

# PD Modification Application 21-0825

Zoning Hearing Master Date:

BOCC Land Use Meeting Date: July 20, 2021



**Hillsborough  
County Florida**

Development Services Department

## 1.0 APPLICATION SUMMARY

Applicant: BG Ventures LLC

FLU Category: Community Mixed Use-12 (CMU-12)

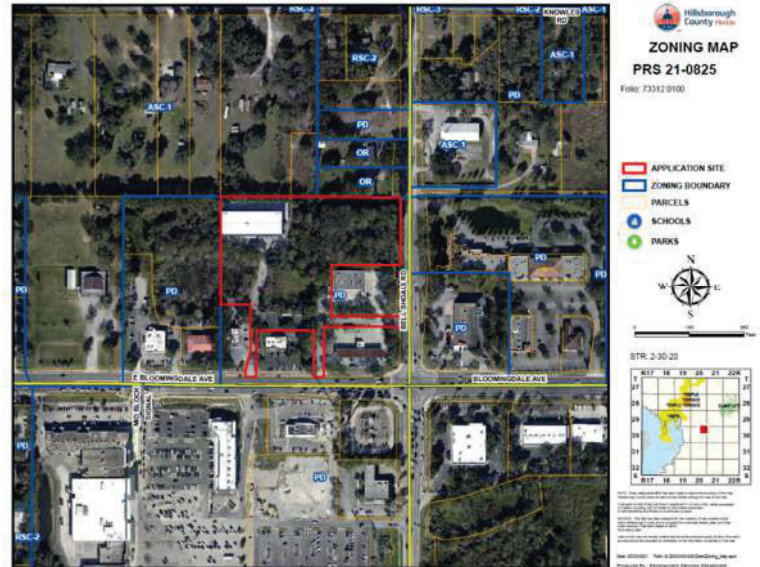
Service Area: Urban

Site Acreage: 5.65 acres

Community Plan Area: Brandon

Overlay: None

Request: Minor modification to approved PD Plan to remove existing storage building parcel.



### Existing Approvals:

Refer to the approved conditions and site plan of PD 88-0103, as most recently modified by PRS 19-0142.

### Proposed Modifications:

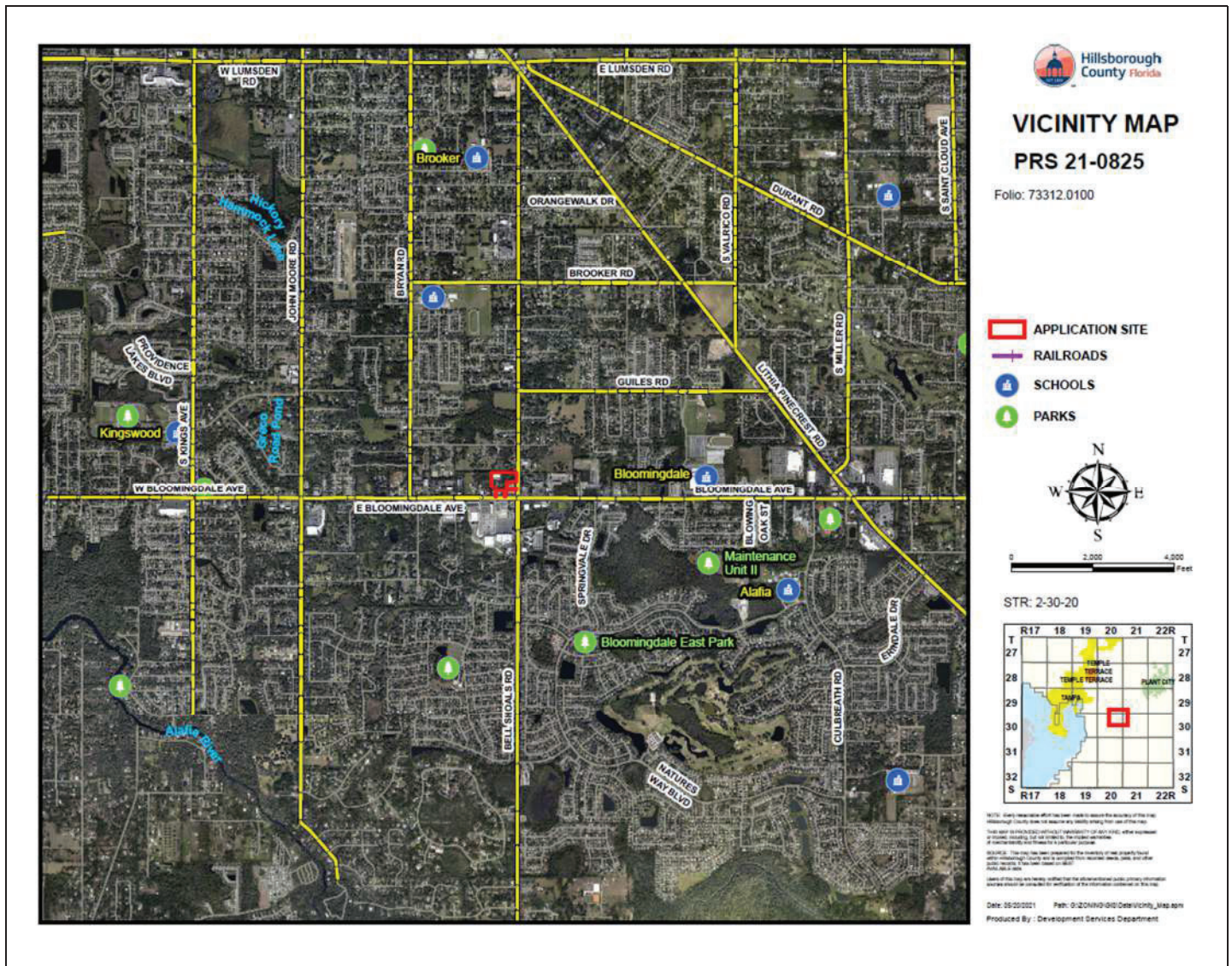
To amend site plan and conditions to reflect removal of parcel folio 73312.0100 from the existing PD. The subject parcel is part of rezoning application RZ-PD 21-0123, which will be heard concurrently with the subject application.

### Additional Information:

PD Variations	None
Waivers	None
Planning Commission Recommendation	
Development Services Department Recommendation	Approvable, subject to conditions.

## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.1 Vicinity Map



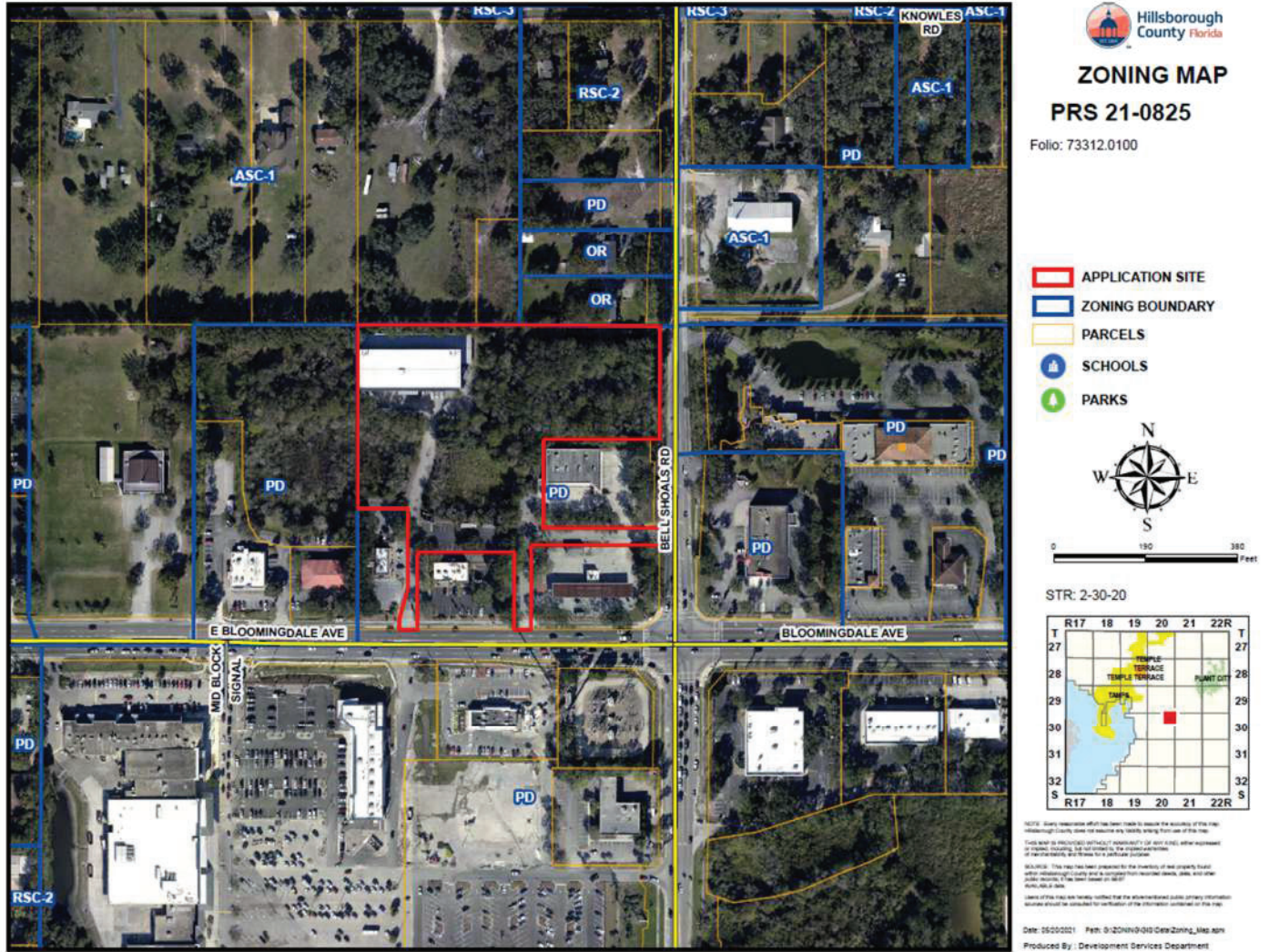
### Context of Surrounding Area:

Existing land uses include single-family residential, office, and mix of high intensity commercial uses.



## 2.0 LAND USE MAP SET AND SUMMARY DATA

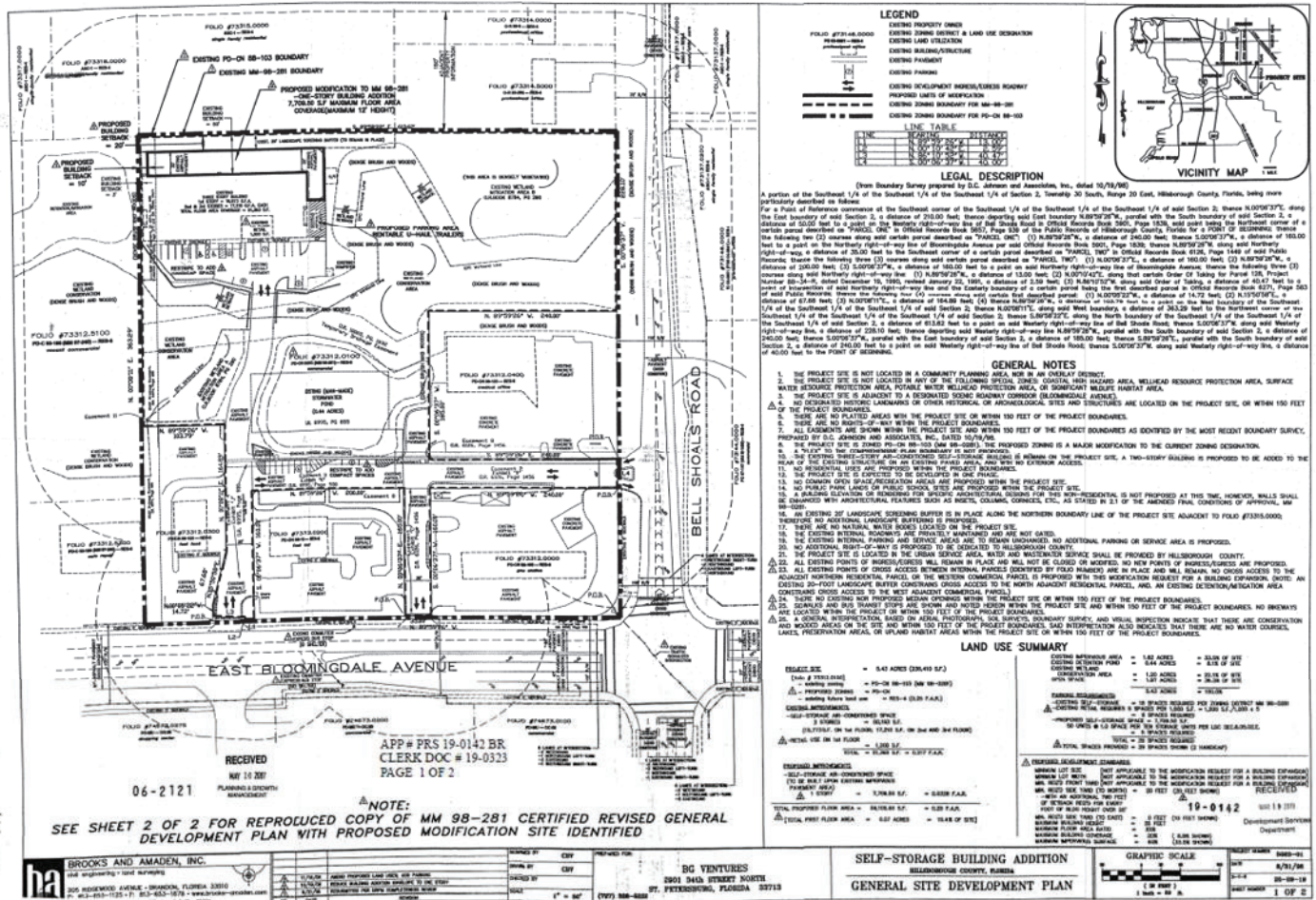
## 2.3 Immediate Area Map



Adjacent Zonings and Uses					
Location:	Zoning:	Future Land Use:	Density/F.A.R.	Permitted Use:	Existing Use:
North	ASC-1 and OR	CMU-12	12/0.5	Uses allowed within ASC-1 and OR	Single-family residential and office
South	PD	CMU-12	12/0.5	Uses allowed per PD 88-0103	Quick service restaurant, convenience store/gas station, and medical office
West	PD	CMU-12	12/0.5	Uses allowed per PD 93-0186	Vacant
East	PD	CMU-12	12/0.5	Uses allowed per PD 88-0103	Quick service restaurant, convenience store/gas station, and medical office

## 2.0 LAND USE MAP SET AND SUMMARY DATA

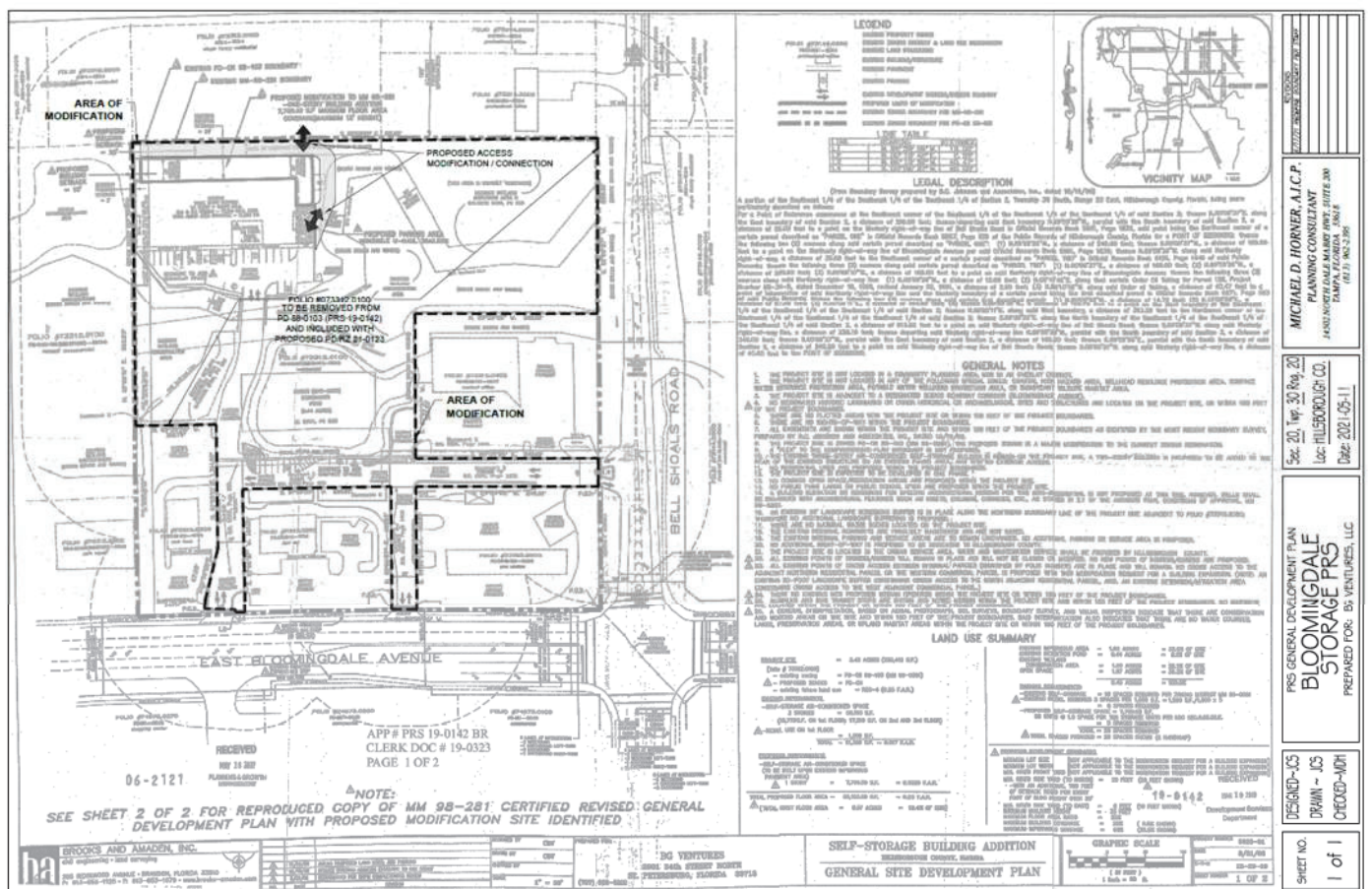
## 2.4 Existing Site Plan





## 2.0 LAND USE MAP SET AND SUMMARY DATA

## 2.5 Proposed Site Plan



**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
	FDOT Principal Arterial - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements Required <input type="checkbox"/> Proposed Vehicular Access <input type="checkbox"/> Other
	County Collector - Urban	8 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements Required <input type="checkbox"/> Proposed Vehicular Access <input type="checkbox"/> Other:
	County Local - Rural	3 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements Required <input type="checkbox"/> Proposed Vehicular Access <input type="checkbox"/> Other:
	FDOT Arterial - Rural	4 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements Required <input type="checkbox"/> Proposed Vehicular Access <input type="checkbox"/> Other:

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

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing			
Proposed			
Difference (+/-)			

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

**Design Exceptions/Administrative Variance** ☐ Not applicable for this request

Road Name	Type	Finding
	Design Exception Requested	Approvable
	Design Exception Requested	Previously Approved
Notes:		

**Required Connectivity** ☐ Not applicable for this request

Project Boundary	Status
North	Required and Proposed
South	Required and Not Proposed, PD Variation Requested
East	Not Required yet Proposed
West	Not Required and Not Proposed
Other:	

**Cross Access** ☐ Not applicable for this request

Type of Cross Access	Required	If Yes, Location(s)	If Yes, Proposed by Applicant
Vehicular and Pedestrian Cross Access	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> North <input type="checkbox"/> South <input type="checkbox"/> East <input type="checkbox"/> West	<input type="checkbox"/> Yes <input type="checkbox"/> No, see above for Adm. Variance
Pedestrian Only Cross Access	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> North <input type="checkbox"/> South <input type="checkbox"/> East <input type="checkbox"/> West	<input type="checkbox"/> Yes <input type="checkbox"/> No, see above for Adm. Variance

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

INFORMATION/REVIEWING AGENCY	OBJECTIONS	CONDITIONS REQUESTED	ADDITIONAL INFORMATION/COMMENTS
<b>Environmental:</b>			
Environmental Protection Commission	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environmental Lands Mgmt.	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Check if Applicable: <div style="display: flex; flex-wrap: wrap;"> <div style="width: 50%;"> <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             </div> <div style="width: 50%;"> <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 checked="" type="checkbox"/> Other <u>Scenic Corridor (East Bloomingdale Avenue)</u> </div> </div>			
<b>Public Facilities:</b>			
<b>Transportation</b> <input type="checkbox"/> Design Exception Requested <input type="checkbox"/> Off-site Improvements Required	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Utilities Service Area/ Water &amp; Wastewater</b> <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	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 comment 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.



<b>Hillsborough County School Board</b> Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Impact/Mobility Fees</b>			
<b>Comprehensive Plan:</b>			
<b>Planning Commission</b> <input type="checkbox"/> Meets Locational Criteria <input type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	

## 5.0 IMPLEMENTATION RECOMMENDATION

### 5.1 Compatibility

The site is located in an area comprised of residential, office, and mix of high intensity commercial uses. The site is within the CMU-12 FLU category, which is urban in intensity and density of uses. The area on the south side of East Bloomingdale Roadway is within the OC-20 (Office Commercial-20) FLU category, which recognizes existing commercial and office centers and provides for future development opportunities. However, the majority of the area is within the RES-4 (Residential-4) FLU category, which is suitable for low density residential development. The overall area is also within the Hillsborough County Urban Service Area.

As shown on the immediate area map, the site is adjacent to properties zoned ASC-1 and OR (to the north) and PD (to the east, south, and west), but within the general area there are other properties zoned RSC-2 and RSC-3 (to the north).

Furthermore, this PRS filing has been required by staff to remove the subject parcel, which consist of the existing self-storage facility and the shared access facilities, from the existing PD 88-0103 and incorporate the subject parcel into the pending PD rezoning application 21-0123 of record.

Based on the above considerations, staff finds the proposed modification to PD 88-0103 compatible with the existing zoning districts and development pattern in the area.

### 5.2 Recommendation

Based on the above considerations, staff recommends approval of the request.

**Approval** - Approval of the request, subject to the conditions listed below, is based on the revised site plan received June 17, 2021.

## 6.0 PROPOSED CONDITIONS

1. The development shall be approved for a maximum of ~~59,102.5 square foot air conditioned self storage facility with accessory private mailing service (1,800 square feet maximum of which a maximum of 1,200 square feet can be used for retail use) and a maximum of four outparcels~~ consisting of 14,155 square feet. The outparcels shall be restricted to the general locations as shown on the site plan and uses in the outparcels shall be limited to the PD-C(N) use list.

2. The maximum building height permitted in the outparcels shall be 20 feet. ~~The maximum building height permitted for the self-storage facility shall be 35 feet. The addition that is the subject of MM 06-2121 shall be a maximum of 12 feet in height.~~

2.1. ~~Minimum building setback for the self-storage facility from the north property line shall be 20 feet, with an additional two feet of setback required for every foot of building height over 20 feet. The minimum setback for the addition (MM 06-2121) shall be 10 feet from the western property line. Walls shall be enhanced with architectural features such as insets, columns, cornices etc. A minimum of 29 parking spaces shall be provided. Rental trucks for display or rental shall not be permitted in the required parking spaces; with the exception of the rental trucks, no open storage is permitted.~~

~~2.2 Lights shall not be permitted on the rear (north facing) facade of the self-storage facility.~~

3. The screening and buffering shall be in accordance with requirements of the Land Development Code, except that only landscaping materials shall be utilized along the north property line.

3.1 The developer shall provide a thirty foot buffer along the entire frontage of Bell Shoals, except for property with folio number 073312.0400 and for the existing corner outparcel which shall remain of twenty feet. Also, the developer shall provide a twenty foot buffer along the frontage of the westerly outparcel along Bloomingdale Avenue.

3.2 There shall be screening within said thirty foot buffer, except for property with folio number 073312.0400, in (b) above and extending along the entire frontage of the western outparcel consisting of the following:

3.2.1 There shall be berming, evergreen trees twenty feet on center, shrubs three feet on center, and ground cover. The berming shall be undulating, ranging in height from four to six feet, with the four feet height having linear distances ranging from twenty five to fifty feet. However, the berm height shall remain six feet along the frontage of the western outparcel. The screening combinations may be reduced in height to accommodate sight distance triangles at intersections or access points.

3.3 Along the buffer of the western property line of the western outparcel, there shall be a hedge which is seven feet high (minimum) and 75% opaque at planting. The required height/opacity requirements could be met with the planting of such species as Yew Podocarpus in thirty gallon containers.

Also, there shall be an evergreen tree, a minimum of eight feet high, planted every ten feet.

3.4 Said buffering and screening along the entire frontage of Bell Shoals, and areas along Bloomingdale Avenue and the western property line of the westerly outparcel shall be completed prior to the issuance of any Certificates of Occupancy.

4. An area equal to at least .20 times the land area of the district shall be reserved for landscaping and permeable open areas, including wetlands, and shall be improved and maintained accordingly. One or a combination of the following shall be provided: landscaped islands, mulched or vegetated play or seating areas, or areas paved with permeable

blocks. No more than 25 percent of the required landscaped and pervious area shall be composed of permeable paving blocks.

5. The developer shall provide, prior to Certificates of Zoning Compliance, sidewalks external to the project in the right-of-way area of Bell Shoals Road and Bloomingdale Avenue. The exact location of said sidewalks shall be determined by the Development Services Department during the Commercial Site Plan review.

6. If this project is constructed before Bloomingdale Avenue is widened, a 125 foot left turn lane shall be constructed by the developer on Bloomingdale Avenue for eastbound to north left turns into the west project access.

7. If this project is constructed before Bloomingdale Avenue is widened, a 75 foot left turn lane shall be constructed by the developer on Bloomingdale Avenue for eastbound to north left turns into the east project access.

8. The south project access on Bell Shoals Road shall be restricted to right turn in right turn out only.

9. Prior to the issuance of any Certificates of Occupancy the developer shall modify, at the southern access, on Bell Shoals Road, and at his expense, the existing raised median, to restrict the flow of traffic to right-in/right-out only. The existing construction of this access is not adequate to prevent vehicles from turning left into/out of the site.

10. Since the widening of the left turn lane in No.7 would overlap the existing westbound to south left turn lane from the existing retail shopping center on the south side of Bloomingdale Avenue, and also would overlap the existing eastbound to north left turn lane and the intersection of Bell Shoals Road and Bloomingdale Avenue, Bloomingdale Avenue shall be widened to a uniform three-lane section from the west project access to its intersection with Bell Shoals Road. The developer shall be responsible for the design of the three lane section, subject to review and approval of the Hillsborough County Public Works Department.

11. Prior to the issuance of Certificates of Occupancy for the westerly outparcel the developer shall construct a two-way drive extending from the southerly access of Bell Shoals to the entrance of the westerly outparcel. This drive way will be unobstructed, and be located to the rear of the existing outparcels. The driveway design should be such that it can be easily integrated into the ultimate site design.

12. The developer shall be responsible for removing existing pavement markings in the widened section and for restriping the roadway to delineate the left turn lanes. This restriping shall be performed in compliance with Hillsborough County standards.

13. All roadway construction shall be completed with proper transitions from the widened section to the existing roadway pavement.

14. Driveway radii shall be a minimum of 40' to accommodate single unit vehicles.

15. The south driveway on Bell Shoals Road shall be located a minimum of 115 feet north of Bloomingdale Avenue. This distance is measured from the near edge of pavement on Bell Shoals Road to the near edge of pavement of the drive.

16. The east driveway on Bloomingdale Avenue shall be located a minimum of 250 feet west of Bell Shoals Road. This distance is measured from the near edge of pavement on Bell Shoals Road to the near edge of pavement of the drive.

17. The west drive on Bloomingdale Avenue shall be aligned with the existing access for the retail shopping center on the south side of Bloomingdale Avenue.



18. The developer shall deed to the County an additional 15 feet of right-of-way on the north side of Bloomingdale Avenue. This will provide part of the 100 feet of total right-of-way needed ultimately to accommodate a symmetrical four-lane divided roadway section.

19. The developer shall deed to the County and additional 20 feet of right-of-way on the west side of Bell Shoals Road. This will provide part of the 100 feet of total right-of-way needed ultimately to accommodate a symmetrical four-lane divided roadway section.

20. The developer shall be required to connect to a public wastewater system and shall pay all costs for service delivery. The developer shall submit to the Development Services Department, prior to the issuance of Building Permits, or Final Plat approval, whichever comes first, evidence of commitment from the County, to provide public wastewater service, and evidence of agreement to pay necessary costs.

21. No septic tanks shall be used.

22. The developer shall be required to utilize public water and shall pay all costs for service delivery. The developer shall submit to the Development Services Department prior to the issuance of Building Permits, or Final Plat Approval, whichever comes first, evidence of commitment from the County to provide public water services, and evidence of agreement to pay all necessary costs.

23. Prior to issuance of Site Development Approval, adequate provisions pursuant to County regulations shall be made for storm retention/detention ponds. Appropriate cross easements for stormwater drainage, utility service, and ingress/egress shall be granted between the out parcels within the PD district and the balance of the PD district.

23.1 The applicant shall dedicate to the County prior to Site Development Approval a drainage easement for the wetland/drainage ditch which crosses the center of the site in an east-west direction. Said easement may be relocated if approved by appropriate agencies. At the wetland may be mitigated pursuant to County regulations and the drainage way may be replaced by an underground culvert within the easement, subject to necessary governmental approval.

24. The temporary detention/retention ponds for the four outparcels shall at the time of final engineering for the shopping center, be abandoned and incorporated into a permanent master drainage pond for the entire site. In the event the shopping center is not developed, these temporary ponds will be deemed permanent for the outparcels.

25. The project may be permitted a maximum of ~~59,102.50~~ 14,155 square feet of commercial uses, subject to formal delineation of on-site conservation areas, preservation areas and water bodies and final calculation of maximum intensity (FAR) permitted by the Comprehensive Plan in accordance with the Environmentally Sensitive Lands Credits requirement of the Comprehensive Plan. If the maximum square footage for the project as permitted herein exceeds the maximum intensity (FAR) permitted by the Comprehensive Plan, per the Environmentally Sensitive Lands Credits requirement, the square footage of the project shall decrease as necessary to conform to the Comprehensive Plan.

26. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.

27. Approval of this rezoning 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 impacts to wetlands, and does not grant any implied or vested right to environmental approvals.

28. The type, location, size and number of signs permitted shall be as set forth in Part 7.03.00 of the Land Development Code with the following exception(s):

28.1 Ground Signs shall be limited to Monument Signs.

28.2 Billboards, pennants and banners shall be prohibited.


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.

31. Within 90 days of approval by the Hillsborough County Board of County Commissioners, the applicant shall submit to the Development Services Department a revised General Development Plan for certification which conforms the notes and graphic of the plan to the conditions outlined above and the Land Development Code (LDC). Subsequent to certification of the plan, if it is determined the certified plan does not accurately reflect the conditions of approval or requirements of the LDC, said plan will be deemed invalid and certification of the revised plan will be required.

**1.1 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.

**Zoning Administrator Sign Off:**

J. Brian Grady  
Fri Jul 2 2021 11:40:50



## **7.0 ADDITIONAL INFORMATION**

## 8.0 FULL TRANSPORTATION REPORT

**CURRENTLY  
APPROVED**



**FINAL CONDITIONS**

**MEETING OF:** Board of County Commissioners  
**MEETING DATE:** March 12, 1991  
**PETITION NUMBER:** PRS 91-0034-C (Minor  
Modification to RZ 88-0103-C)  
**DATE TYPED:** March 15, 1991

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**Approval with Conditions** - Staff recommends approval of the PD-C(N) Zoning District request with the conditions listed below. Approval is based on the General Development Plan received January 8, 1991 and all data shown, defined, described, noted, referenced, and listed thereon.

1. The development shall be approved for a 58,000 square feet shopping center and a maximum of three outparcels consisting of 5,905 square feet. The outparcels shall be restricted to the general locations as shown on the site plan and uses in the outparcels shall be limited to the PD-C(N) use list.

The shopping center shall be approved for the uses shown in the PD-C(N) use list with the exception of the following: convenience store, drive in eating establishments, domestic vehicle sales, motorized vehicle repair, service station.

2. The maximum height of the development shall be 20 feet.
3. a. The screening and buffering shall be in accordance with Article 7.12 of the Zoning Code at a minimum.
- b. The developer shall provide a thirty foot buffer along the entire frontage of Bell Shoals, except for the existing corner outparcel which shall remain of twenty feet. Also, the developer shall provide a twenty foot buffer along the frontage of the westerly outparcel along Bloomingdale Avenue.
- c. There shall be screening within said thirty foot buffer in (b) above and extending along the entire frontage of the western outparcel consisting of the following:
  - (1) There shall be berming, evergreen trees twenty feet on center, shrubs three feet on center, and ground cover. The berming shall be undulating, ranging in height from four to six feet, with the four feet height having linear distances ranging from twenty five to fifty feet. However, the berm height shall remain six feet along the frontage of the western outparcel. The screening combinations may be reduced in height to accommodate sight distance triangles at intersections or access points.
- d. Along the buffer of the western property line of the western outparcel, there shall be a hedge which is seven feet high (minimum) and 75% opaque at planting. The required height/opacity requirement could be met with the planting of such species as Yew Podocarpus in thirty gallon containers.

Also, there shall be an evergreen tree, a minimum of eight feet high, planted every ten feet.
- e. Said buffering and screening along the entire frontage of Bell Shoals, and areas along Bloomingdale Avenue and the western property line of the westerly outparcel shall be completed prior to the issuance of any Certificates of Occupancy.

**FINAL CONDITIONS**

**MEETING OF:** Board of County Commissioners  
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**APPROVAL** **DATE TYPED:** March 15, 1991

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4. An area equal to at least .20 times the land area of the district shall be reserved for landscaping and permeable open areas, including wetlands, and shall be improved and maintained accordingly. One or a combination of the following shall be provided: landscaped buffers, open vegetated yards, retention areas, landscaped islands, mulched or vegetated play or seating areas, or areas paved with permeable blocks. No more than 25 percent of the required landscaped and pervious area shall be composed of permeable paving blocks.
5. The developer shall provide, prior to Certificates of Zoning Compliance, sidewalks external to the project in the right-of-way area of Bell Shoals Road and Bloomingdale Avenue. The exact location of said sidewalks shall be determined by Department of Development Review during the Commercial Site Plan review.
6. If this project is constructed before Bloomingdale Avenue is widened, a 125 foot left turn lane shall be constructed by the developer on Bloomingdale Avenue for eastbound to north left turns into the west project access.
7. If this project is constructed before Bloomingdale Avenue is widened, a 75 foot left turn lane shall be constructed by the developer on Bloomingdale Avenue for eastbound to north left turns into the east project access.
8. The south project access on Bell Shoals Road shall be restricted to right turn in right turn out only.
9. Prior to the issuance of any Certificates of Occupancy the developer shall modify, at the southern access, on Bell Shoals Road, and at his expense, the existing raised median, to restrict the flow of traffic to right-in/right-out only. The existing construction of this access is not adequate to prevent vehicles from turning left into/out of the site.
10. Since the widening of the left turn lane in No. 7 would overlap the existing westbound to south left turn lane for the existing retail shopping center on the south side of Bloomingdale Avenue, and also would overlap the existing eastbound to north left turn lane at the intersection of Bell Shoals Road and Bloomingdale Avenue, Bloomingdale Avenue shall be widened to a uniform three-lane section from the west project access to its intersection with Bell Shoals Road. The developer shall be responsible for the design of the three lane section, subject to review and approval of the Hillsborough County Engineering Department.
11. Prior to the issuance of Certificates of Occupancy for the westerly outparcel the developer shall construct a two way drive extending from the southerly access of Bell Shoals to the entrance of the westerly outparcel. This drive way will be unobstructed, and be located to the rear of the existing outparcels. The driveway design should be such that it can be easily integrated into the ultimate site design.
12. The developer shall be responsible for removing existing pavement markings in the widened section and for restriping the roadway to delineate the left turn lanes. This restriping shall be performed in compliance with Hillsborough County standards.
13. All roadway construction shall be completed with proper transitions from the widened section to the existing roadway pavement.

**FINAL CONDITIONS**

**OF**  
**MEETING OF: Board of County Commissioners**  
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**Modification to RZ 88-0103-C)**  
**DATE TYPED: March 15, 1991**  
**APPROVAL**

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14. Driveway radii shall be a minimum of 40' to accommodate single unit vehicles.
15. The south driveway on Bell Shoals Road shall be located a minimum of 115 feet north of Bloomingdale Avenue. This distance is measured from the near edge of pavement on Bell Shoals Road to the near edge of pavement of the drive.
16. The east driveway on Bloomingdale Avenue shall be located a minimum of 250 feet west of Bell Shoals Road. This distance is measured from the near edge of pavement on Bell Shoals Road to the near edge of pavement of the drive.
17. The west drive on Bloomingdale Avenue shall be aligned with the existing access for the retail shopping center on the south side of Bloomingdale Avenue.
18. The developer shall deed to the County an additional 15 feet of right-of-way on the north side of Bloomingdale Avenue. This will provide part of the 100 feet of total right-of-way needed ultimately to accommodate a symmetrical four-lane divided roadway section.
19. The developer shall deed to the County an additional 20 feet of right-of-way on the west side of Bell Shoals Road. This will provide part of the 100 feet of total right-of-way needed ultimately to accommodate a symmetrical four-lane divided roadway section.
20. The developer shall be required to connect to a public wastewater system and shall pay all costs for service delivery. The developer shall submit to the County Development Review Department, prior to the issuance of Building Permits, or Final Plat approval, whichever comes first, evidence of commitment from the County, to provide public wastewater services, and evidence of agreement to pay necessary costs.
21. No septic tanks shall be used.
22. The developer shall be required to utilize public water and shall pay all costs for service delivery. The developer shall submit to the County Development Review Department prior to the issuance of Building Permits, or Final Plat Approval, whichever comes first, evidence of commitment from the County, to provide public water services, and evidence of agreement to pay all necessary costs.
23. Stormwater detention/retention pond design requirements for the development shall be as listed below, unless otherwise approved by the Hillsborough County Environmental Protection Commission and the Hillsborough County Drainage Engineer:
  - a. The side slopes shall be no greater than 4:1.
  - b. The banks shall be completely vegetated to the design low water elevation.
  - c. The sides and the bottom of each pond shall not be constructed of impervious material.

**FINAL CONDITIONS**

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**DATE TYPED:** March 15, 1991

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24. a. Prior to issuance of Site Development Approval, adequate provisions pursuant to County regulations shall be made for storm retention/detention ponds. Appropriate cross easements for stormwater drainage, utility service, and ingress/egress shall be granted between the out parcels within the PD district and the balance of the PD district.
- b. The applicant shall dedicate to the County prior to Site Development Approval a drainage easement for the wetland/drainage ditch which crosses the center of the site in an east-west direction. Said easement may be relocated if approved by appropriate agencies. At the time of final engineering for the shopping center the wetland may be mitigated pursuant to County regulations and the drainage way may be replaced by an underground culvert within the easement, subject to necessary governmental approvals.
- Also, the applicant shall dedicate to the County a drainage easement, along the western boundary line of the site prior to the issuance of Site Development Approvals for the third outparcel. If piped the easement may be 20' in width.
25. The temporary detention/retention ponds for the three outparcels shall at the time of final engineering for the shopping center, be abandoned and incorporated into a permanent master drainage pond for the entire site. In the event the shopping center is not developed, these temporary ponds will be deemed permanent for the outparcels.
26. The developer shall, at the request of the Fire Department, either (a) install fire hydrants, or (b) prepare Fire Protection Plan.
- a. If option (a) is selected, the developer shall install at the developer's expense, prior to the issuance of Certificates of Occupancy, fire hydrants, and if necessary, water lines of size necessary to meet minimum fire flow and pressure requirements to provide adequate water resources for firefighting. The location of the hydrants and water lines shall be subject to approval of the County Fire Department and the County Department of Water and Wastewater Utilities accordingly. The installation of the hydrants and water lines shall be subject to approval of the County Department of Water and Wastewater Utilities accordingly and prior to the issuance of Certificates of Occupancy.
- b. If option (b) is selected, the developer shall prepare a Fire Protection Plan for the site and development thereof. The Plan shall be submitted to the County Department of Planning and Zoning prior to Detailed Site Plan approval/Final Site Plan approval along with evidence of approval, from the County Fire Department, of the Plan as submitted.

OF

APPROVAL

MEETING OF: Board of County Commissioners  
MEETING DATE: March 12, 1911  
PETITION NUMBER: PRS 91-0034-C (Minor  
Modification to RZ 88-0103-C)  
DATE TYPED: March 15, 1991

27. The developer shall show on the Revised General Development Plan the approximate boundaries of all environmentally sensitive area(s) and shall label the area(s) therein "Conservation Area". The boundaries of any on-site environmentally sensitive area(s) shall be delineated in the field by EPC staff and shown on the detailed site plan. The developer shall submit to the County Department of Development evidence of approval from the EPC of the conservation area boundaries prior to detailed site plan approval. All on site conservation area(s) shall be preserved unless a mitigation plan is approved by the EPC and submitted to the Planning and Zoning Department.
28. The approximate building location as shown on the site plan received January 8, 1991 shall be relocated out of the conservation area if the Environmental Protection Commission mitigation plan approval is not obtained prior to Commercial Site Plan approval.
29. Development must be in accordance with the Hillsborough County Zoning Code and in accordance with all applicable ordinances, including the Subdivision ordinance.
30. Within ninety days of rezoning approval by the Hillsborough County Board of County Commissioners, the developer shall submit to the County Planning and Zoning Department a revised General Development Site Plan for certification reflecting all the conditions outlined above.





# **AGENCY COMMENTS**

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

**PETITION NO.:** PD21-0825

**REVIEWED BY:** Randy Rochelle

**DATE:** 5/21/2021

**FOLIO NO.:** 73312.0100

☒ This agency would ☐ (support), ☒ (conditionally support) the proposal.

**WATER**

☒ The property lies within the Hillsborough County Water Service Area. The applicant should contact the provider to determine the availability of water service.

☐ No Hillsborough County water line of adequate capacity is presently available.

☒ A 8 inch water main exists ☒ (adjacent to the site), ☐ (approximately      feet from the site) and is located within the west Right-of-Way of Bell Shoals Road.

☐ Water distribution improvements may be needed prior to connection to the County's water system.

☐ No CIP water line is planned that may provide service to the proposed development.

☐ The nearest CIP water main (     inches), will be located ☐ (adjacent to the site), ☐ (feet from the site at     ). Expected completion date is     .

**WASTEWATER**

☒ The property lies within the Hillsborough County Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.

☐ No Hillsborough County wastewater line of adequate capacity is presently available.

☒ A 4 inch wastewater force main exists ☒ (adjacent to the site), ☐ (approximately      feet from the site) and is located within the west Right-of-Way of Bell Shoals Road.

☐ Wastewater distribution improvements may be needed prior to connection to the County's wastewater system.

☐ No CIP wastewater line is planned that may provide service to the proposed development.

☐ The nearest CIP wastewater main (     inches), will be located ☐ (adjacent to the site), ☐ (feet from the site at     ). Expected completion date is     .

**COMMENTS:** 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 comment sheet 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.