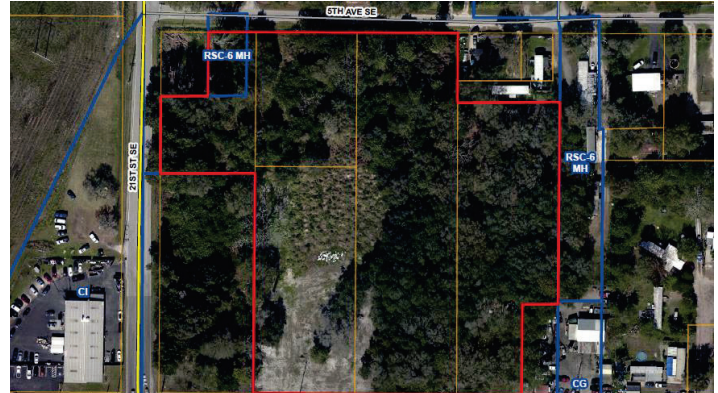


**Rezoning Application:** PD 23-0184  
**Zoning Hearing Master Date:** July 24, 2023  
**BOCC Land Use Meeting Date:** September 12, 2023

**1.0 APPLICATION SUMMARY**

**Applicant:** FEC Enterprises, LLC  
**FLU Category:** SMU-6  
**Service Area:** Urban  
**Site Acreage:** 6.35 MOL  
**Community Plan Area:** Ruskin  
**Overlay:** Mobile Home



**Introduction Summary:**  
 The applicant seeks to rezone six parcels from AR (Agricultural - Rural) and RSC-6 (MH) (Residential – Single-Family Conventional with Mobile Home Overlay) to PD (Planned Development) to develop a self-storage facility & RV/Boat Storage in phases.

	Existing		Proposed
District(s)	AR	RSC-6 (MH)	PD 23-0184
Typical General Use(s)	Single-Family Residential/Agricultural	Single-Family Residential	Self-Storage Facility & RV/Boat Storage
Acreage	6.21 MOL	0.14 MOL	6.35 MOL
Density/Intensity	1 du/ 5 ga	6 du/ga	0.50 F.A.R.
Mathematical Maximum*	1 unit	1 unit	138,303 sf

\*number represents a pre-development approximation

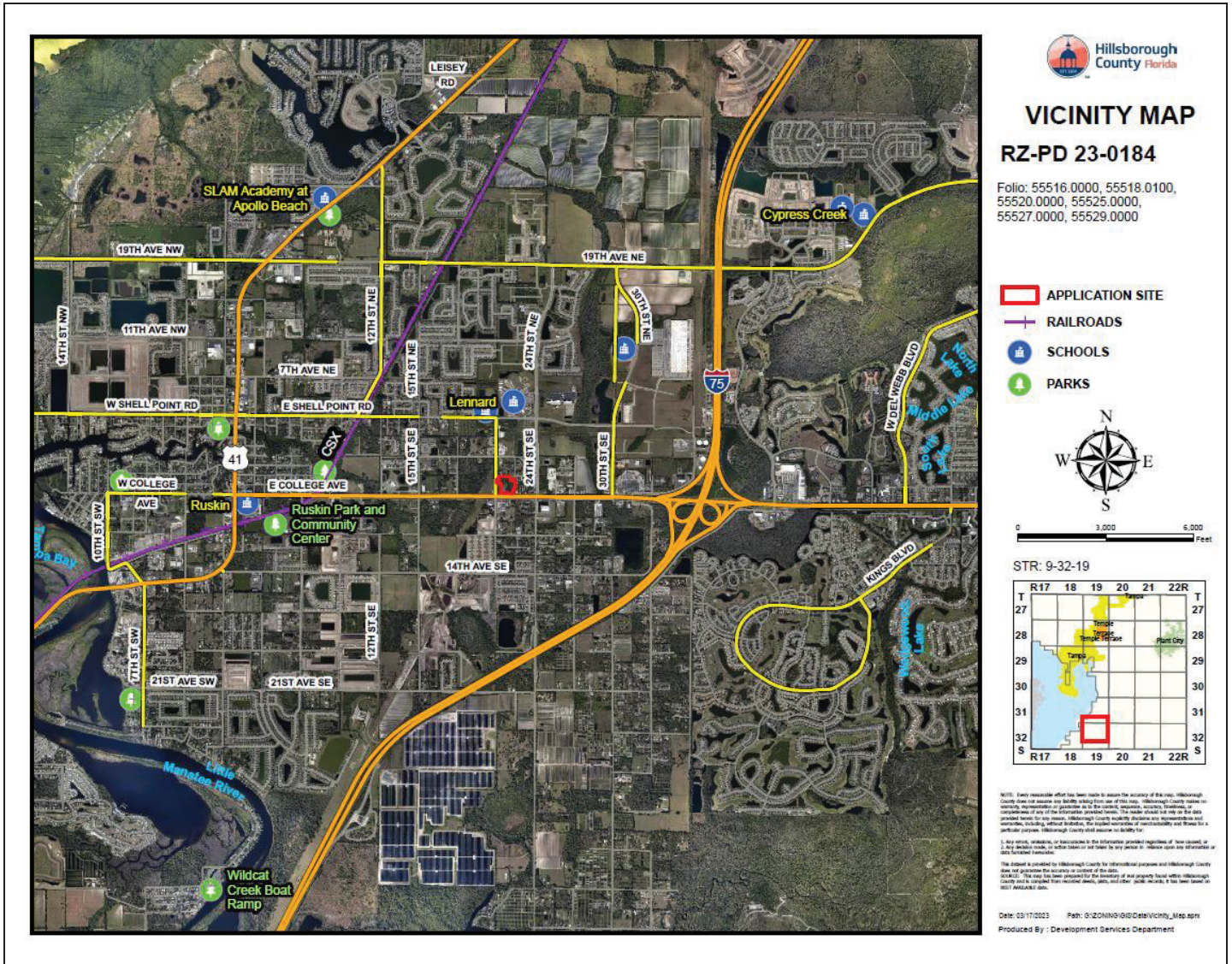
Development Standards:	Existing		Proposed
District(s)	AR	RSC-6 (MH)	PD 23-0184
Lot Size / Lot Width	217,800 sf / 150'	7,000 sf / 70'	N/A
Setbacks/Buffering and Screening	50' Front 50' Rear 25' Sides	25' Front 25' Rear 7.5' Sides	30' (North, South, West) 0' (EAST) Required Buffers: 8' VUA (North) 20' TYPE B (East) 8' VUA (South) 8' VUA (WEST)
Height	50'	50'	30'

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

<b>Planning Commission Recommendation:</b> Consistent	<b>Development Services Recommendation:</b> Approvable, subject to proposed conditions
--	---

## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.1 Vicinity Map



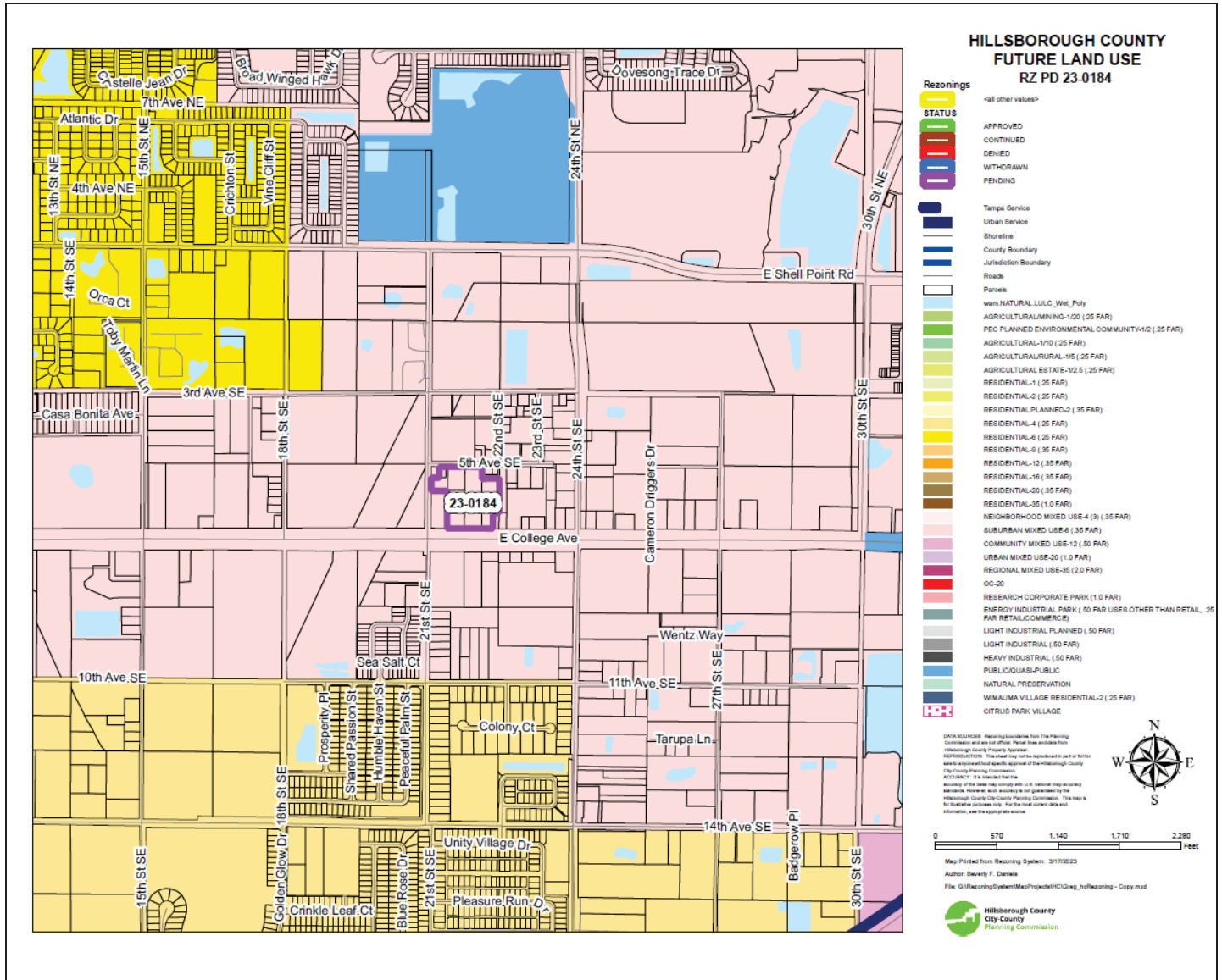
### Context of Surrounding Area:

The site is generally located 280 feet from the intersection of northeast East College Avenue and 21<sup>st</sup> Street Southeast. The area consists mostly of single-family residential, agricultural, and commercial. To the north the subject property is adjacent to AR. To the south, the property is adjacent to CG and AS-1. To the east, the property is adjacent to AR and RSC-6 (MH). To the west, the property is adjacent to CI, AR, and CG.



2.0 LAND USE MAP SET AND SUMMARY DATA

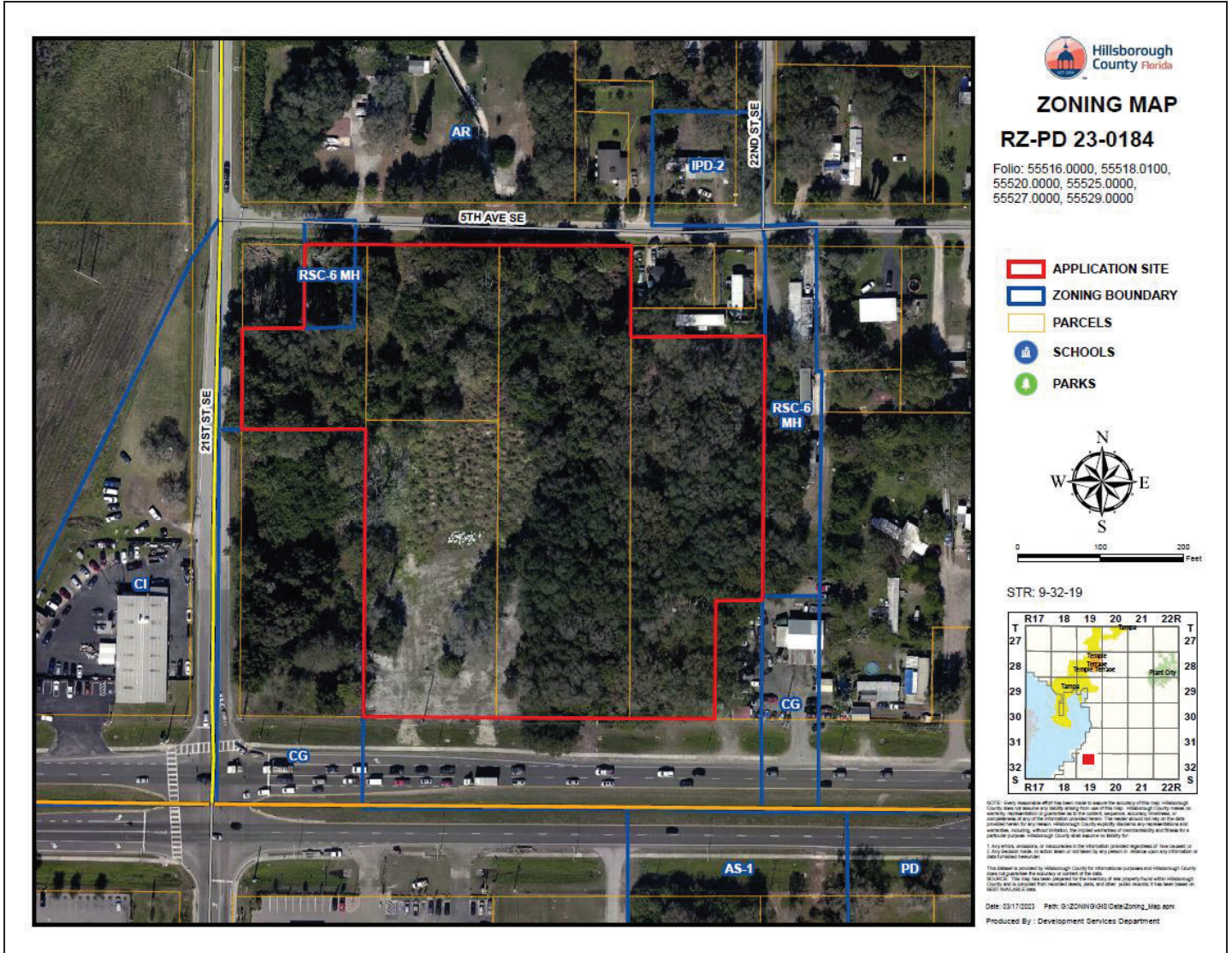
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Suburban Mixed Use-6 (SMU-6)
Maximum Density/F.A.R.:	6.0 dwelling units/0.25 F.A.R.
Typical Uses:	Residential, suburban scale neighborhood commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed-use projects at appropriate locations. Neighborhood Commercial uses shall meet locational criteria or be part of larger mixed use planned development. Office uses are not subject to locational criteria.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



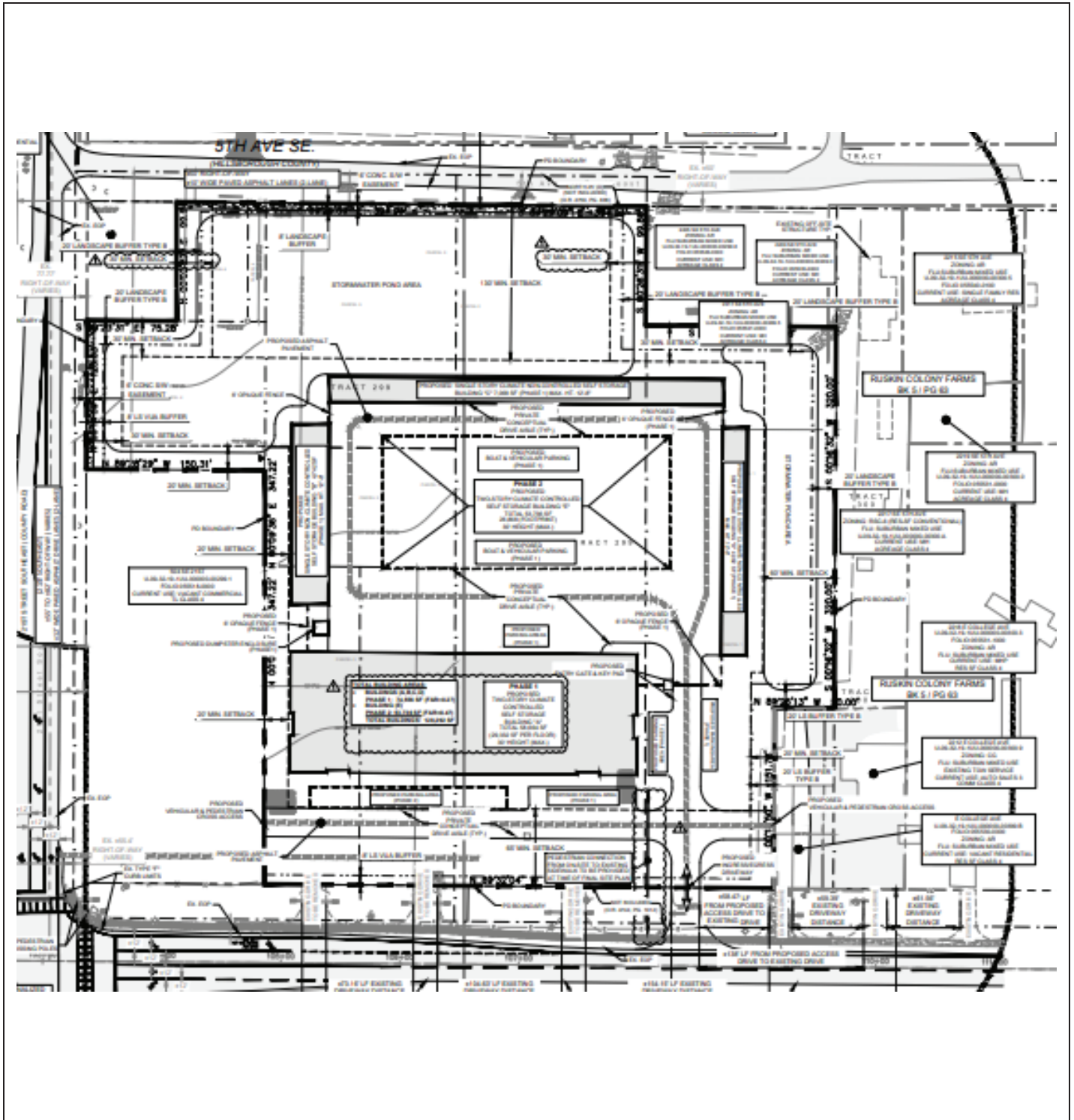
Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	AR	1 du/ 5 ga	Single-Family Residential/Agricultural	Single-Family Residential, Vacant
South	CG, AS-1	0.27 F.A.R., 1 du/ga	General Commercial, Office and Personal Services, Single-Family Residential	Commercial, Vacant
East	AR, RSC-6 (MH)	1 du/ 5 ga, 6 du/ga	Single-Family Residential (Conventional/Mobile Home)	Single-Family Residential
West	CI, AR, CG	0.30 F.A.R., 1 du/5 ga, 0.27 F.A.R.	Intensive Commercial, SFR, General Commercial	Commercial, Vacant, Vacant



## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.4 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.0 for full site plan)



**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
E College Ave	FDOT Principal Arterial - Urban	4 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
21st Street SE	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
5 <sup>th</sup> Ave SE	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

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

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	18	2	2
Proposed	187	12	19
Difference (+/-)	+169	+10	+17

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

**Connectivity and Cross Access**  Not applicable for this request

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

Notes:

**Design Exception/Administrative Variance**  Not applicable for this request

Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.

Notes:

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

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	No Wetlands Present
Natural Resources	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Check if Applicable: <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input checked="" type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
<b>Transportation</b> <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Staff Report.
<b>Service Area/ Water &amp; Wastewater</b> <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Hillsborough County School Board</b> Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Impact/Mobility Fees</b> Self-Storage/Mini-Warehouse (Per 1,000 s.f.)      59,044 sq ft    4,742 sq ft    7,068 sq ft    4,082 sq ft    53,736 sq ft Mobility: \$725      \$42,806.90    \$3,437.95    \$5,124.30    \$2,959.45    \$38,958.60 Fire: \$32      \$1,889.41    \$151.74    \$226.18    \$130.62    \$1,719.55 Total      Mobility: \$93,287.20 Fire: \$4,117.50				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
<b>Planning Commission</b> <input type="checkbox"/> Meets Locational Criteria <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

## **5.0 IMPLEMENTATION RECOMMENDATIONS**

### **5.1 Compatibility**

The approximate 6.35-acre property is comprised of six parcels. Folio 55520.0000 is a vacant parcel zoned RSC-6 (Residential – Single-Family Conventional with a Mobile Home Overlay). The rest of the parcels are vacant and zoned AR (Agricultural – Rural). The site is generally located 280 feet northeast from the intersection of East College Avenue and 21st Street Southeast. The applicant proposes to develop a Self-Storage & RV/Boat Storage facility in phases. The area consists mostly of single-family residential, agricultural, and commercial. To the north the subject property is adjacent to AR. To the south, the property is adjacent to CG and AS-1. To the east, the property is adjacent to AR and RSC-6 (MH). To the west, the property is adjacent to CI, AR, and CG.

The subject property is designated Suburban Mixed Use-6 (SMU-6) on the Future Land Use map. The Planning Commission finds the proposed use consistent with the Comprehensive Plan. The surrounding uses to the south and west at the intersection of East College Avenue and 21st Street SE are similar to the request; commercial. Also, East College Avenue is a principal arterial conducive to high levels of commercial traffic. Therefore, the rezoning of the subject parcel from RSC-6 and AR to PD with a Self-Storage & RV/Boat Storage facility use would be consistent with the existing zoning pattern of the area.

Based on the above considerations staff finds the requested PD zoning district compatible with the existing zoning and development pattern in the area.

### **5.2 Recommendation**

Approval, subject to proposed conditions.



## 6.0 PROPOSED CONDITIONS

### Requirements for Certification:

1. Prior to PD site plan certification, the applicant shall revise the PD site plan to:
  - a. Add note on the site plan that states "Parking to be provided per LDC".
  - b. Add note on the site plan that states "Sidewalks to be provided per LDC".

**Approval** - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted July 5, 2023.

1. The project shall be limited to a Self-Storage & RV/Boat Storage facility.
2. Development shall be in compliance with the following:

#### Required Buffers:

8' VUA (North) - Rear  
20' Type B (East) - Side  
8' VUA (South) - E. College Ave.  
8' VUA (West) – 21st St. SE

#### Required Setbacks:

30' (North, South, West) Frontage  
0' (East)  
10' For Dumpster Enclosures

#### Minimum Setbacks:

North 130' Minimum (5th Ave)  
North 30' Minimum Setback (Non Roadway)  
South 65' Minimum (College Ave)  
West 20' Minimum Setback  
West 30' Minimum (21<sup>st</sup> SE)  
West 30' Minimum (AR Zoning)  
East 60' Minimum Setback (At Pond)  
East 30' Minimum Setback (AR Zoning)  
East 20' Minimum Setback (CG Zoning)  
Maximum building height: 30 feet


#### Maximum Allowable F.A.R.: 0.50

3. The following rules and design features shall apply to the southern, western and eastern building facades of Building A:
  - a. The building footprint shall have a horizontal shift of 2' minimum building articulation for a length of greater than 10% of wall length (refer to General Development Plan building footprint).
  - b. At least 15% of the horizontal length of each façade shall be comprised of the following design features; windows, shutters, transoms, awnings, doors, recessed entryways, porticos and/or pilasters. These design features may be functional, or "faux" and purely cosmetic in design. Horizontal banding and other predominately horizontal elements shall not contribute towards

satisfaction of this requirement.

- c. Decorative shutters, if provided, shall be made of wood, metal or copolymer material and shall not be scored into the stucco.
  - d. Building facades shall be clad in cement stucco bands, stucco, wood or vinyl slats, metal panels, metal siding or brick. Exterior finish materials may only be combined horizontally, with the visually heavier material below the lighter material. The relative visual weight of materials shall be in the following order (heaviest to lightest): stone, brick, stucco, metal, wood or vinyl slats. 2. The following rules and design features shall apply to the west side of Building B, north side of Building C, and east side of Building D: a. The building height shall be limited to a maximum of 12' 8". b. Façade shall include a vertical step in the outer wall via a raised parapet 50 feet on center; below each parapet, a complimentary color panel will be provided for visual relief.
4. All Type 'B' landscape buffers shall include 15-foot tree spacing instead of the code required 20 foot spacing.
  5. Building, parking, and stormwater areas shall be developed where generally depicted on the site plan.
  6. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
  7. 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.
  8. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the LDC regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

**Zoning Administrator Sign Off:**



J. Brian Grady  
Fri Jul 14 2023 13:33:35

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

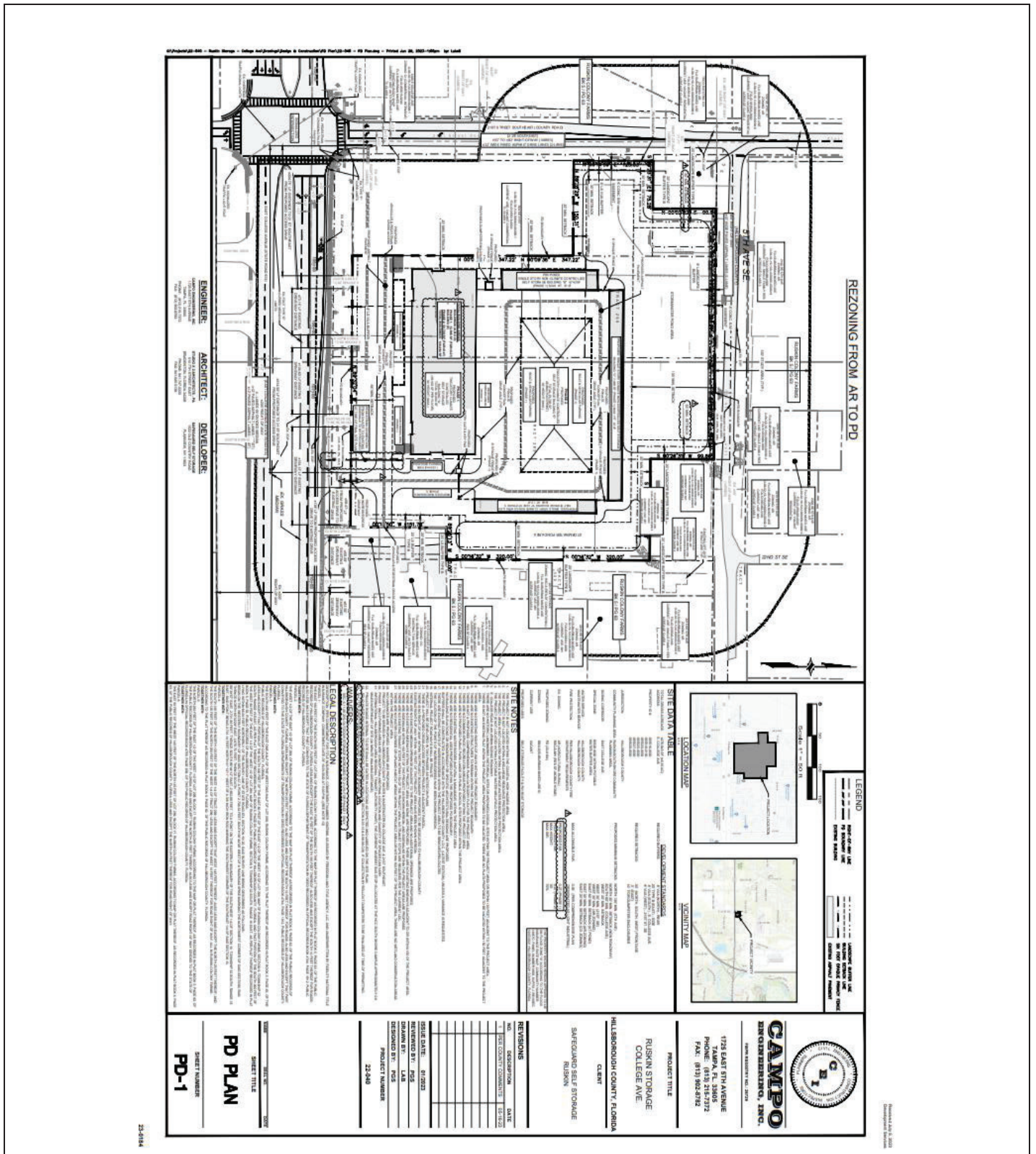
Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are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

None.

8.0 PROPOSED SITE PLAN (FULL)



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

**AGENCY REVIEW COMMENT SHEET**

TO: Zoning Technician, Development Services Department      DATE: 07/13/2023  
 REVIEWER: Alex Steady, Senior Planner                              AGENCY/DEPT: Transportation  
 PLANNING AREA/SECTOR: Ruskin/ South                              PETITION NO: PD 23-0184

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

**CONDITIONS OF APPROVAL**

- Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.

Other Conditions

Prior to PD site plan certification, the applicant shall revise the PD site plan to:

- Add note on the site plan that states "Parking to be provided per LDC".
- Add note on the site plan that states "Sidewalks to be provided per LDC".

**PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting to rezone 6 parcels totaling +/- 6.35 acres from Residential Single Family Conventional – 6 (RSC-6) and Agricultural Rural (AR) to Planned Development (PD). The proposed Planned Development is seeking entitlements for a total of 128,672 sf of self-storage uses. The development is proposed to be built in two phases. The site is generally located on the north side of College Avenue +/- 323 feet east of the intersection of College Avenue (SR 674) and 21<sup>st</sup> Street SE. The Future Land Use designation of the site is Suburban Mixed Use – 6 (SMU-6).

*Trip Generation Analysis*

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation letter for the proposed project. A detailed traffic study was not required because the project does not generate more than 50 peak hour trips. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. The information below is based on data from the Institute of Transportation Engineer’s Trip Generation Manual, 11th Edition.

**Approved Zoning:**

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RSC-6, 1 Single Family Dwelling Unit (ITE 210)	9	1	1
AR, 1 Single Family Dwelling Unit (ITE 210)	9	1	1
<b>Total</b>	<b>18</b>	<b>2</b>	<b>2</b>



**Proposed Zoning:**

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 128,672 sf Self Storage (ITE 151)	187	12	19

**Trip Generation Difference:**

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference</b>	<b>+169</b>	<b>+10</b>	<b>+17</b>

**TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

The subject property has frontage on College Ave (SR 674), 21<sup>st</sup> Street SE, and 5<sup>th</sup> Ave SE. E College Avenue (SR674) is a 4-lane, FDOT maintained, principal arterial roadway. The existing right-of-way on E College Avenue is +/- 206 feet. There are sidewalks and bike lanes on both sides of the roadway within the vicinity of the project. 21<sup>st</sup> Street SE is a 2-lane, substandard, Hillsborough County maintained, local roadway, characterized by +/-10 ft. travel lanes. The existing right-of-way on 21<sup>st</sup> Street SE is +/- 80 feet. There are no sidewalks or bike lanes on either side of 21<sup>st</sup> Street SE. 5<sup>th</sup> Ave SE a 2-lane, substandard, Hillsborough County maintained, local roadway, characterized by +/-18 feet of pavement. The existing right-of-way on 5<sup>th</sup> Ave SE is +/- 50 feet. There are no sidewalks or bike lanes on either side of the roadway within the vicinity of the subject project.

**SITE ACCESS**

The project proposes one right in right out access to East College Avenue. Vehicular and pedestrian cross access is proposed to the east and west as required per the Hillsborough County Land Development Code Section 6.04.03.Q.

**ROADWAY LEVEL OF SERVICE (LOS)**

Level of Service (LOS) information is reported below.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
SR 674	US HWY 41	I-75	D	C

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

**COUNTY OF HILLSBOROUGH  
LAND USE HEARING OFFICER'S RECOMMENDATION**

<b>Application number:</b>	RZ-PD 23-0184
<b>Hearing date:</b>	July 24, 2023
<b>Applicant:</b>	FEC Enterprises, LLC
<b>Request:</b>	Rezone to Planned Development
<b>Location:</b>	280 feet northeast of East College Avenue and 21st Street Southeast intersection
<b>Parcel size:</b>	6.35 acres +/-
<b>Existing zoning:</b>	RSC-6 and AR
<b>Future land use designation:</b>	SMU-6 (6 du/ga; 0.5 FAR for light industrial uses)
<b>Service area:</b>	Urban Services Area
<b>Community planning area:</b>	Ruskin Community Plan and Southshore Areawide Systems Plan

**A. APPLICATION REVIEW**

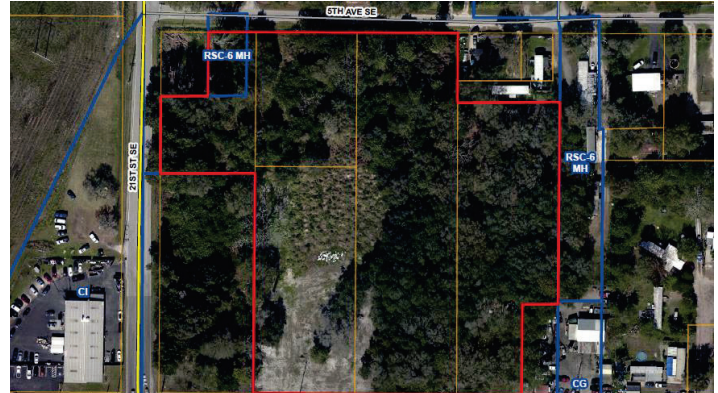
**DEVELOPMENT SERVICES STAFF REPORT  
APPLICATION REVIEW SUMMARY AND RECOMMENDATION**



**Rezoning Application:** PD 23-0184  
**Zoning Hearing Master Date:** July 24, 2023  
**BOCC Land Use Meeting Date:** September 12, 2023

**1.0 APPLICATION SUMMARY**

**Applicant:** FEC Enterprises, LLC  
**FLU Category:** SMU-6  
**Service Area:** Urban  
**Site Acreage:** 6.35 MOL  
**Community Plan Area:** Ruskin  
**Overlay:** Mobile Home



**Introduction Summary:**  
 The applicant seeks to rezone six parcels from AR (Agricultural - Rural) and RSC-6 (MH) (Residential – Single-Family Conventional with Mobile Home Overlay) to PD (Planned Development) to develop a self-storage facility & RV/Boat Storage in phases.

	Existing		Proposed
District(s)	AR	RSC-6 (MH)	PD 23-0184
Typical General Use(s)	Single-Family Residential/Agricultural	Single-Family Residential	Self-Storage Facility & RV/Boat Storage
Acreage	6.21 MOL	0.14 MOL	6.35 MOL
Density/Intensity	1 du/ 5 ga	6 du/ga	0.50 F.A.R.
Mathematical Maximum*	1 unit	1 unit	138,303 sf

\*number represents a pre-development approximation

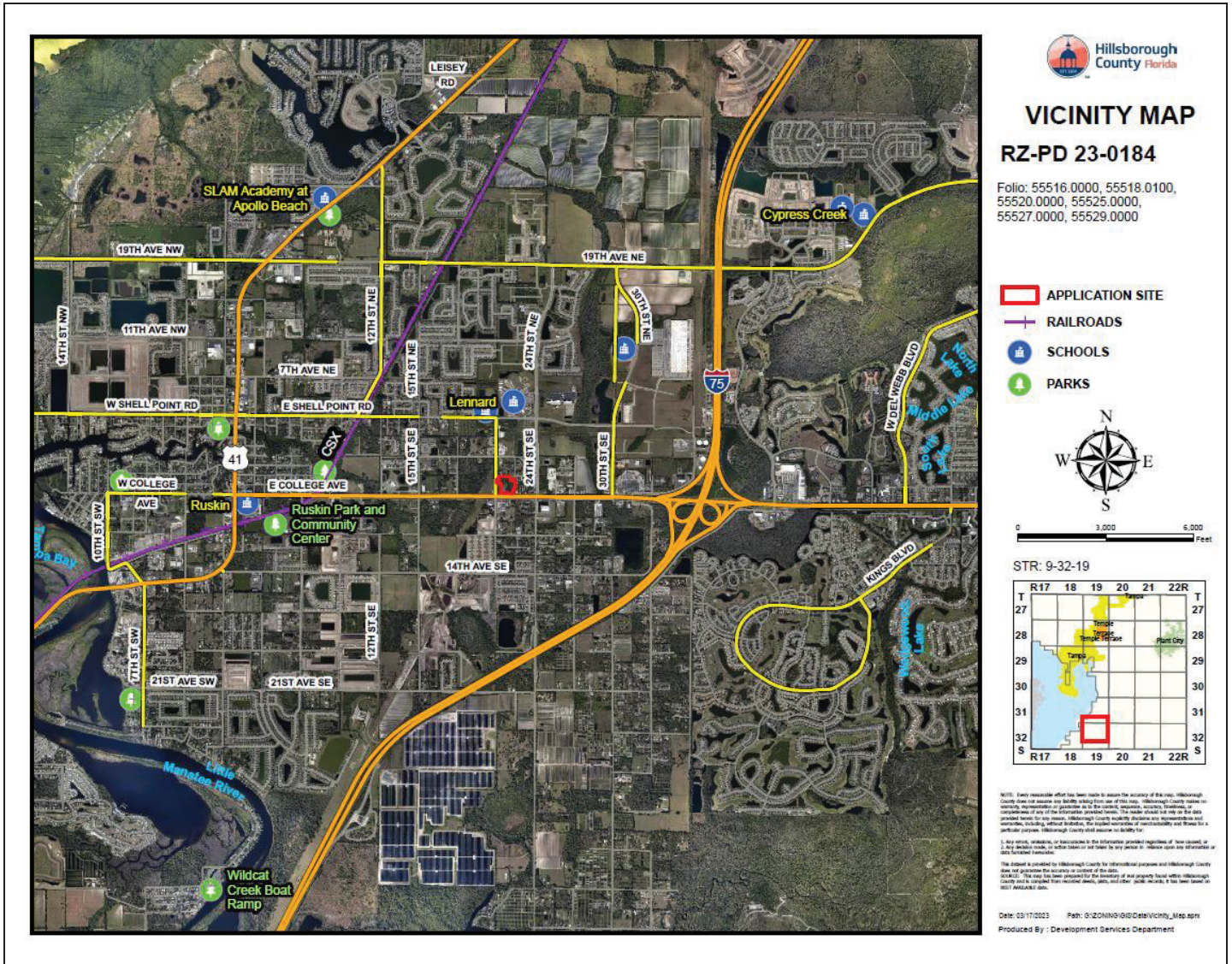
Development Standards:	Existing		Proposed
District(s)	AR	RSC-6 (MH)	PD 23-0184
Lot Size / Lot Width	217,800 sf / 150'	7,000 sf / 70'	N/A
Setbacks/Buffering and Screening	50' Front 50' Rear 25' Sides	25' Front 25' Rear 7.5' Sides	30' (North, South, West) 0' (EAST) Required Buffers: 8' VUA (North) 20' TYPE B (East) 8' VUA (South) 8' VUA (WEST)
Height	50'	50'	30'

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

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

### 2.1 Vicinity Map



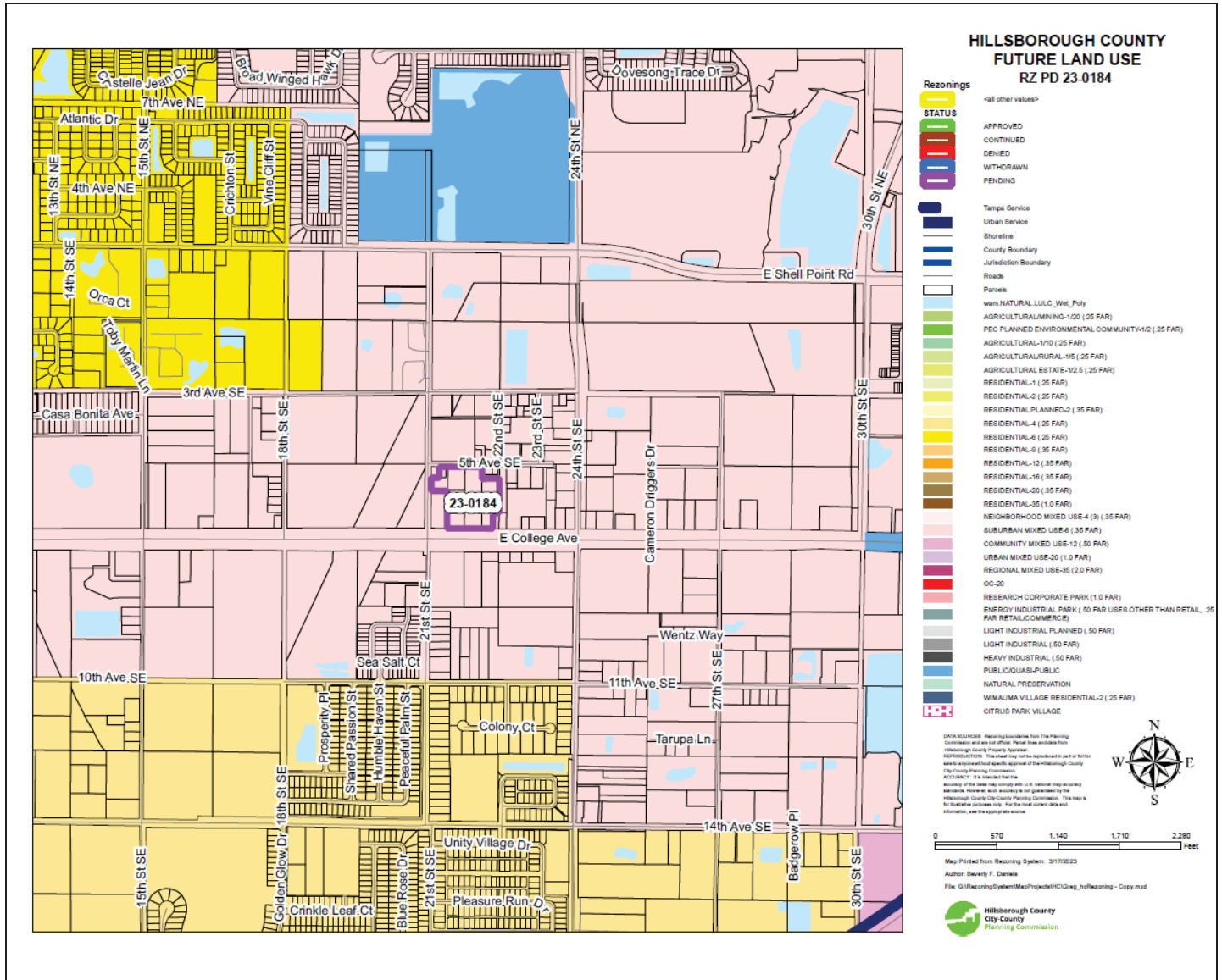
#### Context of Surrounding Area:

The site is generally located 280 feet from the intersection of northeast East College Avenue and 21<sup>st</sup> Street Southeast. The area consists mostly of single-family residential, agricultural, and commercial. To the north the subject property is adjacent to AR. To the south, the property is adjacent to CG and AS-1. To the east, the property is adjacent to AR and RSC-6 (MH). To the west, the property is adjacent to CI, AR, and CG.



## 2.0 LAND USE MAP SET AND SUMMARY DATA

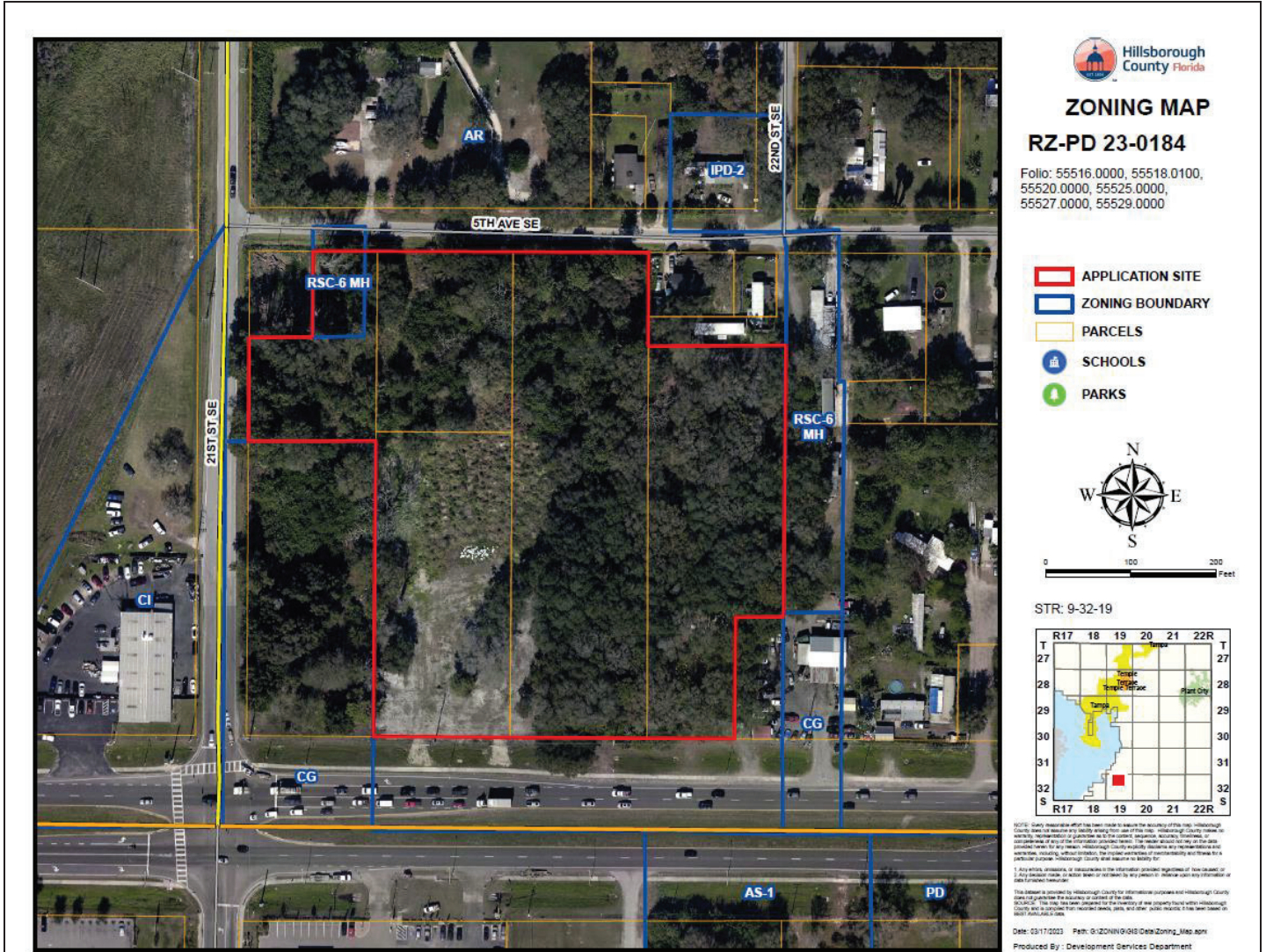
### 2.2 Future Land Use Map



Subject Site Future Land Use Category:	Suburban Mixed Use-6 (SMU-6)
Maximum Density/F.A.R.:	6.0 dwelling units/0.25 F.A.R.
Typical Uses:	Residential, suburban scale neighborhood commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed-use projects at appropriate locations. Neighborhood Commercial uses shall meet locational criteria or be part of larger mixed use planned development. Office uses are not subject to locational criteria.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



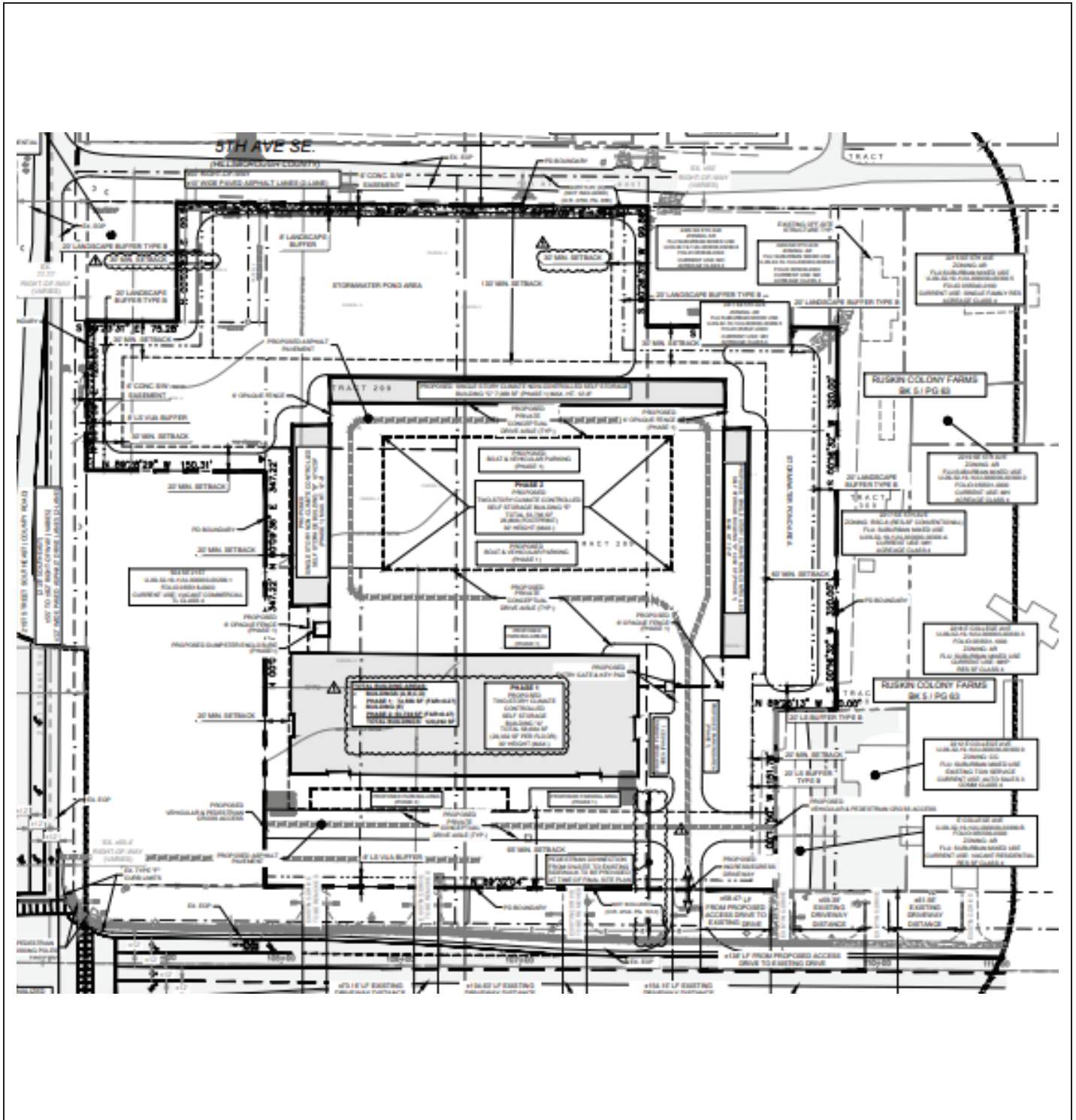
Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	AR	1 du/ 5 ga	Single-Family Residential/Agricultural	Single-Family Residential, Vacant
South	CG, AS-1	0.27 F.A.R., 1 du/ga	General Commercial, Office and Personal Services, Single-Family Residential	Commercial, Vacant
East	AR, RSC-6 (MH)	1 du/ 5 ga, 6 du/ga	Single-Family Residential (Conventional/Mobile Home)	Single-Family Residential
West	CI, AR, CG	0.30 F.A.R., 1 du/5 ga, 0.27 F.A.R.	Intensive Commercial, SFR, General Commercial	Commercial, Vacant, Vacant



## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.4 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.0 for full site plan)



**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
E College Ave	FDOT Principal Arterial - Urban	4 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
21st Street SE	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
5 <sup>th</sup> Ave SE	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

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

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	18	2	2
Proposed	187	12	19
Difference (+/-)	+169	+10	+17

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

**Connectivity and Cross Access**  Not applicable for this request

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

Notes:

**Design Exception/Administrative Variance**  Not applicable for this request

Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.

Notes:

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

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	No Wetlands Present
Natural Resources	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Check if Applicable: <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input checked="" type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
<b>Transportation</b> <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Staff Report.
<b>Service Area/ Water &amp; Wastewater</b> <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Hillsborough County School Board</b> Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Impact/Mobility Fees</b> Self-Storage/Mini-Warehouse (Per 1,000 s.f.)      59,044 sq ft    4,742 sq ft    7,068 sq ft    4,082 sq ft    53,736 sq ft Mobility: \$725      \$42,806.90    \$3,437.95    \$5,124.30    \$2,959.45    \$38,958.60 Fire: \$32            \$1,889.41    \$151.74    \$226.18    \$130.62    \$1,719.55 Total      Mobility: \$93,287.20 Fire: \$4,117.50				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
<b>Planning Commission</b> <input type="checkbox"/> Meets Locational Criteria <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

## **5.0 IMPLEMENTATION RECOMMENDATIONS**

### **5.1 Compatibility**

The approximate 6.35-acre property is comprised of six parcels. Folio 55520.0000 is a vacant parcel zoned RSC-6 (Residential – Single-Family Conventional with a Mobile Home Overlay). The rest of the parcels are vacant and zoned AR (Agricultural – Rural). The site is generally located 280 feet northeast from the intersection of East College Avenue and 21st Street Southeast. The applicant proposes to develop a Self-Storage & RV/Boat Storage facility in phases. The area consists mostly of single-family residential, agricultural, and commercial. To the north the subject property is adjacent to AR. To the south, the property is adjacent to CG and AS-1. To the east, the property is adjacent to AR and RSC-6 (MH). To the west, the property is adjacent to CI, AR, and CG.

The subject property is designated Suburban Mixed Use-6 (SMU-6) on the Future Land Use map. The Planning Commission finds the proposed use consistent with the Comprehensive Plan. The surrounding uses to the south and west at the intersection of East College Avenue and 21st Street SE are similar to the request; commercial. Also, East College Avenue is a principal arterial conducive to high levels of commercial traffic. Therefore, the rezoning of the subject parcel from RSC-6 and AR to PD with a Self-Storage & RV/Boat Storage facility use would be consistent with the existing zoning pattern of the area.

Based on the above considerations staff finds the requested PD zoning district compatible with the existing zoning and development pattern in the area.

### **5.2 Recommendation**

Approval, subject to proposed conditions.



**6.0 PROPOSED CONDITIONS**

**Requirements for Certification:**

- 1. Prior to PD site plan certification, the applicant shall revise the PD site plan to:
  - a. Add note on the site plan that states "Parking to be provided per LDC".
  - b. Add note on the site plan that states "Sidewalks to be provided per LDC".

**Approval** - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted July 5, 2023.

- 1. The project shall be limited to a Self-Storage & RV/Boat Storage facility.
- 2. Development shall be in compliance with the following:

**Required Buffers:**

- 8' VUA (North) - Rear
- 20' Type B (East) - Side
- 8' VUA (South) - E. College Ave.
- 8' VUA (West) – 21st St. SE

**Required Setbacks:**

- 30' (North, South, West) Frontage
- 0' (East)
- 10' For Dumpster Enclosures

**Minimum Setbacks:**

- North 130' Minimum (5th Ave)
- North 30' Minimum Setback (Non Roadway)
- South 65' Minimum (College Ave)
- West 20' Minimum Setback
- West 30' Minimum (21<sup>st</sup> SE)
- West 30' Minimum (AR Zoning)
- East 60' Minimum Setback (At Pond)
- East 30' Minimum Setback (AR Zoning)
- East 20' Minimum Setback (CG Zoning)
- Maximum building height: 30 feet


**Maximum Allowable F.A.R.: 0.50**

- 3. The following rules and design features shall apply to the southern, western and eastern building facades of Building A:
  - a. The building footprint shall have a horizontal shift of 2' minimum building articulation for a length of greater than 10% of wall length (refer to General Development Plan building footprint).
  - b. At least 15% of the horizontal length of each façade shall be comprised of the following design features; windows, shutters, transoms, awnings, doors, recessed entryways, porticos and/or pilasters. These design features may be functional, or "faux" and purely cosmetic in design. Horizontal banding and other predominately horizontal elements shall not contribute towards

satisfaction of this requirement.

- c. Decorative shutters, if provided, shall be made of wood, metal or copolymer material and shall not be scored into the stucco.
  - d. Building facades shall be clad in cement stucco bands, stucco, wood or vinyl slats, metal panels, metal siding or brick. Exterior finish materials may only be combined horizontally, with the visually heavier material below the lighter material. The relative visual weight of materials shall be in the following order (heaviest to lightest): stone, brick, stucco, metal, wood or vinyl slats. 2. The following rules and design features shall apply to the west side of Building B, north side of Building C, and east side of Building D: a. The building height shall be limited to a maximum of 12' 8". b. Façade shall include a vertical step in the outer wall via a raised parapet 50 feet on center; below each parapet, a complimentary color panel will be provided for visual relief.
4. All Type 'B' landscape buffers shall include 15-foot tree spacing instead of the code required 20 foot spacing.
  5. Building, parking, and stormwater areas shall be developed where generally depicted on the site plan.
  6. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
  7. 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.
  8. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the LDC regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

**Zoning Administrator Sign Off:**



J. Brian Grady  
Fri Jul 14 2023 13:33:35

**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.

## **B. HEARING SUMMARY**

This case was heard by the Hillsborough County Land Use Hearing Officer on July 24, 2022. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the petition.

### **Applicant**

Mr. Tyler Hudson spoke on behalf of the applicant. Mr. Hudson introduced the applicant's team and provided testimony as reflected in the hearing transcript, a copy of which is attached to and made a part of this recommendation.

Mr. Alex Schaler presented the rezoning request and provided testimony as reflected in the hearing transcript, a copy of which is attached to and made a part of this recommendation.

Mr. Stanley Bonilla stated he is a corporate representative of the applicant. Mr. Bonilla provided testimony related to the applicant and the proposed Planned Development, as reflected in the hearing transcript, a copy of which is attached to and made a part of this recommendation.

### **Development Services Department**

Mr. Chris Grandlienard, Hillsborough County Development Services Department, presented a summary of the findings and analysis as detailed in the staff report previously submitted to the record.

### **Planning Commission**

Ms. Andrea Papendrew, Hillsborough County City-County Planning Commission, presented a summary of the findings and analysis as detailed in the Planning Commission report previously submitted to the record.

### **Proponents**

The hearing officer asked whether there was anyone at the hearing in person or online to speak in support of the application. There were none.

### **Opponents**

The hearing officer asked whether there was anyone at the hearing in person or online to speak in opposition to the application. There were none.

### **Development Services Department**

Ms. Heinrich stated Development Services Department had nothing further.

### **Applicant Rebuttal**

Mr. Hudson stated the applicant had nothing further.

The hearing officer closed the hearing on RZ-PD 23-0184.



### **C. EVIDENCE SUBMITTED**

No additional documentary evidence was submitted to the record at the hearing.

### **D. FINDINGS OF FACT**

1. The Subject Property consists of six undeveloped folio parcels with a total of approximately 6.35 acres between 5th Avenue Southeast and College Avenue, east of 21st Street Southeast, in Ruskin.
2. The Subject Property is designated SMU-6 on the Future Land Use Map. Five of the Subject Property's folio parcels are zoned AR and one is zoned RSC-6/MH.
3. The Subject Property is in the Urban Services Area and is located within the boundaries of the Ruskin Community Plan and the Southshore Areawide Systems Plan.
4. The general area surrounding the Subject Property consists of a mix of residential and commercial uses. Adjacent properties include residential uses and an off-leash dog park to the north across 5th Avenue Southeast; a small undeveloped parcel zoned AR and owned by the dog park owner to the west, and a vacant parcel zoned CG to the west at the northeast corner of 21st Street and College Avenue; mobile home residential uses to the east; and an automotive business, strip commercial, and self-storage facility to the south across College Avenue.
5. The applicant is requesting to rezone the Subject Property to Planned Development to allow a self-storage facility and RV-Boat storage in phases.
6. The applicant is not requesting any PD variations or LDC waivers.
7. The applicant is requesting the maximum allowable Floor Area Ratio of 0.50 and has submitted enhanced site and design standards that include architectural features, and 15-foot tree spacing within the site's landscape buffers. Planning Commission staff found the proposed approval conditions meet the site and building enhancements required to qualify for the 0.50 FAR and are consistent with the policy direction of comprehensive plan Future Land Use Objective 8 and Policies 8.1 and 8.2. Staff further found the proposed setbacks, landscape buffers, and building placements are consistent with the comprehensive plan's neighborhood protection policies.
8. The applicant requested a waiver of Commercial Locational Criteria. Planning Commission staff found the waiver supportable based on the Subject Property's location at the College Avenue and 21st Street intersection, surrounding light and heavy commercial uses, the proposed use, buffering, and enhanced design standards.

9. Development Services Department staff found the proposed Planned Development rezoning compatible with the existing zoning and development pattern of the surrounding area and approvable, subject to conditions.
10. Planning Commission staff found the proposed rezoning would allow development that is compatible with the existing and planned development pattern in the surrounding area, and consistent with the Ruskin Community Plan, the Southshore Areawide Systems Plan, and with the Goals, Objectives, and Policies of the Comprehensive Plan for Unincorporated Hillsborough County.

#### **E. FINDINGS OF COMPLIANCE OR NON-COMPLIANCE WITH COMPREHENSIVE PLAN**

The record evidence demonstrates the proposed rezoning request is in compliance with and furthers the intent of the Goals, Objectives, and Policies of Unincorporated Hillsborough County Comprehensive Plan.

#### **F. CONCLUSIONS OF LAW**

A development order is consistent with the comprehensive plan if “the land uses, densities or intensities, and other aspects of development permitted by such order...are compatible with and further the objectives, policies, land uses, and densities or intensities in the comprehensive plan and if it meets all other criteria enumerated by the local government.” § 163.3194(3)(a), Fla. Stat. (2020). Based on the evidence and testimony submitted in the record and at the hearing, including reports and testimony of Development Services Staff and Planning Commission staff, applicant’s testimony and evidence, there is substantial competent evidence demonstrating the requested Planned Development rezoning is consistent with the Unincorporated Hillsborough County Comprehensive Plan, and does comply with the applicable requirements of the Hillsborough County Land Development Code.

#### **G. SUMMARY**

The applicant is requesting to rezone the Subject Property to Planned Development to allow a self-storage facility and RV-Boat storage in phases. The applicant is not requesting any PD variations or LDC waivers.

The applicant is requesting the maximum allowable Floor Area Ratio of 0.50 and has submitted enhanced site and design standards that include architectural features, and 15-foot tree spacing within the site’s landscape buffers. The applicant requested a waiver of Commercial Locational Criteria.

### H. RECOMMENDATION

Based on the foregoing Findings of Fact and Conclusions of Law, this recommendation is for **APPROVAL** of the Planned Development rezoning request, subject to the conditions set out in the Development Services Department staff report based on the applicant's general site plan submitted July 5, 2023.

*Pamela Jo Hatley*  
Pamela Jo Hatley PhD, JD  
Land Use Hearing Officer

August 14, 2023  
Date:

HILLSBOROUGH COUNTY, FLORIDA  
BOARD OF COUNTY COMMISSIONERS

-----X  
                                  )  
IN RE:                          )  
                                  )  
ZONE HEARING MASTER          )  
HEARINGS                      )  
                                  )  
-----X

ZONING HEARING MASTER HEARING  
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE:                  PAMELA JO HATLEY  
                                  Land Use Hearing Master

DATE:                  Monday, July 24,  
                                  2023

TIME:                                  Commencing at 6:00  
                                  p.m.  
                                  Concluding at 9:30 p.m.

Reported via Cisco Webex Videoconference by:  
Samantha Kozlowski, Digital Reporter



1 MS. HEINRICH: Our next item is D.5, PD Application  
2 23-0184. This is a request for rezoning from RC-6 and AR to PD.  
3 Chris Grandlienard with Development Services will provide Staff  
4 findings after the applicant's presentation.

5 MR. HUDSON: Good evening Madam Hearing Master. My  
6 name is Tyler Hudson. My address is 400 North Ashley Drive.  
7 I'm here on behalf of Safeguard Self-Storage. And with me here  
8 this evening is Stan Bonilla from Safeguard, who will speak  
9 shortly. Also joined by a suite of experts who have worked very  
10 hard on this application. Our civil engineer is

11 Campo Engineering. Our traffic planner is Palm Traffic. And  
12 our general contractor and planner is Mike Carter Construction.

13 We worked very long and very hard with Staff to make  
14 this presentation relatively short. And I'd like my colleague  
15 Alex Schaler to come up and walk through the application. Thank  
16 you.

17 HEARING MASTER: Thank you.

18 MR. SCHALER: Good evening. Alex Schaler, 400 North  
19 Ashley Drive for the record.

20 This site is located in the northeast corner of 21st  
21 Street SE and East College Avenue. It's about 6.35 acres. As  
22 you can see, it's mostly bordered by right-of-way, 5th Ave SE is  
23 also located to the north. This is a larger assemblage. It's  
24 six different parcels that's make up the -- the land within the  
25 site. And as you can see on the screen here, to the north

1 there's some residential single-family homes. There's some  
2 mobile homes to the northeast corner. But as you progress south  
3 along the eastern property line closer to College Avenue,  
4 there's some commercial uses. There's a commercial use as you  
5 can see directly across from the 21st Street SE. And I'd like  
6 to note that just -- just south of -- of where this photo cuts  
7 off, there is also another mini warehousing facility as well  
8 over there on the other side of East College Avenue.

9           So the PD that we have before you night, it's -- it's  
10 a two phase proposal. The phases function relatively almost  
11 identically similar. There's just one difference and that's  
12 that the first phase there's an outdoor boat in our storage  
13 component. That's shown highlighted in that yellow area. It  
14 complies with Section 6.11.60. It's completely shielded from  
15 the external portions of the site. There's four buildings  
16 proposed in phase one. There's Building A, that's the main  
17 facility closest to College Avenue. That's about 58,000 square  
18 feet. But has a two story climate controlled building. The  
19 other three buildings shown surrounding the outdoor storage area  
20 are the traditional storage facilities and those are much  
21 smaller in massing and square footage as well.

22           And then we have the storm water retention proposed to  
23 the north and to the east. This was done intentionally as a  
24 separate buffering technique. And I'll get into that a little  
25 bit later in detail and in the compatibility section of our

1 presentation.

2           So again, phase two very similar to phase one. The  
3 functionality there's that single access point off of College  
4 Avenue to the south. As you can see, that portion I had shaded  
5 in yellow on the previous slide is now shown in gray. That's  
6 Building E, that'll be 54,000 square feet. And it's very  
7 similar to Building A, two-story climate controlled facility.

8           This is a rendering of the proposal. This is phase  
9 one showing the outdoor boat in our V storage, completely  
10 internal to the site. You can see the storm water retention  
11 areas that I mentioned and -- and I would like to note that you  
12 know, as you can see in this photo, I mean most of these -- all  
13 of the buildings are pretty removed from the surrounding  
14 property lines and that was also done intentionally, as well.

15           So this is in the SMU-6 Future Land Use Category.  
16 SMU-6 has a maximum FAR of -- or maximum standard FAR of 0.25.  
17 However, for light industrial uses, you're able to obtain an  
18 additional 0.25 to bring the maximum permissible FAR to 0.5.  
19 However that 0.25 additional is -- is not a given. It's  
20 something that is based on developer commitments and specific  
21 site design and as Tyler mentioned earlier, we worked really,  
22 really hard with Planning Commission to make sure that what we  
23 proposed was something that would meet that -- their standards  
24 for that additional FAR bump as well as compatibility.

25           So most of our proposed commitments are related to an

1 enhanced building design. That was something that they had  
2 requested. I won't get into the specific details of these  
3 conditions. They've been included in the applications, so  
4 they're already in the record, but it includes horizontal  
5 building shift, transparency, specific materials, the  
6 orientation of these materials on the building and then we also  
7 have a separate component related to buffering. All of our  
8 Type B landscape buffers on the site will include trees planted  
9 at 15 feet on center in lieu of the code required standard 20.  
10 This is to provide a denser tree canopy and again enhancing  
11 buffering from those surrounding residential areas.

12           So that leads me into compatibility. I just wanted  
13 to -- to touch on some of the points that I've -- I've  
14 referenced throughout the presentation, those storm water ponds  
15 located to the north and to the east, the enhanced Type B  
16 buffers, which are not shown on the rendering, but they are  
17 listed on the site plan and -- and the conditions of approval.  
18 And we have a minimum 30-foot building setback. That's in that  
19 pinch point in the northeast corner. That -- that's the lowest  
20 building setback that we have adjacent to residential throughout  
21 the site. There's a 60-foot building setback to the east, 120  
22 feet to the north. All of these buildings have a maximum  
23 height. The traditional storage buildings have a traditional  
24 height of about 12 feet eight inches.

25           So as you can see, in terms of massing, they're very,



1 very compatible to to the surrounding area. And we are not  
2 requesting a waiver to the two to one ratio for height setback,  
3 we're -- we're completely compliant with that.

4 As Tyler mentioned earlier as well, we are proud to  
5 have Staff's support with this application, development Services  
6 and found this application approvable. We have a consistency  
7 finding from the Planning Commission. No objections from  
8 transportation or any of the other reviewing departments as  
9 well.

10 And with that, I will bring up Steve Bonilla and have  
11 him talk a little bit about Safeguard and some of the work that  
12 they've done previously in the county.

13 MR. BONILLA: Thank you very much, Alex. And thank  
14 you all for having us here. And thank you for the team that  
15 helped put this together. We've worked very hard with Staff and  
16 with the team. This will be our eighth property in the Tampa  
17 MSA.

18 HEARING MASTER: Before you go on, could I ask you  
19 please name and address for the record?

20 MR. BONILLA: Yes.

21 HEARING MASTER: Thank you.

22 MR. BONILLA: My name is Stanley Bonilla. I'm the  
23 executive vice president for Safeguard Self-Storage. My address  
24 is 1522 Old Country Road, Plainview, New York. I came down for  
25 the week, brought my family with me for vacation. So thank you

1 for having me.

2           Okay. Safeguard Self-Storage, why am I here?

3 Safeguard has 80 property -- about 84 properties nationally. 26  
4 of them are here in the State of Florida. A few years ago, we  
5 made the decision to grow in the great part of town over here,  
6 the Tampa MSA. We've built seven properties here, actually,  
7 built six properties and bought one property inside Citrus Park.  
8 We were before you twice before for phase one and phase two of  
9 our Seffner store. It looks very much like this property.  
10 Something that we tried to do and we did very well in Seffner is  
11 work with the community, work with the County, work with our  
12 neighbors to build a property that serves our neighbors. We're  
13 very proud that when we go into a community, that we are the  
14 best in service and best in class in that community. That's the  
15 reputation that we've built and that's what we look to continue  
16 here in Ruskin.

17           We also -- hopefully we'll be before you one more time  
18 with another property in a few months, but I'll -- I'll leave  
19 that preview for the next one.

20           Any questions, we'll be here for you.

21           HEARING MASTER: All right. Thank you very much.

22           Okay. Development Services.

23           MR. GRANDLIENARD: Good evening. Chris Grandlienard  
24 again, Development Services, here to present PD 23-0184.

25           The approximate 6.35 acre property is comprised of six

1 parcels, folio 55520 is a vacant parcel zoned RSC-6 with a  
2 mobile home overlay. The rest of the parcels are vacant and  
3 zoned AR agricultural rural. The site is generally located 280  
4 feet northeast from the intersection of East College Avenue and  
5 21st Street SE. The applicant proposes to develop a  
6 self-storage and RV boat storage facility in phases.

7           The area consists mostly of single-family residential,  
8 agricultural and commercial. To the north of the subject  
9 property is adjacent to AR. To the south, the property adjacent  
10 to CG and AS-1. To the east, the property is adjacent to AR and  
11 RSC-6. And to the west, the property is adjacent to commercial  
12 intensive agricultural, rural and commercial general.

13           The subject property is designated Suburban Mixed Use  
14 Six on the Future Land Use Map. The Planning Commission finds  
15 the proposed use consistent with the Comp Plan. The surrounding  
16 uses to the south and west at the intersection of East College  
17 avenue and 21st Street SE are similar to the request, which is  
18 commercial. Also East College Avenue is a principal arterial  
19 conducive to high levels of commercial traffic. Therefore, the  
20 rezoning to the subject parcel from RSC-6 and AR to PD with a  
21 self-storage and RV boat storage facility use would be  
22 consistent with the existing zoning pattern of the area.

23           Based on the suburban mixed use, Future Land Use  
24 classification, the surrounding zoning and development pattern  
25 and the proposed uses, the plan -- Plan Development District

1 Staff finds the request approvable subject to proposed  
2 conditions.

3 That concludes my report. I'm glad to answer any  
4 questions you might have.

5 HEARING MASTER: Thank you. No questions for you.

6 MR. GRANDLIENARD: Thank you.

7 HEARING MASTER: Planning commission.

8 MS. PAPANDREW: Andrea Papandrew, Planning Commission  
9 Staff.

10 Planning Commission Staff's review was based on  
11 application materials submitted on or before July 12th, which is  
12 our legally mandated filing deadline per the Land Development  
13 Code. So anything submitted into OPTIX after that date was not  
14 taken into consideration by Staff.

15 After discussions with Development Services,  
16 Planning Commission Staff was told that the 20% waiver for open  
17 storage was not needed as it does not (indiscernible) for the  
18 suburban mixed six Future Land Use Category.

19 So the site is in the suburban mixed use six Future  
20 Land Use Category and within the Ruskin Community Plan and the  
21 South Shore Area Wide Systems Plan. The site is compatible with  
22 Objective 1 and Policy 1.4 on compatibility with the surrounding  
23 neighborhood and uses. The site is located adjacent to the  
24 intersection of 21st Street SE and East College Avenue, where  
25 there are several other light heavy commercial uses. The



1 applicants also proposing access on the south end to help  
2 protect the single-family uses north and east of the site.

3           The applicant has requested the maximum allowable FAR  
4 of 0.5 for light industrial uses, which is allowed as long as  
5 there are enhanced site and building design standards. Per the  
6 conditions of approval, these standards do include cosmetic  
7 designs on the southern, eastern and western building facades  
8 and those have already been in the Planning Commission Report  
9 and stated by the applicant. So I'm not going to read those  
10 back into the record.

11           The proposed rezoning is consistent with Objective 16  
12 and its policies on establishing the need to protect existing  
13 neighborhoods and communities. The site plan does have storm  
14 water ponds on the north and east sides and enhanced setbacks on  
15 the north and east. And the phase one was going to orient the  
16 buildings around the proposed vehicle storage. All these  
17 measures will ensure compatibility with the single-family uses  
18 directly north and east.

19           During phase two, the vehicular storage area will be  
20 replaced by a fifth mini storage building. The site does not  
21 meet commercial locational criteria and a waiver was submitted.  
22 Applicant indicates that the Future Land Use designation permits  
23 the use of commercial uses as part of its mixed use nature. The  
24 waiver also establishes that the proposed use is suitable for  
25 East College Avenue, as it is a heavily traveled roadway.

1           The use generates an inherently low number of daily  
2 trips as opposed to more intensive commercial uses. Planning  
3 Commission Staff have reviewed this commercial locational  
4 criteria waiver and find the request was supportable as the site  
5 is surrounded by several other light commercial and heavy  
6 commercial uses. And the proposed use, buffering site location  
7 and enhanced design standards make this proposal suitable.

8           The site is located within the limits of the South  
9 Shore Area Wide Systems Plan, which seeks to pursue economic  
10 development activities by identifying lands available for  
11 commercial industrial development. And the plan also recognizes  
12 preferred development patterns. It also meets the intent of  
13 Goal 7 of the Ruskin Community Plan, which encourages commercial  
14 uses along East College Avenue, east of 21st Street.

15           Based on this, Planning Commission Staff finds the  
16 proposed major modification consistent with the Unincorporated  
17 Hillsborough County Comprehensive Plan, subject to the  
18 conditions proposed by the Development Services Department.

19           HEARING MASTER: Thank you. All right.

20           Is there anyone here or online who wishes to speak in  
21 support of this application? I do not hear anyone.

22           Is there anyone here or online who wishes to speak in  
23 opposition to this application? All right. I do not hear  
24 anyone.

25           Back to Development Services.

1 MS. HEINRICH: Nothing further, ma'am.

2 HEARING MASTER: All right. Thank you. Applicant.

3 Okay. Thank you.

4 This closing the hearing on Rezoning PD 23-0184.

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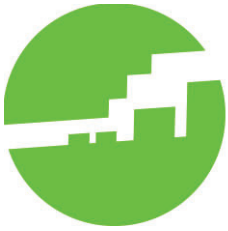
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**Hillsborough County  
City-County  
Planning Commission**

<b>Unincorporated Hillsborough County Rezoning</b>	
<b>Hearing Date:</b> July 24, 2023  <b>Report Prepared:</b> July 12, 2023	<b>Petition: PD 23-0184</b>  <b>Folios: 55520.0000, 55518.0100, 55527.0000, 55525.0000, 55516.0000 &amp; 55529.0000</b>  North of East College Avenue, east of 21 <sup>st</sup> Street Southeast and south of 5 <sup>th</sup> Avenue Southeast
<b>Summary Data:</b>	
<b>Comprehensive Plan Finding</b>	<b>CONSISTENT</b>
<b>Adopted Future Land Use</b>	<b>Suburban Mixed Use-6 (6 du/ga; 0.5 FAR for light industrial uses)</b>
<b>Service Area</b>	<b>Urban</b>
<b>Community Plan</b>	<b>Southshore Areawide Systems &amp; Ruskin</b>
<b>Request</b>	Rezoning from Agricultural Rural (AR) and Residential Single Family Conventional (RSC-6) to a Planned Development (PD) for a two-phased outdoor storage and mini-warehouse development
<b>Parcel Size</b>	6.35 ± acres (276,606 sq. ft.)
<b>Street Functional Classification</b>	East College Avenue – <b>State Arterial</b> 21 <sup>st</sup> Street Southeast – <b>County Collector</b> 5 <sup>th</sup> Avenue Southeast – <b>Local</b>
<b>Locational Criteria</b>	Does not meet; waiver submitted
<b>Evacuation Zone</b>	D & E





## Context

- The 6.35 ± acre subject property is located directly north of East College Avenue, east of 21<sup>st</sup> Street Southeast and south of 5<sup>th</sup> Avenue Southeast.
- The property is located within the Urban Service Area (USA) and within the Southshore Areawide Systems Plan and the Ruskin Community Plan.
- The subject property is located within the Suburban Mixed Use -6 (SMU-6) Future Land Use category, which can be considered for a maximum density of 6 dwelling unit per gross acre and a maximum intensity of 0.25 Floor Area Ratio (FAR) for suburban scale neighborhood commercial free-standing projects. Office uses, research corporate park uses, light industrial multi-purpose and mixed-use projects may be permitted for a maximum 0.35 FAR and light industrial uses may achieve a 0.50 FAR. The SMU-6 Future Land Use category is intended for areas that are urban and suburban in their intensity and uses. Typical uses include residential, suburban scale neighborhood commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed-use projects at appropriate locations. Neighborhood Commercial uses shall meet locational criteria or be part of larger mixed use planned development. Office uses are not subject to locational criteria.
- SMU-6 surrounds the subject site on all sides. There is a pocket of Public/Quasi-Public (P/Q-P) further north. Residential-6 (RES-6) extends further northwest. Residential-4 (RES-4) extends further south.
- The subject site is currently vacant. Heavy and light commercial uses are located to the west and south of the subject site and primarily surround the intersection of East College Avenue and 21<sup>st</sup> Street Southeast. Single family, mobile home, vacant and public institutional uses extend to the north and east of the subject site, with one notable property that utilizes heavy commercial uses directly to the southeast. Further east are additional heavy and light commercial uses. Further west, there are vacant, single family, mobile home and two-family uses. Further south, there are additional single family, vacant and public institutional uses. The surrounding area of the 21<sup>st</sup> Street Southeast and East College Avenue intersection is primarily commercial in nature and contains single-family residential uses that extend further outwards in all directions.
- The subject site is currently zoned as Agricultural Rural (AR) and Residential Single Family Conventional (RSC-6). AR and Interstate Planned Development (IPD-2) extend north. AR, RSC-6, Commercial General (CG), and Commercial Neighborhood (CN) zoning are interspersed east of the subject site. CG, Planned Development (PD), RSC-6 and Agricultural Single Family (AS-1) zoning are located south of the subject site across East College Avenue. CG, CN, AS-1, PD, and AR zoning extend southwest of the subject site as well.
- The applicant is requesting to rezone the subject site from Agricultural Rural (AR) and Residential Single Family Conventional (RSC-6) to a Planned Development (PD) for a two-phased outdoor storage and mini-warehouse development. The applicant has requested the maximum allowable FAR of 0.5 for the proposed development. The proposed total square footage is 128,292 square feet.

**Compliance with Comprehensive Plan:**

The following Goals, Objectives and Policies apply to this rezoning request and are used as a basis for a consistency finding.

**FUTURE LAND USE ELEMENT**

***Urban Service Area (USA)***

**Objective 1:** Hillsborough County shall pro-actively direct new growth into the urban service area with the goal that at least 80% of all population growth will occur within the USA during the planning horizon of this Plan. Within the Urban Service Area, Hillsborough County will not impede agriculture. Building permit activity and other similar measures will be used to evaluate this objective.

**Policy 1.4:** Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor, and architecture. Compatibility does not mean “the same as.” Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.

**Relationship to the Concept Plan**

**Objective 6:** The concept plan is the overall, conceptual basis for the long range, Comprehensive Plan, and all plan amendments must be consistent with, and further the intent of the concept plan, which advocates focused clusters of growth connected by corridors that efficiently move goods and people between each of the activity centers.

**Policy 6.1:** All plan amendments and rezoning staff reports shall contain a section that explains how said report(s) are consistent with, and further, the intent of the concept plan and the Future of Hillsborough Comprehensive Plan.

**Relationship to the Future Land Use Map**

**Objective 7:** The Future Land Use Map is a graphic illustration of the county’s policies governing the determination of its pattern of development in the unincorporated areas of Hillsborough County through the year 2025.

**Policy 7.1:** The Future Land Use Map shall be used to make an initial determination regarding the permissible locations for various land uses and the maximum possible levels of residential densities and/or non-residential intensities, subject to any special density provisions, locational criteria and exceptions of the Future Land Use Element text.

**Land Use Categories**

**Objective 8:** The Future Land Use Map will include Land Use Categories which outline the maximum level of intensity or density and range of permitted land uses allowed and planned for an area. A table of the land use categories and description of each category can be found in Appendix A.

**Policy 8.1:** *The character of each land use category is defined by building type, residential density, functional use, and the physical composition of the land. The integration of these factors sets the general atmosphere and character of each land use category. Each category has a range of potentially permissible uses which are not exhaustive but are intended to be illustrative of the character of uses permitted within the land use designation. Not all of those potential uses are routinely acceptable anywhere within that land use category.*

**Policy 8.2:** *Each potential use must be evaluated for compliance with the goals, objectives, and policies of the Future Land Use Element and with applicable development regulations.*

### **Relationship to Land Development Regulations**

**Objective 9:** *All existing and future land development regulations shall be made consistent with the Comprehensive Plan, and all development approvals shall be consistent with those development regulations as per the timeframe provided for within Chapter 163, Florida Statutes. Whenever feasible and consistent with Comprehensive Plan policies, land development regulations shall be designed to provide flexible, alternative solutions to problems.*

**Policy 9.1:** *Each land use plan category shall have a set of zoning districts that may be permitted within that land use plan category, and development shall not be approved for zoning that is inconsistent with the plan.*

**Policy 9.2:** *Developments must meet or exceed the requirements of all land development regulations as established and adopted by Hillsborough County, the state of Florida and the federal government unless such requirements have been previously waived by those governmental bodies.*

### **Neighborhood/Community Development**

**Objective 16: Neighborhood Protection** *The neighborhood is the functional unit of community development. There is a need to protect existing, neighborhoods and communities and those that will emerge in the future. To preserve, protect, and enhance neighborhoods and communities, all new development must conform to the following policies.*

**Policy 16.1:** *Established and planned neighborhoods and communities shall be protected by restricting incompatible land uses through mechanisms such as:*

- *locational criteria for the placement of non-residential uses as identified in this Plan,*
- *limiting commercial development in residential land use categories to neighborhood scale;*
- *requiring buffer areas and screening devices between unlike land uses;*

**Policy 16.2:** *Gradual transitions of intensities between different land uses shall be provided for as new development is proposed and approved, through the use of professional site planning, buffering and screening techniques and control of specific land uses.*

**Policy 16.3:** *Development and redevelopment shall be integrated with the adjacent land uses through:*

- *the creation of like uses; or*
- *creation of complementary uses; or*
- *mitigation of adverse impacts; and*
- *transportation/pedestrian connections*

**Policy 16.5:** Development of higher intensity non-residential land uses that are adjacent to established neighborhoods shall be restricted to collectors and arterials and to locations external to established and developing neighborhoods.

### **Commercial-Locational Criteria**

**Objective 22:** To avoid strip commercial development, locational criteria for neighborhood serving commercial uses shall be implemented to scale new commercial development consistent with the character of the areas and to the availability of public facilities and the market.

**Policy 22.2:** The maximum amount of neighborhood-serving commercial uses permitted in an area shall be consistent with the locational criteria outlined in the table and diagram below. The table identifies the intersection nodes that may be considered for non-residential uses. The locational criteria is based on the land use category of the property and the classification of the intersection of roadways as shown on the adopted Highway Cost Affordable Long Range Transportation Plan. The maximums stated in the table/diagram may not always be achieved, subject to FAR limitations and short-range roadway improvements as well as other factors such as land use compatibility and environmental features of the site.

In the review of development applications consideration shall also be given to the present and short-range configuration of the roadways involved. The five year transportation Capital Improvement Program, MPO Transportation Improvement Program or Long Range Transportation Needs Plan shall be used as a guide to phase the development to coincide with the ultimate roadway size as shown on the adopted Long Range Transportation Plan.

**Policy 22.8:** The Board of County Commissioners may grant a waiver to the intersection criteria for the location of commercial uses outlined in Policy 22.2. The waiver would be based on the compatibility of the use with the surrounding area and would require a recommendation by the Planning Commission staff. Unique circumstances and specific findings should be identified by the staff or the Board of County Commissioners which would support granting a waiver to this section of the Plan. The Board of County Commissioners may reverse or affirm the Planning Commission staff's recommendation through their normal review of rezoning petitions. The waiver can only be related to the location of the neighborhood serving commercial or agriculturally oriented community serving commercial zoning or development. The square footage requirement of the plan cannot be waived.

### **Community Design Component**

#### **5.0 Neighborhood Level Design**

##### **5.1 COMPATIBILITY**

**GOAL 12:** Design neighborhoods which are related to the predominant character of the surroundings.

**OBJECTIVE 12-1:** New developments should recognize the existing community and be designed in a way that is compatible (as defined in FLUE policy 1.4) with the established character of the surrounding neighborhood.

**Policy 12-1.2:** Walls and buffering used to separate new development from the existing, lower density community should be designed in a style compatible with the community and should

allow pedestrian penetration. In rural areas, perimeter walls are discouraged and buffering with berms and landscaping are strongly encouraged.

**Policy 12-1.4:** Compatibility may be achieved through the utilization of site design techniques including but not limited to transitions in uses, buffering, setbacks, open space and graduated height restrictions, to affect elements such as height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture.

## **LIVABLE COMMUNITIES ELEMENT: Southshore Areawide Systems Community Plan**

### **Economic Development Objective**

The SouthShore community encourages activities that benefits residents, employers, employees, entrepreneurs, and businesses that will enhance economic prosperity and improve quality of life.

**The community desires to pursue economic development activities in the following areas:**

#### **1. Land Use/ Transportation**

- a. Analyze, identify and market lands that are available for economic development, including: residential, commercial, office, industrial, agricultural (i.e., lands that already have development orders or lands that are not developable.)
- b. Recognize preferred development patterns as described in individual community plans, and implement the communities' desires to the greatest extent possible (including codification into the land development code). I.e., activity center, compatibility, design and form, pedestrian and bicycle/trail connectivity.

## **LIVABLE COMMUNITIES ELEMENT: Ruskin Community Plan**

**Goal 7: College Avenue – Ensure that development along College Avenue enhances the appearance of Ruskin, avoids strip commercial patterns, and is compatible with the revitalization of downtown Ruskin.**

*Strategies:*

- Implement the College Avenue Retail Development Guidelines.
- Locate new uses along College Avenue in the following manner:
  - Commercial, office and residential uses from the intersection of 21st Street and College Avenue to the eastern boundary of the Community Plan area.

### **Staff Analysis of Goals, Objectives and Policies:**

The 6.35 ± acre subject property is located north of East College Avenue, east of 21<sup>st</sup> street southeast and south of 5<sup>th</sup> Avenue East. The property is located within the Urban Service Area (USA) and within the Southshore Areawide Systems Plan and Ruskin Community Plan. The applicant is requesting a rezoning from Agricultural Rural (AR) and Residential Single Family Conventional (RSC-6) to a Planned Development (PD) for a two-phased outdoor storage and mini-warehouse development.

The subject site is within the Suburban Mixed Use-6 (SMU-6) Future Land Use category and the applicant has requested the maximum allowable FAR of 0.50, which is typically reserved for light industrial uses. Mini storage and outdoor storage are not purely



commercial in nature, but they also do not fully qualify as light industrial uses either. Therefore, to provide flexibility, the Planning Commission has traditionally allowed applicants to utilize the 0.50 FAR available for light industrial uses in the SMU-6 Future Land Use category as long as enhanced site and building design standards are included and committed to as part of the application and Conditions of Approval.

The proposed rezoning is compatible with Future Land Use Element (FLUE) Objective 1 and Policy 1.4 as it refers to compatibility with the surrounding neighborhood and uses. This policy defines compatibility as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean “the same as.” Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development. The subject site is located adjacent to the intersection of 21<sup>st</sup> Street Southeast and East College Avenue, where there are several other light and heavy commercial uses. Access will be provided on the south end of the subject site directly to and from East College Avenue, which will help protect the single family uses located north and east from adverse impacts.

The Future Land Use Map (FLUM) establishes the maximum levels of densities and intensities for the SMU-6 category. Per FLUE Policy 8.1, each category has a range of potentially permissible uses which are non-exhaustive but are also not intended to be illustrative of the character of uses permitted within the land use designation. The SMU-6 category is intended for areas that are urban and suburban in intensity and density and allows for a range of commercial and light industrial uses. The proposed mini storage and vehicular storage development is consistent with these allowable uses. The applicant has requested the maximum allowable FAR of 0.50 (or 138,303 square feet) and has submitted enhanced site and design standards as part of the request. Per the Conditions of Approval, these standards include cosmetic designs on the southern, western, and eastern building facades of Building A and require at least 15% of the horizontal length of each façade to be comprised of the following design features: windows, shutters, transoms, awnings, doors, recessed entryways, porticos and/or pilasters. The design features may be functional, or “faux” and purely cosmetic in design. Similar standards have been proposed for the western side of Building B, north side of Building C, and east side of Building D. Each of these buildings shall be limited to a maximum height of 12’8” and their façades shall include a vertical step in the outer wall via a raised parapet located 50 feet on center. Below each parapet, a complimentary color panel will be provided for visual relief. The applicant has also agreed to implement 15-foot tree spacing within all of the site’s Type “B” landscape buffers. This surpasses the standard 20-foot requirement. The proposed site plan proposes a maximum total of 128,292 square feet of development, which is within the limits of the requested 0.50 FAR. Additionally, the proposed list of conditions meet the site and building enhancements needed to qualify for the 0.50 FAR and are consistent with the policy direction established by FLUE Objective 8 and Policies 8.1 and 8.2.

According to FLUE Objective 9 and Policy 9.2, all development proposals must meet or exceed all local, state and federal land development regulations. At the time of uploading this report, Transportation comments were not yet available and thus were not taken into consideration for analysis of this request.

The proposed rezoning is consistent with FLUE Objective 16, Policy 16.1, Policy 16.2, Policy 16.3, and Policy 16.5, which establish the need to protect existing neighborhoods and communities. The site plan uploaded on July 5<sup>th</sup>, 2023, shows stormwater pond areas on the north and east sides of the subject site as well as a 130-foot setback to the north and a 60-foot setback to the east. Additionally, Phase I of the project will orient Buildings A, B, C, and D around the proposed vehicular storage in the middle of the site. These measures will help ensure compatibility with the single family uses located directly north and east of the subject site. During Phase II, the vehicular storage area will be replaced by a fifth mini storage building, designated as Building E, on the site plan. The enhanced landscape buffers along the west, north, east, and south ends of the subject site will also allow the proposed development to be built in a manner that is reflective of the surrounding area. Overall, the proposed setbacks, landscape buffers, and building placements are consistent with the aforementioned neighborhood protection policies of the Future Land Use Element.

A Commercial Locational Criteria (CLC) waiver request was submitted on May 23<sup>rd</sup>, 2023. The applicant indicates that the SMU-6 Future Land Use designation permits the use of commercial uses as part of its mixed-use nature. The waiver request asserts that the proposed development is suitable for East College Avenue, as this is a heavily traveled arterial roadway. Additionally, the proposed use generates an inherently low number of daily trips in comparison to other, more intense, commercial uses. Planning Commission staff have reviewed the CLC waiver request and find the request supportable. The subject site is located at the intersection of East College Avenue and 21<sup>st</sup> Street Southeast which is surrounding by several other light commercial and heavy commercial uses to the northwest, southwest and southeast. The proposed use, buffering, site location and enhanced design standards make this proposal suitable for a waiver to CLC. Additionally, the Ruskin Community Plan prioritizes the area east of 21<sup>st</sup> street for commercial, office and residential uses. The proposed mini storage and vehicular storage development is consistent with this goal. Planning Commission staff find that the waiver request for CLC is supportable.

Goal 12 and Objective 12-1 of the Community Design Component (CDC) establish compatibility guidelines to ensure that new developments recognize existing surrounding communities. The proposed development includes several techniques that are aimed at ensuring compatibility with the surrounding area, including building placement, setbacks, buffers, and enhanced site and design standards. These standards are aligned with CDC Policies 12-1.2 and 12-1.4 and are therefore consistent with the policy direction established by the CDC.

The subject site is located within the limits of the SouthShore Areawide Systems Plan. The SouthShore area seeks to pursue economic development activities by identifying lands that are available for commercial and industrial development. The plan also seeks to recognize preferred development patterns as described in individual community plans. This applies to the subject site, as it is also located within the limits of the Ruskin Community Plan. As previously mentioned, Goal 7 of the Ruskin Community Plan encourages commercial uses along East College Avenue, east of 21<sup>st</sup> street. The proposed use and site location are within the boundaries of this goal and are therefore consistent with each of the community plans.

Overall, the proposed rezoning would allow for development that is consistent with the Goals, Objectives and Policies of the *Comprehensive Plan for Unincorporated*

***Hillsborough County*** and is compatible with the existing and planned development pattern found in the surrounding area.

**Recommendation**

Based upon the above considerations, the Planning Commission staff finds the proposed Major Modification **CONSISTENT** with the *Unincorporated Hillsborough* Comprehensive, subject to the conditions proposed by the Development Services Department.

# HILLSBOROUGH COUNTY FUTURE LAND USE RZ PD 23-0184

\*All other values\*

**Rezonings**

**STATUS**

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

Tampa Service

Urban Service

Shoreline

County Boundary

Jurisdiction Boundary

Reads

Parcels

WATER NATURAL LULC, Wet Poly

AGRICULTURAL/MINING-120 (.25 FAR)

PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)

AGRICULTURAL-RURAL-1/10 (.25 FAR)

AGRICULTURAL-RURAL-1/5 (.25 FAR)

AGRICULTURAL-ESTATE-1/2.5 (.25 FAR)

RESIDENTIAL-1 (.25 FAR)

RESIDENTIAL-2 (.25 FAR)

RESIDENTIAL PLANNED-2 (.35 FAR)

RESIDENTIAL-4 (.25 FAR)

RESIDENTIAL-6 (.25 FAR)

RESIDENTIAL-9 (.35 FAR)

RESIDENTIAL-12 (.35 FAR)

RESIDENTIAL-16 (.35 FAR)

RESIDENTIAL-20 (.35 FAR)

RESIDENTIAL-35 (1.0 FAR)

NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)

SUBURBAN MIXED USE-6 (.35 FAR)

COMMUNITY MIXED USE-12 (.50 FAR)

URBAN MIXED USE-20 (1.0 FAR)

REGIONAL MIXED USE-35 (2.0 FAR)

OC-20

RESEARCH CORPORATE PARK (1.0 FAR)

ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)

LIGHT INDUSTRIAL PLANNED (.50 FAR)

LIGHT INDUSTRIAL (.50 FAR)

HEAVY INDUSTRIAL (.50 FAR)

PUBLIC/QUASIPUBLIC

NATURAL PRESERVATION

WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)

CITRUS PARK VILLAGE

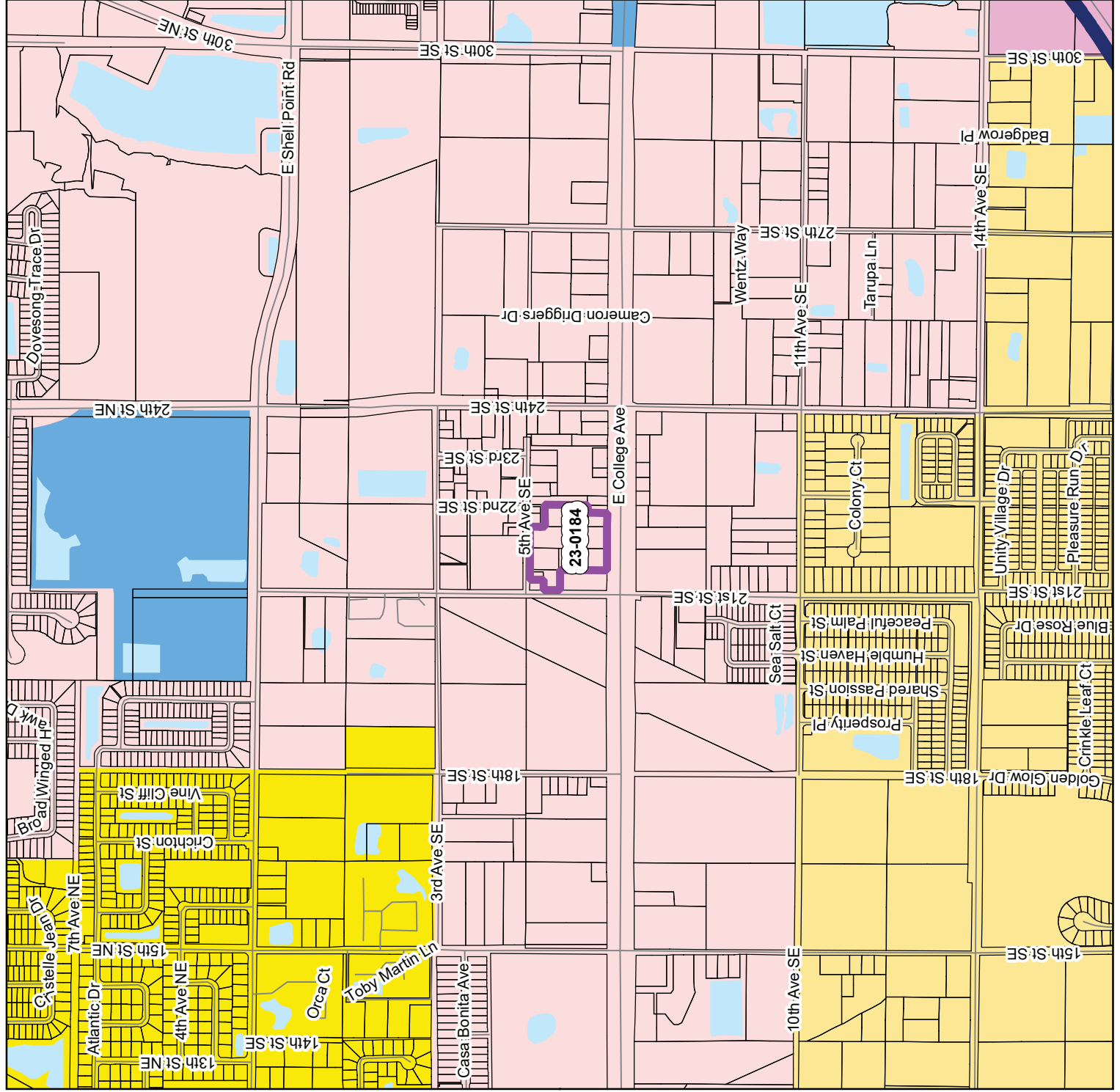
DATA SOURCES: Rezonings boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. All other data is for informational purposes only and is not guaranteed by Hillsborough County Planning Commission.

ACCURACY: It is intended that this map be used for informational purposes only. For the most current data and information, visit the appropriate service.

0 570 1,140 1,710 2,280 Feet

Map Printed from Rezoning System: 3/17/2023  
 Author: Beverly F. Daniels  
 File: G:\Rezoning\System\MapProjects\HIC\Reg\_HilRezonings - Copy.mxd

Hillsborough County  
City & County  
Planning Commission





**GENERAL  
SITE PLAN  
FOR  
CERTIFICATION**





**DEVELOPMENT SERVICES**

PO Box 1110, Tampa, FL 33601-1110  
(813) 272-5600

**HILLSBOROUGH COUNTY  
DEVELOPMENT SERVICES DEPARTMENT**

**GENERAL SITE PLAN REVIEW/CERTIFICATION**

**BOARD OF COUNTY  
COMMISSIONERS**

Harry Cohen  
Ken Hagan  
Pat Kemp

Gwendolyn "Gwen" Myers  
Michael Owen  
Donna Cameron Cepeda  
Joshua Wostal

**COUNTY**

**ADMINISTRATOR** Bonnie  
M. Wise **COUNTY**

**ATTORNEY** Christine M.  
Beck **INTERNAL AUDITOR**  
Peggy Caskey

**DEPUTY COUNTY ADMINISTRATOR**

Gregory S. Horwedel

Project Name: Ruskin Storage

Zoning File: RZ-PD (23-0184) Modification: None

Atlas Page: None Submitted: 08/23/23

To Planner for Review: 08/23/23 Date Due: ASAP

Contact Person: Tyler Hudson/Gardner Brewer Hudson Phone: 813-221-9600/landuse@gardnerbrewer.com

Right-Of-Way or Land Required for Dedication: Yes  No

The Development Services Department HAS NO OBJECTION to this General Site Plan.

The Development Services Department RECOMMENDS DISAPPROVAL of this General Site Plan for the following reasons:

Reviewed by: Christopher Grandlienard Date: 08/23/23

Date Agent/Owner notified of Disapproval: \_\_\_\_\_



**CAMPO ENGINEERING, INC.**  
FIRM REGISTRY NO. 28726

1725 EAST ETH AVENUE  
TAMPA, FL 33605  
PHONE: (813) 245-2722  
FAX: (813) 902-8782

PROJECT TITLE  
**RUSKIN STORAGE COLLEGE AVE.**

HILLSBOROUGH COUNTY, FLORIDA  
CLIENT  
**RUSKIN SELF STORAGE**

PROJECT NO. 22-040

NO.	DESCRIPTION	DATE
1	PER COUNTY COMMENTS	05-16-23
2	PER COUNTY COMMENTS	08-22-23

ISSUE DATE: 01/2023  
REVIEWED BY: PGS  
DRAWN BY: LAB  
DESIGNED BY: PGS

PROJECT NUMBER  
22-040

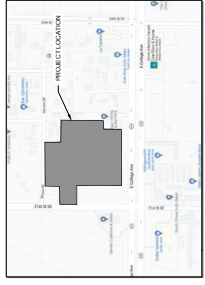
NAME	SCALE	DATE

# PD PLAN

SHEET NUMBER  
**PD-1**

**LEGEND**

- RIGHT-OF-WAY LINE
- PROPERTY BOUNDARY LINE
- EXISTING BUILDING
- LANDSCAPE BUFFER LINE
- 50 FOOT DRIVE PRIVACY FENCE
- EXISTING ASPHALT PAVEMENT



**SITE DATA TABLE**

TOTAL SITE AREA: 42.56 AC (183,940 SQ FT)  
PROPERTY ID: 08081900  
ADDRESS: 5117 W. COLLEGE AVE.  
ZONING: RS-10 (RESIDENTIAL SINGLE-FAMILY)

**DEVELOPMENT STANDARDS**

REQUIRED BUFFER: 10' MIN. LANDSCAPE BUFFER (SEE PLAN)  
REQUIRED SETBACKS: 30' FRONT, 30' SIDE, 30' REAR (SEE PLAN)

**PROPOSED MINIMUM SETBACKS**

FRONT: 30' MIN. (SEE PLAN)  
SIDE: 30' MIN. (SEE PLAN)  
REAR: 30' MIN. (SEE PLAN)

**PROPOSED MINIMUM SETBACKS**

NORTH: 30' MIN. (SEE PLAN)  
WEST: 30' MIN. (SEE PLAN)  
EAST: 30' MIN. (SEE PLAN)  
SOUTH: 30' MIN. (SEE PLAN)

**ADDITIONAL NOTES:**

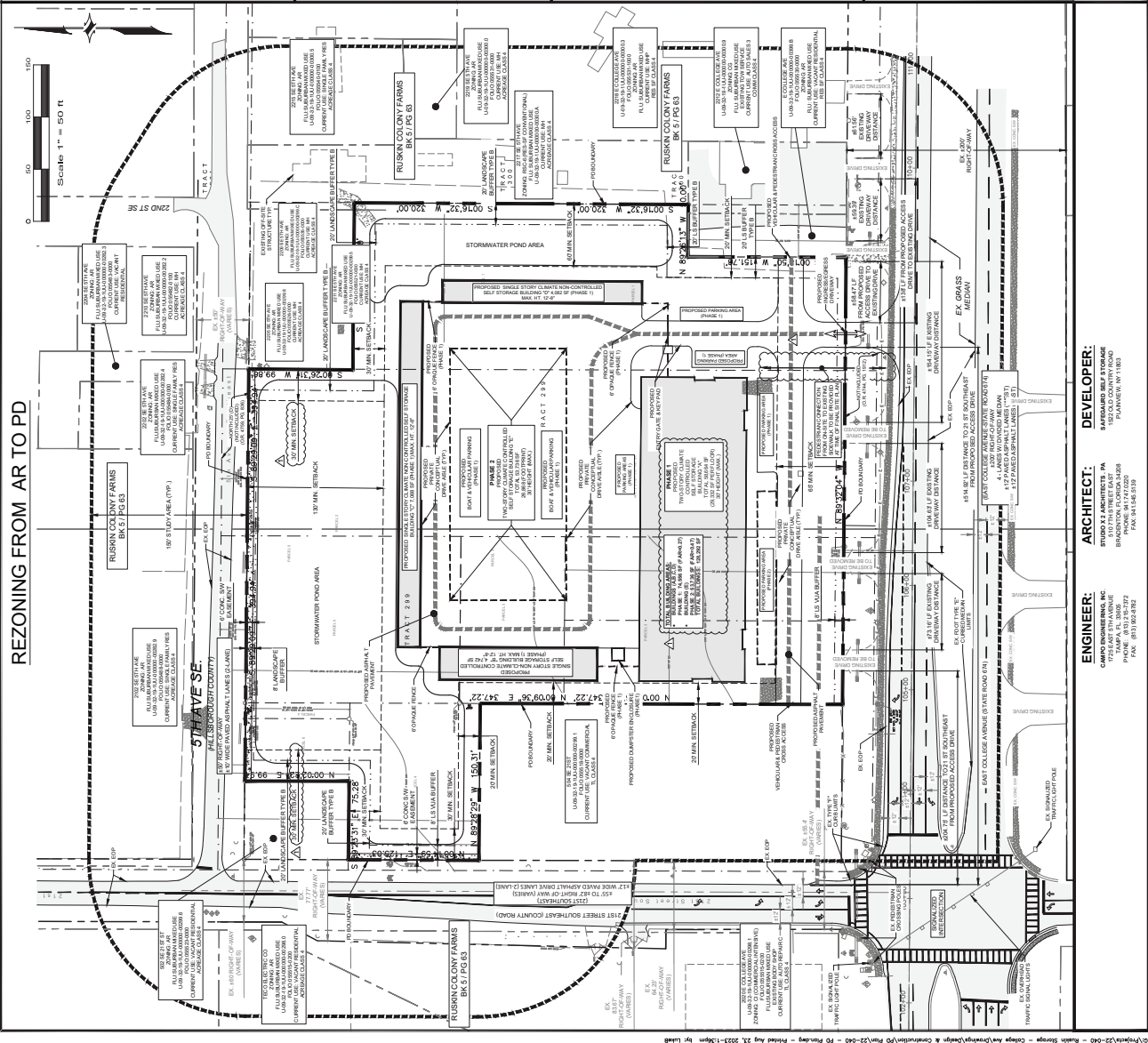
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE HILLSBOROUGH COUNTY ZONING ORDINANCE.  
2. THE PROJECT SHALL BE SUBJECT TO THE HILLSBOROUGH COUNTY ZONING ORDINANCE.  
3. THE PROJECT SHALL BE SUBJECT TO THE HILLSBOROUGH COUNTY ZONING ORDINANCE.  
4. THE PROJECT SHALL BE SUBJECT TO THE HILLSBOROUGH COUNTY ZONING ORDINANCE.  
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7. THE PROJECT SHALL BE SUBJECT TO THE HILLSBOROUGH COUNTY ZONING ORDINANCE.  
8. THE PROJECT SHALL BE SUBJECT TO THE HILLSBOROUGH COUNTY ZONING ORDINANCE.  
9. THE PROJECT SHALL BE SUBJECT TO THE HILLSBOROUGH COUNTY ZONING ORDINANCE.  
10. THE PROJECT SHALL BE SUBJECT TO THE HILLSBOROUGH COUNTY ZONING ORDINANCE.

**SITE NOTES**

1. THE PROJECT IS LOCATED WITHIN THE COASTAL HIGH-RISK AREA.  
2. THE PROJECT IS NOT LOCATED WITHIN A SPECIAL WATER RESOURCES PROTECTION AREA.  
3. THE PROJECT IS NOT LOCATED WITHIN A SPECIAL WATER RESOURCES PROTECTION AREA.  
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29. THE PROJECT IS NOT LOCATED WITHIN A SPECIAL WATER RESOURCES PROTECTION AREA.  
30. THE PROJECT IS NOT LOCATED WITHIN A SPECIAL WATER RESOURCES PROTECTION AREA.

**LEGAL DESCRIPTION**

THE PROPERTY IS DESCRIBED AS FOLLOWS: 0.150 AC (65,538 SQ FT) OF LOT 10, PARCEL 10, OF THE WEST HALF OF SECTION 18, TOWNSHIP 28N, RANGE 18W, HILLSBOROUGH COUNTY, FLORIDA.  
THE PROPERTY IS DESCRIBED AS FOLLOWS: 0.150 AC (65,538 SQ FT) OF LOT 10, PARCEL 10, OF THE WEST HALF OF SECTION 18, TOWNSHIP 28N, RANGE 18W, HILLSBOROUGH COUNTY, FLORIDA.  
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**ARCHITECT:**  
STANLEY H. HARRIS, INC.  
3807 W. BRADSHAW AVE.  
TAMPA, FL 33613  
PHONE: (813) 272-7777  
FAX: (813) 272-7777

**ENGINEER:**  
CAMPO ENGINEERING, INC.  
1725 EAST ETH AVENUE  
TAMPA, FL 33605  
PHONE: (813) 245-2722  
FAX: (813) 902-8782

**DEVELOPER:**  
RUSKIN SELF STORAGE  
1725 EAST ETH AVENUE  
TAMPA, FL 33605  
PHONE: (813) 245-2722  
FAX: (813) 902-8782



# **AGENCY COMMENTS**

**AGENCY REVIEW COMMENT SHEET**

**TO:** Zoning Technician, Development Services Department  
**REVIEWER:** Alex Steady, Senior Planner  
**PLANNING AREA/SECTOR:** Ruskin/ South

**DATE:** 07/13/2023  
**AGENCY/DEPT:** Transportation  
**PETITION NO:** PD 23-0184

- |                                     |   |
|-------------------------------------|---|
| <input type="checkbox"/>            | This agency has no comments.  |
| <input type="checkbox"/>            | This agency has no objection.   |
| <input checked="" type="checkbox"/> | This agency has no objection, subject to the listed or attached conditions. |
| <input type="checkbox"/>            | This agency objects for the reasons set forth below.                        |

**CONDITIONS OF APPROVAL**

- Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.

Other Conditions

Prior to PD site plan certification, the applicant shall revise the PD site plan to:

- Add note on the site plan that states “Parking to be provided per LDC”.
- Add note on the site plan that states “Sidewalks to be provided per LDC”.

**PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting to rezone 6 parcels totaling +/- 6.35 acres from Residential Single Family Conventional – 6 (RSC-6) and Agricultural Rural (AR) to Planned Development (PD). The proposed Planned Development is seeking entitlements for a total of 128,672 sf of self-storage uses. The development is proposed to be built in two phases. The site is generally located on the north side of College Avenue +/- 323 feet east of the intersection of College Avenue (SR 674) and 21<sup>st</sup> Street SE. The Future Land Use designation of the site is Suburban Mixed Use – 6 (SMU-6).

***Trip Generation Analysis***

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation letter for the proposed project. A detailed traffic study was not required because the project does not generate more than 50 peak hour trips. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. The information below is based on data from the Institute of Transportation Engineer’s Trip Generation Manual, 11th Edition.

**Approved Zoning:**

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RSC-6, 1 Single Family Dwelling Unit (ITE 210)	9	1	1
AR, 1 Single Family Dwelling Unit (ITE 210)	9	1	1
Total	18	2	2

**Proposed Zoning:**

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 128,672 sf Self Storage (ITE 151)	187	12	19

**Trip Generation Difference:**

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference</b>	<b>+169</b>	<b>+10</b>	<b>+17</b>

**TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

The subject property has frontage on College Ave (SR 674), 21<sup>st</sup> Street SE, and 5<sup>th</sup> Ave SE. E College Avenue (SR674) is a 4-lane, FDOT maintained, principal arterial roadway. The existing right-of-way on E College Avenue is +/- 206 feet. There are sidewalks and bike lanes on both sides of the roadway within the vicinity of the project. 21<sup>st</sup> Street SE is a 2-lane, substandard, Hillsborough County maintained, local roadway, characterized by +/-10 ft. travel lanes. The existing right-of-way on 21<sup>st</sup> Street SE is +/- 80 feet. There are no sidewalks or bike lanes on either side of 21<sup>st</sup> Street SE. 5<sup>th</sup> Ave SE a 2-lane, substandard, Hillsborough County maintained, local roadway, characterized by +/-18 feet of pavement. The existing right-of-way on 5<sup>th</sup> Ave SE is +/- 50 feet. There are no sidewalks or bike lanes on either side of the roadway within the vicinity of the subject project.

**SITE ACCESS**

The project proposes one right in right out access to East College Avenue. Vehicular and pedestrian cross access is proposed to the east and west as required per the Hillsborough County Land Development Code Section 6.04.03.Q.

**ROADWAY LEVEL OF SERVICE (LOS)**

Level of Service (LOS) information is reported below.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
SR 674	US HWY 41	I-75	D	C

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



Transportation Comment Sheet

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

<b>Adjoining Roadways (check if applicable)</b>			
Road Name	Classification	Current Conditions	Select Future Improvements
E College Ave	FDOT Principal Arterial - Urban	4 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
21st Street SE	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
5 <sup>th</sup> Ave SE	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

<b>Project Trip Generation</b> <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	18	2	2
Proposed	187	12	19
Difference (+/-)	+169	+10	+17

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

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

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

**4.0 Additional Site Information & Agency Comments Summary**

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



*Florida Department of Transportation*

RON DESANTIS  
GOVERNOR

11201 North McKinley Drive  
Tampa, FL 33612

JARED W. PERDUE, P.E.  
SECRETARY

**MEMORANDUM**

DATE: March 23, 2023

TO: Tyler Hudson, Gardner Brewer Hudson, P.A.

FROM: Lindsey Mineer, FDOT

COPIES: Daniel Santos, FDOT  
Joel Provenzano, FDOT  
Richard Perez, Hillsborough County

SUBJECT: RZ-PD 23-0184, NE quadrant of E College Ave and 21<sup>st</sup> St SE

This project is on a state road, SR 674.

This site was reviewed at a Pre-Application meeting with FDOT on 11/15/22. The FDOT Pre-Application Finding is attached.

Thank you for the opportunity to comment.

END OF MEMO

Attachment: FDOT Pre-Application Finding



## Florida Department of Transportation

RON DESANTIS  
GOVERNOR

2822 Leslie Road  
Tampa, FL 33612-6456

JARED W. PERDUE, P.E.  
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### Safeguard II

NEC 21<sup>st</sup> & College Ave. Ruskin  
SR 674  
10 120 000  
MP 1.782 Lt Rdwy  
Class 5 @ 50 MPH  
Folio # 's 055529, 16, 27, 25, 20-0000, and 055518-0100

RE: Pre-Application Meeting

#### THIS DOCUMENT IS NOT A PERMIT APPROVAL

THE COMMENTS AND FINDINGS FROM THIS PRE-APPLICATION MEETING MAY BE SUBJECT TO CHANGE  
AND MAY NOT BE USED AS A BASIS OF APPROVAL AFTER 5/15/2023

### Attendees:

**Guests:** Mike Yates, Chester Scott, Stanley Bonilla, Rachel Layton, Dylan O'Neill, Matt Campo, MCCI guests, and Rick Perez

**FDOT:** Todd Croft, Mecale' Roth, Tom Allen, Allison Carroll, William Gregory, Dan Santos, Lindsey Mineer, Luis Mejia, Antonius Lebrun, and Amanda Serra

### Proposed Conditions:

This development is proposing new access to SR 674, a class 5 roadway with a posted speed limit of 50 MPH. Florida Administrative Code, Rule Chapter 14-97, requires 440' driveway spacing, 660' directional, 1320' full median opening spacing, and 2640' signal spacing requirements.

### FDOT Recommendations:

1. Proposing a 900ft<sup>2</sup> office, 500 storage units and covered RV storage space, with a total of ±71.5Kft<sup>2</sup>.



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2. Anticipate  $\pm 104$  ADTs under land use code 151 Self Storage
3. Proposed driveway is considered a **conforming** connection.
4. Cross access stub-outs to the west and east will still be required.
5. FDOT is amenable to site having access to SR 674 as well as the access to the side road with county approval.
6. Both side roads are substandard, and access will need to be addressed with the county staff.
7. 50' radii on driveway.
8. Provide paved shoulders that wrap around and tie into the ROW.
9. Apply for a typical, category B access permit.
10. No traffic study will be required.
11. Property drains to the NW, to the county system.
12. A drainage exception will likely be acceptable.
13. Provide existing and proposed drainage maps
14. If site drains to the state system or there is an existing structure or system, either active or inactive, in the existing or proposed condition, then a drainage permit will be required. If it does not discharge to any state system, then it may qualify as a drainage exemption. Complete the attached exception questionnaire to determine which you will need to apply for.
15. If applying for an exception, include the completed questionnaire in the submittal package.
16. Contact Joel Provenzano or Andrew Perez for any traffic or access related questions at [joel.provenzano@dot.state.fl.us](mailto:joel.provenzano@dot.state.fl.us), [andrewa.perez@dot.state.fl.us](mailto:andrewa.perez@dot.state.fl.us), or at 813-975-6000.
17. Contact Todd, Tom or Mecale' (makayla) for permit, pre app, or general questions at [todd.croft@dot.state.fl.us](mailto:todd.croft@dot.state.fl.us), [thomas.allen@dot.state.fl.us](mailto:thomas.allen@dot.state.fl.us), [mecale.roth@dot.state.fl.us](mailto:mecale.roth@dot.state.fl.us), or 813-612-3200.
18. Contact Amanda Serra for drainage related questions at [amanda.serra@dot.state.fl.us](mailto:amanda.serra@dot.state.fl.us) or 813-262-8257.

### Summary:

After reviewing and discussing the information presented in this meeting, the Department has determined we are

- in favor (considering the conditions stated above)
- not in favor



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- willing to revisit a revised plan

The access, as proposed in this meeting, would be considered

- conforming
- non-conforming
- N/A (no access proposed)

in accordance with the rule chapters 1996/97 for connection spacing. The following state permits will need to be applied for by visiting our One Stop Permitting website ([osp.fdot.gov](http://osp.fdot.gov)):

- access-category A or **B**
- access-category C, D, E, or F
  - traffic study required
- access safety upgrade
- drainage
  - or
- drainage exception
- construction agreement
- utility
- general Use
- other \_\_\_\_\_

Thank you for allowing us the opportunity to review and discuss this project in advance. Please feel free to contact me with any questions. We look forward to working with you again.

Respectfully,

*Mecale' Roth*

Permit Coordinator II  
2822 Leslie Rd.  
Tampa, FL 33619  
Office - 813-612-3237  
M-F 8:30 AM – 5:00 PM







## Florida Department of Transportation

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SECRETARY

### Additional Comments/Standard Information:

(These comments may or may not apply to this project, they are standard comments)

1. Document titles need to reflect what the document is before it is uploaded into OSP, and please do not upload unnecessary documents.
2. Documents need to be signed and sealed or notarized.
3. Include these notes with the application submittal.
4. Permits that fall within the limit of a FDOT project must contact project manager, provide a work schedule, and coordinate construction activities prior to permit approval. Ask Mecale' for information if not provided in the notes.
5. Plans shall be per the current Standard Plans and FDM.
6. All the following project identification information must be on the Cover Sheet of the plans:
  - a. all associated FDOT permit #'s
  - b. state road # (& local road name) and road section ID #
  - c. mile post # and left (Lt) or right (Rt) side of the roadway (when facing north or east)
  - d. roadway classification # and posted speed limit (MPH)
7. All typical driveway details are to be placed properly:
  - a. 24" thermoplastic white stop bar equal to the lane width placed 4' behind crosswalk or a minimum of 25' in front of it
  - b. 36" stop sign mounted on a 3" round post, aligned with the stop bar
  - c. if applicable, a "right turn only" sign mounted below the stop sign (FTP-55R-06 or FTP-52-06)
  - d. double yellow 6" lane separation lines
  - e. 6' wide, high emphasis, ladder style crosswalk straddling the detectable warning mats
  - f. warning mats to be red in color unless specified otherwise
  - g. directional arrow(s) 25' behind the stop bar
  - h. all markings on concrete are to be high contrast (white with black border)
  - i. all striping within and approaching FDOT ROW shall be thermoplastic
8. Maintain 20' x 20' pedestrian sight triangles and draw the triangles on the plans to show there are no obstructions taller than 24" within the triangles. Also, no parking spaces can be in these triangles Measure 20' up the sidewalk and 20' up the driveway from the point at which the sidewalk meets the driveway. Here is an example of what these triangles look like and how they are positioned.



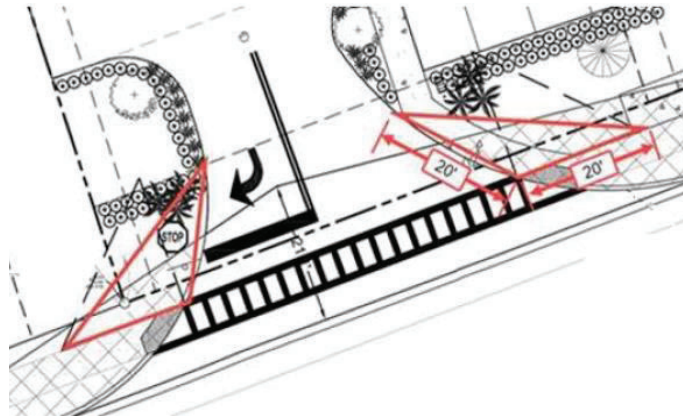


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9. Any relocation of utilities, utility poles, signs, or other agency owned objects must be coordinated with the Department and the **existing and proposed location** must be clearly labeled on the plans. Contact the Permits Department for more details and contact information.
10. Make note on plans that it is the responsibility of the contractor to not only restore the ROW, but they are also responsible for maintaining the ROW for the duration of the project.

### Context Classification:

Here is the link to find information about context classification to see what class standards the proposed project needs to be built to. Below is the standard table for sidewalk width for each class:

<https://kai.maps.arcgis.com/apps/webappviewer/index.html?id=b5ecc163fe04491dafeb44194851ba93>



# Florida Department of Transportation

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SECRETARY

Topic #625-000-002  
FDOT Design Manual

January 1, 2020

**Table 222.1.1 Standard Sidewalk Widths**

Context Classification	Sidewalk Width (feet)
C1 Natural	5
C2 Rural	5
C2T Rural Town	6
C3 Suburban	6
C4 Urban General	6
C5 Urban Center	10
C6 Urban Core	12

Notes:

- (1) For C2T, C3 and C4, sidewalk width may be increased up to 8 feet when the demand is demonstrated.
- (2) For C5 and C6, when standard sidewalk width cannot be attained, provide the greatest attainable width possible, but not less than 6 feet.
- (3) For RRR projects, unaltered sidewalk with width 4 feet or greater may be retained within any context classification.
- (4) See **FDM 260.2.2** for sidewalk width requirements on bridges.

Provide the following minimum unobstructed sidewalk width (excluding the width of the curb) when there is no practical alternative to placing a pole within the sidewalk:

- 36 inches for aboveground utilities. This 36 inch width may be reduced to 32 inches, not exceeding 24 inches in length, when there is no practical alternative available to avoid an obstruction.
- 48 inches for signal, light, sign poles

When used for plantings and street furniture, the area between the back of curb and the sidewalk should be 5 feet or greater in width. Consider providing treewells in areas where on-street parking is provided.

## Lighting:

Lighting of sidewalks and/or shared paths must be to current standards (FDM section 231). Newly implemented FDOT Context classifications updated the required sidewalk widths (FDM section 222.2.1.1). Where sidewalk is being added and/or widened, the lighting will be analyzed to ensure sidewalks are properly lighted per FDOT FDM standards. Reference the following link and table for details:

[https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/roadway/fdm/2020/2020fdm231lighting.pdf?sfvrsn=2ad35bf\\_2](https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/roadway/fdm/2020/2020fdm231lighting.pdf?sfvrsn=2ad35bf_2)



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Topic #625-000-002  
FDOT Design Manual

January 1, 2020

**Table 231.2.1 Lighting Initial Values**

Roadway Classification Or Project Type	Illumination Level Average Foot Candle		Illumination Uniformity Ratios		Veiling Luminance Ratio
	Horizontal (H.F.C.)	Vertical (V.F.C.)	Avg./Min.	Max./Min.	$L_{V(MAX)}/L_{AVG}$
<b>Conventional Lighting</b>					
Limited Access Facilities	1.5	N/A	4:1 or Less	10:1 or Less	0.3:1 or Less
Major Arterials	1.5				
Other Roadways	1.0				
<b>High Mast Lighting</b>					
All Roadway Classifications	0.8 to 1.0	N/A	3:1 or Less	10:1 or Less	N/A
<b>Signalized Intersection Lighting</b>					
New Reconstruction	3.0	2.3	4:1 or Less	10:1 or Less	N/A
Lighting Retrofit	1.5 Std. 1.0 Min.	1.5 Std. 1.0 Min.			
<b>Midblock Crosswalk Lighting</b>					
Low Ambient Luminance	N/A	2.3	N/A	N/A	N/A
Medium & High Ambient Luminance		3.0			
<b>Sidewalks and Shared Use Paths</b>					
Facilities Separated from the Roadway	2.5	N/A	4:1 or Less	10:1 or Less	N/A
<b>Sign Lighting</b>					
Low Ambient Luminance	15-20	N/A	N/A	6:1	N/A
Medium & High Ambient Luminance	25-35				
<b>Rest Area Lighting</b>					
All Roadways and Parking Areas	1.5	N/A	4:1 or Less	10:1 or Less	N/A

231-Lighting

TABLE 1

ESTIMATED PROJECT TRIP ENDS

<u>Land Use</u>	<u>ITE</u>	<u>LUC</u>	<u>Size</u>	<u>Daily Trip Ends (1)</u>	<u>AM Peak Hour Trip Ends (1)</u>		<u>PM Peak Hour Trip Ends (1)</u>		
					<u>In</u>	<u>Out</u>	<u>Total</u>	<u>In</u>	<u>Out</u>
Self-Storage	151	71,482 SF	104	4	2	6	5	6	11

(1) Source: ITE Trip Generation, 11th Edition, 2021.



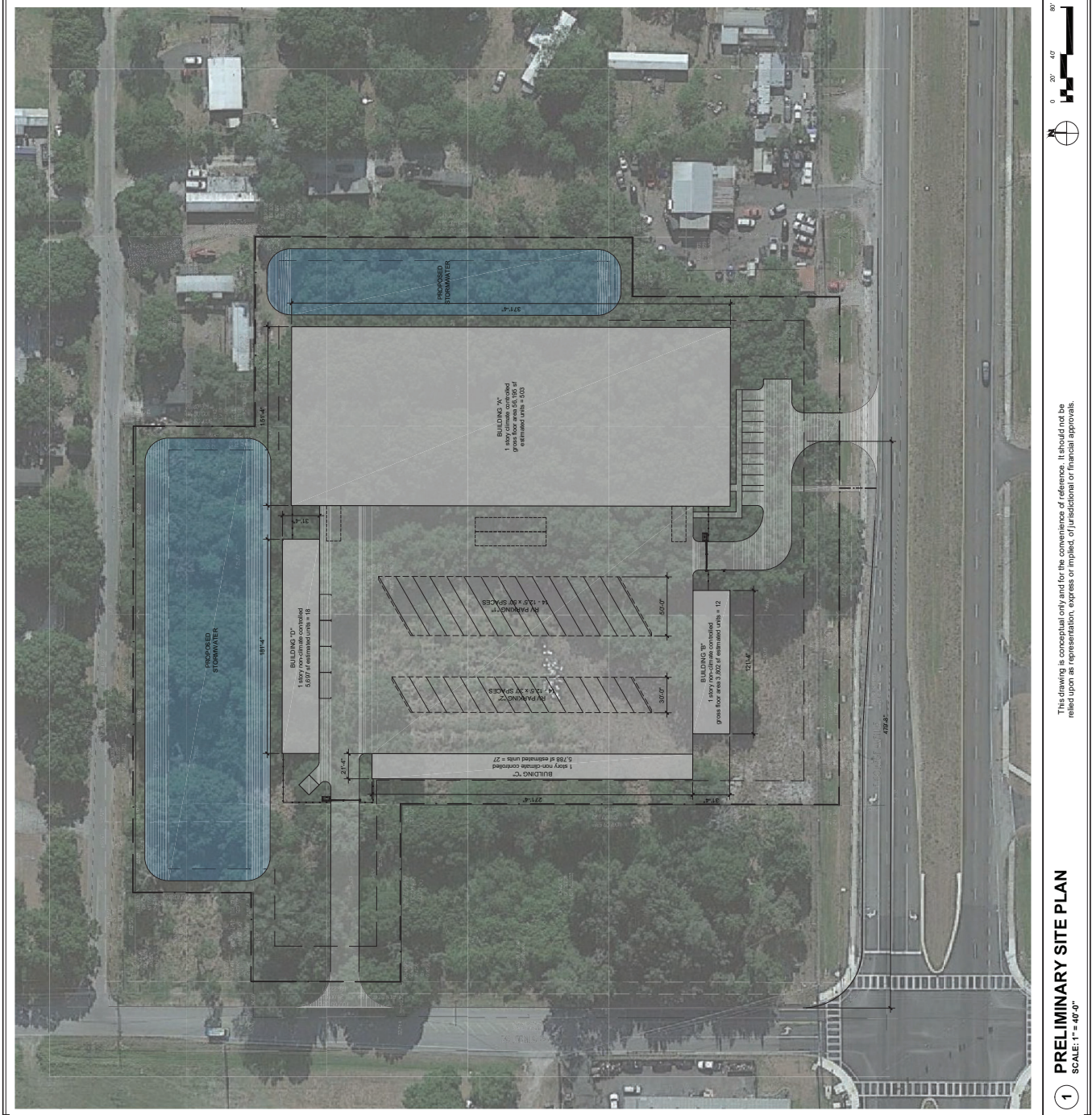
STREET ADDRESS EAST COLLEGE AVENUE  
 CITY RUSKIN  
 JURISDICTION HILLSBOROUGH COUNTY  
 PARCEL ID#  
 SHIP #  
 DRAWN BY C-93  
 REVISIONS

CHESTER C SCOTT B ARCHT  
 TAKE LENS PHOTOGRAPHY  
 EMAIL  
 www.studio2architects.com  
 510 7th Street East  
 Bradenton, Florida 34208  
 941.747.0220  
 P O BOX 12  
 34208

PROPOSED RETAIL OFFICE	900 SF	1
PROPOSED STORAGE UNITS (ESTIMATED MAX)	550 UNITS	1
MAXIMUM FLOOR AREA	71,775 SF	1
PROPOSED PAVEMENT AREA	71,425 SF	1
PROPOSED PAVEMENT AREA	1,425 SF	1
PROPOSED PERVIOUS AREA (GREEN SPACE)	SF	1
MAXIMUM LOT COVERAGE	SF	1
PROPOSED LOT COVERAGE	SF	1
PARKING REQUIRED	2,770	1
PARKING PROVIDED	13,800	1
LOADING REQUIRED	13	1
LOADING PROVIDED	4	1

OFFICE = 91000	2,770
STORAGE = 27,600 STORAGE UNITS	13,800
TOTAL	16,570
STANDARD ACCESSIBLE	13
TOTAL	14
LOADING PROVIDED	4

EAST COLLEGE AVENUE  
 HILLSBOROUGH COUNTY  
 28 FT  
 287,069.90 SF  
 6.99 ACRES  
 BUILDING A CC 56,100 SF  
 BUILDING B NCC 3,800 SF  
 BUILDING C NCC 1,400 SF  
 BUILDING D NCC 5,800 SF  
 TOTAL CC 61,300 SF  
 TOTAL NCC 10,000 SF  
 TOTAL BUILDINGS 71,400 SF  
 BUILDING P.A.L. 0.26  
 TOTAL COVERED RV 16,410 SF  
 900 SF  
 550 UNITS  
 71,775 SF  
 71,425 SF  
 1,425 SF  
 SF  
 SF  
 SF  
 SF



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 Sterlin Woodard, P.E. WETLANDS DIVISION

**AGENCY COMMENT SHEET**

REZONING	
<p><b>HEARING DATE:</b> June 20, 2023</p> <p><b>PETITION NO.:</b> 23-0184</p> <p><b>EPC REVIEWER:</b> Kelly M. Holland</p> <p><b>CONTACT INFORMATION:</b> (813) 627-2600 X 1222</p> <p><b>EMAIL:</b> <a href="mailto:hollandk@epchc.org">hollandk@epchc.org</a></p>	<p><b>COMMENT DATE:</b> April 5, 2023</p> <p><b>PROPERTY ADDRESS:</b> 2113 and 2211 5<sup>th</sup> Avenue, SE Unit A / 2103 East 5<sup>th</sup> Avenue, Ruskin</p> <p><b>FOLIO #s:</b> 0555180100, 0555270000, 0555250000, 0555160000, 0555290000 and 0555200000</p> <p><b>STR:</b> 09-32S-19E</p>
<p><b>REQUESTED ZONING:</b> Rezone from AR and RSC-6 to PD</p>	
FINDINGS	
<p><b>WETLANDS PRESENT</b></p>	<p>NO</p>
<p><b>SITE INSPECTION DATE</b></p>	<p>April 5, 2023</p>
<p><b>WETLAND LINE VALIDITY</b></p>	<p>NA</p>
<p><b>WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)</b></p>	<p>No on site wetlands</p>
<p><b>INFORMATIONAL COMMENTS:</b></p> <p>Wetlands Division staff of the Environmental Protection Commission of Hillsborough County (EPC) inspected the above referenced site in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using the methodology described within Chapter 62-340, Florida Administrative Code, and adopted into Chapter 1-11. The site inspection revealed that no wetlands or other surface waters exist within the above referenced parcel.</p> <p>Please be advised this wetland determination is informal and non-binding. A formal wetland delineation may be applied for by submitting a “WDR30 - Delineation Request Application”. Once approved, the formal wetland delineation would be binding for five years.</p>	

kmh / app

ec: Tyler Hudson, Agent - [landuse@gardnerbrewer.com](mailto:landuse@gardnerbrewer.com)

**AGENCY REVIEW COMMENT SHEET**

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**TO: ZONING TECHNICIAN, Planning Growth Management**

**DATE: 11 April 2023**

**REVIEWER: Bernard W. Kaiser, Conservation and Environmental Lands Management**

**APPLICANT: Tyler Hudson**

**PETITION NO: RZ-PD 23-0184**

**LOCATION: \_\_\_\_\_**

**FOLIO NO: 55518.0100, 55527.0000, 55525.0000,  
55516.0000, 55529.0000, 55520.0000**

**SEC: \_\_\_\_\_ TWN: \_\_\_\_\_ RNG: \_\_\_\_\_**

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- 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: \_\_\_\_\_.



**AGENCY REVIEW COMMENT SHEET**

**NOTE: THIS IS ONLY FOR ESTIMATE PURPOSES, BASED ON THE FEES AT THE TIME THE REVIEW WAS MADE. ACTUAL FEES WILL BE ASSESSED BASED ON PERMIT APPLICATIONS RECEIVED AND BASED ON THE FEE SCHEDULE AT THE TIME OF BUILDING PERMIT APPLICATION.**

**TO:** Zoning Review, Development Services **DATE:** 06/07/2023  
**REVIEWER:** Ron Barnes, Impact & Mobility Fee Coordinator  
**APPLICANT:** FEC Enterprises, LLC **PETITION NO:** 23-0184  
**LOCATION:** 2113 SE 5th Ave/2211 5th Ave SE Unit A/2103 E 5th A  
**FOLIO NO:** 54245.0630

**Estimated Fees:**

Self-Storage/Mini-Warehouse

(Per 1,000 s.f.)	59,044 sq ft	4,742 sq ft	7,068 sq ft	4,082 sq ft	53,736 sq ft
Mobility: \$725	\$42,806.90	\$3,437.95	\$5,124.30	\$2,959.45	\$38,958.60
Fire: \$32	\$1,889.41	\$151.74	\$226.18	\$130.62	\$1,719.55

Total  
 Mobility: \$93,287.20  
 Fire: \$4,117.50

**Project Summary/Description:**

Urban Mobility, South Fire - mini-storage use- 59,044 building, 4,742 building, 7,068 building, 4,082 building, 53,736 building



**From:** [Timoteo, Rosalina](#)  
**To:** [Cruz, Kimberly](#); [Rome, Ashley](#)  
**Cc:** [Grady, Brian](#); [Grandlienard, Christopher](#); [Greenwell, Jeffry](#)  
**Subject:** RE: RE RZ PD 23-0184  
**Date:** Friday, July 14, 2023 2:29:16 PM  
**Attachments:** [image001.png](#)  
[image004.png](#)

---

Good afternoon Kimberly,

Can you please place your comments in Optix in the Agency Comments.

Thank you,

**Rosa Timoteo**  
**Senior Planning & Zoning Technician**  
Development Services Dept.

---

C: (813) 244-3956  
P: (813) 307-1752  
E: [timoteor@hillsboroughcounty.org](mailto:timoteor@hillsboroughcounty.org)  
W: [HCFLGov.net](http://HCFLGov.net)

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

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**From:** Cruz, Kimberly <[CruzKi@hillsboroughcounty.org](mailto:CruzKi@hillsboroughcounty.org)>  
**Sent:** Friday, July 14, 2023 1:01 PM  
**To:** Rome, Ashley <[RomeA@hillsboroughcounty.org](mailto:RomeA@hillsboroughcounty.org)>  
**Cc:** Grady, Brian <[GradyB@HillsboroughCounty.ORG](mailto:GradyB@HillsboroughCounty.ORG)>; Grandlienard, Christopher <[GrandlienardC@hillsboroughcounty.org](mailto:GrandlienardC@hillsboroughcounty.org)>; Timoteo, Rosalina <[TimoteoR@HillsboroughCounty.ORG](mailto:TimoteoR@HillsboroughCounty.ORG)>; Greenwell, Jeffry <[GreenwellJ@hillsboroughcounty.org](mailto:GreenwellJ@hillsboroughcounty.org)>  
**Subject:** RE: RE RZ PD 23-0184

Good afternoon,

Based on the most current data, the project is not located within a Wellhead Resource Protection Area (WRPA), Surface Water Protection Area (SWPA), and/or a Potable Water Wellfield Protection Area (PWWPA), as defined in Part 3.05.00 of the Land Development Code. Hillsborough County Environmental Services Division (EVSD) has no objection.

Sincerely,

## Kim Cruz

### Environmental Supervisor

Hillsborough County Environmental Services Division

P: (813) 276-8370

E: [CruzKi@HillsboroughCounty.org](mailto:CruzKi@HillsboroughCounty.org)

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### Hillsborough County

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---

**From:** Rome, Ashley <[RomeA@hillsboroughcounty.org](mailto:RomeA@hillsboroughcounty.org)>

**Sent:** Thursday, July 13, 2023 8:32 AM

**To:** Allen, Cari <[AllenCA@hillsboroughcounty.org](mailto:AllenCA@hillsboroughcounty.org)>; Andrea Papandrew <[papandrewa@plancom.org](mailto:papandrewa@plancom.org)>; Andrea Stingone <[andrea.stingone@hcps.net](mailto:andrea.stingone@hcps.net)>; Blinck, Jim <[BlinckJ@HillsboroughCounty.ORG](mailto:BlinckJ@HillsboroughCounty.ORG)>; Bose, Swati <[BoseS@HillsboroughCounty.ORG](mailto:BoseS@HillsboroughCounty.ORG)>; Bryant, Christina <[BryantC@epchc.org](mailto:BryantC@epchc.org)>; Bryce Fehringer <[fehringerb@plancom.org](mailto:fehringerb@plancom.org)>; Cabrera, Richard <[CabreraR@HillsboroughCounty.ORG](mailto:CabreraR@HillsboroughCounty.ORG)>; Cruz, Kimberly <[CruzKi@hillsboroughcounty.org](mailto:CruzKi@hillsboroughcounty.org)>; Dalfino, Jarryd <[DalfinoJ@hillsboroughcounty.org](mailto:DalfinoJ@hillsboroughcounty.org)>; Santos, Daniel <[daniel.santos@dot.state.fl.us](mailto:daniel.santos@dot.state.fl.us)>; David Skrelunas <[David.Skrelunas@dot.state.fl.us](mailto:David.Skrelunas@dot.state.fl.us)>; Franklin, Deborah <[FranklinDS@hcfl.gov](mailto:FranklinDS@hcfl.gov)>; DeWayne Brown <[brownd2@gohart.org](mailto:brownd2@gohart.org)>; Dickerson, Ross <[DickersonR@HillsboroughCounty.ORG](mailto:DickersonR@HillsboroughCounty.ORG)>; Ellen Morrison <[ellen.morrison@swfwmd.state.fl.us](mailto:ellen.morrison@swfwmd.state.fl.us)>; Glorimar Belangia <[Glorimar.Belangia@hcps.net](mailto:Glorimar.Belangia@hcps.net)>; Greenwell, Jeffry <[GreenwellJ@hillsboroughcounty.org](mailto:GreenwellJ@hillsboroughcounty.org)>; Greg Colangelo <[colangeg@plancom.org](mailto:colangeg@plancom.org)>; Hansen, Raymond <[HansenR@hillsboroughcounty.org](mailto:HansenR@hillsboroughcounty.org)>; Holman, Emily - PUD <[HolmanE@HillsboroughCounty.ORG](mailto:HolmanE@HillsboroughCounty.ORG)>; Hummel, Christina <[HummelC@hillsboroughcounty.org](mailto:HummelC@hillsboroughcounty.org)>; Impact Fees <[ImpactFees@hillsboroughcounty.org](mailto:ImpactFees@hillsboroughcounty.org)>; James Hamilton <[jkhamilton@tecoenergy.com](mailto:jkhamilton@tecoenergy.com)>; Jesus Peraza Garcia <[perazagarciaj@gohart.org](mailto:perazagarciaj@gohart.org)>; Jillian Massey <[masseyj@plancom.org](mailto:masseyj@plancom.org)>; Kaiser, Bernard <[KAISERB@HillsboroughCounty.ORG](mailto:KAISERB@HillsboroughCounty.ORG)>; Karin Agliano <[kagliano@teamhcso.com](mailto:kagliano@teamhcso.com)>; Karla Llanos <[llanosk@plancom.org](mailto:llanosk@plancom.org)>; Katz, Jonah <[KatzJ@hillsboroughcounty.org](mailto:KatzJ@hillsboroughcounty.org)>; Kyle Brown <[kyle.brown@myfwc.com](mailto:kyle.brown@myfwc.com)>; [landuse-zoningreviews@tampabaywater.org](mailto:landuse-zoningreviews@tampabaywater.org); Mineer, Lindsey <[Lindsey.Mineer@dot.state.fl.us](mailto:Lindsey.Mineer@dot.state.fl.us)>; Lindstrom, Eric <[LindstromE@hillsboroughcounty.org](mailto:LindstromE@hillsboroughcounty.org)>; Mackenzie, Jason <[MackenzieJ@hillsboroughcounty.org](mailto:MackenzieJ@hillsboroughcounty.org)>; McGuire, Kevin <[McGuireK@HillsboroughCounty.ORG](mailto:McGuireK@HillsboroughCounty.ORG)>; Melanie Ganas <[mxganas@tecoenergy.com](mailto:mxganas@tecoenergy.com)>; Melissa Lienhard <[lienhardm@plancom.org](mailto:lienhardm@plancom.org)>; Perez, Richard <[PerezRL@hillsboroughcounty.org](mailto:PerezRL@hillsboroughcounty.org)>; Petrovic, Jakska <[PetrovicJ@HillsboroughCounty.ORG](mailto:PetrovicJ@HillsboroughCounty.ORG)>; Pezone, Kathleen <[PezoneK@hillsboroughcounty.org](mailto:PezoneK@hillsboroughcounty.org)>; Ratliff, James <[RatliffJa@hillsboroughcounty.org](mailto:RatliffJa@hillsboroughcounty.org)>; Hessinger, Rebecca <[HessingerR@hillsboroughcounty.org](mailto:HessingerR@hillsboroughcounty.org)>; Renee Kamen <[renee.kamen@hcps.net](mailto:renee.kamen@hcps.net)>; Revette, Nacole <[RevetteN@HillsboroughCounty.ORG](mailto:RevetteN@HillsboroughCounty.ORG)>; Carroll, Richard <[CarrollR@HillsboroughCounty.ORG](mailto:CarrollR@HillsboroughCounty.ORG)>; Rodriguez, Dan <[RodriguezD@gohart.org](mailto:RodriguezD@gohart.org)>; RP-Development <[RP-Development@hillsboroughcounty.org](mailto:RP-Development@hillsboroughcounty.org)>; Salisbury, Troy <[SalisburyT@hillsboroughcounty.org](mailto:SalisburyT@hillsboroughcounty.org)>; Sanchez, Silvia <[sanchezs@epchc.org](mailto:sanchezs@epchc.org)>; Shelton, Carla <[SheltonC@HillsboroughCounty.ORG](mailto:SheltonC@HillsboroughCounty.ORG)>; Steady, Alex <[SteadyA@hillsboroughcounty.org](mailto:SteadyA@hillsboroughcounty.org)>; Tony



Mantegna <[tmantegna@tampaairport.com](mailto:tmantegna@tampaairport.com)>; Turbiville, John (Forest) <[TurbivilleJ@HillsboroughCounty.ORG](mailto:TurbivilleJ@HillsboroughCounty.ORG)>; Walker, Clarence <[WalkerCK@hillsboroughcounty.org](mailto:WalkerCK@hillsboroughcounty.org)>; Wally Gallart <[GallartW@plancom.org](mailto:GallartW@plancom.org)>; Weeks, Abbie <[weeksa@epchc.org](mailto:weeksa@epchc.org)>; [WetlandsPermits@epchc.org](mailto:WetlandsPermits@epchc.org); Woodard, Sterlin <[Woodard@epchc.org](mailto:Woodard@epchc.org)>  
**Cc:** Grady, Brian <[GradyB@HillsboroughCounty.ORG](mailto:GradyB@HillsboroughCounty.ORG)>; Grandlienard, Christopher <[GrandlienardC@hillsboroughcounty.org](mailto:GrandlienardC@hillsboroughcounty.org)>; Timoteo, Rosalina <[TimoteoR@HillsboroughCounty.ORG](mailto:TimoteoR@HillsboroughCounty.ORG)>  
**Subject:** RE RZ PD 23-0184

Good Day All,

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

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

Planner assigned:

Planner: Christopher Grandlienard

Contact: [grandlienardc@hillsboroughcounty.org](mailto:grandlienardc@hillsboroughcounty.org)

Have a good one,

**Ashley Rome**  
**Planning & Zoning Technician**  
Development Services Dept.

---

P: (813) 272-5595

E: [romea@hillsboroughcounty.org](mailto:romea@hillsboroughcounty.org)

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### Hillsborough County

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# **VERBATIM TRANSCRIPT**

HILLSBOROUGH COUNTY, FLORIDA  
BOARD OF COUNTY COMMISSIONERS

-----X  
IN RE: )  
ZONE HEARING MASTER )  
HEARINGS )  
-----X

ZONING HEARING MASTER HEARING  
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: PAMELA JO HATLEY  
Land Use Hearing Master

DATE: Monday, July 24,  
2023

TIME: Commencing at 6:00  
p.m.  
Concluding at 9:30 p.m.

Reported via Cisco Webex Videoconference by:  
Samantha Kozlowski, Digital Reporter

1 MS. HEINRICH: Our next item is D.5, PD Application  
2 23-0184. This is a request for rezoning from RC-6 and AR to PD.  
3 Chris Grandlienard with Development Services will provide Staff  
4 findings after the applicant's presentation.

5 MR. HUDSON: Good evening Madam Hearing Master. My  
6 name is Tyler Hudson. My address is 400 North Ashley Drive.  
7 I'm here on behalf of Safeguard Self-Storage. And with me here  
8 this evening is Stan Bonilla from Safeguard, who will speak  
9 shortly. Also joined by a suite of experts who have worked very  
10 hard on this application. Our civil engineer is

11 Campo Engineering. Our traffic planner is Palm Traffic. And  
12 our general contractor and planner is Mike Carter Construction.

13 We worked very long and very hard with Staff to make  
14 this presentation relatively short. And I'd like my colleague  
15 Alex Schaler to come up and walk through the application. Thank  
16 you.

17 HEARING MASTER: Thank you.

18 MR. SCHALER: Good evening. Alex Schaler, 400 North  
19 Ashley Drive for the record.

20 This site is located in the northeast corner of 21st  
21 Street SE and East College Avenue. It's about 6.35 acres. As  
22 you can see, it's mostly bordered by right-of-way, 5th Ave SE is  
23 also located to the north. This is a larger assemblage. It's  
24 six different parcels that's make up the -- the land within the  
25 site. And as you can see on the screen here, to the north

1 there's some residential single-family homes. There's some  
2 mobile homes to the northeast corner. But as you progress south  
3 along the eastern property line closer to College Avenue,  
4 there's some commercial uses. There's a commercial use as you  
5 can see directly across from the 21st Street SE. And I'd like  
6 to note that just -- just south of -- of where this photo cuts  
7 off, there is also another mini warehousing facility as well  
8 over there on the other side of East College Avenue.

9           So the PD that we have before you night, it's -- it's  
10 a two phase proposal. The phases function relatively almost  
11 identically similar. There's just one difference and that's  
12 that the first phase there's an outdoor boat in our storage  
13 component. That's shown highlighted in that yellow area. It  
14 complies with Section 6.11.60. It's completely shielded from  
15 the external portions of the site. There's four buildings  
16 proposed in phase one. There's Building A, that's the main  
17 facility closest to College Avenue. That's about 58,000 square  
18 feet. But has a two story climate controlled building. The  
19 other three buildings shown surrounding the outdoor storage area  
20 are the traditional storage facilities and those are much  
21 smaller in massing and square footage as well.

22           And then we have the storm water retention proposed to  
23 the north and to the east. This was done intentionally as a  
24 separate buffering technique. And I'll get into that a little  
25 bit later in detail and in the compatibility section of our

1 presentation.

2           So again, phase two very similar to phase one. The  
3 functionality there's that single access point off of College  
4 Avenue to the south. As you can see, that portion I had shaded  
5 in yellow on the previous slide is now shown in gray. That's  
6 Building E, that'll be 54,000 square feet. And it's very  
7 similar to Building A, two-story climate controlled facility.

8           This is a rendering of the proposal. This is phase  
9 one showing the outdoor boat in our V storage, completely  
10 internal to the site. You can see the storm water retention  
11 areas that I mentioned and -- and I would like to note that you  
12 know, as you can see in this photo, I mean most of these -- all  
13 of the buildings are pretty removed from the surrounding  
14 property lines and that was also done intentionally, as well.

15           So this is in the SMU-6 Future Land Use Category.  
16 SMU-6 has a maximum FAR of -- or maximum standard FAR of 0.25.  
17 However, for light industrial uses, you're able to obtain an  
18 additional 0.25 to bring the maximum permissible FAR to 0.5.  
19 However that 0.25 additional is -- is not a given. It's  
20 something that is based on developer commitments and specific  
21 site design and as Tyler mentioned earlier, we worked really,  
22 really hard with Planning Commission to make sure that what we  
23 proposed was something that would meet that -- their standards  
24 for that additional FAR bump as well as compatibility.

25           So most of our proposed commitments are related to an



1 enhanced building design. That was something that they had  
2 requested. I won't get into the specific details of these  
3 conditions. They've been included in the applications, so  
4 they're already in the record, but it includes horizontal  
5 building shift, transparency, specific materials, the  
6 orientation of these materials on the building and then we also  
7 have a separate component related to buffering. All of our  
8 Type B landscape buffers on the site will include trees planted  
9 at 15 feet on center in lieu of the code required standard 20.  
10 This is to provide a denser tree canopy and again enhancing  
11 buffering from those surrounding residential areas.

12           So that leads me into compatibility. I just wanted  
13 to -- to touch on some of the points that I've -- I've  
14 referenced throughout the presentation, those storm water ponds  
15 located to the north and to the east, the enhanced Type B  
16 buffers, which are not shown on the rendering, but they are  
17 listed on the site plan and -- and the conditions of approval.  
18 And we have a minimum 30-foot building setback. That's in that  
19 pinch point in the northeast corner. That -- that's the lowest  
20 building setback that we have adjacent to residential throughout  
21 the site. There's a 60-foot building setback to the east, 120  
22 feet to the north. All of these buildings have a maximum  
23 height. The traditional storage buildings have a traditional  
24 height of about 12 feet eight inches.

25           So as you can see, in terms of massing, they're very,

1 very compatible to to the surrounding area. And we are not  
2 requesting a waiver to the two to one ratio for height setback,  
3 we're -- we're completely compliant with that.

4 As Tyler mentioned earlier as well, we are proud to  
5 have Staff's support with this application, development Services  
6 and found this application approvable. We have a consistency  
7 finding from the Planning Commission. No objections from  
8 transportation or any of the other reviewing departments as  
9 well.

10 And with that, I will bring up Steve Bonilla and have  
11 him talk a little bit about Safeguard and some of the work that  
12 they've done previously in the county.

13 MR. BONILLA: Thank you very much, Alex. And thank  
14 you all for having us here. And thank you for the team that  
15 helped put this together. We've worked very hard with Staff and  
16 with the team. This will be our eighth property in the Tampa  
17 MSA.

18 HEARING MASTER: Before you go on, could I ask you  
19 please name and address for the record?

20 MR. BONILLA: Yes.

21 HEARING MASTER: Thank you.

22 MR. BONILLA: My name is Stanley Bonilla. I'm the  
23 executive vice president for Safeguard Self-Storage. My address  
24 is 1522 Old Country Road, Plainview, New York. I came down for  
25 the week, brought my family with me for vacation. So thank you

1 for having me.

2           Okay. Safeguard Self-Storage, why am I here?

3 Safeguard has 80 property -- about 84 properties nationally. 26  
4 of them are here in the State of Florida. A few years ago, we  
5 made the decision to grow in the great part of town over here,  
6 the Tampa MSA. We've built seven properties here, actually,  
7 built six properties and bought one property inside Citrus Park.  
8 We were before you twice before for phase one and phase two of  
9 our Seffner store. It looks very much like this property.  
10 Something that we tried to do and we did very well in Seffner is  
11 work with the community, work with the County, work with our  
12 neighbors to build a property that serves our neighbors. We're  
13 very proud that when we go into a community, that we are the  
14 best in service and best in class in that community. That's the  
15 reputation that we've built and that's what we look to continue  
16 here in Ruskin.

17           We also -- hopefully we'll be before you one more time  
18 with another property in a few months, but I'll -- I'll leave  
19 that preview for the next one.

20           Any questions, we'll be here for you.

21           HEARING MASTER: All right. Thank you very much.

22           Okay. Development Services.

23           MR. GRANDLIENARD: Good evening. Chris Grandlienard  
24 again, Development Services, here to present PD 23-0184.

25           The approximate 6.35 acre property is comprised of six

1 parcels, folio 55520 is a vacant parcel zoned RSC-6 with a  
2 mobile home overlay. The rest of the parcels are vacant and  
3 zoned AR agricultural rural. The site is generally located 280  
4 feet northeast from the intersection of East College Avenue and  
5 21st Street SE. The applicant proposes to develop a  
6 self-storage and RV boat storage facility in phases.

7           The area consists mostly of single-family residential,  
8 agricultural and commercial. To the north of the subject  
9 property is adjacent to AR. To the south, the property adjacent  
10 to CG and AS-1. To the east, the property is adjacent to AR and  
11 RSC-6. And to the west, the property is adjacent to commercial  
12 intensive agricultural, rural and commercial general.

13           The subject property is designated Suburban Mixed Use  
14 Six on the Future Land Use Map. The Planning Commission finds  
15 the proposed use consistent with the Comp Plan. The surrounding  
16 uses to the south and west at the intersection of East College  
17 avenue and 21st Street SE are similar to the request, which is  
18 commercial. Also East College Avenue is a principal arterial  
19 conducive to high levels of commercial traffic. Therefore, the  
20 rezoning to the subject parcel from RSC-6 and AR to PD with a  
21 self-storage and RV boat storage facility use would be  
22 consistent with the existing zoning pattern of the area.

23           Based on the suburban mixed use, Future Land Use  
24 classification, the surrounding zoning and development pattern  
25 and the proposed uses, the plan -- Plan Development District

1 Staff finds the request approvable subject to proposed  
2 conditions.

3 That concludes my report. I'm glad to answer any  
4 questions you might have.

5 HEARING MASTER: Thank you. No questions for you.

6 MR. GRANDLIENARD: Thank you.

7 HEARING MASTER: Planning commission.

8 MS. PAPANDREW: Andrea Papandrew, Planning Commission  
9 Staff.

10 Planning Commission Staff's review was based on  
11 application materials submitted on or before July 12th, which is  
12 our legally mandated filing deadline per the Land Development  
13 Code. So anything submitted into OPTIX after that date was not  
14 taken into consideration by Staff.

15 After discussions with Development Services,  
16 Planning Commission Staff was told that the 20% waiver for open  
17 storage was not needed as it does not (indiscernible) for the  
18 suburban mixed six Future Land Use Category.

19 So the site is in the suburban mixed use six Future  
20 Land Use Category and within the Ruskin Community Plan and the  
21 South Shore Area Wide Systems Plan. The site is compatible with  
22 Objective 1 and Policy 1.4 on compatibility with the surrounding  
23 neighborhood and uses. The site is located adjacent to the  
24 intersection of 21st Street SE and East College Avenue, where  
25 there are several other light heavy commercial uses. The

1 applicants also proposing access on the south end to help  
2 protect the single-family uses north and east of the site.

3           The applicant has requested the maximum allowable FAR  
4 of 0.5 for light industrial uses, which is allowed as long as  
5 there are enhanced site and building design standards. Per the  
6 conditions of approval, these standards do include cosmetic  
7 designs on the southern, eastern and western building facades  
8 and those have already been in the Planning Commission Report  
9 and stated by the applicant. So I'm not going to read those  
10 back into the record.

11           The proposed rezoning is consistent with Objective 16  
12 and its policies on establishing the need to protect existing  
13 neighborhoods and communities. The site plan does have storm  
14 water ponds on the north and east sides and enhanced setbacks on  
15 the north and east. And the phase one was going to orient the  
16 buildings around the proposed vehicle storage. All these  
17 measures will ensure compatibility with the single-family uses  
18 directly north and east.

19           During phase two, the vehicular storage area will be  
20 replaced by a fifth mini storage building. The site does not  
21 meet commercial locational criteria and a waiver was submitted.  
22 Applicant indicates that the Future Land Use designation permits  
23 the use of commercial uses as part of its mixed use nature. The  
24 waiver also establishes that the proposed use is suitable for  
25 East College Avenue, as it is a heavily traveled roadway.



1           The use generates an inherently low number of daily  
2 trips as opposed to more intensive commercial uses. Planning  
3 Commission Staff have reviewed this commercial locational  
4 criteria waiver and find the request was supportable as the site  
5 is surrounded by several other light commercial and heavy  
6 commercial uses. And the proposed use, buffering site location  
7 and enhanced design standards make this proposal suitable.

8           The site is located within the limits of the South  
9 Shore Area Wide Systems Plan, which seeks to pursue economic  
10 development activities by identifying lands available for  
11 commercial industrial development. And the plan also recognizes  
12 preferred development patterns. It also meets the intent of  
13 Goal 7 of the Ruskin Community Plan, which encourages commercial  
14 uses along East College Avenue, east of 21st Street.

15           Based on this, Planning Commission Staff finds the  
16 proposed major modification consistent with the Unincorporated  
17 Hillsborough County Comprehensive Plan, subject to the  
18 conditions proposed by the Development Services Department.

19           HEARING MASTER: Thank you. All right.

20           Is there anyone here or online who wishes to speak in  
21 support of this application? I do not hear anyone.

22           Is there anyone here or online who wishes to speak in  
23 opposition to this application? All right. I do not hear  
24 anyone.

25           Back to Development Services.

1 MS. HEINRICH: Nothing further, ma'am.

2 HEARING MASTER: All right. Thank you. Applicant.

3 Okay. Thank you.

4 This closing the hearing on Rezoning PD 23-0184.

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1 24th, 2023 ZHM Hearing. Item A-17, PD Application 23-  
2 0184. This application is out of order to be heard  
3 and is being continued to the July 24th, 2023 ZHM  
4 Hearing.

5 Item A-18, PD Rezoning 23-0193. This  
6 application is out of order to be heard and is  
7 being continued to the July 24th, 2023 ZHM Hearing.

8 Item A-19, PD Application 23-0257. This  
9 application is out of order to be heard and is  
10 being continued to the July 24th, 2023 ZHM Hearing.

11 Item A-20, Major Mod Application 23-0269. This  
12 application is being continued by the applicant to  
13 the July 24th, 2023 ZHM Hearing.

14 Item A-21, Major Mod Application 23-0281.  
15 This application is out of order to be heard and is  
16 being continued to the July 24th, 2023 ZHM Hearing.

17 Item A-22, PD 23-0287. This application is out of  
18 order to be heard and is being continued to the  
19 July 24th, 2023 ZHM Hearing.

20 Item A-23, Standard Rezoning 23-0324. This  
21 application is out of order to be heard and is  
22 being continued to the July 24th, 2023 ZHM Hearing.

23 Item A-24, Standard Rezoning 23-0443. This  
24 application is being continued by staff to the July  
25 24th, 2023 hearing.



**EXHIBITS SUBMITTED  
DURING THE ZHM HEARING**

**NONE**





**PARTY OF  
RECORD**

**NONE**