due to height?



Being addressed within the revised written statement.

6. Are the portions of the commercial apartment noted as “parking area/open amenity courtyard above” intended to be multiple levels of parking with a top floor amenity area at 60’ in height? Your narrative states these are unenclosed, open air courtyards. Will this area not also be used for parking, as noted on the plan?

The parking area is located on the ground floor only, everything above is the commercial apartment with the open-air courtyards.

7. The revised plan depicts the proposed drive aisles throughout the site. The western portions of the commercial apartment buildings (noted as parking area/open amenity courtyard above) do not appear to be connected to drive aisles and a 10’ setback from that property line is proposed. If parking will occur in these areas, how are these parking areas accessed?

Parking area under the commercial apartment is being accessed by drive aisles going under the building.

8. A maximum impervious surface ratio of 90% is proposed. This exceeds standard commercial and office zoning district requirements. Please address in a revised narrative the reason for this increase.

Reduced to 75% and shown on the site plan.

9. The membership organization use has now been correctly proposed to include the accessory use of a banquet/reception hall for event rentals. Does the applicant propose any limitations of hours, frequency, use of outdoor areas, etc? If so, please address in a revised narrative.

Banquet hall is being removed.

10. The site is in the RES-20 FLU with only office and residential support uses allowed to exceed 0.35 FAR. Planning Commission staff will be advising DSD-Zoning as to if this site is over the maximum FAR permitted.

The site is not over the permitted FAR, the proposed FAR is 0.70

11. The commercial apartment building is proposed to allow office uses. Please confirm this will be for professional services and not medical office.

Professional office only is being proposed.

12. Please confirm that no PD variation for parking is proposed. The membership organization will require 3.3 spaces per 1,000 GFA. The banquet hall will require 5 spaces per 1,000 GFA. The commercial apartment building will require the non-residential to be calculated and then the residential to be calculated. The greater of the two will be the minimum required. For the non-residential, fitness center: 5 spaces per 1,000 GFA, office (professional services): 3 spaces per 1,000 GFA (5 spaces per 1,000 GFA if medical office),



mini-warehouse: 2 spaces per ever 100 storage units. For the commercial apartments, the bedroom per unit is needed to determine the parking.

Correct, no parking variation is being proposed.

13. In our call last week, you advised verbally that you will not be providing a 10% increase in parking lot landscaping and one additional canopy tree for every 2 apartments. Please provide a revised narrative to state this waiver as being requested and provide reasons as to why this won't be complied with. If a landscaping treatment elsewhere on the site is proposed as an alternative, it needs to be identified on the plan with details as to what is proposed. Landscaping details will need to be reviewed by NR staff. If the time between receiving this information and our report filing date will not provide them enough review and comment time, a review may not be able to be done for the 12/12 ZHM hearing.

Section 6.11.16.C will be met

14. The commercial apartment square footage to be used in the overall building FAR is 229,200 sf. The commercial apartment square footage exceeds 6,000 sf and exceeds the non-residential square footage (which is 78,400 sf). The excess from the lesser number (6,000) is then what is used for the commercial apartments sf in the FAR (235,200 – 6,000 = 229,200 sf). Total commercial building FAR is then 307,600 sf. (229,200 + 78,400 = 307,600) The narrative needs to be updated to show the correct calculations for the commercial apartment building calculations.

Incorrect, please see revised request November.

15. If the application includes Design Exception/Administrative Waiver requests that have not been submitted by this date; it is unlikely transportation will be able to complete their review and an objection will be filed due to outstanding DE/AV requests.

OK

16. Your October 24th letter states the previously requested waiver to commercial locational criteria is attached. I do not see that your submittal.

Included

Below are responses from Planning Commission email dated November 16th, 2022. Should you have any additional questions, please let me know.

- The applicant is requesting a rezoning from Business Park Office (BPO) to Planned Development (PD) to allow for a mixed-use development composed of 25,000 s.f. temple, that includes a 6,000 s.f. reception area, and 235,200 s.f. of commercial apartments and 78,400 s.f. of non-residential.

Reception Area is being removed

- The subject property is located within the Residential-20 (RES-20) Future Land Use category, which has a maximum density of 20 dwelling units per gross acre



and a maximum intensity of 0.75 FAR. Any non-residential development over 0.35 must be for office or residential support uses only.

The FAR for the non-residential is 0.28.

- According to the resubmittal response dated October 24, 2022, you are not applying for a density bonus and are proposing commercial apartments. Per Policy 21.3 commercial apartments may be calculated based on floor area ratio as opposed to units per acre. Your current FAR is at 0.90 and above which is significantly over the maximum 0.75 FAR allowed in the RES-20 FLU category. Please revise and resubmit.

Incorrect, please see revised request November

- The proposed development is subject to Commercial Locational Criteria per Policy 22.1-11. The nearest qualifying intersection is Dana Shores and Memorial Highway, which is over 1,000 linear feet away from the property. Please request a waiver to CLC, we did not see one in Optix.

Included

- The proposed project at this scale is very intense for the area and we have compatibility concerns. Furthermore, the mix of uses seems unusual. Mini-storage is not compatible with residential which makes us unsure if this is a viable use. Please consider an alternative mix of uses.

Having storage incorporated into the building is not an incompatible use due to being designed internally to a residential development and will not be a standalone typical self-storage. Numerous apartment building will have a floor dedicated to storage for their renters, however, this is open to the public as well.

Thank you.

Sincerely,

Isabelle Albert

Isabelle Albert, AICP

**PLANNED DEVELOPMENT REZONING REQUEST – SCOTTISH RITE TEMPLE and MULTI FAMILY
DEVELOPMENT – NOVEMBER 22, 2022**

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 Onix Group to redevelop the site as a mixed use development. The proposal is for a new 25,000 square foot temple, 313,600 of commercial apartments that includes 78,400 SF of non-residential uses. As depicted on the site plan, the temple will be located towards the east side of the site. The commercial apartment structure is located towards the rear of the site with a height ranging from 3 to 4 stories, and a maximum height of 60 feet. Upon reviewing comments received from adjacent neighbors and from the neighborhood meeting held in July and October of this year, the applicant has worked diligently in redesigning the site and building to reduce massing. The new layout is shaped as an "E" where courtyards are located internally and open air, surrounded by the apartments. The parking area for the residents and customer is located on the ground floor, under the building. The building itself is proposed for non-residential uses on the first floor with 3 residential floors above.

The building has been designed to address the Special Flood Hazard Area (SFHA) in which it is located. The ground level is proposed for the parking area to serve the residents and customers. The floor above is dedicated to the non-residential use, and 3 floors above that is dedicated to the residential use. The reason for this design is to address the Federal Emergency Management Agency (FEMA) rules. It states that all new construction shall have (1) the lowest floor (habitable) elevated to a foot above the base flood level which is 11 feet in the area or (2) if constructed below the base flood elevation, the structure shall be water-tight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. This is not suitable for commercial/retail use that would have to be constructed primarily with solid walls without windows. It is best to have the parking area at ground level with the structure design to meet FEMA requirements and elevating the habitable area above the parking area. The Land Development Code recognizes that structures within the SFHA can be elevated, such as our case, and to measure height from the Base Flood Elevation and not from the ground floor. Furthermore, FEMA defines the lowest floor as *"The lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage in an area other than a basement area is not considered a building's lowest floor"*. For these safety reasons, the parking area is located at the ground level in lieu of the commercial area while still maintaining the intent of the code.

The RES-20 permits a maximum of 0.75 Floor Area Ratio (FAR) and Commercial Apartment use has a different methodology for calculating the FAR. Floor Area Ratio is calculated by adding the difference between the larger residential square footage and non-residential square footage 156,800 (235,200SF - 78,400SF), the non-residential use 78,400 and the temple 25,000. The total of square footage to be used

for determining the FAR is 260,200 (156,800 + 78,400 + 25,000) and the site is 8.46 acres (368,517.6 SF), therefore, the proposed FAR is 0.70.

There is approximately 78,400 square feet of non-residential uses that includes office, fitness center, and storage area open to the general public. The mix of uses was thought out by the applicant and its team for months to assure that the proposed uses are viable, but very importantly, that these uses are also compatible with the residential use. It's a business model that the applicant believes in.

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.

A waiver to the "2:1" requirement is being requested. With a 60-foot-high structure, a 110-foot setback is required (80'+10' setback +20'buffer). The intent for the additional setback is to address compatibility to adjacent neighbor and to provide sufficient distance between both use so that the structures height does not inundate the adjacent lot. There is an apartment complex to the east, and the distance between the proposed residential structure to existing structures to the east ranges from a minimum 100 feet to 160 feet separated by a line of existing trees along the adjacent boundary. Single family residential units are to the west, separated by a 150-foot-wide canal with vegetation, and the distance between the proposed residential structure to existing residents to the west is approximately 200 feet. The separation between the proposed residential structure and to adjacent properties is greater than the required 90-foot setback and meet the intent of the code.

Section 6.11.16 requires addressing buffering as if the commercial apartment did not exist; hence, apply a Group 5 (office/commercial) adjacent to a Group 3 (multi-family development) requiring a 20-foot buffer and a type B screening. The northern half of the site is improved with a temple and parking area which is paved up to 3 feet from the eastern property line. The intent is to maintain the existing paving and extend the drive aisles to the south. However, the buffer will be increased to 10 feet for all new construction with a Type B screening for the exception that trees will be planted within 5 feet instead of 10 feet, and committing to a 6-foot fence all along the eastern property line (*A row of evergreen shade trees which are not less than ten feet high at the time of planting, a minimum of two-inch caliper, and are spaced not more than 20 feet apart. The trees are to be planted within five feet of the property line*). Along the western property line, the applicant is committed to increase the landscaping by keeping existing vegetation and adding new vegetation in areas to provide a greater screening.

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.



November 22, 2022

Waiver to Commercial Location Criteria PD 22-0865

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 within the Urban Service Area (USA). 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 has been leasing out spaces for events throughout the year. 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, 235,200 of commercial apartments and intergraded 78,400 SF of non-residential uses.

Per the Planning Commission comments received, the site does not meet Commercial Locational Criteria (CLC) which objective is to avoid strip commercial development. The site is located on Memorial Highway, a Suburban Commercial Corridor (C3C) with the closest qualifying intersection Kelly Road, a Suburban Residential Corridor (C3R) per the Hillsborough County Comprehensive Plan 2021 Context Classification Map 3. Per Policy 22.2, the site must be located within 1,000 from a qualified intersection and the subject site is located within 1,300 feet of the intersection, 300-feet further away.

The site is located between the 150-foot-wide Sweetwater canal and a multi-family development. Unlike other stand-alone commercial use, the non-residential uses will be vertically integrated within the multi-family development and are neighborhood serving uses, open to the public. The Scottish Rite has been in existence for almost 50 years and is part of the community and wishes to continue to be part of the community. In addition to the Scottish Rite, the newly proposed intergraded non-residential uses is planned to be part of the community which it will serve.

Application No: _____



**Hillsborough
County Florida**
Development Services

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)*

_____ Requesting a variation to section 6.06.00, buffer & Screening
_____ It is required a 20-foot buffer and Type B screening, the proposal is
_____ for a 10-foot buffer and Type B screening modified

Application No: _____



**Hillsborough
County Florida**
Development Services

Variations Criteria Review Form

For each variation being requested, you must provide a detailed response to each of the following criteria. If additional space is needed, please attach extra pages to this application.

1. Explain how the variation is necessary to achieve creative, innovative, and/or mixed-use development that could not be accommodated by strict adherence to current regulations.

Please see attached revised request november

2. Explain how the variation is mitigated through enhanced design features. Design Features must be clearly indicated on the site plan and the applicant must demonstrate how the feature is proportionate to the degree of variation being requested.

Please see attached revised request november

3. Explain how the variation is in harmony with the purpose and intent of the Hillsborough County Land Development Code.

Please see attached revised request november

4. Explain how the variation will not substantially interfere with or injure the rights of the adjacent property owners.

Please see attached revised request november