



Additional / Revised Information Sheet

Office Use Only		
Application Number: <u>22-0865</u>	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

