

1.0 APPLICATION SUMMARY

Applicant: BG Ventures LLC c/o Greg Soulliere

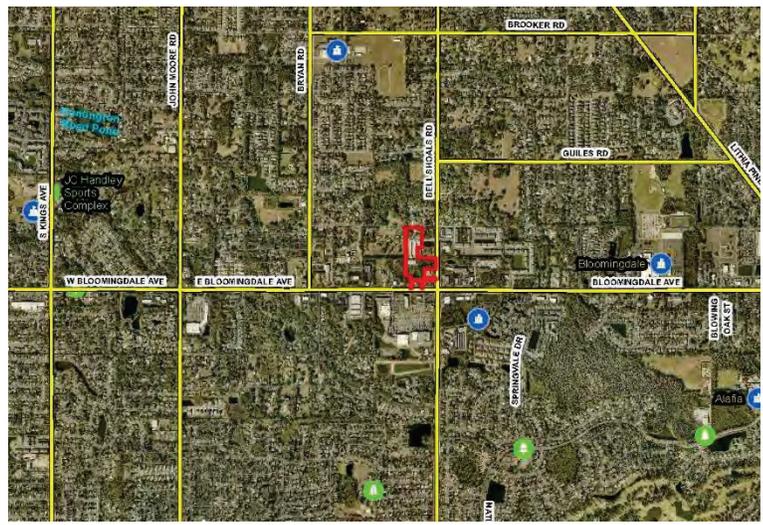
FLU Category: CMU-12
(Community Mixed Use -12)

Service Area: Urban

Site Acreage: 10.93 Acres

Community Plan Area: Brandon

Overlay: None



Introduction Summary:
 PD 21-0123 was approved in 2021 to allow for a mixed-use development to include mini warehouse and single-family residential uses. The applicant is requesting a modification to remove a condition of approval that was required to meet the mixed-use requirement of the Future Land Use category.

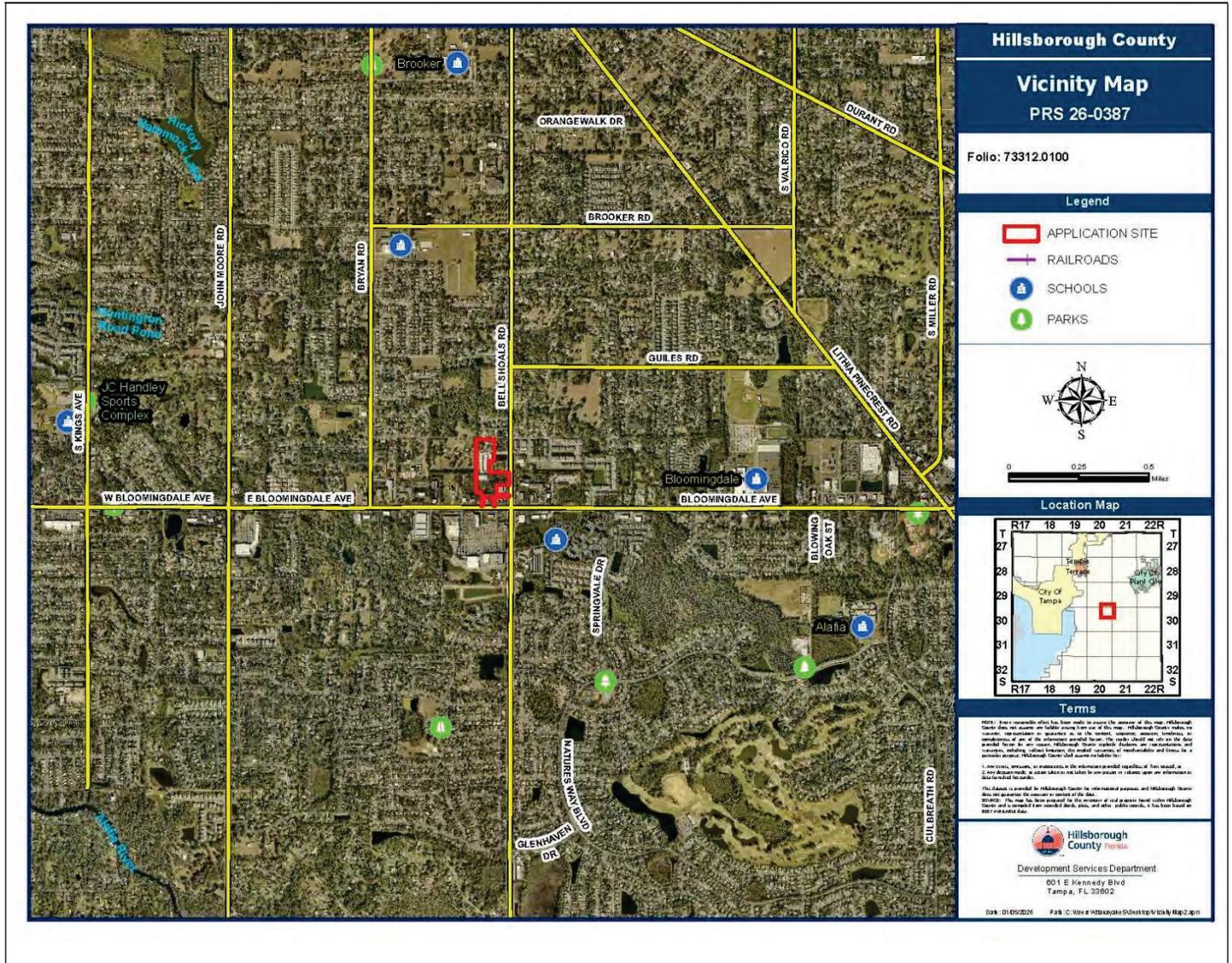
Existing Approvals	Proposed Modifications
Mini warehouse facility with up to 93,000 square feet and up to three single-family dwellings requiring a Certificate of Occupancy for one single-family lot prior to development approval of the mini-warehouse facility.	Remove requirement that an issuance of a Certificate of Occupancy for one of the single-family residential lots shall be obtained prior to/concurrent with development of the self-storage facilities from the conditions of approval.

Additional Information	
PD Variations	None Requested as part of this application
Waivers to the Land Development Code	None Requested as part of this application

Planning Commission Recommendation: Complies with Policy 4.2.1	Development Services Recommendation: Approvable, subject to proposed conditions
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2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

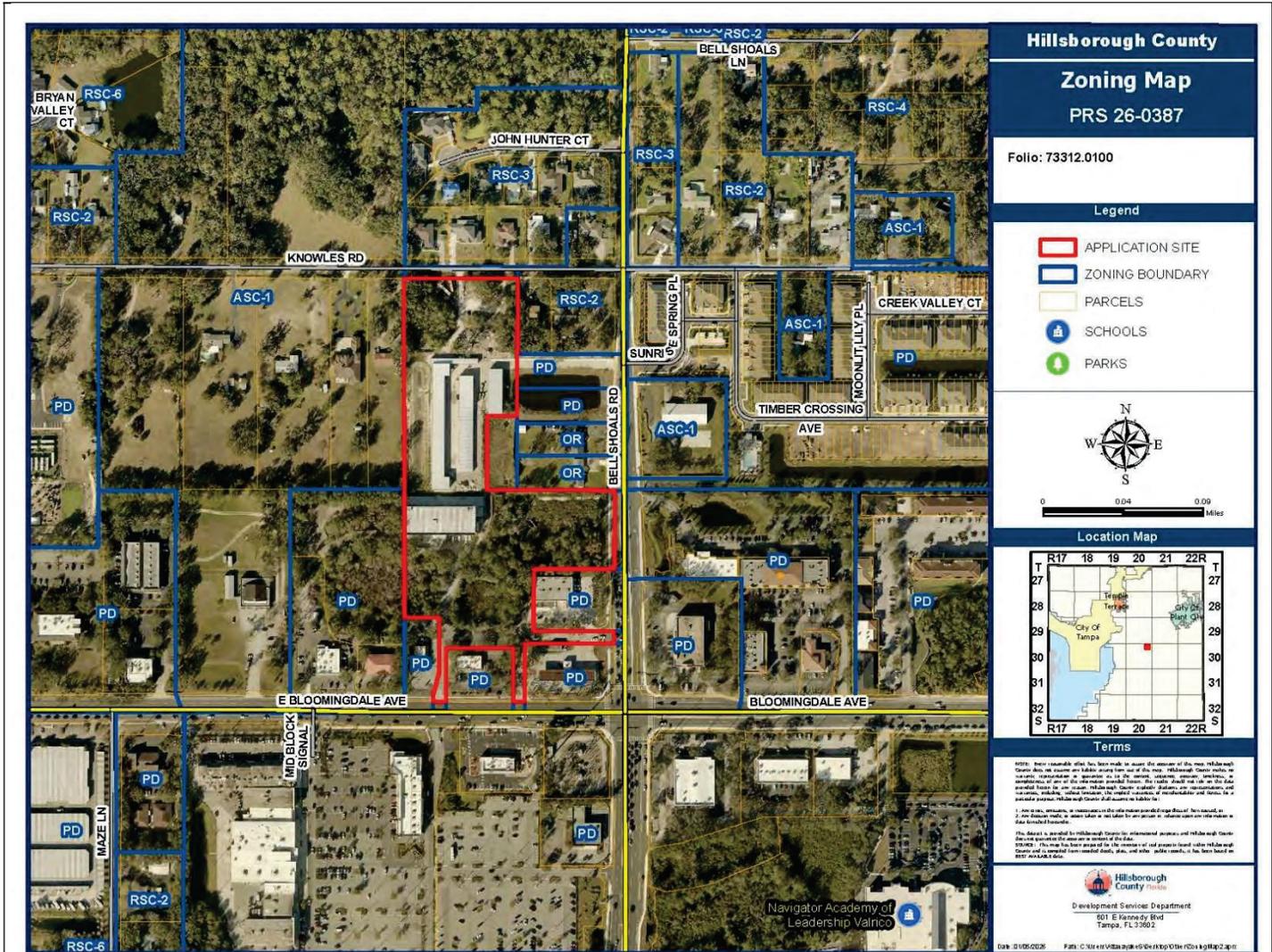


Context of Surrounding Area:

The predominant uses to the north, east and west are residential and the property adjoins a commercial corridor along E Bloomingdale Avenue to the south. The properties opposite Knowles Road to the north, zoned RSC-3, are developed for single-family use; single-family, commercial, and office uses neighbor the eastern boundary of the site. The adjoining property the west, zoned for office and parking, is undeveloped. The properties along Bloomingdale Avenue to the south of the site are developed for quick service restaurants with drive throughs and a mix of other retail uses.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Immediate Area Map



Adjacent Zonings and Uses

Location	Zoning	Maximum Density/FAR Permitted by Zoning District	Allowable Uses	Existing Uses
North	RSC-3	3 DU per GA/ FAR: NA	Single-Family, Conventional	Single-Family Residence
South	PD 88-0103	0.0 DU per GA/ FAR: 0.50	Eating Establishment with Drive-Through & Convenience Store with Gas	Eating Establishment with Drive-Through & Convenience Store with Gas
	PD 92-0382	0.0 DU per GA/ FAR: 0.75	Retail & Mini Warehouse	Eating Establishment with Drive-Through, TECO Utility, Large-Scale Retail, and Wireless Communications Facility

Adjacent Zonings and Uses (continued)

Location	Zoning	Maximum Density/FAR Permitted by Zoning District	Allowable Uses	Existing Uses
East	PD 98-1498	0.0 DU per GA/ Pharmacy FAR: 0.15 Bank or BPO FAR: 0.20	Pharmacy, Bank, or BPO	Pharmacy
	PD 03-0861	0.0 DU per GA/ FAR: 0.18	BPO & CN	Single-Family Residence
	OR	0 GU per GA/ FAR: 0.20	Office	Office
	RSC-2	2 DU per GA/ FAR: NA	Single-Family, Conventional	Single-Family Residence
	PD 02-0453	0 GU per GA/ FAR: 0.20	OR	Stormwater Facility
West	PD 93-0186	0 GU per GA/ FAR: 0.50	Office & Parking	Undeveloped
	ASC-1	1 DU per GA/ FAR: NA	Agricultural & Single-Family, Conventional	Single-Family Residence

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
Bell Shoals Rd.	County Collector - Urban	2 Lanes to 4 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Bloomington Ave	County Arterial - Urban	4 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation Not applicable for this request

	Average Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	264	14	28
Proposed	264	14	28
Difference (+/-)	No Change	No Change	No Change

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

Connectivity and Cross Access Not applicable for this request

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North	X	Pedestrian & Vehicular	Other	Meets LDC
South	X	Pedestrian & Vehicular	Other	Meets LDC
East	X	Pedestrian & Vehicular	Other	Meets LDC
West		Other	Other	Meets LDC

Notes: Additional access/cross access exists but cannot be adequately summarized by this table due to the unique configuration/shape of the PD. See site plan for additional information.

Design Exception/Administrative Variance Not applicable for this request

Road Name/Nature of Request	Type	Finding
Bell Shoals Rd./ Substandard Rd.	Deminimis Administrative Variance Requested	Previously Approved
Bell Shoals Rd./ Access Spacing	Deminimis Administrative Variance Requested	Previously Approved
Internal Driveway/ Design Standards	Deminimis Design Exception Requested	Previously Approved
	Choose an item.	Choose an item.

Notes:

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Environmental Services	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Natural Resources	<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	
Conservation & Environmental Lands Management	<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	
Check if Applicable:		<input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input checked="" type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____		
<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				
Public Facilities	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation				
<input checked="" type="checkbox"/> Design Exc./Adm. Variance Requested	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<input type="checkbox"/> Off-site Improvements Provided				
Service Area/ Water & Wastewater				
<input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa	<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	
<input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace				
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	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A				
Impact/Mobility Fees: NA				
Comprehensive Plan	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission				
<input type="checkbox"/> Meets Locational Criteria <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input type="checkbox"/> No	
<input type="checkbox"/> Locational Criteria Waiver Requested				
<input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A				

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

During the review of the prior approval, the Planning Commission's consistency finding relied on two uses to meet criteria, and the Certificate of Occupancy condition was required to assure the two uses. The Planning Commission applied additional criteria in the mixed-use policy during the review of this modification to conclude that due to multiple secondary uses being connected by a continuous pedestrian sidewalk within 1/4 mile of the project on the same side of the street of a collector or arterial roadway, that this site is found consistent with Policy 4.2.1.

Additionally, based on the minimal impacts associated with the proposed condition of approval removal, staff finds the proposed modification compatible with the zoning and development pattern in the area.

5.2 Recommendation

Staff recommends approval, subject to conditions.

6.0 PROPOSED CONDITIONS

Approval - . Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted ~~April 27, 2021~~ February 13, 2026.

1. The development shall be approved for a maximum of 60,216 square-foot air-conditioned self-storage facility, a maximum of 30,444 square-foot non air-conditioned self-storage facilities (fully enclosed and open with covered roof), and a maximum of three single-family residential lots that have a minimum lot area of 21,780 square feet each.
 - ~~1.1 An issuance of a Certificate of Occupancy for one of the single-family residential lots shall be obtained prior to/concurrent with development of the self-storage facilities.~~
2. The maximum building height permitted for the self-storage facilities shall be 50 feet. The maximum building height permitted for the single-family residential lots shall be 35 feet.
3. Minimum building setback for the self-storage facilities from the single-family residential lots shall be 20 feet, with an additional two feet of setback required for every foot of building height over 20 feet. Minimum building setbacks for the single-family residential lots shall be subject to the setback requirements of the Residential, Single-Family Conventional (RSC-2) zoning district.
4. The self-storage facilities' walls shall be enhanced with architectural features such as insets, columns, cornices etc. Lights shall not be permitted on the rear (north facing) facades of the self-storage facilities.
5. A minimum of 29 parking spaces shall be provided for the self-storage facilities. 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. The parking requirements for the single-family residential lots shall be subject to the requirements of Section 6.05.02. of the Land Development Code.
6. The landscape buffering and screening shall be in accordance with the requirements of Part 6.06.00 of the Land Development Code, except as provided herein.
 - 6.1 The developer shall provide a 20-foot buffer and Type B screening along the boundary adjacent to the single-family residential lot to the west and between the single-family residential lots and self-storage facilities (as depicted on the General Site Development Plan).
 - 6.2 The developer shall provide a 10-foot buffer and Type B screening along the boundary between the single-family residential lots to the north and the access drive to Bell Shoals Road (as depicted on the General Site Development Plan).
7. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
8. Notwithstanding anything shown on the PD site plan to the contrary, the developer shall be required to construct sidewalks internal to the site and/or along its project frontages as required by Section 6.02.08 and 6.03.02 of the LDC.
9. The developer shall construct minimum 5-foot wide sidewalk connection between the sidewalk to be constructed along the project's Knowles Road frontage and the sidewalk to be constructed along the north side of the northernmost proposed access driveway to Bell Shoals Road. Such sidewalk may be gated, but shall be available for the daily use of project patrons and residents.
10. The developer shall construct a vehicular gate on the project's northernmost access driveway to Bell Shoals Road. Such gate shall be located outside of the minimum throat depth area, and sufficient drive aisle width shall be provided to ensure that vehicles unable to gain entry can make a three-point turn without backing out into Bell Shoals Road. Additionally, the gate shall remain closed when not in immediate use.

11. Internal project driveways, as shown on the PD site plan, shall be considered Shared Access Facilities with folios 073312.0400, 073312.0000, 073312.0200 and 073312.0300. 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 adjacent properties (with which access is being shared) to construct and utilize required pedestrian and vehicular improvements within the Shared Access Facility upon (re)development of the adjacent properties without further consultation. The design and location of all connections shall be subject to the review and approval of Hillsborough County.
12. If ~~PD 21-0123~~ PRS 26-0387 is approved, the County Engineer will approve a deminimis exception to a previously approved Section 6.04.02.B. Administrative Variance (dated April 21, 2021) which was found ~~unapprovable~~ approved by the County Engineer (on ~~May 7, 2021~~ September 7, 2023). Approval of this deminimis Administrative Variance will waive the Bell Shoals Road substandard road improvements required by Section 6.04.03.L. of the LDC.
13. If ~~PD 21-0123~~ PRS 26-0387 is approved, the County Engineer will approve a deminimis exception to a previously approved Section 6.04.02.B. Administrative Variance (dated April 21, 2021) which was found ~~unapprovable~~ approved by the County Engineer (on ~~May 7, 2021~~ September 7, 2023). Approval of this deminimis Administrative Variance will permit the reduction of minimum access spacing on Bell Shoals Rd. between the project driveway and next closest driveway to the south to +/- 185 feet.
14. If ~~PD 21-0123~~ PRS 26-0387 is approved, the County Engineer will approve a deminimis exception to a previously approved Design Exception (dated April 21, 2021) which was found ~~unapprovable~~ approved by the County Engineer (on ~~May 7, 2021~~ September 7, 2023). Approval of this deminimis Design Exception will permit the reduction of a portion of the internal project driveway from 24 feet to 20 feet in width.
15. Notwithstanding anything shown on the PD site plan to the contrary, the project shall be required to meet all applicable Transportation Technical Manual (TTM), Land Development Code (LDC), and other applicable standards at the time of plat/site/construction plan review unless varied through the appropriate process. ~~Prior to PD site plan certification, the applicant shall revise the PD site plan to:~~
- ~~Remove references to the Major Modification process from the PD site plan, and instead clearly show the new PD boundary;~~
- ~~Add access arrows to Knowles Road for each of the three proposed single-family lots;~~
- ~~Modify the label stating "Proposed Gated Access Connection to Bell Shoals Road (Gate to Remain Open During Operating Hours and Closed During Off Hours)" to read "Proposed Gated Access Connection to Bell Shoals Road – See Conditions of Approval";~~
- ~~Designate the area shown in red on the transportation review comment sheet by shading or hatching the corresponding area and labeling as "Shared Access Facility with Folios 073312.0400, 073312.0000, 073312.0200 and 073312.0300 – See Conditions of Approval".~~
- ~~Revise the PD site plan to add all required information to become minimally compliant. For example, roadway data is missing/stating right of way varies is insufficient. Right of way must be shown, and minimum and maximum width values must be depicted and labeled.~~
16. No septic tanks shall be used. 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.
17. The developer shall be required to utilize public potable water 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 potable water

service, and evidence of agreement to pay all necessary costs.

18. 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 parcels within the PD district and the balance of the PD district.

18.1 The applicant shall dedicate to the County prior to Site Development Approval a drainage easement for the wetland/drainage ditch which crosses the site in an east-west direction. Said easement may be relocated if approved by appropriate agencies. 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.

18.2 The access drive/road to the east of the building labeled "Existing 60,216 SF 3-Story Storage Building" shall include the following design features:

- Retaining wall(s) shall be provided along the eastern side of the access drive adjacent to the wetland.
- The access drive shall be designed with curbs to contain vehicles and stormwater and convey it to the stormwater system for the project.
- Deviations in the location/alignment of the access drive as shown on the site plan shall only be permitted so as to meet applicable technical design requirements as determined/required by Hillsborough County.

The above design measures shall be designated as Critical Design Features and any request to modify these design features shall require modification of the site plan project in accordance with LDC Section 5.03.07.A.

19. The project may be permitted, 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.

20. Approval of this application does not ensure that public wastewater and potable water services will be available at the time when the applicant seeks permits to actually develop.

21. 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.

22. 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):

22.1 Ground Signs shall be limited to Monument Signs.

22.2 Billboards, pennants and banners shall be prohibited.

23. The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property. (This condition shall only apply to the area modified by PRS 26-0387.)

24. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC). (This condition shall only apply to the area modified by PRS 26-0387.)

25. 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. (This condition shall only apply to the area modified by PRS 26-0387.)

~~23-26.~~ If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

~~24-27.~~ The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Development Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.

~~25-28.~~ 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 Site 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.

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

Zoning Administrator Sign Off:



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

Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are being waived or otherwise approved. The project will be required to comply with the Site Development Plan Review approval process in addition to obtain all necessary building permits for on-site structures.

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

8.0 SITE PLANS (FULL)

8.1 Approved Site Plan (Full)

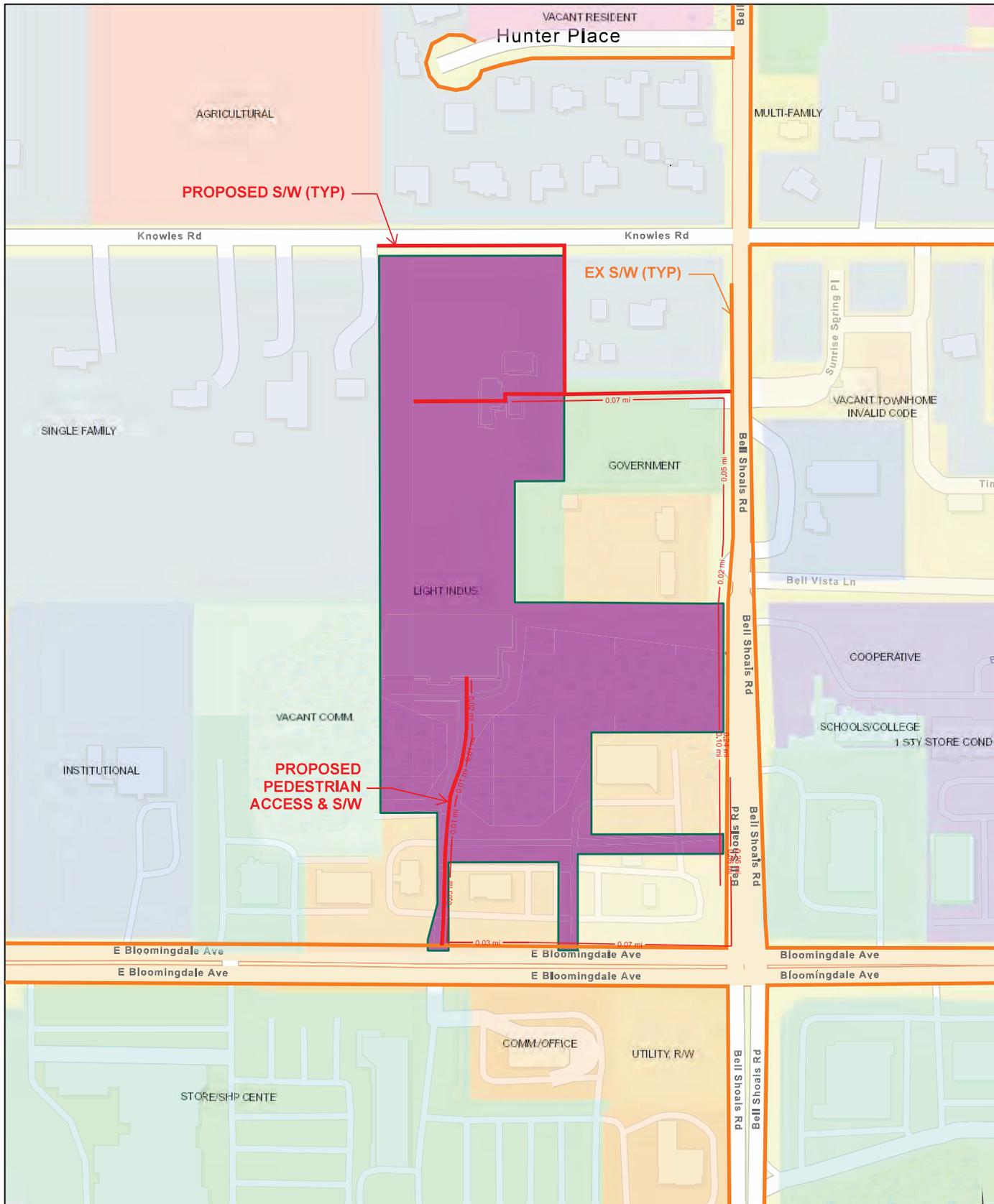
(See following page.)

8.0 SITE PLANS (FULL)

8.2 Proposed Site Plan (Full)

(See following page.)

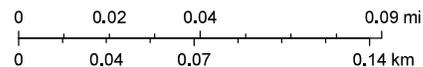
PRS 26-0387: MIXED-USE EXHIBIT



12/15/2025, 2:52:59 PM

Existing Land Use	
	1 STY STORE CONDO
	AGRICULTURAL
	APT CONDO
	CEMETERY
	CHURCH PARSONAGES
	COMM./OFFICE
	COMMERCIAL
	COOPERATIVE
	EXEC/PRACTICE GC
	GOVERNMENT
	HEAVY INDUS.
	HOA COMMERCIAL
	INDUSTRIAL CONDO
	INSTITUTIONAL
	INVALID CODE
	LANDSCAPE/WALL BUFFER
	LIGHT INDUS.
	MARINAS
	MEDICAL OFFICE CONDO
	MINING
	MOBILE HOMES
	MULTI-FAMILY
	OFFICE CONDO
	PARKS
	PRIVATE GC
	SCHOOLS/COLLEGE
	SEMI PRIVATE GC
	SFR BLD ARND MH
	SINGLE FAMILY
	STORE/SHP CENTE
	UTILITY, R/W

1:2,257



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9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 2/19/2026

REVIEWER: James Ratliff, AICP, PTP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: BR/ Central

PETITION NO: PRS 26-0387

- 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.

NEW AND REVISED CONDITIONS OF APPROVAL

New Conditions

All previously approved transportation conditions shall be carried forward except as noted below, in addition, staff recommends the following additional condition:

- Notwithstanding anything shown on the PD site plan to the contrary, the project shall be required to meet all applicable Transportation Technical Manual (TTM), Land Development Code (LDC), and other applicable standards at the time of plat/site/construction plan review unless varied through the appropriate process.

Revised Conditions

12. If ~~PD 21-0123~~ [PRS 26-0387](#) is approved, the County Engineer will approve a [deminimis exception to a previously approved](#) Section 6.04.02.B. Administrative Variance (dated April 21, 2021) which was ~~found approvable~~ [approved](#) by the County Engineer (on ~~May 7, 2021~~ [September 7, 2023](#)). Approval of this [deminimis](#) Administrative Variance will waive the Bell Shoals Road substandard road improvements required by Section 6.04.03.L. of the LDC.
13. If ~~PD 21-0123~~ [PRS 26-0387](#) is approved, the County Engineer will approve a [deminimis exception to a previously approved](#) Section 6.04.02.B. Administrative Variance (dated April 21, 2021) which was ~~found approvable~~ [approved](#) by the County Engineer (on ~~May 7, 2021~~ [September 7, 2023](#)). Approval of this [deminimis](#) Administrative Variance will permit the reduction of minimum access spacing [on Bell Shoals Rd.](#) between the project driveway and next closest driveway to the south to +/- 185 feet.
14. If PD ~~21-0123~~ [PRS 26-0387](#) is approved, the County Engineer will approve a [deminimis exception to a previously approved](#) Design Exception (dated April 21, 2021) which was ~~found approvable~~ [approved](#) by the County Engineer (on ~~May 7, 2021~~ [September 7, 2023](#)). Approval of this [deminimis](#) Design Exception will permit the reduction of a portion of the internal project driveway from 24 feet to 20 feet in width.

[Staff is recommending modification of these conditions to reflect the passthrough of previously approved Transportation Related Administrative Reviews through the deminimis process]

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a minor modification (PRS) to multiple parcels, totaling +/- 11 ac., zoned Planned Development (PD) #21-0123. The project is currently approved for the following:

The development shall be approved for a maximum of 60,216 square-foot air-conditioned self-storage facility, a maximum of 30,444 square-foot non air-conditioned self-storage facilities (fully enclosed and open with covered roof), and a maximum of three single-family residential lots that have a minimum lot area of 21,780 square feet each.

The applicant is proposing to change a Future Land Use (FLU) policy related condition (1.1) which requires issuance of a Certificate of Occupancy for one home prior to construction of the self-storage facilities. Modification of this condition has no impact on the trip generation potential of the site. Also, the applicant has added an internal sidewalk facility (which staff notes is already required pursuant to Sec. 6.03.02 of the LDC and helps the applicant meet other FLU related requirements). Since staff does not review the placement or design of the sidewalk at the time of zoning review (but a PD is a binding site plan), staff has included the above condition to clarify that review of site features (such as the newly added sidewalk) may need to be modified from that shown on the PD site plan at the time of plat/site/construction plan review to meet current technical standards and other requirements.

Consistent with Sec. 6.2.1.C of the Development Review Procedures Manual (DRPM), and given the proposed changes do not change proposed uses or external access connections, the applicant was not required to submit a trip generation or site access analysis to process this zoning modification. Staff has calculated maximum trip generation potential of the proposed development. Data shown below is based upon calculations made during the original 21-0123 application, which itself was based upon data from the Institute of Transportation Engineer's Trip Generation Manual, 10th Edition, utilizing a generalized worst-case scenario.

Existing Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 69,916 s.f. of Mini-Warehouse uses and 22, 844 s.f. of Accessory Open Storage (ITE LUC 151)	106	2	3
PD 1,800 s.f. Private Mail Service (ITE LUC 920)	130 (est.)	5	13
PD, 3 Single-Family Detached Dwelling Units (ITE LUC 210)	28	7	12
Subtotal:	264	14	28

Proposed Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 69,916 s.f. of Mini-Warehouse uses and 22, 844 s.f. of Accessory Open Storage (ITE LUC 151)	106	2	3
PD 1,800 s.f. Private Mail Service (ITE LUC 920)	130 (est.)	5	13
PD, 3 Single-Family Detached Dwelling Units (ITE LUC 210)	28	7	12
Subtotal:	264	14	28

Difference:

	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
	No Change	No Change	No Change

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Bell Shoals Rd. is a publicly maintained 2- to 4-lane (transitioning), undivided, substandard collector roadway characterized by +/- 10-foot-wide to 11-foot-wide travel lanes in average condition. The

roadway lies within a variable width right-of-way (between +/- 90 feet and +/- 101-feet in width) along the project's frontage. There generally are no bicycle facilities present on Bell Shoals Rd. in the vicinity of the proposed project. There are +/- 6-foot-wide sidewalks along the east and west sides of Bell Shoals Rd. in the vicinity of the proposed project.

Bloomington Ave. is a 4-lane, divided, substandard arterial roadway characterized by +/- 12-foot wide travel lanes in average condition. Along the project's frontage the roadway lies within a +/- 92 to 102-foot-wide right-of-way. There generally are no bicycle facilities present along Bloomington Ave. There are +/- 5-foot-wide to 6-foot-wide sidewalks along both sides of Bloomington Ave. in the vicinity of the proposed project.

SITE ACCESS AND CONNECTIVITY

No changes to site access or connectivity are proposed.

DEMINIMIS ADMINISTRATIVE VARIANCE #1

The applicant's Engineer of Record (EOR) submitted a Section 6.04.02.B. Administrative Variance Request (dated April 21, 2021) from the Section 6.04.03.L. LDC requirement, whereby the developer is required to improve Bell Shoals Rd. (between the project roadway and nearest roadway meeting County standards) to current County standards for a TS-4 collector roadway. Based on factors presented in the Administrative Variance Request, the County Engineer found the request approvable on May 7, 2021, and approved the request on September 7, 2023.

The County Engineer reviewed the proposed zoning modification and determined that the changes sought by the applicant would not necessitate a modification to the previously approved Administrative Variance.

If the PRS is approved, the County Engineer will approve the above referenced de minimis Administrative Variance Request, upon which the developer will not be required to make improvements to the roadway.

DEMINIMIS ADMINISTRATIVE VARIANCE #2

The applicant's Engineer of Record (EOR) submitted a Section 6.04.02.B. Administrative Variance Request (dated and received April 21, 2021) from the Section 6.04.07 LDC requirement governing access. The Hillsborough County LDC requires a minimum connection spacing of 245 feet for Class 6 roadways. Based on factors presented in the Administrative Variance Request, the County Engineer found the request approvable on May 7, 2021, and approved the request on September 7, 2023.

The County Engineer reviewed the proposed zoning modification and determined that the changes sought by the applicant would not necessitate a modification to the previously approved Administrative Variance.

If the PRS is approved, the County Engineer will approve the above referenced de minimis Administrative Variance Request, upon which the developer will be permitted to locate the Bell Shoals Rd. access +/- 185 feet from the next closest driveway connection to the south.

DEMINIMIS DESIGN EXCEPTION

In accordance with Section 1.7.2. and other applicable sections of the Transportation Technical Manual (TTM), the applicant's Engineer of Record (EOR) submitted a Design Exception request from the Typical Detail – 2 (TD-2) minimum drive aisle width requirement of 24 feet for a portion of the internal driveway between the existing storage building and proposed storage uses. Based on factors presented in the Design Exception Request, the County Engineer found the request approvable on May 7, 2021, and approved the request on September 7, 2023.

The County Engineer reviewed the proposed zoning modification and determined that the changes sought by the applicant would not necessitate a modification to the previously approved Administrative Variance.

If the rezoning is approved, the County Engineer will approve the above referenced de minimis Design Exception, upon which the developer will be permitted to construct a 20-foot-wide internal driveway within the specified portion of the project.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
Bell Shoals Rd.	Lithia Pinecrest Rd.	Bloomington Ave.	D	C

Source: Hillsborough County 2024 Level of Service Report.

April 21, 2021

Mr. Michael Williams, P.E.
Hillsborough County Public Works
601 E. Kennedy Boulevard
Tampa, Florida 33602

RE: Bloomingdale Storage (21-0123)
Administrative Variance – Typical Section
Folio #: 073315-0000, 073312-0100,
073315-0100, 073314-0300
Palm Traffic Project No. T21032

Dear Mr. Williams:

The letter documents our request for an administrative variance to Hillsborough County Land Development Code (LDC) Section 6.04.03.L (existing facility). The project is located west of Bell Shoals Road and south of Knowles Road. The developer proposes to rezone the property to Planned Development (PD) of up to 60,216 square feet enclosed storage (existing), 9,700 square feet proposed additional enclosed storage, 22,844 square feet proposed covered RV/boat storage and three proposed (3) single family dwelling units. This request is made based on our discussion with James Ratliff on April 9, 2021 and your discussion with Michael Horner and Michael Yates on April 19, 2021.

The project proposes to have the following access:

- one (1) full access to Bells Shoals Road across from proposed townhome project on the east side
- one (1) existing shared right-in/right-out access to Bell Shoals Road
- two (2) existing shared right-in/right-out accesses to Bloomingdale Avenue.

The request is to waive the requirement to improve Bell Shoals Road (between Bloomingdale Avenue and the project access) to current County standards for a TS-4 roadway, the standards for which are found within the Hillsborough County Transportation Technical Manual. It should be noted that Bell Shoals Road is currently under construction to be widened to a four-lane divided roadway south of Bloomingdale Avenue. To the north of Bloomingdale Avenue, the widening extends approximately 700 feet and then transitions to the two-lane undivided roadway. Bell Shoals Road meets TS-4 north of Bloomingdale Avenue for the four-lane section. Within the transition, from the four-lane section to the two-lane undivided section, the bike lanes are dropped. This occurs approximately 400' south of the project access. The justification variance is as follows:

a) There is unreasonable burden on the applicant

TS-4 has 7-foot bike lanes. The Bell Shoal Road plans have 5-foot bike lanes from Bloomingdale Avenue to approximately 400' south of the project access for the project. Based on the construction plans for Bell Shoals Road, there is not sufficient right of way to extend the bike lanes north to the project access.

Sidewalk is proposed to be provided on the east and west side of Bell Shoals Road to the terminus of the roadway project, which then connects to the existing sidewalk on the east side of Bell Shoals Road.

The variance would not be detrimental to the public health, safety and welfare.

The substandard section is approximately 400 feet south of the project access and sidewalk is to be provided on the east and west sides of Bell Shoals Road as part of that project.

b) Without the variance, reasonable access cannot be provided.

Bell Shoals Road is only the reasonable access to a collector roadway for the project.

Sincerely,

Palm Traffic

Vicki L Castro, P.E.
Principal

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

_____ Disapproved



_____ Approved

If there are any further questions or you need clarification, please contact Benjamin Kniesly, P.E.

**Michael J.
Williams**

Digitally signed by
Michael J. Williams
Date: 2023.09.07
10:33:33 -04'00'

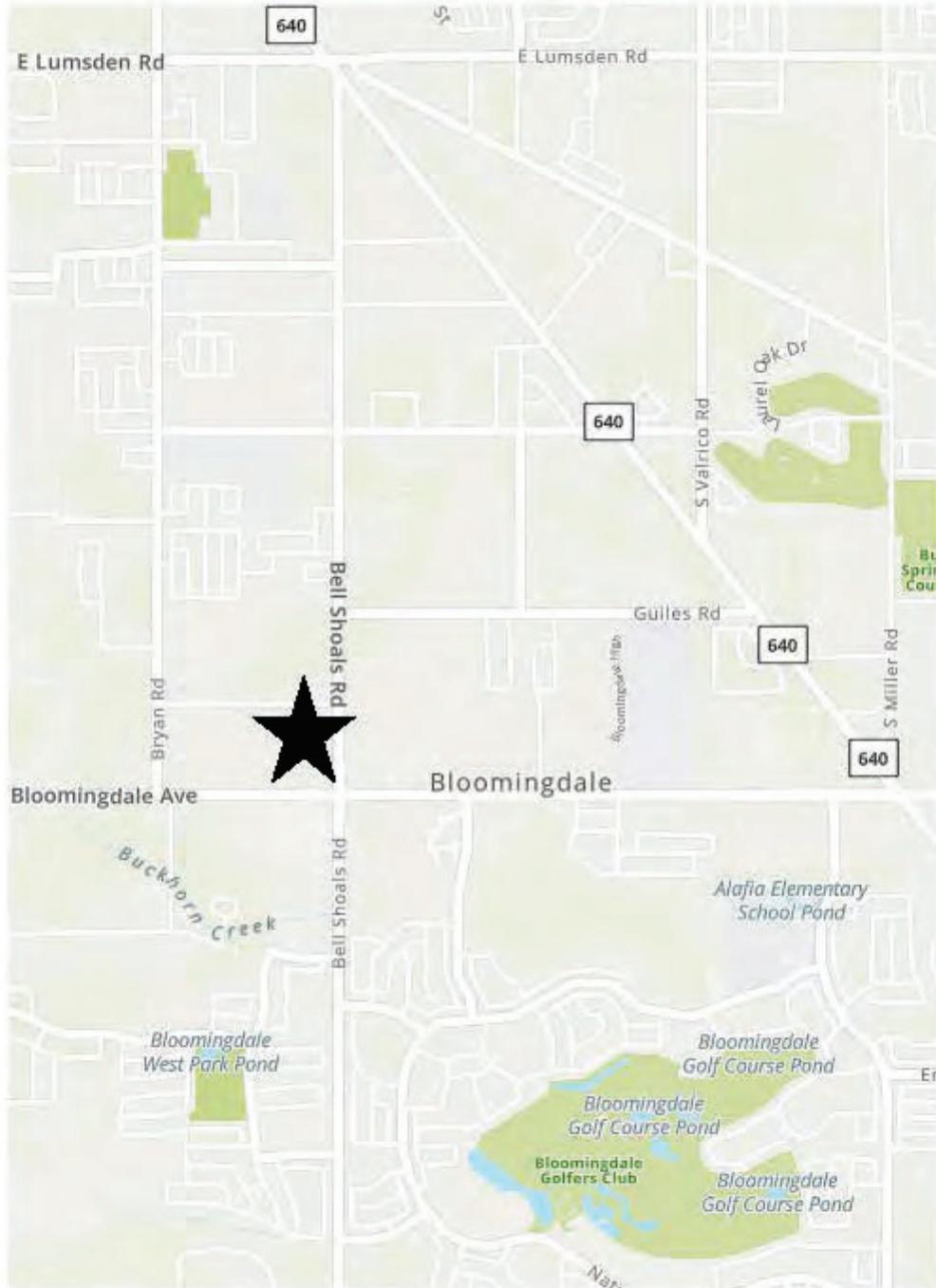
Sincerely,

Michael J. Williams
Hillsborough County Engineer

The County Engineer has reviewed zoning modification application # 26-0387 and determined the changes to be de minimis. As such, the previous approval shall stand.

Michael J. Williams, P.E.
Hillsborough County Engineer on _____

Location Map



April 19, 2021

Mr. Michael Williams, P.E.
Hillsborough County Public Works
601 E. Kennedy Boulevard
Tampa, Florida 33602

RE: Bloomingdale Storage (21-0123)
Administrative Variance – Typical Section
Folio #: 073315-0000, 073312-0100,
073315-0100, 073314-0300
Palm Traffic Project No. T21032

Dear Mr. Williams:

The letter documents our request for an administrative variance to Hillsborough County Land Development Code (LDC) Section 6.04.03.L (existing facility). The project is located west of Bell Shoals Road and south of Knowles Road. The developer proposes to rezone the property to Planned Development (PD) of up to 60,216 square feet enclosed storage (existing), 9,700 square feet proposed additional enclosed storage, 22,844 square feet proposed covered RV/boat storage and three proposed (3) single family dwelling units. This request is made based on our discussion with James Ratliff on April 9, 2021 and your discussion with Michael Horner and Michael Yates on April 19, 2021.

The project proposes to have the following access:

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- one (1) existing shared right-in/right-out access to Bell Shoals Road
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The request is to waive the requirement to improve Bell Shoals Road (between Bloomingdale Avenue and the project access) to current County standards for a TS-4 roadway, the standards for which are found within the Hillsborough County Transportation Technical Manual. It should be noted that Bell Shoals Road is currently under construction to be widened to a four-lane divided roadway south of Bloomingdale Avenue. To the north of Bloomingdale Avenue, the widening extends approximately 700 feet and then transitions to the two-lane undivided roadway. Bell Shoals Road meets TS-4 north of Bloomingdale Avenue for the four-lane section. Within the transition, from the four-lane section to the two-lane undivided section, the bike lanes are dropped. This occurs approximately 400' south of the project access. The justification variance is as follows:

a) There is unreasonable burden on the applicant

TS-4 has 7-foot bike lanes. The Bell Shoal Road plans have 5-foot bike lanes from Bloomingdale Avenue to approximately 400' south of the project access for the project. Based on the construction plans for Bell Shoals Road, there is not sufficient right of way to extend the bike lanes north to the project access.

Sidewalk is proposed to be provided on the east and west side of Bell Shoals Road to the terminus of the roadway project, which then connects to the existing sidewalk on the east side of Bell Shoals Road.

The variance would not be detrimental to the public health, safety and welfare.

The substandard section is approximately 400 feet south of the project access and sidewalk is to be provided on the east and west sides of Bell Shoals Road as part of that project.

b) Without the variance, reasonable access cannot be provided.

Bell Shoals Road is only the reasonable access to a collector roadway for the project.

Sincerely,
Palm Traffic

Vicki L Castro
Digitally signed
by Vicki L Castro
Date:
2021.04.21
10:24:31 -04'00'



Vicki L Castro, P.E.
Principal

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

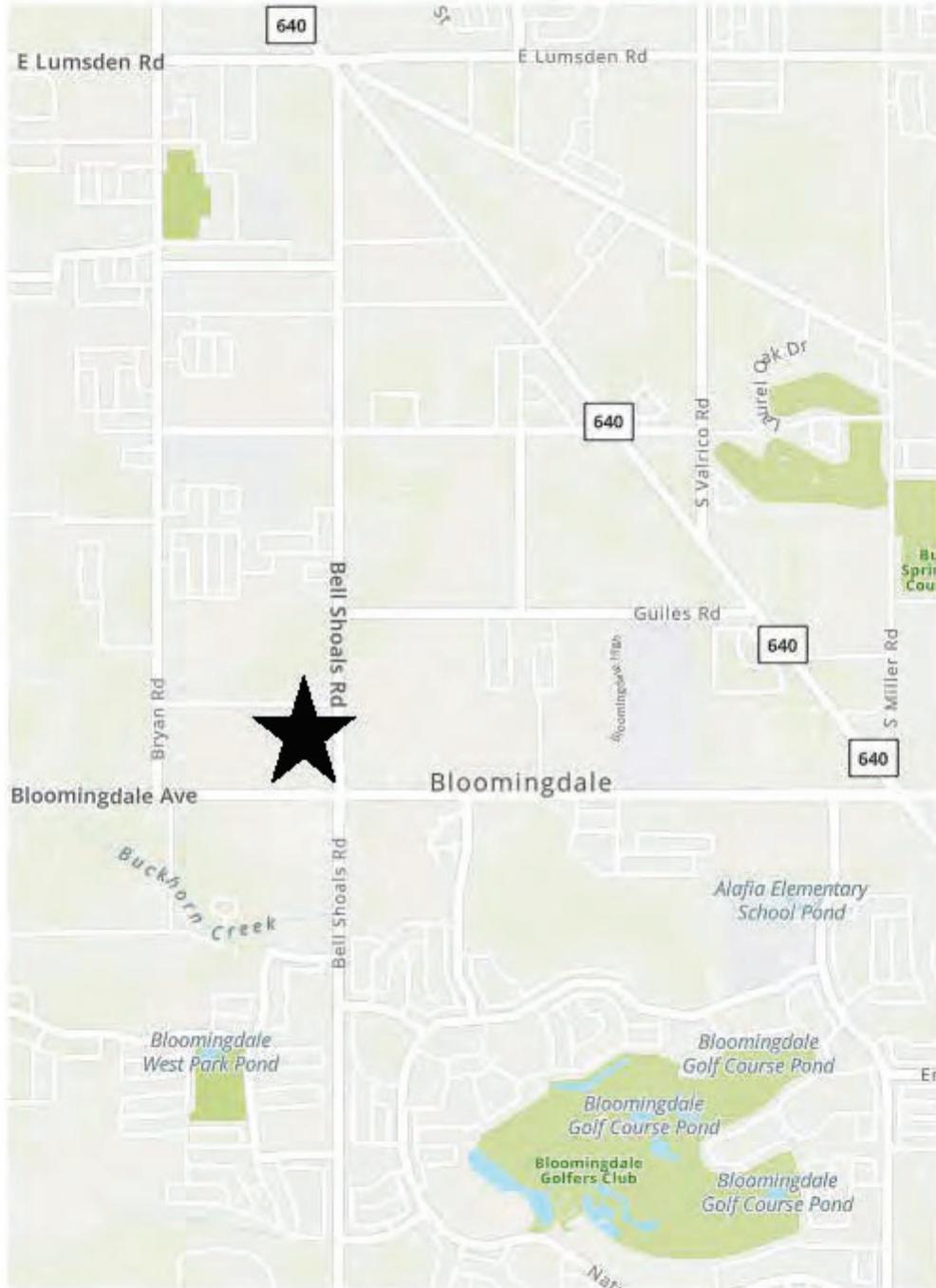
_____ Disapproved _____ Approved

If there are any further questions or you need clarification, please contact Benjamin Kniesly, P.E.

Sincerely,

Michael J. Williams
Hillsborough County Engineer

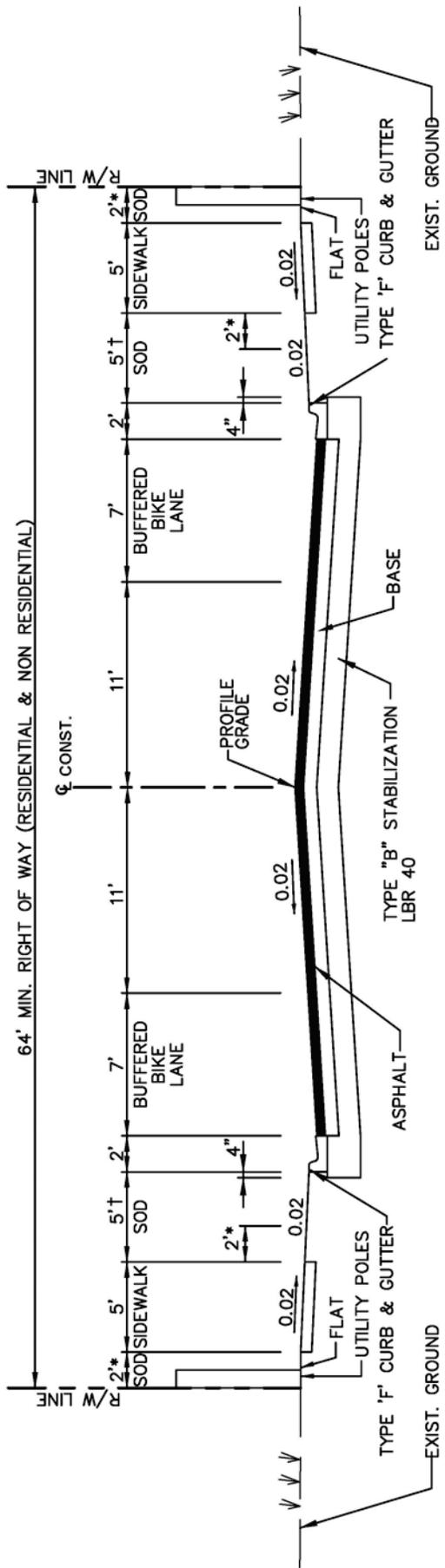
Location Map



APPENDIX

APPENDIX
PD PLAN

APPENDIX
TYPICAL SECTION T-4



TYPICAL SECTION

N.T.S.

5,000 TO 10,000 AADT

MAX. ALLOWABLE DESIGN SPEED - 40 MPH

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

REVISION DATE:
10/17

**TRANSPORTATION
TECHNICAL
MANUAL**



**Hillsborough
County Florida**

**URBAN COLLECTORS
(2 LANE UNDIVIDED)
TYPICAL SECTION**

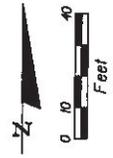
DRAWING NO. TS-4

SHEET NO. 1 OF 1

APPENDIX
BELL SHOALS ROAD PLANS



RELOCATE EXIST. STREET NAME SIGNS AND STOP SIGN TO NEW POST. +73



Bloomington Ave
NEXT SIGNAL
+109
SIGN TO
185' X 35"
W 2 WIG X 12
STEEL POSTS



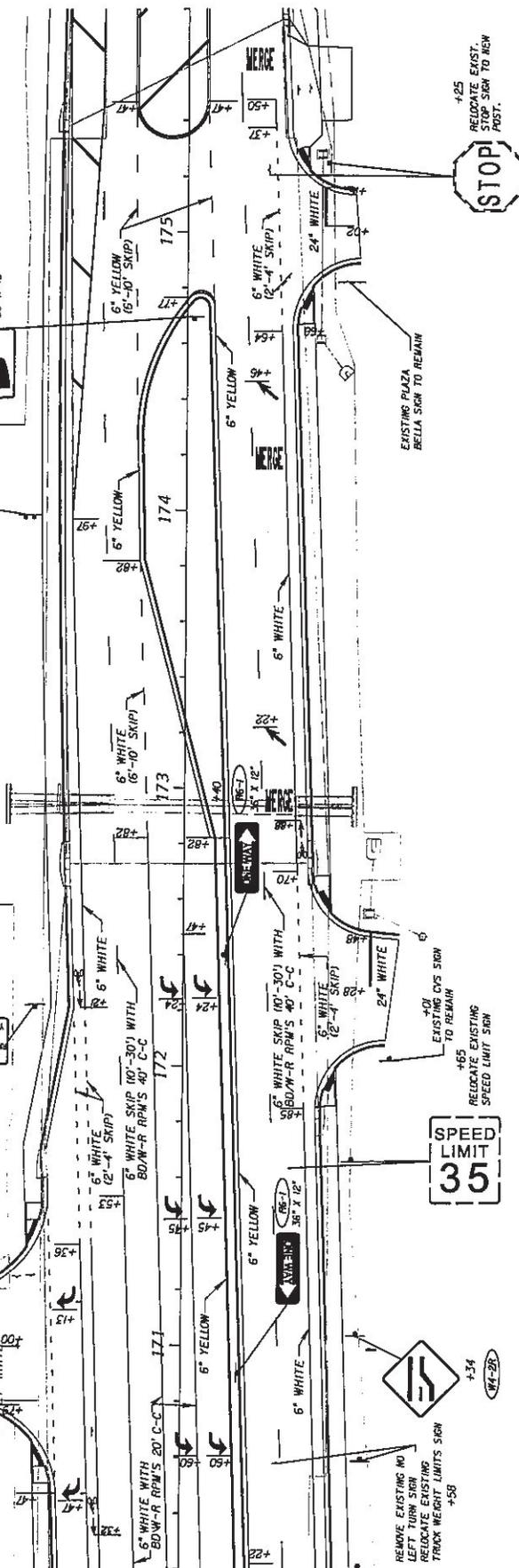
35' X 48"



35' X 30"
+24



35' X 48"



+65
RELOCATE EXISTING SPEED LIMIT SIGN



+58
REMOVE EXISTING NO LEFT TURN SIGN
RELOCATE EXISTING TRUCK WEIGHT LIMITS SIGN



+125
RELOCATE EXIST. SIGN TO NEW POST.

EXISTING PLAZA BELLA SIGN TO REMAIN

HEIDT DESIGN		BELL SHOALS ROAD	
SIGNING AND PAVEMENT MARKING SHEET 077		STA 174+00 TO STA 175+00	
DATE:	JUNE 27, 2008	PROJECT NO:	6912
CIP PROJECT NO:	6912	DESIGN:	TOM SULLIVAN
CONTRACT NO.:	111-000-0008	CONTRACTOR:	HEIDT DESIGN
DATE:	JANUARY 14, 2008	PLATE NO.:	4653
DESIGNED BY:	HEIDT DESIGN	REVISIONS:	
CHECKED BY:	HEIDT DESIGN	DATE:	
APPROVED BY:	HEIDT DESIGN	DATE:	

DATE: JUNE 27, 2008
PROJECT NO: 6912
DESIGN: TOM SULLIVAN
CONTRACTOR: HEIDT DESIGN
CONTRACT NO: 111-000-0008
PLATE NO: 4653
SHEET 8-29 OF 8-30 SHEETS

April 26, 2021

Mr. Michael Williams, P.E.
Hillsborough County Public Works
601 East Kennedy Boulevard
Tampa, Florida 33602

RE: Bloomingdale Storage (21-0123)
Design Exception – Commercial Drive Aisles Width
Folio #: 073315-0000, 073312-0100, 073315-0100,
073314-0300
Palm Traffic Project No. T21032

Dear Mr. Williams:

The purpose of this letter is to provide justification for the design exception to Hillsborough County Transportation Technical Manual TD-2, Minimum Commercial Drive Aisle Width, in association with the Bloomingdale Storage PD project. The project is located west of Bell Shoals Road and south of Knowles Road, as shown in Figure 1. The developer proposes to rezone the property to Planned Development (PD) to allow up to 60,216 square feet enclosed storage (existing), 9,700 square feet proposed additional enclosed storage, 22,844 square feet proposed covered RV/boat storage and three proposed (3) single family dwelling units. This request is made based on our discussion with James Ratliff on April 26, 2021

The project proposes to have the following access:

- one (1) full access to Bells Shoals Road across from proposed townhome project on the east side
- one (1) existing shared right-in/right-out access to Bell Shoals Road
- two (2) existing shared right-in/right-out accesses to Bloomingdale Avenue.

This request is a design exception to the Hillsborough County Transportation Technical Manual for TD-2, Minimum Commercial Drive Aisle Width. Per TD-2, as illustrated in Figure 2, the minimum commercial drive aisle width is 24 feet. However, the internal driveway connection between the existing enclosed storage building and the proposed new building is requested to be 20 feet, as shown in Figure 3. The justifications to the request are as follows:

1. There is no parking along this commercial drive aisle.
2. This connection only provides internal connection within the PD and therefore would have very limited daily volume.
3. The FDOT Design Manual allows for 10-foot travel lanes when the design speed is 35 mph or less in suburban and urban areas, as shown in Figure 4.
4. The 20-foot drive isle requires a 349 SF wetland impact. Increasing the driveway width could add significant, additional impacts to the wetland. EPC has reviewed and approved the limited encroachment to these wetlands to accommodate this enhanced driveway based

FIGURE 1. LOCATION MAP

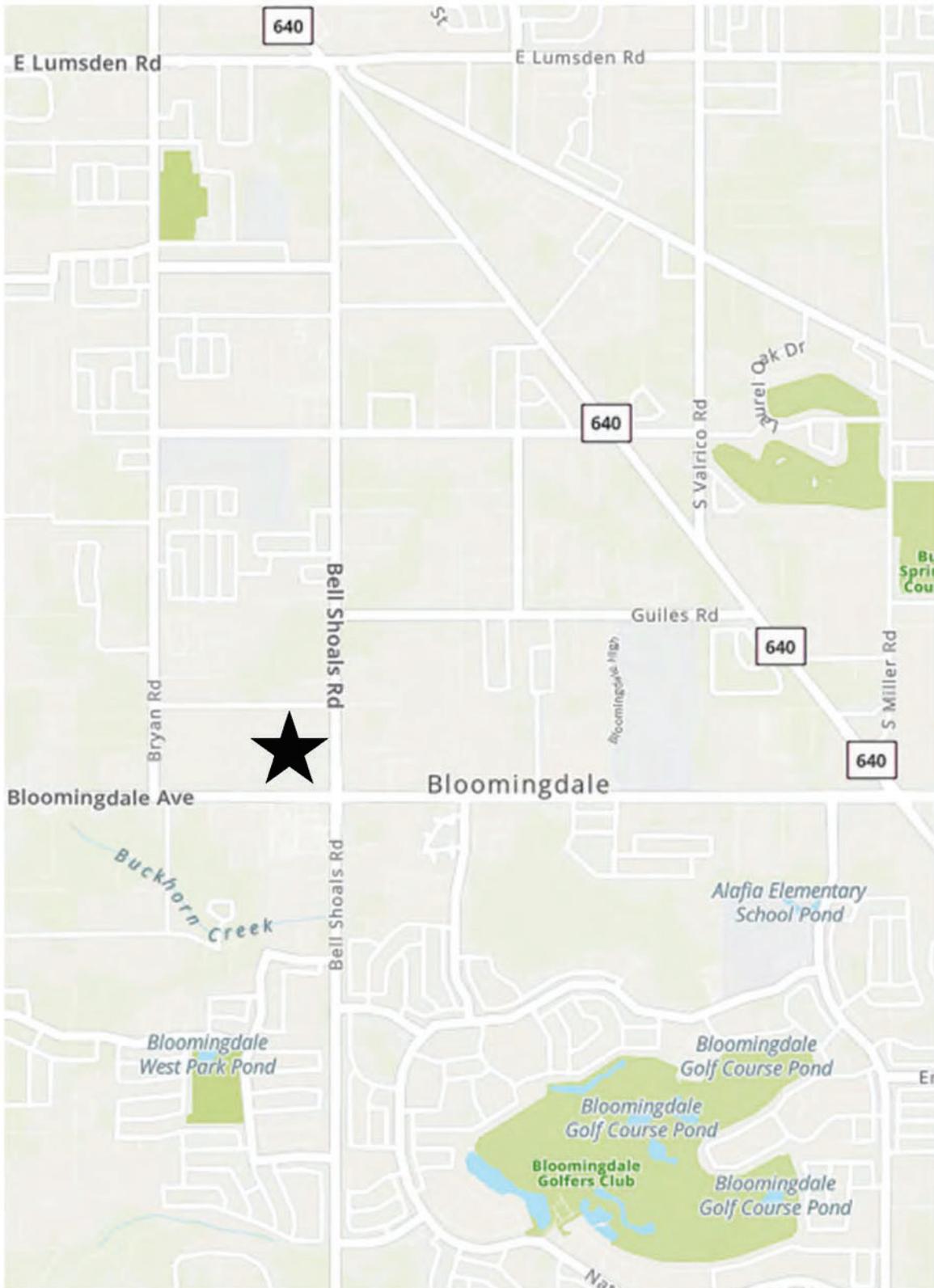


FIGURE 2. TECHNICAL DRAWING – TD-2

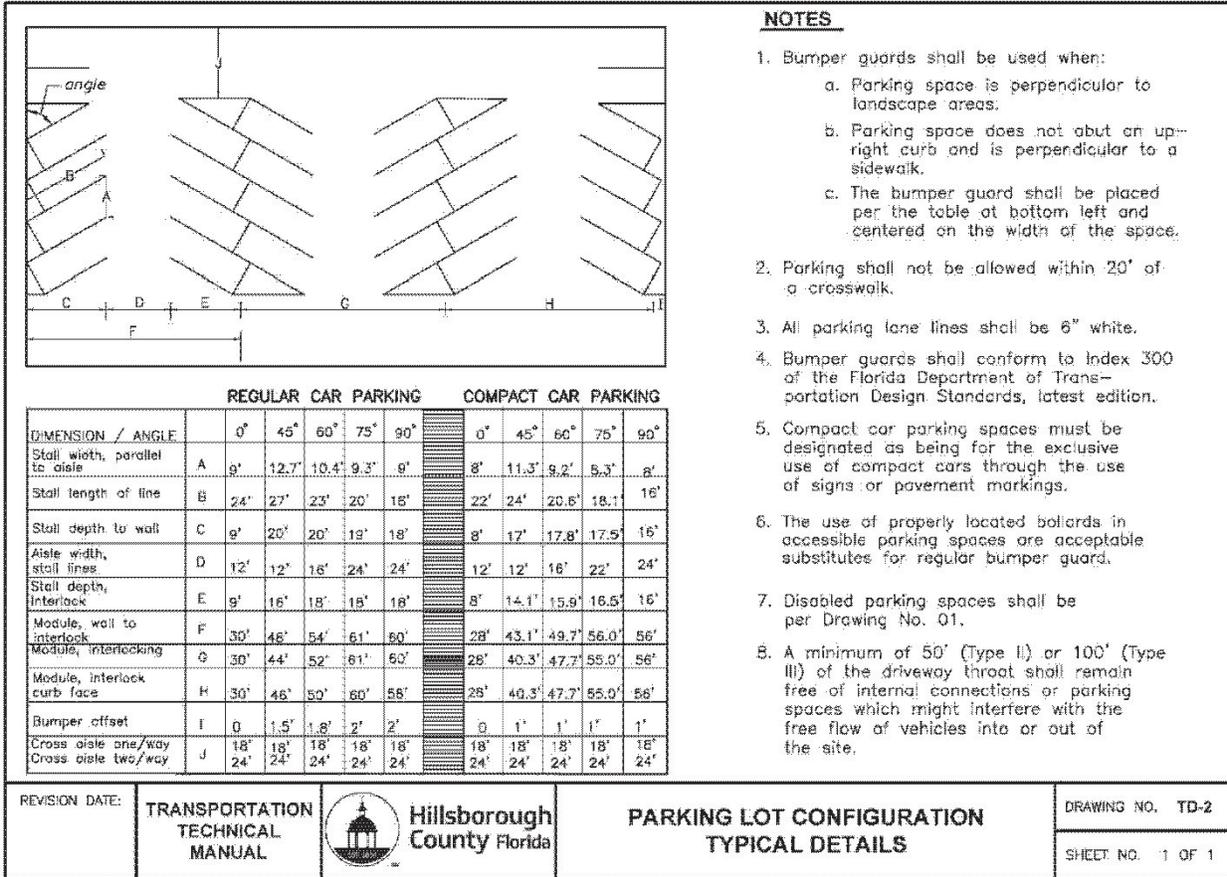


FIGURE 3. PROPOSED 20 FOOT DRIVEWAY WIDTH

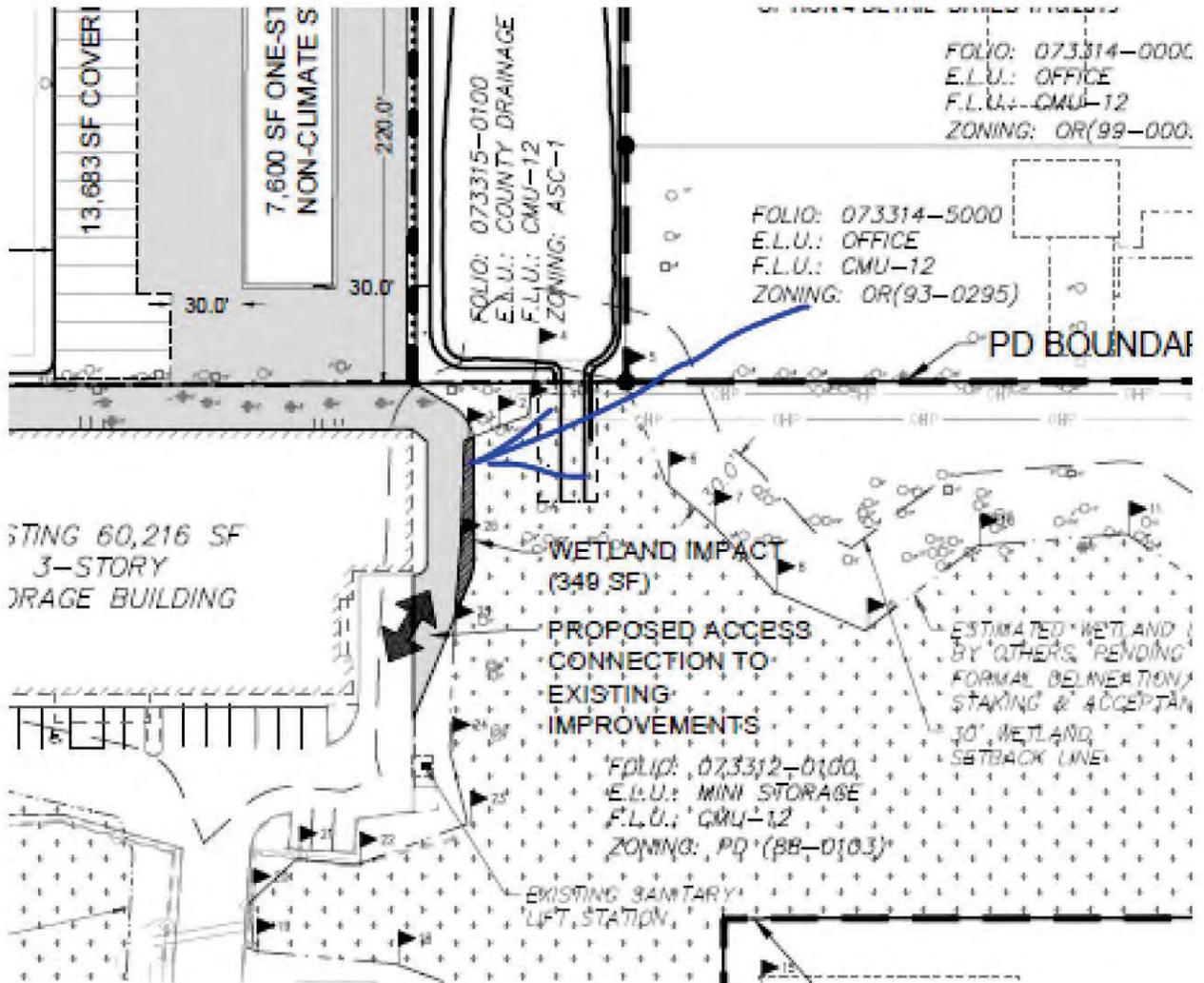


FIGURE 4. FDOT DESIGN MANUAL

Topic #625-000-002
 FDOT Design Manual

January 1, 2021

Table 210.2.1 – Minimum Travel and Auxiliary Lane Widths

Context Classification		Travel (feet)			Auxiliary (feet)			Two-Way Left Turn (feet)	
		Design Speed (mph)			Design Speed (mph)			Design Speed (mph)	
		25-35	40-45	≥ 50	25-35	40-45	≥ 50	25-35	40
C1	Natural	11	11	12	11	11	12	N/A	
C2	Rural	11	11	12	11	11	12		
C2T	Rural Town	11	11	12	11	11	12	12	12
C3	Suburban	10	11	12	10	11	12	11	12
C4	Urban General	10	11	12	10	11	12	11	12
C5	Urban Center	10	11	12	10	11	12	11	12
C6	Urban Core	10	11	12	10	11	12	11	12

Notes:

Travel Lanes:

- (1) Minimum 11-foot travel lanes on designated freight corridors, SIS facilities, or when truck volume exceeds 10% on very low speed roadways (design speed ≤ 35 mph) (regardless of context).
- (2) Minimum 12-foot travel lanes on all undivided 2-lane, 2-way roadways (for all context classifications and design speeds). However, 11-foot lanes may be used on 2-lane, 2-way curbed roadways that have adjacent buffered bicycle lanes.
- (3) 10-foot travel lanes are typically provided on very low speed roadways (design speed ≤ 35 mph), but should consider wider lanes when transit is present or truck volume exceeds 10%.
- (4) Travel lanes should not exceed 14 feet in width.

Auxiliary Lanes:

- (1) Auxiliary lanes are typically the same width as the adjacent travel lane.
- (2) Table values for right turn lanes may be reduced by 1 foot when a bicycle keyhole is present.
- (3) Median turn lanes should not exceed 15 feet in width.
- (4) For high speed curbed roadways, 11-foot minimum lane widths are allowed for the following:
 - Dual left turn lanes
 - Single left turn lanes at directional median openings.
- (5) For RRR Projects, 9-foot right turn lanes on very low speed roadways (design speed ≤ 35 mph) are allowed.

Two-way Left Turn Lanes:

- (1) Two-way left turn lanes are typically one foot wider than the adjacent travel lanes.
- (2) For RRR Projects, the values in the table may be reduced by 1-foot.

210 – Arterials and Collectors

ATTACHMENT

COMMISSION

Mariella Smith CHAIR
 Pat Kemp VICE-CHAIR
 Harry Cohen
 Ken Hagan
 Gwendolyn "Gwen" W. Myers
 Kimberly Overman
 Stacy White



DIRECTORS

Janet L. Dougherty EXECUTIVE DIRECTOR
 Hooshang Boostani, P.E. WASTE DIVISION
 Elaine S. DeLeeuw ADMIN DIVISION
 Sam Elrabi, P.E. WATER DIVISION
 Rick Muratti, Esq. LEGAL DEPT
 Andy Schipfer, P.E. WETLANDS DIVISION
 Sterlin Woodard, P.E. AIR DIVISION

AGENCY COMMENT SHEET

REZONING	
HEARING DATE: 5/17/2021	COMMENT DATE: 4/13/2021
PETITION NO.: 21-0123	PROPERTY ADDRESS: 912 E Bloomingdale Ave, 909 Knowles Rd, and Bell Shoals Rd, Brandon, FL 33511
EPC REVIEWER: Dessa Clock	FOLIO #: 073312-0100, 073314-0300, 073315-0000, 073315-0100
CONTACT INFORMATION: (813) 627-2600 X1158	STR: 02-30S-20E
EMAIL: clockd@epchc.org	
REQUESTED ZONING: PD	
FINDINGS	
WETLANDS PRESENT	YES
SITE INSPECTION DATE	1/13/2021
WETLAND LINE VALIDITY	Valid through 3/23/2026
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Wetlands located in southeastern and southwestern portion of the project area
<p>***These comments shall supersede comments issued by EPC Wetlands Division on February 1, 2021***</p> <p>The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:</p> <ul style="list-style-type: none"> • Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/ permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals. • The construction and location of any proposed wetland impacts are not approved by this correspondence, but shall be reviewed by EPC staff under separate application pursuant to the 	

Environmental Excellence in a Changing World

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

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.

- Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
- Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.

INFORMATIONAL COMMENTS:

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

- The site plan depicts wetland impacts that have not been authorized by EPC. The wetland impacts are indicated as 349 square feet for a proposed access connection. If you choose to proceed with the wetland impact depicted on the plan, a separate Miscellaneous Activities in Wetlands application and appropriate fees must be submitted to this agency for review.
- The Hillsborough County Land Development Code (LDC) defines wetlands and other surface waters as Environmentally Sensitive Areas. Pursuant to the LDC, wetlands and other surface waters are further defined as Conservation Areas or Preservation Areas and these areas must be designated as such on all development plans and plats. A minimum setback must be maintained around the Conservation/Preservation Area and the setback line must also be shown on all future plan submittals.
- Any activity interfering with the integrity of wetland(s) or other surface water(s), such as clearing, excavating, draining or filling, without written authorization from the Executive Director of the EPC or authorized agent, pursuant to Section 1-11.07, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of Chapter 1-11.



Additional / Revised Information Sheet

Date Stamp Here

Application Number: RZ 21-0123 Applicant's Name: B&G Ventures c/o Michael D. Horner, AICP

Reviewing Planner's Name: Kevie Defranc Date: 04/21/2021

Application Type:

- Planned Development (PD) Minor Modification/Personal Appearance (PRS) Standard Rezoning (RZ)
- Variance (VAR) Development of Regional Impact (DRI) Major Modification (MM)
- Special Use (SU) Conditional Use (CU) Other Admin Variances

Current Hearing Date (if applicable): 05/11/2021

The following must be attached to this Sheet.

Cover Letter with summary of the changes and/or additional information provided. If a revised Site Plan is being submitted, all changes on the site plan must be listed in detail in the Cover Letter.

An updated Project Narrative consistent with the changes or additional information provided, if applicable.

Submittal Via:

Email (Preferred). Note that no follow up paper file is necessary. Pdf format only. Maximum attachment(s) size is 15 MB.

Email this sheet along all the additional/revised submittal items in pdf to: ZoningIntake-DSD@hcflgov.net

Mail or delivery. Number of Plans Submitted: Large _____ Small _____

For PD, MM, PRS and SU: 7 large copies 24"X36", one small 8.5X11".
For RZ-Standard: if plot plan is larger than 8.5"X11", 7 large copies should be submitted.
For Minor Change: 6 large copies.
For Variances or Conditional Use permits: one 8.5"X11" or larger)

Mail to:
Development Services Department
Community Development Division
P.O. Box 1110
Tampa, FL 33601-1110

Hand Deliver to:
County Center
Development Services Department
19th Floor
601 E. Kennedy Blvd., Tampa

I certify that changes described above are the only changes that have been made to the submission. Any further changes will require an additional submission and certification.

michael d. horner

Signature

04/21/2021

Date

FOR OFFICE USE ONLY

- Notification E-Mail Sent
- Scanned into OPTIX
- Transmittal Completed

In-Take Completed by: _____



April 21, 2021

Mr. Michael Williams, P.E.
Hillsborough County Public Works
601 E. Kennedy Boulevard
Tampa, Florida 33602

RE: Bloomingdale Storage (21-0123)
Administrative Variance – Minimum Spacing
Folio #: 073315-0000, 073312-0100,
073315-0100, 073314-0300
Palm Traffic Project No. T21032

Dear Mr. Williams:

The letter documents our request for an administrative variance to Hillsborough County Land Development Code (LDC) Section 6.04.07 (minimum spacing) for the access to Bell Shoals Road for the project. The project is located west of Bell Shoals Road and south of Knowles Road, as shown in Figure 1. The developer proposes to rezone the property to Planned Development (PD) to allow up to 60,216 square feet enclosed storage (existing), 9,700 square feet proposed additional enclosed storage, 22,844 square feet proposed covered RV/boat storage and three proposed (3) single family dwelling units. This request is made based on our discussion with James Ratliff on April 9, 2021 and your discussion with Michael Horner and Michael Yates on April 19, 2021.

The project proposes to have the following access:

- one (1) full access to Bells Shoals Road across from proposed townhome project on the east side
- one (1) existing shared right-in/right-out access to Bell Shoals Road
- two (2) existing shared right-in/right-out accesses to Bloomingdale Avenue.

The access to Bell Shoals Road from the project is to align with the proposed access to serve the townhome project on the east side of Bell Shoals Road. The subject access is approximately 285' feet from Knowles Road and approximately 185' feet from the office driveway, as illustrated in Figure 2.

The request is for an Administrative Variance to Section 6.04.07 of the Hillsborough County LDC for the access spacing for the access to Bell Shoals Road. Based on Section 6.04.07, the connection spacing for Bell Shoals Road is 245 feet.

The justification variance is as follows:

a) There is unreasonable burden on the applicant

The project has frontage on Knowles Road and Bell Shoals Road. Knowles Road is a substandard local road that serves Single Family Homes. Given the status of Knowles Road, the access for the project is proposed to be via Bell Shoals Road, a County collector road.

Mr. Michael Williams
April 21, 2021
Page 2

b) The variance would not be detrimental to the public health, safety and welfare.

The proposed access will align with the proposed access for the townhome project.

Based on the above, the proposed variance is not detrimental to the health, safety, and welfare of the public.

c) Without the variance, reasonable access cannot be provided.

The subject property has limited frontage along Bell Shoals Road. The location of the access was set due to the townhome project on the east side of Bell Shoals Road.

Sincerely,
Palm Traffic

**Vicki L
Castro**

Digitally signed
by Vicki L Castro
Date: 2021.04.21
10:22:13 -04'00'



Vicki L Castro, P.E.
Principal

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

_____ Disapproved



_____ Approved

If there are any further questions or you need clarification, please contact Benjamin Kniesly, P.E.

**Michael J.
Williams**

Digitally signed by
Michael J. Williams
Date: 2023.09.07
10:30:54 -04'00'

Sincerely,

Michael J. Williams
Hillsborough County Engineer

The County Engineer has reviewed zoning modification application # 26-0387 and determined the changes to be de minimis. As such, the previous approval shall stand.

Michael J. Williams, P.E.
Hillsborough County Engineer on _____

Figure 1. Location Map

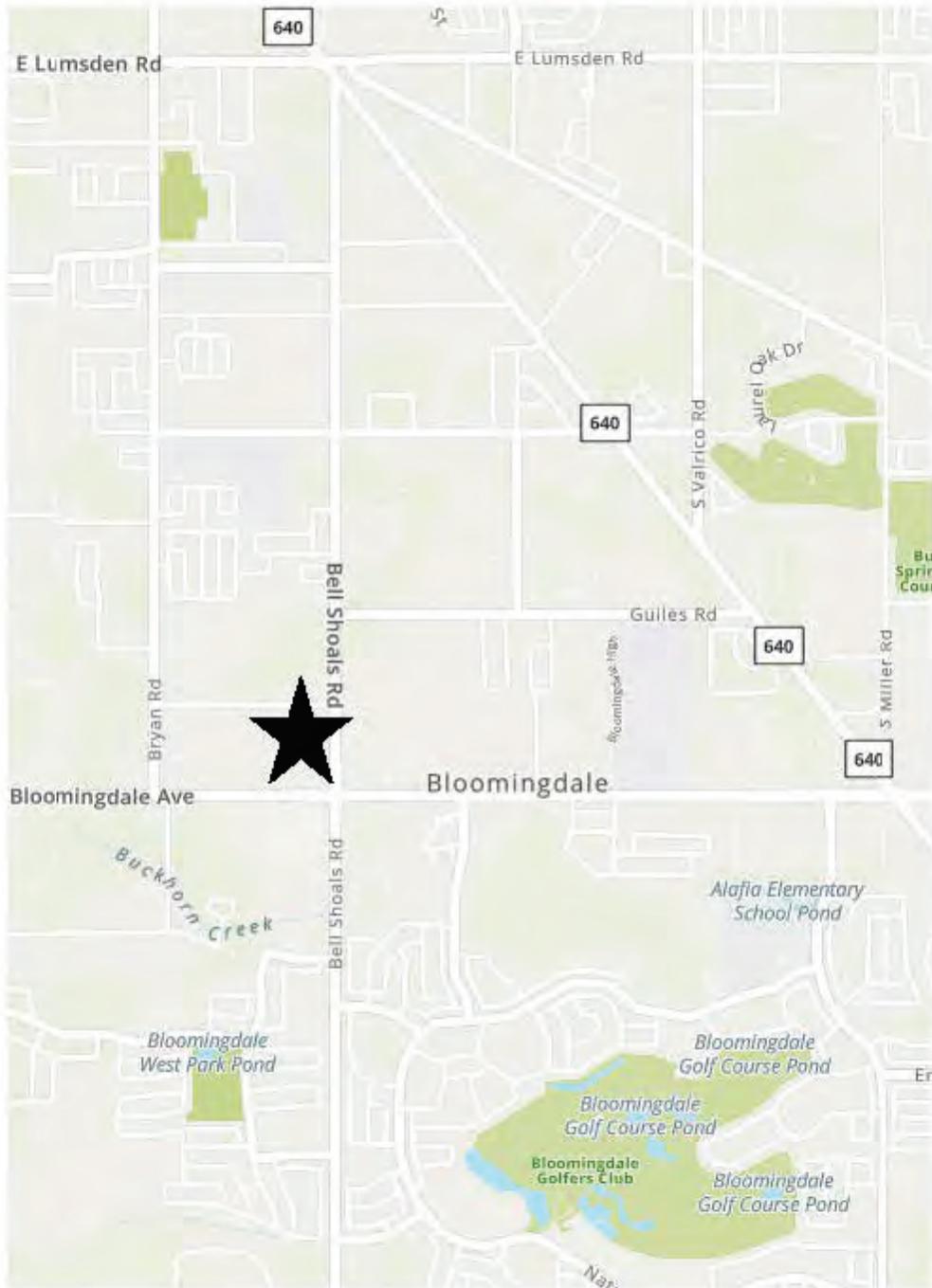
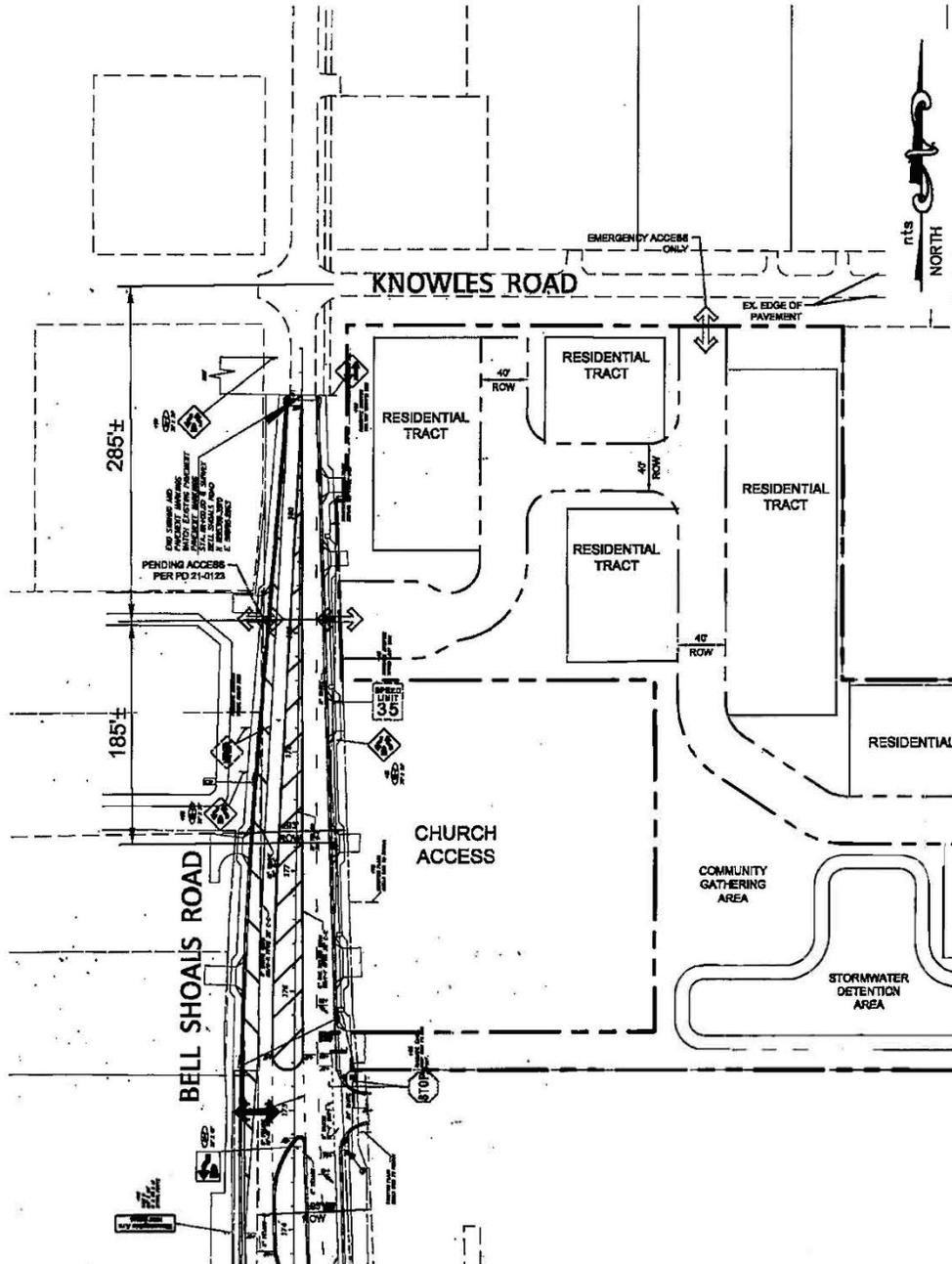


Figure 2. Driveway Spacing



APPENDIX

APPENDIX
PD PLAN

APPENDIX
HILLSBOROUGH COUNTY LDC 6.04.07

Sec. 6.04.07. - Table: Minimum Spacing

MINIMUM SPACING			
ACCESS CLASSIFICATION(See Notes)	MINIMUM CONNECTION SPACING	MINIMUM MEDIAN; OPENING SPACING (Directional)	MINIMUM MEDIAN OPENING SPACING (Full)
CLASS 1	(See Federal Highway Administration and FDOT Requirements)		
Roadway providing for high speed, high volume traffic movement serving interstate, interregional and intercity needs as well as some intracity travel. These roadways do not provide direct property connections.			
CLASS 2			
A specially protected corridor distinguished by an extensive existing or planned system of access roads and restrictive median treatments.	>45 mph 1320 ft ≤45 mph 660 ft	>45 mph 1320 ft ≤ 45 mph 660'	>45 mph 2640 ft ≤ 45 mph 1320 ft

CLASS 3

New and existing roadways primarily in areas without extensive development or extensive subdivided properties. These corridors will be distinguished by existing or desired restrictive median treatments. Two lane highways with a desired high degree of access management should also be included.

>45 mph 660 ft ≤45 mph 330 ft

>45 mph 1320 ft ≤45 mph 660 ft

>45 mph 2640 ft ≤45 mph 1320 ft

CLASS 4

<p>New and existing roadways primarily in areas without extensive development or extensive subdivided properties. These corridors will be distinguished by nonrestrictive median treatments or highways with two-way left turn lanes.</p>	<p>>45 mph 660 ft ≤ 45 mph 330 ft</p>	<p>N.A.</p>	<p>N.A.</p>
<p>CLASS 5</p>			
<p>Existing roadways primarily in areas with moderate or extensive development or where the land is extensively subdivided. These corridors will be distinguished by existing or desired restrictive median treatments.</p>	<p>>45 mph 330 ft ≤ 45 mph 245 ft</p>	<p>All Speeds 660 ft</p>	<p>>45 mph 1320 ft ≤ 45 mph 660 ft</p>
<p>CLASS 6</p>			

<p>Existing roadways primarily in areas with extensive development or where the land is extensively subdivided. These corridors will be distinguished by existing or expected non restrictive medians, such as an undivided two or four lane highway or multi-lane highways with two-way left turn lanes.</p>	<p>>45 mph 330 ft ≤45 mph 245 ft</p>	<p>N.A.</p>	<p>N.A.</p>
<p>CLASS 7</p>			
<p>Subdivision roads and all other local roadways functioning as subdivision roads.</p>	<p>TYPE I = 10 ft Type II = 50 ft (<5000 vpd*) 175 ft (≥ 5000 vpd*)</p>	<p>ALL SPEEDS 330 ft</p>	<p>ALL SPEEDS 330 ft</p>
<p>March 1, 1991</p>	<p>Type III =50 ft (<5000 vpd*) 250 ft (≥ 5000 vpd*) * refers to volume on adjacent roadway</p>		

NOTES AND SPECIAL REQUIREMENTS

1. Access road systems in Access Class 2 assumes the provision of an access road system or adequate internal property circulation through existing or new public and private roads in transportation and comprehensive plans and through local land development regulations.
2. Minimum connection and directional median spacing openings specified here may not be adequate if extensive right or left-turn storage is required. Greater distances may be required to provide sufficient site-specific storage.
3. Connections and median openings on the public roadway system located up to ¼ mile from an interchange area or up to the first intersection with an arterial roadway, whichever distance is less, shall be regulated to protect the safety and operational efficiency of the limited access facility and the interchange area. The ¼ mile distance shall be measured from the end of the taper of the ramp furthest from the interchange.
 - a. The distance to the first connection shall be at least 660 feet where the posted speed limit is greater than 45 mph or 440 feet where the posted speed limit is 45 mph or less. The distance will be measured from the end of the taper for the particular quadrant of the interchange. If the above connection spacing cannot be provided, a single connection per property will be provided if no other reasonable access to the property exists and the issuing authority determines that the connection does not create a safety, operational or weaving hazard.
 - b. The minimum distance to the first median opening shall be at least 1,320 feet as measured from the end of the taper of the egress ramp.
 - c. Connections and median openings meeting the above spacing standards still may not be permitted in the location requested in the permit application, when the issuing authority determines, based on traffic engineering principles, that the safety or operation of the interchange or the limited access highway would be adversely affected.

(Ord. No. 00-21, § 2, 5-18-00; Ord. No. 08-15, § 2, 6-12-08, eff. 10-1-08)

APPENDIX
BELL SHOALS ROAD PLANS



**CURRENTLY
APPROVED**

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted April 27, 2021.

1. The development shall be approved for a maximum of 60,216 square-foot air-conditioned self-storage facility, a maximum of 30,444 square-foot non air-conditioned self-storage facilities (fully enclosed and open with covered roof), and a maximum of three single-family residential lots that have a minimum lot area of 21,780 square feet each.
 - 1.1 An issuance of a Certificate of Occupancy for one of the single-family residential lots shall be obtained prior to/concurrent with development of the self-storage facilities.
2. The maximum building height permitted for the self-storage facilities shall be 50 feet. The maximum building height permitted for the single-family residential lots shall be 35 feet.
3. Minimum building setback for the self-storage facilities from the single-family residential lots shall be 20 feet, with an additional two feet of setback required for every foot of building height over 20 feet. Minimum building setbacks for the single-family residential lots shall be subject to the setback requirements of the Residential, Single-Family Conventional (RSC-2) zoning district.
4. The self-storage facilities' walls shall be enhanced with architectural features such as insets, columns, cornices etc. Lights shall not be permitted on the rear (north facing) facades of the self-storage facilities.
5. A minimum of 29 parking spaces shall be provided for the self-storage facilities. 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. The parking requirements for the single-family residential lots shall be subject to the requirements of Section 6.05.02. of the Land Development Code.
6. The landscape buffering and screening shall be in accordance with the requirements of Part 6.06.00 of the Land Development Code, except as provided herein.
 - 6.1 The developer shall provide a 20-foot buffer and Type B screening along the boundary adjacent to the single-family residential lot to the west and between the single-family residential lots and self-storage facilities (as depicted on the General Site Development Plan).
 - 6.2 The developer shall provide a 10-foot buffer and Type B screening along the boundary between the single-family residential lots to the north and the access drive to Bell Shoals Road (as depicted on the General Site Development Plan).
7. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
8. Notwithstanding anything shown on the PD site plan to the contrary, the developer shall be required to construct sidewalks internal to the site and/or along its project frontages as required by Section 6.02.08 and 6.03.02 of the LDC.
9. The developer shall construct minimum 5-foot wide sidewalk connection between the sidewalk to be constructed along the project's Knowles Road frontage and the sidewalk to be constructed along the

north side of the northernmost proposed access driveway to Bell Shoals Road. Such sidewalk may be gated, but shall be available for the daily use of project patrons and residents.

10. The developer shall construct a vehicular gate on the project's northernmost access driveway to Bell Shoals Road. Such gate shall be located outside of the minimum throat depth area, and sufficient drive aisle width shall be provided to ensure that vehicles unable to gain entry can make a three-point turn without backing out into Bell Shoals Road. Additionally, the gate shall remain closed when not in immediate use.
11. Internal project driveways, as shown on the PD site plan, shall be considered Shared Access Facilities with folios 073312.0400, 073312.0000, 073312.0200 and 073312.0300. 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 adjacent properties (with which access is being shared) to construct and utilize required pedestrian and vehicular improvements within the Shared Access Facility upon (re)development of the adjacent properties without further consultation. The design and location of all connections shall be subject to the review and approval of Hillsborough County.
12. If PD 21-0123 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated April 21, 2021) which was found approvable by the County Engineer (on May 7, 2021). Approval of this Administrative Variance will waive the Bell Shoals Road substandard road improvements required by Section 6.04.03.L. of the LDC.
13. If PD 21-0123 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated April 21, 2021) which was found approvable by the County Engineer (on May 7, 2021). Approval of this Administrative Variance will permit the reduction of minimum access spacing between the project driveway and next closest driveway to the south to +/- 185 feet.
14. If PD 21-0123 is approved, the County Engineer will approve a Design Exception (dated April 21, 2021) which was found approvable by the County Engineer (on May 7, 2021). Approval of this Design Exception will permit the reduction of a portion of the internal project driveway from 24 feet to 20 feet in width.
15. Prior to PD site plan certification, the applicant shall revise the PD site plan to:
 - Remove references to the Major Modification process from the PD site plan, and instead clearly show the new PD boundary;
 - Add access arrows to Knowles Road for each of the three proposed single-family lots;
 - Modify the label stating "Proposed Gated Access Connection to Bell Shoals Road (Gate to Remain Open During Operating Hours and Closed During Off Hours)" to read "Proposed Gated Access Connection to Bell Shoals Road – See Conditions of Approval";
 - Designate the area shown in red on the transportation review comment sheet by shading or hatching the corresponding area and labeling as "Shared Access Facility with Folios 073312.0400, 073312.0000, 073312.0200 and 073312.0300 – See Conditions of Approval".
 - Revise the PD site plan to add all required information to become minimally compliant. For example, roadway data is missing/stating right-of-way varies is insufficient. Right-of-way must be shown, and minimum and maximum width values must be depicted and labeled.

16. No septic tanks shall be used. 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.
 17. The developer shall be required to utilize public potable water 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 potable water service, and evidence of agreement to pay all necessary costs.
 18. 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 parcels within the PD district and the balance of the PD district.
 - 18.1 The applicant shall dedicate to the County prior to Site Development Approval a drainage easement for the wetland/drainage ditch which crosses the site in an east-west direction. Said easement may be relocated if approved by appropriate agencies. 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.
 - 18.2 The access drive/road to the east of the building labeled “Existing 60,216 SF 3-Story Storage Building” shall include the following design features:
 - Retaining wall(s) shall be provided along the eastern side of the access drive adjacent to the wetland.
 - The access drive shall be designed with curbs to contain vehicles and stormwater and convey it to the stormwater system for the project.
 - Deviations in the location/alignment of the access drive as shown on the site plan shall only be permitted so as to meet applicable technical design requirements as determined/required by Hillsborough County.
- The above design measures shall be designated as Critical Design Features and any request to modify these design features shall require modification of the site plan project in accordance with LDC Section 5.03.07.A.
19. The project may be permitted, 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.
 20. Approval of this application does not ensure that public wastewater and potable water services will be available at the time when the applicant seeks permits to actually develop.

21. 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.
22. 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):
 - 22.1 Ground Signs shall be limited to Monument Signs.
 - 22.2 Billboards, pennants and banners shall be prohibited.
23. 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.
24. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Development Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.
25. 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 Site 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.



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 2/19/2026

REVIEWER: James Ratliff, AICP, PTP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: BR/ Central

PETITION NO: PRS 26-0387

- 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.

NEW AND REVISED CONDITIONS OF APPROVAL

New Conditions

All previously approved transportation conditions shall be carried forward except as noted below, in addition, staff recommends the following additional condition:

- Notwithstanding anything shown on the PD site plan to the contrary, the project shall be required to meet all applicable Transportation Technical Manual (TTM), Land Development Code (LDC), and other applicable standards at the time of plat/site/construction plan review unless varied through the appropriate process.

Revised Conditions

12. If ~~PD 21-0123~~ [PRS 26-0387](#) is approved, the County Engineer will approve a [deminimis exception to a previously approved](#) Section 6.04.02.B. Administrative Variance (dated April 21, 2021) which was ~~found approvable~~ [approved](#) by the County Engineer (on ~~May 7, 2021~~ [September 7, 2023](#)). Approval of this [deminimis](#) Administrative Variance will waive the Bell Shoals Road substandard road improvements required by Section 6.04.03.L. of the LDC.
13. If ~~PD 21-0123~~ [PRS 26-0387](#) is approved, the County Engineer will approve a [deminimis exception to a previously approved](#) Section 6.04.02.B. Administrative Variance (dated April 21, 2021) which was ~~found approvable~~ [approved](#) by the County Engineer (on ~~May 7, 2021~~ [September 7, 2023](#)). Approval of this [deminimis](#) Administrative Variance will permit the reduction of minimum access spacing [on Bell Shoals Rd.](#) between the project driveway and next closest driveway to the south to +/- 185 feet.
14. If PD ~~21-0123~~ [PRS 26-0387](#) is approved, the County Engineer will approve a [deminimis exception to a previously approved](#) Design Exception (dated April 21, 2021) which was ~~found approvable~~ [approved](#) by the County Engineer (on ~~May 7, 2021~~ [September 7, 2023](#)). Approval of this [deminimis](#) Design Exception will permit the reduction of a portion of the internal project driveway from 24 feet to 20 feet in width.

[Staff is recommending modification of these conditions to reflect the passthrough of previously approved Transportation Related Administrative Reviews through the deminimis process]

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a minor modification (PRS) to multiple parcels, totaling +/- 11 ac., zoned Planned Development (PD) #21-0123. The project is currently approved for the following:

The development shall be approved for a maximum of 60,216 square-foot air-conditioned self-storage facility, a maximum of 30,444 square-foot non air-conditioned self-storage facilities (fully enclosed and open with covered roof), and a maximum of three single-family residential lots that have a minimum lot area of 21,780 square feet each.

The applicant is proposing to change a Future Land Use (FLU) policy related condition (1.1) which requires issuance of a Certificate of Occupancy for one home prior to construction of the self-storage facilities. Modification of this condition has no impact on the trip generation potential of the site. Also, the applicant has added an internal sidewalk facility (which staff notes is already required pursuant to Sec. 6.03.02 of the LDC and helps the applicant meet other FLU related requirements). Since staff does not review the placement or design of the sidewalk at the time of zoning review (but a PD is a binding site plan), staff has included the above condition to clarify that review of site features (such as the newly added sidewalk) may need to be modified from that shown on the PD site plan at the time of plat/site/construction plan review to meet current technical standards and other requirements.

Consistent with Sec. 6.2.1.C of the Development Review Procedures Manual (DRPM), and given the proposed changes do not change proposed uses or external access connections, the applicant was not required to submit a trip generation or site access analysis to process this zoning modification. Staff has calculated maximum trip generation potential of the proposed development. Data shown below is based upon calculations made during the original 21-0123 application, which itself was based upon data from the Institute of Transportation Engineer's Trip Generation Manual, 10th Edition, utilizing a generalized worst-case scenario.

Existing Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 69,916 s.f. of Mini-Warehouse uses and 22, 844 s.f. of Accessory Open Storage (ITE LUC 151)	106	2	3
PD 1,800 s.f. Private Mail Service (ITE LUC 920)	130 (est.)	5	13
PD, 3 Single-Family Detached Dwelling Units (ITE LUC 210)	28	7	12
Subtotal:	264	14	28

Proposed Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 69,916 s.f. of Mini-Warehouse uses and 22, 844 s.f. of Accessory Open Storage (ITE LUC 151)	106	2	3
PD 1,800 s.f. Private Mail Service (ITE LUC 920)	130 (est.)	5	13
PD, 3 Single-Family Detached Dwelling Units (ITE LUC 210)	28	7	12
Subtotal:	264	14	28

Difference:

	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
	No Change	No Change	No Change

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Bell Shoals Rd. is a publicly maintained 2- to 4-lane (transitioning), undivided, substandard collector roadway characterized by +/- 10-foot-wide to 11-foot-wide travel lanes in average condition. The

roadway lies within a variable width right-of-way (between +/- 90 feet and +/- 101-feet in width) along the project's frontage. There generally are no bicycle facilities present on Bell Shoals Rd. in the vicinity of the proposed project. There are +/- 6-foot-wide sidewalks along the east and west sides of Bell Shoals Rd. in the vicinity of the proposed project.

Bloomington Ave. is a 4-lane, divided, substandard arterial roadway characterized by +/- 12-foot wide travel lanes in average condition. Along the project's frontage the roadway lies within a +/- 92 to 102-foot-wide right-of-way. There generally are no bicycle facilities present along Bloomington Ave. There are +/- 5-foot-wide to 6-foot-wide sidewalks along both sides of Bloomington Ave. in the vicinity of the proposed project.

SITE ACCESS AND CONNECTIVITY

No changes to site access or connectivity are proposed.

DEMINIMIS ADMINISTRATIVE VARIANCE #1

The applicant's Engineer of Record (EOR) submitted a Section 6.04.02.B. Administrative Variance Request (dated April 21, 2021) from the Section 6.04.03.L. LDC requirement, whereby the developer is required to improve Bell Shoals Rd. (between the project roadway and nearest roadway meeting County standards) to current County standards for a TS-4 collector roadway. Based on factors presented in the Administrative Variance Request, the County Engineer found the request approvable on May 7, 2021, and approved the request on September 7, 2023.

The County Engineer reviewed the proposed zoning modification and determined that the changes sought by the applicant would not necessitate a modification to the previously approved Administrative Variance.

If the PRS is approved, the County Engineer will approve the above referenced de minimis Administrative Variance Request, upon which the developer will not be required to make improvements to the roadway.

DEMINIMIS ADMINISTRATIVE VARIANCE #2

The applicant's Engineer of Record (EOR) submitted a Section 6.04.02.B. Administrative Variance Request (dated and received April 21, 2021) from the Section 6.04.07 LDC requirement governing access. The Hillsborough County LDC requires a minimum connection spacing of 245 feet for Class 6 roadways. Based on factors presented in the Administrative Variance Request, the County Engineer found the request approvable on May 7, 2021, and approved the request on September 7, 2023.

The County Engineer reviewed the proposed zoning modification and determined that the changes sought by the applicant would not necessitate a modification to the previously approved Administrative Variance.

If the PRS is approved, the County Engineer will approve the above referenced de minimis Administrative Variance Request, upon which the developer will be permitted to locate the Bell Shoals Rd. access +/- 185 feet from the next closest driveway connection to the south.

DEMINIMIS DESIGN EXCEPTION

In accordance with Section 1.7.2. and other applicable sections of the Transportation Technical Manual (TTM), the applicant's Engineer of Record (EOR) submitted a Design Exception request from the Typical Detail - 2 (TD-2) minimum drive aisle width requirement of 24 feet for a portion of the internal driveway between the existing storage building and proposed storage uses. Based on factors presented in the Design Exception Request, the County Engineer found the request approvable on May 7, 2021, and approved the request on September 7, 2023.

The County Engineer reviewed the proposed zoning modification and determined that the changes sought by the applicant would not necessitate a modification to the previously approved Administrative Variance.

If the rezoning is approved, the County Engineer will approve the above referenced de minimis Design Exception, upon which the developer will be permitted to construct a 20-foot-wide internal driveway within the specified portion of the project.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
Bell Shoals Rd.	Lithia Pinecrest Rd.	Bloomington Ave.	D	C

Source: Hillsborough County 2024 Level of Service Report.

April 21, 2021

Mr. Michael Williams, P.E.
Hillsborough County Public Works
601 E. Kennedy Boulevard
Tampa, Florida 33602

RE: Bloomingdale Storage (21-0123)
Administrative Variance – Typical Section
Folio #: 073315-0000, 073312-0100,
073315-0100, 073314-0300
Palm Traffic Project No. T21032

Dear Mr. Williams:

The letter documents our request for an administrative variance to Hillsborough County Land Development Code (LDC) Section 6.04.03.L (existing facility). The project is located west of Bell Shoals Road and south of Knowles Road. The developer proposes to rezone the property to Planned Development (PD) of up to 60,216 square feet enclosed storage (existing), 9,700 square feet proposed additional enclosed storage, 22,844 square feet proposed covered RV/boat storage and three proposed (3) single family dwelling units. This request is made based on our discussion with James Ratliff on April 9, 2021 and your discussion with Michael Horner and Michael Yates on April 19, 2021.

The project proposes to have the following access:

- one (1) full access to Bells Shoals Road across from proposed townhome project on the east side
- one (1) existing shared right-in/right-out access to Bell Shoals Road
- two (2) existing shared right-in/right-out accesses to Bloomingdale Avenue.

The request is to waive the requirement to improve Bell Shoals Road (between Bloomingdale Avenue and the project access) to current County standards for a TS-4 roadway, the standards for which are found within the Hillsborough County Transportation Technical Manual. It should be noted that Bell Shoals Road is currently under construction to be widened to a four-lane divided roadway south of Bloomingdale Avenue. To the north of Bloomingdale Avenue, the widening extends approximately 700 feet and then transitions to the two-lane undivided roadway. Bell Shoals Road meets TS-4 north of Bloomingdale Avenue for the four-lane section. Within the transition, from the four-lane section to the two-lane undivided section, the bike lanes are dropped. This occurs approximately 400' south of the project access. The justification variance is as follows:

a) There is unreasonable burden on the applicant

TS-4 has 7-foot bike lanes. The Bell Shoal Road plans have 5-foot bike lanes from Bloomingdale Avenue to approximately 400' south of the project access for the project. Based on the construction plans for Bell Shoals Road, there is not sufficient right of way to extend the bike lanes north to the project access.

Sidewalk is proposed to be provided on the east and west side of Bell Shoals Road to the terminus of the roadway project, which then connects to the existing sidewalk on the east side of Bell Shoals Road.

The variance would not be detrimental to the public health, safety and welfare.

The substandard section is approximately 400 feet south of the project access and sidewalk is to be provided on the east and west sides of Bell Shoals Road as part of that project.

b) Without the variance, reasonable access cannot be provided.

Bell Shoals Road is only the reasonable access to a collector roadway for the project.

Sincerely,
Palm Traffic

Vicki L Castro, P.E.
Principal

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

_____ Disapproved



_____ Approved

If there are any further questions or you need clarification, please contact Benjamin Kniesly, P.E.

Michael J. Williams
Digitally signed by Michael J. Williams
Date: 2023.09.07 10:33:33 -04'00'

Sincerely,

Michael J. Williams
Hillsborough County Engineer

The County Engineer has reviewed zoning modification application # 26-0387 and determined the changes to be de mimimis. As such, the previous approval shall stand.

Michael J. Williams, P.E.
Hillsborough County Engineer on _____

April 19, 2021

Mr. Michael Williams, P.E.
Hillsborough County Public Works
601 E. Kennedy Boulevard
Tampa, Florida 33602

RE: Bloomingdale Storage (21-0123)
Administrative Variance – Typical Section
Folio #: 073315-0000, 073312-0100,
073315-0100, 073314-0300
Palm Traffic Project No. T21032

Dear Mr. Williams:

The letter documents our request for an administrative variance to Hillsborough County Land Development Code (LDC) Section 6.04.03.L (existing facility). The project is located west of Bell Shoals Road and south of Knowles Road. The developer proposes to rezone the property to Planned Development (PD) of up to 60,216 square feet enclosed storage (existing), 9,700 square feet proposed additional enclosed storage, 22,844 square feet proposed covered RV/boat storage and three proposed (3) single family dwelling units. This request is made based on our discussion with James Ratliff on April 9, 2021 and your discussion with Michael Horner and Michael Yates on April 19, 2021.

The project proposes to have the following access:

- one (1) full access to Bells Shoals Road across from proposed townhome project on the east side
- one (1) existing shared right-in/right-out access to Bell Shoals Road
- two (2) existing shared right-in/right-out accesses to Bloomingdale Avenue.

The request is to waive the requirement to improve Bell Shoals Road (between Bloomingdale Avenue and the project access) to current County standards for a TS-4 roadway, the standards for which are found within the Hillsborough County Transportation Technical Manual. It should be noted that Bell Shoals Road is currently under construction to be widened to a four-lane divided roadway south of Bloomingdale Avenue. To the north of Bloomingdale Avenue, the widening extends approximately 700 feet and then transitions to the two-lane undivided roadway. Bell Shoals Road meets TS-4 north of Bloomingdale Avenue for the four-lane section. Within the transition, from the four-lane section to the two-lane undivided section, the bike lanes are dropped. This occurs approximately 400' south of the project access. The justification variance is as follows:

a) There is unreasonable burden on the applicant

TS-4 has 7-foot bike lanes. The Bell Shoal Road plans have 5-foot bike lanes from Bloomingdale Avenue to approximately 400' south of the project access for the project. Based on the construction plans for Bell Shoals Road, there is not sufficient right of way to extend the bike lanes north to the project access.

Sidewalk is proposed to be provided on the east and west side of Bell Shoals Road to the terminus of the roadway project, which then connects to the existing sidewalk on the east side of Bell Shoals Road.

The variance would not be detrimental to the public health, safety and welfare.

The substandard section is approximately 400 feet south of the project access and sidewalk is to be provided on the east and west sides of Bell Shoals Road as part of that project.

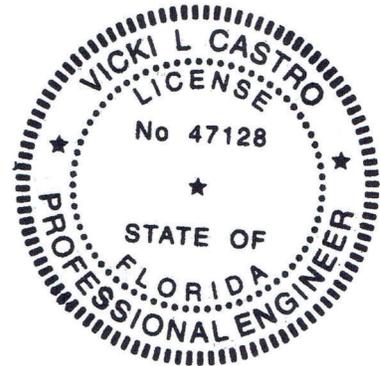
b) Without the variance, reasonable access cannot be provided.

Bell Shoals Road is only the reasonable access to a collector roadway for the project.

Sincerely,

Palm Traffic

Vicki L Castro Digitally signed
by Vicki L Castro
Date:
2021.04.21
10:24:31 -04'00'



Vicki L Castro, P.E.
Principal

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

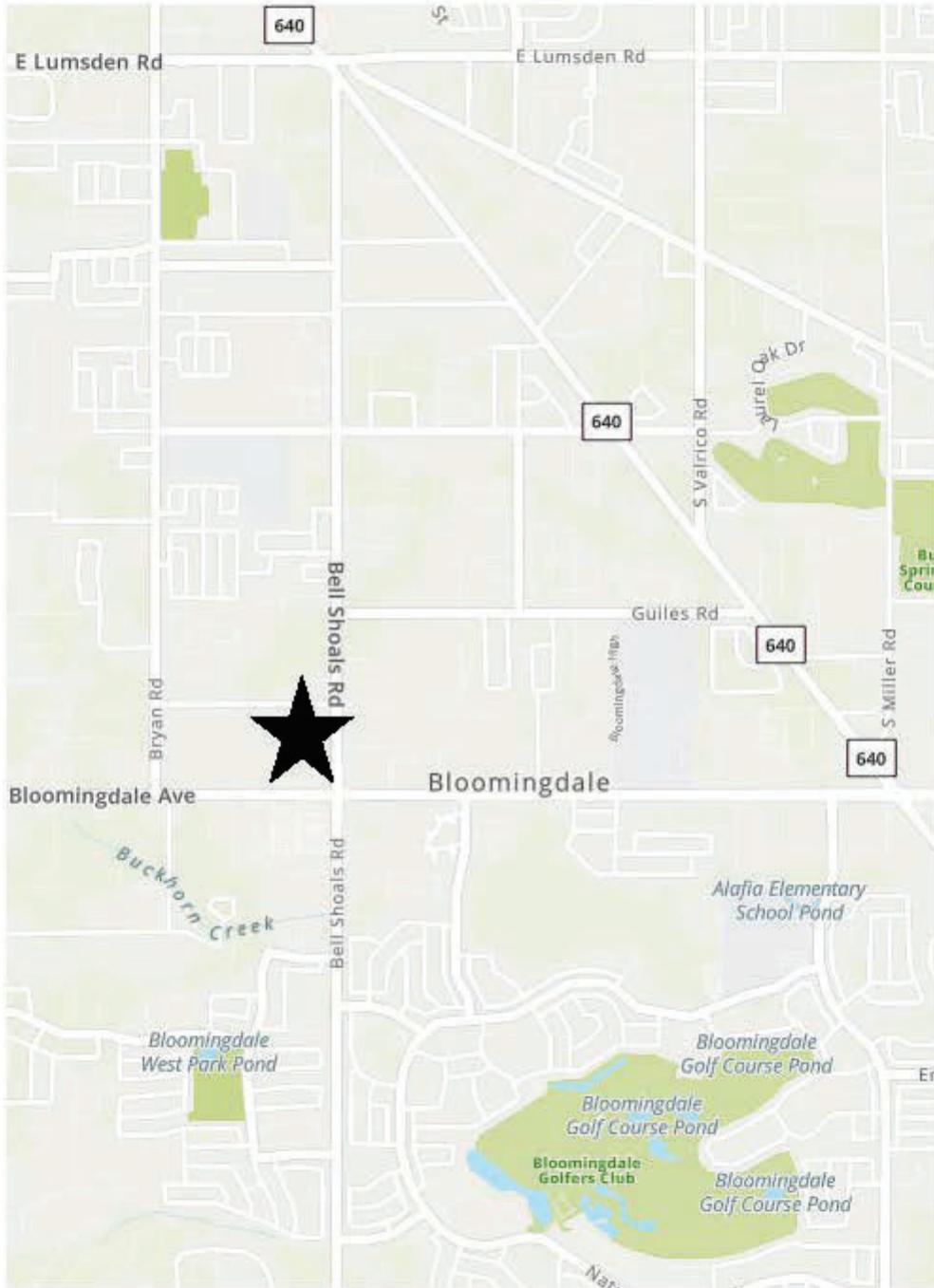
_____ Disapproved _____ Approved

If there are any further questions or you need clarification, please contact Benjamin Kniesly, P.E.

Sincerely,

Michael J. Williams
Hillsborough County Engineer

Location Map



APPENDIX

APPENDIX
PD PLAN

APPENDIX
TYPICAL SECTION T-4

APPENDIX
BELL SHOALS ROAD PLANS

April 26, 2021

Mr. Michael Williams, P.E.
Hillsborough County Public Works
601 East Kennedy Boulevard
Tampa, Florida 33602

RE: Bloomingdale Storage (21-0123)
Design Exception – Commercial Drive Aisles Width
Folio #: 073315-0000, 073312-0100, 073315-0100,
073314-0300
Palm Traffic Project No. T21032

Dear Mr. Williams:

The purpose of this letter is to provide justification for the design exception to Hillsborough County Transportation Technical Manual TD-2, Minimum Commercial Drive Aisle Width, in association with the Bloomingdale Storage PD project. The project is located west of Bell Shoals Road and south of Knowles Road, as shown in Figure 1. The developer proposes to rezone the property to Planned Development (PD) to allow up to 60,216 square feet enclosed storage (existing), 9,700 square feet proposed additional enclosed storage, 22,844 square feet proposed covered RV/boat storage and three proposed (3) single family dwelling units. This request is made based on our discussion with James Ratliff on April 26, 2021

The project proposes to have the following access:

- one (1) full access to Bells Shoals Road across from proposed townhome project on the east side
- one (1) existing shared right-in/right-out access to Bell Shoals Road
- two (2) existing shared right-in/right-out accesses to Bloomingdale Avenue.

This request is a design exception to the Hillsborough County Transportation Technical Manual for TD-2, Minimum Commercial Drive Aisle Width. Per TD-2, as illustrated in Figure 2, the minimum commercial drive aisle width is 24 feet. However, the internal driveway connection between the existing enclosed storage building and the proposed new building is requested to be 20 feet, as shown in Figure 3. The justifications to the request are as follows:

1. There is no parking along this commercial drive aisle.
2. This connection only provides internal connection within the PD and therefore would have very limited daily volume.
3. The FDOT Design Manual allows for 10-foot travel lanes when the design speed is 35 mph or less in suburban and urban areas, as shown in Figure 4.
4. The 20-foot drive isle requires a 349 SF wetland impact. Increasing the driveway width could add significant, additional impacts to the wetland. EPC has reviewed and approved the limited encroachment to these wetlands to accommodate this enhanced driveway based

FIGURE 1. LOCATION MAP

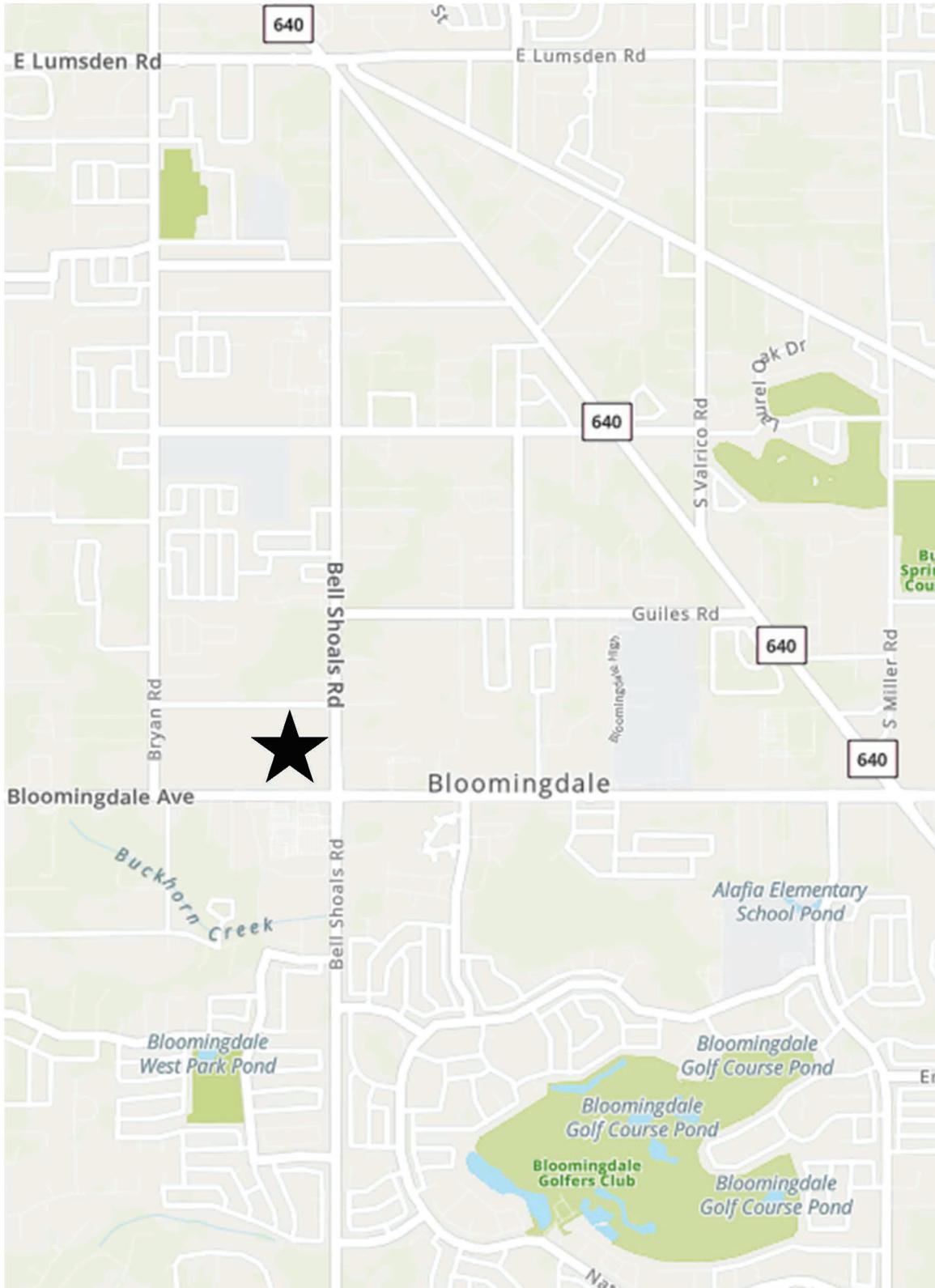


FIGURE 2. TECHNICAL DRAWING – TD-2

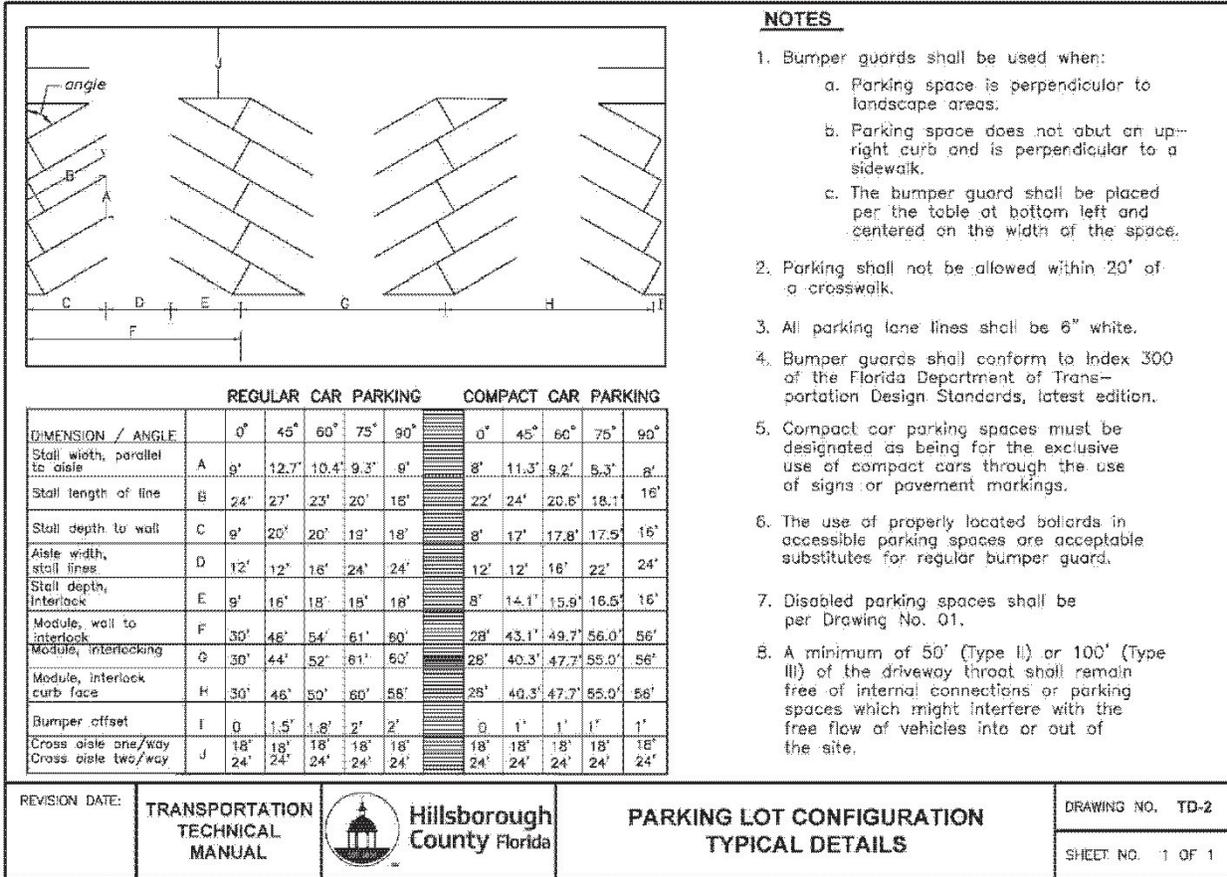


FIGURE 3. PROPOSED 20 FOOT DRIVEWAY WIDTH

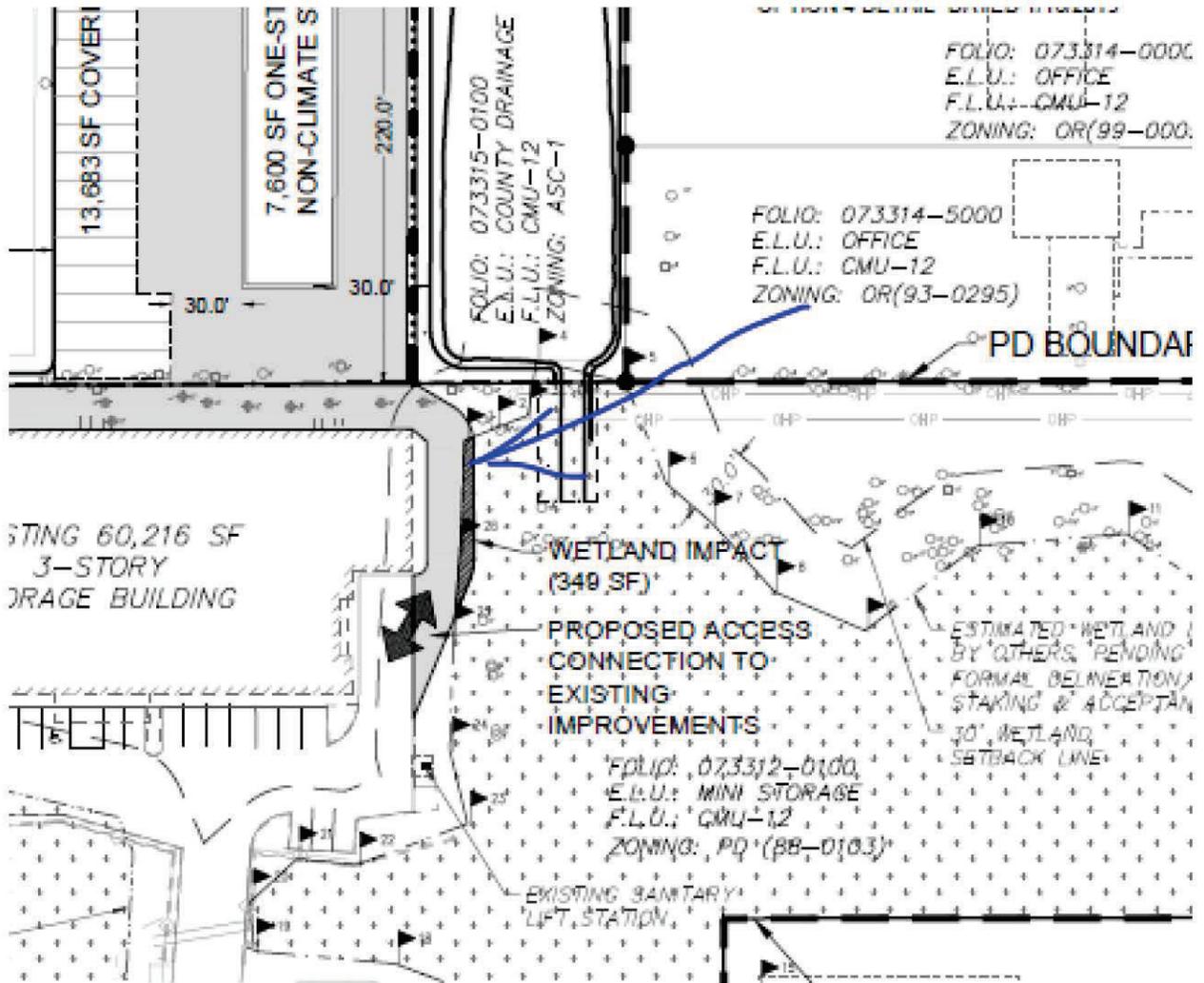


FIGURE 4. FDOT DESIGN MANUAL

Topic #625-000-002
 FDOT Design Manual

January 1, 2021

Table 210.2.1 – Minimum Travel and Auxiliary Lane Widths

Context Classification		Travel (feet)			Auxiliary (feet)			Two-Way Left Turn (feet)	
		Design Speed (mph)			Design Speed (mph)			Design Speed (mph)	
		25-35	40-45	≥ 50	25-35	40-45	≥ 50	25-35	40
C1	Natural	11	11	12	11	11	12	N/A	
C2	Rural	11	11	12	11	11	12		
C2T	Rural Town	11	11	12	11	11	12	12	12
C3	Suburban	10	11	12	10	11	12	11	12
C4	Urban General	10	11	12	10	11	12	11	12
C5	Urban Center	10	11	12	10	11	12	11	12
C6	Urban Core	10	11	12	10	11	12	11	12

Notes:

Travel Lanes:

- (1) Minimum 11-foot travel lanes on designated freight corridors, SIS facilities, or when truck volume exceeds 10% on very low speed roadways (design speed ≤ 35 mph) (regardless of context).
- (2) Minimum 12-foot travel lanes on all undivided 2-lane, 2-way roadways (for all context classifications and design speeds). However, 11-foot lanes may be used on 2-lane, 2-way curbed roadways that have adjacent buffered bicycle lanes.
- (3) 10-foot travel lanes are typically provided on very low speed roadways (design speed ≤ 35 mph), but should consider wider lanes when transit is present or truck volume exceeds 10%.
- (4) Travel lanes should not exceed 14 feet in width.

Auxiliary Lanes:

- (1) Auxiliary lanes are typically the same width as the adjacent travel lane.
- (2) Table values for right turn lanes may be reduced by 1 foot when a bicycle keyhole is present.
- (3) Median turn lanes should not exceed 15 feet in width.
- (4) For high speed curbed roadways, 11-foot minimum lane widths are allowed for the following:
 - Dual left turn lanes
 - Single left turn lanes at directional median openings.
- (5) For RRR Projects, 9-foot right turn lanes on very low speed roadways (design speed ≤ 35 mph) are allowed.

Two-way Left Turn Lanes:

- (1) Two-way left turn lanes are typically one foot wider than the adjacent travel lanes.
- (2) For RRR Projects, the values in the table may be reduced by 1-foot.

ATTACHMENT

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 Andy Schipfer, P.E. WETLANDS DIVISION
 Sterlin Woodard, P.E. AIR DIVISION

AGENCY COMMENT SHEET

REZONING	
HEARING DATE: 5/17/2021	COMMENT DATE: 4/13/2021
PETITION NO.: 21-0123	PROPERTY ADDRESS: 912 E Bloomingdale Ave, 909 Knowles Rd, and Bell Shoals Rd, Brandon, FL 33511
EPC REVIEWER: Dessa Clock	FOLIO #: 073312-0100, 073314-0300, 073315-0000, 073315-0100
CONTACT INFORMATION: (813) 627-2600 X1158	STR: 02-30S-20E
EMAIL: clockd@epchc.org	
REQUESTED ZONING: PD	
FINDINGS	
WETLANDS PRESENT	YES
SITE INSPECTION DATE	1/13/2021
WETLAND LINE VALIDITY	Valid through 3/23/2026
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Wetlands located in southeastern and southwestern portion of the project area
<p>***These comments shall supersede comments issued by EPC Wetlands Division on February 1, 2021***</p> <p>The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:</p> <ul style="list-style-type: none"> • Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/ permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals. • The construction and location of any proposed wetland impacts are not approved by this correspondence, but shall be reviewed by EPC staff under separate application pursuant to the 	

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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.

- Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
- Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.

INFORMATIONAL COMMENTS:

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

- The site plan depicts wetland impacts that have not been authorized by EPC. The wetland impacts are indicated as 349 square feet for a proposed access connection. If you choose to proceed with the wetland impact depicted on the plan, a separate Miscellaneous Activities in Wetlands application and appropriate fees must be submitted to this agency for review.
- The Hillsborough County Land Development Code (LDC) defines wetlands and other surface waters as Environmentally Sensitive Areas. Pursuant to the LDC, wetlands and other surface waters are further defined as Conservation Areas or Preservation Areas and these areas must be designated as such on all development plans and plats. A minimum setback must be maintained around the Conservation/Preservation Area and the setback line must also be shown on all future plan submittals.
- Any activity interfering with the integrity of wetland(s) or other surface water(s), such as clearing, excavating, draining or filling, without written authorization from the Executive Director of the EPC or authorized agent, pursuant to Section 1-11.07, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of Chapter 1-11.



**Hillsborough
County Florida**
Development Services

601 E. Kennedy Blvd., 19th Floor | (813) 272 5600

Additional / Revised Information Sheet

Received Apr 21, 2021
Development Services

Date Stamp Here

Application Number: RZ 21-0123 Applicant's Name: B&G Ventures c/o Michael D. Horner, AICP

Reviewing Planner's Name: Kevie Defranc Date: 04/21/2021

Application Type:

- Planned Development (PD) Minor Modification/Personal Appearance (PRS) Standard Rezoning (RZ)
- Variance (VAR) Development of Regional Impact (DRI) Major Modification (MM)
- Special Use (SU) Conditional Use (CU) Other Admin Variances

Current Hearing Date (if applicable): 05/11/2021

The following must be attached to this Sheet.

Cover Letter with summary of the changes and/or additional information provided. If a revised Site Plan is being submitted, all changes on the site plan must be listed in detail in the Cover Letter.

An updated Project Narrative consistent with the changes or additional information provided, if applicable.

Submittal Via:

Email (Preferred). Note that no follow up paper file is necessary. Pdf format only. Maximum attachment(s) size is 15 MB.

Email this sheet along all the additional/revised submittal items in pdf to: ZoningIntake-DSD@hcflgov.net

Mail or delivery. Number of Plans Submitted: Large _____ Small _____

For PD, MM, PRS and SU: 7 large copies 24"X36", one small 8.5X11".
For RZ-Standard: if plot plan is larger than 8.5"X11", 7 large copies should be submitted.
For Minor Change: 6 large copies.
For Variances or Conditional Use permits: one 8.5"X11" or larger)

Mail to:
Development Services Department
Community Development Division
P.O. Box 1110
Tampa, FL 33601-1110

Hand Deliver to:
County Center
Development Services Department
19th Floor
601 E. Kennedy Blvd., Tampa

I certify that changes described above are the only changes that have been made to the submission. Any further changes will require an additional submission and certification.

michael d. horner

Signature

04/21/2021

Date

FOR OFFICE USE ONLY

- Notification E-Mail Sent Scanned into OPTIX
- Transmittal Completed

In-Take Completed by: _____



April 21, 2021

Mr. Michael Williams, P.E.
Hillsborough County Public Works
601 E. Kennedy Boulevard
Tampa, Florida 33602

RE: Bloomingdale Storage (21-0123)
Administrative Variance – Minimum Spacing
Folio #: 073315-0000, 073312-0100,
073315-0100, 073314-0300
Palm Traffic Project No. T21032

Dear Mr. Williams:

The letter documents our request for an administrative variance to Hillsborough County Land Development Code (LDC) Section 6.04.07 (minimum spacing) for the access to Bell Shoals Road for the project. The project is located west of Bell Shoals Road and south of Knowles Road, as shown in Figure 1. The developer proposes to rezone the property to Planned Development (PD) to allow up to 60,216 square feet enclosed storage (existing), 9,700 square feet proposed additional enclosed storage, 22,844 square feet proposed covered RV/boat storage and three proposed (3) single family dwelling units. This request is made based on our discussion with James Ratliff on April 9, 2021 and your discussion with Michael Horner and Michael Yates on April 19, 2021.

The project proposes to have the following access:

- one (1) full access to Bells Shoals Road across from proposed townhome project on the east side
- one (1) existing shared right-in/right-out access to Bell Shoals Road
- two (2) existing shared right-in/right-out accesses to Bloomingdale Avenue.

The access to Bell Shoals Road from the project is to align with the proposed access to serve the townhome project on the east side of Bell Shoals Road. The subject access is approximately 285' feet from Knowles Road and approximately 185' feet from the office driveway, as illustrated in Figure 2.

The request is for an Administrative Variance to Section 6.04.07 of the Hillsborough County LDC for the access spacing for the access to Bell Shoals Road. Based on Section 6.04.07, the connection spacing for Bell Shoals Road is 245 feet.

The justification variance is as follows:

a) There is unreasonable burden on the applicant

The project has frontage on Knowles Road and Bell Shoals Road. Knowles Road is a substandard local road that serves Single Family Homes. Given the status of Knowles Road, the access for the project is proposed to be via Bell Shoals Road, a County collector road.

Mr. Michael Williams
April 21, 2021
Page 2

b) The variance would not be detrimental to the public health, safety and welfare.

The proposed access will align with the proposed access for the townhome project.

Based on the above, the proposed variance is not detrimental to the health, safety, and welfare of the public.

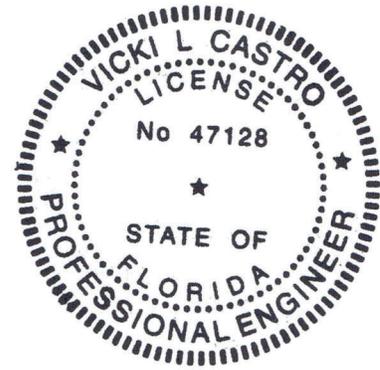
c) Without the variance, reasonable access cannot be provided.

The subject property has limited frontage along Bell Shoals Road. The location of the access was set due to the townhome project on the east side of Bell Shoals Road.

Sincerely,
Palm Traffic

**Vicki L
Castro**

Digitally signed
by Vicki L Castro
Date: 2021.04.21
10:22:13 -04'00'



Vicki L Castro, P.E.
Principal

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

_____ Disapproved

APPROVED

_____ Approved

If there are any further questions or you need clarification, please contact Benjamin Kniesly, P.E.

**Michael J.
Williams**

Digitally signed by
Michael J. Williams
Date: 2023.09.07
10:30:54 -04'00'

Sincerely,

Michael J. Williams
Hillsborough County Engineer

The County Engineer has reviewed zoning modification application # 26-0387 and determined the changes to be de minimis. As such, the previous approval shall stand.

Michael J. Williams, P.E.
Hillsborough County Engineer on _____

Figure 1. Location Map

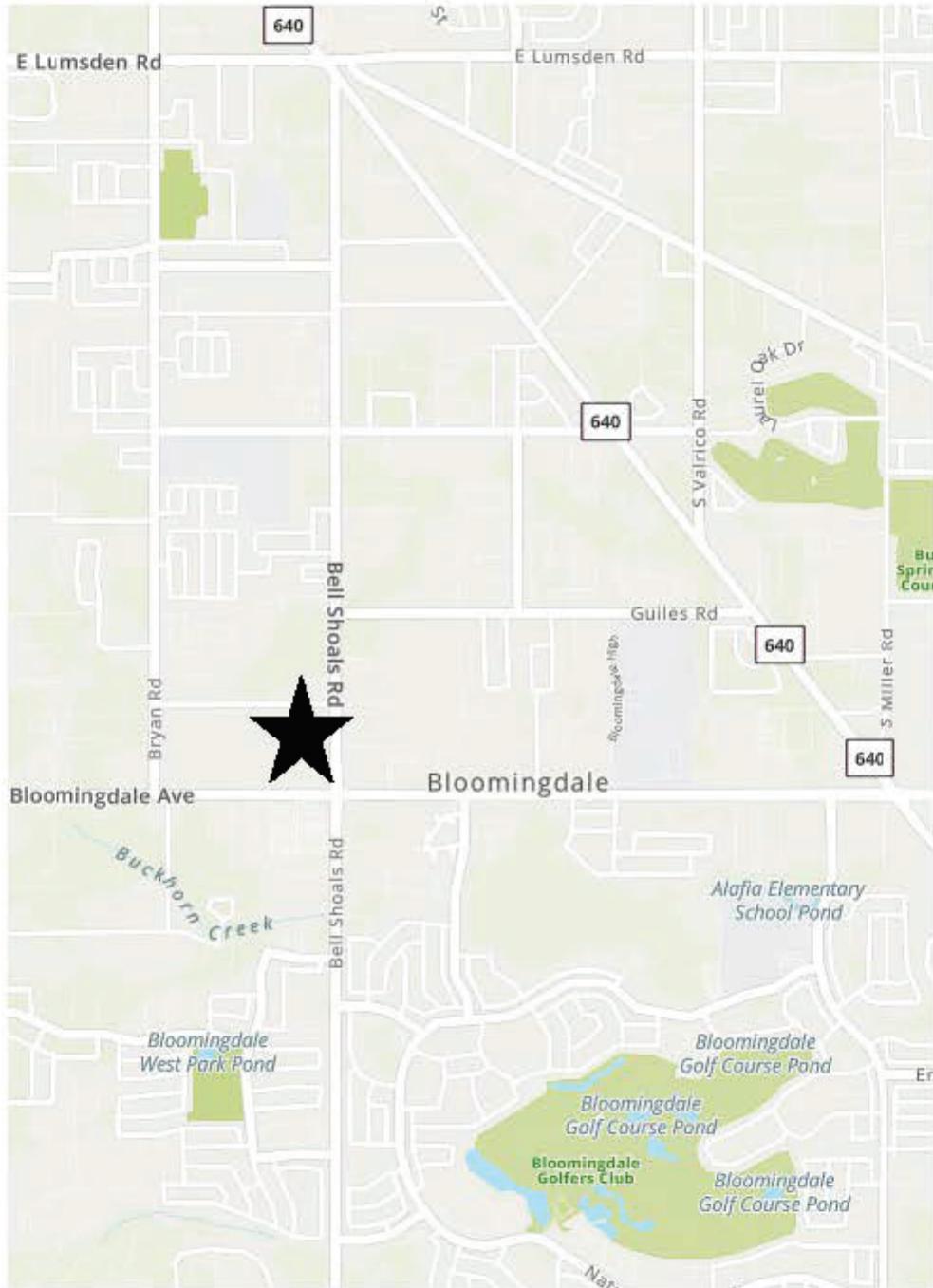
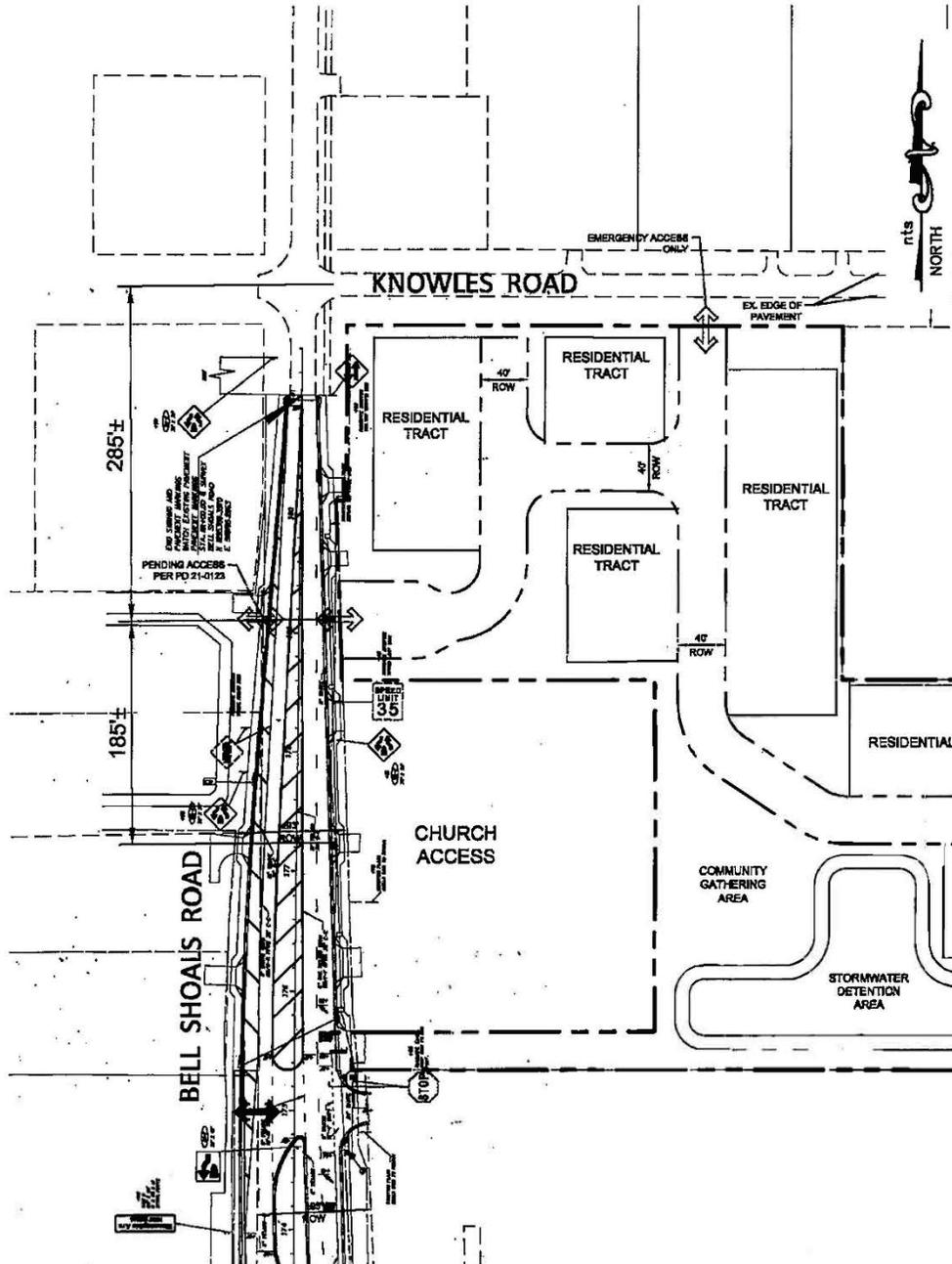


Figure 2. Driveway Spacing



APPENDIX

APPENDIX
PD PLAN

APPENDIX
HILLSBOROUGH COUNTY LDC 6.04.07

Sec. 6.04.07. - Table: Minimum Spacing

MINIMUM SPACING			
ACCESS CLASSIFICATION(See Notes)	MINIMUM CONNECTION SPACING	MINIMUM MEDIAN; OPENING SPACING (Directional)	MINIMUM MEDIAN OPENING SPACING (Full)
CLASS 1	(See Federal Highway Administration and FDOT Requirements)		
Roadway providing for high speed, high volume traffic movement serving interstate, interregional and intercity needs as well as some intracity travel. These roadways do not provide direct property connections.			
CLASS 2			
A specially protected corridor distinguished by an extensive existing or planned system of access roads and restrictive median treatments.	>45 mph 1320 ft ≤45 mph 660 ft	>45 mph 1320 ft ≤ 45 mph 660'	>45 mph 2640 ft ≤ 45 mph 1320 ft

CLASS 3			
<p>New and existing roadways primarily in areas without extensive development or extensive subdivided properties. These corridors will be distinguished by existing or desired restrictive median treatments. Two lane highways with a desired high degree of access management should also be included.</p>	<p>>45 mph 660 ft ≤45 mph 330 ft</p>	<p>>45 mph 1320 ft ≤45 mph 660 ft</p>	<p>>45 mph 2640 ft ≤45 mph 1320 ft</p>
CLASS 4			

<p>New and existing roadways primarily in areas without extensive development or extensive subdivided properties. These corridors will be distinguished by nonrestrictive median treatments or highways with two-way left turn lanes.</p>	<p>>45 mph 660 ft ≤ 45 mph 330 ft</p>	<p>N.A.</p>	<p>N.A.</p>
<p>CLASS 5</p>			
<p>Existing roadways primarily in areas with moderate or extensive development or where the land is extensively subdivided. These corridors will be distinguished by existing or desired restrictive median treatments.</p>	<p>>45 mph 330 ft ≤ 45 mph 245 ft</p>	<p>All Speeds 660 ft</p>	<p>>45 mph 1320 ft ≤ 45 mph 660 ft</p>
<p>CLASS 6</p>			

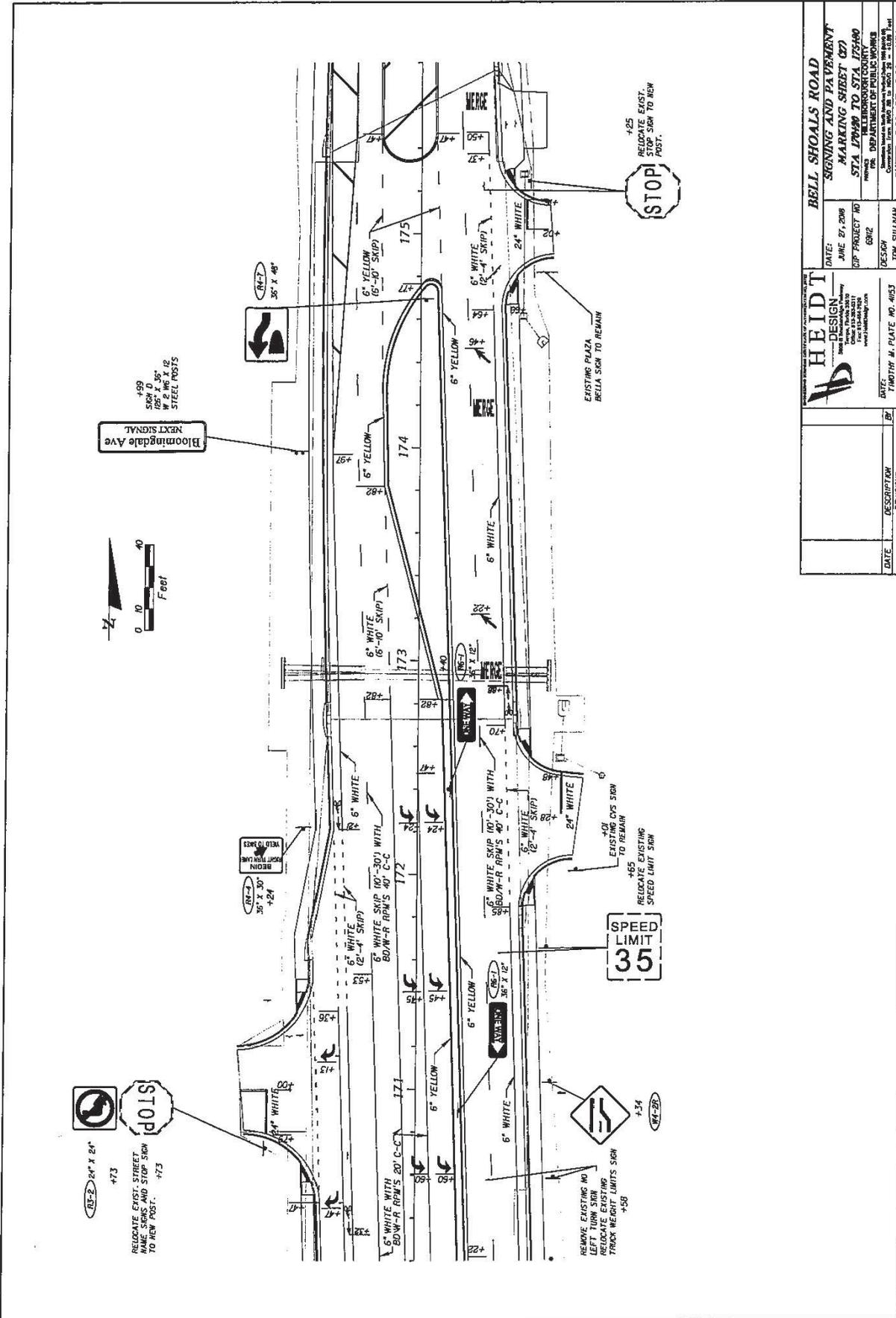
<p>Existing roadways primarily in areas with extensive development or where the land is extensively subdivided. These corridors will be distinguished by existing or expected non restrictive medians, such as an undivided two or four lane highway or multi-lane highways with two-way left turn lanes.</p>	<p>>45 mph 330 ft ≤45 mph 245 ft</p>	<p>N.A.</p>	<p>N.A.</p>
<p>CLASS 7</p>			
<p>Subdivision roads and all other local roadways functioning as subdivision roads.</p>	<p>TYPE I = 10 ft Type II = 50 ft (<5000 vpd*) 175 ft (≥ 5000 vpd*)</p>	<p>ALL SPEEDS 330 ft</p>	<p>ALL SPEEDS 330 ft</p>
<p>March 1, 1991</p>	<p>Type III =50 ft (<5000 vpd*) 250 ft (≥ 5000 vpd*) * refers to volume on adjacent roadway</p>		

NOTES AND SPECIAL REQUIREMENTS

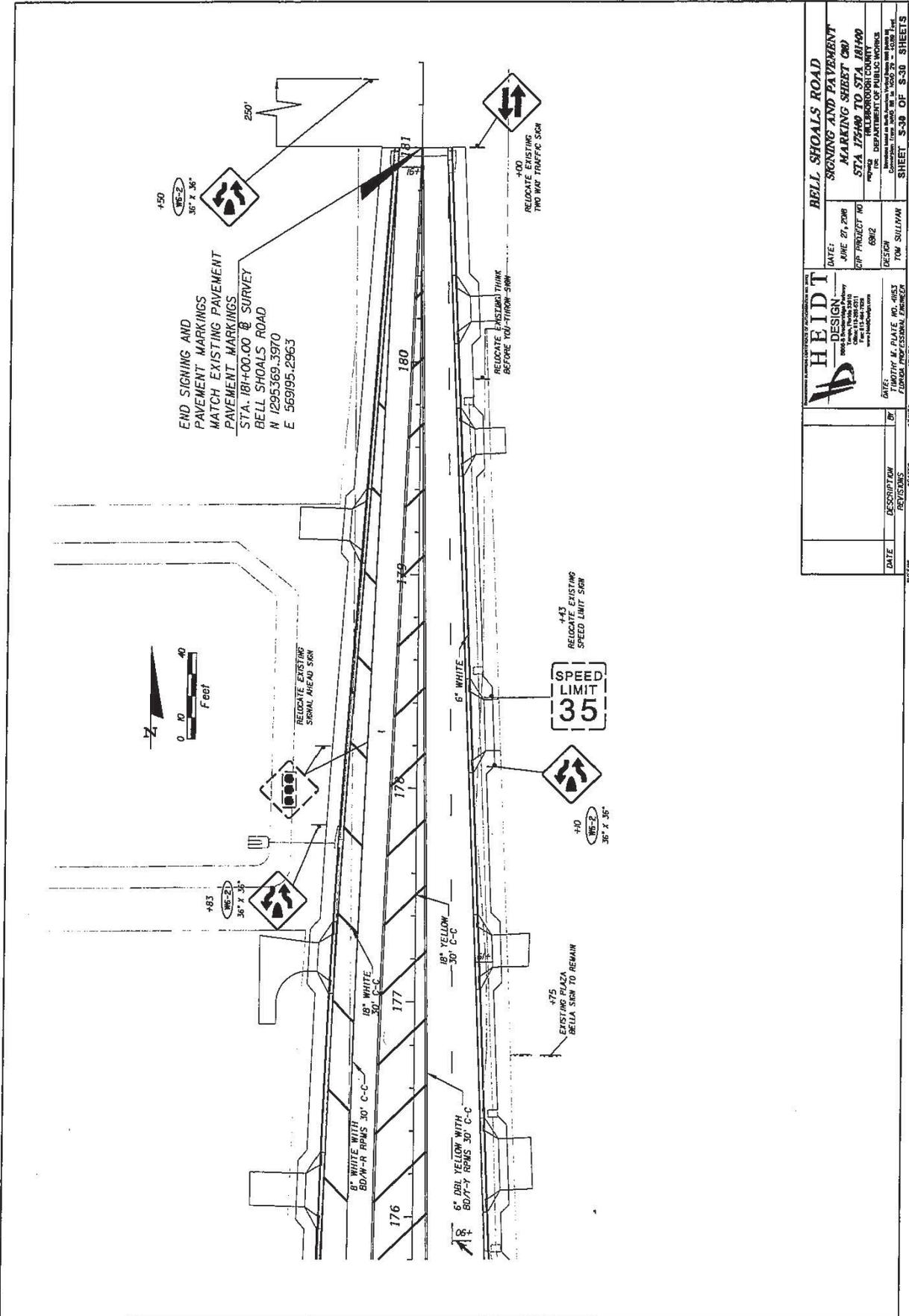
1. Access road systems in Access Class 2 assumes the provision of an access road system or adequate internal property circulation through existing or new public and private roads in transportation and comprehensive plans and through local land development regulations.
2. Minimum connection and directional median spacing openings specified here may not be adequate if extensive right or left-turn storage is required. Greater distances may be required to provide sufficient site-specific storage.
3. Connections and median openings on the public roadway system located up to ¼ mile from an interchange area or up to the first intersection with an arterial roadway, whichever distance is less, shall be regulated to protect the safety and operational efficiency of the limited access facility and the interchange area. The ¼ mile distance shall be measured from the end of the taper of the ramp furthest from the interchange.
 - a. The distance to the first connection shall be at least 660 feet where the posted speed limit is greater than 45 mph or 440 feet where the posted speed limit is 45 mph or less. The distance will be measured from the end of the taper for the particular quadrant of the interchange. If the above connection spacing cannot be provided, a single connection per property will be provided if no other reasonable access to the property exists and the issuing authority determines that the connection does not create a safety, operational or weaving hazard.
 - b. The minimum distance to the first median opening shall be at least 1,320 feet as measured from the end of the taper of the egress ramp.
 - c. Connections and median openings meeting the above spacing standards still may not be permitted in the location requested in the permit application, when the issuing authority determines, based on traffic engineering principles, that the safety or operation of the interchange or the limited access highway would be adversely affected.

(Ord. No. 00-21, § 2, 5-18-00; Ord. No. 08-15, § 2, 6-12-08, eff. 10-1-08)

APPENDIX
BELL SHOALS ROAD PLANS



HEIDT DESIGN		BELL SHOALS ROAD	
DESIGN		SIGNING AND PAVEMENT MARKING SHEET 027	
DATE: JUNE 27, 2008		STA 170+00 TO STA 175+00	
PROJECT NO: 0812		FOR: DEPARTMENT OF PUBLIC WORKS	
DESIGNER: TOM SULLIVAN		SHEET S-28 OF S-30 SHEETS	
DATE: 08/20/14		BY: PINE	
REVISIONS:		FILE	



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 Diana M. Lee, P.E. AIR DIVISION
 Michael Lynch WETLANDS DIVISION
 Rick Muratti, Esq. LEGAL DEPT
 Steffanie L. Wickham WASTE DIVISION

AGENCY COMMENT SHEET

REZONING	
<p>HEARING DATE: March 10, 2026</p> <p>PETITION NO.: 26-0387</p> <p>EPC REVIEWER: Dessa Clock</p> <p>CONTACT INFORMATION: (813) 627-2600 x 1158</p> <p>EMAIL: clockd@epchc.org</p>	<p>COMMENT DATE: January 9, 2026</p> <p>PROPERTY ADDRESS: 912 E Bloomingdale Ave, Brandon</p> <p>FOLIO #: 0733120100</p> <p>STR: 02-30S-20E</p>
<p>REQUESTED ZONING: Modification to PD</p>	
FINDINGS	
WETLANDS PRESENT	YES
SITE INSPECTION DATE	1/13/2021
WETLAND LINE VALIDITY	Valid through 3/23/2026
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Wetlands located in the southeastern and southwestern portion of the project area
<p>The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:</p> <ul style="list-style-type: none"> • Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals. • The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property. • Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The 	

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

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

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

INFORMATIONAL COMMENTS:

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

- The site plan depicts wetland impacts that have not been authorized by EPC. The wetland impacts are indicated as 349 square feet for a proposed access connection. If you choose to proceed with the wetland impact depicted on the plan, a separate Miscellaneous Activities in Wetlands application and appropriate fees must be submitted to this agency for review.
- The Hillsborough County Land Development Code (LDC) defines wetlands and other surface waters as Environmentally Sensitive Areas. Pursuant to the LDC, wetlands and other surface waters are further defined as Conservation Areas or Preservation Areas and these areas must be designated as such on all development plans and plats. A minimum setback must be maintained around the Conservation/Preservation Area and the setback line must also be shown on all future plan submittals.
- Any activity interfering with the integrity of wetland(s) or other surface water(s), such as clearing, excavating, draining or filling, without written authorization from the Executive Director of the EPC or authorized agent, pursuant to Section 1-11.07, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of Chapter 1-11.

ec: soulliere@maherchevrolet.com
permitting@mcnealengineering.com

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

PETITION NO.: PRS 26-0387

REVIEWED BY: Clay Walker, E.I. DATE: 1/13/2026

FOLIO NO.: 73312.0100

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 ___ feet from the site), (adjacent to the site), and is located east of the subject property within the west Right-of-Way of Bell Shoals 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 16 inch wastewater forcemain exists (approximately ___ feet from the project site), (adjacent to the site) and is located east of the subject property within the east Right-of-Way of Bell Shoals 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 Valrico Water Reclamation Facility.



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:** 1/12/2026
REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 1/21/2026
PROPERTY OWNER: BG Ventures, LLC **PID:** 26-0387
APPLICANT: BG Ventures, LLC
LOCATION: 912 E. Bloomingdale Ave. Brandon, FL 33511
FOLIO NO.: 73312.0100

AGENCY REVIEW COMMENTS:

At this time, according to the Hillsborough County BOCC approved maps adopted in the Comprehensive Plan, the property is not located within a Wellhead Resource Protection Area (WRPA) 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, according to the Florida Department of Environmental Protection well location information, the property is not located within 500 feet of non-transient non-community and/or community water system wells; therefore, the site is not located within a Potable Water Wellfield Protection Area (PWWPA).

Based on the above Wellhead and Surface Water Resource Protection information, Hillsborough County Environmental Services Division has no objection to the applicant's request at this time.

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 02-16-2026

REVIEWER: Sherri Wilson, Conservation and Environmental Lands Management

APPLICANT: McNeal Engineering

PETITION NO: 26-0387

LOCATION: 912 E. Bloomingdale Ave, Brandon, FL 33511

FOLIO NO: 073312.0100

SEC: 2 TWN: 30 RNG: 20

- This agency has no comments.

- This agency has no objection.

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

- This agency objects, based on the listed or attached conditions.

COMMENTS: _____.