

PD Modification Application: PRS 24-0112

Zoning Hearing Master Date: N/A

BOCC Land Use Meeting Date: March 19, 2024

1.0 APPLICATION SUMMARY

Applicant: Summerall Land Acquisition LLC

FLU Category: Residential -16 (RES-16)

Service Area: Urban

Site Acreage: 27.49 MOL

**Community
Plan Area:** Brandon

Overlay: None



Introduction Summary:

PD 21-0420 was approved in 2021 for 472 multi-family units. The conditions included the construction of a pedestrian crossing on Bloomingdale Avenue and funding of a crossing guard. For PRS 24-0112, the applicant proposes revised conditions which would remove the pedestrian crossing and funding of a crossing guard and instead provide a condition which requires a bus stop with a shelter located north of Bloomingdale Avenue.

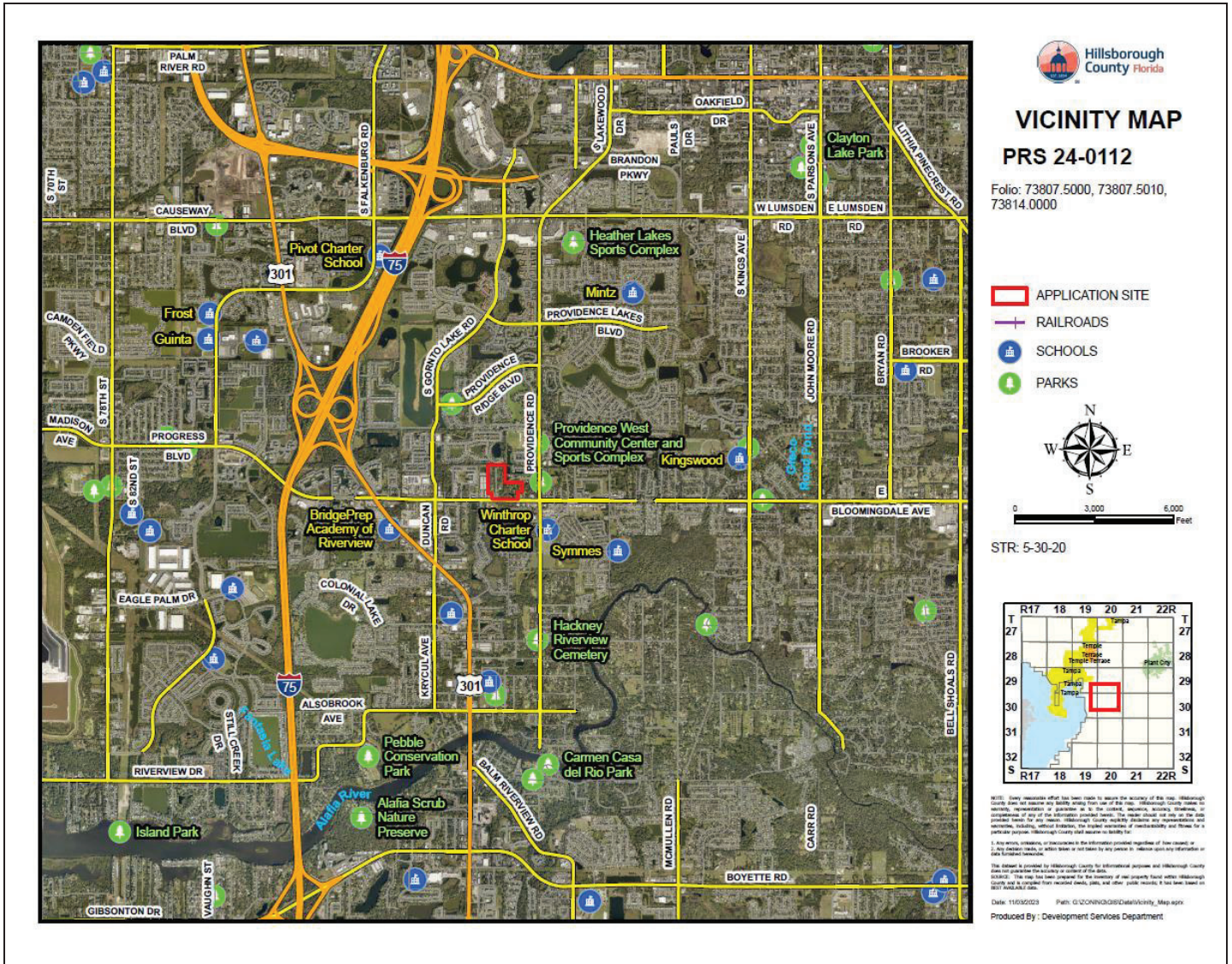
Existing Approval(s):	Proposed Modification(s):
Construction of a pedestrian crossing on Bloomingdale Avenue and funding of a crossing guard.	Remove conditions regarding construction of a pedestrian crossing on Bloomingdale Avenue and funding of a crossing guard. Add condition which requires a bus stop with a shelter located north of Bloomingdale Avenue.

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

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

2.1 Vicinity Map



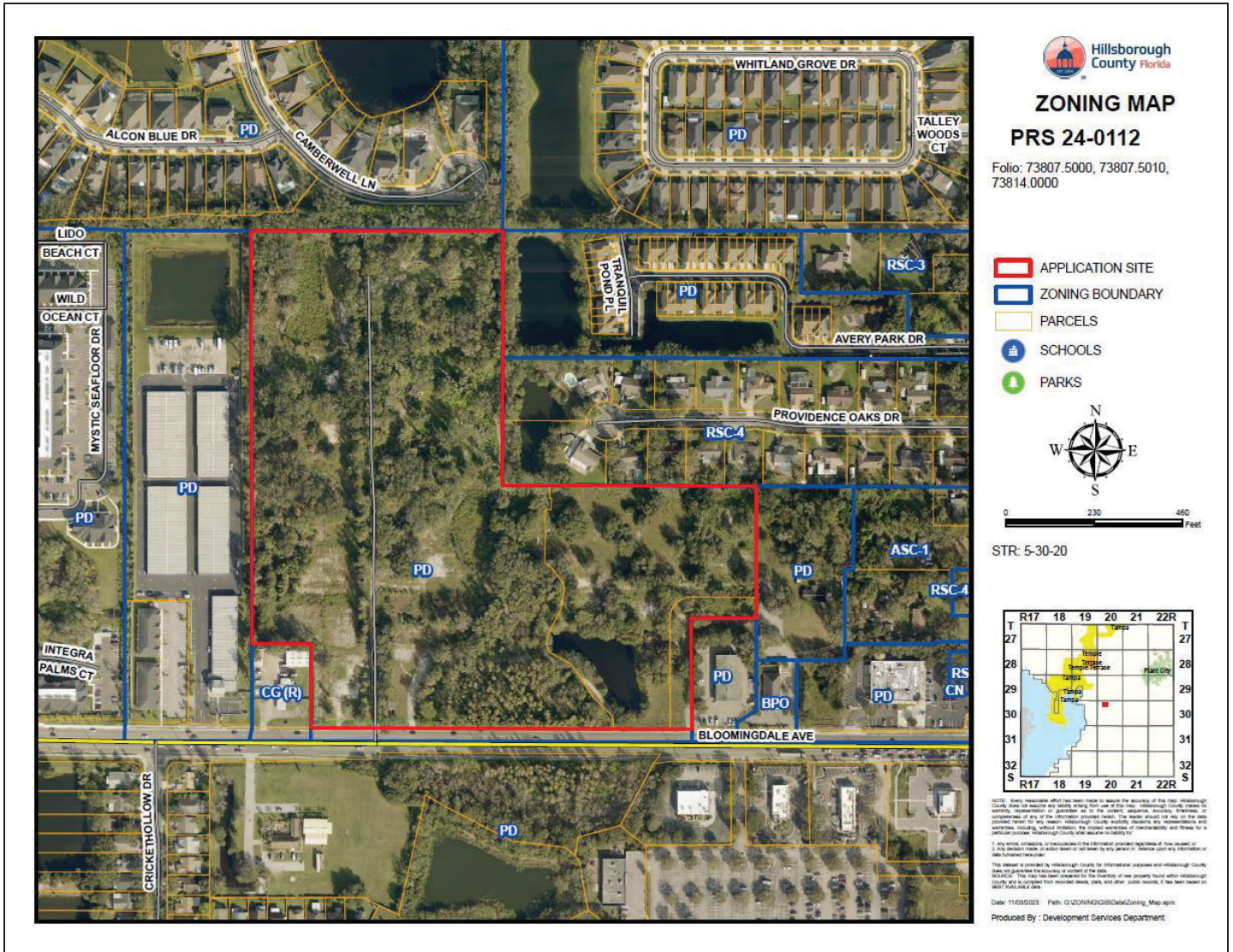
Context of Surrounding Area:

The area is developed in a typical suburban manner consisting of residential and non-residential uses within the Bloomingdale Avenue corridor. Non-residential uses can be found both adjacent to the project and at area intersections. Residential uses are primarily single-family with areas of townhome development.

The subject site is located on the north side of Bloomingdale Avenue, east of Gornto Lake Road and west of Providence Road. I-75 is located approximately 1 mile to the west and accessed via US Highway 301.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Immediate Area Map

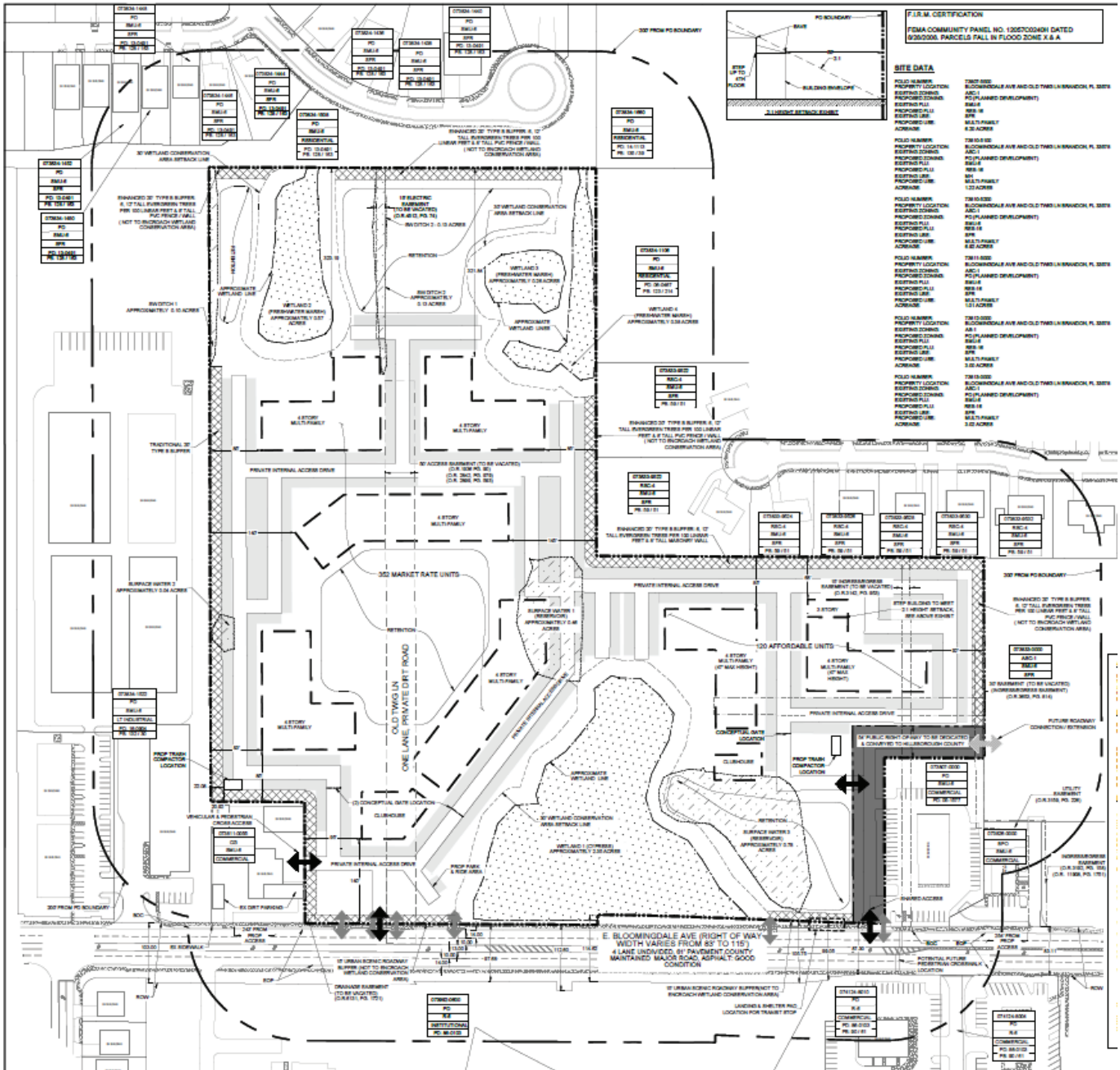


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD 13-0491 (MM 19-1173)	4.23 dwelling unit (du)/acre	362 Single-family residential units	Single-family residential
South	PD 86-0103 (MM 00-0831)	0.25 FAR	Commercial, Office and Church	Church
East	PD, RSC-4, and ASC-1	1 - 4 du/acre	Limited commercial, office, minor vehicle repair, single family residential	Single-Family and commercial
West	PD and CG-R	0.35 FAR 0.27 FAR	Mini-warehouse Contractor's office	Mini-warehouse and Contractor's office

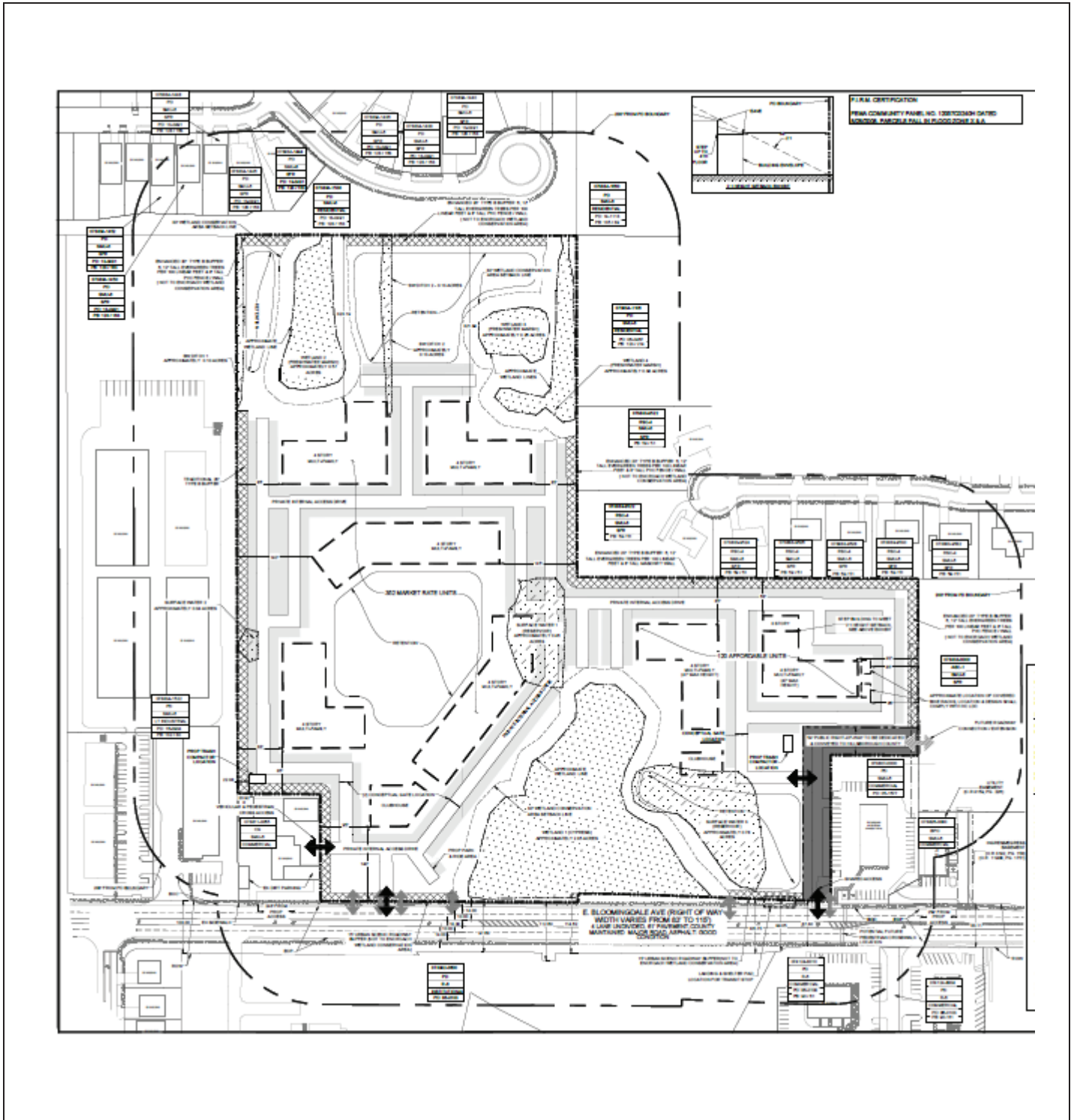
2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Approved Site Plan (partial provided below for size and orientation purposes. See Section 7.1 for full site plan)



2.0 LAND USE MAP SET AND SUMMARY DATA

2.4.1 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 7.2 for full site plan)



APPLICATION NUMBER: PRS 24-0112

ZHM HEARING DATE: N/A

BOCC LUM MEETING DATE: March 19, 2024

Case Reviewer: Chris Grandlienard, AICP

3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 8 OF STAFF REPORT)

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Bloomington Avenue	County Arterial - Urban	4 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other

Project Trip Generation			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	2,568	170	208
Proposed	2,568	170	208
Difference (+/-)	0	0	0

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

Connectivity and Cross Access				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South	X	Vehicular & Pedestrian	Vehicular & Pedestrian	Meets LDC
East		Vehicular & Pedestrian	Vehicular & Pedestrian	Meets LDC
West		None	Vehicular & Pedestrian	Meets LDC
Notes:				

Design Exception/Administrative Variance		
Road Name/Nature of Request	Type	Finding
Bloomington Avenue	Design Exception Requested	Approvable
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	Wetlands Present
Environmental Services	<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	
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: <ul style="list-style-type: none"> <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
Transportation <input checked="" type="checkbox"/> Design Exc./Adm. Variance Requested <input checked="" type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Transportation Report
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	An individual permit will be required. See Report.
Hillsborough County School Board 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	
Impact/Mobility Fees N/A				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" 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	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The applicant requests to remove conditions from PD 21-0420 regarding construction of a pedestrian crossing on Bloomingdale Avenue and funding of a crossing guard. Instead, the applicant proposes to add a condition which requires a bus stop with a shelter located north of Bloomingdale Avenue. No other changes are proposed to the entitlements or site plan layout for PD 21-0420. The subject requirements were included as part of a Design Exception (DE) associated with Bloomingdale Avenue approved by the County Engineer as part of the original zoning approval. A revised DE has been submitted with the proposed changes and has been found approvable by the County Engineer. Staff has not identified any compatibility issues related to the request.

5.2 Recommendation

Based on the above considerations, staff recommends approval subject to the proposed conditions.

6.0 PROPOSED CONDITIONS

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted January 4, 2024.

1. The project is limited to a maximum of 472 multi-family units to consist of 120 affordable housing units and 352 market rate units.
2. Notwithstanding the development standards provided on the general site plan's project data table, buildings shall be located where generally depicted on the plan at the depicted setbacks.
3. Unless otherwise specified on the general site plan, building height shall be limited to a maximum of 55 feet / 4-stories. No additional setback of 2 feet for every 1 foot over 20 feet in height shall be provided, except where noted on the general site plan. The 3-story multi-family building located a minimum of 68 feet from the PD boundary is subject to the 2:1 additional setback. This additional setback shall be provided in addition to the minimum 68 foot setback where the structure is over 20 feet in height. Accessory garage structures, if provided, shall be limited to a maximum height of 20 feet.
4. Buffering and screening shall be provided where depicted on the general site plan. Screening shall not encroach into delineated wetlands. Screening within "enhanced" buffers shall include an 8 foot high PVC fence or wall and 6 12-foot tall (at time of planting) evergreen trees per every 100 linear feet. Screening within "traditional" buffers shall consist of Type B screening. This PD approves a PD Variation allowing an 8 foot high PVC-fence or wall as part of the Type B screening within buffers designated as "enhanced."
5. Unless otherwise stated, the project shall be developed in accordance with LDC Section 6.11.07 for the proposed 120 affordable housing units. This project will make available 120 affordable units, 25% of the total units are set aside for very low (50% MFI) and low-income households (80% MFI), with 10% of the 120 units being set aside for families emerging out of homelessness. The median family income will be adjusted for household size, consistent with the Department of Housing and Urban Development income guidelines.


This condition exceeds the 20% requirement imposed by the Comprehensive Plan. Affordability will be based on gross household income for the Tampa-St. Pete MSA. Any funding being provided by Affordable Housing Services will be encumbered on the property with a mortgage, note, and Land Use Restriction Agreement for no less than 30 years.
6. 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.
7. 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.

8. 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).
9. 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.
10. If ~~PD 21-0420~~ PRS 24-0112 is approved, the County Engineer will approve a Design Exception (~~dated June 25, 2021 and revised June 29, 2021~~ dated January 25, 2024) which was found approvable by the County Engineer (~~on July 14, 2021~~ on February 1, 2024). Approval of this Design Exception will allow pedestrian, lighting and ~~safety~~ transit improvements to the Bloomingdale Ave. in lieu of the standard TS-6 typical section of the Hillsborough County Transportation County Technical Manual required by Section 6.02.07. of the LDC. The specific improvements shall include:
 - a. ~~Construction of a pedestrian crossing on Bloomingdale Avenue in the vicinity of the project including signalization to allow access to the bus stop on the south side of Bloomingdale Avenue, if warranted, after the construction of the affordable apartments and is permitted by Hillsborough County. The developer shall provide a financial guarantee for the construction for up to 3 years after the final CO for the apartments. The developer will work with Hartline to provide a bus stop with a shelter located north of Bloomingdale Avenue along the project frontage.~~
 - b. Widening the sidewalk on the northside of Bloomingdale Avenue from the terminus of the 6' sidewalk to be constructed by the apartments to the west to Providence Road. There may be limited deviations to the 6' sidewalk where not feasible due to right of way constraints as determined by County staff.
 - c. In coordination with TECO and Hillsborough County, the developer shall fund the construction of street lights on the north side of Bloomingdale Avenue from the terminus of the apartment property to the west to Providence Road.
 - d. ~~In coordination with Hillsborough County School Board, the developer shall fund a crossing guard at the intersection of Bloomingdale Avenue and Providence Road for 5 years.~~
11. The developer shall construct and dedicate a public nonresidential local urban road consistent with the typical standard TS-3 of the Hillsborough County Transportation Technical Manual along a portion of the eastern boundary as depicted in the Planned Development Site Plan.
12. Until such time that the proposed local roadway is constructed and dedicated to the County, the developer shall continue to provide shared access between folio# 73807.5000 and the adjacent parcel, folio# 73807.0000, not included in this PD.
13. The developer shall dedicate sufficient right of way to provide the proposed transit pad and shelter.
14. The applicant shall contact FWC to ensure any suggested construction practices are adhered to during

construction.

15. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the 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.

16. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

Zoning Administrator Sign Off:	 J. Brian Grady Fri Mar 1 2024 08:20:06
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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.

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 2/28/2024
Revised: 3/11/2024

REVIEWER: Richard Perez, AICP
PLANNING AREA: BR / Central

AGENCY/DEPT: Transportation
PETITION NO: 24-0112

- 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

- 10. If ~~PD 21-0420~~ PRS 24-0112 is approved, the County Engineer will approve a Design Exception (dated January 25, 2024) which was found approvable by the County Engineer (on February 1, 2024). Approval of this Design Exception will allow pedestrian, lighting and ~~safety~~ transit improvements to the Bloomingdale Ave. in lieu of the standard TS-6 typical section of the Hillsborough County Transportation County Technical Manual required by Section 6.02.07. of the LDC. The specific improvements shall include:
 - a. ~~Construction of a pedestrian crossing on Bloomingdale Avenue in the vicinity of the project including signalization to allow access to the bus stop on the south side of Bloomingdale Avenue, if warranted, after the construction of the affordable apartments and is permitted by Hillsborough County. The developer shall provide a financial guarantee for the construction for up to 3 years after the final CO for the apartments. The developer will work with Hartline to provide a bus stop with a shelter located north of Bloomingdale Avenue along the project frontage.~~
 - b. Widening the sidewalk on the northside of Bloomingdale Avenue from the terminus of the 6' sidewalk to be constructed by the apartments to the west to Providence Road. There may be limited deviations to the 6' sidewalk where not feasible due to right of way constraints as determined by County staff.
 - c. In coordination with TECO and Hillsborough County, the developer shall fund the construction of street lights on the north side of Bloomingdale Avenue from the terminus of the apartment property to the west to Providence Road.
 - d. ~~In coordination with Hillsborough County School Board, the developer shall fund a crossing guard at the intersection of Bloomingdale Avenue and Providence Road for 5 years.~~

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a PD modification to PD 21-0420 to revise the conditions of approval associated with the previously approved Design Exception as certain requirements could not be implemented. Specifically, the Applicant proposes to modify conditions 10.a. and delete 10.d.

Condition 10.a. included, construction of a mid-block pedestrian crossing on Bloomingdale Avenue to access the bus stop on the south side of Bloomingdale Ave., south of the Site. The applicant proposes to provide an additional enhancement to the bus stop on the south side of Bloomingdale, by constructing a bus shelter in lieu of the mid-block crossing. The proposed mid-block crossing does not currently meet warrants and may never meet warrants for a new crossing of Bloomingdale Avenue. County Staff was not willing to consider accepting a bond to ensure that the work would be done after the project is constructed and occupied, when the warrants potentially could be met. The applicant provided documentation of communication from HART that the provision of the proposed bus shelter is adequate in lieu of the crosswalk.

Condition 10.d. included, in coordination with the Hillsborough County School Board, funding a crossing guard at the intersection of Bloomingdale Ave. and Providence Rd. The applicant provided documentation from Hillsborough County School District and the Hillsborough County Sheriff's Office (HCSO) regarding implementation of the condition. The HCSO, who determines appropriate placements for Crossing Guards, indicated that they do not recommend a crosswalk at this location.

PD 21-0420 consists of +/- 27.08 acres approved for 472 multifamily housing units. The site is located 600 feet west of the intersection of Providence Rd and Bloomingdale Avenue. The Future Land Use designation of the site is SMU-6.

Trip Generation Analysis

The applicant is not proposing to change the land use or intensity of the approved Planned Development. Staff has prepared a trip generation of the approved Planned Development zoning for informational purpose, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition.

Approved PD Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 472 Units Multifamily – Mid-Rise (ITE 221)	2,568	170	208

There is no proposed change in trip generation.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Bloomingdale Avenue. Bloomingdale Ave. is a substandard 4-lane, undivided, County arterial roadway. As documented by the applicant the width of the existing travel lanes varies from 10 to 14 feet with 14-foot outside lanes and 10-foot inside lanes adjacent to the two-way left turn lane which is 13 feet wide. There are +/- 4-foot sidewalks on the north and south side and no bike lanes. Bloomingdale Avenue has curb and gutter on both sides. Along the project frontage, the roadway lies within a range of +/-85 to +/- 99 feet of right-of-way.

Pursuant to the Hillsborough County Transportation Technical Manual, an urban arterial roadway shall meet the typical section TS-6 standard. This includes 11-foot-wide lanes, a median separator, seven (7) foot buffered bike lanes and five (5) foot wide sidewalks within 110 feet of right of way.

The segment of Bloomingdale Avenue in front of the subject site is not included in the Hillsborough County Corridor Preservation Plan.

SITE ACCESS

The primary pedestrian and vehicular access consists of two (2) access connections. One connection is planned directly on the Bloomingdale Avenue frontage. The second connection is via a new public local road, currently under construction by the developer, to Bloomingdale Ave.

A cross access facility is proposed to the adjacent parcel fronting Bloomingdale Avenue to the west consistent with LDC, Section 6.04.03. Q.

REQUESTED REVISED DESIGN EXCEPTION – BLOOMINGDALE AVE.

As Bloomingdale Ave. is a substandard arterial roadway, the applicant's Engineer of Record (EOR) submitted a Design Exception request with the initial PD zoning approval to mitigate the deviations from the Hillsborough County Transportation Technical Manual (TTM) TS-6 Typical Section (for 4-Lane, divided, Urban Collector Roadways) the developer had proposed the following:

- The developer will construct a pedestrian crossing on Bloomingdale Ave. in the vicinity of the project including signalization to allow access to the bus stop on the south side of Bloomingdale Ave., if warranted, after the construction of the affordable apartments and is permitted by Hillsborough County. The developer will provide a financial guarantee for the construction for up to 3 years after the final CO for the apartments.
- The developer will widen the sidewalk on the northside of Bloomingdale Ave. from the terminus of the 6' sidewalk to be constructed by the apartments to the west to Providence Rd. There may be limited deviations to the 6' sidewalk where not feasible due to right of way constraints as determined by County staff.
- The developer will work with TECO and Hillsborough County and fund the construction of street lights on the north side of Bloomingdale Ave. from the terminus of the apartment property to the west to Providence Rd.
- The developer will work with Hillsborough County School Board and fund a crossing guard at the intersection of Bloomingdale Ave. and Providence Rd. for 5 years.

With this requested PD modification the applicant's EOR submitted a new/revised design exception request (dated January 25, 2024) to the County Engineer. Based on factors presented in the Design Exception request, the County Engineer found the Design Exception request approvable (on February 1, 2024). The design exception proposes the following:

- The developer will work with Hartline to provide a bus stop with a shelter located north of Bloomingdale Avenue along the project frontage.
- The developer will widen the sidewalk on the northside of Bloomingdale Avenue from the terminus of the 6' sidewalk to be constructed by the apartments to the west to Providence Road. There may be

limited deviations to the 6' sidewalk where not feasible due to the right of way constraints as determined by County staff.

- The developer will work with TECO and Hillsborough County and fund the construction of street lights on the north side of Bloomingdale Avenue from the terminus of the apartment property to the west to Providence Road.

If this zoning is approved, the County Engineer will approve the Design Exception request.

LEVEL OF SERVICE (LOS)

Level of Service (LOS) information is reported below.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
BLOOMINGDALE AVE	GORNTON LAKE RD	KINGS AVE	D	D

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

From: Williams, Michael [WilliamsM@hcfl.gov]
Sent: Thursday, February 1, 2024 1:30 PM
To: Steven Henry [shenry@lincks.com]
CC: Tirado, Sheida [TiradoS@hcfl.gov]; Perez, Richard [PerezRL@hcfl.gov]; Grandlienard, Christopher [GrandlienardC@hcfl.gov]; Jaime Maier [Jaime.Maier@hwhlaw.com]; PW-CEIntake [PW-CEIntake@hcfl.gov]; De Leon, Eleonor [DeLeonE@hcfl.gov]
Subject: FW: PRS 24-0112 - Design Exception Review
Attachments: 24-0112 DEREQ 01-25-24.pdf

Importance: High

Steve,

I have found the attached Design Exception (DE) for PD 24-0112 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Eleonor De Leon (DeLeonE@hillsboroughcounty.org or 813-307-1707) after the BOCC approves the PD zoning or PD zoning modification related to below request. This is to obtain a signed copy of the DE/AV.

If the BOCC denies the PD zoning or PD zoning modification request, staff will request that you withdraw the AV/DE. In such instance, notwithstanding the above finding of approvability, if you fail to withdraw the request, I will deny the AV/DE (since the finding was predicated on a specific development program and site configuration which was not approved).

Once I have signed the document, it is your responsibility to submit the signed AV/DE(s) together with your initial plat/site/construction plan submittal. If the project is already in preliminary review, then you must submit the signed document before the review will be allowed to progress. Staff will require resubmittal of all plat/site/construction plan submittals that do not include the appropriate signed AV/DE documentation.

Lastly, please note that it is critical to ensure you copy all related correspondence to PW-CEIntake@hillsboroughcounty.org

Mike

Michael J. Williams, P.E.
Director, Development Review
County Engineer
Development Services Department

P: (813) 307-1851
M: (813) 614-2190
E: Williamsm@HillsboroughCounty.org
W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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From: Tirado, Sheida <TiradoS@hcfl.gov>
Sent: Wednesday, January 31, 2024 12:03 PM
To: Williams, Michael <WilliamsM@hcfl.gov>
Cc: De Leon, Eleanor <DeLeonE@hcfl.gov>; Perez, Richard <PerezRL@hcfl.gov>
Subject: PRS 24-0112 - Design Exception Review
Importance: High

Hello Mike,

The attached Design Exception is Approvable to me, please include the following people in your response:

shenry@lincks.com
jaime.maier@hwlaw.com
grandlienardc@hcfl.gov
perezrl@hcfl.gov

Best Regards,

Sheida L. Tirado, PE *(she/her/hers)*
Transportation Review Manager
Development Services Department

P: (813) 276-8364
E: tirados@HCFLGov.net
W: HCFLGov.net

Hillsborough County
601 E. Kennedy Blvd., Tampa, FL 33602

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**Hillsborough
County Florida**
Development Services

Supplemental Information for Transportation Related Administrative Reviews

Instructions:

- This form must be provided separately for each request submitted (including different requests of the same type).
- This form must accompany all requests for applications types shown below. Staff will not log in or assign cases that are not accompanied by this form, or where the form is partially incomplete.
- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.
- Please contact Ingrid Padron at padroni@hcpaf.fl.gov or via telephone at (813) 307-1709 if you have questions about how to complete this form.

Request Type (check one)	<input type="checkbox"/> Section 6.04.02.B. Administrative Variance <input checked="" type="checkbox"/> Technical Manual Design Exception Request <input type="checkbox"/> Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) <input type="checkbox"/> Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	<input checked="" type="checkbox"/> New Request <input type="checkbox"/> Revised Request <input type="checkbox"/> Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	<input checked="" type="checkbox"/> 1. Bloomingdale Ave/Substandard Road <input type="checkbox"/> 4. <input type="checkbox"/> 2. <input type="checkbox"/> 5. <input type="checkbox"/> 3. <input type="checkbox"/> 6.
<p>Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.</p>	
Project Name/ Phase	Summerall Apartments
<p>Important: The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.</p>	
Folio Number(s)	073807-5000, 073814-0000, 073807-5010
	<input type="checkbox"/> Check This Box If There Are More Than Five Folio Numbers
<p>Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").</p>	
Name of Person Submitting Request	Steven J. Henry, PE
<p>Important: For Design Exception (DE) Requests, the person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The DE request letter must be signed and sealed.</p>	
Current Property Zoning Designation	PD 21-0420
<p>Important: For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html. For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.</p>	
Pending Zoning Application Number	PRS 24-0112
<p>Important: If a rezoning application is pending, enter the application number preceded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.</p>	
Related Project Identification Number (Site/Subdivision Application Number)	N/A
<p>Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".</p>	



LINCKS & ASSOCIATES, INC.

January 25, 2024

Mr. Mike Williams
Hillsborough County Government
601 East Kennedy Blvd., 22nd Floor
Tampa, FL 33602

Re: Bloomingdale/Providence
PRS 24-0112
Lincks Project No. 20142
Folio Numbers: 073807-5000
073814-0000
073807-5010

The purpose of this letter is to request a Design Exception to Section 6.02.07 of the Hillsborough County Land Development Code for Bloomingdale Avenue within the vicinity of the project. The subject property is currently zoned Planned Development (PD) for up to 472 Multi-Family Dwelling Units. In conjunction with the approval of the current PD, a Design Exception was approved for the project that included a number of proposed improvements to mitigate the impact to the substandard Bloomingdale Avenue. Due to a number of factors beyond the developer's control, two of the improvements are not feasible, which are as follows:

1. Construct a pedestrian crossing on Bloomingdale Avenue in the vicinity of the project, if warranted, and provide financial guarantee for the construction for three years after the final CO.

The developer prepared preliminary plans to determine the cost of the crossing. However, based on discussions with County staff it was determined there is no mechanism for the County to accept the financial guarantee for such improvements. In addition, the alternative improvements provides a better alternative to a mid-block pedestrian crossing.

2. The developer was to work with Hillsborough County School Board to fund a crossing guard at the intersection of Bloomingdale Avenue and Providence Road.

After discussions with the School Board and the Sheriff's Office, it was determined a crossing guard was not warranted at the intersection and they would not accept the funds.

Based on the above, the developer has submitted a PRS to amend the zoning and Design Exception for the project.

5023 West Laurel Street
Tampa, FL 33607
813 289 0039 Telephone
8133 287 0674 Telefax
www.Lincks.com Website

Mr. Mike Williams
January 25, 2024
Page 2

The access for the project is to include two (2) full accesses to Bloomingdale Avenue. The eastern most access is to be a shared access with the existing Hancock Tire and Auto Store.

According to the Hillsborough County Roadways Functional Classification Map, Bloomingdale Avenue is classified as an arterial roadway. The subject site is within the Hillsborough County Urban Service Area.

Table 1 provides the trip generation for the proposed development.

The request is for a Design Exception to TS-6 of the Hillsborough County Transportation Technical Manual for Bloomingdale Avenue, which is currently a five (5) lane roadway (two eastbound through lanes, two westbound through lanes and a center two-way left turn lane). The following exceptions are requested to accommodate the proposed project.

- 1) Lane Width – TS-6 has 11 foot lanes. The existing roadway has 14 foot outside lanes and 10 inside lanes adjacent to the two-way left turn lane which is 13 feet.
- 2) Bike Lane – TS-6 has 7 foot buffered bike lanes. The existing road does not have bike lanes.
- 3) Sidewalk – TS-6 has 5 foot sidewalks on both sides of the roadway. There are currently 4 foot sidewalk on both sides of Bloomingdale Avenue.
- 4) Median – TS-6 has a 22 foot median. The existing road has a two-way left turn lane.
- 5) Right of Way – TS-6 has 110 feet of right of way. The existing right of way along the project frontage ranges between 87 feet and 114 feet of right of way.

To mitigate the impact of the project, the developer proposes the following:

1. The developer will work with Hartline to provide a bus stop with a shelter located north of Bloomingdale Avenue along the project frontage. This provides a better alternative than the mid-block crossing from a pedestrian safety standpoint as pedestrians utilizing the transit services will not have to cross Bloomingdale Avenue to access the transit stop.
2. The developer will widen the sidewalk on the northside of Bloomingdale Avenue from the terminus of the 6 foot sidewalk to be constructed by the apartments to the west to Providence Road. There may be limited deviations to the 6 foot sidewalk where not feasible due to the right of way constraints as determined by County staff.

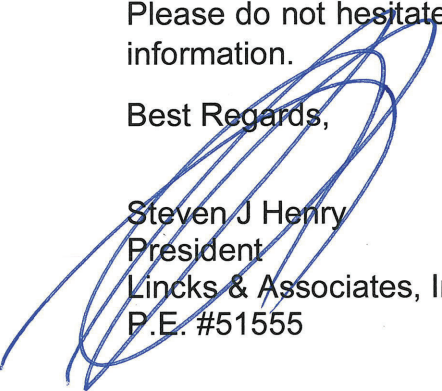
Mr. Mike Williams
January 25, 2024
Page 3

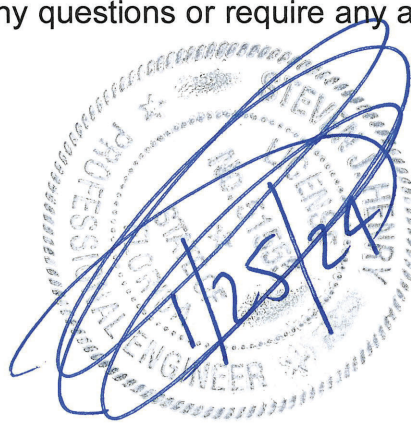
- 3. The developer will work with TECO and Hillsborough County and fund the construction of street lights on the north side of Bloomingdale Avenue from the terminus of the apartment property to the west to Providence Road.

Based on the above, it is our opinion, the proposed improvements to Bloomingdale Avenue mitigate the impact of the project and meet the intent of the Transportation Technical Manual to the extent feasible.

Please do not hesitate to contact us if you have any questions or require any additional information.

Best Regards,


 Steven J Henry
 President
 Lincks & Associates, Inc.
 P.E. #51555



Based on the information provided by the applicant, this request is:

- Disapproved**
- Approved**
- Approved with Conditions**

If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E, (813) 276-8364, TiradoS@hillsboroughcounty.org.

Sincerely,

Michael J. Williams
Hillsborough County Engineer

TABLE 1
 ESTIMATED PROJECT TRIP GENERATION (1)

<u>Land Use</u>	<u>ITE LUC</u>	<u>Size</u>	<u>Daily Trip Ends</u>	<u>AM Peak Hour Trip Ends</u>		<u>PM Peak Hour Trip Ends</u>			
				<u>In</u>	<u>Out</u>	<u>Total</u>	<u>In</u>	<u>Out</u>	<u>Total</u>
Multi-Family	221	472 DU's	2,571	41	116	157	120	77	197

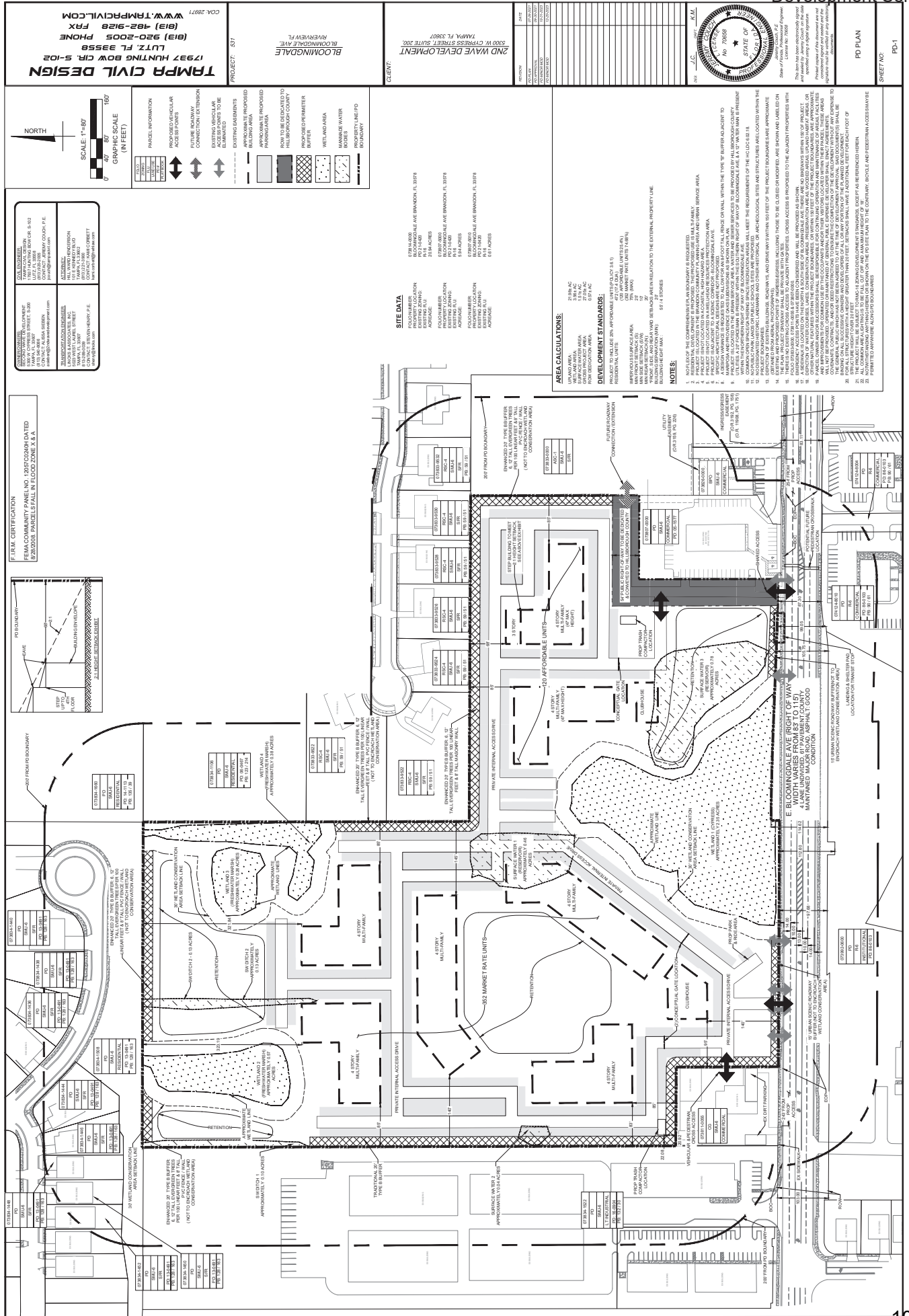
(1) Source: ITE Trip Generation Manual, 10th Edition, 2017.

APPENDIX



PD PLAN





TAMPA CIVIL DESIGN
1797 HUNTING BOW CIR S-102
LUTZ, FL 33558
(813) 920-2005 PHONE
(813) 482-9128 FAX
WWW.TAMPACIVIL.COM
COA 28871



SITE DATA

PROPOSED UNIT TYPE

PROPOSED UNIT TYPE

PROPOSED UNIT TYPE

AREA CALCULATIONS:

UNIMPAVED AREA: 21,881 AC

PAVED AREA: 1,174 AC

NET DEVELOPABLE AREA: 1,174 AC

NET DEVELOPABLE AREA: 1,174 AC

DEVELOPMENT STANDARDS:

RESIDENTIAL UNITS

MINIMUM UNIT SIZE (S.F.)

MINIMUM UNIT HEIGHT (S.F.)

NOTES:

1. NOTICES OF COMMENCEMENT AND BOUNDARY IS REQUIRED.

2. PROJECT TO BE LOCATED IN THE BROWARD COUNTY PLANNING AREA AND TRAFFIC SERVICE AREA.

3. PROJECT IS NOT TO BE LOCATED IN ANY OF THE SEVEN DESIGNATED PROTECTION AREAS.

4. PROJECT IS NOT TO BE LOCATED IN ANY OF THE SEVEN DESIGNATED PROTECTION AREAS.

STATE OF FLORIDA
OFFICE OF REVENUE

NO. 70200

STAMP

PROJECT: 287
BLOOMINGDALE
BLOOMINGDALE AVE
BLOOMINGDALE, FL 34608

NO. 70200

STAMP

PD PLAN

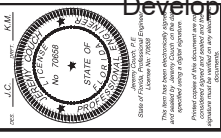
SHEET NO. PD-1

TAMPA CIVIL DESIGN
17937 HUNTING BOW CIR. S-102
LUTZ, FL 33558
(813) 920-2005 PHONE
(813) 482-9126 FAX
WWW.TAMPACIVIL.COM
COA-28871

PROJECT: 337
BLOOMINGDALE
RIVERVIEW FL
33150

CLIENT:
2ND WAVE DEVELOPMENT
3308 W. CHRYSLER TRAIL, SUITE 200
TAMPA, FL 33607

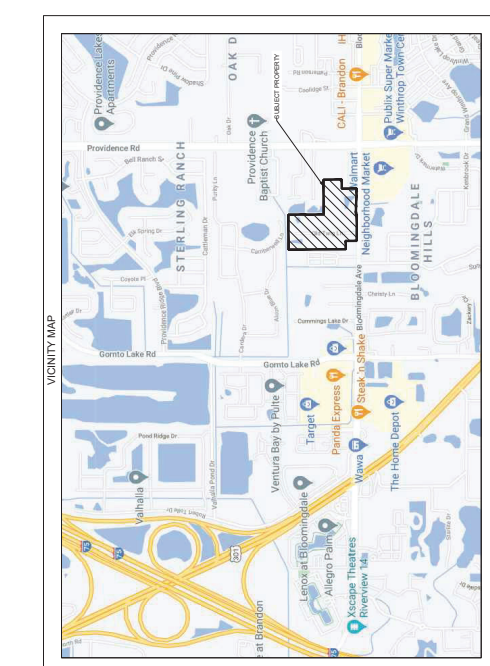
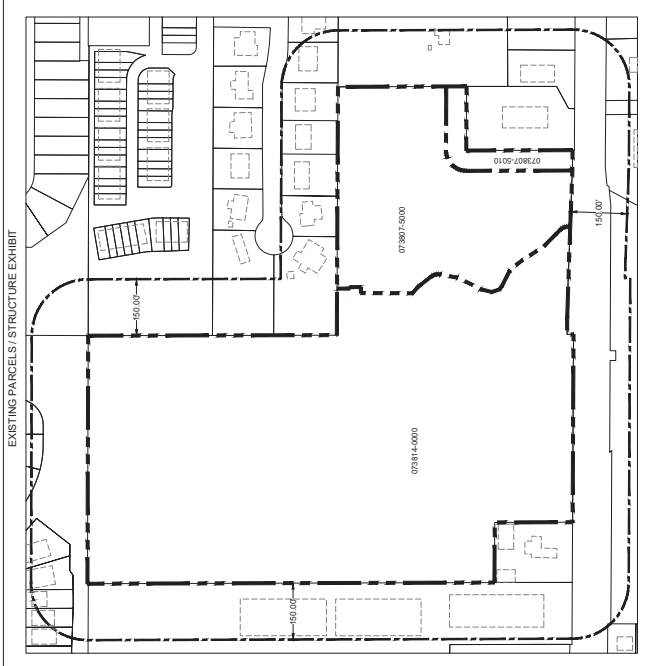
NO.	REVISION	DATE
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2	REVISED PER COMMENTS	01/25/24
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4	REVISED PER COMMENTS	01/25/24
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100	REVISED PER COMMENTS	01/25/24



PD PLAN
SHEET NO:
PD-2



SITE DATA
PROJECT LOCATION:
PROPERTY LOCATION:
EXISTING ZONING:
ACREAGE:
FOLIO NUMBER:
PROPERTY LOCATION:
EXISTING ZONING:
ACREAGE:
FOLIO NUMBER:
PROPERTY LOCATION:
EXISTING ZONING:
ACREAGE:
FOLIO NUMBER:
PROPERTY LOCATION:
EXISTING ZONING:
ACREAGE:



HILLSBOROUGH COUNTY ROADWAYS
FUNCTIONAL CLASSIFICATION MAP



HILLSBOROUGH COUNTY ROADWAYS FUNCTIONAL CLASSIFICATION

Infrastructure & Development Services



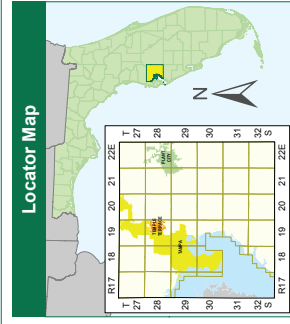
Legend

- Functional Classifications
Authority Classification
- State, Principal Arterial
 - State, Arterial
 - Hillsborough, Arterial
 - Hillsborough, Collector
 - Urban Service Area Boundary
 - City Limits

The Hillsborough County Roadway Functional Map will be used in all matters in the Hillsborough County Land Development Code (LDC) that relate to functional classification of roads. Some, but not all, examples of those matters are as follows:

PART 3.02.00 INTERSTATE-75 PLANNED DEVELOPMENT DISTRICTS
PART 3.03.00 STATE-90 PLANNED DEVELOPMENT DISTRICTS
PART 5.03.00 PLANNED DEVELOPMENT DISTRICTS
PART 6.02.00 SUBDIVISION STANDARDS AND GUIDELINES
PART 6.07.00 FENCES AND WALLS
PART 7.01.00 ZONING REGULATIONS
PART 12.01.00 DEFINITIONS
OTHER PARTS OF THE LDC NOT LISTED ABOVE.

In addition to subject matters in the LDC, Functional Classification of roads plays an important role in administering the Residential Traffic Control Program and the Neighbourhood Traffic Calming Program.

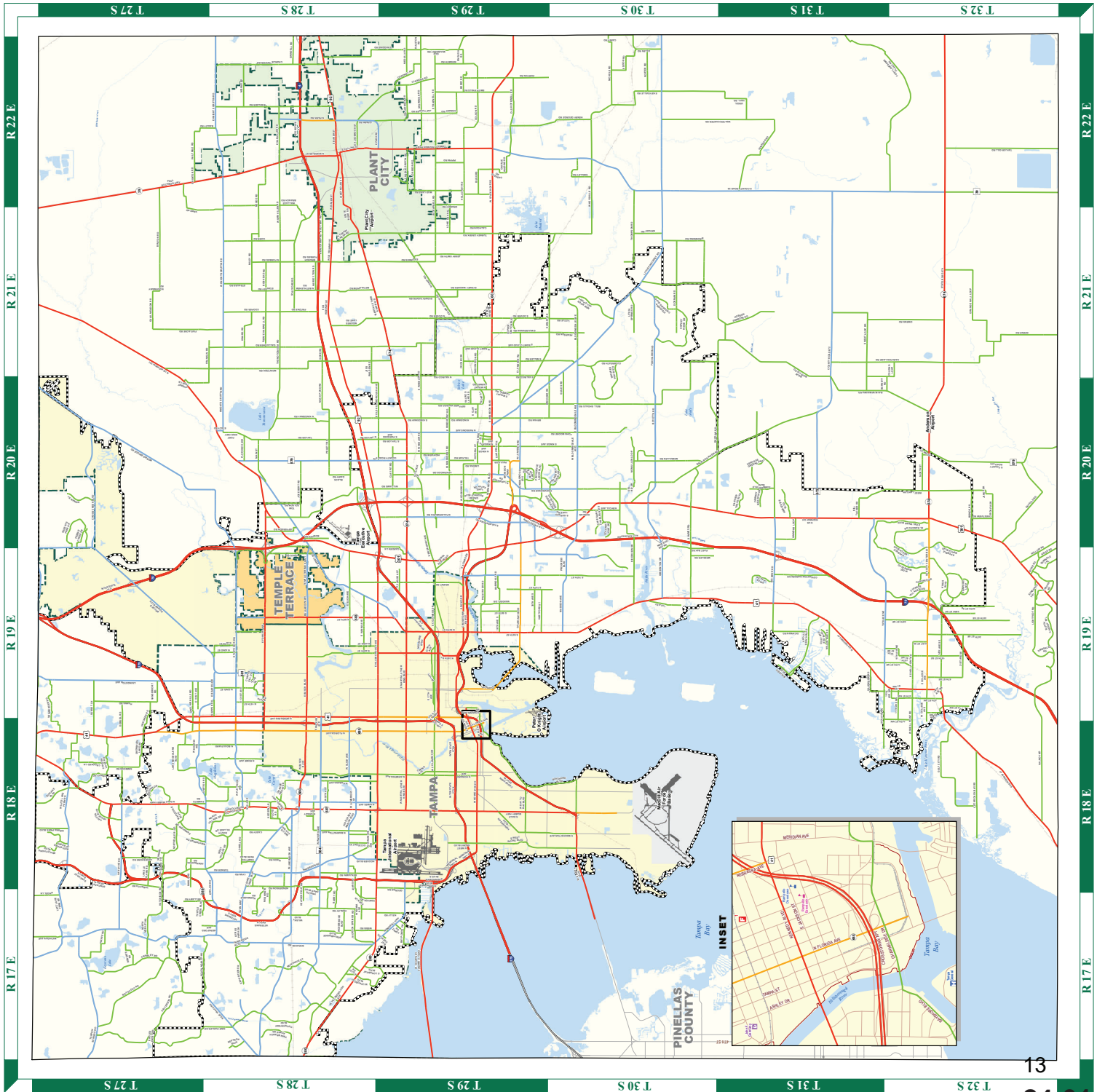


NOTE: Every reasonable effort has been made to assure the accuracy of this map. Hillsborough County does not warrant the accuracy of this map, and it is not intended to be used for any purpose other than that for which it was prepared. The map is not to be construed as a guarantee of accuracy or fitness for a particular purpose.

SOURCE: The map has been prepared for the inventory of road property lines within Hillsborough County and is not intended to be used for any other purpose. The map is not to be construed as a guarantee of accuracy or fitness for a particular purpose. The map is not to be construed as a guarantee of accuracy or fitness for a particular purpose.

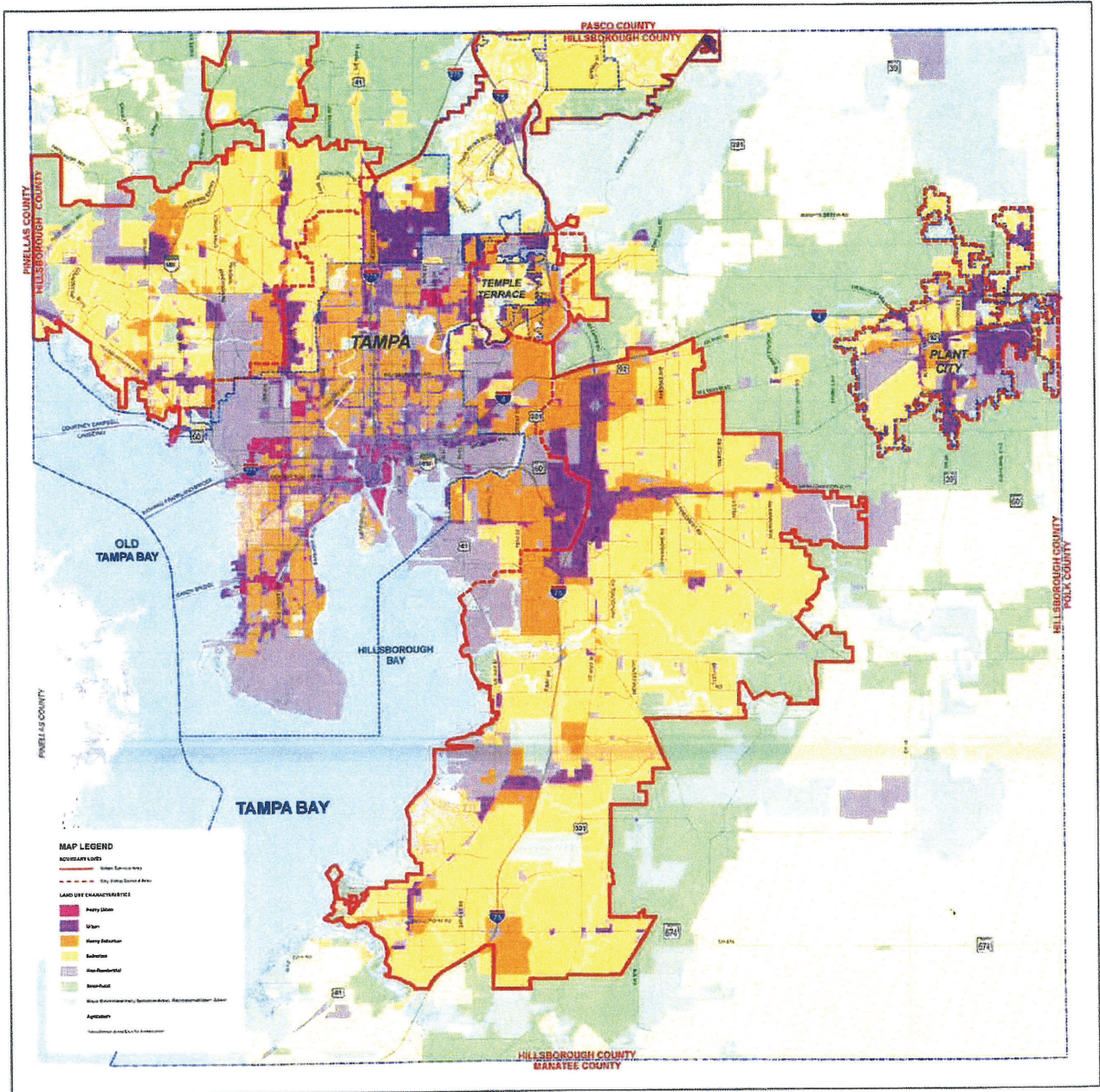
For verification of the information contained on this map, please contact the Planning and Development Services Department at Hillsborough County, Florida.

601 E. Kennedy Blvd
Tampa, FL 33602
(813) 272-5610
printroom@hillsboroughcounty.org



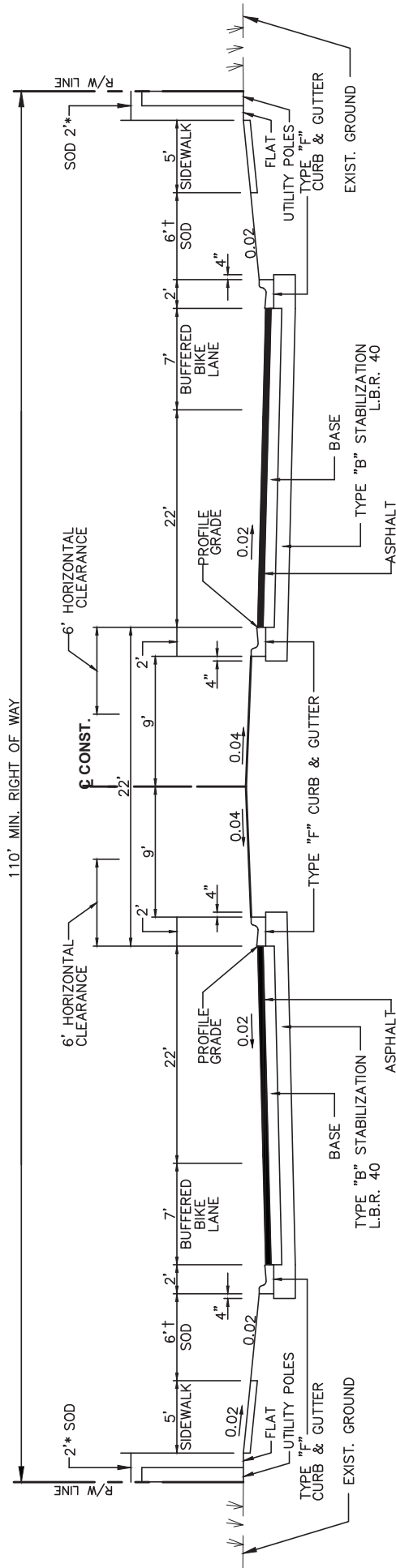
HILLSBOROUGH COUNTY
URBAN SERVICE AREA





TS-6





TYPICAL SECTION

N.T.S.

10,000 TO LESS THAN 20,000 AADT

MAX. ALLOWABLE DESIGN SPEED – 45 MPH

1. ALL DIMENSIONS SHOWN ARE MINIMUM.
2. SEE APPROPRIATE SECTIONS OF TECHNICAL MANUAL FOR DESIGN PARAMETERS.
- * 3. PROVIDE 2' MINIMUM CLEARANCE FROM FENCES, WALLS, HEDGES, ABOVEGROUND UTILITIES OR IMPROVEMENTS, DROP OFFS, OR FROM THE TOPS OF BANKS WITH SLOPES STEEPER THAN 1 TO 4, THAT INTERFERE WITH THE SAFE, FUNCTIONAL USE OF THE SIDEWALK. INTERMITTENT ABOVEGROUND UTILITIES, OR MATURE TREES, 2' OR LESS IN DIAMETER MAY BE PLACED IN THIS 2' STRIP AS FAR FROM THE SIDEWALK AS POSSIBLE, IF NOT IN THE CLEAR ZONE.
- † 4. SEE SIDEWALK PROTECTION OPTIONS, DRAWING NO. TD-16 SHEET 7 OF 7 FOR USE WHEN TREES ARE PLANTED IN THE PARKWAY AREA (BETWEEN THE BACK OF CURB AND SIDEWALK).
5. SOD SHALL BE PLACED IN TWO ROWS STAGGERED. (BOTH TEMPORARY AND PERMANENT)

REVISION DATE:
17
10/17

**TRANSPORTATION
TECHNICAL
MANUAL**



**Hillsborough
County Florida**

**URBAN COLLECTORS
(4 LANE DIVIDED)
TYPICAL SECTION**

DRAWING NO. **TS-6**

SHEET NO. 1 OF 1

HART LINE CORRESPONDENCE



Steven Henry

From: DeWayne Brown <BrownD2@gohart.org>
Sent: Friday, December 15, 2023 2:23 PM
To: Daniel Ysaguirre
Cc: Jeremy Couch; JT
Subject: RE: Modification to Existing Zoning on Bloomingdale Avenue Request
Attachments: 41697-00 (7' shelter).pdf; Leaning Rail.pdf; Side Panel.pdf; Three Seat Bench.pdf; Trash can.pdf

Daniel,

Under, Hillsborough County LDC Sec 6.02.17 public transit facilities including pedestrian circulation systems and pathways to public transit facilities shall be provided on sites meeting the threshold requirements and located on public transit corridors or planned corridors as listed in the Long Range Transportation Plan, and based on the frequency and location criteria in established by HART and referenced in the Hillsborough County Transportation Technical Manual for Subdivisions and Site Development. They shall include, but not be limited to, a transit accessory pad, shelter, seating, solar lighting, and trash receptacle in front of your development. Please see the attached HART shelter specification from Tolar Manufacturing. In place of the proposed mid-block crosswalk, HART will accept an additional shelter and amenities to be placed somewhere on the corridor near this development to encourage transit use.

V/r

DeWayne M. Brown, PMP, LSSGB
Project Manager I
Hillsborough Transit Authority (HART)

1201 East 7th Avenue
Tampa, FL 33605
Tel: (813) 384-6557
BrownD2@gohart.org
<http://www.gohart.org>

From: Daniel Ysaguirre <daniel@tampacivil.com>
Sent: Thursday, December 14, 2023 9:26 AM
To: DeWayne Brown <BrownD2@gohart.org>
Cc: Jeremy Couch <jcouch@tampacivil.com>; JT <JT@tampacivil.com>
Subject: Modification to Existing Zoning on Bloomingdale Avenue Request

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or on clicking links from unknown senders.

Good morning DeWayne,

Our team is working on a modification to an approved zoning for a property located near the intersection of Bloomingdale Avenue and Crickethollow Drive. In the approved conditions of approval, condition 10a. (see attached certified site plan) requires the construction of a pedestrian signalized crossing to allow access to the bus stop on the south side of Bloomingdale Avenue. The developer is seeking to revise this condition of approval as there is not enough anticipated pedestrian traffic across Bloomingdale Avenue to warrant the proposed crosswalk. Instead, in part of the zoning revision, the developer seeks to propose a bus shelter in front of the property as an alternative to the pedestrian crossing. To receive approval for the zoning revision, development services staff is requesting written documentation from HART that states that the proposed bus shelter is needed and supported (see attached correspondence). Staff would also like the documentation to include shelter details, related shelter amenities, and a specific location for the shelter. Would you or another representative of HART be able to provide the requested documents to help with our rezoning modification?

Thank you for any information you are able to provide,

Daniel Ysaguirre
Civil Designer
TAMPA CIVIL DESIGN, llc
17937 Hunting Bow Cir. S-102
Lutz, FL 33558
(813) 920-2005
(813) 482-9128 - Fax
www.tampacivil.com



**Hillsborough
County Florida**
Development Services

Additional / Revised Information Sheet

Office Use Only		
Application Number: PRS 24-0112	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: PRS 24-0112 Applicant's Name: Summerall Land Acquisition

Reviewing Planner's Name: Chris Grandlienard Date: 12/15/2023

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): 01/09/2024

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.

Signature

12/15/2023

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

PRS 24-0112

I hereby confirm that the material submitted with application _____

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: _____

(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
----------	----------------

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):

HCSO, School District, and HART correspondence; Bike parking detail

*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.



SENDER'S DIRECT DIAL:
813-227-8421

SENDER'S E-MAIL:
Kami.Corbett@hwlaw.com

December 15, 2023

Chris Grandlienard
Development Services Department
County Center
601 E. Kennedy Blvd., 19th Floor
Tampa, FL 33602

Re: PRS 24-0112 – Revised Information

Dear Mr. Grandlienard:

Pursuant to comments from staff regarding the above-reference application, we submit the following revised/additional materials: correspondence from Hillsborough County Sheriff's Office, correspondence from the School District, correspondence from HART including approved proposed bus stop/amenity details, revised narrative, and site plan detail related to the bicycle parking.

Please accept these materials for filing. Thank you.

Sincerely,

HILL WARD HENDERSON

A handwritten signature in blue ink that reads "Kami Corbett". The signature is fluid and cursive, with the first name "Kami" and last name "Corbett" clearly legible.

KC/JRM

Kami Corbett, Esq.



Tristan Lamontagne <tlamontagne@2ndwavedevelopment.com>

Summerall Apartments - Crossing Guard Zoning Condition

Glorimar Belangia <Glorimar.Belangia@hcps.net>
To: Tristan Lamontagne <tlamontagne@2ndwavedevelopment.com>

Mon, Jun 12, 2023 at 11:41 AM

Hello Tristan,

This is an item that will have to be discussed with Hillsborough County Sheriff's office. I recommend that you reach out to the Hillsborough County plan reviewer for this project for more information. I can see how you thought of the school district given the nature of the request, but this is not something that is handled here. The plan reviewer can point you in the right direction with the Sheriff's office on this issue.

Best regards,

Lori

Lori Belangia, M.S.

Manager, Planning & Siting

Growth Management Department

Hillsborough County Public Schools

p: (813) 272-4228

e: glorimar.belangia@hcps.net

NOTE: Starting May 29, 2023, the Hillsborough County School District offices and schools will be closed Fridays.

From: Tristan Lamontagne <tlamontagne@2ndwavedevelopment.com>
Sent: Friday, June 9, 2023 1:45 PM
To: Glorimar Belangia <Glorimar.Belangia@hcps.net>
Subject: Summerall Apartments - Crossing Guard Zoning Condition

Good afternoon Lori,

I just left you a voicemail pertaining to this matter. We have a condition that states we must fund a crossing guard for 5 years in the vicinity of our site.

I'm reaching out to get the groundwork started on this. Just let me know the best way to proceed and I will oblige, thanks!

(see page 2, item 4)

--

Best Regards,



Tristan Lamontagne
Development Manager

O: (813) 591-5486 ext 1796

C: (561) 568-9189

W: www.2ndWaveDevelopment.com

A: 180 Fountain Parkway N., Suite 100
St. Petersburg, FL 33716



[Learn More](#)



Tristan Lamontagne <tlamontagne@2ndwavedevelopment.com>

Summerall Apartments Crossing Guard

MELISSA D KINCHELOE <mkincheloe@teamhcsso.com>
To: Tristan Lamontagne <tlamontagne@2ndwavedevelopment.com>

Tue, Dec 12, 2023 at 12:25 PM

Good afternoon,

We would not put a crossing guard at 5701 Summerall Vista Circle across Bloomingdale Avenue. Any requests for crossing guards are made through Hillsborough County School Transportation Department.

Thank you,

Melissa Kincheloe, Manager
School Crossing Guard Section
Hillsborough County Sheriff's Office
10119 Windhorst Road
Tampa, FL 33619 Office: (813)247-0948 Cell: (813)683-1089
JoinHCSO.com
www.hcso.tampa.fl.us
www.facebook.com/hillsboroughsheriff
www.twitter.com/HC_Sheriff

Under Florida Law, e-mail addresses are public record. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact the Hillsborough County Sheriff's Office via telephone at (813) 247-8000 or US Mail at P.O. Box 3371, Tampa, FL, 33601.

CONFIDENTIALITY NOTICE: The contents of this e-mail message and any attachments are intended only for the person or entity to which they are addressed and may contain confidential or privileged material. Any unauthorized review, use, disclosure or distribution of confidential or privileged material is prohibited. If you are not the intended recipient, please contact the sender and destroy all copies of the original message. Unless otherwise noted, the material contained in this document is considered part of an active criminal intelligence and as such, is presently exempt from disclosure via the Florida Public Records Law (F.S.S. 119.07)

From: "Tristan Lamontagne" <tlamontagne@2ndwavedevelopment.com>
To: "MELISSA KINCHELOE" <mkincheloe@teamhcsso.com>
Sent: Monday, December 11, 2023 4:02:15 PM
Subject: Re: Summerall Apartments Crossing Guard

[Quoted text hidden]

From: Williams, Michael [WilliamsM@hcfl.gov]
Sent: Monday, March 11, 2024 12:47 PM
To: Perez, Richard [PerezRL@hcfl.gov]
Subject: FW: Bloomingdale Ave. @ Old Twig Ln. - Mid Block Pedestrian Crosswalk

From: Steven Henry <shenry@lincks.com>
Sent: Friday, March 8, 2024 10:49 AM
To: Williams, Michael <WilliamsM@hcfl.gov>
Subject: Fwd: Bloomingdale Ave. @ Old Twig Ln. - Mid Block Pedestrian Crosswalk

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

Mike

This is the email chain from PW.
Steven J Henry, PE
President
Lincks & Associates, Inc
5023 W Laurel St
Tampa, Florida 33607
Direct 813-559-9589
Office 813-289-0039
Cell 813-690-0530

Begin forwarded message:

From: Robert Fulp <rfulp@lincks.com>
Date: March 8, 2024 at 10:46:24 AM EST
To: Steven Henry <shenry@lincks.com>
Cc: Robert Fulp <rfulp@lincks.com>
Subject: FW: Bloomingdale Ave. @ Old Twig Ln. - Mid Block Pedestrian Crosswalk

Steve.....here's the email that you are looking for. ROB

Robert W. Fulp, PE
Senior Project Manager
Lincks & Associates, Inc.
5023 W. Laurel Street
Tampa, FL 33607

(813) 559-9593 Direct
(813) 289-0039 Office
(813) 361-4558 Cell

From: Jeremy Couch <jcouch@tampacivil.com>
Sent: Wednesday, October 11, 2023 5:04 PM
To: Josephson, Lawrence <JosephsonL@hillsboroughcounty.org>; Flick, Michael <FlickM@hillsboroughcounty.org>; Morris, Glenn <MorrisG@hillsboroughcounty.org>
Cc: Campbell, Robert <CampbellR@HillsboroughCounty.ORG>; Robert Fulp <rfulp@lincks.com>; Tristan Lamontagne <tlamontagne@2ndwavedevelopment.com>; Steven Henry <shenry@lincks.com>; Kennedy, Lee Ann <KennedyLA@HillsboroughCounty.ORG>; Williams, Michael <WilliamsM@HillsboroughCounty.ORG>; Kniesly, Benjamin <KnieslyB@HillsboroughCounty.ORG>; Jennifer Hooker <jennifer@tampacivil.com>
Subject: RE: Bloomingdale Ave. @ Old Twig Ln. - Mid Block Pedestrian Crosswalk

Understood sir. The warrants are not there today. We will post our surety accordingly.

Jeremy Couch, P.E.
Tampa Civil Design
17937 Hunting Bow Circle, S-102
Lutz, FL 33558
(813) 920-2005 - Office
(727) 487-3497 - Cell
(813) 482-9128 - Fax
www.tampacivil.com

From: Josephson, Lawrence <JosephsonL@hillsboroughcounty.org>
Sent: Wednesday, October 11, 2023 2:51 PM
To: Flick, Michael <FlickM@hillsboroughcounty.org>; Jeremy Couch <jcouch@tampacivil.com>; Morris, Glenn <MorrisG@hillsboroughcounty.org>
Cc: Campbell, Robert <CampbellR@HillsboroughCounty.ORG>; Robert Fulp <rfulp@lincks.com>; Tristan Lamontagne <tlamontagne@2ndwavedevelopment.com>; Steven Henry <shenry@lincks.com>; Kennedy, Lee Ann <KennedyLA@HillsboroughCounty.ORG>; Williams, Michael <WilliamsM@HillsboroughCounty.ORG>; Kniesly, Benjamin <KnieslyB@HillsboroughCounty.ORG>; Jennifer Hooker <jennifer@tampacivil.com>
Subject: RE: Bloomingdale Ave. @ Old Twig Ln. - Mid Block Pedestrian Crosswalk

Gentlemen,

We do not perform so called high level reviews. If this is to be reviewed by the Public Works Review team submit it through the normal review process with all appropriate documentation. We will not comment on any theoretical pedestrian crossings without the required documentation that shows the need for the crossing and where pedestrians are crossing.

Lawrence Josephson, PE

Transportation Review, Standards & Design Program Manager

Technical Services Division
Engineering & Operations Department

C: (813) 373-2176

E: JosephsonL@HCFLGov.net

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., 22nd Floor, Tampa, FL 33602
<image002.png>

[Facebook](#) | [Twitter](#) | [YouTube](#) | [LinkedIn](#)

Please note: All correspondence to or from this office is subject to Florida's Public Records law.

From: Flick, Michael <FlickM@hillsboroughcounty.org>

Sent: Wednesday, October 11, 2023 2:03 PM

To: Jeremy Couch <jcouch@tampacivil.com>; Josephson, Lawrence <JosephsonL@hillsboroughcounty.org>; Morris, Glenn <MorrisG@hillsboroughcounty.org>

Cc: Campbell, Robert <CampbellR@HillsboroughCounty.ORG>; Robert Fulp <rfulp@lincks.com>; Tristan Lamontagne <tlamontagne@2ndwavedevelopment.com>; Steven Henry <shenry@lincks.com>; Kennedy, Lee Ann <KennedyLA@HillsboroughCounty.ORG>; Williams, Michael <WilliamsM@HillsboroughCounty.ORG>; Kniesly, Benjamin <KnieslyB@HillsboroughCounty.ORG>; Jennifer Hooker <jennifer@tampacivil.com>

Subject: RE: Bloomingdale Ave. @ Old Twig Ln. - Mid Block Pedestrian Crosswalk

Jeremy –

I added Larry Josephson and Glenn Morris on the review portion for scheduling the Transportation Review of the mid-block crossing.

Mike Flick

From: Jeremy Couch <jcouch@tampacivil.com>

Sent: Wednesday, October 11, 2023 10:47 AM

To: Flick, Michael <FlickM@hillsboroughcounty.org>

Cc: Campbell, Robert <CampbellR@HillsboroughCounty.ORG>; Robert Fulp <rfulp@lincks.com>; Tristan Lamontagne <tlamontagne@2ndwavedevelopment.com>; Steven Henry <shenry@lincks.com>; Kennedy, Lee Ann <KennedyLA@HillsboroughCounty.ORG>; Williams, Michael <WilliamsM@HillsboroughCounty.ORG>; Kniesly, Benjamin

<KnieslyB@HillsboroughCounty.ORG>; Jennifer Hooker <jennifer@tampacivil.com>
Subject: FW: Bloomingdale Ave. @ Old Twig Ln. - Mid Block Pedestrian Crosswalk

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

Good Morning Mike,

Attached are our 60% plans for the theoretical Mid-Block Crossing of Bloomingdale. This design is the result of the meeting that You, I, Rob Fulp, Triistan and Bob Campbell has last month.

My goal is to post a 3-year surety bond for the work in accordance with our zoning condition requirement.

With that goal, we don't need your group to issue a construction permit at this time. We can obtain a permit in the future should the warrant occur. At this point, we would like Public Works to perform a high-level review of the type of crossing, its location and cost estimate in order to provide feedback. Once you find the concept and estimation of costs acceptable, a letter or memo stating something like, "if a mid-block crossing becomes warranted, this is the general location and design that would be requested from the developer".

Regardless of what your memo says, the developer is under a three-year obligation after the final affordable housing CO to build the crossing if requested by the County. This exercise is to ensure we have the appropriate surety in place should the developer fail to perform their obligations. Make sense?

Let me know if you have any questions or want to take a different approach. Thanks!

Jeremy Couch, P.E.
Tampa Civil
17937 Hunting Bow Circle
Lutz, FL 33558
(813) 920-2005 - Office
(727) 487-3497 - Cell
www.tampacivil.com

Transportation Comment Sheet

3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 8 OF STAFF REPORT)

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Bloomington Avenue	County Arterial - Urban	4 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other

Project Trip Generation			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	2,568	170	208
Proposed	2,568	170	208
Difference (+/-)	0	0	0

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

Connectivity and Cross Access				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South	X	Vehicular & Pedestrian	Vehicular & Pedestrian	Meets LDC
East		Vehicular & Pedestrian	Vehicular & Pedestrian	Meets LDC
West		None	Vehicular & Pedestrian	Meets LDC
Notes:				

Design Exception/Administrative Variance		
Road Name/Nature of Request	Type	Finding
Bloomington Avenue	Design Exception Requested	Approvable
Notes:		

4.0 Additional Site Information & Agency Comments Summary			
Transportation	Objections	Conditions Requested	Additional Information/Comments
<input checked="" type="checkbox"/> Design Exception/Adm. Variance Requested <input checked="" type="checkbox"/> Off-Site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Transportation Report



**CURRENTLY
APPROVED**

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted July 26, 2021.

1. The project is limited to a maximum of 472 multi-family units to consist of 120 affordable housing units and 352 market rate units.
2. Notwithstanding the development standards provided on the general site plan's project data table, buildings shall be located where generally depicted on the plan at the depicted setbacks.
3. Unless otherwise specified on the general site plan, building height shall be limited to a maximum of 55 feet / 4-stories. No additional setback of 2 feet for every 1 foot over 20 feet in height shall be provided, except where noted on the general site plan. The 3-story multi-family building located a minimum of 68 feet from the PD boundary is subject to the 2:1 additional setback. This additional setback shall be provided in addition to the minimum 68 foot setback where the structure is over 20 feet in height. Accessory garage structures, if provided, shall be limited to a maximum height of 20 feet.
4. Buffering and screening shall be provided where depicted on the general site plan. Screening shall not encroach into delineated wetlands. Screening within "enhanced" buffers shall include an 8 foot high PVC fence or wall and 6 12-foot tall (at time of planting) evergreen trees per every 100 linear feet. Screening within "traditional" buffers shall consist of Type B screening. This PD approves a PD Variation allowing an 8 foot high PVC-fence or wall as part of the Type B screening within buffers designated as "enhanced."
5. Unless otherwise stated, the project shall be developed in accordance with LDC Section 6.11.07 for the proposed 120 affordable housing units. This project will make available 120 affordable units, 25% of the total units are set aside for very low (50% MFI) and low-income households (80% MFI), with 10% of the 120 units being set aside for families emerging out of homelessness. The median family income will be adjusted for household size, consistent with the Department of Housing and Urban Development income guidelines.

This condition exceeds the 20% requirement imposed by the Comprehensive Plan. Affordability will be based on gross household income for the Tampa-St. Pete MSA. Any funding being provided by Affordable Housing Services will be encumbered on the property with a mortgage, note, and Land Use Restriction Agreement for no less than 30 years.

6. 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.
7. 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.
8. 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).

9. 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.
10. If PD 21-0420 is approved, the County Engineer will approve a Design Exception (dated June 25, 2021 and revised June 29, 2021) which was found approvable by the County Engineer (on July 14, 2021). Approval of this Design Exception will allow pedestrian, lighting and safety improvements to the Bloomingdale Ave. in lieu of the standard TS-6 typical section of the Hillsborough County Transportation County Technical Manual required by Section 6.02.07. of the LDC. The specific improvements shall include:
 - a. Construction of a pedestrian crossing on Bloomingdale Avenue in the vicinity of the project including signalization to allow access to the bus stop on the south side of Bloomingdale Avenue, if warranted, after the construction of the affordable apartments and is permitted by Hillsborough County. The developer shall provide a financial guarantee for the construction for up to 3 years after the final CO for the apartments.
 - b. Widening the sidewalk on the northside of Bloomingdale Avenue from the terminus of the 6' sidewalk to be constructed by the apartments to the west to Providence Road. There may be limited deviations to the 6' sidewalk where not feasible due to right of way constraints as determined by County staff.
 - c. In coordination with TECO and Hillsborough County, the developer shall fund the construction of street lights on the north side of Bloomingdale Avenue from the terminus of the apartment property to the west to Providence Road.
 - d. In coordination with Hillsborough County School Board, the developer shall fund a crossing guard at the intersection of Bloomingdale Avenue and Providence Road for 5 years.
11. The developer shall construct and dedicate a public nonresidential local urban road consistent with the typical standard TS-3 of the Hillsborough County Transportation Technical Manual along a portion of the eastern boundary as depicted in the Planned Development Site Plan.
12. Until such time that the proposed local roadway is constructed and dedicated to the County, the developer shall continue to provide shared access between folio# 73807.5000 and the adjacent parcel, folio# 73807.0000, not included in this PD.
13. The developer shall dedicate sufficient right of way to provide the proposed transit pad and shelter.
14. The applicant shall contact FWC to ensure any suggested construction practices are adhered to during construction.
15. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the LDC regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise.

References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 2/28/2024

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA: BR / Central

PETITION NO: 24-0112

- 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

10. If ~~PD 21-0420~~ PRS 24-0112 is approved, the County Engineer will approve a Design Exception (dated January 25, 2024) which was found approvable by the County Engineer (on February 1, 2024). Approval of this Design Exception will allow pedestrian, lighting and ~~safety~~ transit improvements to the Bloomingdale Ave. in lieu of the standard TS-6 typical section of the Hillsborough County Transportation County Technical Manual required by Section 6.02.07. of the LDC. The specific improvements shall include:
- a. ~~Construction of a pedestrian crossing on Bloomingdale Avenue in the vicinity of the project including signalization to allow access to the bus stop on the south side of Bloomingdale Avenue, if warranted, after the construction of the affordable apartments and is permitted by Hillsborough County. The developer shall provide a financial guarantee for the construction for up to 3 years after the final CO for the apartments. The developer will work with Hartline to provide a bus stop with a shelter located north of Bloomingdale Avenue along the project frontage.~~
 - b. Widening the sidewalk on the northside of Bloomingdale Avenue from the terminus of the 6' sidewalk to be constructed by the apartments to the west to Providence Road. There may be limited deviations to the 6' sidewalk where not feasible due to right of way constraints as determined by County staff.
 - c. In coordination with TECO and Hillsborough County, the developer shall fund the construction of street lights on the north side of Bloomingdale Avenue from the terminus of the apartment property to the west to Providence Road.
 - d. ~~In coordination with Hillsborough County School Board, the developer shall fund a crossing guard at the intersection of Bloomingdale Avenue and Providence Road for 5 years.~~

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a PD modification to PD 21-0420 to revise the conditions of approval associated with the previously approved Design Exception as certain requirements could not be implemented. Specifically, the Applicant proposes to modify conditions 10.a. and delete 10.d.

Condition 10.a. included, construction of a mid-block pedestrian crossing on Bloomingdale Avenue to access the bus stop on the south side of Bloomingdale Ave., south of the Site. The applicant proposes to provide an additional enhancement to the bus stop on the south side of Bloomingdale, by constructing a bus shelter in lieu of the mid-block crossing. The applicant provided documentation of communication from HART that the provision of the proposed bus shelter is adequate in lieu of the crosswalk.

Condition 10.d. included, in coordination with the Hillsborough County School Board, funding a crossing guard at the intersection of Bloomingdale Ave. and Providence Rd. The applicant provided documentation from Hillsborough County School District and the Hillsborough County Sheriff’s Office (HCSO) regarding implementation of the condition. The HCSO, who determines appropriate placements for Crossing Guards, indicated that they do not recommend a crosswalk at this location.

PD 21-0420 consists of +/- 27.08 acres approved for 472 multifamily housing units. The site is located 600 feet west of the intersection of Providence Rd and Bloomingdale Avenue. The Future Land Use designation of the site is SMU-6.

Trip Generation Analysis

The applicant is not proposing to change the land use or intensity of the approved Planned Development. Staff has prepared a trip generation of the approved Planned Development zoning for informational purpose, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer’s Trip Generation Manual, 11th Edition.

Approved PD Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 472 Units Multifamily – Mid-Rise (ITE 221)	2,568	170	208

There is no proposed change in trip generation.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Bloomindale Avenue. Bloomingdale Ave. is a substandard 4-lane, undivided, County arterial roadway. As documented by the applicant the width of the existing travel lanes varies from 10 to 14 feet with 14-foot outside lanes and 10-foot inside lanes adjacent to the two-way left turn lane which is 13 feet wide. There are +/- 4-foot sidewalks on the north and south side and no bike lanes. Bloomingdale Avenue has curb and gutter on both sides. Along the project frontage, the roadway lies within a range of +/-85 to +/- 99 feet of right-of-way.

Pursuant to the Hillsborough County Transportation Technical Manual, an urban arterial roadway shall meet the typical section TS-6 standard. This includes 11-foot-wide lanes, a median separator, seven (7) foot buffered bike lanes and five (5) foot wide sidewalks within 110 feet of right of way.

The segment of Bloomingdale Avenue in front of the subject site is not included in the Hillsborough County Corridor Preservation Plan.

SITE ACCESS

The primary pedestrian and vehicular access consists of two (2) access connections. One connection is planned directly on the Bloomingdale Avenue frontage. The second connection is via a new public local road, currently under construction by the developer, to Bloomingdale Ave.

A cross access facility is proposed to the adjacent parcel fronting Bloomingdale Avenue to the west consistent with LDC, Section 6.04.03. Q.

REQUESTED REVISED DESIGN EXCEPTION – BLOOMINGDALE AVE.

As Bloomingdale Ave. is a substandard arterial roadway, the applicant's Engineer of Record (EOR) submitted a Design Exception request with the initial PD zoning approval to mitigate the deviations from the Hillsborough County Transportation Technical Manual (TTM) TS-6 Typical Section (for 4-Lane, divided, Urban Collector Roadways) the developer had proposed the following:

- The developer will construct a pedestrian crossing on Bloomingdale Ave. in the vicinity of the project including signalization to allow access to the bus stop on the south side of Bloomingdale Ave., if warranted, after the construction of the affordable apartments and is permitted by Hillsborough County. The developer will provide a financial guarantee for the construction for up to 3 years after the final CO for the apartments.
- The developer will widen the sidewalk on the northside of Bloomingdale Ave. from the terminus of the 6' sidewalk to be constructed by the apartments to the west to Providence Rd. There may be limited deviations to the 6' sidewalk where not feasible due to right of way constraints as determined by County staff.
- The developer will work with TECO and Hillsborough County and fund the construction of street lights on the north side of Bloomingdale Ave. from the terminus of the apartment property to the west to Providence Rd.
- The developer will work with Hillsborough County School Board and fund a crossing guard at the intersection of Bloomingdale Ave. and Providence Rd. for 5 years.

With this requested PD modification the applicant's EOR submitted a new/revised design exception request (dated January 25, 2024) to the County Engineer. Based on factors presented in the Design Exception request, the County Engineer found the Design Exception request approvable (on February 1, 2024). The design exception proposes the following:

- The developer will work with Hartline to provide a bus stop with a shelter located north of Bloomingdale Avenue along the project frontage.
- The developer will widen the sidewalk on the northside of Bloomingdale Avenue from the terminus of the 6' sidewalk to be constructed by the apartments to the west to Providence Road. There may be limited deviations to the 6' sidewalk where not feasible due to the right of way constraints as determined by County staff.
- The developer will work with TECO and Hillsborough County and fund the construction of street lights on the north side of Bloomingdale Avenue from the terminus of the apartment property to the west to Providence Road.

If this zoning is approved, the County Engineer will approve the Design Exception request.

LEVEL OF SERVICE (LOS)

Level of Service (LOS) information is reported below.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
BLOOMINGDALE AVE	GORNTON LAKE RD	KINGS AVE	D	D

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

From: Williams, Michael [WilliamsM@hcfl.gov]
Sent: Thursday, February 1, 2024 1:30 PM
To: Steven Henry [shenry@lincks.com]
CC: Tirado, Sheida [TiradoS@hcfl.gov]; Perez, Richard [PerezRL@hcfl.gov]; Grandlienard, Christopher [GrandlienardC@hcfl.gov]; Jaime Maier [Jaime.Maier@hwhlaw.com]; PW-CEIntake [PW-CEIntake@hcfl.gov]; De Leon, Eleonor [DeLeonE@hcfl.gov]
Subject: FW: PRS 24-0112 - Design Exception Review
Attachments: 24-0112 DEREQ 01-25-24.pdf

Importance: High

Steve,

I have found the attached Design Exception (DE) for PD 24-0112 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Eleonor De Leon (DeLeonE@hillsboroughcounty.org or 813-307-1707) after the BOCC approves the PD zoning or PD zoning modification related to below request. This is to obtain a signed copy of the DE/AV.

If the BOCC denies the PD zoning or PD zoning modification request, staff will request that you withdraw the AV/DE. In such instance, notwithstanding the above finding of approvability, if you fail to withdraw the request, I will deny the AV/DE (since the finding was predicated on a specific development program and site configuration which was not approved).

Once I have signed the document, it is your responsibility to submit the signed AV/DE(s) together with your initial plat/site/construction plan submittal. If the project is already in preliminary review, then you must submit the signed document before the review will be allowed to progress. Staff will require resubmittal of all plat/site/construction plan submittals that do not include the appropriate signed AV/DE documentation.

Lastly, please note that it is critical to ensure you copy all related correspondence to PW-CEIntake@hillsboroughcounty.org

Mike

Michael J. Williams, P.E.
Director, Development Review
County Engineer
Development Services Department

P: (813) 307-1851
M: (813) 614-2190
E: Williamsm@HillsboroughCounty.org
W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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Please note: All correspondence to or from this office is subject to Florida's Public Records law.

From: Tirado, Sheida <TiradoS@hcfl.gov>
Sent: Wednesday, January 31, 2024 12:03 PM
To: Williams, Michael <WilliamsM@hcfl.gov>
Cc: De Leon, Eleanor <DeLeonE@hcfl.gov>; Perez, Richard <PerezRL@hcfl.gov>
Subject: PRS 24-0112 - Design Exception Review
Importance: High

Hello Mike,

The attached Design Exception is Approvable to me, please include the following people in your response:

shenry@lincks.com
jaime.maier@hwlaw.com
grandlienardc@hcfl.gov
perezrl@hcfl.gov

Best Regards,

Sheida L. Tirado, PE *(she/her/hers)*
Transportation Review Manager
Development Services Department

P: (813) 276-8364
E: tirados@HCFLGov.net
W: HCFLGov.net

Hillsborough County
601 E. Kennedy Blvd., Tampa, FL 33602

[Facebook](#) | [Twitter](#) | [YouTube](#) | [LinkedIn](#) | [HCFL Stay Safe](#)

Please note: All correspondence to or from this office is subject to Florida's Public Records law.



**Hillsborough
County Florida**
Development Services

Supplemental Information for Transportation Related Administrative Reviews

Instructions:

- This form must be provided separately for each request submitted (including different requests of the same type).
- This form must accompany all requests for applications types shown below. Staff will not log in or assign cases that are not accompanied by this form, or where the form is partially incomplete.
- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.
- Please contact Ingrid Padron at padroni@hcpaf.fl.gov or via telephone at (813) 307-1709 if you have questions about how to complete this form.

Request Type (check one)	<input type="checkbox"/> Section 6.04.02.B. Administrative Variance <input checked="" type="checkbox"/> Technical Manual Design Exception Request <input type="checkbox"/> Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) <input type="checkbox"/> Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	<input checked="" type="checkbox"/> New Request <input type="checkbox"/> Revised Request <input type="checkbox"/> Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	<input checked="" type="checkbox"/> 1. Bloomingdale Ave/Substandard Road <input type="checkbox"/> 4. <input type="checkbox"/> 2. <input type="checkbox"/> 5. <input type="checkbox"/> 3. <input type="checkbox"/> 6.
<p>Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.</p>	
Project Name/ Phase	Summerall Apartments
<p>Important: The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.</p>	
Folio Number(s)	073807-5000, 073814-0000, 073807-5010
	<input type="checkbox"/> Check This Box If There Are More Than Five Folio Numbers
<p>Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").</p>	
Name of Person Submitting Request	Steven J. Henry, PE
<p>Important: For Design Exception (DE) Requests, the person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The DE request letter must be signed and sealed.</p>	
Current Property Zoning Designation	PD 21-0420
<p>Important: For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html. For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.</p>	
Pending Zoning Application Number	PRS 24-0112
<p>Important: If a rezoning application is pending, enter the application number preceded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.</p>	
Related Project Identification Number (Site/Subdivision Application Number)	N/A
<p>Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".</p>	



LINCKS & ASSOCIATES, INC.

January 25, 2024

Mr. Mike Williams
Hillsborough County Government
601 East Kennedy Blvd., 22nd Floor
Tampa, FL 33602

Re: Bloomingdale/Providence
PRS 24-0112
Lincks Project No. 20142
Folio Numbers: 073807-5000
073814-0000
073807-5010

The purpose of this letter is to request a Design Exception to Section 6.02.07 of the Hillsborough County Land Development Code for Bloomingdale Avenue within the vicinity of the project. The subject property is currently zoned Planned Development (PD) for up to 472 Multi-Family Dwelling Units. In conjunction with the approval of the current PD, a Design Exception was approved for the project that included a number of proposed improvements to mitigate the impact to the substandard Bloomingdale Avenue. Due to a number of factors beyond the developer's control, two of the improvements are not feasible, which are as follows:

1. Construct a pedestrian crossing on Bloomingdale Avenue in the vicinity of the project, if warranted, and provide financial guarantee for the construction for three years after the final CO.

The developer prepared preliminary plans to determine the cost of the crossing. However, based on discussions with County staff it was determined there is no mechanism for the County to accept the financial guarantee for such improvements. In addition, the alternative improvements provides a better alternative to a mid-block pedestrian crossing.

2. The developer was to work with Hillsborough County School Board to fund a crossing guard at the intersection of Bloomingdale Avenue and Providence Road.

After discussions with the School Board and the Sheriff's Office, it was determined a crossing guard was not warranted at the intersection and they would not accept the funds.

Based on the above, the developer has submitted a PRS to amend the zoning and Design Exception for the project.

5023 West Laurel Street
Tampa, FL 33607
813 289 0039 Telephone
8133 287 0674 Telefax
www.Lincks.com Website

Mr. Mike Williams
January 25, 2024
Page 2

The access for the project is to include two (2) full accesses to Bloomingdale Avenue. The eastern most access is to be a shared access with the existing Hancock Tire and Auto Store.

According to the Hillsborough County Roadways Functional Classification Map, Bloomingdale Avenue is classified as an arterial roadway. The subject site is within the Hillsborough County Urban Service Area.

Table 1 provides the trip generation for the proposed development.

The request is for a Design Exception to TS-6 of the Hillsborough County Transportation Technical Manual for Bloomingdale Avenue, which is currently a five (5) lane roadway (two eastbound through lanes, two westbound through lanes and a center two-way left turn lane). The following exceptions are requested to accommodate the proposed project.

- 1) Lane Width – TS-6 has 11 foot lanes. The existing roadway has 14 foot outside lanes and 10 inside lanes adjacent to the two-way left turn lane which is 13 feet.
- 2) Bike Lane – TS-6 has 7 foot buffered bike lanes. The existing road does not have bike lanes.
- 3) Sidewalk – TS-6 has 5 foot sidewalks on both sides of the roadway. There are currently 4 foot sidewalk on both sides of Bloomingdale Avenue.
- 4) Median – TS-6 has a 22 foot median. The existing road has a two-way left turn lane.
- 5) Right of Way – TS-6 has 110 feet of right of way. The existing right of way along the project frontage ranges between 87 feet and 114 feet of right of way.

To mitigate the impact of the project, the developer proposes the following:

1. The developer will work with Hartline to provide a bus stop with a shelter located north of Bloomingdale Avenue along the project frontage. This provides a better alternative than the mid-block crossing from a pedestrian safety standpoint as pedestrians utilizing the transit services will not have to cross Bloomingdale Avenue to access the transit stop.
2. The developer will widen the sidewalk on the northside of Bloomingdale Avenue from the terminus of the 6 foot sidewalk to be constructed by the apartments to the west to Providence Road. There may be limited deviations to the 6 foot sidewalk where not feasible due to the right of way constraints as determined by County staff.

Mr. Mike Williams
January 25, 2024
Page 3

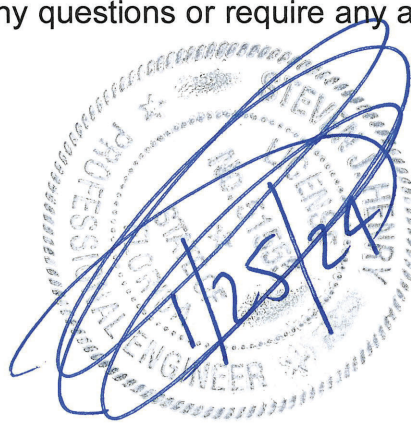
- 3. The developer will work with TECO and Hillsborough County and fund the construction of street lights on the north side of Bloomingdale Avenue from the terminus of the apartment property to the west to Providence Road.

Based on the above, it is our opinion, the proposed improvements to Bloomingdale Avenue mitigate the impact of the project and meet the intent of the Transportation Technical Manual to the extent feasible.

Please do not hesitate to contact us if you have any questions or require any additional information.

Best Regards,


 Steven J Henry
 President
 Lincks & Associates, Inc.
 P.E. #51555



Based on the information provided by the applicant, this request is:

- Disapproved**
- Approved**
- Approved with Conditions**

If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E, (813) 276-8364, TiradoS@hillsboroughcounty.org.

Sincerely,

Michael J. Williams
Hillsborough County Engineer

TABLE 1
 ESTIMATED PROJECT TRIP GENERATION (1)

<u>Land Use</u>	<u>ITE LUC</u>	<u>Size</u>	<u>Daily Trip Ends</u>	<u>AM Peak Hour Trip Ends</u>		<u>PM Peak Hour Trip Ends</u>			
				<u>In</u>	<u>Out</u>	<u>Total</u>	<u>In</u>	<u>Out</u>	<u>Total</u>
Multi-Family	221	472 DU's	2,571	41	116	157	120	77	197

(1) Source: ITE Trip Generation Manual, 10th Edition, 2017.

APPENDIX



PD PLAN



TAMPA CIVIL DESIGN
1797 HUNTING BOW CIR. S-102
LUTZ, FL 33558
(813) 920-2005 PHONE
(813) 482-9128 FAX
WWW.TAMPA-CIVIL.COM

PROJECT: 23T

SCALE: 1"=80'
GRAPHIC SCALE (IN FEET)
0 40 80 120

PROPOSED INFORMATION
PROPOSED VEHICULAR ACCESS POINTS
FUTURE ROWLINE CONNECTION EXTENSION
EXISTING VEHICULAR CONNECTIONS TO BE ELIMINATED
EXISTING GARMENTS
EXISTING DRIVEWAYS
EXISTING DRIVEWAYS
APPROXIMATE PROPOSED SETBACKS
PROPOSED SETBACKS
PROPOSED SETBACKS
PROPOSED PERMETER BUFFER
WETLAND AREA
MANMADE WATER
PROPERTY LINE AND BOUNDARY

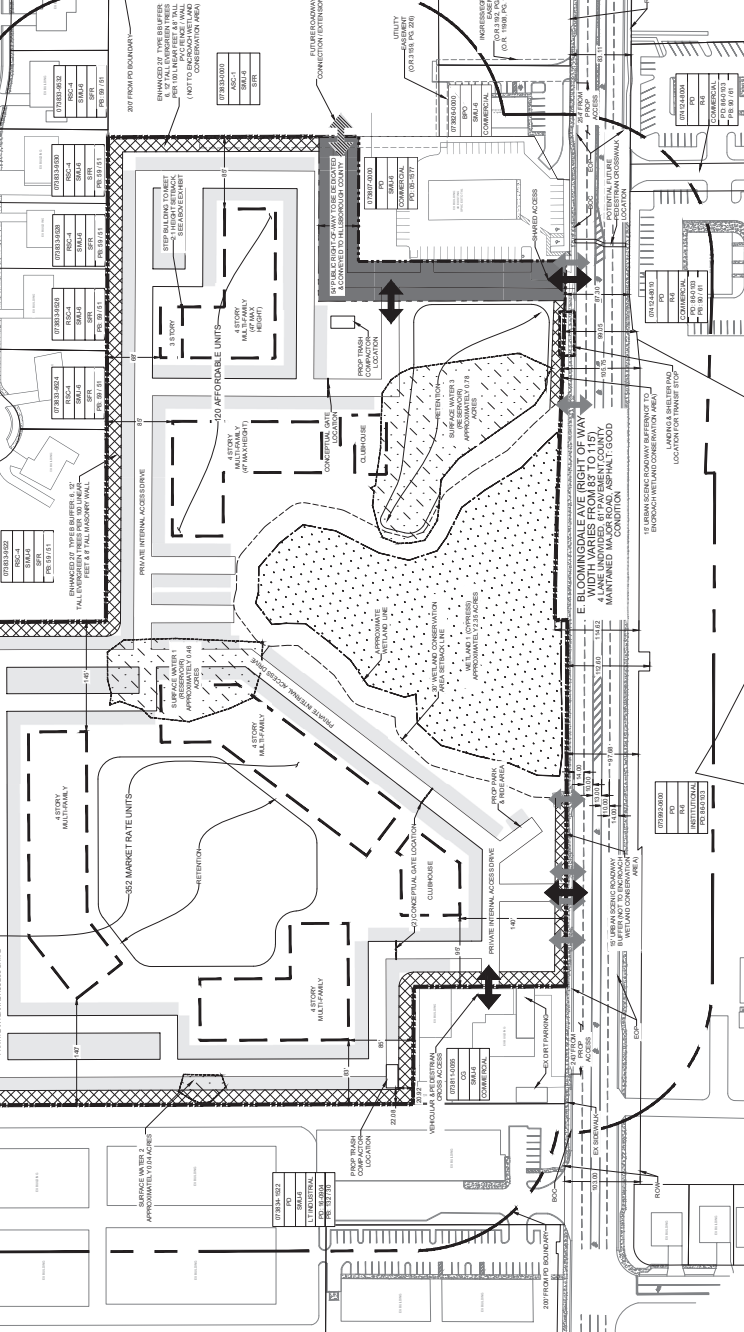
FRAM CERTIFICATION
I, THE UNDERSIGNED, A LICENSED PROFESSIONAL ENGINEER, CERTIFY THAT I AM THE DESIGNER OF THIS PLAN AND THAT I AM A MEMBER OF THE PROFESSIONAL ENGINEERING SOCIETY OF FLORIDA.

PREPARED BY:
TAMPA CIVIL DESIGN
1797 HUNTING BOW CIR. S-102
LUTZ, FL 33558
(813) 920-2005
WWW.TAMPA-CIVIL.COM

DATE: 01/25/24

SITE DATA

PROPOSED PARCEL NUMBER	21818 AC
PROPOSED PARCEL AREA	1.71 AC
PROPOSED PARCEL PERMIT NUMBER	PD-15408
PROPOSED PARCEL ADDRESS	321 MARKET RATE DRIVE
PROPOSED PARCEL LOCATION	21818 AC
PROPOSED PARCEL STATUS	RESIDENTIAL
PROPOSED PARCEL ZONE	R-1 (RESIDENTIAL SINGLE-FAMILY)
PROPOSED PARCEL DISTRICT	PD-15408
PROPOSED PARCEL SUBDISTRICT	0.01 AC
PROPOSED PARCEL AREA	0.01 AC
PROPOSED PARCEL PERMIT NUMBER	PD-15408
PROPOSED PARCEL ADDRESS	321 MARKET RATE DRIVE
PROPOSED PARCEL LOCATION	21818 AC
PROPOSED PARCEL STATUS	RESIDENTIAL
PROPOSED PARCEL ZONE	R-1 (RESIDENTIAL SINGLE-FAMILY)
PROPOSED PARCEL DISTRICT	PD-15408
PROPOSED PARCEL SUBDISTRICT	0.01 AC
PROPOSED PARCEL AREA	0.01 AC



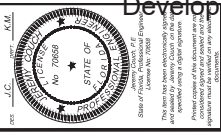
AREA CALCULATIONS:
TOTAL AREA: 21,818 AC
TOTAL AREA: 1,71 AC
TOTAL AREA: 1.71 AC
TOTAL AREA: 1.71 AC
TOTAL AREA: 1.71 AC

DEVELOPMENT STANDARDS:
MINIMUM SETBACK: 5 FEET
MINIMUM SETBACK: 5 FEET
MINIMUM SETBACK: 5 FEET
MINIMUM SETBACK: 5 FEET
MINIMUM SETBACK: 5 FEET

TAMPA CIVIL DESIGN
17937 HUNTING BOW CIR. S-102
LUTZ, FL 33558
(813) 920-2005 PHONE
(813) 482-9126 FAX
WWW.TAMPACIVIL.COM
COA 28871

PROJECT: 337
BLOOMINGDALE
RIVERVIEW FL
33150
2ND WAVE DEVELOPMENT
3300 N. CHANGES TRAIL, SUITE 200
TAMPA, FL 33607

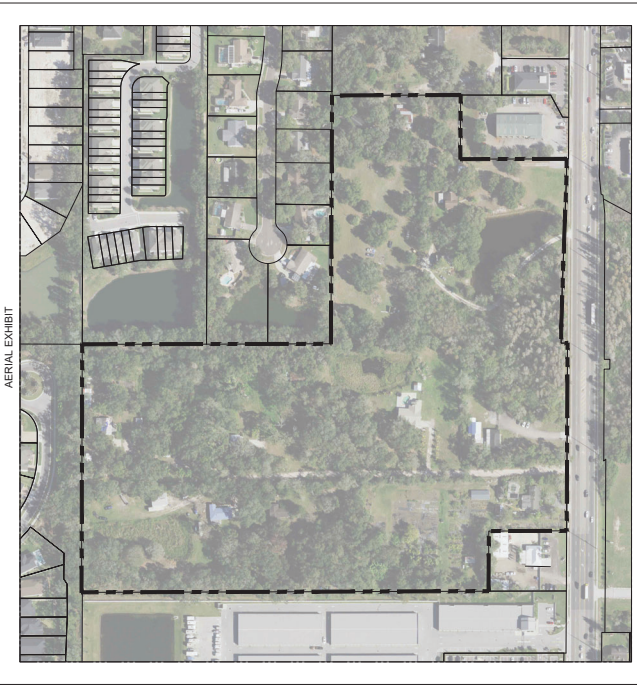
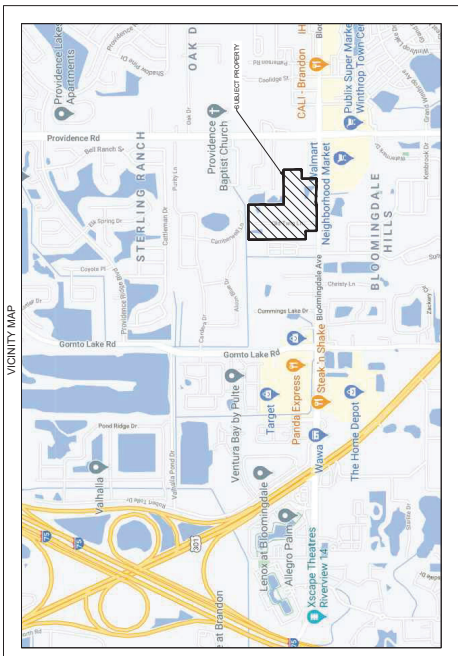
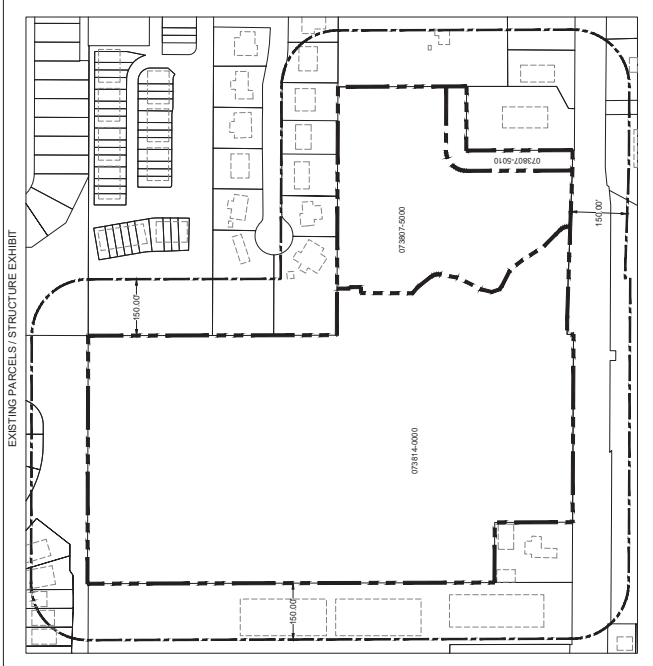
NO.	REVISION	DATE
1	ISSUED FOR PERMIT	01/25/24
2	REVISED PER CITY COMMENTS	01/25/24
3	REVISED PER CITY COMMENTS	01/25/24
4	REVISED PER CITY COMMENTS	01/25/24
5	REVISED PER CITY COMMENTS	01/25/24
6	REVISED PER CITY COMMENTS	01/25/24
7	REVISED PER CITY COMMENTS	01/25/24
8	REVISED PER CITY COMMENTS	01/25/24
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26	REVISED PER CITY COMMENTS	01/25/24
27	REVISED PER CITY COMMENTS	01/25/24
28	REVISED PER CITY COMMENTS	01/25/24
29	REVISED PER CITY COMMENTS	01/25/24
30	REVISED PER CITY COMMENTS	01/25/24



PD PLAN
SHEET NO:
PD-2



SITE DATA
PROJECT LOCATION:
BLOOMINGDALE AVE BRANDON, FL 33578
EXISTING ZONING:
R-45
ACREAGE:
20.34 ACRES
FOLIO NUMBER:
07307-5000
PROPERTY LOCATION:
BLOOMINGDALE AVE BRANDON, FL 33578
EXISTING ZONING:
R-45
ACREAGE:
38.4 ACRES
FOLIO NUMBER:
07307-5010
PROPERTY LOCATION:
BLOOMINGDALE AVE BRANDON, FL 33578
EXISTING ZONING:
R-45
ACREAGE:
0.81 ACRES



HILLSBOROUGH COUNTY ROADWAYS
FUNCTIONAL CLASSIFICATION MAP



HILLSBOROUGH COUNTY ROADWAYS FUNCTIONAL CLASSIFICATION

Infrastructure & Development Services



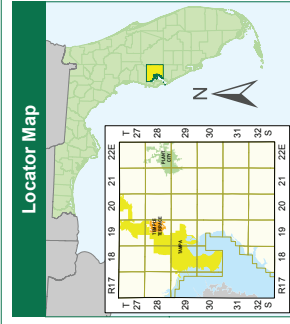
Legend

- Functional Classifications
Authority Classification
- State, Principal Arterial
 - State, Arterial
 - Hillsborough, Arterial
 - Hillsborough, Collector
 - Urban Service Area Boundary
 - City Limits

The Hillsborough County Roadway Functional Map will be used in all matters in the Hillsborough County Land Development Code (LDC) that relate to functional classification of roads. Some, but not all, examples of those matters are as follows:

PART 3.02.00 INTERSTATE-75 PLANNED DEVELOPMENT DISTRICTS
PART 3.03.00 STATE-90 PLANNED DEVELOPMENT DISTRICTS
PART 5.03.00 PLANNED DEVELOPMENT DISTRICTS
PART 6.02.00 SUBDIVISION STANDARDS AND GUIDELINES
PART 6.07.00 FENCES AND WALLS
PART 7.01.00 ZONING REGULATIONS
PART 12.01.00 DEFINITIONS
OTHER PARTS OF THE LDC NOT LISTED ABOVE.

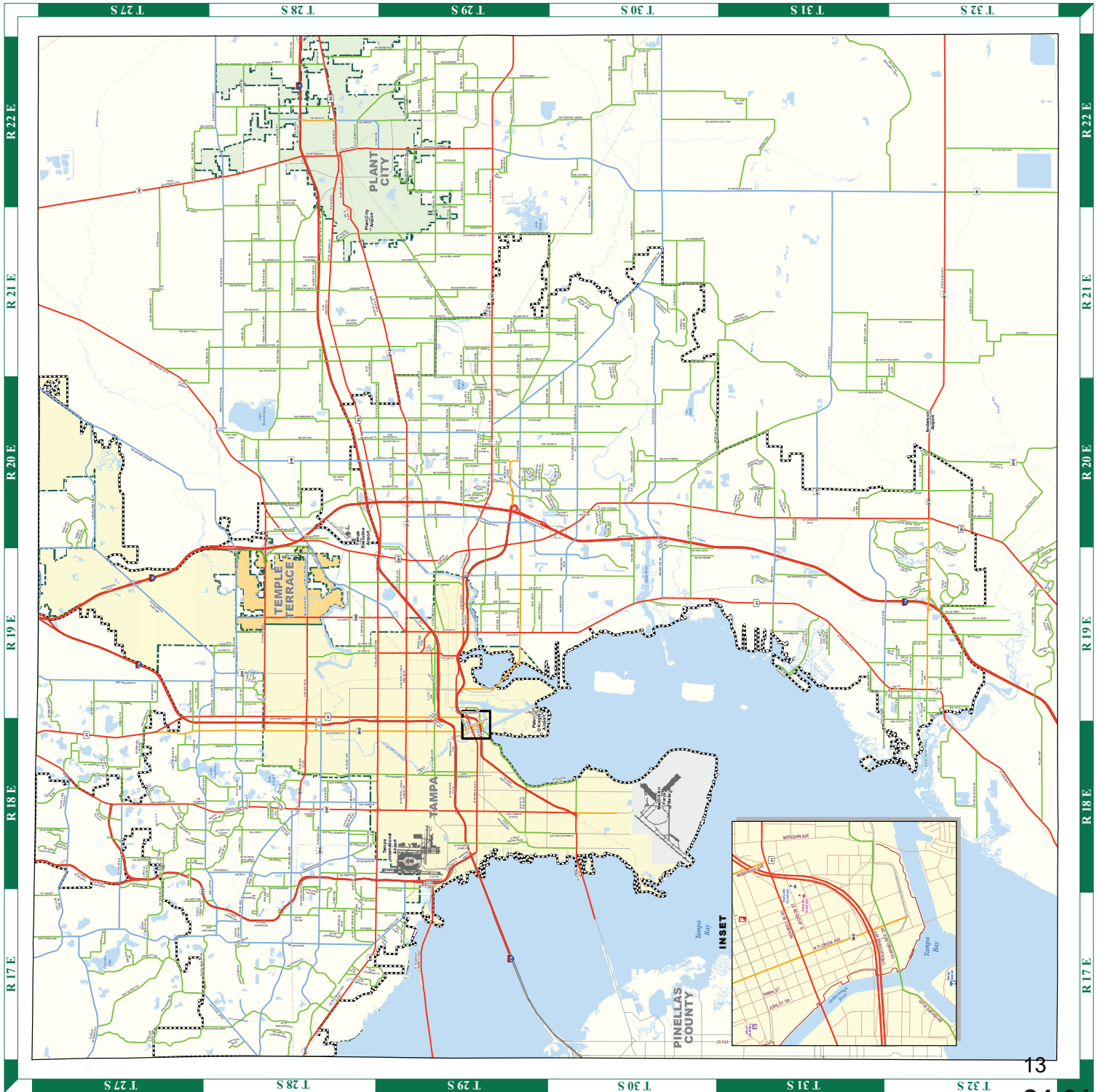
In addition to subject matters in the LDC, Functional Classification of roads plays an important role in administering the Residential Traffic Control Program and the Neighbourhood Traffic Calming Program.



NOTE: Every reasonable effort has been made to assure the accuracy of this map. Hillsborough County does not warrant the accuracy of this map, and it is not intended to be used for any purpose other than that for which it was prepared. The map is not to be construed as a guarantee of any kind, and it is not intended to be used for any purpose other than that for which it was prepared.

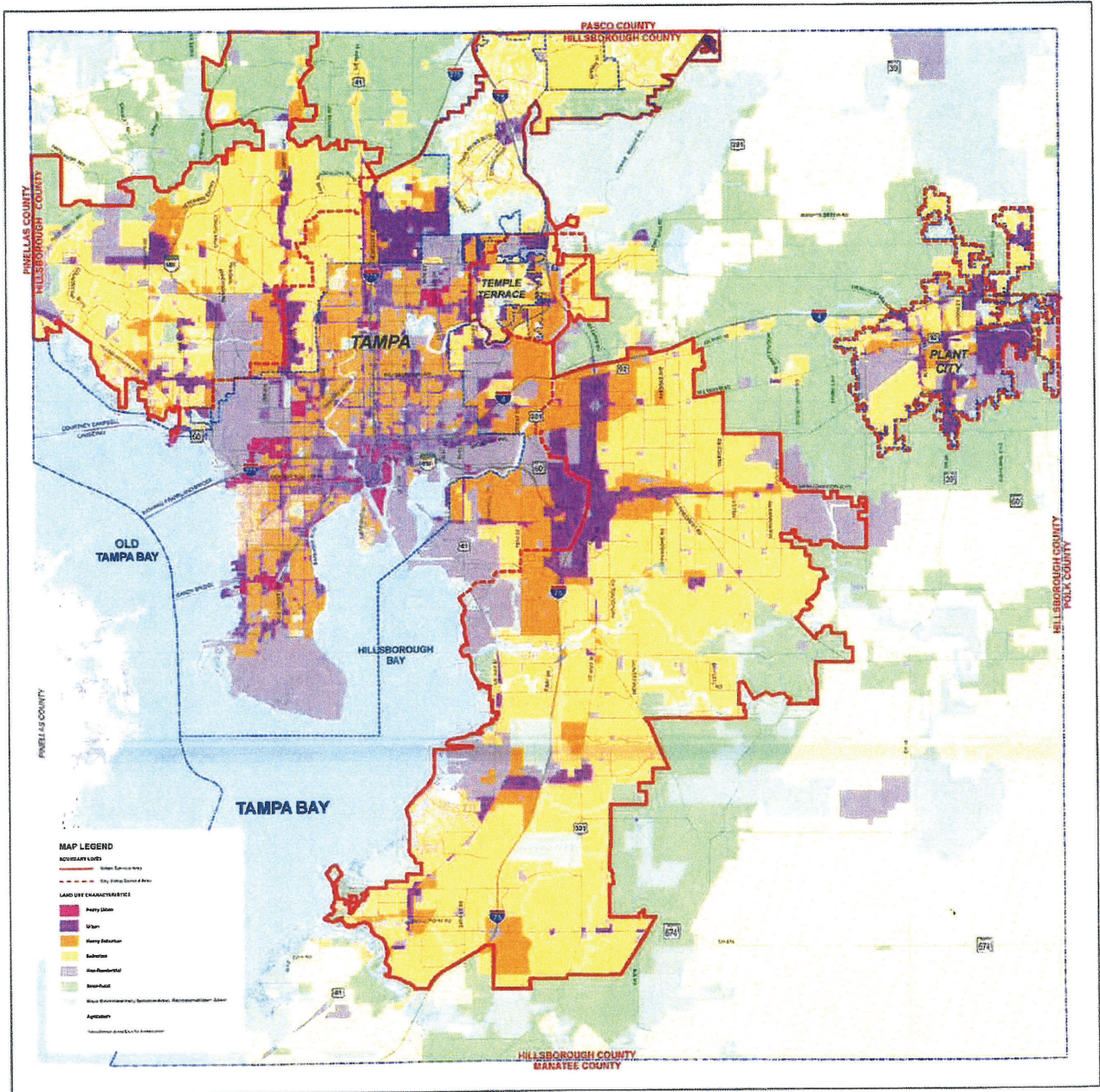
SOURCE: The map has been prepared for the inventory of road property lines within Hillsborough County and is not intended to be used for any other purpose. The map is not to be construed as a guarantee of any kind, and it is not intended to be used for any purpose other than that for which it was prepared.

601 E. Kennedy Blvd
Tampa, FL 33602
(813) 272-5610
printroom@hillsboroughcounty.org



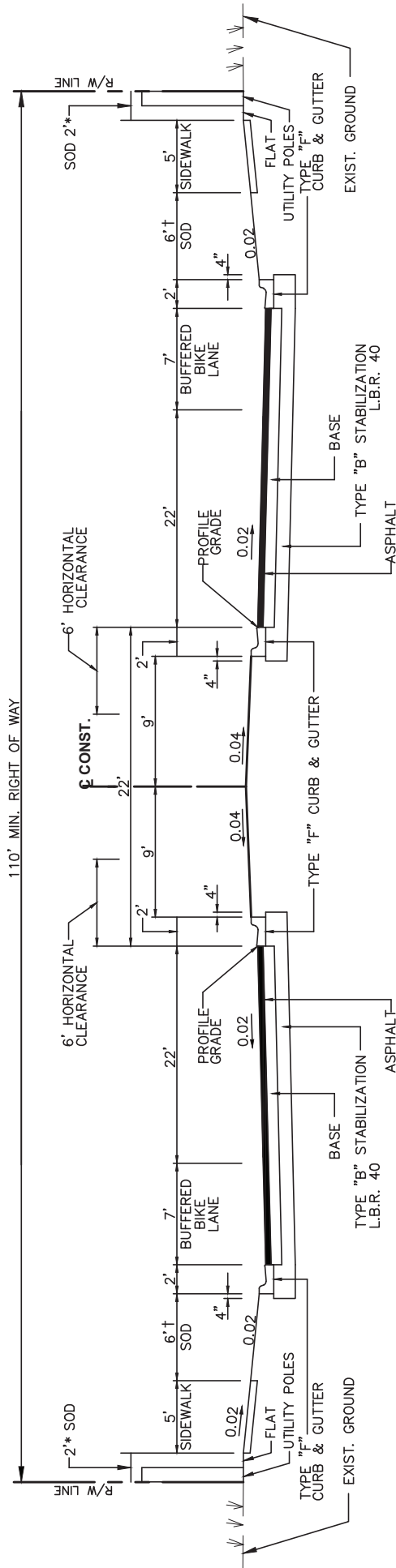
HILLSBOROUGH COUNTY
URBAN SERVICE AREA





TS-6





TYPICAL SECTION

N.T.S.

10,000 TO LESS THAN 20,000 AADT

MAX. ALLOWABLE DESIGN SPEED – 45 MPH

1. ALL DIMENSIONS SHOWN ARE MINIMUM.
2. SEE APPROPRIATE SECTIONS OF TECHNICAL MANUAL FOR DESIGN PARAMETERS.
- * 3. PROVIDE 2' MINIMUM CLEARANCE FROM FENCES, WALLS, HEDGES, ABOVEGROUND UTILITIES OR IMPROVEMENTS, DROP OFFS, OR FROM THE TOPS OF BANKS WITH SLOPES STEEPER THAN 1 TO 4, THAT INTERFERE WITH THE SAFE, FUNCTIONAL USE OF THE SIDEWALK. INTERMITTENT ABOVEGROUND UTILITIES, OR MATURE TREES, 2' OR LESS IN DIAMETER MAY BE PLACED IN THIS 2' STRIP AS FAR FROM THE SIDEWALK AS POSSIBLE, IF NOT IN THE CLEAR ZONE.
- † 4. SEE SIDEWALK PROTECTION OPTIONS, DRAWING NO. TD-16 SHEET 7 OF 7 FOR USE WHEN TREES ARE PLANTED IN THE PARKWAY AREA (BETWEEN THE BACK OF CURB AND SIDEWALK).
5. SOD SHALL BE PLACED IN TWO ROWS STAGGERED. (BOTH TEMPORARY AND PERMANENT)

REVISION DATE:
17
10/17

**TRANSPORTATION
TECHNICAL
MANUAL**



**Hillsborough
County Florida**

**URBAN COLLECTORS
(4 LANE DIVIDED)
TYPICAL SECTION**

DRAWING NO. **TS-6**

SHEET NO. 1 OF 1

HART LINE CORRESPONDENCE



Steven Henry

From: DeWayne Brown <BrownD2@gohart.org>
Sent: Friday, December 15, 2023 2:23 PM
To: Daniel Ysaguirre
Cc: Jeremy Couch; JT
Subject: RE: Modification to Existing Zoning on Bloomingdale Avenue Request
Attachments: 41697-00 (7' shelter).pdf; Leaning Rail.pdf; Side Panel.pdf; Three Seat Bench.pdf; Trash can.pdf

Daniel,

Under, Hillsborough County LDC Sec 6.02.17 public transit facilities including pedestrian circulation systems and pathways to public transit facilities shall be provided on sites meeting the threshold requirements and located on public transit corridors or planned corridors as listed in the Long Range Transportation Plan, and based on the frequency and location criteria in established by HART and referenced in the Hillsborough County Transportation Technical Manual for Subdivisions and Site Development. They shall include, but not be limited to, a transit accessory pad, shelter, seating, solar lighting, and trash receptacle in front of your development. Please see the attached HART shelter specification from Tolar Manufacturing. In place of the proposed mid-block crosswalk, HART will accept an additional shelter and amenities to be placed somewhere on the corridor near this development to encourage transit use.

V/r

DeWayne M. Brown, PMP, LSSGB
Project Manager I
Hillsborough Transit Authority (HART)

1201 East 7th Avenue
Tampa, FL 33605
Tel: (813) 384-6557
BrownD2@gohart.org
<http://www.gohart.org>

From: Daniel Ysaguirre <daniel@tampacivil.com>
Sent: Thursday, December 14, 2023 9:26 AM
To: DeWayne Brown <BrownD2@gohart.org>
Cc: Jeremy Couch <jcouch@tampacivil.com>; JT <JT@tampacivil.com>
Subject: Modification to Existing Zoning on Bloomingdale Avenue Request

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or on clicking links from unknown senders.

Good morning DeWayne,

Our team is working on a modification to an approved zoning for a property located near the intersection of Bloomingdale Avenue and Crickethollow Drive. In the approved conditions of approval, condition 10a. (see attached certified site plan) requires the construction of a pedestrian signalized crossing to allow access to the bus stop on the south side of Bloomingdale Avenue. The developer is seeking to revise this condition of approval as there is not enough anticipated pedestrian traffic across Bloomingdale Avenue to warrant the proposed crosswalk. Instead, in part of the zoning revision, the developer seeks to propose a bus shelter in front of the property as an alternative to the pedestrian crossing. To receive approval for the zoning revision, development services staff is requesting written documentation from HART that states that the proposed bus shelter is needed and supported (see attached correspondence). Staff would also like the documentation to include shelter details, related shelter amenities, and a specific location for the shelter. Would you or another representative of HART be able to provide the requested documents to help with our rezoning modification?

Thank you for any information you are able to provide,

Daniel Ysaguirre
Civil Designer
TAMPA CIVIL DESIGN, llc
17937 Hunting Bow Cir. S-102
Lutz, FL 33558
(813) 920-2005
(813) 482-9128 - Fax
www.tampacivil.com

Transportation Comment Sheet

3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 8 OF STAFF REPORT)

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Bloomington Avenue	County Arterial - Urban	4 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other

Project Trip Generation			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	2,568	170	208
Proposed	2,568	170	208
Difference (+/-)	0	0	0

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

Connectivity and Cross Access				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South	X	Vehicular & Pedestrian	Vehicular & Pedestrian	Meets LDC
East		Vehicular & Pedestrian	Vehicular & Pedestrian	Meets LDC
West		None	Vehicular & Pedestrian	Meets LDC
Notes:				

Design Exception/Administrative Variance		
Road Name/Nature of Request	Type	Finding
Bloomington Avenue	Design Exception Requested	Approvable
Notes:		

4.0 Additional Site Information & Agency Comments Summary			
Transportation	Objections	Conditions Requested	Additional Information/Comments
<input checked="" type="checkbox"/> Design Exception/Adm. Variance Requested <input checked="" type="checkbox"/> Off-Site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Transportation Report

COMMISSION

Gwendolyn “Gwen” W. Myers CHAIR
 Harry Cohen VICE-CHAIR
 Donna Cameron Cepeda
 Ken Hagan
 Pat Kemp
 Michael Owen
 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	
<p>HEARING DATE: January 9, 2024</p> <p>PETITION NO.: PRS 24-0112</p> <p>EPC REVIEWER: Kelly M. Holland</p> <p>CONTACT INFORMATION: (813) 627-2600 X 1222</p> <p>EMAIL: hollandk@epchc.org</p>	<p>COMMENT DATE: December 15, 2023</p> <p>PROPERTY ADDRESS: 5701 Summerall Vista Circle, Brandon</p> <p>FOLIO #s: 0738075000, 0738140000 and 0738075010</p> <p>STR: 05-30S-20E</p>
<p>REQUESTED ZONING: Minor Modification to an existing PD / PRS</p>	
FINDINGS	
WETLANDS PRESENT	YES
SITE INSPECTION DATE	DATE
WETLAND LINE VALIDITY	VALID TO MAY 7, 2026
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Wetlands and other surface waters located through the site
<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"> • This agency does not object to the requested minor modifications to previously approved zoning conditions 10.a and 10.d. • 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. • 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. 	

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

- 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).
- 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 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: Kami Corbett, Agent - kami.corbett@hwhlaw.com

From: [Carlos Santos](#)
To: [Rome, Ashley](#)
Cc: [Mike Singer](#)
Subject: RE: RE PRS 24-0112
Date: Monday, December 18, 2023 4:15:40 PM
Attachments: [image002.png](#)
[image003.png](#)

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

Good afternoon Ashley,

We have no comments on the revised documents/plans for PRS 24-0112.

Thank you,

Carlos Santos

Real Estate Specialist
Land Resources Bureau
Southwest Florida Water Management District
2379 Broad Street
Brooksville, FL 34604
(352)269-3911
carlos.santos@swfwmd.state.fl.us



From: Rome, Ashley <RomeA@hillsboroughcounty.org>
Sent: Monday, December 18, 2023 11:24 AM
To: Andrea Papandrew <papandrewa@plancom.org>; Andrea Stingone <andrea.stingone@hcps.net>; Blinck, Jim <BlinckJ@HillsboroughCounty.ORG>; Bose, Swati <BoseS@HillsboroughCounty.ORG>; Bryant, Christina <BryantC@epchc.org>; Bryce Fehringer <fehringerb@plancom.org>; Cabrera, Richard <CabreraR@HillsboroughCounty.ORG>; Carlos Santos <Carlos.Santos@swfwmd.state.fl.us>; Cruz, Kimberly <CruzKi@hillsboroughcounty.org>; Curll, Ryan <CurllRy@hillsboroughcounty.org>; Dalfino, Jarryd <DalfinoJ@hillsboroughcounty.org>; Santos, Daniel <daniel.santos@dot.state.fl.us>; David Skrelunas <David.Skrelunas@dot.state.fl.us>; Franklin, Deborah <FranklinDS@hcfl.gov>; DeWayne Brown <brownd2@gohart.org>; dickersonr <dickersonr@hillsboroughcounty.org>; Glorimar Belangia <Glorimar.Belangia@hcps.net>; Greenwell, Jeffry <GreenwellJ@hillsboroughcounty.org>; Hamilton, Mona <HamiltonM@hillsboroughcounty.org>; Holman, Emily - PUD <HolmanE@HillsboroughCounty.ORG>; Hummel, Christina <HummelC@hillsboroughcounty.org>; James Hamilton <jkhamilton@tecoenergy.com>; Jennifer Reynolds <jreynolds@teamhcs.com>; Jesus Peraza Garcia <perazagarciaj@gohart.org>; Jillian Massey <masseyj@plancom.org>; kaiserb

<kaiserb@hillsboroughcounty.org>; Karla Llanos <llanosk@plancom.org>; Katz, Jonah <KatzJ@hillsboroughcounty.org>; Kyle Brown <kyle.brown@myfwc.com>; landuse-zoningreviews@tampabaywater.org; Mineer, Lindsey <Lindsey.Mineer@dot.state.fl.us>; Lindstrom, Eric <LindstromE@hillsboroughcounty.org>; Mackenzie, Jason <MackenzieJ@hillsboroughcounty.org>; Melanie Ganas <mxganas@tecoenergy.com>; Melissa Lienhard <lienhardm@plancom.org>; Mike Singer <Mike.Singer@swfwmd.state.fl.us>; Perez, Richard <PerezRL@hillsboroughcounty.org>; Petrovic, Jakska <PetrovicJ@HillsboroughCounty.ORG>; Pezone, Kathleen <PezoneK@hillsboroughcounty.org>; Ratliff, James <RatliffJa@hillsboroughcounty.org>; Hessinger, Rebecca <HessingerR@hillsboroughcounty.org>; Renee Kamen <renee.kamen@hcps.net>; Rodriguez, Dan <RodriguezD@gohart.org>; RP-Development <RP-Development@hillsboroughcounty.org>; Salisbury, Troy <SalisburyT@hillsboroughcounty.org>; Sanchez, Silvia <sanchezs@epchc.org>; Shelton, Carla <SheltonC@HillsboroughCounty.ORG>; Steady, Alexander <SteadyAl@hillsboroughcounty.org>; Tony Mantegna <tmantegna@tampaairport.com>; Turbiville, John (Forest) <TurbivilleJ@HillsboroughCounty.ORG>; Walker, Clarence <WalkerCK@hillsboroughcounty.org>; Wally Gallart <GallartW@plancom.org>; Weeks, Abbie <weeksa@epchc.org>; WetlandsPermits@epchc.org; Woodard, Sterlin <Woodard@epchc.org>
Cc: Grandlienard, Christopher <GrandlienardC@hillsboroughcounty.org>; Vazquez, Bianca <VazquezB@hillsboroughcounty.org>

Subject: RE PRS 24-0112

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[EXTERNAL SENDER] Use caution before opening.

Good Day All,

Please be advised, we have received and uploaded to Optix **revised documents/plans** for the above mentioned application. Please review and comment.

For further information regarding the change/update please contact the assigned planner.

Planner assigned:

Planner: Christopher Grandlienard

Contact: grandlienardc@hillsboroughcounty.org

Have a good one,

Ashley Rome
Planning & Zoning Technician
Development Services Dept.

P: (813) 272-5595

E: romea@hillsboroughcounty.org

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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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:** 11/8/2023

REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 11/17/2023

APPLICANT: Summerall Land Acquisition, LLC **PID:** 24-0112

LOCATION: 10810 Bloomingdale Ave Riverview, FL 33578
5701 Summerall Vista Circe Riverview, FL 33578

FOLIO NO.: 73807.5000, 73814.0000, 73807.5010

AGENCY REVIEW COMMENTS:

Based on the most current data, the proposed project is not located within a Wellhead Resource Protection Area (WRPA), Potable Water Wellfield Protection Area (PWWPA) and/or a Surface Water Resource Protection Area (SWRPA), as defined in Part 3.05.00 of the Hillsborough County Land Development Code (LDC).

Hillsborough County Environmental Services Division (EVSD) has no objection.

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

PETITION NO.: PRS 24-0112 REVIEWED BY: Clay Walker, E.I. DATE: 11/13/2023

FOLIO NO.: 73807.5000, 73814.0000, 73807.5010

WATER

- The property lies within the _____ Water Service Area. The applicant should contact the provider to determine the availability of water service.

- A 12 inch water main exists (adjacent to the site), (approximately feet from the site) and is located south of the subject property within the north 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 20 inch wastewater forcemain exists (adjacent to the site), (approximately 50 feet from the site) and is located south of the subject property 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.