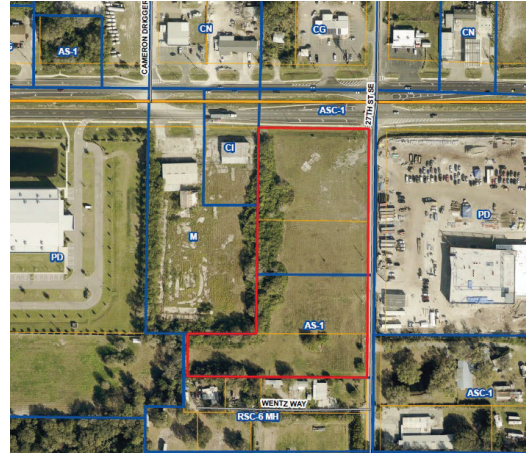


**Rezoning Application:** PD 25-0308  
**Zoning Hearing Master Date:** April 15, 2025  
**BOCC Land Use Meeting Date:** June 10, 2025

**1.0 APPLICATION SUMMARY**

**Applicant:** Amerco Real Estate Company  
**FLU Category:** SMU-6  
**Service Area:** Urban  
**Site Acreage:** 5.85 +/- AC  
**Community Plan Area:** Ruskin  
**Overlay:** None



**Introduction Summary:**

The existing zoning is ASC-1 (Agricultural Single Family, Conventional), and AS-1 (Agricultural Single Family) which permits single family residential and agricultural uses pursuant to the development standards in the table below.

The proposed zoning for Planned Development (site plan controlled district) to allow Warehouse, Mini Warehouse, and Rental of Trucks and Commercial Vehicles uses pursuant to the development standards in the table below and site plan depicted in 2.4 of the report.

Zoning:	Existing	Existing	Proposed
District(s)	ASC-1	AS-1	PD
Typical General Use(s)	Single-Family Residential/Agricultural	Single-Family Residential/Agricultural	Warehouse, Self-Storage facility, Mini Warehouse, and Truck and Trailer rental
Acreage	2.77 AC	2.63 AC	5.85+/- AC
Density/Intensity	1 DU/AC	1 DU/AC	0.42 FAR
Mathematical Maximum*	2.7 DU	2.63 DU	108,173 sf

\*number represents a pre-development approximation

Development Standards:	Existing		Proposed
District(s)	AS-1	ASC-1	PD 25-0308
Lot Size / Lot Width	1 AC / 150'	1 AC / 150'	n/a
Setbacks/Buffering and Screening	50' Front 15' Rear 15' Sides	50' Front 15' Rear 15' Sides	Buildings where located on the site plan 20-foot wide Type B buffer along south and portions of west
Height	50'	50'	50'

**APPLICATION NUMBER: PD 25-0308**

ZHM HEARING DATE: April 15, 2025

BOCC LUM MEETING DATE: June 10, 2025

Case Reviewer: Tania C. Chapela

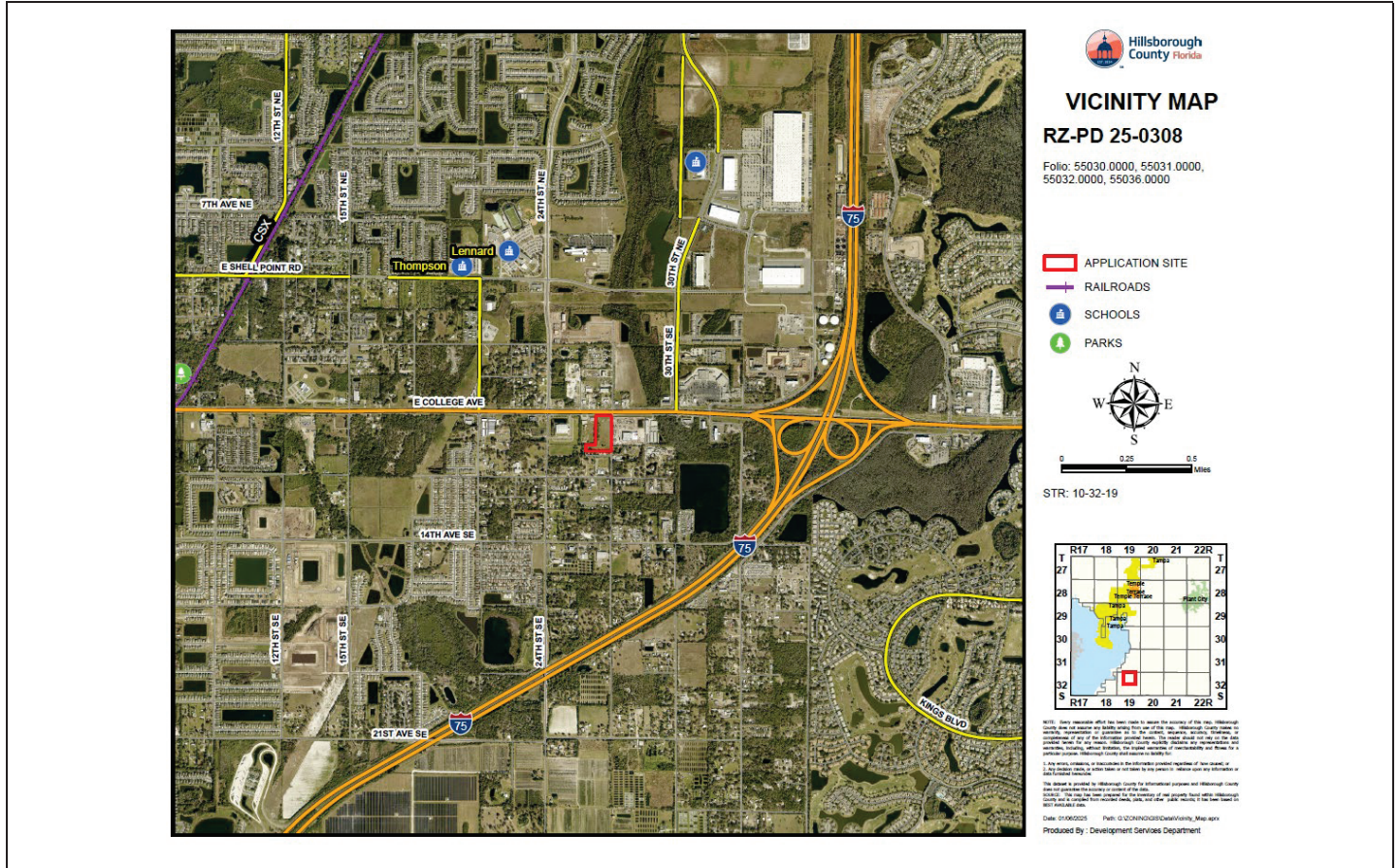
**Additional Information:**

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

<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

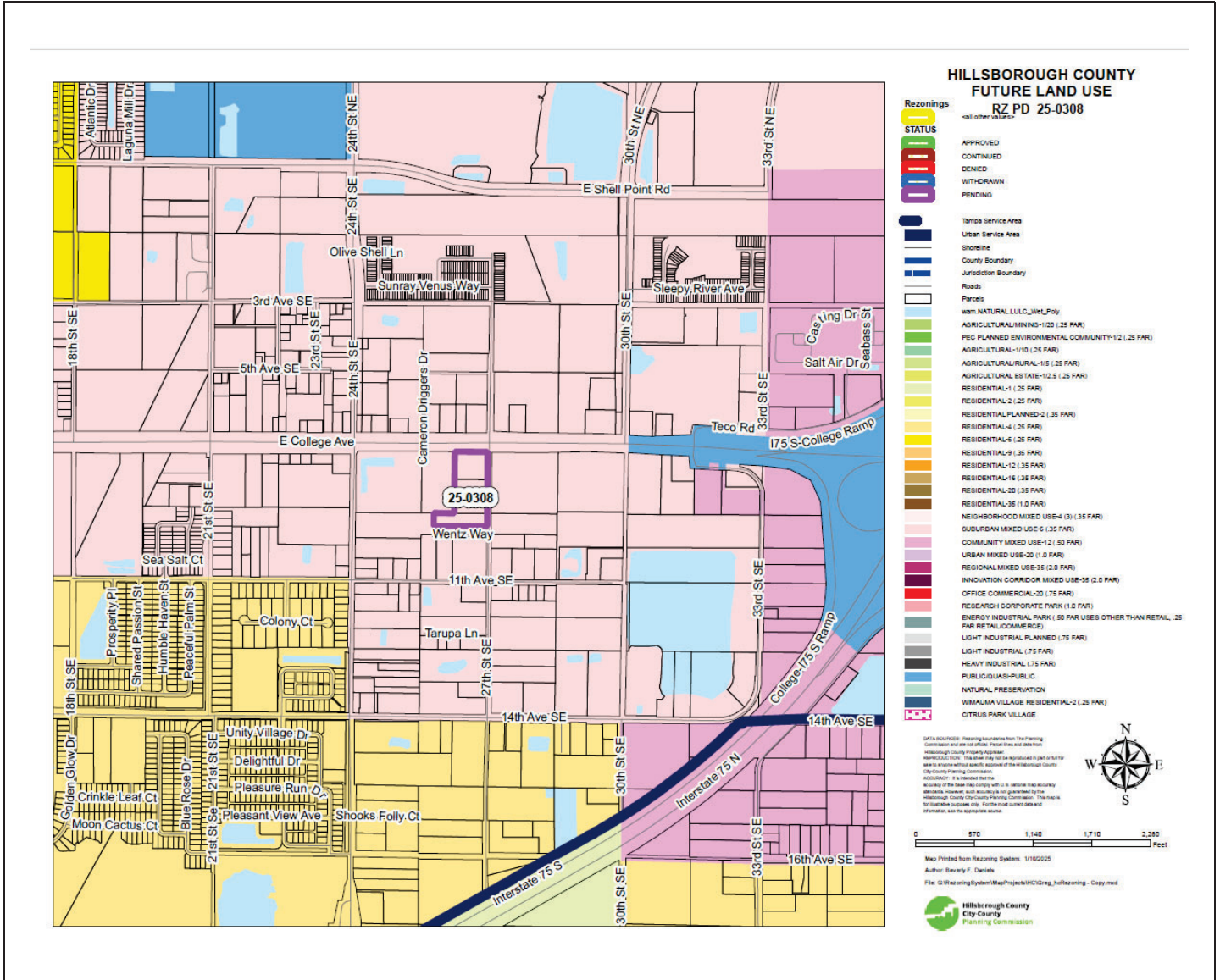


#### Context of Surrounding Area:

The parcel is located along E College Rd., a 4 lane divided Road developed with commercial and Light industrial uses. To the south are agriculturally zoned properties and residential single family development.

2.0 LAND USE MAP SET AND SUMMARY DATA

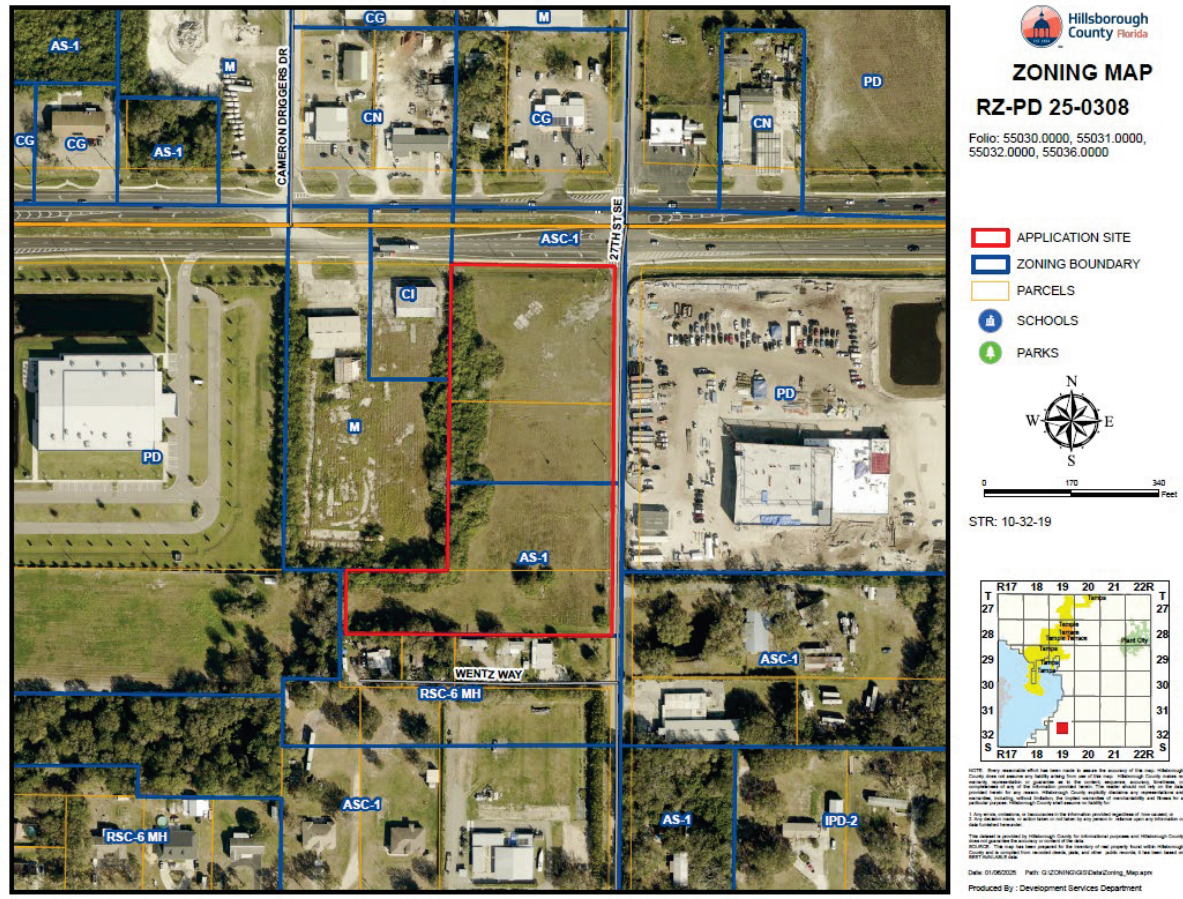
2.2 Future Land Use Map



Subject Site Future Land Use Category:	SMU-6 (Suburban Mixed-Use – 6)
Maximum Density/F.A.R.:	Neighborhood commercial up to 175,000 sq. ft. or 0.25 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 multipurpose and mixed-use projects up to a 0.35 FAR. Light industrial uses may achieve up to a 0.50 FAR.
Typical Uses:	Agricultural, residential, neighborhood commercial, office uses, research corporate park uses, light industrial multipurpose and clustered residential and/or mixed-use.

**2.0 LAND USE MAP SET AND SUMMARY DATA**

**2.3 Immediate Area Map**

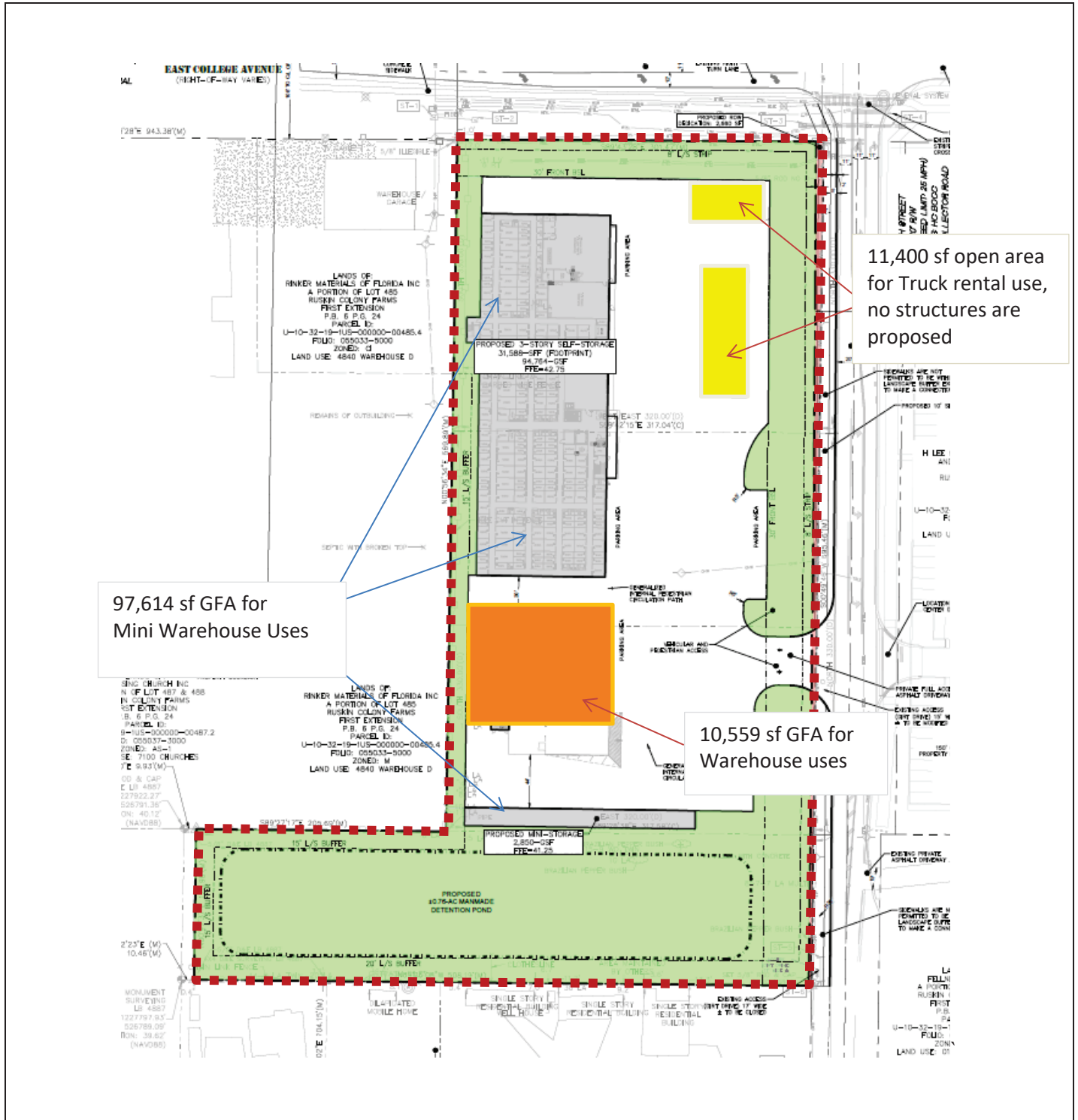


**Adjacent Zonings and Uses**

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	CG	0.27 FAR	General Commercial, Office and Personal Services	E College ROW, Commercial
South	RSC-6 MH	6 DU/AC	Single-Family Residential/Agricultural	Residential
East	PD 22-1106 ASC-1	PD: 0.5 FAR ASC-1: 1 unit per acre	PD: Health Practitioners Office uses ASC-1: Residential, Agriculture	PD: Vacant ASC-1: Residential, Warehouse
West	CI, M, RSC-6	CI: 0.3 FAR M: 0.75 FAR RSC-6: 6 units per acre	Intensive Commercial, Office and Personal Services Industrial/Manufacturing RSC-6: Single-Family Residential	CI & M: Warehouse RSC-6: Vacant (where abutting westward)

### 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 9.0 OF STAFF REPORT)**

<b>Adjoining Roadways (check if applicable)</b>			
<b>Road Name</b>	<b>Classification</b>	<b>Current Conditions</b>	<b>Select Future Improvements</b>
27 <sup>th</sup> Street SE	County Arterial - 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 checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
College Ave. (SR 674)	FDOT Arterial - Rural	4 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" 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>			
	<b>Average Annual Daily Trips</b>	<b>A.M. Peak Hour Trips</b>	<b>P.M. Peak Hour Trips</b>
Existing	47	3	5
Proposed	332	45	57
Difference (+/1)	+285	+42	+52

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

<b>Connectivity and Cross Access</b>				
<b>Project Boundary</b>	<b>Primary Access</b>	<b>Additional Connectivity/Access</b>	<b>Cross Access</b>	<b>Finding</b>
North		None	None	Meets LDC
South		None	None	Meets LDC
East	X	None	None	Meets LDC
West		None	None	Meets LDC
Notes:				

<b>Design Exception/Administrative Variance</b>		
<b>Road Name/Nature of Request</b>	<b>Type</b>	<b>Finding</b>
27th ST. SE/Substandard Roadway	Design Exception Requested	Approvable
Notes:		

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

<b>INFORMATION/REVIEWING AGENCY</b>				
<b>Environmental:</b>	<b>Comments Received</b>	<b>Objections</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>
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	
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 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 _____				
<b>Public Facilities:</b>	<b>Comments Received</b>	<b>Objections</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>
<b>Transportation</b> <input checked="" type="checkbox"/> Design Exc./Adm. Variance Requested <input checked="" type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input 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 checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Impact/Mobility Fees</b> Self-Storage/Mini-Warehouse (Per 1,000 s.f.) Mobility: \$725 Fire: \$32				
<b>Comprehensive Plan:</b>	<b>Comments Received</b>	<b>Findings</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>
<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 type="checkbox"/> N/A <input type="checkbox"/> Density Bonus Requested	<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 proposed uses are comparable to the surrounding commercial and light industrial uses, and the proposed layout is compatible with the surrounding development pattern. The existing residential homes to the south that would most potentially be impacted by the subject development are located between approximately 130 feet from the subject property line.

Given the above, staff finds the proposed modification to be compatible with the surrounding properties and in keeping the general development pattern of the area.

### **5.2 Recommendation**

Staff recommends approval of the applicant's request, subject to proposed conditions of approval.

6.0 PROPOSED CONDITIONS

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted March 25, 2025.

- 1. The project shall allow a warehouse, a 3-story self-storage facility, a 1-story mini warehouse, and truck and trailer rental.
- 2. The location of structures and rental areas shall be where shown on the site plan. Project development standards for the project shall be as following:

Gross Floor Area:	108,173 square feet
Floor Area Ratio:	0.42 FAR
Maximum Building Coverage:	30%
Maximum Impervious Coverage:	75%
Maximum Building Height:	50 feet/3 stories for self-storage building, 50 feet/1-story for warehouse building, 50 feet/1-story for mini-warehouse.

No additional setback for buildings over 20 feet in height shall be applicable.

- 3. The following buffering and screening standards shall apply:
  - a. A twenty foot (20') wide buffer with type "B" screening shall be provided along the development's southern boundary.
  - b. A fifteen foot (15') wide buffer shall be provided along the development's western boundary, except along the boundaries with the portion of residential parcel folio 55035.0550, were a twenty foot (20') wide buffer, type "B" screening shall be required.
- 4. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. Every effort must be made to avoid the removal of and design the site around these trees. The site plan may be modified from the Certified Site Plan to avoid tree removal. This statement should be identified as a condition of the rezoning.
- 5. 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.
- 6. 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.
- 7. The project shall be permitted one full access connection on 27th St., as shown on the PD site plan.
- 8. If PD 25-0308 is approved, the County Engineer will approve a Design Exception (dated April 7, 2025) which was found approvable by the County Engineer (on April 8, 2025) for 27th St. SE substandard road improvements. As 27th St. SE is a substandard collector roadway, the developer shall make the following improvements consistent with the Design Exception in lieu of constructing the roadway to typical standard:

- a. Dedicate up to +/-6 feet of right of way along the project frontage to accommodate required improvements.
  - b. Construct a 10-foot sidewalk and curb and gutter along the project frontage.
9. Notwithstanding anything shown on the site plan or the conditions herein, ADA/sidewalk connections shall be provided from site ingress and egress access point to building entrances and parking areas.
  10. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
  11. Minimum off-street parking spaces shall be provided for per Article 6.05.00 of the LDC.
  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.
  13. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

**Zoning Administrator Sign Off:**

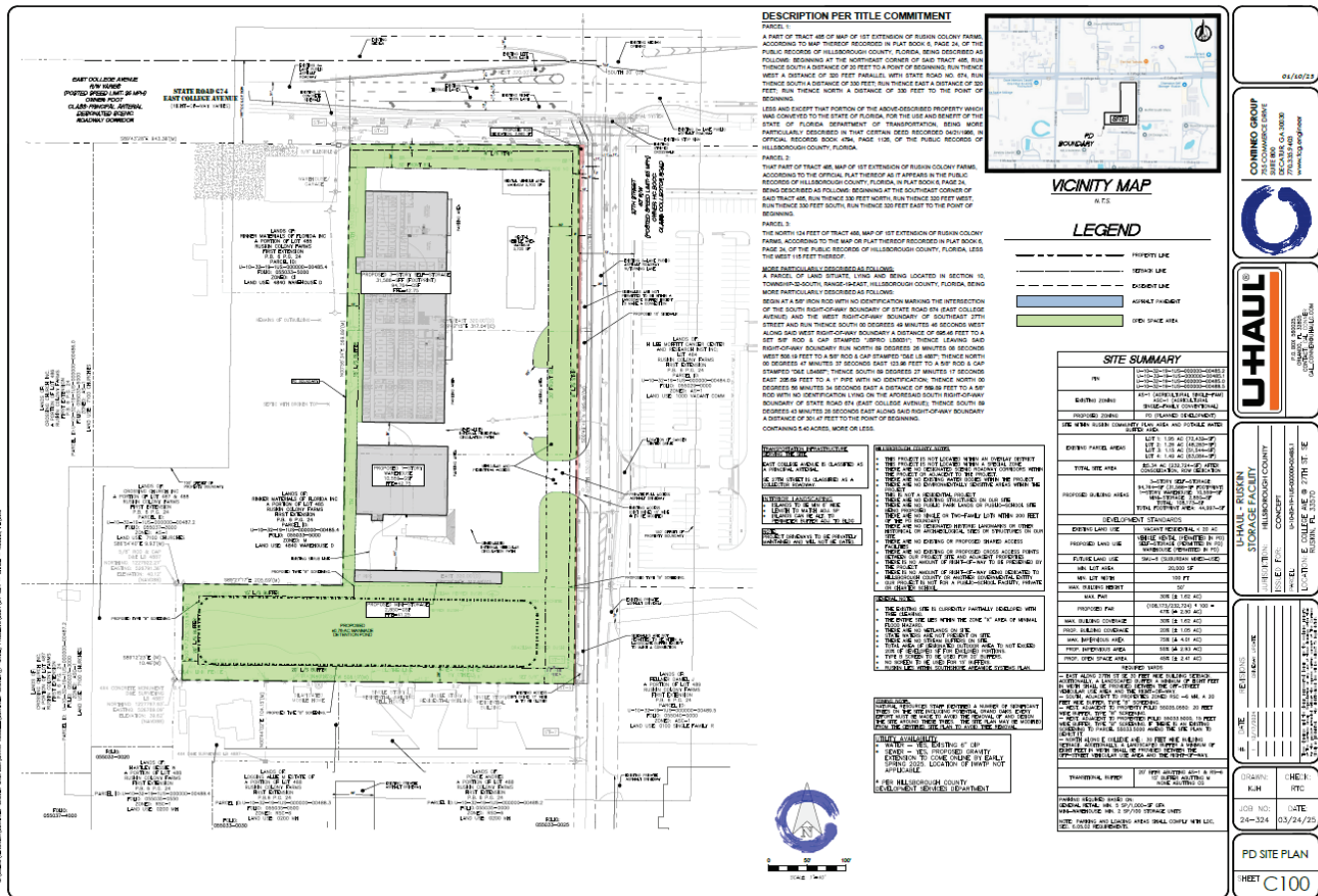


**SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.**

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

**7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS**

8.0 PROPOSED SITE PLAN (FULL)



04/16/25

CONNING GROUP  
1000 W. WINDY HILL  
SUITE 100  
TALLAHASSEE, FL 32310  
www.conning.com

**U-HAUL**  
CORPORATION  
1000 W. WINDY HILL  
SUITE 100  
TALLAHASSEE, FL 32310  
www.uhaul.com

U-HAUL - RUBEN  
STORAGE FACILITY  
10.00 AC (100,000 SQ FT)  
10.00 AC (100,000 SQ FT)  
10.00 AC (100,000 SQ FT)

PD SITE PLAN  
SHEET C100

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

## AGENCY REVIEW COMMENT SHEET

---

---

TO: Zoning Technician, Development Services Department

DATE: 4/08/2025

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: RU/South

PETITION NO: PD 25-0308

---

---

- 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**

- The project shall be permitted one full access connection on 27<sup>th</sup> St., as shown on the PD site plan.
- If PD 25-0308 is approved, the County Engineer will approve a Design Exception (dated April 7, 2025) which was found approvable by the County Engineer (on April 8, 2025) for 27<sup>th</sup> St. SE substandard road improvements. As 27<sup>th</sup> St. SE is a substandard collector roadway, the developer shall make the following improvements consistent with the Design Exception in lieu of constructing the roadway to typical standard:
  - a. Dedicate up to +/-6 feet of right of way along the project frontage to accommodate required improvements.
  - b. Construct a 10-foot sidewalk and curb and gutter along the project frontage.
- Notwithstanding anything shown on the site plan or the conditions herein, ADA/sidewalk connections shall be provided from site ingress and egress access point to building entrances and parking areas.
- Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
- Minimum off-street parking spaces shall be provided for per Article 6.05.00 of the LDC.

### **PROJECT SUMMARY AND ANALYSIS**

The subject property is located on the southwest corner of College Ave. and 27<sup>th</sup> St SE. The applicant is requesting to rezone four parcels, totaling +/- 5.85 acres, from Agricultural Single Family Conventional 1(ASC-1) and Agricultural Single Family 1 (AS-1) to Planned Development (PD) to allow a “U-Haul Facility” consisting of Mini-Warehouse, Warehouse and associated Moving Vehicle Rental uses.

The applicant submitted a trip generation and analysis as required by the Development Review Procedures Manual (DRPM). Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer’s Trip Generation Manual, 11<sup>th</sup> Edition.

Approved Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
ASC-1: 3 Single Family Detached Units (ITE 210)	19	1	2
AS-1: 2 Single Family Detached Units (ITE 210)	28	2	3
Total	47	3	5

Proposed PD Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 97,614 sf, Mini-Warehouse (ITE 151)	142	9	15
PD: 10,559 sf, Warehouse (ITE 150)	56	25	28
PD: 5,700 sf, Moving Vehicle Rentals (ITE 840)	134	11	14
Total	332	45	57

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference</b>	<b>(+) 285</b>	<b>(+) 42</b>	<b>(+) 52</b>

**TRANSPORTATION INFRASTRUCTURE SERVING THE SITE AND SITE ACCESS**

College Ave. (SR 674) is a FDOT maintained, 4-lane, divided rural arterial roadway. It is characterized by +/-12-foot travel lanes, paved shoulders varying from +/-2-4 feet wide, and +/- 40-sodded median. There are sidewalks on both sides of the roadway. The right-of-way is +/-209 feet within the vicinity of the project.

Pursuant to the Hillsborough County Corridor Preservation Plan, SR 674 is planned to be improved to 6-lanes from Interstate 75 to 15<sup>th</sup> St SE. The FDOT SR 674 PD&E study (State Project No. 10120-1511) shows the proposed typical section for SR 674 along the project frontage to be 206 feet. Therefore, no right-of-way preservation is needed at this time.

27<sup>th</sup> Street SE is a 2-lane, substandard, publicly maintained, collector roadway characterized by +/- 11-foot wide lanes with a 10-foot wide multi-use path and curb and gutter on the east side within a +/- 59-foot wide right-of-way along the project's frontage. There is no sidewalk or curb and gutter along the project's frontage.

Pursuant to the Hillsborough County Transportation Technical Manual, a rural collector roadway shall meet the typical section TS-7 standard. Typical section standards include 12-foot-wide lanes, 8-foot shoulders, 5-foot wide sidewalks and open swales within a minimum of 96 feet of right-of-way.

SE 27<sup>th</sup> St. is not included in the Hillsborough County Corridor Preservation Plan.

The applicant is requesting a design exception to dedicate right of way to construct a 10-foot multi-use path and curb and gutter in lieu of improving the roadway to standard. See the Design Exception request section below for additional detail.



**SITE ACCESS AND CONNECTIVITY**

The project is proposing one (1) full access connection on 27<sup>th</sup> St. SE.

The applicant’s transportation analysis demonstrates that project trips will not warrant site access improvements.

The applicant will be required to construct a sidewalk along the site frontage consistent with Section 6.03.03 of the Land Development Code.

At the time of construction/site plan review, the applicant will be required to show ADA/sidewalk connections from the site full access point to the building entrances and parking areas consistent with Section 6.02.03. B. of the LDC.

**REQUESTED DESIGN EXCEPTION: 27<sup>th</sup> STREET SE**

As 27<sup>th</sup> St. SE is a substandard local roadway, the applicant’s Engineer of Record (EOR) submitted a Design Exception request for 27<sup>th</sup> St. SE (dated April 7, 2025) to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer found the Design Exception request approvable (on April 8, 2025). The developer will be required to dedicate up to +/-6 feet of right of way and construct a 10-foot sidewalk and curb and gutter along the project frontage consistent with the submitted design exception.

If this zoning is approved, the County Engineer will approve the Design Exception request.

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

Level of Service (LOS) information is reported below.

Note, SE 27<sup>th</sup> St. is not a regulated roadway.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
SR 674	US HWY 41	INTERSTATE 75	D	C

Source: Hillsborough County 2020 Level of Service Report.

**From:** Williams, Michael [WilliamsM@hcfl.gov]  
**Sent:** Tuesday, April 8, 2025 10:17 AM  
**To:** ronc@thecontineogroup.com  
**CC:** michaelc@thecontineogroup.com; Stephany\_sheekey@uhaul.com; Chapela, Tania [ChapelaT@hcfl.gov]; Perez, Richard [PerezRL@hcfl.gov]; Drapach, Alan [DrapachA@hcfl.gov]; Tirado, Sheida [TiradoS@hcfl.gov]; De Leon, Eleonor [DeLeonE@hcfl.gov]; PW-CEIntake [PW-CEIntake@hcfl.gov]  
**Subject:** FW: RZ PD 25-0308 - Design Exception Review  
**Attachments:** 25-0308 DEReq 04-07-25.pdf

Ron,

I have found the attached Design Exception (DE) for PD 25-0308 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Eleonor De Leon ([DeLeonE@hcfl.gov](mailto:DeLeonE@hcfl.gov) or 813-307-1707) after the BOCC approves the PD zoning or PD zoning modification related to below request. This is to obtain a signed copy of the DE/AV.

If the BOCC denies the PD zoning or PD zoning modification request, staff will request that you withdraw the AV/DE. In such instance, notwithstanding the above finding of approvability, if you fail to withdraw the request, I will deny the AV/DE (since the finding was predicated on a specific development program and site configuration which was not approved).

Once I have signed the document, it is your responsibility to submit the signed AV/DE(s) together with your initial plat/site/construction plan submittal. If the project is already in preliminary review, then you must submit the signed document before the review will be allowed to progress. Staff will require resubmittal of all plat/site/construction plan submittals that do not include the appropriate signed AV/DE documentation.

Lastly, please note that it is critical to ensure you copy all related correspondence to [PW-CEIntake@hcfl.gov](mailto:PW-CEIntake@hcfl.gov)

Mike

**Michael J. Williams, P.E.**  
**Director, Development Review**  
**County Engineer**  
Development Services Department

---

P: (813) 307-1851  
M: (813) 614-2190  
E: [WilliamsM@HCFL.gov](mailto:WilliamsM@HCFL.gov)

W: HCFLGov.net

---

**Hillsborough County**

601 E. Kennedy Blvd., Tampa, FL 33602

---

[Facebook](#) | [Twitter](#) | [YouTube](#) | [LinkedIn](#) | [HCFL Stay Safe](#)

Please note: All correspondence to or from this office is subject to Florida's Public Records law.

---

**From:** Tirado, Sheida <TiradoS@hcfl.gov>  
**Sent:** Monday, April 7, 2025 6:50 PM  
**To:** Williams, Michael <WilliamsM@hcfl.gov>  
**Cc:** Drapach, Alan <DrapachA@hcfl.gov>; Perez, Richard <PerezRL@hcfl.gov>  
**Subject:** RZ PD 25-0308 - Design Exception Review

Hello Mike,

The attached DE is **Approvable** to me, please include the following people in your response:

[ronc@thecontineogroup.com](mailto:ronc@thecontineogroup.com)  
[michaelc@thecontineogroup.com](mailto:michaelc@thecontineogroup.com)  
[Stephany\\_sheekey@uhaul.com](mailto:Stephany_sheekey@uhaul.com)  
[chapelat@hcfl.gov](mailto:chapelat@hcfl.gov)  
[perezrl@hcfl.gov](mailto:perezrl@hcfl.gov)  
[drapacha@hcfl.gov](mailto:drapacha@hcfl.gov)

Best Regards,

**Sheida L. Tirado, PE**

**Transportation Review Manager**

Development Services Department

E: [TiradoS@HCFL.gov](mailto:TiradoS@HCFL.gov)

P: (813) 276-8364 | M: (813) 564-4676

601 E. Kennedy Blvd., Tampa, FL 33602

**[HCFL.gov](http://HCFL.gov)**

[Facebook](#) | [X](#) | [YouTube](#) | [LinkedIn](#) | [Instagram](#) | [HCFL Stay Safe](#)

**Hillsborough County Florida**

Please note: All correspondence to or from this office is subject to Florida's Public Records law.



# Supplemental Information for Transportation Related Administrative Reviews

**Instructions:**

- This form must be provided separately for each request submitted (including different requests of the same type).
- This form must accompany all requests for applications types shown below. Staff will not log in or assign cases that are not accompanied by this form, or where the form is partially incomplete.
- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.
- Please contact Eleonor de Leon at [deleone@HCFL.gov](mailto:deleone@HCFL.gov) or via telephone at (813) 307-1707 if you have questions about how to complete this form.

<b>Request Type</b> (check one)	<input type="checkbox"/> Section 6.04.02.B. Administrative Variance <input checked="" type="checkbox"/> Technical Manual Design Exception Request <input type="checkbox"/> Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) <input type="checkbox"/> Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
<b>Submittal Type</b> (check one)	<input checked="" type="checkbox"/> New Request <input type="checkbox"/> Revised Request <input type="checkbox"/> Additional Information
<b>Submittal Number and Description/Running History</b> (check one and complete text box using instructions provided below)	<input checked="" type="checkbox"/> 1. Substandard Road - 27th Street SE <input type="checkbox"/> 4. <input type="checkbox"/> 2. <input type="checkbox"/> 5. <input type="checkbox"/> 3. <input type="checkbox"/> 6.
<p><b>Important:</b> To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.</p>	
<b>Project Name/ Phase</b>	U-Haul Ruskin
<p><b>Important:</b> The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.</p>	
<b>Folio Number(s)</b>	055036-0000; 055032-0000; 055031-0000; 055030-0000
<input type="checkbox"/> Check This Box If There Are More Than Five Folio Numbers	
<p><b>Important:</b> List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").</p>	
<b>Name of Person Submitting Request</b>	Ron Crump, Contineo Group
<p><b>Important:</b> All Administrative Variances (AV) and Design Exceptions (DE) must be Signed and Sealed by a Professional Engineer (PE) licensed in the State of Florida.</p>	
<b>Current Property Zoning Designation</b>	ASC-1 & AS-1
<p><b>Important:</b> For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at <a href="https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html">https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html</a>. For additional assistance, please contact the <a href="#">Zoning Counselors</a> at the Center for Development Services at (813) 272-5600 Option 3.</p>	
<b>Pending Zoning Application Number</b>	PD 25-0308
<p><b>Important:</b> If a rezoning application is pending, enter the application number proceeded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.</p>	
<b>Related Project Identification Number (Site/Subdivision Application Number)</b>	N/A
<p><b>Important:</b> This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".</p>	



April 7, 2025

Michael J., Williams, PE  
County Engineer Development Review Director  
Hillsborough County  
601 East Kennedy Blvd., 20<sup>th</sup> Floor  
Tampa, FL 33602

**RE: U-Haul Ruskin – Design Exception to TS-4  
E. College Avenue (Hwy. 364) at SE 27<sup>th</sup> Street  
Ruskin, FL  
Folio No. 55030 0000  
Folio No. 55031 0000  
Folio No. 55032 0000  
Folio No. 55036 0000**

Please accept this letter as a formal request for a Design Exception to the Hillsborough County Transportation Technical Manual (TTM) Section 1.7.2 to meet Land Development Code (LDC) Section 6.04.03.L for SE 27<sup>th</sup> Street from the project access to College Avenue. U-Haul proposes to rezone the subject property from ASC-1 (Agricultural Single-Family Conventional) and AS-1 (Agricultural, Single-Family) to PD (Planned Development).

According to the Hillsborough County Functional Classification Map, SE 27<sup>th</sup> Street is classified as a collector roadway and the subject site is within the Hillsborough County Urban Service Area. As shown in Table 1, the anticipated daily traffic on SE 27<sup>th</sup> Street generated by the U-Haul project is projected to be less than 50 vehicles per day and a peak average of 31 trips in the Peak PM – Adjacent Street condition.

The access to serve the project is proposed to be as follows:

- One (1) private full access drive to SE 27<sup>th</sup> Street

In conjunction with the development of the U-Haul project and justification of the Design Exception request, the project design will successfully address the “Substandard Roadway” (SE 27<sup>th</sup> Street) as follows:

1. Provide a 24” curb and gutter along the west side of SE 27<sup>th</sup> Street. The limits of improvement are 696 feet of curb and 699 feet of gutter.
2. Provide a 10-foot wide multi-use sidewalk along the west side of SE 27<sup>th</sup> Street. The total length of this improvement is 655 feet.
3. Dedication of approximately 2,660 SF of right-of-way. The ROW dedication width varies in range between 2 and 6 feet.



This request is for a Design Exception to TS-4 of the Hillsborough County Technical Manual for SE 27<sup>th</sup> Street:

- 1) TS-4 has 64 feet of right-of-way. The right-of-way along the property frontage is approximately 71 feet. ROW is not substandard.
- 2) TS-4 has sidewalks along both sides of SE 27<sup>th</sup> Street. There is no current sidewalk along the road frontage for the proposed U-Haul Development. The revised plan calls for a 10-foot wide sidewalk.

The justification of the Design Exception is as follows:

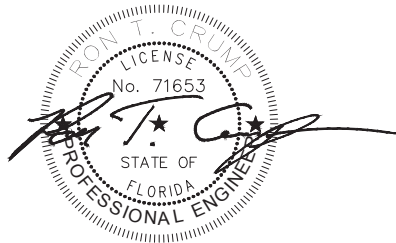
- 1) The U-Haul development proposes dedication of approximately 2,660 feet of right-of-way. The ROW dedication width varies in range between 2 and 6 feet.
- 2) Provide a 24" curb and gutter along the west side of SE 27<sup>th</sup> Street
- 3) Provide a 10-foot wide multi-use sidewalk along the west side of SE 27<sup>th</sup> Street. The design exception shall include all elements of TS-4.

It is our professional opinion that the proposed improvements to SE 27<sup>th</sup> Street will address the project's impacts to substandard road conditions and meet the intent of the Transportation Technical Manual to the extent feasible.

Please do not hesitate to contact me should you have any questions or require additional information.

Sincerely,

Ron Crump, PE  
Contineo Group



**Attachments:**

1. Site Plan (Revised)
2. Transportation Technical Manual TS-4 Exhibit
3. Typical Section – Curb and Gutter
4. Proposed Typical Section

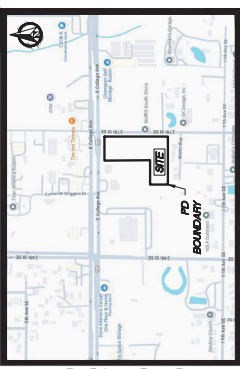
Based on the information provided by the applicant, this request is:

- Disapproved
- Approved
- Approved with conditions

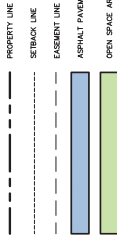
If there are any further questions or you need clarification, please contact Sheida L. Tirado, PE (813) 276-836, [TiradoS@hillsboroughcounty.org](mailto:TiradoS@hillsboroughcounty.org).

Sincerely,

Michael J. Williams, Hillsborough County Engineer



**VICINITY MAP**  
N.T.S.



**DESCRIPTION PER TITLE COMMITMENT**

A PART OF TRACT 488 OF MAP OF 1ST EXTENSION OF RUSKIN COLONY FARMS, ACCORDING TO MAP THEREOF RECORDED IN PLAT BOOK 6, PAGE 24, OF THE RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, IN PLAT BOOK 6, PAGE 24, FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT 488, RUN THENCE SOUTH A DISTANCE OF 20 FEET TO POINT OF BEGINNING, RUN THENCE WEST A DISTANCE OF 300 FEET PARALLEL WITH STATE ROAD NO. 674, RUN THENCE NORTH A DISTANCE OF 130 FEET TO THE POINT OF BEGINNING.

AND EXCEPT THAT PORTION OF THE ABOVE DESCRIBED PROPERTY WHICH WAS CONFERRED BY DEED OF CONVEYANCE DATED FEBRUARY 12, 1963, TO STATE STREET DEVELOPMENT COMPANY, TRANSPORTATION AND BUSINESS PARK, PARTICULARLY DESCRIBED IN THAT CERTAIN DEED RECORDED 04211804, IN OFFICIAL RECORDS BOOK 594, PAGE 1126, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

THAT PART OF TRACT 488 MAP OF 1ST EXTENSION OF RUSKIN COLONY FARMS, ACCORDING TO THE OFFICIAL PLAT THEREOF AS IT APPEARS IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, IN PLAT BOOK 6, PAGE 24, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT 488, RUN THENCE SOUTH A DISTANCE OF 20 FEET TO POINT OF BEGINNING, RUN THENCE WEST A DISTANCE OF 300 FEET PARALLEL WITH STATE ROAD NO. 674, RUN THENCE NORTH A DISTANCE OF 130 FEET TO THE POINT OF BEGINNING.

AND EXCEPT THAT PORTION OF THE ABOVE DESCRIBED PROPERTY WHICH WAS CONFERRED BY DEED OF CONVEYANCE DATED FEBRUARY 12, 1963, TO STATE STREET DEVELOPMENT COMPANY, TRANSPORTATION AND BUSINESS PARK, PARTICULARLY DESCRIBED IN THAT CERTAIN DEED RECORDED 04211804, IN OFFICIAL RECORDS BOOK 594, PAGE 1126, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

THAT PART OF TRACT 488 MAP OF 1ST EXTENSION OF RUSKIN COLONY FARMS, ACCORDING TO THE OFFICIAL PLAT THEREOF AS IT APPEARS IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, IN PLAT BOOK 6, PAGE 24, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT 488, RUN THENCE SOUTH A DISTANCE OF 20 FEET TO POINT OF BEGINNING, RUN THENCE WEST A DISTANCE OF 300 FEET PARALLEL WITH STATE ROAD NO. 674, RUN THENCE NORTH A DISTANCE OF 130 FEET TO THE POINT OF BEGINNING.

AND EXCEPT THAT PORTION OF THE ABOVE DESCRIBED PROPERTY WHICH WAS CONFERRED BY DEED OF CONVEYANCE DATED FEBRUARY 12, 1963, TO STATE STREET DEVELOPMENT COMPANY, TRANSPORTATION AND BUSINESS PARK, PARTICULARLY DESCRIBED IN THAT CERTAIN DEED RECORDED 04211804, IN OFFICIAL RECORDS BOOK 594, PAGE 1126, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

THAT PART OF TRACT 488 MAP OF 1ST EXTENSION OF RUSKIN COLONY FARMS, ACCORDING TO THE OFFICIAL PLAT THEREOF AS IT APPEARS IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, IN PLAT BOOK 6, PAGE 24, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT 488, RUN THENCE SOUTH A DISTANCE OF 20 FEET TO POINT OF BEGINNING, RUN THENCE WEST A DISTANCE OF 300 FEET PARALLEL WITH STATE ROAD NO. 674, RUN THENCE NORTH A DISTANCE OF 130 FEET TO THE POINT OF BEGINNING.

AND EXCEPT THAT PORTION OF THE ABOVE DESCRIBED PROPERTY WHICH WAS CONFERRED BY DEED OF CONVEYANCE DATED FEBRUARY 12, 1963, TO STATE STREET DEVELOPMENT COMPANY, TRANSPORTATION AND BUSINESS PARK, PARTICULARLY DESCRIBED IN THAT CERTAIN DEED RECORDED 04211804, IN OFFICIAL RECORDS BOOK 594, PAGE 1126, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

TRANSFERRING MEASUREMENTS TO THE SITE

THE EXISTING SITE IS CLASSIFIED AS A SINGLE-FAMILY RESIDENTIAL (SFR) ZONING DISTRICT. THE PROPOSED DEVELOPMENT IS A COMMERCIAL BUILDING WITH A PARKING GARAGE.

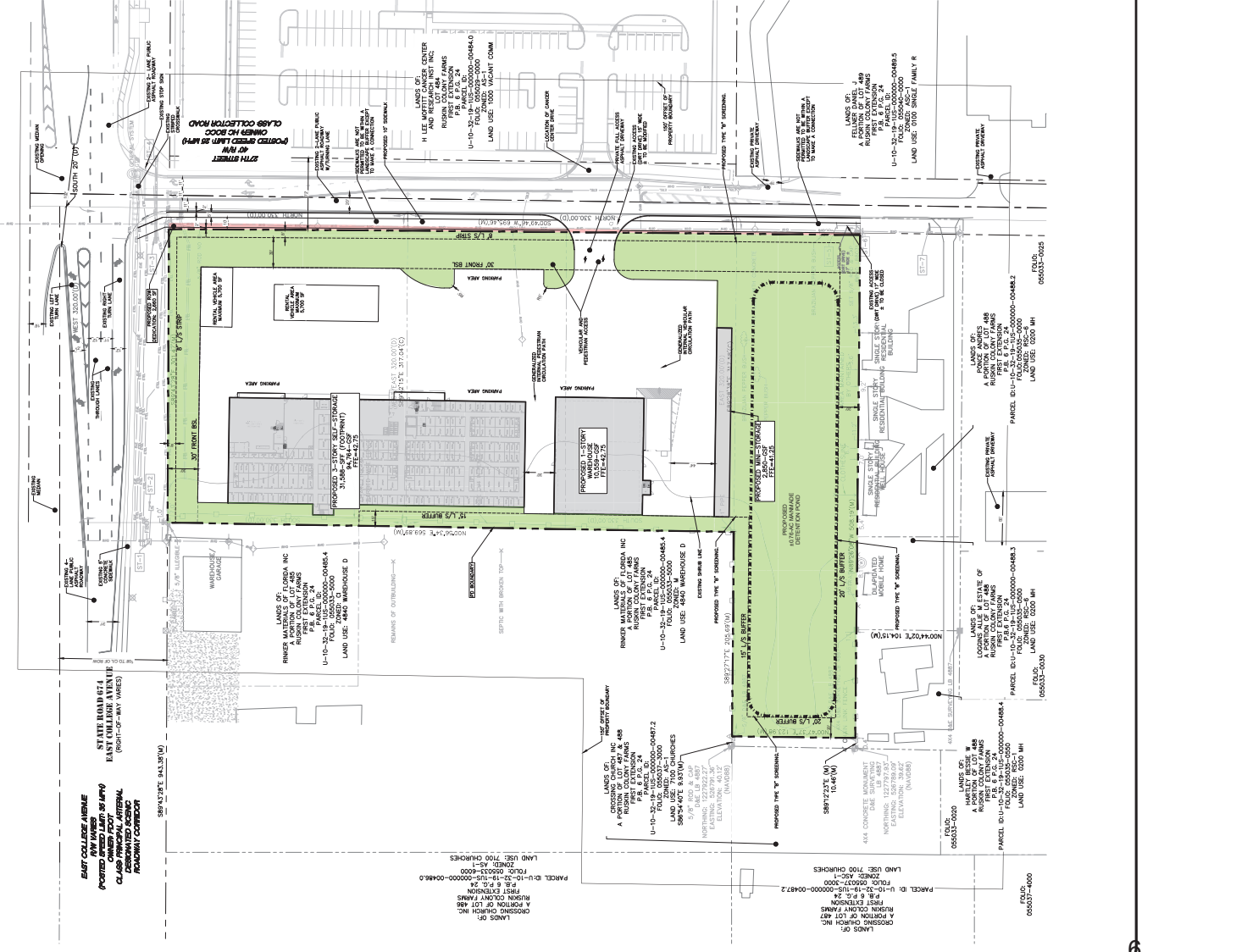
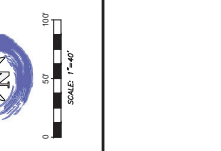
LAND USE: COMMERCIAL (SFR)

GENERAL NOTES

THE EXISTING SITE IS CURRENTLY PARTIALLY DEVELOPED WITH A MIXTURE OF BERMUDA GRASS AND ASPHALT DRIVEWAYS. THE PROPOSED DEVELOPMENT WILL REPLACE THE EXISTING DEVELOPMENT WITH A COMMERCIAL BUILDING WITH A PARKING GARAGE.

GENERAL NOTES

THE EXISTING SITE IS CURRENTLY PARTIALLY DEVELOPED WITH A MIXTURE OF BERMUDA GRASS AND ASPHALT DRIVEWAYS. THE PROPOSED DEVELOPMENT WILL REPLACE THE EXISTING DEVELOPMENT WITH A COMMERCIAL BUILDING WITH A PARKING GARAGE.



01/10/25

**CONTINUED GROUP**

525 COMMERCIAL DRIVE  
SUITE 800  
DUBLIN, CA 94568  
773.335.9400  
www.cgn-engineer.com



**U-HAUL**

P.O. BOX 366205  
MIRAGE, FL 33570  
CONTACT: C.A. CONNER@UHAL.COM

**U-HAUL - RUSKIN STORAGE FACILITY**

ISSUER FOR: CONCEPTE

URISDICTION: HILLSBOROUGH COUNTY

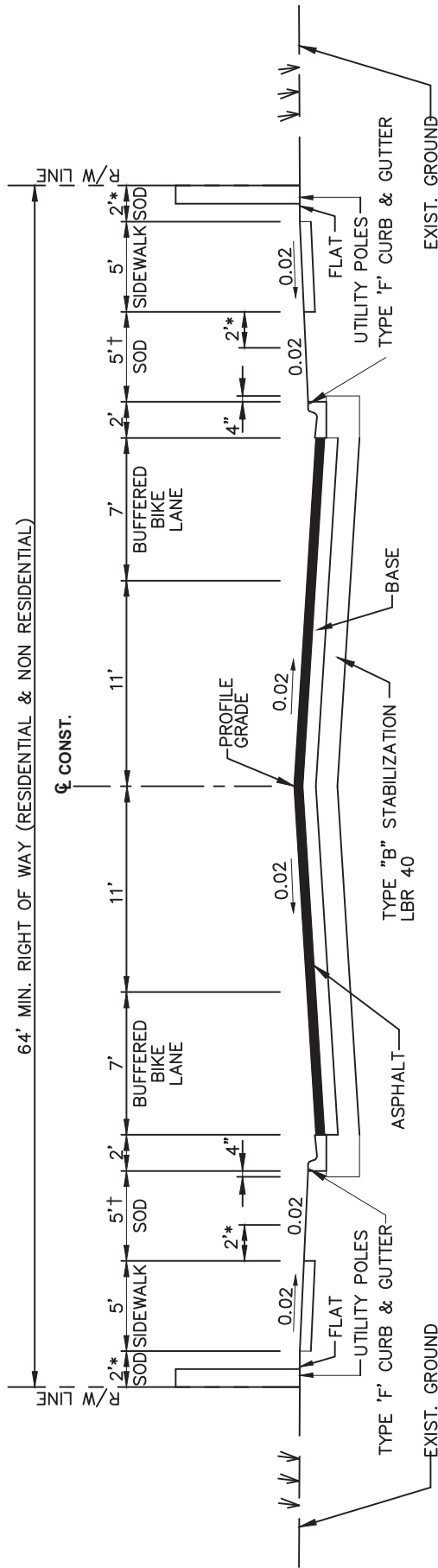
LOCATION: E. COLLEGE AVE @ 27TH ST. SE  
RUSKIN, FL 33570

**REVISIONS**

#	DATE	DESCRIPTION
1	12/17/2024	PRELIMINARY REPORT

**Development Services**

**CHECK:** K/J/H  
**DATE:** 03/24/25  
**JOB NO:** 24-324  
**PD SITE PLAN:** 03/24/25  
**SHEET:** C1001



**TYPICAL SECTION**

N.T.S.

5,000 TO 10,000 AADT

MAX. ALLOWABLE DESIGN SPEED – 40 MPH

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

REVISION DATE:  
10/17

**TRANSPORTATION  
TECHNICAL  
MANUAL**



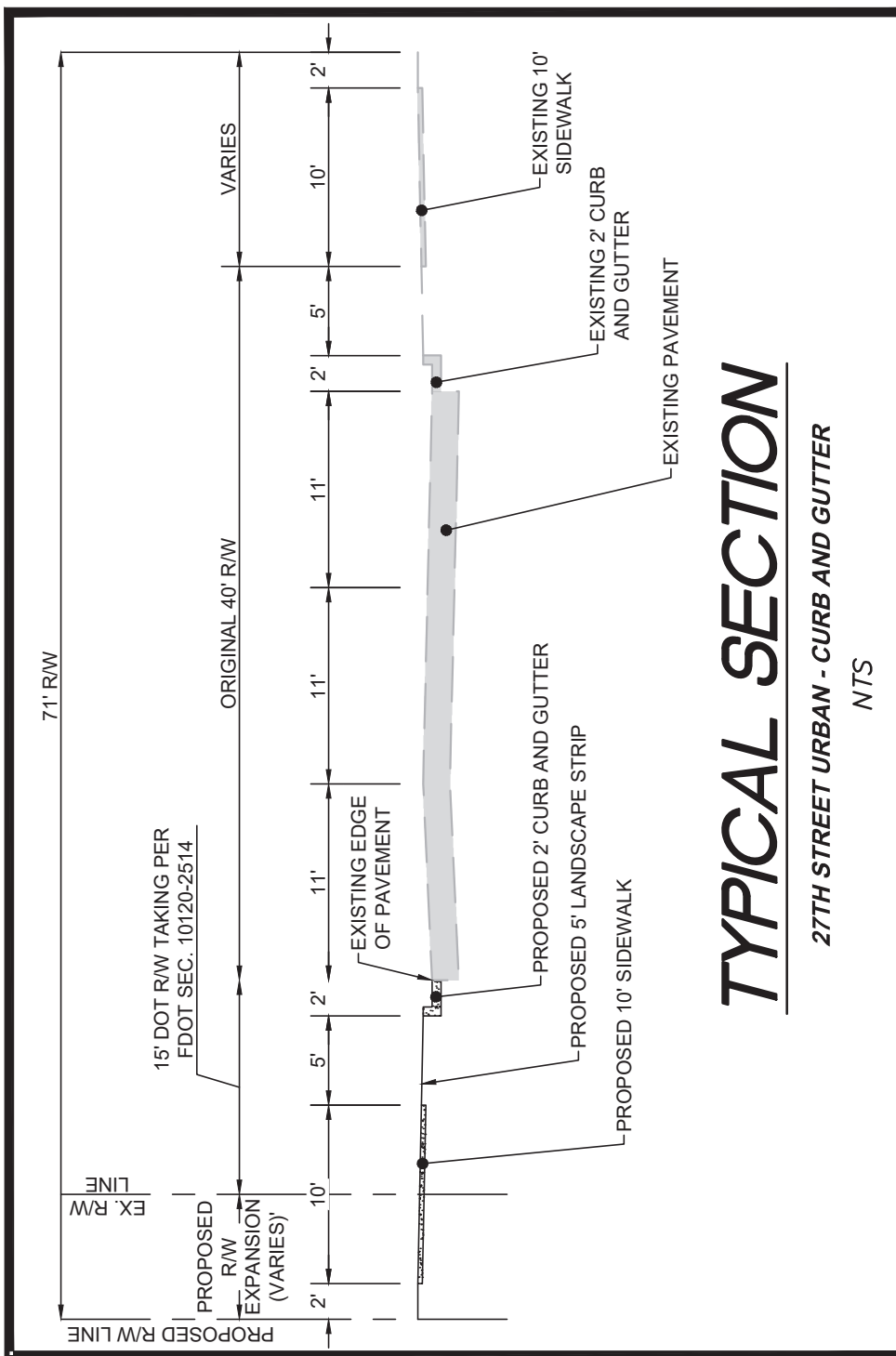
**Hillsborough  
County Florida**

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

DRAWING NO. **TS-4**

SHEET NO. 1 OF 1





# TYPICAL SECTION

27TH STREET URBAN - CURB AND GUTTER

NTS

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
27 <sup>th</sup> Street SE	County Collector - 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 checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
College Ave. (SR 674)	FDOT Arterial - Rural	4 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" 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 Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	47	3	5
Proposed	332	45	57
Difference (+/-)	+285	+42	+52

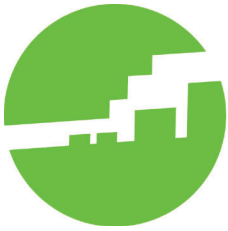
\*Trips reported are based on net new external trips unless otherwise noted.

<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		None	None	Meets LDC
East	X	None	None	Meets LDC
West		None	None	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
27th ST. SE/Substandard Roadway	Design Exception Requested	Approvable
Notes:		

4.0 Additional Site Information & Agency Comments Summary

Transportation	Objections	Conditions Requested	Additional Information/Comments
<input checked="" type="checkbox"/> Design Exception/Adm. Variance Requested <input checked="" 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.



**Hillsborough County  
City-County  
Planning Commission**

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

<b>Unincorporated Hillsborough County Rezoning Consistency Review</b>	
<b>Hearing Date:</b> April 15, 2025 <b>Report Prepared:</b> April 4, 2025	<b>Case Number:</b> PD 25-0308 <b>Folio(s):</b> 55032.0000, 55030.0000, 55031.0000 & 55036.0000 <b>General Location:</b> South of College Avenue East, north of Wentz Way
<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>	Rezone from ASC-1 & AS-1 to PD to allow for the development of a 3-story self-storage building, a 1-story U-box storage building, a mini-storage unit, and a truck and trailer rental vehicle area
<b>Parcel Size</b>	+/- 5.51 acres
<b>Street Functional Classification</b>	College Avenue– <b>State Arterial</b> Wentz Way– <b>Local</b>
<b>Commercial Locational Criteria</b>	Does not meet, waiver requested
<b>Evacuation Area</b>	N/A

**Table 1: COMPARISON OF SURROUNDING PROPERTIES**

Vicinity	Future Land Use Designation	Zoning	Existing Land Use
<b>Subject Property</b>	Suburban Mixed Use-6	ASC-1 + AS-1	Vacant
<b>North</b>	Suburban Mixed Use-6	ASC-1 + CG + M	Light Commercial + Heavy Industrial
<b>South</b>	Suburban Mixed Use-6	RSC-6	Single Family/ Mobile Home
<b>East</b>	Suburban Mixed Use-6	PD + ASC-1	Single- Family/ Mobile Home + Vacant
<b>West</b>	Suburban Mixed Use-6	PD + M + CI	Light Industrial + Single Family/ Mobile Home + Public/Quasi-Public

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

The 5.51 ± acre subject site is located south of College Avenue and north of Wentz Way. The site is in the Urban Service Area and is within the limits of the Ruskin and SouthShore Areawide Systems Community Plans. The subject site has a Future Land Use (FLU) designation of Suburban Mixed Use-6 (SMU-6), which 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. The applicant is requesting a rezoning from Agricultural Single Family Conventional-1 (ASC-1) and Agricultural Single Family-1 (AS-1) to Planned Development (PD) to allow for the development of a 3-story self-storage building, a 1-story U-box storage building, a mini-storage unit, and a truck and trailer rental vehicle area.

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 site currently does not have any developments and has vacant uses. There are single-family residential uses to the south and southwest of the site. There are also some light industrial uses to the west. The applicant has submitted site designs that effectively integrate the development with the surrounding single-family homes to the south and southwest. Key design strategies include stepping down the building heights from tallest to shortest, starting with the tallest structure near College Avenue. Additionally, a 20-foot buffer is provided along the southern edge of the site, complemented by the inclusion of a detention pond to further enhance the separation between the business and residential areas, ensuring a smooth transition of intensity. The proposal for a rezoning from ASC-1 and AS-1 to PD meets the intent of Objective 1.1 and 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 site is in the Suburban Mixed Use-6 (SMU-6) Future Land Use category. The SMU-6 Future Land Use category allows for the consideration of agricultural, residential, neighborhood commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and mixed-use development. As the language states above, neighborhood commercial uses are allowed and therefore, the proposal meets Objective 2.2 and the associated policies.

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). Transportation did not object to the proposed request; therefore, the subject site meets the intent of FLUS Objective 4.1, FLUS Policy 4.1.1 and FLUS Policy 4.1.2.

The proposal meets 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 single-family residential. Light commercial, light industrial and single family/mobile home park uses are in the immediate area. As stated previously, the applicant has provided enhanced site design techniques to ensure that the proposed use does not encroach with the nearby single family uses. The proposed request is compatible with the area.

The subject site does not meet Commercial Locational Criteria (CLC). According to FLUS Policy 4.7.2, a site in the SMU-6 Future Land Use category must be within 1000 feet of a qualifying intersection. The closest qualifying intersection to the subject site is College Avenue, a four-lane State Arterial roadway and 24<sup>th</sup> Street, a two-lane County Collector roadway. The distance from the subject site and the closest qualifying intersection is roughly 1,250 feet as opposed to the required 1000 feet, and therefore the site does not meet CLC. FLUS Policy 4.7.9 notes that meeting Commercial Locational Criteria is not the only factor to be taken into consideration when granting approval for an application. Considerations involving land use compatibility, adequacy and availability of public services, environmental impacts, adopted service levels of affected roadways and other policies of the Comprehensive Plan and zoning regulations would carry more weight than the locational criteria in the approval of potential commercial use. Commercial Locational Criteria only designates locations that could be considered, and they in no way guarantee the approval of a particular non-residential use. The 1000-foot measurement requirement demonstrates the scale of development expected for the Urban Service Area and the proposed rezoning would be in scale with the area. In addition, according to FLUS Policy 4.7.10, an applicant may submit a request to waive the CLC criteria. The applicant provided a CLC waiver for the proposed rezoning. This site is located approximately 1,250 feet away from the nearest qualifying intersection, less than 300 feet of the requirement with manufacturing uses located to the west. Goal 7 of the Ruskin Community Plan also states that new commercial uses are to be located at the eastern boundary of 21<sup>st</sup> Street and College Avenue, which is where the proposal lies. Therefore, Planning Commission Staff recommend approval of the waiver request.

The subject site is within the limits of the Ruskin Community Plan. Goal 7 of the Ruskin Community Plan designates the eastern boundary of 21st Street and College Avenue for new commercial developments, which aligns with the location of the current proposal. The subject site is also within the limits of the

SouthShore Areawide Systems Community Plan. The SouthShore regions desires to promote sustainable growth and development that is clustered and well planned to preserve the area’s environment, cultural identity, and cultural heritage. The community desires to encourage activities that benefit residents, employers, employees, entrepreneurs, and businesses that will enhance economic prosperity and improve quality of life. The proposed planned development aligns well with both the Ruskin and the SouthShore Areawide Systems Community Plans.

Overall, staff finds that the proposed use is an allowable use in the SMU-6 Future Land Use category, is compatible with the existing development pattern found within the surrounding area and does support the vision of the Ruskin and the Southshore Areawide Systems Community Plans. The proposed planned development would allow for development that is consistent with the Goals, Objectives, and Policies of the Future Land Use Element 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 Planned Development **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*, subject to conditions proposed by the Development Services Department.

---

## **Staff Identified Goals, Objectives and Policies of the *Unincorporated Hillsborough County Comprehensive Plan* Related to the Request:**

### **FUTURE LAND USE ELEMENT**

#### ***Urban Service Area***

***Objective 1.1:*** Direct at least 80% of new population growth into the USA and adopted Urban expansion areas through 2045. Building permit activity and other similar measures will be used to evaluate this objective.

#### ***Relationship to the Future Land Use Map***

***Goal 2:*** Ensure that the character, compatibility and location of land uses optimize the combined potential for economic benefit, fiscal sustainability, protection of natural resources and maintaining viable agriculture. Ensure density and intensities are maintained through the Future Land Use Map.

***Objective 2.1:*** The Future Land Use Map is a regulatory tool governing the pattern of development in unincorporated Hillsborough County through the year 2045.

***Policy 2.1.1:*** The Future Land Use Map shall identify Future Land Use categories, summarized in Table 2.2 and further described in Appendix A, that establish permitted land uses and maximum densities and intensities.

#### ***Future Land Use Categories***

***Objective 2.2:*** The Future Land Use Map (FLUM) Shall identify Land Use Categories, summarized in table 2.2 of the Future Land Use Element.

**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.*

### **Compatibility**

**Policy 3.1.1:** *Restrict incompatible land uses to protect established and planned neighborhoods and communities by utilizing planning principles that limit commercial development in residential Future Land Use categories. Commercial and mixed-use in residential Future Land Use categories shall be limited to neighborhood serving guided by the commercial locational criteria in Objective 4.7.*

**Policy 3.1.2:** *Gradual transitions of intensities and densities 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. Screening and buffering used to separate new development from the existing, lower-density community should be designed in a style compatible with the community and allow pedestrian penetration. In rural areas, perimeter walls are discouraged and buffering with berms and landscaping are strongly encouraged.*

**Policy 3.1.3:** *Any density increase shall be compatible with existing, proposed or planned surrounding development. 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*

### **Development**

**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.*

**4.1.6:** *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 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.*

### **Neighborhood/Community Development**

**Objective 4.4: Neighborhood Protection** – Enhance and preserve existing neighborhoods and communities. Design neighborhoods which are related to the predominant character of their surroundings.

**Policy 4.4.1:** 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:

- a) the creation of like uses; and
- b) creation of complementary uses; and
- c) mitigation of adverse impacts; and
- d) transportation/pedestrian connections; and
- e) Gradual transitions of intensity

### **Locational Criteria**

**Objective 4.7:** To meet the daily shopping and service needs of residents, only neighborhood-serving commercial uses will be permitted within land use categories that are primarily residential or agricultural in nature. Intensive commercial uses (uses allowed within the Commercial Intensive zoning district) shall not be considered neighborhood-serving commercial. Such developments do not require a Future Land Use Map Amendment to a non-residential category provided they meet the criteria established by the following policies and all other Goals, Objectives and Policies in the Comprehensive Plan. The frequency and allowance of neighborhood-serving commercial uses will be different in the Urban Service Area than in the Rural Area due to the population density, scale and character of the areas.

**Policy 4.7.2:** In the above land use categories, neighborhood-serving commercial uses, including office uses, can be considered to the maximum FAR permitted in each Future Land Use category in the following locations:

- 50% of the site must front along a roadway with a context classification of suburban commercial, suburban town or urban general context classification in the Hillsborough County Context Classification Map or the Florida Department of Transportation Context Classification Map; or
- Within 1,000 feet of the intersection of roadways both functionally classified as a collector or arterial per the Hillsborough County Functional Classification Map. At least 75% of the subject property must fall within the specified distance (1,000 feet) from the intersection. All measurements should begin at the edge of the road right-of-way.

**Policy 4.7.9:** The locational criteria are not the only factors to be considered for approval of a neighborhood-serving commercial or office use. Considerations such as land use compatibility, adequacy and availability of public services, environmental impacts, adopted service levels of affected roadways and other policies of the Comprehensive Plan and zoning regulations carry more weight in the approval of the potential neighborhood-serving commercial use. The locational criteria would only designate locations that could be considered, and in no way guarantees the approval of a particular use.

**Policy 4.7.10:** The Board of County Commissioners may grant a waiver to the intersection criteria for the location of commercial uses outlined in Policies 4.7.2 and 4.7.6. 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. An applicant must submit a waiver request documenting unique circumstances or specific findings that detail how the proposed commercial or office use furthers the other goals,



*objectives and policies of the Comprehensive Plan. The Board of County Commissioners may reverse or affirm the Planning Commission staff's recommendation through their normal review of rezoning petitions. Financial hardships may not constitute justification for a waiver.*

#### **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.*

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

**Cultural/Historic Objective:**

*The community desires to:*

- *Promote sustainable growth and development that is clustered and well planned to preserve the area's environment, cultural identity and livability.*

**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.*

# HILLSBOROUGH COUNTY FUTURE LAND USE

RZ PD 25-0308

<all other values>

- Rezoning**
- APPROVED
  - CONTINUED
  - DENIED
  - WITHDRAWN
  - PENDING

- Tampa Service Area
- Urban Service Area
- Shoreline
- County Boundary
- Jurisdiction Boundary
- Roads
- Parcels

- WATER NATURAL/LULUC\_Wet\_Poly
- AGRICULTURAL/MINING-120 (25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
- AGRICULTURAL-170 (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)
- 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 (75 FAR)
- HEAVY INDUSTRIAL (75 FAR)
- PUBLIC/QUASIPUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE



DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. The rezoning map is for informational purposes only and does not constitute an offer for any rezoning. The rezoning map is subject to the approval of the Hillsborough County City-County Planning Commission.

ACCURACY: It is intended that the information shown on this map is accurate to the best of our knowledge. However, such accuracy is not guaranteed by the Hillsborough County City-County Planning Commission. This map is for informational purposes only. For the most current data and information, visit the appropriate website.

Map Printed from Rezoning System: 1/10/2025  
 Author: Beverly F. Daniels  
 File: G:\Rezoning\System\MapProjects\HillCo\Reg\_HilReZoning\_Copy.mxd

