



## 1.0 APPLICATION SUMMARY

**Applicant:** SJB Ventures LLC, By It's Manager  
 XLM Management LLC

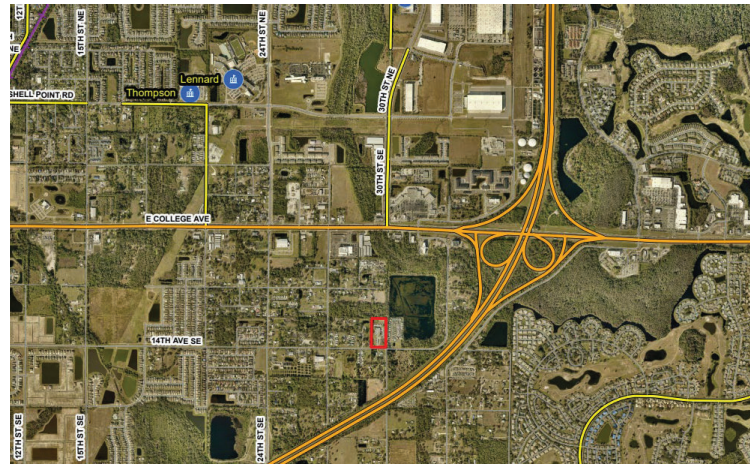
**FLU Category:** SMU-6

**Service Area:** Urban

**Site Acreage:** 4.6 +/-

**Community Plan Area:** Ruskin

**Overlay:** None



### Introduction Summary:

The subject site is zoned PD (Planned Development) 10-0296 and approved for a 25,400 square foot medical clinic.

Existing Approval(s):	Proposed Modification(s):
25,400 square foot medical clinic	Add a second development option to permit a 25,400 square foot professional office building for business services, professional offices, and professional services.

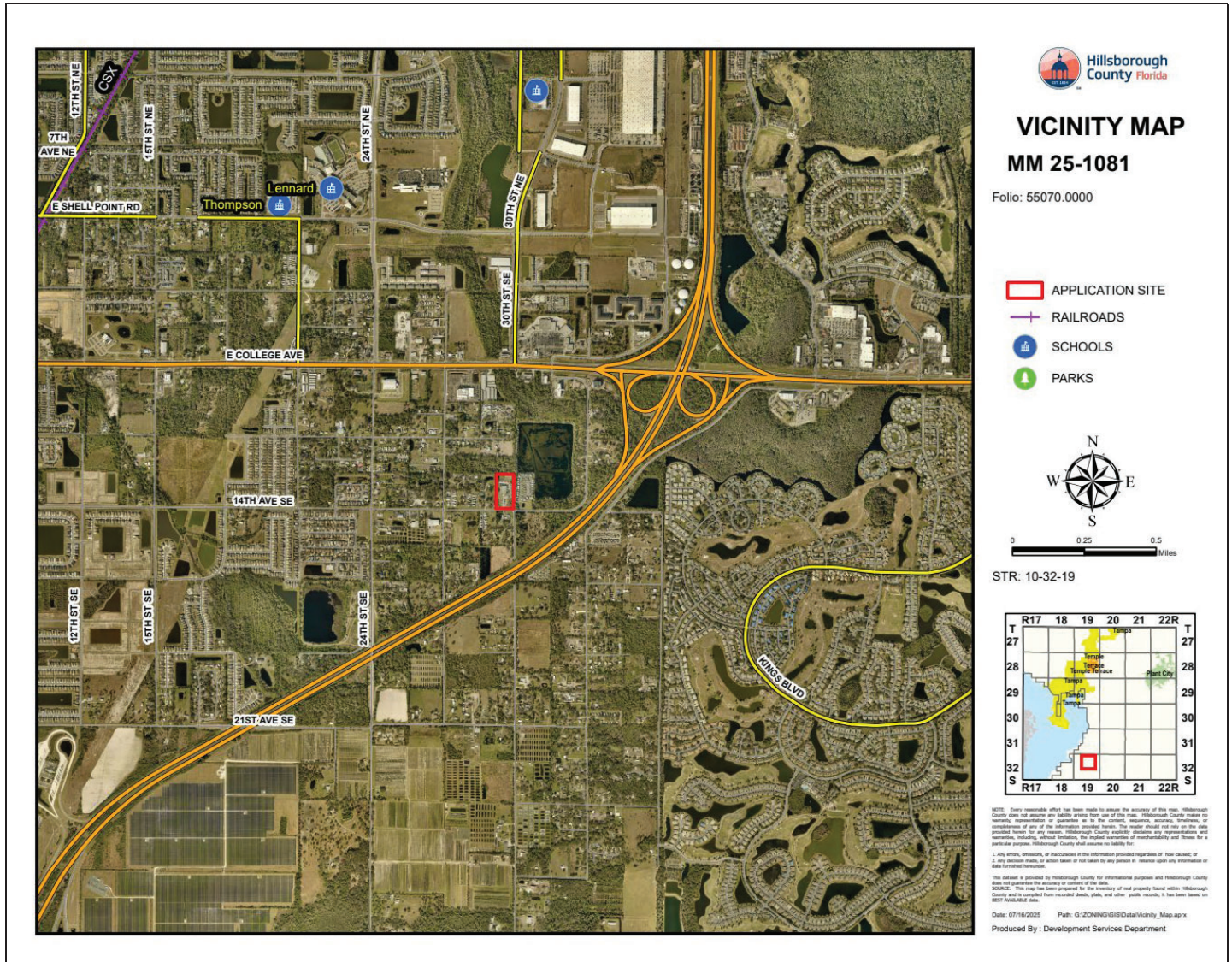
### Additional Information:

PD Variation(s):	None Requested as part of this application
Waiver(s) to the Land Development Code:	Non Requested as part of this application

<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



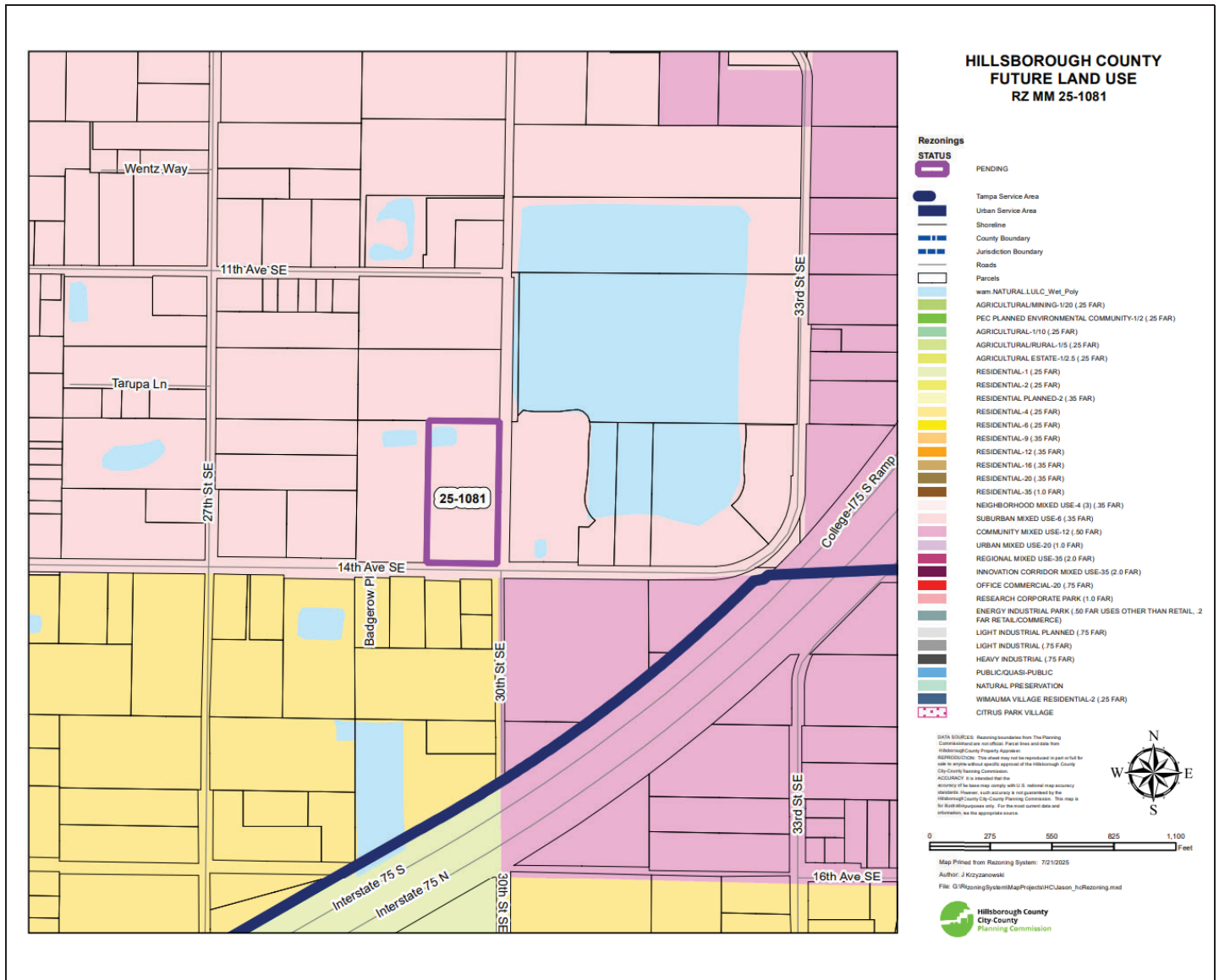
### Context of Surrounding Area:

The site is located at the northwest corner of the 14<sup>th</sup> Avenue SE and 30<sup>th</sup> Street SE intersection in the Ruskin community. Interstate 75 is located approximately 0.25 miles to the east. The general area is predominately developed with residential uses.



## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.2 Future Land Use Map

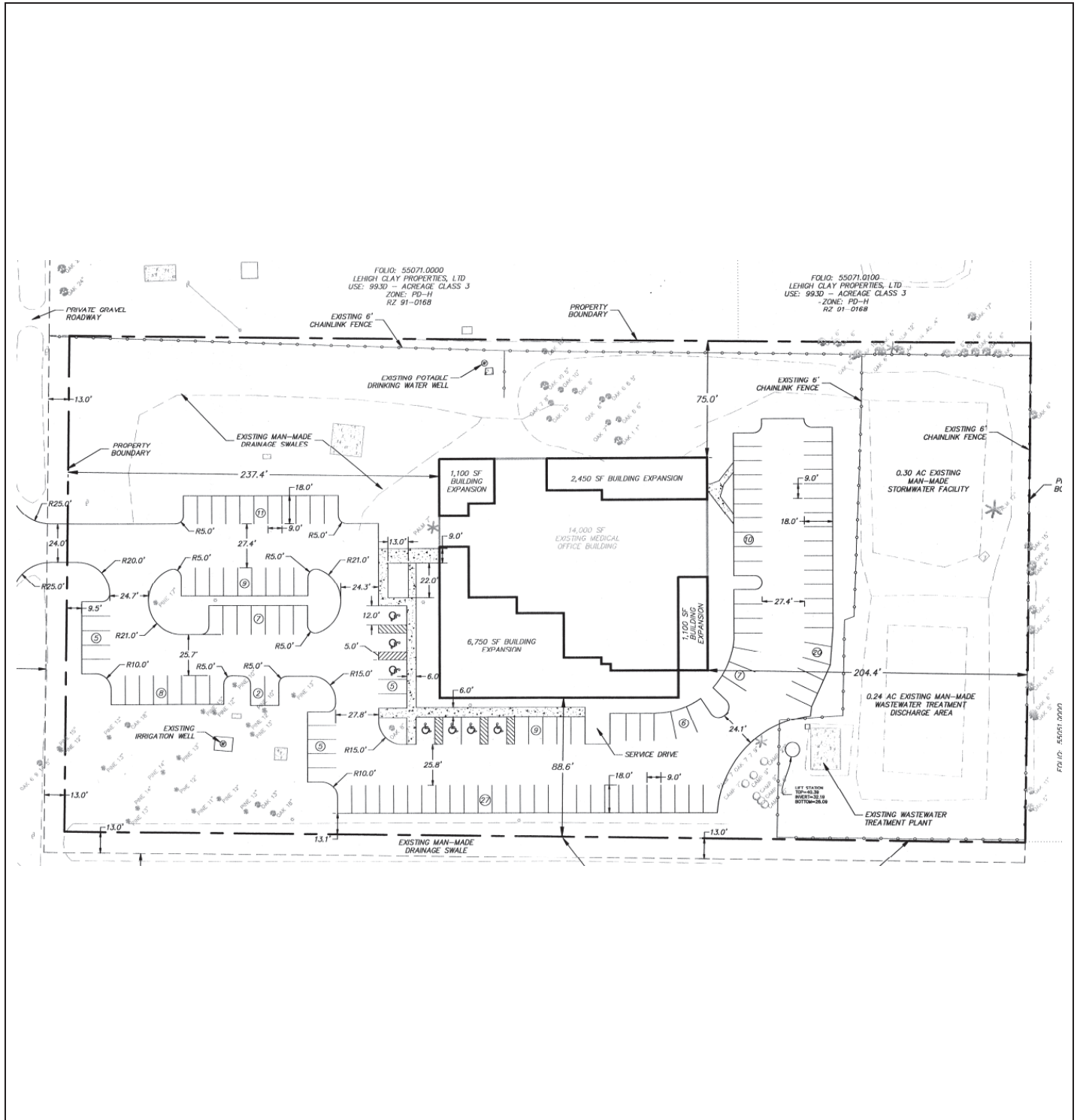


Subject Site Future Land Use Category:	SMU-6
Maximum Density/F.A.R.:	6 units per acre / 0.25 FAR
Typical Uses:	Agricultural, residential, neighborhood commercial, office uses, research corporate park uses, light industrial multipurpose and clustered residential and/or mixed-use. Office uses are not subject to locational criteria

## 2.0 LAND USE MAP SET AND SUMMARY DATA

## 2.3 Immediate Area Map









**APPLICATION NUMBER: MM 25-1081**

ZHM HEARING DATE: November 17, 2025

BOCC LUM MEETING DATE: January 13, 2026

Case Reviewer: James Baker, AICP

**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
14 <sup>th</sup> Avenue SE	County Collector - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> None <input type="checkbox"/> Substandard Road Improvements Proposed <input checked="" type="checkbox"/> Other (TBD)

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

	Average Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing (Option 1)	956	69	88
Proposed (Option 2)	254	15	12
*Difference (+/-)	0	0	0

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

\*As Option 1 is proposed to remain, there is no change in the project's trip generation

**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	Pedestrian & Vehicular	None	Meets LDC
East		None	None	Meets LDC
West		None	None	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**

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 Report.

## 4.0 ADDITIONAL SITE INFORMATION &amp; AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Natural Resources	<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	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input 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	
<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 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	
<b>Hillsborough County School Board</b> Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Impact/Mobility Fees</b> Single Tenant Office (Per 1,000 s.f.) Mobility: \$10,005 Fire: \$158				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
<b>Planning Commission</b> <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input 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	



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## 5.0 IMPLEMENTATION RECOMMENDATIONS

### 5.1 Compatibility

The subject site is currently approved for a medical clinic. The proposed modification requests a second development option to allow office uses with no changes to the intensity or development requirements.

Given the above, staff has not identified any compatibility concerns.

### 5.2 Recommendation

Approvable, subject to proposed conditions.

**Requirements for Certification:**

1. Certified site plan for PD 10-0296 and MM 25-1081 to be submitted for certification as a 2-page plan sheet. First page to be identified as sheet 1 of 2. Second page to be identified as sheet 2 of 2.
2. Revise "medical office" to "medical clinic"
3. Revise the folio number for the parcel to the west from 55071.0000 to 55071.0100
4. Remove the westernmost 'dirt driveway'

**6.0 PROPOSED CONDITIONS**

**Approval** - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted October 27, 2025.

1. The project is approved for a 25,400-square-foot medical clinic (sheet 1) or business services, professional offices, and Professional Services (sheet 2) with the following development standards:
  - Maximum height 35 feet
  - Floor Area Ratio (FAR) 0.13 percent
  - Maximum Impervious Surface 60 percent
2. The applicant ~~may~~ shall be permitted a maximum of one (1) vehicular access point on 14<sup>th</sup> Avenue. Any change to the general design and location of the access point shall be regulated by the Hillsborough County Access Management regulations. The final design and location of the access point shall be regulated by the Hillsborough County Access Management regulations. Access points may be restricted in movement.
3. ~~Prior to the issuance of certificates of occupancy, the applicant may be required to provide documentation at Preliminary Site Plan submittal regarding the existing pavement width and right of way along 14<sup>th</sup> Avenue. Subject to the results, the developer may be required to improve/widen 14<sup>th</sup> Avenue adjacent to the site to Hillsborough County Transportation Technical Manual standards. If the Developer can provide signed and sealed documentation that the current pavement and right of way width on 14<sup>th</sup> Avenue meets the current standards for a two-lane collector roadway, based on the Hillsborough County Transportation Technical Manual, then the Developer may not be required to dedicate right of way or upgrade a portion and/or widen the roadway. As N 78th St is a substandard local roadway, the developer will be required to improve the roadway, between the E. Elm St and E. Sligh Ave, to current County standards unless otherwise approved in accordance with Sec. 6.04.02.B of the Hillsborough County LDC. Design Exceptions (DEs) and Design Deviation Memoranda (DDM) from Transportation Technical Manual (TTM) standards may be considered in accordance with Sec. 1.7 and other applicable sections of the TTM.~~
4. Unless otherwise approved and where applicable as determined by County Staff, the Developer shall construct sidewalks within the right-of-way along all roadways adjacent to the property boundaries and along both sides of all internal roadways. The sidewalks shall be a minimum width of five (5) feet. Pedestrian interconnectivity shall be provided between uses and adjacent parcels. All internal sidewalks shall meet the accessibility requirements of the Americans with Disabilities Act and/or Florida Accessibility Code.
5. Notwithstanding anything herein or shown on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
56. Approval of this rezoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission approvals/permits necessary for the development as proposed will be

issued, does not itself serve to justify any impacts to wetlands, and does not grant any implied or vested right to environmental approvals.

7. The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the property.
8. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/OSW line must appear on all site plans, labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
9. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.
10. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
11. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
- ~~6~~12. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
- ~~7~~13. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.
- ~~8~~14. Effective as of February 1, 1990, this development order/permit shall meet the concurrency requirements of Chapter 163, Part II, Florida Statutes. Approval of this development order/permit does not constitute a guarantee that there will be public facilities at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.
15. 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.



<b>Zoning Administrator Sign Off:</b>	
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<b>SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN &amp; BUILDING REVIEW AND APPROVAL.</b>
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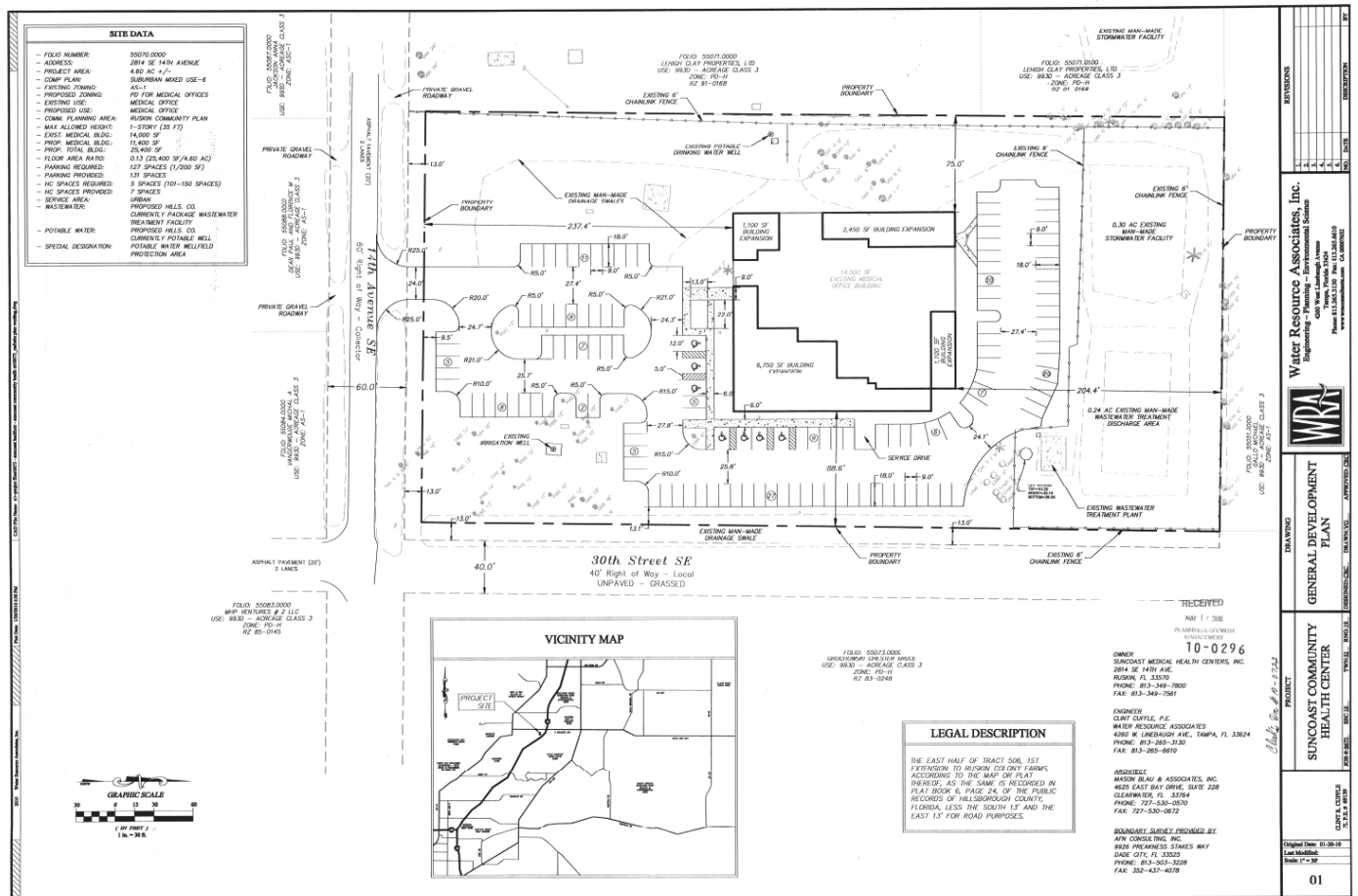
Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are 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.
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**7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS**

None

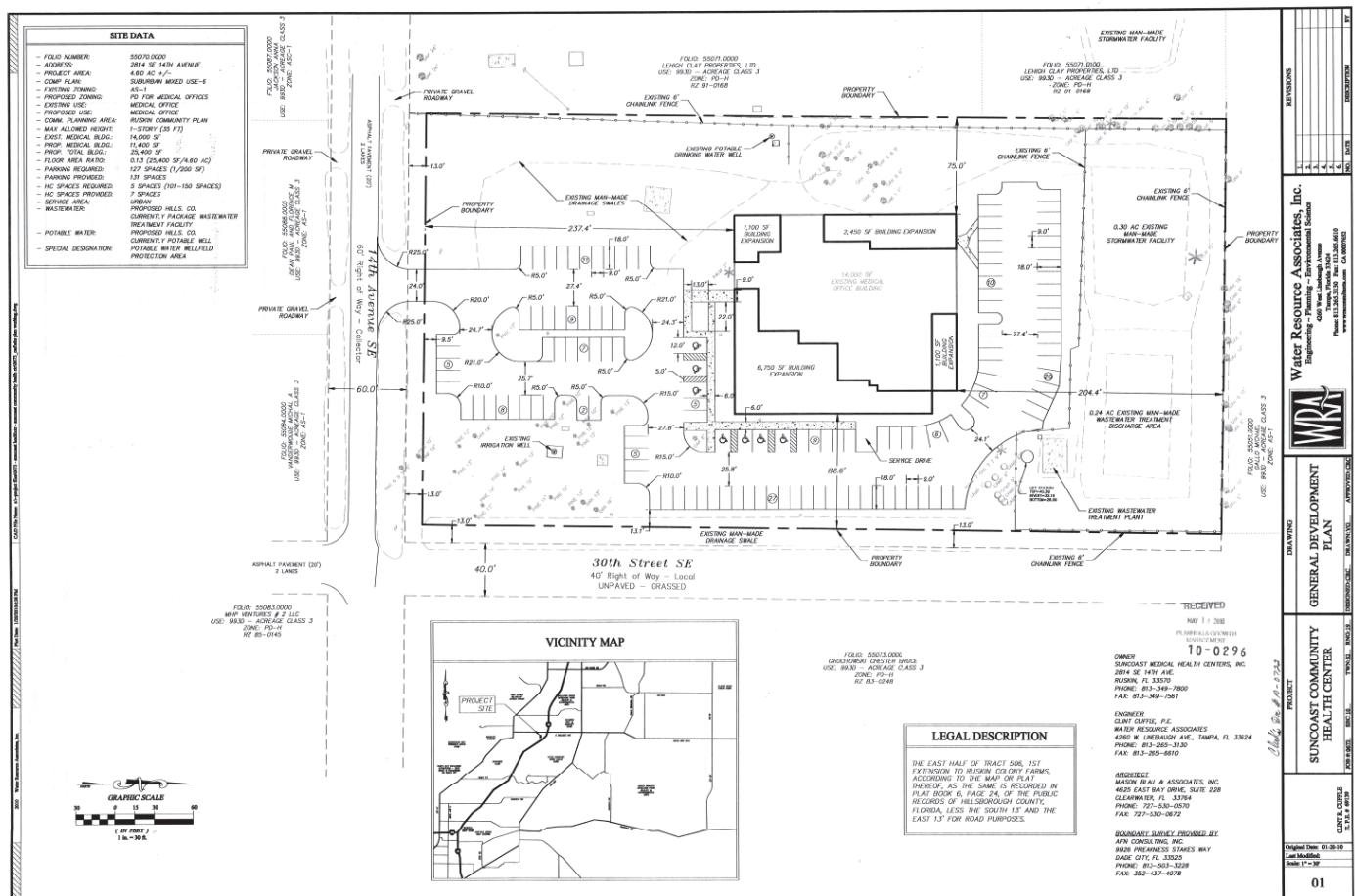
## 8.0 SITE PLANS (FULL)

## 8.1 Approved Site Plan (Full)



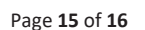
## 8.0 SITE PLANS (FULL)

## 8.2 Proposed Site Plan (Full)





## 8.2 Proposed Site Plan (Full)



**APPLICATION NUMBER: MM 25-1081**

ZHM HEARING DATE: November 17, 2025

BOCC LUM MEETING DATE: January 13, 2026

Case Reviewer: James Baker, AICP

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

## AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 11/11/2025

REVIEWER: Jessica Kowal, MPA, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA: Ruskin

PETITION NO: MM 25-1081

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

### **CONDITIONS OF APPROVAL**

#### *Revised Conditions*

1. The project is approved for a 25,400-square-foot medical clinic or a 20,567-square-foot single tenant professional office building with the following development standards:
  - a. Maximum height 35 feet
  - b. Floor Area Ratio (FAR) 0.13 percent
  - c. Maximum Impervious Surface 60 percent.
2. The applicant ~~may shall~~ be permitted a maximum of one (1) vehicular access point on 14<sup>th</sup> Avenue. Any change to the general design and location of the access point shall be regulated by the Hillsborough County Access Management regulations. The final design and location of the access point shall be regulated by the Hillsborough County Access Management regulations. Access points may be restricted in movement.
3. ~~Prior to the issuance of certificates of occupancy, the applicant may be required to provide documentation at Preliminary Site Plan submittal regarding the existing pavement width and right-of-way along 14<sup>th</sup> Avenue. Subject to the results, the developer may be required to improve/widen 14<sup>th</sup> Avenue adjacent to the site to Hillsborough County Transportation Technical Manual standards. If the Developer can provide signed and sealed documentation that the current pavement and right-of-way width on 14<sup>th</sup> Avenue meets the current standards for a two-lane collector roadway, based on the Hillsborough County Transportation Technical Manual, then the Developer may not be required to dedicate right-of-way or upgrade a portion and/or widen the roadway.~~ As N 78th St is a substandard local roadway, the developer will be required to improve the roadway, between the E. Elm St and E. Sligh Ave, to current County standards unless otherwise approved in accordance with Sec. 6.04.02.B of the Hillsborough County LDC. Design Exceptions (DEs) and Design Deviation Memoranda (DDM) from Transportation Technical Manual (TTM) standards may be considered in accordance with Sec. 1.7 and other applicable sections of the TTM.



*[Transportation Review Staff proposes modification of this condition to conform with current practice.]*

#### New Conditions

- Notwithstanding anything herein or shown on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
- All construction ingress and egress shall be limited to the project access. The developer shall include a note in each site/construction plan submittal which indicates same.

#### Other Conditions

- Prior to site plan certification, the PD site plan shall be amended as follows:
  - Revise “medical office” to “medical clinic”
  - Revise the folio number for the parcel to the west from 55071.0000 to 55071.0100
  - Remove the westernmost ‘dirt driveway’

#### **PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting a major modification to the existing Planned Development (PD) (10-0296) on folio 55070.0000 to add the option for a 20,567 square foot professional office building. The existing PD is approved for a 25,400 square foot medical clinic, of which 20,567 square feet has been developed on the subject site. The subject site is located on the north side of 14<sup>th</sup> Avenue SE approximately 10 feet west of 30<sup>th</sup> Street.

Although 25,400 square feet of medical clinic is permitted on the site, the applicant’s submitted PD site plan reflects the existing 20,567 square foot building and does not propose any additions to the existing building or new buildings, therefore any increase in square footage on site will require a minor (PRS) zoning modification.

#### *Trip Generation Analysis*

As required pursuant to the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation and site access analysis for the proposed single tenant professional office option. Staff prepared a comparison of the potential trips generated by development Option 1 and the proposed Option 2 based upon the Institute of Transportation Engineer’s *Trip Generation Manual, 12th Edition*. There is no change in trip generation as Option 1 is proposed to remain.

#### Approved Zoning (Option 1):

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
25,400 SF Medical-Dental Office Building (LUC 720)	956	69	88

#### Proposed Zoning (Option 2):

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
20,567 Single Tenant Office Building (LUC 715)	254	15	12

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference (Option 1 – Option 2)</b>	0	0	0

### **TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

The site is served by 14<sup>th</sup> Avenue SE, a 2-lane, undivided, rural collector roadway characterized by +/- 10-foot-wide lanes in average condition. The roadway lies within a +/- 60-foot-wide right of way. There are no bike lanes on the roadway in the vicinity of the proposed project. There is a 5-foot-wide sidewalk along the site's frontage. No other sidewalks are present within the vicinity of the subject site.

### **SITE ACCESS**

The site currently takes access from 14<sup>th</sup> Avenue SE and there are no proposed changes to the existing access connection with this zoning request.

14<sup>th</sup> Avenue SE is currently identified as a substandard road because it does not comply with the 2021 Hillsborough County Transportation Technical Manual's (TTM) typical section for a two-lane, undivided, urban collector road (TS-4). Although 14<sup>th</sup> Avenue SE is a substandard collector roadway, the proposal was reviewed by the County Engineer and, due to the proposed project's significant decrease in daily, AM peak hour, and PM peak hour trips, it was determined that the existing PD's condition of approval regarding 14<sup>th</sup> Avenue SE is sufficient to address substandard roads concurrent with this zoning request.

### **SUBSTANDARD ROAD – 14TH AVE. SE**

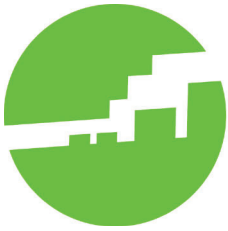
14th Avenue SE is a substandard roadway. The proposal was reviewed by the County Engineer who determined the PD condition of approval regarding 14th Avenue SE is sufficient to address substandard roads for this zoning request.

### **ROADWAY LEVEL OF SERVICE (LOS) INFORMATION**

The roadway level of service provided for 14<sup>th</sup> Avenue SE is for informational purposes only. It should be noted that the segment identified is approximately 0.45 miles from the subject site, level of service information for that portion of roadway fronting the site is not available, as that segment was not included in the 2024 LOS Report.

Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr. Directional LOS
14 <sup>th</sup> Avenue SE	US Highway 41	24 <sup>th</sup> Street SE	D	C

Source: [2024 Hillsborough County Level of Service \(LOS\) Report](#)



**Hillsborough County  
City-County  
Planning Commission**

**Plan Hillsborough**  
[planhillsborough.org](http://planhillsborough.org)  
[planner@plancom.org](mailto:planner@plancom.org)  
813 – 272 – 5940  
601 E Kennedy Blvd  
18<sup>th</sup> floor  
Tampa, FL, 33602

Unincorporated Hillsborough County Rezoning Consistency Review	
<b>Hearing Date:</b> November 17, 2025  <b>Report Prepared:</b> November 6, 2025	<b>Case Number:</b> MM 25-1081  <b>Folio(s):</b> 55070.0000  <b>General Location:</b> North of 14 <sup>th</sup> Avenue Southeast and west of 30 <sup>th</sup> Avenue Southeast
<b>Comprehensive Plan Finding</b>	<b>CONSISTENT</b>
<b>Adopted Future Land Use</b>	Suburban Mixed Use-6 (6 du/ga; 0.25/0.35/0.50 FAR)
<b>Service Area</b>	Urban
<b>Community Plan(s)</b>	Ruskin & SouthShore Areawide Systems
<b>Rezoning Request</b>	Major Modification (MM) to Planned Development (PD 10-0296) to add a Business Professional Office (BPO) use
<b>Parcel Size</b>	4.64 ± acres
<b>Street Functional Classification</b>	14 <sup>th</sup> Avenue Southeast – <b>County Collector</b> 30 <sup>th</sup> Avenue Southeast – <b>Local</b>
<b>Commercial Locational Criteria</b>	N/A
<b>Evacuation Area</b>	None

Table 1: COMPARISON OF SURROUNDING PROPERTIES			
Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Suburban Mixed Use-6	PD	Two-Family
North	Suburban Mixed Use-6	AS-1 + PD	Vacant Land + Single Family + Light Commercial
South	Suburban Mixed Use-6 + Residential-4	AS-1 + ASC-1	Vacant Land + Mobile Home Park + Single Family
East	Suburban Mixed Use-6 + Community Mixed Use-12	AS-1 + PD	Mobile Home Park + Vacant Land
West	Suburban Mixed Use-6 + Residential-4	AS-1 + RSC-6 + PD + ASC-1	Mobile Home Park + Single Family + Vacant Land

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

The 4.64 ± acre subject site is located north of 14<sup>th</sup> Avenue Southeast and west of 30<sup>th</sup> Avenue Southeast. The subject site is in the Urban Service Area and is within the limits of the Ruskin Community Plan and SouthShore Areawide Systems Plan. The applicant is requesting a Major Modification (MM) to Planned Development (PD 10-0296) to add a Business Professional Office (BPO) use.

The subject site is in the Urban Service Area where, according to Objective 1.1 of the Future Land Use Section (FLUS), 80 percent of the county's growth is to be directed. Policy 3.1.3 requires all new developments to be compatible with the surrounding area, noting that 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 currently has two family uses on the property. Vacant land is on all sides of the site. Single-family uses are to the north, south and west while there are mobile home parks to the south, east and west. According to the revised request, which was uploaded into Optix on October 24, 2025, the proposed development does not intend to expand, nor propose new construction of structures on the property. The proposed office/professional use meets the intents of FLUS Objective 1.1 and FLUS Policy 3.1.3.

Per Objective 2.2, Future Land Use categories outline the maximum level of intensity or density and range of permitted land uses allowed in each category. Table 2.2 contains a description of the character and intent permitted in each of the Future Land use categories. The subject site is in the Suburban Mixed Use-6 (SMU-6) Future Land Use category. The SMU-6 designation allows for the consideration of agricultural, residential, neighborhood commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed-use. Office uses are not subject to locational criteria. The category allows neighborhood commercial up to 175,000 sq. ft. or 0.25 Floor Area Ratio (FAR), whichever

is less intense or 20% of the projects land area when part of larger planned research/corporate park. Office, research corporate park uses, light industrial multi-purpose and mixed-use projects up to a 0.35 FAR. Light industrial uses may achieve up to a 0.50 FAR. As the language states above, office uses are not subject to locational criteria and the proposed FAR for the Major Modification is 0.10, which is under the maximum of 0.35 FAR for office uses. The proposal is consistent with FLUS Objective 2.2 and Table 2.2.

The Comprehensive Plan requires that all development meet or exceed the land development regulations in Hillsborough County (FLUS Objective 4.1, FLUS Policy 4.1.1 and FLUS Policy 4.1.2). However, at the time of uploading this report, Transportation comments were not yet available in Optix and thus were not taken into consideration for analysis of this request.

The proposal does meet the intent of FLUS Objective 4.4 and FLUS Policy 4.4.1 that require new development to be compatible to the surrounding neighborhood. In this case, the surrounding land use pattern is comprised mostly of mixed uses with residential and vacant land in the immediate area. FLUS Policy 4.4.1 states that any density or intensity increases shall be compatible with existing, proposed or planned surrounding development. Development and redevelopment shall be integrated with the adjacent land uses through the creation of like uses, the creation of complementary uses, mitigation of adverse impacts, transportation/pedestrian connections and gradual transition of intensity. Existing vegetative buffers around the parcel will remain in place for screening and buffering to adjacent properties. The proposed office use would complement the surrounding area and meets the intent of FLUS Objective 4.4 and FLUS Policy 4.4.1.

The site is located within the limits of the Ruskin Community Plan and SouthShore Areawide Systems Community Plan. Goal 2 of the Ruskin Community Plan is dedicated to economic development and provide opportunities for business growth and jobs in the Ruskin community. One of the strategies is to ensure that there's appropriate land areas zoned for office and light industrial development. As such, Goal 1a under the Economic Development Objective of the SouthShore Areawide Systems Plan is to 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.) Goal 1 of the Cultural/Historic Objective of the SouthShore Areawide Systems Plan, which seeks to promote sustainable growth and development that is clustered and well planned to preserve the area's environment, cultural identity and livability. The request to add a BPO use meets the intent of the Ruskin Community Plan and the SouthShore Areawide Systems Plan outlined in the Livable Communities Element.

Overall, staff finds that the proposed use is compatible with the existing development pattern found within the surrounding area and does support the vision of the Ruskin Community Plan and SouthShore Areawide Systems Plan. The proposed Major Modification would allow for development that is consistent with the Goals, Objectives and Policies of the *Unincorporated Hillsborough County Comprehensive Plan*.

### **Recommendation**

Based upon the above considerations and the following Goals, Objectives and Policies, Planning Commission staff finds the proposed Major Modification **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*, subject to the conditions proposed by the Development Services Department.

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## **FUTURE LAND USE SECTION**



## **Urban Service Area**

**Objective 1.1:** 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.

## **Compatibility**

**Policy 3.1.3:** 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.

## **Land Use Categories**

**Objective 2.2:** The Future Land Use Map (FLUM) shall identify Land Use Categories summarized in the table below, that establish permitted land uses and maximum densities and intensities.

**Policy 2.2.1:** 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.

## **Relationship to Land Development Regulations**

**Objective 4.1:** 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 4.1.1:** 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 4.1.2:** 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 4.4:** *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 4.4.1:** *Development and redevelopment shall be integrated with the adjacent land uses through:*

- a) the creation of like uses; or*
- b) creation of complementary uses; or*
- c) mitigation of adverse impacts; and*
- d) transportation/pedestrian connections*

#### **LIVABLE COMMUNITIES ELEMENT: RUSKIN COMMUNITY PLAN**

**Goal 2:** *Economic Development – Provide opportunities for business growth and jobs in the Ruskin community.*

*Strategies:*

- *Ensure that there are appropriate land areas zoned for office and light industrial development.*

#### **LIVABLE COMMUNITIES ELEMENT: SOUTHSORE AREAWIDE SYSTEMS PLAN**

##### **Cultural/Historic Objective**

*The SouthShore region of Hillsborough County supports a diverse population with people living in unique communities, interspersed with farms, natural areas, open spaces and greenways that preserve and enhance the natural and cultural heritage.*

**The community desires to:**

1. *Promote sustainable growth and development that is clustered and well planned to preserve the area's environment, cultural identity and livability.*
  - a. *Employ an integrated, inclusive approach to sustainable growth and development that is well planned to maintain the cultural and historic heritage and unique agricultural and archaeological resources of SouthShore*

##### **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.)*

HILLSBOROUGH COUNTY  
FUTURE LAND USE  
RZ MM 25-1081

Rezoning  
STATUS



PENDING



Tampa Service Area



Urban Service Area



Shoreline



County Boundary



Jurisdiction Boundary



Roads



wamNATURAL LULC\_Wet\_Poly



AGRICULTURAL/MINING-1/20 (.25 FAR)



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



AGRICULTURAL-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 (9) (.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)



INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)



OFFICE COMMERCIAL-20 (.75 FAR)



RESEARCH CORPORATE PARK (1.0 FAR)



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



LIGHT INDUSTRIAL PLANNED (.75 FAR)



LIGHT INDUSTRIAL (.75 FAR)



HEAVY INDUSTRIAL (.75 FAR)



PUBLIC/QUASH-PUBLIC



NATURAL PRESERVATION



WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)



CITRUS PARK VILLAGE



Map Printed from Rezoning System: 7/21/2025

Author: J. Krzyzanski

File: G:\Rezoning\System\MapProject\HCL\MapProj\MapProj.mxd

