

# PD Modification Application: PRS 25-0665

Zoning Hearing Master Date: NA

BOCC Land Use Meeting Date: June 10, 2025



**Hillsborough**  
**County** Florida

Development Services Department

## 1.0 APPLICATION SUMMARY

Applicant: Skyway Towers, LLC

FLU Category: R-6

Service Area: Urban

Site Acreage: 7.04 acres

Community  
Plan Area: Riverview

Overlay: None



### Introduction Summary:

PD 86-0103 as most recently modified by MC 06-0456 was approved for a maximum of 140,000 square feet of PD-C(N) uses, 100,000 square feet of PD-O uses, 400 single family units, and 615 multi-family units. The parcel located at the southeast corner of the U.S. Highway 301/Bloomingdale Ridge Drive intersection is permitted a maximum of 27,000 square feet of floor space for BPO uses, a dry cleaner (drop-off and pick-up only), a bank, a church and a childcare facility serving a maximum of 130 children.

### Request:

The applicant is seeking a Minor Modification to allow a wireless communication facility as permissible in the northeastern corner of the parcel in Parcel A-1. If approved, a Conditional Use Permit will be necessary.

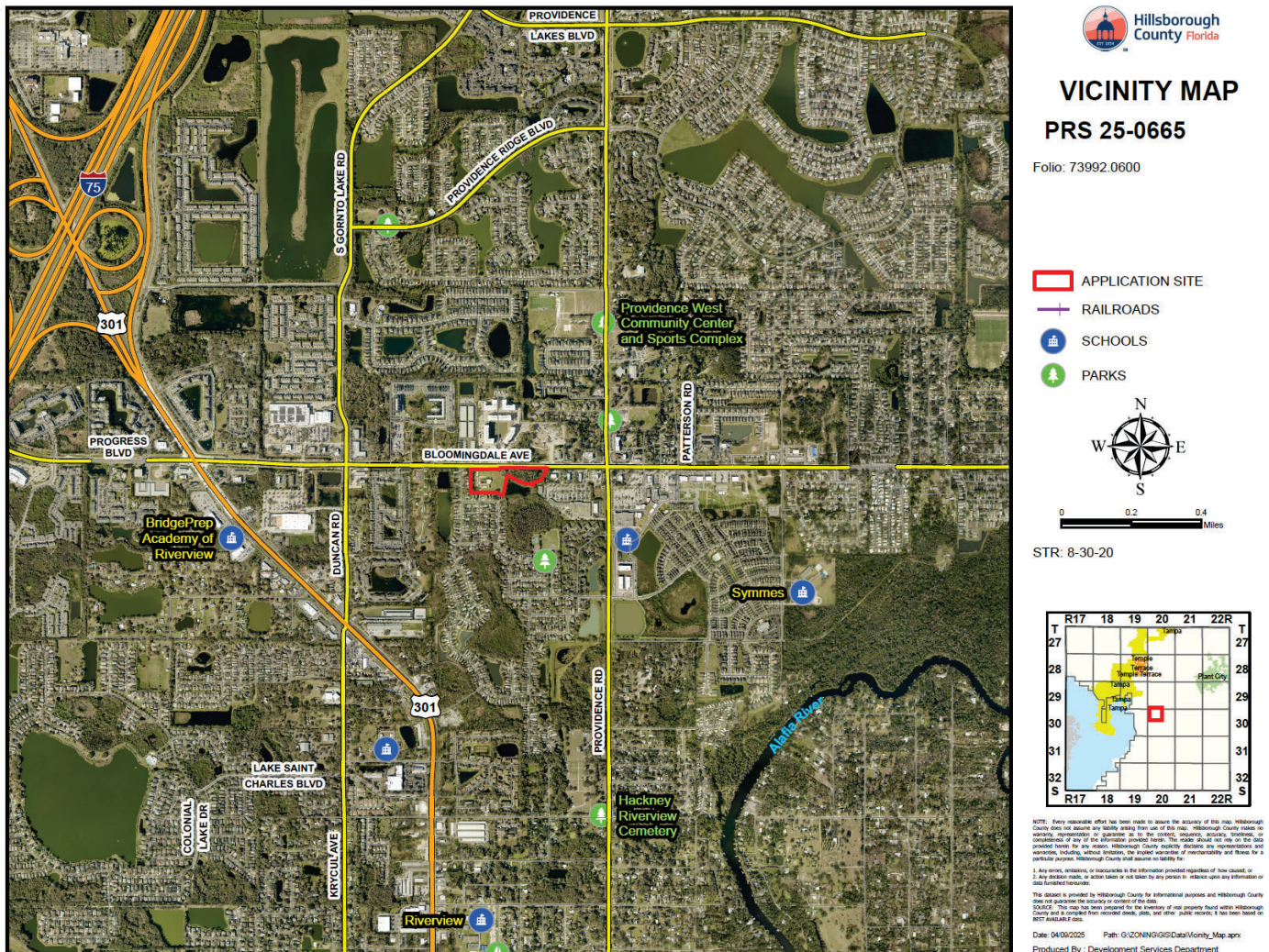
Existing Approval(s):	Proposed Modification(s):
Condition 1. - Permitted Uses: A maximum of 140,000 Sq. Ft. of PD-C(N) uses, 100,000 Sq. Ft. of PD-O uses, 400 single family units, and 615 multi-family units, 27,000 Sq. Ft. BPO uses, a dry cleaner (drop-off and pick-up only), a bank, a church and a childcare facility serving a maximum of 130 children.	Condition 1. - Proposed Uses: With the addition that Parcel A-1 shall also be permissible for a wireless communication support structure use generally in the northeast corner of the upland portion of the parcel.
The developer shall dedicate, prior to final plat approval or the issuance of any Zoning Compliance permits, whichever comes first, up to an additional 29 feet of right-of-way on the south side of Bloomingdale Avenue. This will provide part of the 118 feet of total right-of-way needed ultimately to accommodate a symmetrical 6-lane divided roadway section.	Removal of this condition.

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

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

### 2.1 Vicinity Map

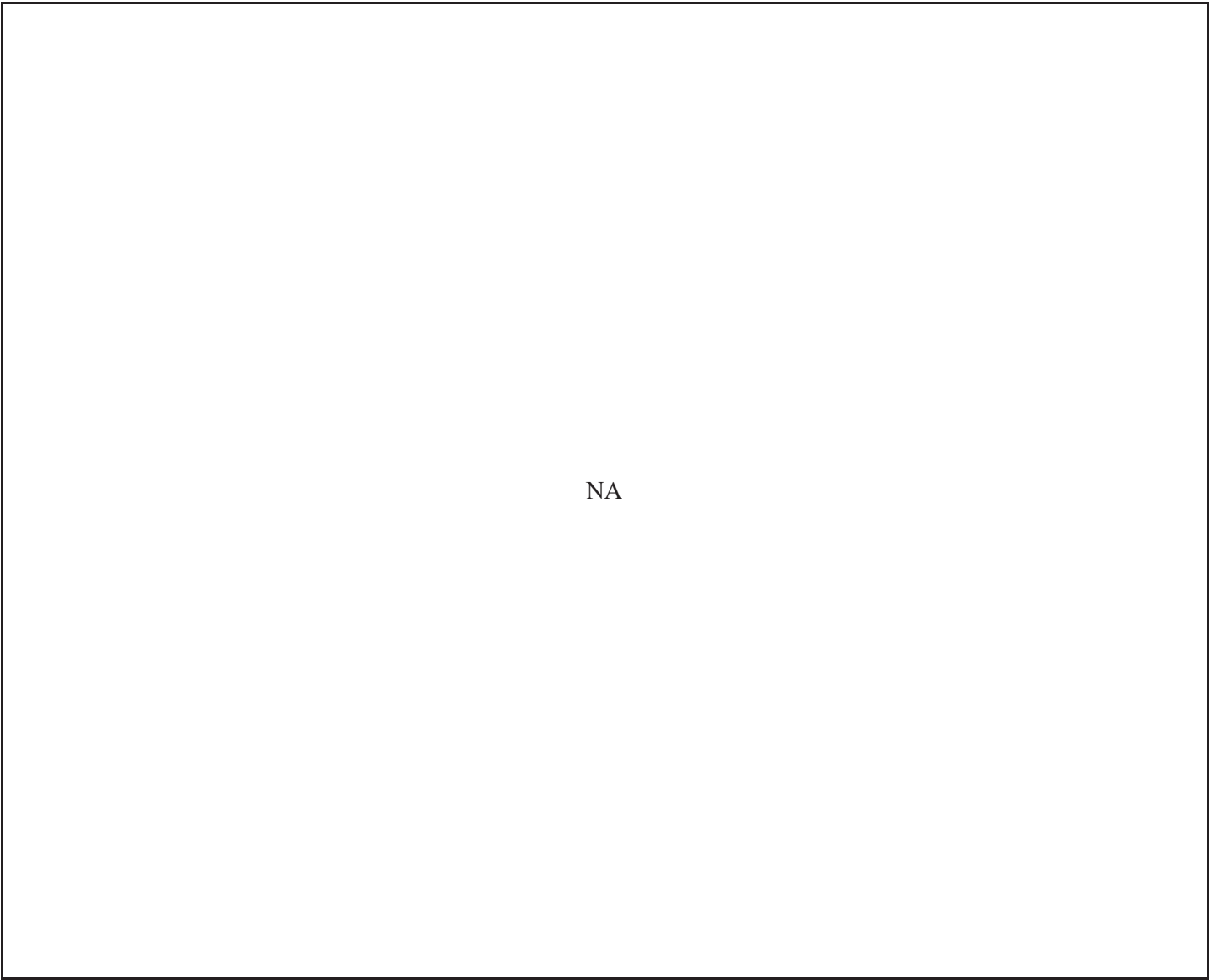


### Context of Surrounding Area:

The subject property is located on the south side of Bloomingdale Ave, between Duncan Rd to the west and Providence Rd to the east on the northern boundary of a mixed use Planned Development. The surrounding uses include a big box store, shopping center, landscaping nursery, office, self-storage facility, single family, and multi-family residential. The host parcel covers approximately 7.04 acres and has an existing church located on the western portion of the property.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



Subject Site Future Land Use Category:	NA
Maximum Density/F.A.R.:	NA
Typical Uses:	NA



**2.0 LAND USE MAP SET AND SUMMARY DATA****2.3 Immediate Area Map****ZONING MAP****PRS 25-0665**

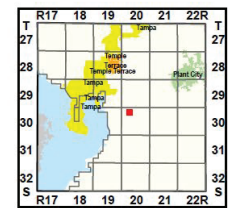
Folio: 73992.0600

- APPLICATION SITE
- ZONING BOUNDARY
- PARCELS
- SCHOOLS
- PARKS



0 240 480 Feet

STR: 8-30-20



NOTE: Every reasonable effort has been made to ensure the accuracy of this map. Hillsborough County does not warrant any liability arising out of the use of this map. Hillsborough County makes no warranty, representation or guarantee as to the content, negative accuracy, completeness, or timeliness of any of the information provided herein. The reader should not rely on the data provided herein for any reason. Hillsborough County explicitly disclaims any representation and warranty, including without limitation, the implied warranty of merchantability and fitness for a particular purpose. Readings, using this document is hereby.

1. Any errors, omissions, or inaccuracies in the information provided regardless of how reported or 2. Any decision made, or action taken or not taken by any person in reliance upon any information or data furnished hereunder.

Date: 04/09/2025 Path: G:\ZONING\GIS\Map\Zoning\_Map.aprx  
Produced By: Development Services Department

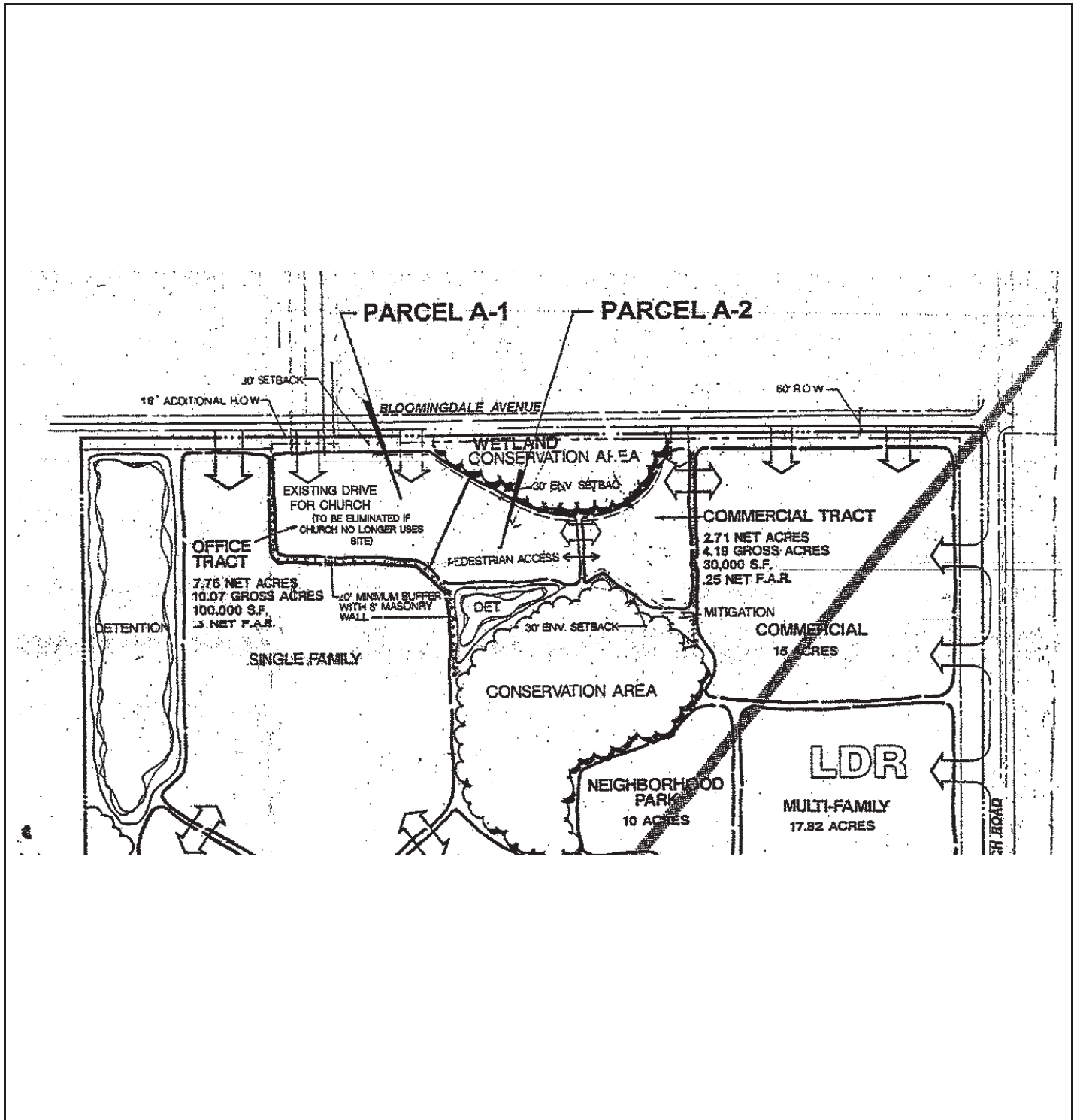
**Adjacent Zonings and Uses**

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD, CG(R)	NA/ FAR: 0.35, NA/ FAR: 0.20, 17.4 DU per acre/ FAR:NA	Office, self-storage facility, contractor's office with no open storage, multi-family	MINI WARE A, Contractor's Office, MFR CLASS A
South	PD	400 single family units, 615 multi-family units / FAR: NA	PD-C(N) uses, PD-O uses, BPO uses, dry cleaners, bank, a church, childcare facility, single family, and multi-family residential.	SINGLE FAMILY R
East	PD	400 single family units, 615 multi-family units / FAR: NA	PD-C(N) uses, PD-O uses, BPO uses, dry cleaners, bank, a church, childcare facility, single family, and multi-family residential.	STRIP CENTER
West	PD	400 single family units, 615 multi-family units / FAR: NA	PD-C(N) uses, PD-O uses, BPO uses, dry cleaners, bank, a church, childcare facility, single family, and multi-family residential.	SINGLE FAMILY R



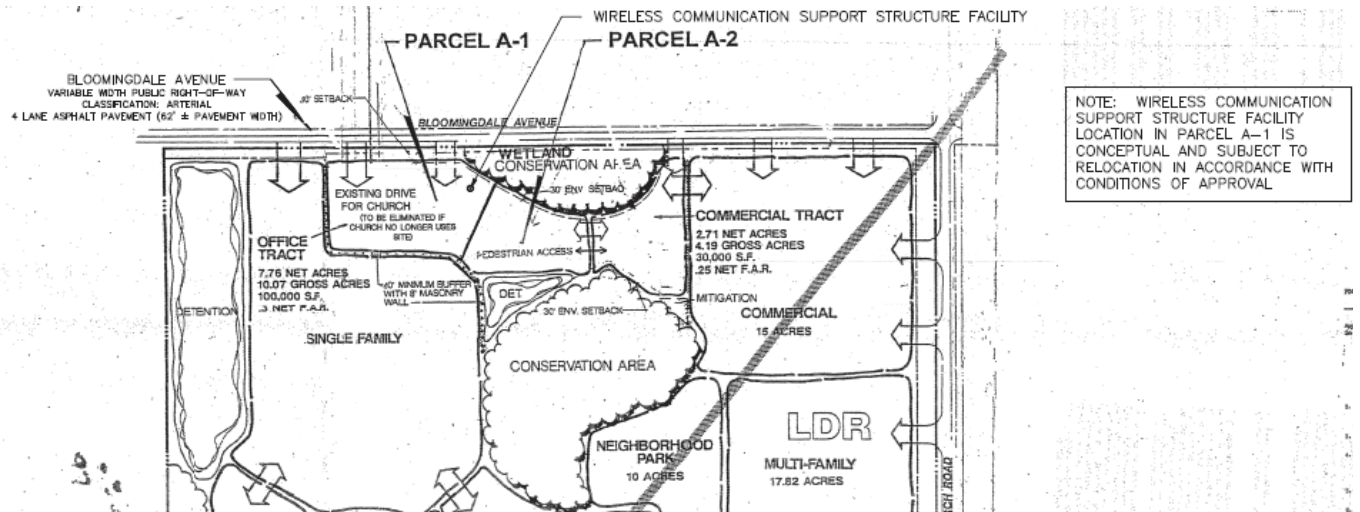
## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 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)





**APPLICATION NUMBER: PRS 25-0665**

ZHM HEARING DATE: NA

BOCC LUM MEETING DATE: June 10, 2025

Case Reviewer: Carolanne Peddle

**3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 OF STAFF REPORT)****Adjoining Roadways (check if applicable)**

Road Name	Classification	Current Conditions	Select Future Improvements
Bloomington Avenue	County Arterial - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements Not Required <input type="checkbox"/> Substandard Road Improvements Not Required <input type="checkbox"/> Other

**Project Trip Generation** ☒ Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing Zoning	2,199	138	215
Proposed Zoning	< 1	N/A	N/A
Difference (+/-)	+ < 1 (Negligible Change)	No Change	No Change

\*Trips reported are based on net new 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	X	Pedestrian & Vehicular	None	Meets LDC
South		None	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.
Notes:		

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

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Natural Resources	<input 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Check if Applicable: <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input checked="" 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
<b>Transportation</b> <input type="checkbox"/> Off-Site Improvement Determination Deferred    Fully <input checked="" type="checkbox"/> Partially <input type="checkbox"/> <input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-Site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Service Area/ Water &amp; Wastewater</b> <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Hillsborough County School Board</b> Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Impact/Mobility Fees</b>				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
<b>Planning Commission</b> <input type="checkbox"/> Meets Locational Criteria <input 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"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input type="checkbox"/> No	



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## **5.0 IMPLEMENTATION RECOMMENDATIONS**

### **5.1 Compatibility**

The subject property is located on the south side of Bloomingdale Ave, between Duncan Rd to the west and Providence Rd to the east on the northern boundary of a mixed use Planned Development. The surrounding uses include a big box store, shopping center, landscaping nursery, office, self-storage facility, single family, and multi-family residential. The host parcel covers approximately 7.04 acres and has an existing church located on the western portion of the property.

The proposed wireless communication structure will be located east of St. Matthews Anglican Church. The structure shall be camouflaged with a tree-type ("monopine") camouflage to reduce the visual impact to the surrounding areas. Due to the proposed location, the structure will be screened from view on the north and east by an area with dense trees, stormwater retention, and wetland conservation areas. To further screen the structure a proposed 20-foot buffer with Type B screening will be provided on the western and southern perimeters of the structure facing the church and residential uses.

As proposed, the tower would be more than 250 feet away from the nearest single-family residential property line to the south, approximately 400 feet away from the nearest single-family residential property line to the west, and approximately 200 feet from the nearest multi-family residential uses to the north further separated by Bloomingdale Ave.

### **5.2 Recommendation**

Based upon the above considerations, staff find the request is APPROVABLE, subject to conditions.

## 6.0 PROPOSED CONDITIONS

**Approval**-Approval of the request, subject to the conditions listed below, is based on the general site plan submitted May 08, 2025.

1. The development shall be approved for a maximum of 140,000 square feet of PD-C(N) uses, 100,000 square feet of PD-O uses (53,700 square feet on Parcel A-1 and 46,300 on Parcel A-2), 400 single family units, and 615 multi-family units. The parcel located at the southeast corner of the U.S. Highway 301/Bloomington Ridge Drive intersection shall be permitted a maximum of 27,000 square feet of floor space for BPO uses, a dry cleaners (drop-off and pick-up only), a bank, a church and a childcare facility serving a maximum of 130 children. A wireless communication support structure use may be permissible in Parcel A-1, generally in the northeast corner of the upland portion of the parcel.
2. The approved uses shall develop in accordance with the locational delineations shown on the General Development Plan, with the exception of Parcel "B" which may be adjusted appropriately to accommodate the Providence Road extension.
3. The childcare center shall develop in accordance with the supplemental design standards of the Land Development Code.
4. A wireless communication support structure on Parcel A-1 may develop in accordance with the supplemental design standards and procedures of the Land Development Code (Section 6.11.29), unless otherwise approved. Notwithstanding, the wireless communication tower shall have a minimum setback of 250 feet from the southern property boundary and 400 feet from the western property boundary. The wireless communication support structure shall be camouflaged with a tree-type camouflage ("monopine").

Maximum Height:	155-feet
Northern Setback for Tower:	30-feet
Southern Setback for Tower:	250-feet
Western Setback for Tower:	400-feet
Eastern Setback for Tower:	0-feet

45. The developer shall construct an eight feet high masonry wall, architecturally finished on both sides in areas delineated on the General Development Plan. Said wall shall be constructed prior to the issuance of any certificates of occupancy for the respective Parcel (A or B) that the wall will be screening.

- 45.1 Notwithstanding, no screening shall be required for Parcel A-1 if development is limited to a church with a maximum of 10,200 square feet of floor space. In such case, minimum building setback from the west and south site boundaries shall be 110 feet. Additionally, all parking areas shall be a minimum of 75 feet from the west and south site areas.
- 45.2 Construction of a wireless communications support structure on Parcel A-1 shall not require a wall to be constructed or buffering to be provided along the south or west property boundaries. However, a 20-foot buffer with Type B screening shall be required along south and west perimeter boundaries of the wireless communications support structure area.
- 45.23 Additionally, no wall shall be required along the northwest boundary of the multi-family tract in Parcel B if said tract is developed with detached single-family homes.

56. If developed as a unified office project, Parcel "A" shall be limited to a maximum of five structures and all structures shall be architecturally compatible.



~~67~~. The height, bulk, lot coverage and yard requirements of the RSC-9 Zoning District shall apply to the Single-family residential portion of the PD-MU, with the exception of the indicated northwest corner of the development which will conform to RSC-6 zoning restrictions. The multi-family residential parcels will conform to RMC-16 zoning restrictions. The commercial and official portions of the project shall be developed in accordance with CG zoning district standards unless otherwise required herein.

~~67.1~~ Notwithstanding, a rear setback of 15 feet and maximum lot coverage of 45 percent shall be permitted in single-family "Tract D," as identified in PRS 98-1401. Additionally, if the multi-family "Tract E" is developed with single-family homes, the following standards shall be allowed:

Minimum lot size:	4,000 square feet
Minimum lot width:	40 feet
Minimum front yard:	20 feet
Minimum side yard:	5 feet
Minimum rear yard:	15 feet
Maximum building height:	35 feet
Maximum lot coverage:	45 percent

~~67.2~~ If the multi-family "Tract E" as identified in PRS 98-1401 is developed with detached single-family homes, vehicular cross-access shall be provided with the adjacent tract to the north. Additionally, the design of the single-family development shall accommodate potential future cross-access with the adjacent property to the east via a paved roadway stub out to the tract boundary. Full access to U.S. 301 shall be required, subject to approval by the Florida Department of Transportation.

~~78~~. The buffering and screening shall be provided in accordance with the requirements of the Land Development Code unless otherwise stated herein.

~~89~~. The development may be allowed four access points onto Bloomingdale Avenue. Two to the commercial portion of the site, one to the office and one to the single family.

~~89.1~~ The eastern commercial drive shall be a minimum distance of 230 feet west from the edge of pavement of the intersection of Bloomingdale Avenue and Providence Road. Unless, otherwise approved by Hillsborough County, the radii for this commercial drive shall be, at a minimum, 40 feet, to accommodate a single-unit vehicle.

~~89.2~~ The western commercial drive shall be a minimum distance of 560 feet west from the edge of pavement of the intersection of Bloomingdale Avenue and Providence Road. Unless otherwise approved by Hillsborough County, the radii for this commercial drive shall be, at a minimum, 40 feet, to accommodate a single-unit vehicle.

~~89.3~~ The office driveway shall be a minimum distance of 330 feet west from the edge of pavement of the western commercial project drive.

~~910~~. The development may be allowed four access points onto Providence Road.

~~910.1~~ The northern drive shall be a minimum distance of 230 feet south of the edge of pavement of the intersection of Providence and Bloomingdale.

~~910.2~~ All other access points shall be, at a minimum, a distance of 330 feet between any other access point.

~~1011~~. If approved by FDOT, one access may be allowed on U.S. 301. This access shall be constructed in a manner as to allow traffic from the site to enter U.S. 301 at the proper elevation. This access shall be located along the

south western edge of Parcel "B." This access is intended to ultimately become the western connection of Providence Road, as shown on the 2010 Long Range Map.

- ~~11~~12. The applicant shall, at a minimum, construct an emergency access and drive between Parcel B and the single family to the north. This would ensure an access to both parcels if the access to Parcel B should ever be blocked.
- ~~12~~13. Prior to the issuance of Certificates of Occupancy for the commercial parcel(s) adjacent to Providence Road and north of the residential parcels, and subject to Hillsborough County approval, the developer shall provide, at his expense, left turn storage lanes of sufficient length to accommodate anticipated left turning traffic, for northbound to westbound traffic into the site, at each access to the commercial parcel(s), on Providence Road. Prior to detail site plan approval, the developer shall provide a traffic analysis, signed by a Professional Engineer, showing the amount of left turn storage needed to serve development traffic. The design and construction of these left turn lanes shall be approved by Hillsborough County Public Works.
- ~~13~~14. All roadway construction of said left turn lanes shall be completed with proper transitions, acceptable to Hillsborough County, from the widened section to the existing roadway pavement.

~~14. For those portions of the project which have not been platted or placed under contract with a third party prior to January 1, 1991 then, the applicant shall dedicate to Hillsborough County, prior to detail site plan approval, or within 90 days from the request of the County to coincide with roadway improvements, whichever comes first, up to 41 feet of right-of-way from the existing center line of construction of right-of-way on Bloomingdale Avenue, to accommodate for the future right-of-way as needed for an urban four lane divided collector in the IPD District (UL-2). This will be up to an additional 18 feet from the existing edge of right-of-way. As to those portions of the project which were platted or placed under contract prior to January 1, 1991 the developer shall be bound by the condition below:~~

~~15. For those portions of the project which have not been platted or placed under contract with a third party prior to January 1, 1991 then, the applicant shall dedicate to Hillsborough County, prior to detail site plan approval, or within 90 days from the request of the County to coincide with roadway improvements, whichever comes first, up to 41 feet of right-of-way from the existing center line of construction of right-of-way on Bloomingdale Avenue, to accommodate for the future right-of-way as needed for an urban four lane divided collector in the IPD District (UL-2). This will be up to an additional 18 feet from the existing edge of right-of-way. As to those portions of the project which were platted or placed under contract prior to January 1, 1991 the developer shall be bound by the condition below:~~

~~The developer shall dedicate, prior to final plat approval or the issuance of any Zoning Compliance permits, whichever comes first, up to an additional 29 feet of right-of-way on the south side of Bloomingdale Avenue. This will provide part of the 118 feet of total right-of-way needed ultimately to accommodate a symmetrical 6-lane divided roadway section.~~

Parcel A-1 shall be allowed one access connection onto Bloomingdale Avenue. The wireless communication support structure shall be accessed via the existing driveway utilized by the existing church. The developer of the wireless communication support structure shall record an ingress/egress easement over the area of shared access. At the time when the church use is removed from Parcel A-1 and the site is redeveloped for the PD permitted office uses, the existing driveway shall be closed and access for Parcel A-1 shall be relocated east to meet minimum access spacing standards. The developer of Parcel A-1 shall revise the ingress/egress easement for the wireless communication support structure to reflect the access relocation and the revised area of shared access. The developer of Parcel A-1 shall record the revised ingress/egress easement prior to site/construction plan approval for redevelopment.

16. The applicant shall dedicate to Hillsborough County, prior to detail site plan approval, of any portion of Parcel B,



or within 90 days from the request of the County to coincide with construction, whichever comes first, 176 feet for the future four lane divided collector along the southern edge of Parcel B. Hillsborough County shall have until February 1, 1992 to determine the feasibility of this roadway alignment. If it is determined not to be feasible, the applicant wish to develop any portion of Parcel B before said feasibility study is complete, he may do so without dedicating the right-of-way, but the right-of-way must be "reserved" and left undisturbed until a determination is made on the feasibility of the alignment. If the alignment is determined to be feasible, the owner/applicant shall, within 90 days of request by the county, dedicate said right-of-way to the County.

17. The applicant shall provide commercial to commercial internal access to any existing or future commercial outparcel on the site.
18. All internal access to the driveways must be a minimum of 100 feet from the edge of pavement of the public roadway except where previously approved and constructed.
19. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.
20. The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
21. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
22. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.
23. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the condition of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas.
24. 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.
25. 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.
26. 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.

1927. Development must be in accordance with all applicable regulations in the Hillsborough County Land Development Code and in accordance with all other applicable regulations and ordinances, including the Subdivision Regulations.
2028. Within ninety days of approval of ~~MM-00-0831~~ PRS 25-0665 by the Hillsborough County Board of. County Commissioners, the developer shall submit to the ~~Planning and Growth Management~~ Development Services Department a revised General Development Site Plan for certification reflecting all the conditions outlined above.

**Zoning Administrator Sign Off:**

*J. Brian Grady*

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

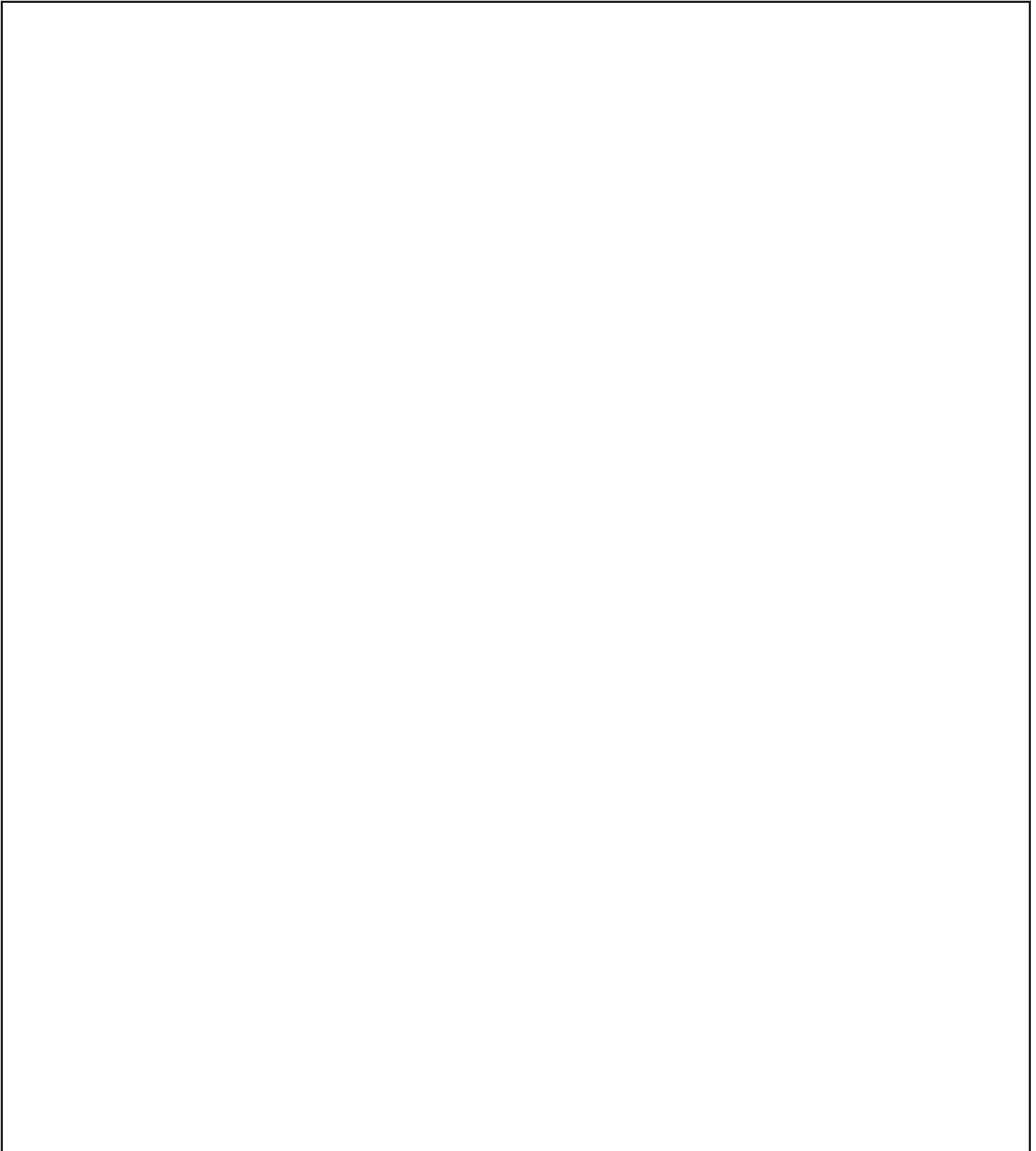
Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are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

## 8.0 SITE PLANS (FULL)

### 8.1 Approved Site Plan (Full)







## **8.0 SITE PLANS (FULL)**

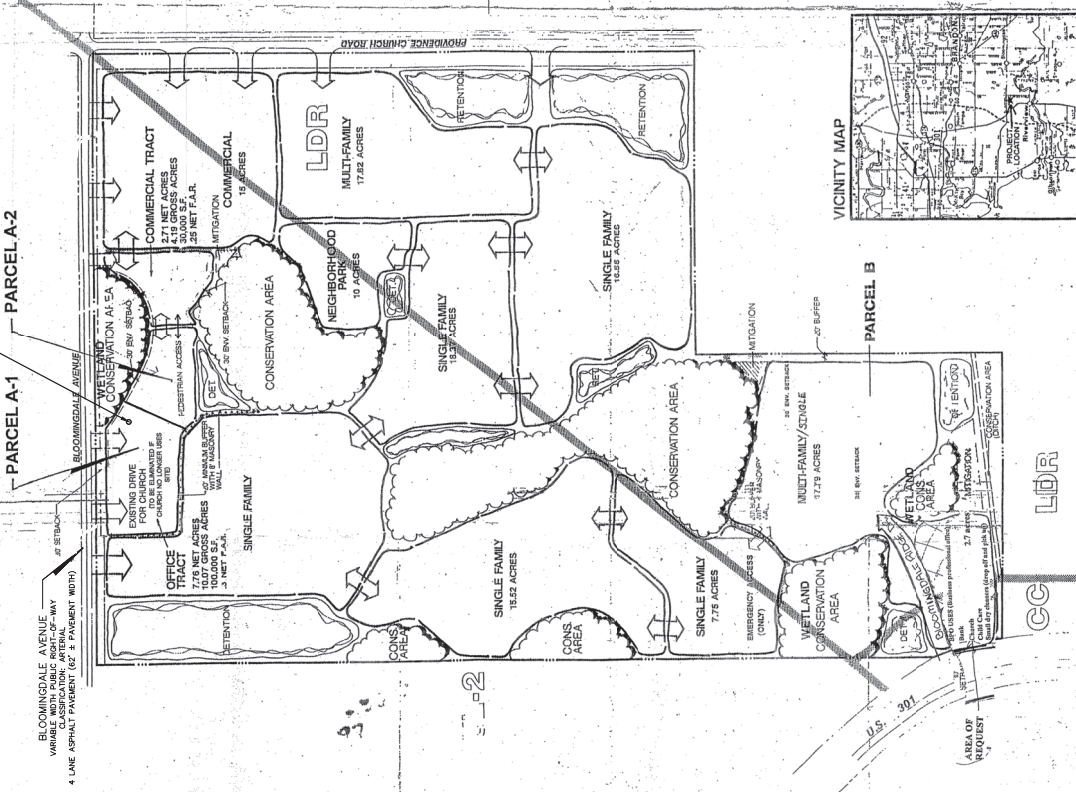
### **8.2 Proposed Site Plan (Full)**



# BLOOMINGDALE HILLS DEVCO DEVELOPMENT CORP.

NOTE: WIRELESS COMMUNICATION  
SUPPORT STRUCTURE A-1 IS  
CONCEPTUAL AND SUBJECT TO  
RELOCATION IN ACCORDANCE WITH  
CONDITIONS OF APPROVAL

WIRELESS COMMUNICATION SUPPORT STRUCTURE FACILITY  
PARCEL A-2



NOTE: CHANGE AND MITIGATION AREAS IN  
PARCELS A & B ARE CONCEPTUAL  
AND SUBJECT TO RELOCATION

## DAMES & MOORE

CIVIL ENGINEERING/WATER RESOURCES/WASTE MANAGEMENT

### FINAL CONDITIONS OF APPROVAL

1. THE PROJECT SHALL BE DEVELOPED IN ACCORDANCE WITH THE ZONING ORDINANCES OF THE CITY OF BLOOMINGDALE, ILLINOIS, AND THE SUBDIVISION MAP ACT.

2. THE PROJECT SHALL BE DEVELOPED IN ACCORDANCE WITH THE FLOOD DAMAGE PREVENTION ACT AND THE NATIONAL FLOOD INSURANCE PROGRAM ACT.

3. THE PROJECT SHALL BE DEVELOPED IN ACCORDANCE WITH THE WETLANDS Delineation Manual and the Wetlands Delineation Form.

4. THE PROJECT SHALL BE DEVELOPED IN ACCORDANCE WITH THE NEPA AND THE CEQ Act.

5. THE PROJECT SHALL BE DEVELOPED IN ACCORDANCE WITH THE RCRA AND THE CERCLA Act.

6. THE PROJECT SHALL BE DEVELOPED IN ACCORDANCE WITH THE CWA AND THE CAA Act.

7. THE PROJECT SHALL BE DEVELOPED IN ACCORDANCE WITH THE CAA Act.

8. THE PROJECT SHALL BE DEVELOPED IN ACCORDANCE WITH THE CAA Act.

9. THE PROJECT SHALL BE DEVELOPED IN ACCORDANCE WITH THE CAA Act.

10. THE PROJECT SHALL BE DEVELOPED IN ACCORDANCE WITH THE CAA Act.

### LAND USE SCHEDULE

LAND USE	NET ACRES	UNITS/SQ. FT.
NEIGHBORHOOD COMMERCIAL	17.71	140,000 sq. ft.
OFFICE USE (LDR)	2.70	21,000 sq. ft.
OFFICE USE (CC)	2.70	900,000 sq. ft.
MULTI-FAMILY	23.10	815 units
SINGLE FAMILY	64.27	400 units
NEIGHBORHOOD PARK	6.00	
CONSERVATION	23.88	
ENVIRONMENTAL RETENTION	39.22	
ADDITIONAL R.O.W.	3.00	
TOTAL	197.56 ACRES	

RECEIVED  
JAN 07 2008  
KING ENGINEERING ASSOCIATES, INC.

WIRELESS COMMUNICATIONS SUPPORT STRUCTURE

PARCEL A-1 7.04 ACRES  
PARCEL A-2 190.52 ACRES

21000-01-0000

21000-01-0000

21000-01-0000

RECEIVED BY:  
KING ENGINEERING ASSOCIATES, INC.  
MARCH 18, 1992

Revised for Woodward Homes on May 1, 2000

**9.0 FULL TRANSPORTATION REPORT (see following pages)**



## AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 05/14/2025

REVIEWER: Jessica Kowal, MPA, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA: RV

PETITION NO: PRS 25-0665

☐

This agency has no comments.

☐

This agency has no objection.

☒

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

☐

This agency objects for the reasons set forth below.

### **CONDITIONS OF APPROVAL**

#### **Revised Conditions**

~~15. For those portions of the project which have not been platted or placed under contract with a third party prior to January 1, 1991 then, the applicant shall dedicate to Hillsborough County, prior to detail site plan approval, or within 90 days from the request of the County to coincide with roadway improvements, whichever comes first, up to 41 feet of right of way from the existing center line of construction of right of way on Bloomingdale Avenue, to accommodate for the future right of way as needed for an urban four lane divided collector in the IPD District (UL-2). This will be up to an additional 18 feet from the existing edge of right of way. As to those portions of the project which were platted or placed under contract prior to January 1, 1991 the developer shall be bound by the condition below:~~

~~The developer shall dedicate, prior to final plat approval or the issuance of any Zoning Compliance permits, whichever comes first, up to an additional 29 feet of right of way on the south side of Bloomingdale Avenue. This will provide part of the 118 feet of total right of way needed ultimately to accommodate a symmetrical 6 lane divided roadway section.~~

#### **New Conditions**

- Parcel A-1 shall be allowed one access connection onto Bloomingdale Avenue. The wireless communication support structure shall be accessed via the existing driveway utilized by the existing church. The developer of the wireless communication support structure shall record an ingress/egress easement over the area of shared access. At the time when the church use is removed from Parcel A-1 and the site is redeveloped for the PD permitted office uses, the existing driveway shall be closed and access for Parcel A-1 shall be relocated east to meet minimum access spacing standards. The developer of Parcel A-1 shall revise the ingress/egress easement for the wireless communication support structure to reflect the access relocation and the revised area of shared access. The developer of Parcel A-1 shall record the revised ingress/egress easement prior to site/construction plan approval for redevelopment.

### **PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting a minor modification, also known as a Personal Appearance (PRS) to a Planned Development (PD) 86-103, most recently modified by PRS 06-0362. The affected PD

modification area, Parcel A-1, has been developed for a church and is approved for entitlements which permit a maximum of 53,700 square feet of office uses.

The applicant is proposing to add a wireless communication support structure on Parcel A-1 and is proposing to remove the existing condition regarding right of way dedication for Bloomingdale Avenue to accommodate a 6-lane roadway. As Bloomingdale Avenue is no longer planned to be widened to 6 lanes, the condition is no longer needed.

Parcel A-1 contains a church with existing access to Bloomingdale Avenue. The existing church driveway is approximately 220 feet east of Crickethollow Drive which does not meet LDC Section 6.04.07 minimum spacing standards of 245 feet. As such, the PD requires the existing driveway to be relocated east when the parcel is redeveloped for the permitted office uses to meet the minimum spacing requirements.

Consistent with Section 6.2.1.C of the Development Review Procedures Manual (DRPM) the applicant was not required to submit trip generation and site access for the project, since the proposed modification will not alter trip impacts to/from the site.

### **Trip Generation Analysis**

Staff has provided below the trips potentially generated under the approved/proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's *Trip Generation Manual, 11th Edition* and Applicant's statements regarding trips generated by cell tower maintenance.

Approved: \*

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 53,700 square feet of Medical-Dental Office (ITE LUC 720)	2,199	138	215

Proposed Uses: \*

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, Wireless Communication Support Structure (ITE LUC N/A)	< 1	N/A	N/A
PD, 53,700 square feet of Medical-Dental Office (ITE LUC 720)	2,199	138	215

Trip Generation Difference: \*

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference</b>	<b>+ &lt; 1</b>	<b>No Change</b>	<b>No Change</b>

\* Trip generation provided only for Parcel A-1 of the Planned Development.

### **TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

The subject modification area has frontage on Bloomingdale Avenue.

Bloomington Avenue is a 4-lane, undivided, urban Hillsborough County maintained arterial roadway. The roadway is characterized by +/- 62 feet of pavement in good condition, 5-foot sidewalks on both sides of the roadway, no bike lanes on either side of the roadway within the vicinity of the proposed project, and within a minimum 95 feet of right of way. Bloomington Avenue is not on the Corridor Preservation Plan.

#### **SITE ACCESS**

Parcel A-1 has existing access to Bloomington Avenue for the church and, if approved, this zoning modification would permit the addition of a wireless communication support structure on Parcel A-1 that would share the existing church access.

#### **ROADWAY LEVEL OF SERVICE (LOS) INFORMATION**

The roadway level of service provided for Bloomington Avenue is for information purposes only.

Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr. Directional LOS
Bloomington Avenue	Gornto Lake Road	Kings Avenue	D	D

Source: [2020 Hillsborough County Level of Service \(LOS\) Report](#)

## Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Bloomington Avenue	County Arterial - Urban	4 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements Not Required <input type="checkbox"/> Substandard Road Improvements Not Required <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 Zoning	2,199	138	215
Proposed Zoning	< 1	N/A	N/A
Difference (+/-)	+ < 1 (Negligible Change)	No Change	No Change

\*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	X	Pedestrian & Vehicular	None	Meets LDC
South		None	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.
Notes:		

### 4.0 Additional Site Information & Agency Comments Summary

Transportation	Objections	Conditions Requested	Additional Information/Comments
<input type="checkbox"/> Off-Site Improvement Determination Deferred Fully <input checked="" type="checkbox"/> Partially <input type="checkbox"/> <input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-Site Improvements Provided	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	



**CURRENTLY  
APPROVED**



8515 Palm River Road • Tampa, Florida 33618 • (813) 621-7841  
E-mail: mail@leec.com • Web: www.leec.com • Fax: (813) 621-6761

December 12, 2005

Ms. Paula Harvey  
Hillsborough County Zoning Department  
601 East Kennedy Boulevard  
Tampa, Florida 33602

Re: ST. MATTHEWS CHURCH  
ADDITIONAL BUILDING  
Folio #73992.0600  
Petition #86-103 (MM 00-0831-GR)  
Jn: 2040054


Dear Ms. Harvey:

As previously discussed we are requesting administrative approval for the modification to the zoning plan for the existing church driveway. The existing drive has been shown on the rezoning plan and labeled "Existing Drive for Church". It is our understanding that this access point may only be used by the church, and if the use of the property changes in the future, this access point will no longer be allowed.

Enclosed is Check No. 1642 in the amount of \$35.00 for review fee, application, deed, zoning conditions, and revised general development plan for your use.

If you should have any questions or require additional information, please do not hesitate to contact our office.

Sincerely  
LANDMARK ENGINEERING &  
SURVEYING CORPORATION



E. Everett Morrow, PE  
Vice President

EEM/lrp  
Enclosures

RECEIVED

DEC 13 2005  
ADMIN P&GM

06-0456

AMENDED  
FINAL CONDITIONS  
OF APPROVAL

PETITION NUMBER: MM 00-0831-GR (86-103)  
BOCC MEETING DATE: September 12, 2000  
DATE TYPED: September 18, 2000

**Approval**—Approval, subject to the conditions listed below, is based on site plan received May 23, 2000.

1. The development shall be approved for a maximum of 140,000 square feet of PD-C(N) uses, 100,000 square feet of PD-O uses (53,700 square feet on Parcel A-1 and 46,300 on Parcel A-2), 400 single family units, and 615 multi-family units. The parcel located at the southeast corner of the U.S. Highway 301/Bloomington Ridge Drive intersection shall be permitted a maximum of 27,000 square feet of floor space for BPO uses, a dry cleaners (drop-off and pick-up only), a bank, a church and a child care facility serving a maximum of 130 children.
2. The approved uses shall develop in accordance with the locational delineations shown on the General Development Plan, with the exception of Parcel "B" which may be adjusted appropriately to accommodate the Providence Road extension.
3. The child care center shall develop in accordance with the supplemental design standards of the Land Development Code.
4. The developer shall construct an eight feet high masonry wall, architecturally finished on both sides in areas delineated on the General Development Plan. Said wall shall be constructed prior to the issuance of any certificates of occupancy for the respective Parcel (A or B) that the wall will be screening.
  - 4.1 Notwithstanding, no screening shall be required for Parcel A-1 if development is limited to a church with a maximum of 10,200 square feet of floor space. In such case, minimum building setback from the west and south site boundaries shall be 110 feet. Additionally, all parking areas shall be a minimum of 75 feet from the west and south site areas.
  - 4.2 Additionally, no wall shall be required along the northwest boundary of the multi-family tract in Parcel B if said tract is developed with detached single-family homes.
5. If developed as a unified office project, Parcel "A" shall be limited to a maximum of five structures and all structures shall be architecturally compatible.
6. The height, bulk, lot coverage and yard requirements of the RSC-9 Zoning District shall apply to the Single-family residential portion of the PD-MU, with the exception of the indicated northwest corner of the development which will conform to RSC-6 zoning restrictions. The multi-family residential parcels will conform to RMC-16 zoning restrictions. The commercial and official portions of the project shall be developed in accordance with CG zoning district standards unless otherwise required herein.

AMENDED  
FINAL CONDITIONS  
OF APPROVAL

PETITION NUMBER: MM 00-0831-GR (86-103)  
BOCC MEETING DATE: September 12, 2000  
DATE TYPED: September 18, 2000

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- 6.1 Notwithstanding, a rear setback of 15 feet and maximum lot coverage of 45 percent shall be permitted in single-family "Tract D," as identified in PRS 98-1401. Additionally, if the multi-family "Tract E" is developed with single-family homes, the following standards shall be allowed:

Minimum lot size:	4,000 square feet
Minimum lot width:	40 feet
Minimum front yard:	20 feet
Minimum side yard:	5 feet
Minimum rear yard:	15 feet
Maximum building height:	35 feet
Maximum lot coverage:	45 percent

- 6.2 If the multi-family "Tract E" as identified in PRS 98-1401 is developed with detached single-family homes, vehicular cross-access shall be provided with the adjacent tract to the north. Additionally, the design of the single-family development shall accommodate potential future cross-access with the adjacent property to the east via a paved roadway stub out to the tract boundary. Full access to U.S. 301 shall be required, subject to approval by the Florida Department of Transportation.
7. The buffering and screening shall be provided in accordance with the requirements of the Land Development Code unless otherwise stated herein.
8. The development may be allowed four access points onto Bloomingdale Avenue. Two to the commercial portion of the site, one to the office and one to the single family.
- 8.1 The eastern commercial drive shall be a minimum distance of 230 feet west from the edge of pavement of the intersection of Bloomingdale Avenue and Providence Road. Unless, otherwise approved by Hillsborough County, the radii for this commercial drive shall be, at a minimum, 40 feet, to accommodate a single-unit vehicle.
- 8.2 The western commercial drive shall be a minimum distance of 560 feet west from the edge of pavement of the intersection of Bloomingdale Avenue and Providence Road. Unless otherwise approved by Hillsborough County, the radii for this commercial drive shall be, at a minimum, 40 feet, to accommodate a single-unit vehicle.
- 8.3 The office driveway shall be a minimum distance of 330 feet west from the edge of pavement of the western commercial project drive.
9. The development may be allowed four access points onto Providence Road.
- 9.1. The northern drive shall be a minimum distance of 230 feet south of the edge of pavement of the intersection of Providence and Bloomingdale.



AMENDED  
FINAL CONDITIONS  
OF APPROVAL

PETITION NUMBER: MM 00-0831-GR (86-103)  
BOCC MEETING DATE: September 12, 2000  
DATE TYPED: September 18, 2000

---

- 9.2. All other access points shall be, at a minimum, a distance of 330 feet between any other access point.
10. If approved by FDOT, one access may be allowed on U.S. 301. This access shall be constructed in a manner as to allow traffic from the site to enter U.S. 301 at the proper elevation. This access shall be located along the south western edge of Parcel "B". This access is intended to ultimately become the western connection of Providence Road, as shown on the 2010 Long Range Map.
11. The applicant shall, at a minimum, construct an emergency access and drive between Parcel B and the single family to the north. This would ensure an access to both parcels if the access to Parcel B should ever be blocked.
12. Prior to the issuance of Certificates of Occupancy for the commercial parcel(s) adjacent to Providence Road and north of the residential parcels, and subject to Hillsborough County approval, the developer shall provide, at his expense, left turn storage lanes of sufficient length to accommodate anticipated left turning traffic, for northbound to westbound traffic into the site, at each access to the commercial parcel(s), on Providence Road. Prior to detail site plan approval, the developer shall provide a traffic analysis, signed by a Professional Engineer, showing the amount of left turn storage needed to serve development traffic. The design and construction of these left turn lanes shall be approved by Hillsborough County Public Works.
13. All roadway construction of said left turn lanes shall be completed with proper transitions, acceptable to Hillsborough County, from the widened section to the existing roadway pavement.
14. For those portions of the project which have not been platted or placed under contract with a third party prior to January 1, 1991 then, the applicant shall dedicate to Hillsborough County, prior to detail site plan approval, or within 90 days from the request of the County to coincide with roadway improvements, whichever comes first, up to 41 feet of right-of-way from the existing center line of construction of right-of-way on Bloomingdale Avenue, to accommodate for the future right-of-way as needed for an urban four lane divided collector in the IPD District (UL-2). This will be up to an additional 18 feet from the existing edge of right-of-way. As to those portions of the project which were platted or placed under contract prior to January 1, 1991 the developer shall be bound by the condition below:
15. For those portions of the project which have not been platted or placed under contract with a third party prior to January 1, 1991 then, the applicant shall dedicate to Hillsborough County, prior to detail site plan approval, or within 90 days from the request of the County to coincide with roadway improvements, whichever comes first, up to 41 feet of right-of-way from the existing center line of construction of right-of-way on Bloomingdale Avenue, to accommodate for the future right-of-way as needed for an urban four lane divided collector in the IPD District (UL-2). This will be up to an additional 18 feet from the existing edge of right-of-way. As to those portions of the project which were platted or placed under contract prior to January 1, 1991 the developer shall be bound by the condition below:

AMENDED  
FINAL CONDITIONS  
OF APPROVAL

PETITION NUMBER: MM 00-0831-GR (86-103)  
BOCC MEETING DATE: September 12, 2000  
DATE TYPED: September 18, 2000

---

The developer shall dedicate, prior to final plat approval or the issuance of any Zoning Compliance permits, whichever comes first, up to an additional 29 feet of right-of-way on the south side of Bloomingdale Avenue. This will provide part of the 118 feet of total right-of-way needed ultimately to accommodate a symmetrical 6-lane divided roadway section.

16. The applicant shall dedicate to Hillsborough County, prior to detail site plan approval, of any portion of Parcel B, or within 90 days from the request of the County to coincide with construction, whichever comes first, 176 feet for the future four lane divided collector along the southern edge of Parcel B. Hillsborough County shall have until February 1, 1992 to determine the feasibility of this roadway alignment. If it is determined not to be feasible, the applicant wish to develop any portion of Parcel B before said feasibility study is complete, he may do so without dedicating the right-of-way, but the right-of-way must be "reserved" and left undisturbed until a determination is made on the feasibility of the alignment. If the alignment is determined to be feasible, the owner/applicant shall, within 90 days of request by the county, dedicate said right-of-way to the County.
17. The applicant shall provide commercial to commercial internal access to any existing or future commercial outparcels on the site.
18. All internal access to the driveways must be a minimum of 100 feet from the edge of pavement of the public roadway except where previously approved and constructed.
19. Development must be in accordance with all applicable regulations in the Hillsborough County Land Development Code and in accordance with all other applicable regulations and ordinances, including the Subdivision Regulations.
20. Within ninety days of approval of MM 00-0831 by the Hillsborough County Board of County Commissioners, the developer shall submit to the Planning and Growth Management Department a revised General Development Site Plan for certification reflecting all the conditions outlined above.



# **AGENCY COMMENTS**

## AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 05/14/2025

REVIEWER: Jessica Kowal, MPA, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA: RV

PETITION NO: PRS 25-0665

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

### **CONDITIONS OF APPROVAL**

#### **Revised Conditions**

~~15. For those portions of the project which have not been platted or placed under contract with a third party prior to January 1, 1991 then, the applicant shall dedicate to Hillsborough County, prior to detail site plan approval, or within 90 days from the request of the County to coincide with roadway improvements, whichever comes first, up to 41 feet of right of way from the existing center line of construction of right of way on Bloomingdale Avenue, to accommodate for the future right of way as needed for an urban four lane divided collector in the IPD District (UL-2). This will be up to an additional 18 feet from the existing edge of right of way. As to those portions of the project which were platted or placed under contract prior to January 1, 1991 the developer shall be bound by the condition below:~~

~~The developer shall dedicate, prior to final plat approval or the issuance of any Zoning Compliance permits, whichever comes first, up to an additional 29 feet of right of way on the south side of Bloomingdale Avenue. This will provide part of the 118 feet of total right of way needed ultimately to accommodate a symmetrical 6 lane divided roadway section.~~

#### **New Conditions**

- Parcel A-1 shall be allowed one access connection onto Bloomingdale Avenue. The wireless communication support structure shall be accessed via the existing driveway utilized by the existing church. The developer of the wireless communication support structure shall record an ingress/egress easement over the area of shared access. At the time when the church use is removed from Parcel A-1 and the site is redeveloped for the PD permitted office uses, the existing driveway shall be closed and access for Parcel A-1 shall be relocated east to meet minimum access spacing standards. The developer of Parcel A-1 shall revise the ingress/egress easement for the wireless communication support structure to reflect the access relocation and the revised area of shared access. The developer of Parcel A-1 shall record the revised ingress/egress easement prior to site/construction plan approval for redevelopment.

### **PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting a minor modification, also known as a Personal Appearance (PRS) to a Planned Development (PD) 86-103, most recently modified by PRS 06-0362. The affected PD

modification area, Parcel A-1, has been developed for a church and is approved for entitlements which permit a maximum of 53,700 square feet of office uses.

The applicant is proposing to add a wireless communication support structure on Parcel A-1 and is proposing to remove the existing condition regarding right of way dedication for Bloomingdale Avenue to accommodate a 6-lane roadway. As Bloomingdale Avenue is no longer planned to be widened to 6 lanes, the condition is no longer needed.

Parcel A-1 contains a church with existing access to Bloomingdale Avenue. The existing church driveway is approximately 220 feet east of Crickethollow Drive which does not meet LDC Section 6.04.07 minimum spacing standards of 245 feet. As such, the PD requires the existing driveway to be relocated east when the parcel is redeveloped for the permitted office uses to meet the minimum spacing requirements.

Consistent with Section 6.2.1.C of the Development Review Procedures Manual (DRPM) the applicant was not required to submit trip generation and site access for the project, since the proposed modification will not alter trip impacts to/from the site.

### **Trip Generation Analysis**

Staff has provided below the trips potentially generated under the approved/proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's *Trip Generation Manual, 11th Edition* and Applicant's statements regarding trips generated by cell tower maintenance.

Approved: \*

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 53,700 square feet of Medical-Dental Office (ITE LUC 720)	2,199	138	215

Proposed Uses: \*

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, Wireless Communication Support Structure (ITE LUC N/A)	< 1	N/A	N/A
PD, 53,700 square feet of Medical-Dental Office (ITE LUC 720)	2,199	138	215

Trip Generation Difference: \*

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference</b>	<b>+ &lt; 1</b>	<b>No Change</b>	<b>No Change</b>

\* Trip generation provided only for Parcel A-1 of the Planned Development.

### **TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

The subject modification area has frontage on Bloomingdale Avenue.



Bloomington Avenue is a 4-lane, undivided, urban Hillsborough County maintained arterial roadway. The roadway is characterized by +/- 62 feet of pavement in good condition, 5-foot sidewalks on both sides of the roadway, no bike lanes on either side of the roadway within the vicinity of the proposed project, and within a minimum 95 feet of right of way. Bloomington Avenue is not on the Corridor Preservation Plan.

#### **SITE ACCESS**

Parcel A-1 has existing access to Bloomington Avenue for the church and, if approved, this zoning modification would permit the addition of a wireless communication support structure on Parcel A-1 that would share the existing church access.

#### **ROADWAY LEVEL OF SERVICE (LOS) INFORMATION**

The roadway level of service provided for Bloomington Avenue is for information purposes only.

Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr. Directional LOS
Bloomington Avenue	Gornto Lake Road	Kings Avenue	D	D

Source: [2020 Hillsborough County Level of Service \(LOS\) Report](#)

## Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Bloomington Avenue	County Arterial - Urban	4 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements Not Required <input type="checkbox"/> Substandard Road Improvements Not Required <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 Zoning	2,199	138	215
Proposed Zoning	< 1	N/A	N/A
Difference (+/-)	+ < 1 (Negligible Change)	No Change	No Change

\*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	X	Pedestrian & Vehicular	None	Meets LDC
South		None	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.
Notes:		

### 4.0 Additional Site Information & Agency Comments Summary

Transportation	Objections	Conditions Requested	Additional Information/Comments
<input type="checkbox"/> Off-Site Improvement Determination Deferred Fully <input checked="" type="checkbox"/> Partially <input type="checkbox"/> <input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-Site Improvements Provided	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

## COMMISSION

Gwendolyn "Gwen" W. Myers CHAIR  
Harry Cohen VICE-CHAIR  
Chris Boles  
Donna Cameron Cepeda  
Ken Hagan  
Christine Miller  
Joshua Wostal



## DIRECTORS

Janet D. Lorton EXECUTIVE DIRECTOR  
Elaine S. DeLeeuw ADMIN DIVISION  
Sam Elrabi, P.E. WATER DIVISION  
Diana M. Lee, P.E. AIR DIVISION  
Michael Lynch WETLANDS DIVISION  
Rick Muratti, Esq. LEGAL DEPT  
Steffanie L. Wickham WASTE DIVISION

### AGENCY COMMENT SHEET

REZONING	
<b>HEARING DATE:</b> June 10, 2025	<b>COMMENT DATE:</b> May 2, 2025
<b>PETITION NO.:</b> 25-0665	<b>PROPERTY ADDRESS:</b> 10701 Bloomingdale Avenue, Riverview
<b>EPC REVIEWER:</b> Kelly M. Holland	<b>FOLIO #:</b> 0739920600
<b>CONTACT INFORMATION:</b> (813) 627-2600 x 1222	<b>STR:</b> 08-30S-20E
<b>EMAIL:</b> <a href="mailto:hollandk@epchc.org">hollandk@epchc.org</a>	
<b>REQUESTED ZONING:</b> Minor Modification to an existing PD	
FINDINGS	
<b>WETLANDS PRESENT</b>	YES
<b>SITE INSPECTION DATE</b>	NA
<b>WETLAND LINE VALIDITY</b>	EXPIRED
<b>WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)</b>	A forested wetland appears to exist in the northeastern portion of the property.
<p>The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:</p> <ul style="list-style-type: none"><li>• Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.</li><li>• The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.</li><li>• Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The</li></ul>	

*Environmental Excellence in a Changing World*

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

wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).

- Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.

**INFORMATIONAL COMMENTS:**

The following specific comments are made for informational purposes only and to provide guidance as to the EPC review process. However, future EPC staff review is not limited to the following, regardless of the obviousness of the concern as raised by the general site plan and EPC staff may identify other legitimate concerns at any time prior to final project approval.

- The subject property may contain wetland/OSW areas, which have not been delineated. Knowledge of the actual extent of the wetland and OSW are necessary in order to verify the avoidance of wetland impacts pursuant to Chapter 1-11. Prior to the issuance of any building or land alteration permits or other development, the wetlands/OSWs must be field delineated in their entirety by EPC staff or Southwest Florida Water Management District staff (SWFWMD) and the wetland line surveyed. Once delineated, surveys must be submitted for review and formal approval by EPC staff.
- Chapter 1-11 prohibits wetland impacts unless they are necessary for reasonable use of the property. Staff of the EPC recommends that this requirement be taken into account during the earliest stages of site design so that wetland impacts are avoided or minimized to the greatest extent possible. The size, location, and configuration of the wetlands may result in requirements to reduce or reconfigure the improvements depicted on the plan.
- The Hillsborough County Land Development Code (LDC) defines wetlands and other surface waters as Environmentally Sensitive Areas. Pursuant to the LDC, wetlands and other surface waters are further defined as Conservation Areas or Preservation Areas and these areas must be designated as such on all development plans and plats. A minimum setback must be maintained around the Conservation/Preservation Area and the setback line must also be shown on all future plan submittals.
- Any activity interfering with the integrity of wetland(s) or other surface water(s), such as clearing, excavating, draining or filling, without written authorization from the Executive Director of the EPC or authorized agent, pursuant to Section 1-11.07, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of Chapter 1-11.

Kmh / app

ec: J. Jones, Applicant – [jjones@skywaytowers.com](mailto:jjones@skywaytowers.com)  
Anne Pollack, Agent – [apollack@trenam.com](mailto:apollack@trenam.com)

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**Environmental Protection Commission - Roger P. Stewart Center**  
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## AGENCY COMMENT SHEET

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

FROM: **Reviewer: Andria McMaugh** **Date: 05/08/2025**

**Agency: Natural Resources** **Petition #: 25-0665**

- ☐ This agency has **no comment**
- ☐ 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. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the condition of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas.
2. 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.
3. 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.
4. 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.

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

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PETITION NO.: PRS 25-0665

REVIEWED BY: Randy Rochelle

DATE: 4/22/2025

FOLIO NO.: 73992.0600

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**WATER**

- ☐ The property lies within the \_\_\_\_\_ Water Service Area. The applicant should contact the provider to determine the availability of water service.
- ☒ A 6 inch water main exists ☐ (approximately \_\_\_\_\_ feet from the site), ☒ (adjacent to the site), and is located within the south Right-of-Way of Bloomingdale Avenue. 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 4 inch wastewater forcemain exists ☐ (approximately \_\_\_\_\_ feet from the project site), ☒ (adjacent to the site) and is located within the south Right-of-Way of Bloomingdale Avenue. 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 Falkenburg 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.





## **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:** 4/4/2025

**REVIEWER:** Kim Cruz, Environmental Supervisor    **REVIEW DATE:** 4/17/2025

**PROPERTY OWNER:** St. Matthews Anglican Church, Inc.    **PID:** 25-0665

**APPLICANT:** Skyway Towers, LLC

**LOCATION:** 10701 Bloomingdale Avenue Riverview, FL 33578

**FOLIO NO.:** 73992.0600

### **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 EVSD has no objections to the applicant's request.



# **PARTY OF RECORD**

## Norris, Marylou

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**From:** Steven Kimpland <sjkimpland@gmail.com>  
**Sent:** Tuesday, May 13, 2025 5:08 PM  
**To:** Hearings  
**Subject:** 6/10 Zoning Hearing (BOCC)

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

Do you have any information or an agenda for a zoning hearing scheduled on 6/10/25?

I'm interested in a cell tower construction permit to be located at:  
10701 Bloomingdale Ave, Riverview, FL 33578