

PD Modification Application: PRS 25-0427

BOCC Land Use Meeting Date: April 8, 2025



**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Body Nutrition, Inc.

FLU Category: Residential-6

Service Area: Urban

Site Acreage: Approximately 4.53 acres

Community Plan Area: Brandon

Overlay: None

Request: Minor Modification to PD 21-0222



Existing Approvals:

PD 21-0222 was approved by the Board of County Commissioners on February 8, 2021, on an approximately 14.45-acre unified development. It was approved Planned Development (PD 21-0222) to allow Commercial, Office and Multi-Family including an existing 8,000 sf car wash (Parcel 1); 8,000 sf commercial uses on Parcel 2; 8,000-sf commercial on Parcels 3; 13,000-sf commercial on Parcel 4; and up to 90 townhomes on Parcel 5. Office uses are limited to 7:00 am to 7:00 pm for office uses, and 10:00 am to 10:00 pm for retail uses.

Request:

The applicant is seeking a Minor Modification to amend condition 1.6 to extend the hours of operation to allow early morning gym (cross fit) classes within Parcel 4. The applicant is not proposing any revisions to the approved uses, density or intensity of the project.

Existing Approval(s):	Proposed Modification(s):
1. Hours of Operation are 10am to 10pm.	1. Allow Hours of Operation for a gym from 5am to 10pm (Monday through Friday) and from 7am to 10pm on Saturday and Sunday.

Additional Information:	
PD Variation(s):	None Requested
Waiver(s) to the Land Development Code:	None Requested
Planning Commission Recommendation: N/A	Development Services Recommendation: Approvable, subject to proposed conditions

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Immediate Area Map

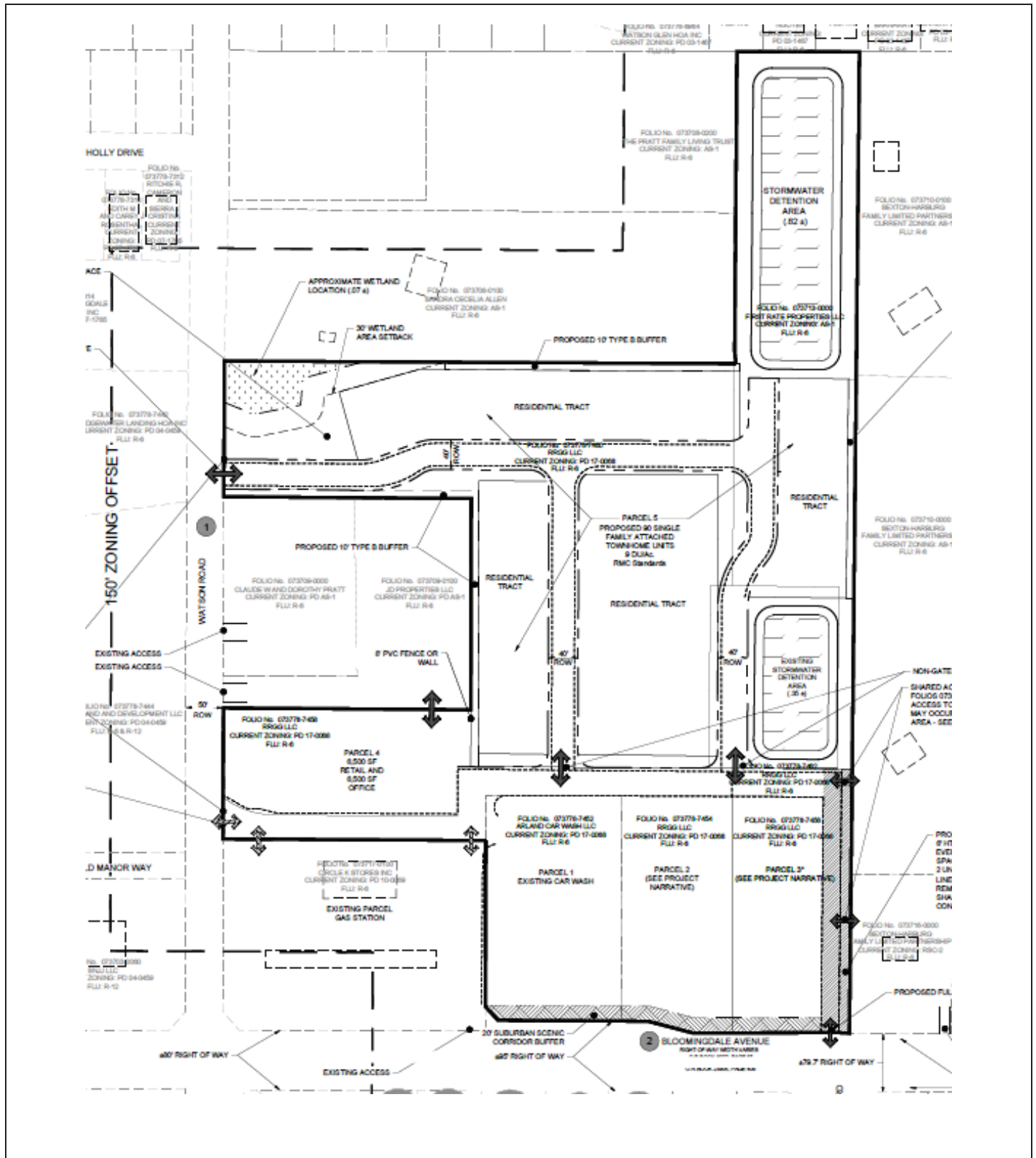


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	AS-1	Max. 1 du per acre	Agriculture / Residential	MH / SF homes
South	PD 10-0069	0.06 FAR	Retail Market with Fuel Islands	Gas station and convenience store
East	PD 21-0222	9 du per acre	90 Townhomes	Vacant and Street
West	PD 04-0459	11.81 du per acre	Multifamily (3 stories) or duplex, triplex, quadplex, or SF detached	Vacant directly west

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Existing Site Plan (Partial)



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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Watson Rd.	County Local - Rural	2 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 checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Bloomingtondale Rd.	County Arterial - Urban	4 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Approved	3,313	312	326
Proposed	3,313	312	326
Difference (+/-)	0	0	0

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

Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	Vehicular & Pedestrian	Meets LDC
South	X	Vehicular & Pedestrian	Vehicular & Pedestrian	Meets LDC
East		Vehicular & Pedestrian	None	Meets LDC
West	X	Vehicular & Pedestrian	None	Meets LDC

Notes: Vehicular and pedestrian cross access to the "north" refers to the cross access proposed between Tract 4 and the adjacent folio to its north.

Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.

Notes:

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	See EPC Review Agency Comments.
Natural Resources	<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 checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <ul style="list-style-type: none"> <input 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 type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Airport Incompatible Area 				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input checked="" type="checkbox"/> Design Exc./Adm. Variance Previously Approved <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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	See Transportation Staff 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	See Water Resource Services Review Comment Sheet
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 Impact fee review was provided for MM 21-0222. No changes in density/intensity.				
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 RECOMMENDATION

5.1 Compatibility

The development site is generally located on the east side of Watson Road North approximately 320 feet north of Bloomingdale Avenue. The surrounding area is predominantly developed with a mixture of single, multi-family residential, and commercial uses interspersed throughout the surrounding area. General commercial is located south of the subject site located within the same Planned Development. To the immediate north are single-family homes. To the immediate east is an area also within the same PD designated for townhomes. The applicant is not proposing any revisions to the approved uses, density or intensity of the project.

The applicant proposes to maintain the standards for the PD with the following exceptions:

- Amend condition 1.6 to extend the hours of operation to allow early morning gym (cross fit) and after-work classes.

The Planned Development currently requires a 10-foot wide buffer with an 8-foot high PVC fence or wall along the east between Parcel 4 and Parcel 5 (residential). A 20 foot wide buffer with Type B screening (6-foot high wall, wooden fence, or PVC fence and 10-foot high trees planted on 20-foot centers) will be required per the Land Development Code along the north of Parcel 4.

All gym activities will occur within the building; therefore, no outdoor exercise activity will be permitted.

The applicant did not request any changes to the general approved Site Plan requirements.

5.2 Recommendation

Based upon the above considerations, staff finds the request is **APPROVABLE, subject to conditions**

6.0 PROPOSED CONDITIONS

Staff finds the request Approvable, subject to the following conditions listed below, and based on the general site plan submitted March 10, 2025.

1. The project shall be limited to the following:

- 1.1 Parcel 1 – Enclosed automated car wash no more than 8,000 square feet of gross floor area to be developed under the revised CG (CG/R) development standards as shown in the site data table of the general site plan unless otherwise stated herein. The enclosed automated car wash shall conform to the design guidelines illustrated on building elevations submitted by the applicant. These guidelines shall be reviewed for compliance as part of a design review prior to the issuance of a building permit. The structure for the car wash is limited to a maximum of 35 feet in height (2 story). This structure is currently existing on Parcel 1.
- 1.2 Parcel 2 – Minor motor vehicle repair with no more than 8,000 square feet of gross floor area to be developed under the revised CG (CG/R) development standards as shown in the site data table of the general site plan unless otherwise stated herein. The structure shall have no outdoor display and there shall be no garage or service bay doors oriented toward Bloomingdale Avenue. The structure shall be architecturally finished and shall have an entrance door as an option in the front facing façade of the structure. This structure shall be limited to 35 feet (2 story) in height. The 2nd Story shall be restricted to office uses only.

Additionally, a maximum of 8,000 square feet of the following Restricted Commercial Uses as identified on the General Development Site Plan shall be permitted:

Bank/Credit Unit (without drive-thru) *	Medical/Professional Office
Coffee/Sandwich Shop (Without drive-thru)	Jewelry Store
Eating Establishment (Without drive-thru)	Shoe Store
Bakery/Candy Store	Florist Shop
Hardware Store (No Outdoor Display)	Travel Agency
Souvenir Shop/Novelty Store	Mail/Office Supply Store
Optometrist Supply Store	Watch Repair/Sales
Camera/Photography Studio (Enclosed only)	Fitness Studio (Enclosed only)
Bicycle Repair/Sales (Enclosed only)	Art Supply Store
Pharmacy (Non Drive-Thru)	

*Bank/Credit Union Building per filed building elevation shall be permitted for up to 45' in height.

- 1.3 Only the second floor of the permitted structure located within parcel 1 shall be permitted Medical/Professional Office and travel agency uses. These uses shall not exceed a combined square footage of 1,850 square feet in addition to the approved 8,000 square feet approved for Restricted Commercial Uses.
- 1.4 Parcel 3 – Shall have no more than 8,000 square feet of the Restricted Commercial Uses as identified on the General Development Site Plan and Condition 1.2. The uses shall be developed under the revised CN (CN/R) development standards as shown in the site data table of the general site plan unless otherwise stated herein. These structures shall be permitted up to 35 feet with two stories.
- 1.5 Parcel 4 – Shall have no more than 13,000 square feet of the Restricted Commercial Uses listed on General Development Site Plan and Condition 1.2. The building for Parcel 4 shall have a vertically integrated design that limits the ground floor of the building to 6,500 square feet. These uses shall be developed under the revised CN (CN/R) standards as shown in the site data table unless otherwise stated herein. This

structure is limited to 2 stories in height. Parcel 4 shall be allowed a restaurant without a drive thru with a maximum of 2,500 square feet.

- 1.6 There shall be no gas stations, fuel sales, convenient stores, fast food restaurants with drive-thru, any drive-thru facility, or adult uses permitted in Parcels 1-4. Hours of operation shall be limited to 7 AM to 7 PM for office uses and 10 AM to 10 PM for retail uses. The restaurant use on Parcel 4 may remain open until 11PM. The hours of operation for an enclosed fitness studio (gym) located on folio no. 73778.7458 and within Parcel No. 4, shall be limited to 5am to 10pm Monday through Friday and from 7am to 10pm Saturday and Sunday.
- 1.7 Parcel 5 – The maximum number of townhomes (90) is being permitted through a density bonus of 9 units per acre based on a mixed-use project with three uses (office, commercial and residential). Without three uses, the residential portion of the project shall be limited to 6 units per acre. If the general site plan is to be modified and the project no longer has three uses after the residential portion of the project has been constructed with over 63 units, the parcel size and entitlements for the commercial/office portion of the project shall be reduced and allocated to the residential parcel in an amount necessary to calculate the existing residential units at 6 units per acre. Townhome clusters shall not exceed 8 units per cluster.
- 1.8 Parcels 1-4 as shown on the general site plan shall be permitted church and residential support uses in addition to the permitted uses described herein.
2. Structures with a permitted height greater than 20 feet shall be set back an additional 2 feet for every 1 foot of structure height over 20 feet. The additional setback shall be added to setbacks or buffers which function as a required rear and side yards as established on the general site plan. This condition does not apply to Parcels 1, 2, and 4.
3. There shall be a pedestrian/vehicular connection between Parcel 5 and the commercial parcels with frontage on Bloomingdale Avenue in the southern portion of the project.
4. Parcels 1-3 shall have vehicular connectivity.
5. The developer shall provide a 10' landscape buffer with Type "B" Screening as shown on the general site plan. This buffer may be reduced in order to allow for access management requirements determined during construction plan approval.
6. The developer shall provide a 14' landscape buffer with Type "B" Screening as shown on the general site plan along the east boundary of the project in the area parallel to Parcel 3 and perpendicular to east west access road as depicted on the general site plan. At such time that the parcels to the east of the site redevelops the developers of the parcels to the east will be required to construct a 6 foot sidewalk along the east side of the "Shared access facility" within the 14 foot buffer area. The developer shall also provide right of way for cross access to the parcels to the east at two points along the "Shared Access Facility".
7. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, cumulative project trip generation shall not exceed 3,313 average daily trips, 312 gross a.m. peak hour trips, and 326 gross p.m. peak hour trips. Should certain high trip generated uses be constructed by a developer, this cap will result in an inability to construct the maximum approved entitlements, and/or could result in the inability to construct on certain outparcels.
 - a. This condition shall be considered a critical design feature, and any future changes to this condition shall be considered a Major Modification and reviewed in accordance with the process outlined in Section 10.03.00 of the LDC.

8. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
9. Project access shall consist of:
 - a. One (1) pedestrian and full access vehicular connection to Watson Rd. (i.e. the northernmost connection);
 - b. One (1) pedestrian and right-in/right-out vehicular connection to Watson Rd. (i.e. the southernmost connection);
 - c. One (1) pedestrian and full access vehicular connection to Bloomingdale Ave.
10. Parcels 1 through 5 shall be connected via an internal sidewalk system, which shall also connect to the existing/proposed sidewalks within the Watson Rd. and Bloomingdale Ave. rights-of-way.
11. With regards to the vehicular entrance on Watson Rd., the developer shall remove any pavement markings and lane striping which facilitates or otherwise indicates that westbound to southbound left turning movements are permitted. The developer shall install signage indicating the access is restricting to right in/right-out turning movements only.
12. Prior to or concurrent with the initial increment of development, the developer shall install a raised concrete separator on Watson Rd. which restricts left-in and left-out turning movements at the project's Watson Rd. access. A raised "porkchop" or TD-17 style restriction as found within the Transportation Technical Manual (TTM) shall not fulfill the requirements of this condition.
13. The developer shall construct a minimum 24-foot wide driveway connection between Bloomingdale Ave. and the existing internal driveway system within the area designed on the PD site plan as a Shared Access Facility (with folios 73710.0000 and 73716.0000). The developer shall be required to design minimum 5-foot wide sidewalks separated from the internal driveway by a minimum of 3 feet (or minimum 6-foot wide when such sidewalks are provided adjacent to a vertical curb without a grass strip) along both sides of the internal driveway network within the Shared Access Facility (SAF), and provide stormwater treatment and attenuation for such sidewalks; however, the developer shall only be required to construct the sidewalk along the western side of the north/south portion of the driveway. The sidewalk along the eastern side shall be constructed by the owners of adjacent folios 73710.0000 and 73716.0000 at such time as they may seek to redevelopment those folios, and provided that their zoning or Site Construction Plans require the utilization of the Shared Access Facility provided by the project which is the subject of this rezoning.
14. Prior to or concurrent with the initial increment of development, and provided such easements do not already exist within the official public records, the developer shall record in the Official Records of Hillsborough County a construction easement as well as any other easements necessary to permit the owner/developer of the specified above referenced adjacent properties (with which access is being shared) to construct any required improvements and utilize any pedestrian and vehicular improvements within the Shared Access Facility upon (re)development of the adjacent properties without further consultation. Notwithstanding the above, the design and location of all connections shall be subject to the review and approval of Hillsborough County.
15. The developer shall:
 - a. Maintain the two (2) existing cross access connections along the project's southern boundary (with folio 73717.0100);

- b. Provide for a minimum of two (2) future access/cross-access connections along the project's eastern boundary (the construction of which may be required by the developers of adjacent folios 73710.0000 and 73716.0000 upon redevelopment of those folios, as described hereinabove); and,
 - c. Concurrent with development within Parcel 4, construct a pedestrian and vehicular cross access stubout between Parcel 4 and folio 073709.0100.
16. The developer shall be required to make modifications to the existing two-way center left turn lane and median such that a dedicated eastbound to northbound left turn lane on Bloomingdale Ave., into the project's Bloomingdale Ave. access, is constructed prior to or concurrent with the initial increment of development.
17. If PD 21-0222 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated July 22, 2021 and received July 23, 2021) which was found approvable by the County Engineer (on July 27, 2021) for the Bloomingdale Ave. substandard road improvements. Approval of this Administrative Variance will waive the Bloomingdale Ave. substandard road improvements required by Section 6.04.03.L. of the LDC.
18. If PD 21-0222 is approved, the County Engineer will approve a Design Exception (dated June 15, 2021 and received July 22, 2021) which was found approvable by the County Engineer (on July 27, 2021) for the Watson Rd. substandard road improvements. As Watson Rd. is a substandard local roadway, the developer will be required to make certain improvements to Watson Rd. consistent with the Design Exception. Specifically, prior to or concurrent with the initial increment of development, the developer shall construct F-curbs on both sides of the roadway, between their project driveway and Bloomingdale Ave.
19. The stormwater management system shall be designed and constructed in such a manner so as to not adversely impact off-site surface and groundwater elevations.
20. Outdoor lighting shall be per the requirements of the Hillsborough County Land Development Code (LDC) and any outdoor lighting, other than security lighting, shall be subject to the permitted hours of operation. Any proposed perimeter lighting shall be directed on site with no 'spillover' to abutting parcels. Commercial dumpster locations shall be per LDC requirements including setback. Screening and building materials. Residential townhomes shall be restricted to curbside/pull out pick up service per community restrictions.
21. An evaluation of the property identified a number of mature trees that include grand oak(s). The potential stature of these trees warrants every effort to minimize their removal. The applicant is encouraged to consult with staff of the Natural Resource Unit for design input addressing these trees prior to submittal of preliminary plans through the Land Development code's site Development or Subdivision process.
22. A setback must be maintained around each wetland conservation area. Land alterations within wetland setbacks are restricted, as per the Land Development code. Exceptions are allowed only with specific recommendation of the Environmental Protection Commission (EPC) and with approval of the Natural Resources Unit and/or the Land Use Hearing Officer. The proposed pocket park has been located outside of the wetland setback area with no encroachments permitted per EPC.
23. The planting of required trees shall be sensitive to overhead electric utility lines. Trees that exceed a mature, overall height of 20 feet shall not be planted within 30 feet of an existing or proposed overhead electric utility line.
24. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission 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.

- 25. The construction and location of any proposed wetland impacts 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.
- 26. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / 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).
- 27. 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.
- 28. This site is located within the Hillsborough County Urban Service Area, therefore the subject property should be served by Hillsborough County Water and Wastewater Service. This does not guarantee water or wastewater service or a point of connection. Developer is responsible for submitting a utility service request at the time of development plan review and will be responsible for any on-site improvements as well as possible off-site improvements.
- 29. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
- 30. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County

Zoning Administrator Sign Off:



SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDNACE WITH HILLSBOROGUH 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.

7.0 ADDITIONAL INFORMATION

8.0 Site Plans (Full)

8.1 Approved Site Plan:

Development Services

PROPERTY DESCRIPTION

The site is located in the City of Tallahassee, Florida, within the boundaries of the City of Tallahassee. A PORTION OF SECTION 4, TOWNSHIP 28 RANGE 28 EAST, HILLSBOROUGH COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS: ...

PROJECT DATA TABLE

PROJECT NAME	PROJECT NUMBER
PROJECT ADDRESS	PROJECT NUMBER
PROJECT ZONING	PROJECT NUMBER
PROPOSED ZONING	PROJECT NUMBER
COMMITMENT EXPIRES	PROJECT NUMBER
PROPOSED LATE USE	PROJECT NUMBER

REMARKS

1. ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE CITY OF TALLAHASSEE ZONING ORDINANCE AND THE CITY OF TALLAHASSEE DEVELOPMENT CODE.

2. ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE CITY OF TALLAHASSEE ZONING ORDINANCE AND THE CITY OF TALLAHASSEE DEVELOPMENT CODE.

DEVELOPMENT STANDARDS TABLE

DEVELOPMENT STANDARDS	MINIMUM	MAXIMUM
MINIMUM LOT SIZE	1.00 AC.	1.00 AC.
MINIMUM FRONT YARD SETBACK	20 FT.	20 FT.
MINIMUM SIDE YARD SETBACK	5 FT.	5 FT.
MINIMUM REAR YARD SETBACK	5 FT.	5 FT.
MINIMUM BUILDING SEPARATION	5 FT.	5 FT.
MINIMUM BUILDING HEIGHT	10 FT.	10 FT.
MINIMUM BUILDING COVERAGE	20%	20%
MINIMUM BUILDING FOOTPRINT COVERAGE	20%	20%
MINIMUM BUILDING SEPARATION	5 FT.	5 FT.
MINIMUM BUILDING HEIGHT	10 FT.	10 FT.
MINIMUM BUILDING COVERAGE	20%	20%
MINIMUM BUILDING FOOTPRINT COVERAGE	20%	20%

GENERAL NOTES

- THE SITE PLAN IS SUBJECT TO THE CITY OF TALLAHASSEE ZONING ORDINANCE AND THE CITY OF TALLAHASSEE DEVELOPMENT CODE.
- ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE CITY OF TALLAHASSEE ZONING ORDINANCE AND THE CITY OF TALLAHASSEE DEVELOPMENT CODE.
- THE CITY OF TALLAHASSEE ZONING ORDINANCE AND THE CITY OF TALLAHASSEE DEVELOPMENT CODE SHALL BE APPLIED TO THIS SITE PLAN.
- ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE CITY OF TALLAHASSEE ZONING ORDINANCE AND THE CITY OF TALLAHASSEE DEVELOPMENT CODE.
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- THE CITY OF TALLAHASSEE ZONING ORDINANCE AND THE CITY OF TALLAHASSEE DEVELOPMENT CODE SHALL BE APPLIED TO THIS SITE PLAN.

TYPICAL TOWNHOME LOT DETAIL

VICINITY MAP

LEVEL UP CONSULTING, LLC

505 E JACKSON STREET
 SUITE 200
 TAMPA, FLORIDA 33602
 OFFICE: 813-375-0016
 WWW.LEVELUPCONSULTING.COM

PROJECT TEAM MEMBERS:

PLANNER: MICHAEL HORNBER, AICP
 14502 NORTH TAMPA STREET
 SUITE 200
 TAMPA, FL 33613
 PHONE: 813-621-7841

ENGINEER: LEVEL UP CONSULTING, LLC
 505 E JACKSON STREET
 SUITE 200
 TAMPA, FLORIDA 33602
 PHONE: 813-375-0016

TRANSPORTATION ENGINEER: PALM TRANSPORT, LLC
 400 NORTH TAMPA STREET
 TAMPA, FL 33602
 PHONE: 813-252-5295

LANDMARK ENGINEERING & SURVEYING: LANDMARK ENGINEERING & SURVEYING
 5001 W. BAYVIEW AVENUE
 TAMPA, FL 33611
 PHONE: 813-252-5295

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 3/14/2025

REVIEWER: Richard Perez, AICP, Executive Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: BR/Central

PETITION NO: PRS 25-0427

- 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.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a modification to Planned Development (PD 21-0222), approved for up to 37,000 s.f. of certain Commercial General uses and up to 90 single-family attached townhomes on +/- 14.45-acres. The modification proposes the existing condition of approval limitations on hours of operation. The subject property is located east of Watson Rd. and north of Bloomingdale Ave.. The Future Land Use designation of the site is Residential 6 (R-6).

The transportation analysis required by the Development Review Procedures Manual (DRPM) was a waived as the proposed modification will not result in a change in intensity, land use or access. The PD condition of approval #7 places a limit on the average daily, as well as gross a.m. and p.m. peak hour trips as shown below.

Approved PD Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 37,000 s.f. CG uses & 90 single-family attached townhomes (Trip Cap)	3,313	312	326

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Bloomingdale Ave. is a publicly maintained, 4-lane, divided, arterial roadway characterized by +/- 12-foot wide travel lanes in average condition. Adjacent to the project site, Bloomingdale Ave. lies within a +/- 93-foot wide right-of-way. There are no bicycle facilities present on Bloomingdale Ave. in the vicinity of the proposed project. There are +/- 5-foot wide sidewalks along both sides of Bloomingdale Ave. in the vicinity of the proposed project.

An Administrative Variance to waive improvements to Bloomingdale Ave. was previously approved by the County Engineer. Per the County Engineer, since the proposed minor modification does not change the project trips or access, no further action (i.e. deminimis finding) is needed.

Watson Rd. is a publicly maintained, 2-lane, undivided, substandard, local roadway characterized by +/- 10-foot wide travel lanes lying within a +/- 50-foot wide right-of-way. There are no bicycle facilities along Watson Rd. in the vicinity of the proposed project. There is are +/- 5-foot wide sidewalks along portions of the east and west sides of Watson Rd. in the vicinity of the proposed project.

A Design Exception to make certain improvements to Watson Rd. was previously approved by the County Engineer. Per the County Engineer, since the proposed minor modification does not change the project trips or access, no further action (i.e. de minimis finding) is needed.

SITE ACCESS AND CONNECTIVITY

The PD is approved for one full access (1) connection to Bloomingdale Ave. and shares one (1) right-in/right-out connection to Bloomingdale Ave. with a Circle K gas station and convenience store; additionally, there are two approved (2) access connections to Watson Rd. The southernmost access connection accommodates vehicles and pedestrians, and the northernmost access will accommodate pedestrians only.

ROADWAY LEVEL OF SERVICE (LOS)

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
Bloomingdale Ave.	Gornito Lake Rd.	Kings Ave.	D	D

Source: Hillsborough County 2020 Level of Service Report.

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Watson Rd.	County Local - Rural	2 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 checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Bloomingtondale Rd.	County Arterial - Urban	4 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Approved	3,313	312	326
Proposed	3,313	312	326
Difference (+/-)	0	0	0

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

Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	Vehicular & Pedestrian	Meets LDC
South	X	Vehicular & Pedestrian	Vehicular & Pedestrian	Meets LDC
East		Vehicular & Pedestrian	None	Meets LDC
West	X	Vehicular & Pedestrian	None	Meets LDC

Notes: Vehicular and pedestrian cross access to the "north" refers to the cross access proposed between Tract 4 and the adjacent folio to its north.

Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

4.0 Additional Site Information & Agency Comments Summary

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

**CURRENTLY
APPROVED**

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted November 12, 2021.

1. The project shall be limited to the following:

- 1.1 Parcel 1 – Enclosed automated car wash no more than 8,000 square feet of gross floor area to be developed under the revised CG (CG/R) development standards as shown in the site data table of the general site plan unless otherwise stated herein. The enclosed automated car wash shall conform to the design guidelines illustrated on building elevations submitted by the applicant. These guidelines shall be reviewed for compliance as part of a design review prior to the issuance of a building permit. The structure for the car wash is limited to a maximum of 35 feet in height (2 story). This structure is currently existing on Parcel 1.
- 1.2 Parcel 2 – Minor motor vehicle repair with no more than 8,000 square feet of gross floor area to be developed under the revised CG (CG/R) development standards as shown in the site data table of the general site plan unless otherwise stated herein. The structure shall have no outdoor display and there shall be no garage or service bay doors oriented toward Bloomingdale Avenue. The structure shall be architecturally finished and shall have an entrance door as an option in the front facing façade of the structure. This structure shall be limited to 35 feet (2 story) in height. The 2nd Story shall be restricted to office uses only.

Additionally, a maximum of 8,000 square feet of the following Restricted Commercial Uses as identified on the General Development Site Plan shall be permitted:

Bank/Credit Unit (without drive-thru) *	Medical/Professional Office
Coffee/Sandwich Shop (Without drive-thru)	Jewelry Store
Eating Establishment (Without drive-thru)	Shoe Store
Bakery/Candy Store	Florist Shop
Hardware Store (No Outdoor Display)	Travel Agency
Souvenir Shop/Novelty Store	Mail/Office Supply Store
Optometrist Supply Store	Watch Repair/Sales
Camera/Photography Studio (Enclosed only)	Fitness Studio (Enclosed only)
Bicycle Repair/Sales (Enclosed only)	Art Supply Store
Pharmacy (Non Drive-Thru)	

*Bank/Credit Union Building per filed building elevation shall be permitted for up to 45' in height.

- 1.3 Only the second floor of the permitted structure located within parcel 1 shall be permitted Medical/Professional Office and travel agency uses. These uses shall not exceed a combined square footage of 1,850 square feet in addition to the approved 8,000 square feet approved for Restricted Commercial Uses.
- 1.4 Parcel 3 – Shall have no more than 8,000 square feet of the Restricted Commercial Uses as identified on the General Development Site Plan and Condition 1.2. The uses shall be developed under the revised CN (CN/R) development standards as shown in the site data table of the general site plan unless otherwise stated herein. These structures shall be permitted up to 35 feet with two stories.

- 1.5 Parcel 4 – Shall have no more than 13,000 square feet of the Restricted Commercial Uses listed on General Development Site Plan and Condition 1.2. The building for Parcel 4 shall have a vertically integrated design that limits the ground floor of the building to 6,500 square feet. These uses shall be developed under the revised CN (CN/R) standards as shown in the site data table unless otherwise stated herein. This structure is limited to 2 stories in height. Parcel 4 shall be allowed a restaurant without a drive thru with a maximum of 2,500 square feet.
- 1.6 There shall be no gas stations, fuel sales, convenient stores, fast food restaurants with drive-thru, any drive-thru facility, or adult uses permitted in Parcels 1-4. Hours of operation shall be limited to 7 AM to 7 PM for office uses and 10 AM to 10 PM for retail uses. The restaurant use on Parcel 4 may remain open until 11PM.
- 1.7 Parcel 5 – The maximum number of townhomes (90) is being permitted through a density bonus of 9 units per acre based on a mixed-use project with three uses (office, commercial and residential). Without three uses, the residential portion of the project shall be limited to 6 units per acre. If the general site plan is to be modified and the project no longer has three uses after the residential portion of the project has been constructed with over 63 units, the parcel size and entitlements for the commercial/office portion of the project shall be reduced and allocated to the residential parcel in an amount necessary to calculate the existing residential units at 6 units per acre. Townhome clusters shall not exceed 8 units per cluster.
- 1.8 Parcels 1-4 as shown on the general site plan shall be permitted church and residential support uses in addition to the permitted uses described herein.
2. Structures with a permitted height greater than 20 feet shall be set back an additional 2 feet for every 1 foot of structure height over 20 feet. The additional setback shall be added to setbacks or buffers which function as a required rear and side yards as established on the general site plan. This condition does not apply to Parcels 1, 2, and 4.
3. There shall be a pedestrian/vehicular connection between Parcel 5 and the commercial parcels with frontage on Bloomingdale Avenue in the southern portion of the project.
4. Parcels 1-3 shall have vehicular connectivity.
5. The developer shall provide a 10' landscape buffer with Type "B" Screening as shown on the general site plan. This buffer may be reduced in order to allow for access management requirements determined during construction plan approval.
6. The developer shall provide a 14' landscape buffer with Type "B" Screening as shown on the general site plan along the east boundary of the project in the area parallel to Parcel 3 and perpendicular to east west access road as depicted on the general site plan. At such time that the parcels to the east of the site redevelops the developers of the parcels to the east will be required to construct a 6 foot sidewalk along the east side of the "Shared access facility" within the 14 foot buffer area. The developer shall also provide right of way for cross access to the parcels to the east at two points along the "Shared Access Facility".
7. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, cumulative project trip generation shall not exceed 3,313 average daily trips, 312 gross a.m. peak hour trips, and

326 gross p.m. peak hour trips. Should certain high trip generated uses be constructed by a developer, this cap will result in an inability to construct the maximum approved entitlements, and/or could result in the inability to construct on certain outparcels.

- a. This condition shall be considered a critical design feature, and any future changes to this condition shall be considered a Major Modification and reviewed in accordance with the process outlined in Section 10.03.00 of the LDC.
8. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
 9. Project access shall consist of:
 - a. One (1) pedestrian and full access vehicular connection to Watson Rd. (i.e. the northernmost connection);
 - b. One (1) pedestrian and right-in/right-out vehicular connection to Watson Rd. (i.e. the southernmost connection);
 - c. One (1) pedestrian and full access vehicular connection to Bloomingdale Ave.
 10. Parcels 1 through 5 shall be connected via an internal sidewalk system, which shall also connect to the existing/proposed sidewalks within the Watson Rd. and Bloomingdale Ave. rights-of-way.
 11. With regards to the vehicular entrance on Watson Rd., the developer shall remove any pavement markings and lane striping which facilitates or otherwise indicates that westbound to southbound left turning movements are permitted. The developer shall install signage indicating the access is restricting to right in/right-out turning movements only.
 12. Prior to or concurrent with the initial increment of development, the developer shall install a raised concrete separator on Watson Rd. which restricts left-in and left-out turning movements at the project's Watson Rd. access. A raised "porkchop" or TD-17 style restriction as found within the Transportation Technical Manual (TTM) shall not fulfill the requirements of this condition.
 13. The developer shall construct a minimum 24-foot wide driveway connection between Bloomingdale Ave. and the existing internal driveway system within the area designed on the PD site plan as a Shared Access Facility (with folios 73710.0000 and 73716.0000). The developer shall be required to design minimum 5-foot wide sidewalks separated from the internal driveway by a minimum of 3 feet (or minimum 6-foot wide when such sidewalks are provided adjacent to a vertical curb without a grass strip) along both sides of the internal driveway network within the Shared Access Facility (SAF), and provide stormwater treatment and attenuation for such sidewalks; however, the developer shall only be required to construct the sidewalk along the western side of the north/south portion of the driveway. The sidewalk along the eastern side shall be constructed by the owners of adjacent folios 73710.0000 and 73716.0000 at such time as they may seek to redevelopment those folios, and provided that their zoning or Site Construction Plans require the utilization of the Shared Access Facility provided by the project which is the subject of this rezoning.

14. Prior to or concurrent with the initial increment of development, and provided such easements do not already exist within the official public records, the developer shall record in the Official Records of Hillsborough County a construction easement as well as any other easements necessary to permit the owner/developer of the specified above referenced adjacent properties (with which access is being shared) to construct any required improvements and utilize any pedestrian and vehicular improvements within the Shared Access Facility upon (re)development of the adjacent properties without further consultation. Notwithstanding the above, the design and location of all connections shall be subject to the review and approval of Hillsborough County.
15. The developer shall:
 - a. Maintain the two (2) existing cross access connections along the project's southern boundary (with folio 73717.0100);
 - b. Provide for a minimum of two (2) future access/cross-access connections along the project's eastern boundary (the construction of which may be required by the developers of adjacent folios 73710.0000 and 73716.0000 upon redevelopment of those folios, as described hereinabove); and,
 - c. Concurrent with development within Parcel 4, construct a pedestrian and vehicular cross access stubout between Parcel 4 and folio 073709.0100.
16. The developer shall be required to make modifications to the existing two-way center left turn lane and median such that a dedicated eastbound to northbound left turn lane on Bloomingdale Ave., into the project's Bloomingdale Ave. access, is constructed prior to or concurrent with the initial increment of development.
17. If PD 21-0222 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated July 22, 2021 and received July 23, 2021) which was found approvable by the County Engineer (on July 27, 2021) for the Bloomingdale Ave. substandard road improvements. Approval of this Administrative Variance will waive the Bloomingdale Ave. substandard road improvements required by Section 6.04.03.L. of the LDC.
18. If PD 21-0222 is approved, the County Engineer will approve a Design Exception (dated June 15, 2021 and received July 22, 2021) which was found approvable by the County Engineer (on July 27, 2021) for the Watson Rd. substandard road improvements. As Watson Rd. is a substandard local roadway, the developer will be required to make certain improvements to Watson Rd. consistent with the Design Exception. Specifically, prior to or concurrent with the initial increment of development, the developer shall construct F-curbs on both sides of the roadway, between their project driveway and Bloomingdale Ave.
19. The stormwater management system shall be designed and constructed in such a manner so as to not adversely impact off-site surface and groundwater elevations.
20. Outdoor lighting shall be per the requirements of the Hillsborough County Land Development Code (LDC) and any outdoor lighting, other than security lighting, shall be subject to the permitted hours of operation. Any proposed perimeter lighting shall be directed on site with no 'spillover' to abutting parcels. Commercial dumpster locations shall be per LDC requirements including setback. Screening

and building materials. Residential townhomes shall be restricted to curbside/pull out pick up service per community restrictions.

21. An evaluation of the property identified a number of mature trees that include grand oak(s). The potential stature of these trees warrants every effort to minimize their removal. The applicant is encouraged to consult with staff of the Natural Resource Unit for design input addressing these trees prior to submittal of preliminary plans through the Land Development code's site Development or Subdivision process.
22. A setback must be maintained around each wetland conservation area. Land alterations within wetland setbacks are restricted, as per the Land Development code. Exceptions are allowed only with specific recommendation of the Environmental Protection Commission (EPC) and with approval of the Natural Resources Unit and/or the Land Use Hearing Officer. The proposed pocket park has been located outside of the wetland setback area with no encroachments permitted per EPC.
23. The planting of required trees shall be sensitive to overhead electric utility lines. Trees that exceed a mature, overall height of 20 feet shall not be planted within 30 feet of an existing or proposed overhead electric utility line.
24. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission 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.
25. The construction and location of any proposed wetland impacts 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.
26. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / 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).
27. 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.
28. This site is located within the Hillsborough County Urban Service Area, therefore the subject property should be served by Hillsborough County Water and Wastewater Service. This does not guarantee water or wastewater service or a point of connection. Developer is responsible for submitting a utility service request at the time of development plan review and will be responsible for any on-site improvements as well as possible off-site improvements.
29. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated

conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

30. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 3/14/2025

REVIEWER: Richard Perez, AICP, Executive Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: BR/Central

PETITION NO: PRS 25-0427

- 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.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a modification to Planned Development (PD 21-0222), approved for up to 37,000 s.f. of certain Commercial General uses and up to 90 single-family attached townhomes on +/- 14.45-acres. The modification proposes the existing condition of approval limitations on hours of operation. The subject property is located east of Watson Rd. and north of Bloomingdale Ave.. The Future Land Use designation of the site is Residential 6 (R-6).

The transportation analysis required by the Development Review Procedures Manual (DRPM) was a waived as the proposed modification will not result in a change in intensity, land use or access. The PD condition of approval #7 places a limit on the average daily, as well as gross a.m. and p.m. peak hour trips as shown below.

Approved PD Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 37,000 s.f. CG uses & 90 single-family attached townhomes (Trip Cap)	3,313	312	326

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Bloomingdale Ave. is a publicly maintained, 4-lane, divided, arterial roadway characterized by +/- 12-foot wide travel lanes in average condition. Adjacent to the project site, Bloomingdale Ave. lies within a +/- 93-foot wide right-of-way. There are no bicycle facilities present on Bloomingdale Ave. in the vicinity of the proposed project. There are +/- 5-foot wide sidewalks along both sides of Bloomingdale Ave. in the vicinity of the proposed project.

An Administrative Variance to waive improvements to Bloomingdale Ave. was previously approved by the County Engineer. Per the County Engineer, since the proposed minor modification does not change the project trips or access, no further action (i.e. deminimis finding) is needed.

Watson Rd. is a publicly maintained, 2-lane, undivided, substandard, local roadway characterized by +/- 10-foot wide travel lanes lying within a +/- 50-foot wide right-of-way. There are no bicycle facilities along Watson Rd. in the vicinity of the proposed project. There is are +/- 5-foot wide sidewalks along portions of the east and west sides of Watson Rd. in the vicinity of the proposed project.

A Design Exception to make certain improvements to Watson Rd. was previously approved by the County Engineer. Per the County Engineer, since the proposed minor modification does not change the project trips or access, no further action (i.e. de minimis finding) is needed.

SITE ACCESS AND CONNECTIVITY

The PD is approved for one full access (1) connection to Bloomingdale Ave. and shares one (1) right-in/right-out connection to Bloomingdale Ave. with a Circle K gas station and convenience store; additionally, there are two approved (2) access connections to Watson Rd. The southernmost access connection accommodates vehicles and pedestrians, and the northernmost access will accommodate pedestrians only.

ROADWAY LEVEL OF SERVICE (LOS)

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
Bloomingdale Ave.	Gornito Lake Rd.	Kings Ave.	D	D

Source: Hillsborough County 2020 Level of Service Report.

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Watson Rd.	County Local - Rural	2 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 checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Bloomingtondale Rd.	County Arterial - Urban	4 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Approved	3,313	312	326
Proposed	3,313	312	326
Difference (+/-)	0	0	0

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

Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	Vehicular & Pedestrian	Meets LDC
South	X	Vehicular & Pedestrian	Vehicular & Pedestrian	Meets LDC
East		Vehicular & Pedestrian	None	Meets LDC
West	X	Vehicular & Pedestrian	None	Meets LDC

Notes: Vehicular and pedestrian cross access to the "north" refers to the cross access proposed between Tract 4 and the adjacent folio to its north.

Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.

Notes:

4.0 Additional Site Information & Agency Comments Summary

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

COMMISSION

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 Steffanie L. Wickham WASTE DIVISION

AGENCY COMMENT SHEET

REZONING	
<p>HEARING DATE: April 8, 2025</p> <p>PETITION NO.: 25-0427</p> <p>EPC REVIEWER: Liam Huxhold</p> <p>CONTACT INFORMATION: (813) 627-2600 xt. 1247</p> <p>EMAIL: huxholdl@epchc.org</p>	<p>COMMENT DATE: March 5, 2025</p> <p>PROPERTY ADDRESS: 5912 Watson Rd, Riverview, FL 33578</p> <p>FOLIO #: 073778-7458</p> <p>STR: 04-30S-20E</p>
<p>REQUESTED ZONING: Minor Modification to PD</p>	
FINDINGS	
WETLANDS PRESENT	NO
SITE INSPECTION DATE	NA
WETLAND LINE VALIDITY	NA
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	No wetlands on 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.</p> <p>INFORMATIONAL COMMENTS:</p> <p>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.</p> <p>EPC staff reviewed the above referenced parcel in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using aerial photography, soil surveys, and reviewing EPC files. Through this review, it appears that no wetlands or other surface waters exist onsite/ within the proposed construction boundaries.</p>	

REZ 25-0427
March 5, 2025
Page 2 of 2

Please be advised this wetland determination is informal and non-binding. A formal wetland delineation may be applied for by submitting a "WDR30 - Delineation Request Application". Once approved, the formal wetland delineation would be binding for five years.

Lh/dc

ec: mikec@crossfitbni.com , jabprocons@gmail.com

AGENCY COMMENT SHEET

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

FROM: **Reviewer: Andria McMaugh Date: 03/06/2025**

Agency: Natural Resources Petition #: 25-0427

- This agency has **no comment**
- This agency has **no objections**
- This agency has **no objections, subject to listed or attached conditions**
- This agency **objects, based on the listed or attached issues.**



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:** 1/31/2025
REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 2/14/2025
PROPERTY OWNER: JGBB24 Holdings LLC & Sentry Holdings, LLC **PID:** 25-0427
APPLICANT: Body Nutrition, Inc.
LOCATION: 5912 Watson Rd. Riverview, FL 33578
FOLIO NO.: 73778.7458

AGENCY REVIEW COMMENTS:

At this time, according to the Hillsborough County BOCC approved maps adopted in the Comprehensive Plan, the site does not appear to be located within a Wellhead Resource Protection Area (WRPA), Potable Water Wellfield Protection Area (PWWPA) and/or Surface Water Resource Protection Area (SWRPA), as defined in Part 3.05.00 of the Hillsborough County Land Development Code (LDC).

At this time, Hillsborough County EVSD has no objections to the applicant's request.

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

PETITION NO.: PRS 25-0427 REVIEWED BY: Clay Walker, E.I. DATE: 2/4/2025

FOLIO NO.: 73778.7458

WATER

- The property lies within the _____ Water Service Area. The applicant should contact the provider to determine the availability of water service.
- A 8 inch water main exists (approximately 200 feet from the site), (adjacent to the site), and is located south of the subject property within the east Right-of-Way of Watson Road. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

WASTEWATER

- The property lies within the _____ Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
- A 4 inch wastewater forcemain exists (approximately ___ feet from the project site), (adjacent to the site) and is located west of the subject property within the west Right-of-Way of Watson Road. 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.