**Rezoning Application:** PD 25-0457

**Zoning Hearing Master Date:** July 21, 2025

September 9, 2025 **BOCC Hearing Meeting Date:** 



**Development Services Department** 

#### 1.0 APPLICATION SUMMARY

Applicant: South Shore Holdings, LLC

FLU

(SMU-6)

Category:

Service Area:

Urban

Site Acreage:

12.76 MOL

Community

Ruskin, SouthShore

Plan Area: Overlay:

None



# Introduction Summary:

The applicant proposes to rezone a 12.76-acre property containing 5 parcels from AS-1 (Agricultural - Single-Family) and PD 78-0221 (Planned Development) to PD 25-0457 (Planned Development) to allow for a mix of uses: 40,000 sf Medical Office, 30,500 sf Commercial Neighborhood (with excluded uses), 22,000 sf Contractor Office / Warehouse and 30,000 sf Automotive Collision Center/Motor Vehicle Repair, Major and including body work and/or painting. The Commercial Neighborhood will allow for all uses Permitted in CN-Commercial, Neighborhood Zoning District, except for the following excluded uses:

Schools, Public and Private (K-12), Restaurant w/ Drive up facility, Free-standing High-turnover Restaurants, Bank/Credit Union, Banquet and Reception Halls, Commercial, Vocational and Business Schools, Drug Stores, Dry Cleaners, Small and General, Free-Standing Taverns, Bars, Lounges, Nightclubs and Dance Halls, Funeral Homes and Mortuaries, Grocery Stores, Laundries (Self-Serve), Sexually Oriented Businesses, Supermarket, Tobacco Shop, Public Parks & Recreation Facilities, Ambulance Services, Colleges and Universities.

Existing			Proposed
District(s)	AS-1	PD 78-0221	PD 25-0457
Typical General Use(s)	Single-Family	Mobile Home Park	Mixed-Use Commercial
Typical defleral ose(s)	Residential/Agricultural	(Vacant)	Non-Residential
Acreage	0.24 MOL	12.52 MOL	12.76 MOL
Density/Intensity	1 du/ga	8 du/ga	Contractor's Office / Warehouse (1.59 ac): 0.32 F.A.R. Collision Center/Motor Vehicle Repair, Major and including body work and/or painting: (1.61 ac): 0.43 F.A.R. Commercial (3.48 ac): 0.2 F.A.R. Medical Office (3.41 ac): 0.27 F.A.R. 0.22 FAR overall
Mathematical Maximum*	0 units	100 units	122,500 sf

\*number represents a pre-development approximation

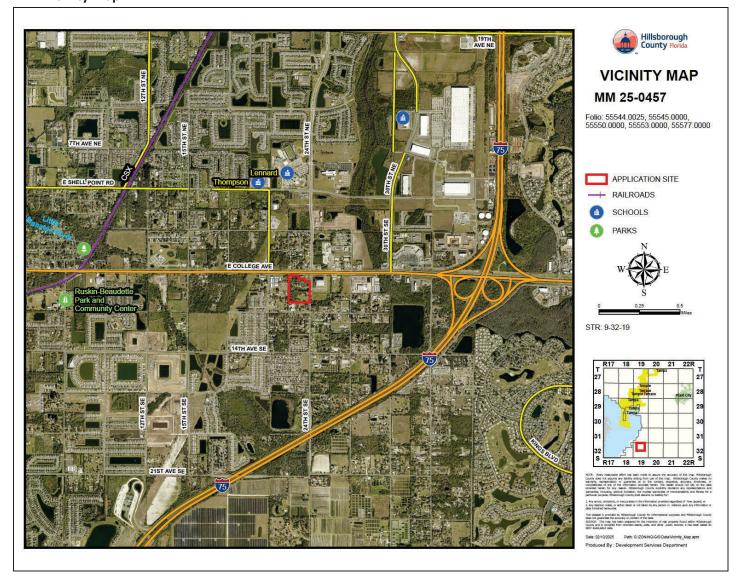
Development Standards:	Existing		Proposed
District(s)	AS-1	PD 78-0221	PD 25-0457
Lot Size / Lot Width	43,560 sf / 150'	N/A	N/A
Setbacks/Buffering and Screening	50' Front 50' Rear 15' Sides	20' Front 25' Rear 10' Sides	25' FROM PERIMETER, 5' WHEN ABUTTING CG OR PD ZONING
Max Height	50′	45'	50'

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

Planning Commission Recommendation:Development Services Recommendation:ConsistentApprovable, subject to proposed conditions

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

# 2.1 Vicinity Map

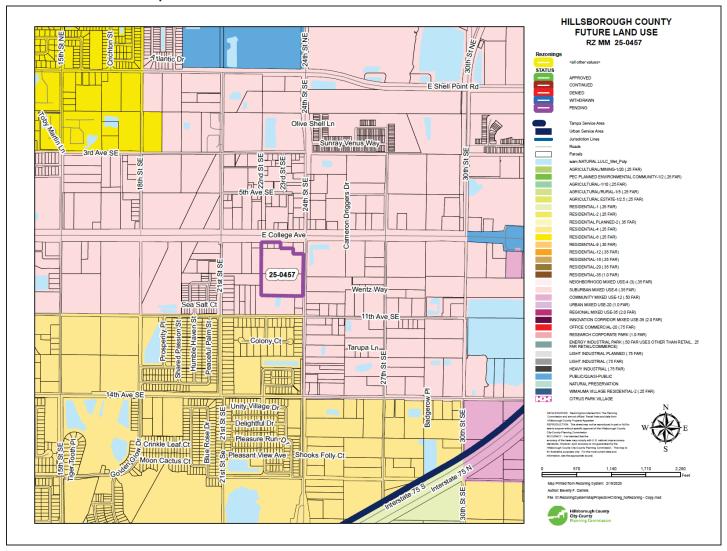


# **Context of Surrounding Area:**

The area consists of single-family residential, commercial and institutional. Adjacent to the north is retail zoned PD 04-0566 and a vacant parcel zoned CG. To the north across East College Avenue is commercial zoned CG and single family residential zoned AR. To the east is retail zoned PD 04-0566 and a vacant parcel zoned CG. To the east across 24<sup>th</sup> Street Southeast is a church zoned PD 22-0648 and a vacant single-family residential parcel zoned ASC-1. Adjacent to the west is single-family residential and a church zoned AS-1. Adjacent to the south is a church and single-family residential zoned AS-1.

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

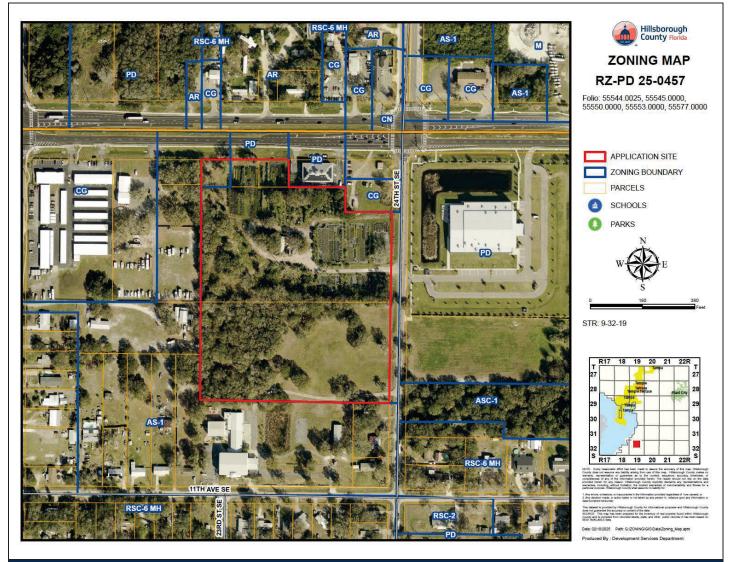
#### 2.2 Future Land Use Map



Subject Site Future Land Use Category:	Suburban Mixed-Use – 6 (SMU-6)
Maximum Density/F.A.R.:	6 du/ga; 0.25 FAR
Typical Uses:	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.

# 2.0 LAND USE MAP SET AND SUMMARY DATA

# 2.3 Immediate Area Map

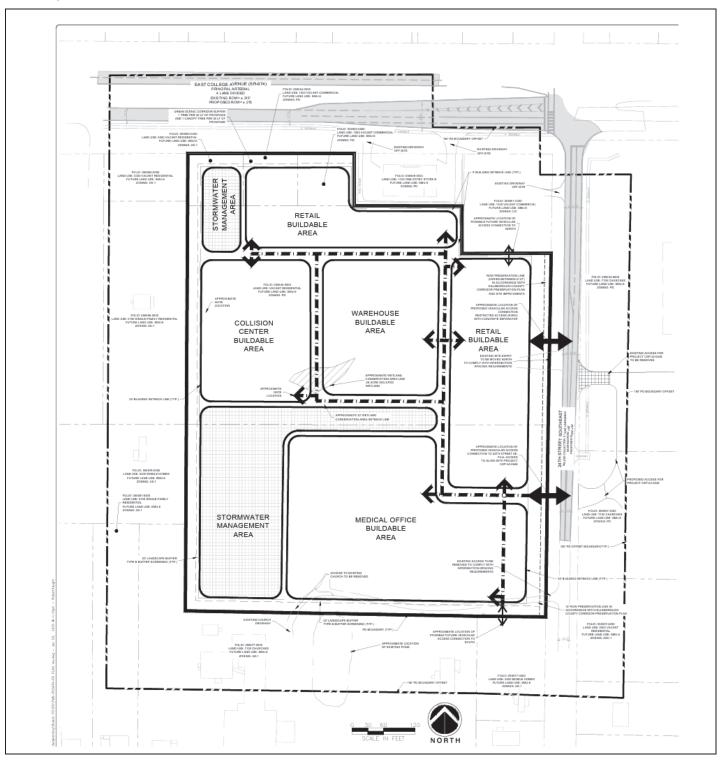


Adjacent Zonings and Uses				
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	AR, CG, PD 04-0566	1 du/5 ga, 0.27 F.A.R., 0.35 F.A.R.,	Single-Family Residential/Agricultural, Commercial, Retail	Single-Family Residential, Commercial, Retail
South	AS-1	1 du/ga	Single-Family Residential/Agricultural	Church, Single-Family Residential
East	PD 04-0566, CG, PD 22- 0648, ASC-1	0.35 F.A.R., 0.27 F.A.R., 0.20 F.A.R., 1 du/ga	Retail, Commercial, Church, SFR	Retail, Vacant, Church, Mini- warehouse, Vacant

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West	AS-1	1 du/ga	Single-Family Residential/Agricultural	Vacant, Single-Family Residential, Church

# 2.0 LAND USE MAP SET AND SUMMARY DATA

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



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

Adjoining Roadways (check if applicable)			
Road Name	Classification	<b>Current Conditions</b>	Select Future Improvements
College Ave.	FDOT Arterial - Rural	4 Lanes  ☐ Substandard Road ☐ Sufficient ROW Width	<ul><li>☑ Corridor Preservation Plan</li><li>☐ Site Access Improvements</li><li>☐ Substandard Road Improvements</li><li>☐ Other</li></ul>
24 <sup>th</sup> Street SE	County Collector - Rural	2 Lanes  ⊠ Substandard Road  □ Sufficient ROW Width	<ul><li>☑ Corridor Preservation Plan</li><li>☑ Site Access Improvements</li><li>☑ Substandard Road Improvements</li><li>☐ Other</li></ul>

Project Trip Generation □Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	721	45	59
Proposed	4,280	271	458
Difference (+/-)	+3,559	+226	+399

<sup>\*</sup>Trips reported are based on gross external trips unless otherwise noted.

Connectivity and Cross Access ☐ Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	Vehicular & Pedestrian	Choose an item.
South		Choose an item.	Vehicular & Pedestrian	Choose an item.
East	X	Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.
Notes:				

<b>Design Exception/Administrative Variance</b> □ Not applicable for this request			
Road Name/Nature of Request Type Finding			
24 <sup>th</sup> ST SE/ Substandard Roadway	Design Exception Requested	Approvable	
	Choose an item.	Choose an item.	
	Choose an item.	Choose an item.	
Choose an item. Choose an item.			
Notes:			

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# 4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	⊠ Yes □ No	☐ Yes ⊠ No	⊠Yes □No	Wetlands Present.
Conservation & Environ. Lands Mgmt.	⊠ Yes □ No	☐ Yes ⊠ No	☐ Yes ⊠ No	
Natural Resources		□ Yes 図 No	⊠ Yes □ No	
Environmental Services	⊠ Yes □ No	□ Yes 図 No	□ Yes ⊠ No	
Check if Applicable:	☐ Potable W	/ater Wellfield Pro	tection Area	
	☐ Urban/Sub	ourban/Rural Scen	ic Corridor	
☐ Surface Water Resource Protection Area	$\square$ Other:			
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation			N.	
☑ Design Exc./Adm. Variance Requested	⊠ Yes	☐ Yes ⊠ No	⊠ Yes	
☑ Off-site Improvements Provided	□ No	△ NO	□ No	
Hillsborough County School Board  Adequate □ K-5 □ 6-8 □ 9-12 ⊠ N/A  Inadequate □ K-5 □ 6-8 □ 9-12 ⊠ N/A	□ Yes ⊠ No	☐ Yes ☐ No	□ Yes	
Service Area/ Water & Wastewater				
<ul><li>☑Urban</li><li>☐ City of Tampa</li><li>☐Rural</li><li>☐ City of Temple Terrace</li></ul>	⊠ Yes □ No	□ Yes ⊠ No	□ Yes ⊠ No	
Center       Warehouse       (10kg)         (Per 1,000 s.f.)       (Per 1,000 s.f.)       (Per 1,000 s.f.)         Mobility: \$13,562       Mobility: \$1,377       Mobility: \$1,377       Mobility: \$34       Fire: \$34       Fire: \$34       Fire: \$34       Fire: \$158         General Office (Per 1,000 s.f.)       (Per 1,000 s.f.)       (Per 1,000 s.f.)       Mobility: \$8,586         Fire: \$158       Fire: \$158	ical Office sq ft or less) 1,000 s.f.) vility: \$21,860 : \$158 Office M (P M	Auto Repair (per 1,000 s.f.) Mobility: \$11,7 Fire: \$313 ledical Office (> 10 Per 1,000 s.f.) lobility: \$31,459 re: \$158	706 lk sq ft)	Additional
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission  ☐ Meets Locational Criteria ☐ N/A  ☐ Locational Criteria Waiver Requested	⊠ Yes □ No	☐ Inconsistent ⊠ Consistent	□ Yes ⊠ No	

#### 5.0 IMPLEMENTATION RECOMMENDATIONS

# 5.1 Compatibility

The area consists of single-family residential, commercial and institutional. Adjacent to the north is retail zoned PD 04-0566 and a vacant parcel zoned CG. To the north across East College Avenue is commercial zoned CG and single family residential zoned AR. To the east is retail zoned PD 04-0566 and a vacant parcel zoned CG. To the east across 24th Street Southeast is a church zoned PD 22-0648 and a vacant single-family residential parcel zoned ASC-1. Adjacent to the west is single-family residential and a church zoned AS-1. Adjacent to the south is a church and single-family residential zoned AS-1

The surrounding uses to the north and east are similar to the request, commercial. The development is located on East College Avenue (State Road 674), a principal arterial with commercial traffic. The adjacent single-family residential to the south and west are provided adequate buffering and screening of 20'/ Type B. The proposed Mixed-Use Commercial will provide residential support to the neighboring area.

Therefore, the rezoning of the subject parcel from PD 78-0221 (Planned Development) and AS-1 (Agricultural - Single-Family) to PD 25-0457 (Planned Development) to allow for a mix of uses: 40,000 sf Medical Office, 30,500 sf Commercial Neighborhood (with excluded uses), 22,000 sf of Contractor's Office / Warehouse and 30,000 sf Automotive Collision Center/Motor Vehicle Repair, Major and including body work and/or painting would be consistent with the existing zoning pattern of the area.

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

# 5.2 Recommendation

Approval, subject to proposed conditions.

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#### **6.0 PROPOSED CONDITIONS**

# **Requirements for Certification:**

Prior to certification, the applicant shall make the following revisions to the PD site plan:

- 1. Revise the PD site plan label stating "APPROXIMATE LOCATION OF PROPOSED VEHICULAR ACCESS CONNECTION RESTRICTED ACCESS (RI/RO)" to state "APPROXIMATE LOCATION OF PROPOSED VEHICULAR ACCESS CONNECTION RESTRICTED ACCESS (RI/RO) WITH CONCRETE SEPARATOR".
- 2. Revise the PD site plan note north of the northern project access stating "12' ROW PRESERVATION LINE IN ACCORDANCE WITH HILLSBOROUGH COUNTY CORRIDOR PRESERVATION PLAN" to state, "ROW PRESERVATION LINE (VARIES BETWEEN12'-27') IN ACCORDANCE WITH HILLSBOROUGH COUNTY CORRIDOR PRESERVATION PLAN AND SITE IMPROVMENTS".
- 3. Revise the PD site plan note south of the southern project access point stating "ROW PRESERVATION LINE (VARIES BETWEEN12'-27') IN ACCORDANCE WITH HILLSBOROUGH COUNTY CORRIDOR PRESERVATION PLAN AND SITE IMPROVMENTS" to state "12' ROW PRESERVATION LINE IN ACCORDANCE WITH HILLSBOROUGH COUNTY CORRIDOR PRESERVATION PLAN".
- 4. Revise the PD site plan label stating "APPROXIMATE LOCATION OF POSSIBLE FUTURE VEHICULAR ACCESS CONNECTION TO SOUTH" to state, "APPROXIMATE LOCATION OF VEHICULAR AND PEDESTRIAN CROSS ACCESS CONNECTION TO SOUTH".
- 5. Revise the PD site plan label stating "APPROXIMATE LOCATION OF POSSIBLE FUTURE VEHICULAR ACCESS CONNECTION TO NORTH" to state, "APPROXIMATE LOCATION OF VEHICULAR AND PEDESTRIAN CROSS ACCESS CONNECTION TO NORTH".
- 6. Change Warehouse to Contractor's Office / Warehouse.
- 7. Change Collision Center to Collision Center/Motor Vehicle Repair, Major and including body work and/or painting.

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted June 6, 2025.

1. Development shall be limited to a Mixed-Use PD Development including:

Medical Office: 40,000 sf

Commercial Neighborhood (with excluded uses\*): 30,500 sf

Contractor's Office / Warehouse: 22,000 sf

Collision Center/Motor Vehicle Repair, Major and including body work and/or painting: 30,000 sf

\*Areas May Include All CN (Commercial Neighborhood) Uses, With The Exclusion Of:

Schools, Public And Private (K—12)

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Restaurant W/ Drive Up Facility

Bank/Credit Union

**Banquet And Reception Halls** 

Commercial, Vocational And Business Schools

**Drug Stores** 

Dry Cleaners, Small And General

Free-Standing Taverns, Bars, Lounges, Nightclubs And Dance Halls

**Funeral Homes And Mortuaries** 

**Grocery Stores** 

Laundries (Self-Serve)

Sexually Oriented Businesses

Free-Standing High-Turnover Restaurants

Supermarket

Tobacco Shop

Public Parks & Recreation Facilities

**Ambulance Services** 

**Colleges And Universities** 

Free-Standing High-Turnover Restaurants

# 2. Development standards:

Maximum F.A.R.: Contractor's Office / Warehouse: 0.32

Collision Center/Motor Vehicle Repair, Major and including body work and/or

painting: 0.43

Commercial Neighborhood: 0.20

Medical Office: 0.27

Maximum Building Area: Contractor's Office / Warehouse: 22,000 sf

Collision Center/Motor Vehicle Repair, Major and including body work

and/or painting: 30,000 sf

Commercial Neighborhood: 30,500 sf

Medical Office: 40,000 sf

Minimum Building Setbacks: Perimeter Setback: 25 ft

Setback when abutting PD or CG Zoned Parcel: 5ft

Maximum Building Height: 50 ft, 2:1 setback for buildings over 20 ft in height applies

Maximum Building Coverage: 80%

Maximum Impervious: 80%

3. A 20-foot-wide buffer with Type B screening shall be provided where depicted on the general site plan.

- 4. Notwithstanding the allowable uses outlined in Condition of Approval #1, no development shall be permitted that causes cumulative development to exceed 4,280 gross average daily trips, 271 gross a.m. peak hour trips, or 458 gross p.m. peak hour trips, nor shall development be permitted which exceeds 4,174 net new average daily trips, 267 net new a.m. peak hour trips, or 448 net new p.m. peak hour trips. Additionally:
  - a. Concurrent with each increment of development, the developer shall provide a list of existing and previously approved uses within the PD. The list shall contain data including gross floor area, number of seats (if applicable), type of use, date the use was approved by Hillsborough County, references to the site subdivision Project Identification number (or if no project identification number exists, a copy of the permit or other official reference number), calculations detailing the individual and cumulative gross trip generation impacts for that increment of the development, and source(s) for the data used to develop such estimates. Calculations showing the remaining number of available trips for each analysis period (i.e. average daily, a.m. peak and p.m. peak) shall also be provided.
- 5. The project shall be permitted one right-in/right-out access and one full access connection on 24<sup>th</sup> St. SE, as shown on the PD site plan.
  - a. With the initial increment of development, the developer shall construct a southbound right turn lane at the right-in/right-out access and a concrete traffic separator between the southbound through lane and northbound left turn lane approaching College Ave. in the vicinity of the access to physically restrict left turn movements.
- 6. If PD 25-0457 is approved, the County Engineer will approve a Design Exception (dated May 2, 2025) which was found approvable by the County Engineer (on May 2, 2025) for 24<sup>th</sup> St. SE substandard road improvements. As 24<sup>th</sup> St. SE is a substandard collector roadway, the developer shall make the following improvements along the project frontage and extending north to College Ave. consistent with the Design Exception in lieu of constructing the roadway to typical standard:
  - b. Construct a 10-foot-wide multi-use path, and
  - c. Curb and gutter.
- 7. As 24th St. SE is shown on the Hillsborough County Corridor Preservation Plan as a future 2-lane enhanced roadway, the developer shall preserve up to +/-12 to 27 feet of right-of-way along its 24th St. SE frontage for future improvements. Only those interim uses allowed by the Hillsborough County Land Development Code shall be permitted within the preserved right- of- way. The right of-way preservation area should be shown on all site plans. Building setbacks shall be calculated from the future right-of-way line.
- 8. 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.
- 9. 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.

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- 10. Minimum off-street parking spaces shall be provided for per Article 6.05.00 of the LDC.
- 11. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.
- 12. The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
- 13. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
- 14. 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.
- 15. 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.
- 16. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the condition of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas.
- 17. 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.
- 18. 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.
- 19. 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

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stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

20. 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, recertification 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:** 

J. Brian Grady

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.

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# 7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

None.

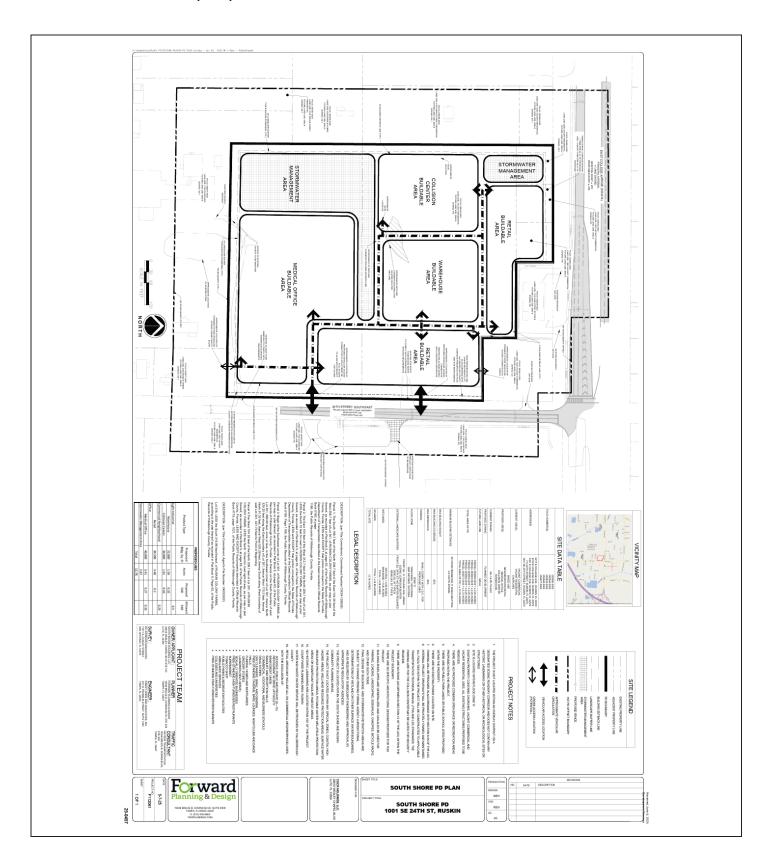
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# 8.0 PROPOSED SITE PLAN (FULL)



## 9.0 FULL TRANSPORTATION REPORT (see following pages)

#### AGENCY REVIEW COMMENT SHEET

TO: Z	TO: Zoning Technician, Development Services Department DATE: 5/08/2025				
REVI	REVIEWER: Richard Perez, AICP, Executive Planner AGENCY/DEPT: Transportation				
PLAN	NING AREA/SECTOR: RU/South	PETITION NO: PD 25-0457			
	This agency has no comments.				
This agency has no objection.					
X	This agency has no objection, subject to the listed	or attached conditions.			
	This agency objects for the reasons set forth below.				

#### CONDITIONS OF APPROVAL

- Notwithstanding the allowable uses outlined in Condition of Approval #1, no development shall be permitted that causes cumulative development to exceed 4,280 gross average daily trips, 271 gross a.m. peak hour trips, or 458 gross p.m. peak hour trips, nor shall development be permitted which exceeds 4,174 net new average daily trips, 267 net new a.m. peak hour trips, or 448 net new p.m. peak hour trips. Additionally:
  - a. Concurrent with each increment of development, the developer shall provide a list of existing and previously approved uses within the PD. The list shall contain data including gross floor area, number of seats (if applicable), type of use, date the use was approved by Hillsborough County, references to the site subdivision Project Identification number (or if no project identification number exists, a copy of the permit or other official reference number), calculations detailing the individual and cumulative gross trip generation impacts for that increment of the development, and source(s) for the data used to develop such estimates. Calculations showing the remaining number of available trips for each analysis period (i.e. average daily, a.m. peak and p.m. peak) shall also be provided.
- The project shall be permitted one right-in/right-out access and one full access connection on 24<sup>th</sup>
   St. SE, as shown on the PD site plan.
  - a. With the initial increment of development, the developer shall construct a southbound right turn lane at the right-in/right-out access and a concrete traffic separator between the southbound through lane and northbound left turn lane approaching College Ave. in the vicinity of the access to physically restrict left turn movements.
- If PD 25-0457 is approved, the County Engineer will approve a Design Exception (dated May 2, 2025) which was found approvable by the County Engineer (on May 2, 2025) for 24th St. SE substandard road improvements. As 24th St. SE is a substandard collector roadway, the developer shall make the following improvements along the project frontage and extending north to College Ave. consistent with the Design Exception in lieu of constructing the roadway to typical standard:
  - a. Construct a 10-foot wide multi-use path, and
  - b. Curb and gutter.
- As 24th St. SE is shown on the Hillsborough County Corridor Preservation Plan as a future 2-lane enhanced roadway, the developer shall preserve up to +/-12 to 27 feet of right-of-way along its 24th St. SE frontage for future improvements. Only those interim uses allowed by the Hillsborough County Land Development Code shall be permitted within the preserved right-of-way. The right-

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of-way preservation area should be shown on all site plans. Building setbacks shall be calculated from the future right-of-way line.

- 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.

#### Other Conditions:

Prior to certification, the applicant shall make the following revisions to the PD site plan:

- Revise the PD site plan label stating "APPROXIMATE LOCATION OF PROPOSED VEHICULAR ACCESS CONNECTION RESTRICTED ACCESS (RI/RO)" to state "APPROXIMATE LOCATION OF PROPOSED VEHICULAR ACCESS CONNECTION RESTRICTED ACCESS (RI/RO) WITH CONCRETE SEPARATOR".
- Revise the PD site plan note north of the northern project access stating "12'ROW PRESERVATION LINE IN ACCORDANCE WITH HILLSBOROUGH COUNTY CORRIDOR PRESERVATION PLAN" to state, "ROW PRESERVATION LINE (VARIES BETWEEN12'-27) IN ACCORDANCE WITH HILLSBOROUGH COUNTY CORRIDOR PRESERVATION PLAN AND SITE IMPROVMENTS".
- Revise the PD site plan note south of the southern project access point stating "ROW PRESERVATION LINE (VARIES BETWEEN12'-27') IN ACCORDANCE WITH HILLSBOROUGH COUNTY CORRIDOR PRESERVATION PLAN AND SITE IMPROVMENTS" to state "12' ROW PRESERVATION LINE IN ACCORDANCE WITH HILLSBOROUGH COUNTY CORRIDOR PRESERVATION PLAN".
- Revise the PD site plan label stating "APPROXIMATE LOCATION OF POSSIBLE FUTURE VEHICULAR ACCESS CONNECTION TO SOUTH" to state, "APPROXIMATE LOCATION OF VEHICULAR AND PEDESTRIAN CROSS ACCESS CONNECTION TO SOUTH".
- Revise the PD site plan label stating "APPROXIMATE LOCATION OF POSSIBLE FUTURE VEHICULAR ACCESS CONNECTION TO NORTH" to state, "APPROXIMATE LOCATION OF VEHICULAR AND PEDESTRIAN CROSS ACCESS CONNECTION TO NORTH".

#### PROJECT SUMMARY AND ANALYSIS

The subject property is located on the southwest corner of College Ave. and 24th St SE. The applicant is requesting to rezone five parcels, totaling +/- 12.76 acres, from Agricultural Single Family 1(AS-1) and Planned Development (PD) 78-0221 to a new Planned Development (PD) to allow Commercial Neighborhood (CN) uses, except for the following excluded uses:

- Schools, Public and Private (K-12)
- Restaurant w/ Drive up facility
- Free-standing High-turnover Restaurants
- Bank/Credit Union
- Banquet and Reception Halls
- Commercial, Vocational and Business Schools
- Drug Stores
- Dry Cleaners, Small and General
- Free-Standing Taverns, Bars, Lounges, Nightclubs and Dance Halls
- · Funeral Homes and Mortuaries
- Grocery Stores
- Laundries (Self-Serve)
- Sexually Oriented Businesses
- Supermarket
- Tobacco Shop

APPLICATION NUMBER: PD 25-0457

ZHM HEARING DATE: July 21, 2025

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IEARING DATE: September 9, 2025 Case Reviewer: Chris Grandlienard, AICP

- Public Parks & Recreation Facilities
- Ambulance Services
- Colleges and Universities.

As required pursuant to the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation and site access analysis for the proposed project; however, the analysis does not represent a worst-case analysis which represents maximum potential trip impacts of the wide range of land uses proposed, particularly within the CN retail component. Given this, and the sensitivity of the site access, staff has included a condition restricting development to the number of trips studied in the applicant's transportation analysis. This restriction may not permit the construction of 100% of the potential entitlements sought by the applicant (e.g. 30,500 s.f. of certain CN uses, although allowed by the land use, may not be permitted due to the trip cap restriction). As such, certain allowable single uses or combinations of allowable uses, will not be permitted if they exceed the trip cap. It should be noted that if a project consists of multiple parcels, or if a developer chooses to subdivide the project further, development on those individual parcels may not be possible if the other parcels within the development use all available trips.

The trip cap data was taken from the calculations presented in the detailed site access analysis prepared by the applicant's Traffic Engineer. Given the range of potential uses proposed, it should be noted that the uses which the applicant studied to develop the cap may or may not be representative of the uses which are ultimately proposed to be permitted for construction. It should be noted that at the time of plat/site/construction plan review, when calculating the trip generation impacts of existing and proposed development, authority to determine the appropriateness of certain Institute of Transportation Engineers (ITE) land use codes shall rest with the Administrator, who shall consult ITE land use code definitions, trip generation datasets, and industry best practices to determine whether use of an individual land use code is appropriate. Trip generation impacts for all existing and proposed uses, at the time of site construction plan review, shall be calculated utilizing the latest available ITE trip generation manual data when possible. At the request of staff, applicants may be required to conduct additional studies or research where a lack of accurate or appropriate data exists to determine generation rates for purposes of calculating whether a proposed increment of development exceeds the trip cap.

Staff has prepared a comparison of the potential number of gross trips generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data for the proposed project is based upon the transportation impacts identified in the transportation analysis, which forms the basis of the trip cap and is proposed as a condition of approval. Data shown below is based on the 11th Edition of the Institute of Transportation Engineer's Trip Generation Manual.

#### Approved Uses:

-PP			
Zoning, Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips	
	way volume	AM	PM
PD 78-0221: 100 Mobile Home Units (ITE 240)	712	44	58
AS-1: 1 Single Family Detached Units (ITE 210)	9	1	1
Total	721	45	59

#### Proposed PD Uses:

Zoning, Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
PD: Proposed Trip Cap	4,280	271	458

#### Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-		Total Peak Hour Trips	
	Way Volume	AM	PM	

Difference	(+) 3,559	(+) 226	(+) 300
Difference	(1) 0,000	(1) 220	(1) 333

#### 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.

24th Street SE is a 2-lane, substandard, publicly maintained, collector roadway characterized by +/- 11-foot wide lanes with a 5-foot sidewalk 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. There is an existing +/-11 foot wide northbound left turn lane along the majority of the project 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 24<sup>th</sup> St. is included in the Hillsborough County Corridor Preservation Plan as a future 2-lane enhanced collector roadway improvement. The existing right of way is +/-59 feet. Based on the two-lane enhanced corridor collector roadway typical section plus an 11-foot enhancement and turn lanes the applicant proposes 12 to 27 feet of corridor preservation along the project frontage as shown in the PD site plan.

The applicant is requesting a design exception 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 and one right-in/right-out restricted access on 24<sup>th</sup> St. SE. The right-in/right-out restricted access is due to the presence of a northbound left turn lane which would conflict with traffic entering or existing the northern project access if left unrestricted. The applicant will be required to install a concrete separator in the vicinity of the right-in/righ-out access driveway connection to physically restrict left turn movements; with the specific design of the separator to be determined during site plan permitting.

The applicant's transportation analysis demonstrates that project trips will warrant a southbound right turn lane at the project's northern access point.

As proposed by the applicant, a 10-foot-wide multi-use path will be constructed along the project frontage on 24th St. SE and extend north to College Ave.

At the time of construction/site plan review, the applicant will be required to show ADA/sidewalk connections from the site arrival points to the building entrances and parking areas consistent with Section 6.03.02. of the LDC.

## REQUESTED DESIGN EXCEPTION: 24th STREET SE

As 24th St. SE is a substandard collector roadway, the applicant's Engineer of Record (EOR) submitted a Design Exception request for 24th St. SE (dated May 2, 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 May 2, 2025). The developer will be required to construct a 10-foot-wide multi-use path and curb and gutter along the project frontage and extend north to College Ave. 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.

Roadway	From	То	LOS Standard	Peak Hour Directional LOS
SR 674	US HWY 41	INTERSTATE 75	D	С
24 <sup>TH</sup> ST SE	SR 674	21 <sup>ST</sup> ST SE	D	С

Source: Hillsborough County 2020 Level of Service Report.

APPLICATION NUMBER: PD 25-0457

ZHM HEARING DATE: July 21, 2025

BOCC HEARING DATE: September 9, 2025 Case Reviewer: Chris Grandlienard, AICP

From: Williams, Michael [WilliamsM@hcfl.gov]

Sent: Friday, May 2, 2025 5:18 PM

To: Michael Raysor [mdr@raysor-transportation.com]

CC: justyna@fwdplanning.com; Grandlienard, Christopher [GrandlienardC@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 25-0457 - Design Exception Review

Attachments: 25-0457 DEAd 05-02-25.pdf

#### Mike.

I have found the attached Design Exception (DE) for PD 25-0457 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Eleonor De Leon (<u>DeLeonE@hillsboroughcounty.org</u> 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@hillsboroughcountv.org

Mike

# Michael J. Williams, P.E.

Director, Development Review
County Engineer
Development Services Department

P: (813) 307-1851 M: (813) 614-2190 E: <u>Williamsm@HCFL.gov</u>

W: HCFLGov.net

# Hillsborough County

# 601 E. Kennedy Blvd., Tampa, FL 33602

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

From: Tirado, Sheida <TiradoS@hcfl.gov> Sent: Friday, May 2, 2025 5:01 PM

To: Williams, Michael < Williams M@hcfl.gov>

Cc: Perez, Richard < Perez RL@ hcfl.gov>; Drapach, Alan < DrapachA@ hcfl.gov>; De Leon, Eleonor

<DeLeonE@hcfl.gov>

Subject: RZ PD 25-0457 - Design Exception Review

Hello Mike.

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

mdr@raysor-transportation.com justyna@fwdplanning.com grandlienardc@hcfl.gov perezrl@hcfl.gov drapacha@hcfl.gov

Best Regards,

# Sheida L. Tirado, PE

#### Transportation Review & Site Intake Manager

**Development Services Department** 

E: TiradoS@HCFL.gov

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

601 E. Kennedy Blvd., Tampa, FL 33602

**HCFL.gov** 

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# Hillsborough County Florida

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

> Received May 2, 2025 Development Services

Case Reviewer: Chris Grandlienard, AICP



# 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 <u>deleone@HCFL.gov</u> or via telephone at (813) 307-1707 if you have questions about how to complete this form.

Request Type (check one)	× Technical Manu Alternative Park Request for Dete	B. Administrative Variance al Design Exception Requesing Plan Request (Reference Park Park Sec. 6.05.02.G.1. and G.2.)	e LDC Sec. 6.05.02.G3.)
Submittal Type (check one)	New Request	× Revised Request	Additional Information
Submittal Number and	× 1. Existing Facili	ties - 24th ST SE   4.	
Description/Running History (check one and complete text box	2.	<u>_</u>  5.	
using instructions provided below)	3.	6.	

Important: 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.

#### Project Name/ Phase South Shore PD

Important: 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.

#### Folio Number(s)

055553-0000, 055544-0025, 055545-0000, 055550-0000, & 055577-0000

Check This Box If There Are More Than Five Folio Numbers

Important: 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").

#### Name of Person Submitting Request Michael D. Raysor, P.E.

Important: For Design Exception (DE) Requests, the person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The DE request letter must be signed and sealed.

#### Current Property Zoning Designation AS-1 & PD

Important: 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.html</a>. For additional assistance, please contact the <a href="mailto:Zoning Counselors">Zoning Counselors</a> at the Center for Development Services at (813) 272-5600 Option 3.

#### Pending Zoning Application Number PD 25-0457

Important: 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.

# Related Project Identification Number (Site/Subdivision Application Number)

Important: 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".

> Received May 2, 2025 Development Services



Case Reviewer: Chris Grandlienard, AICP



May 2, 2025 (Revision No. 2)

Michael J. Williams, P.E.
County Engineer/Director, Development Review Division
Hillsborough County Development Services
601 East Kennedy Boulevard, 20th Floor
Tampa, Florida 33602

SUBJECT: SOUTH SHORE PD (25-0457)

DESIGN EXCEPTION – EXISTING FACILITIES (24<sup>TH</sup> STREET SE)

FOLIO NO's. 055553-0000, 055544-0025, 055545-0000, 055550-0000, & 055577-0000

Dear Mr. Williams,

This letter documents a request for a Design Exception per Hillsborough County Transportation Manual (TTM) Section 1.7.2 to meet Hillsborough County Land Development Code (LDC) §6.04.03.L (Existing Facilities) in association with the proposed development of the South Shore PD (25-0457).

#### 1.0 | INTRODUCTION



The subject project site is located southwest of the intersection of College Avenue (State Road 674) & 24<sup>th</sup> Street SE, in Hillsborough County, Florida; as shown in ATTACHMENT A. The subject ±12.76 acre project site is currently zoned AS-1 (0.24 acres) & PD 78-0221 (12.52 acres). A Planned Development (PD) rezoning is proposed which would allow for the following mixed use development scenario: (a) Specialty Trade Contractor / Warehouse @ 22,000 square feet, (b) Medical Office @ 40,000 square feet, (c) Commercial/Retail @ 30,500 square feet, and (d) Automobile Collision Center @ 30,000 square feet. Access to the project site is planned to be provided via two (2) driveway connections to 24<sup>th</sup> Street SE, with the northern site access driveway restricted to right-in/right-out traffic movements, and the southern site access driveway providing for full access; as shown in ATTACHMENT B.

Pursuant to LDC \$6.04.03.L (Existing Facilities), the following is applicable to 24th Street SE:

Improvements and upgrading of existing roadways are to conform with standards for new roadways of the same access class. Exception to these standards shall be allowed only where physically impossible for the permittee to comply or otherwise upgrade existing site conditions. All such exceptions shall be approved by the Director of Public Works.

The adjacent segment of 24<sup>th</sup> Street SE is functionally classified as a County collector roadway, with a 45 mph posted speed limit and a C3R context classification. A Design Exception is requested for relief from the above-referenced requirement to improve 24<sup>th</sup> Street SE to meet current roadway standards for a two-lane undivided rural collector roadway (TS-7) as a condition of approval; where in lieu of meeting the requirements of the TS-7 typical section, alternative improvements are proposed. The County typical section for a two-lane undivided collector roadway (TS-7) is provided as ATTACHMENT C.

> Received May 2, 2025 Development Services

# Development

Case Reviewer: Chris Grandlienard, AICP

### RAYSOR Transportation Consulting

MICHAEL J. WILLIAMS, P.E.
SOUTH SHORE PD (25-0457)
DESIGN EXCEPTION – EXISTING FACILITIES (24TH STREET SE)
FOLIO NO'S. 055553-0000, 055544-0025, 055545-0000, 055550-0000, & 055577-0000
MAY 2, 2025 (REVISION NO. 2)
PAGE 2 OF 4

#### 2.0 | ROADWAY CHARACTERISTICS



The characteristics of the adjacent segment of 24<sup>th</sup> Street SE, within the limits from College Avenue to 11<sup>th</sup> Avenue SE, are summarized below. Photographs showing 24<sup>th</sup> Street SE in the vicinity of the subject project site are provided in ATTACHMENT D.

RIGHT-OF-WAY WIDTH: The adjacent segment of  $24^{th}$  Street SE, within the limits from College Avenue to  $11^{th}$  Avenue SE, has an existing right-of-way width  $\pm$  60 feet. The foregoing indicates that  $24^{th}$  Street SE does not meet the standard right-of-way width, as pursuant to Hillsborough County roadway standards for the applicable TS-7 typical section, the standard right-of-way width is identified as 96 feet.

LANE WIDTH: The adjacent segment of 24<sup>th</sup> Street SE, within the limits from College Avenue to 11<sup>th</sup> Avenue SE, has a typical lane width that varies between ± 10 feet and ± 11 feet. The foregoing indicates that 24<sup>th</sup> Street SE does not meet the standard lane width, as pursuant to Hillsborough County roadway standards for the applicable TS-7 typical section, the standard lane width is identified as 12 feet

SHOULDERS: The adjacent segment of 24th Street SE, within the limits from College Avenue to 11th Avenue SE, does not have paved shoulders. The foregoing indicates that 24th Street SE does not meet the standard shoulder condition, as pursuant to Hillsborough County roadway standards for the applicable TS-7 typical section, the standard shoulder condition is identified as 8 feet in total width, with 5 feet paved. It is noted that roadside conditions do not exhibit signs of rutting or other deformation.

SIDEWALK: The adjacent segment of 24th Street SE, within the limits from College Avenue to 11th Avenue SE, currently has ± 600 feet of sidewalk along the eastern side of the roadway (within the frontage of the Crossing Church) which connects to the sidewalk network along College Avenue. This existing sidewalk is planned to be reconstructed as a 10' multi-use path in association with the development of mini-storage (PD 22-0648).

Currently a sidewalk does not exist on the western side of the roadway within the referenced limits, however, pursuant to LDC requirements, the subject project will be required to construct a sidewalk along its  $24^{th}$  Street SE frontage, which would result in  $\pm$  695 feet of sidewalk along the western side of the roadway. Upon development of the subject project and construction of the referenced sidewalk, a gap of  $\pm$  220 would exist between the new sidewalk and the existing sidewalk network along College Avenue. The foregoing indicates that  $24^{th}$  Street SE does not meet the standard sidewalk condition, as pursuant to Hillsborough County roadway standards for the applicable TS-7 typical section, continuous sidewalks are required on both sides of the road.

SPEED LIMIT: The adjacent segment of 24<sup>th</sup> Street SE, within the limits from College Avenue to 11<sup>th</sup> Avenue SE, has a posted speed limit of 45 mph.

Case Reviewer: Chris Grandlienard, AICP

Received May 2, 2025 Development Services



# **RAYSOR Transportation Consulting**

MICHAEL I. WILLIAMS, P.F. SOUTH SHORE PD (25-0457) DESIGN EXCEPTION - EXISTING FACILITIES (24TH STREET SE) FOLIO NO's. 055553-0000, 055544-0025, 055545-0000, 055550-0000, & 055577-0000 MAY 2, 2025 (REVISION NO. 2) PAGE 3 OF 4

#### 3.0 | CRASH HISTORY



A crash data evaluation has been prepared for the adjacent segment of 24th Street SE, within the limits from College Avenue to 11th Avenue SE, excluding the endpoint intersections; as documented in ATTACHMENT E. The crash data evaluation indicates that zero crashes have occurred on the subject roadway segment within the referenced limits within the prior five year period from January 1, 2020 to December 31, 2024. These findings indicate that the substandard roadway conditions identified for 24th Street SE have not historically contributed to a safety deficiency, as evidenced by a lack of crashes attributable to those substandard conditions. Further, the referenced crash history does not exhibit any patterns that would indicate a potential for future safety concerns associated with development of the subject project.

#### 4.0 | PROJECT GENERATED TRAFFIC VOLUMES



The daily and peak hour trip generation for the project site was estimated using trip characteristic data pursuant to the Institute of Transportation Engineers (ITE) Trip Generation Manual (11th edition), as documented in ATTACHMENT F. The trip generation estimate identified 4,174 daily trips, with 267 trips during the AM peak hour, and 448 trips during the PM peak hour.

### 5.0 | ALTERNATIVE IMPROVEMENTS



As discussed in Section 2.0 herein, 24th Street SE was found to be substandard in regard to sidewalk coverage; specifically in regard to the ± 220 foot gap in sidewalk coverage between the new sidewalk required along the project site frontage and the existing sidewalk network along College Avenue. To address the subject project's impact to substandard sidewalk conditions, the applicant proposes to construct a 10' multi-use path along the western side of 24th Street SE within the project site frontage (instead of a typical 5' sidewalk), and proposes to construct ± 220 feet of 10' multi-use path along the western side of 24th Street SE between the project site and the existing sidewalk network along College Avenue. The referenced improvement would provide for a continuous 10' multi-use path on the west side of 24th Street SE between the project site's southern boundary and the existing sidewalk network along College Avenue; thus providing a pedestrian safety & mobility benefit.

Refer to ATTACHMENT G for a conceptual graphic depicting the referenced 10' multi-use path improvement and ATTACHMENT H for existing and proposed typical sections.

In addition, a concrete separator will be installed by the developer on 24th Street SE in the vicinity of the northern site access driveway connection to physically restrict left turn movements; with the specific design of the separator to be determined during site plan permitting.

Case Reviewer: Chris Grandlienard, AICP

Received May 2, 2025 Development Services

# **RAYSOR Transportation Consulting**

MICHAEL J. WILLIAMS, P.E. SOUTH SHORE PD (25-0457) DESIGN EXCEPTION - EXISTING FACILITIES (24TH STREET SE) FOLIO NO's. 055553-0000, 055544-0025, 055545-0000, 055550-0000, & 055577-0000 MAY 2, 2025 (REVISION NO. 2) PAGE 4 OF 4

# 6.0 | CONCLUSION

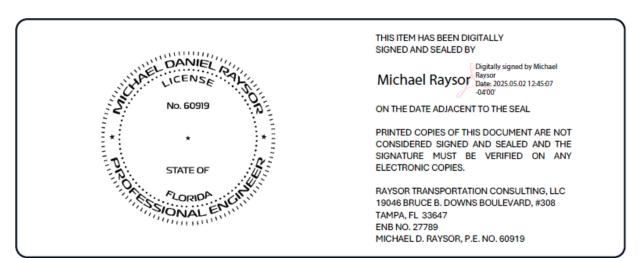


The foregoing documents a request for a Design Exception per Hillsborough County Transportation Manual (TTM) Section 1.7.2. to meet Hillsborough County Land Development Code (LDC) §6.04.03.L (Existing Facilities) in association with the South Shore PD, and is recommended for approval by the County Engineer.

Sincerely,

RAYSOR Transportation Consulting, LLC

President



BASED ON THE INFORMATION PROVIDED BY THE APPLICANT, THIS REQUEST IS HEREBY:	
APPROVED WITH CONDITIONS	🔲
DENIED	
MICHAEL J. WILLIAMS, P.E., COUNTY ENGINEER HILLSBOROUGH COUNTY DEVELOPMENT REVIEW DIVISION	DATE

APPLICATION NUMBER: PD

PD 25-0457

ZHM HEARING DATE: BOCC HEARING DATE:

July 21, 2025 September 9, 2025

Case Reviewer: Chris Grandlienard, AICP

Received May 2, 2025 Development Services

# **ATTACHMENT A**



#### SOUTH SHORE PD

Project Site Location Map



APPLICATION NUMBER: PD 25-0457

ZHM HEARING DATE: July 21, 2025 BOCC HEARING DATE: September 9, 2025

Case Reviewer: Chris Grandlienard, AICP

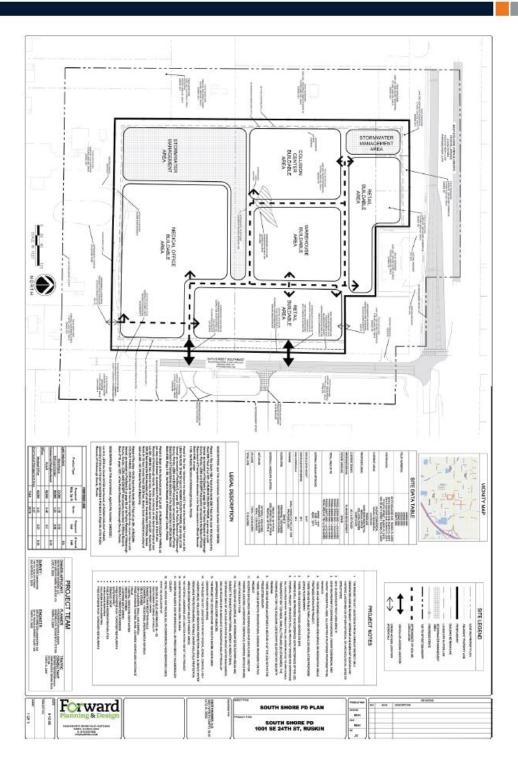
Received May 2, 2025 Development Services

# **ATTACHMENT B**



# SOUTH SHORE PD

Project Site General Development Plan



Case Reviewer: Chris Grandlienard, AICP

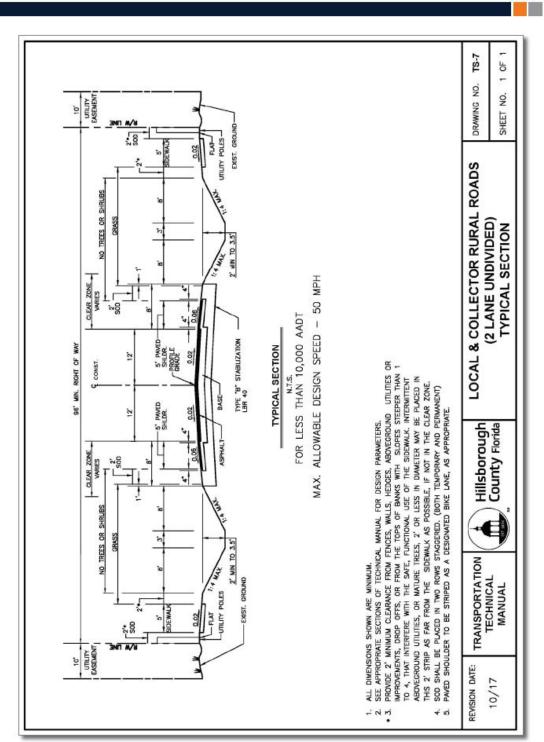
Received May 2, 2025 Development Services

# ATTACHMENT C



# SOUTH SHORE PD

TS-7 Typical Section



July 21, 2025 September 9, 2025

Case Reviewer: Chris Grandlienard, AICP

Received May 2, 2025 Development Services

# ATTACHMENT D



# SOUTH SHORE PD

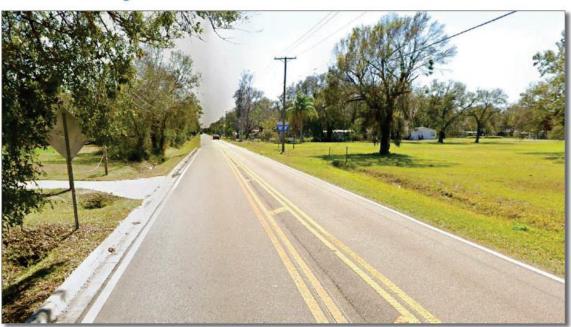
Roadway Photographs



# 21ST STREET SE: looking north



# 21ST STREET SE: looking south



APPLICATION NUMBER: PD 25-0457

ZHM HEARING DATE: July 21, 2025 BOCC HEARING DATE: September 9, 2025

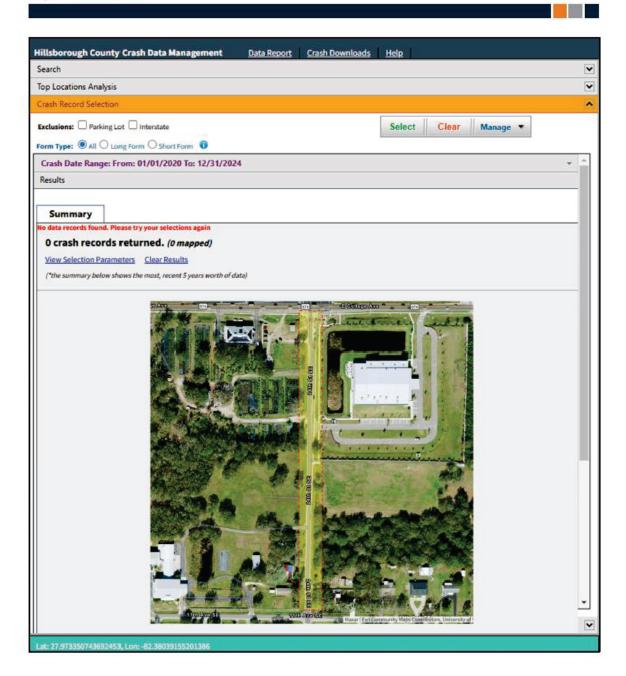
Case Reviewer: Chris Grandlienard, AICP

Received May 2, 2025 Development Services

# **ATTACHMENT E**



# SOUTH SHORE PD Crash History



APPLICATION NUMBER: PD 25-0457

ZHM HEARING DATE: July 21, 2025 BOCC HEARING DATE: September 9, 2025

D : 144 0 000

Case Reviewer: Chris Grandlienard, AICP

Received May 2, 2025 Development Services

# ATTACHMENT F



# SOUTH SHORE PD

Trip Generation Estimate



SOURCE: INSTITUTE OF TRANSPORTATION ENGINEERS TRIP GENERATION MANUAL (11TH EDITION)

APPLICATION NUMBER:

PD 25-0457

ZHM HEARING DATE: BOCC HEARING DATE:

July 21, 2025 September 9, 2025

Case Reviewer: Chris Grandlienard, AICP

Received May 2, 2025 Development Services

# ATTACHMENT G



# SOUTH SHORE PD

Sidewalk Improvement Concept



APPLICATION NUMBER: PD 25-0457

ZHM HEARING DATE: July 21, 2025 BOCC HEARING DATE: September 9, 2025

Case Reviewer: Chris Grandlienard, AICP

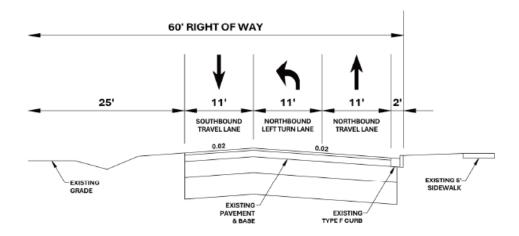
Received May 2, 2025 Development Services

# **ATTACHMENT H**

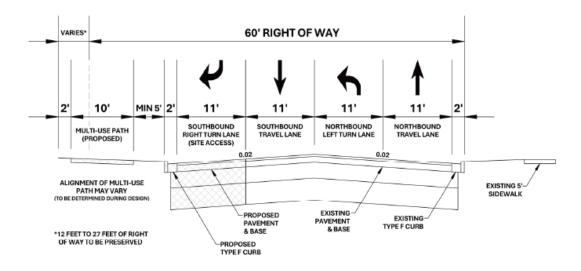


SOUTH SHORE PD Typical Sections

# 24 STREET SE EXISTING TYPICAL SECTION



# 24 STREET SE PROPOSED TYPICAL SECTION



# COUNTY OF HILLSBOROUGH ZONING HEARING MASTER'S RECOMMENDATION

Application number:	RZ-PD 25-0457
Hearing date:	July 21, 2025
Applicant:	South Shore Holdings LLC (South Shore Holding Company LLC)
Request:	Rezone to Planned Development
Location:	South side of East College Avenue, west side of 24th Street Southeast, Ruskin
Parcel size:	12.76 acres +/-
Existing zoning:	PD 78-0221 and AS-1
Future land use designation:	SMU-6 (6 du/ga; 0.25, 0.35, 0.50 FAR)
Service area:	Urban
Community planning area:	Ruskin Community Plan and
	Southshore Areawide Systems Plan

#### A. APPLICATION REVIEW

## DEVELOPMENT SERVICES STAFF REPORT APPLICATION REVIEW SUMMARY AND RECOMMENDATION

**Rezoning Application:** PD 25-0457

**Zoning Hearing Master Date:** July 21, 2025

**BOCC Hearing Meeting Date:** September 9, 2025



**Development Services Department** 

#### 1.0 APPLICATION SUMMARY

Applicant: South Shore Holdings, LLC

FLU

(SMU-6)

Category:

Service Area:

Urban

Site Acreage:

12.76 MOL

Community

Ruskin, SouthShore

Plan Area:

Overlay: None



#### **Introduction Summary:**

The applicant proposes to rezone a 12.76-acre property containing 5 parcels from AS-1 (Agricultural - Single-Family) and PD 78-0221 (Planned Development) to PD 25-0457 (Planned Development) to allow for a mix of uses: 40,000 sf Medical Office, 30,500 sf Commercial Neighborhood (with excluded uses), 22,000 sf Contractor Office / Warehouse and 30,000 sf Automotive Collision Center/Motor Vehicle Repair, Major and including body work and/or painting. The Commercial Neighborhood will allow for all uses Permitted in CN-Commercial, Neighborhood Zoning District, except for the following excluded uses:

Schools, Public and Private (K-12), Restaurant w/ Drive up facility, Free-standing High-turnover Restaurants, Bank/Credit Union, Banquet and Reception Halls, Commercial, Vocational and Business Schools, Drug Stores, Dry Cleaners, Small and General, Free-Standing Taverns, Bars, Lounges, Nightclubs and Dance Halls, Funeral Homes and Mortuaries, Grocery Stores, Laundries (Self-Serve), Sexually Oriented Businesses, Supermarket, Tobacco Shop, Public Parks & Recreation Facilities, Ambulance Services, Colleges and Universities.

	E	Proposed	
District(s)	AS-1	PD 78-0221	PD 25-0457
Typical General Use(s)	Single-Family	Mobile Home Park	Mixed-Use Commercial
Typical defleral ose(s)	Residential/Agricultural	(Vacant)	Non-Residential
Acreage	0.24 MOL	12.52 MOL	12.76 MOL
Density/Intensity	1 du/ga	8 du/ga	Contractor's Office / Warehouse (1.59 ac): 0.32 F.A.R. Collision Center/Motor Vehicle Repair, Major and including body work and/or painting: (1.61 ac): 0.43 F.A.R. Commercial (3.48 ac): 0.2 F.A.R. Medical Office (3.41 ac): 0.27 F.A.R. 0.22 FAR overall
Mathematical Maximum*	0 units	100 units	122,500 sf

\*number represents a pre-development approximation

Development Standards:	Exis	ting	Proposed	
District(s)	AS-1	PD 78-0221	PD 25-0457	
Lot Size / Lot Width	43,560 sf / 150'	N/A	N/A	
Setbacks/Buffering and Screening	50' Front 50' Rear 15' Sides	20' Front 25' Rear 10' Sides	25' FROM PERIMETER, 5' WHEN ABUTTING CG OR PD ZONING	
Max Height	50′	45'	50'	

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

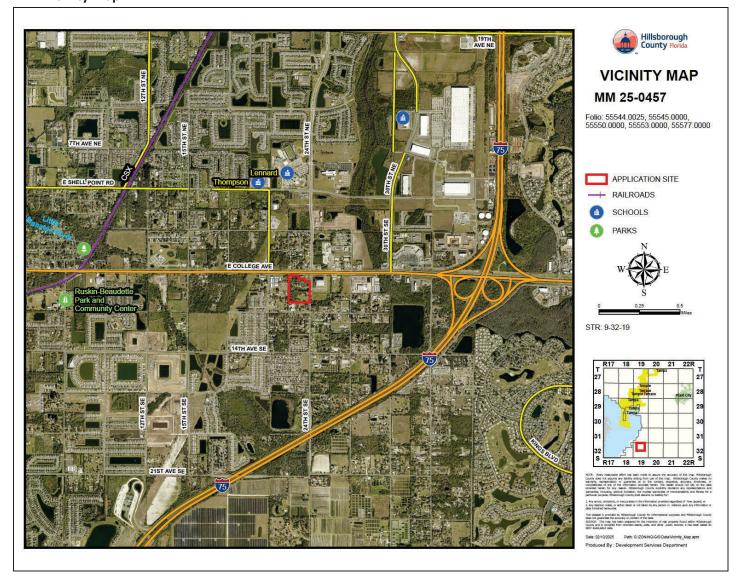
APPLICATION NUMBER:	PD 25-0457
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BOCC HEARING DATE: September 9, 2025 Case Reviewer: Chris Grandlienard, AICP

Planning Commission Recommendation:Development Services Recommendation:ConsistentApprovable, subject to proposed conditions

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

#### 2.1 Vicinity Map



#### **Context of Surrounding Area:**

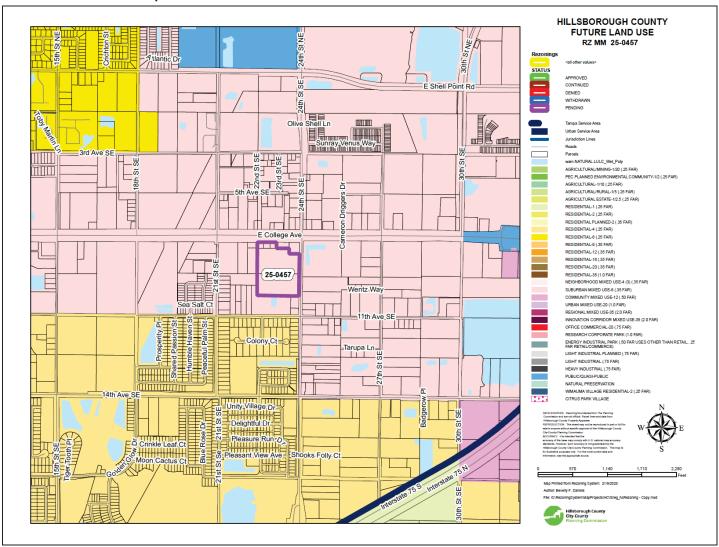
The area consists of single-family residential, commercial and institutional. Adjacent to the north is retail zoned PD 04-0566 and a vacant parcel zoned CG. To the north across East College Avenue is commercial zoned CG and single family residential zoned AR. To the east is retail zoned PD 04-0566 and a vacant parcel zoned CG. To the east across 24<sup>th</sup> Street Southeast is a church zoned PD 22-0648 and a vacant single-family residential parcel zoned ASC-1. Adjacent to the west is single-family residential and a church zoned AS-1. Adjacent to the south is a church and single-family residential zoned AS-1.

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

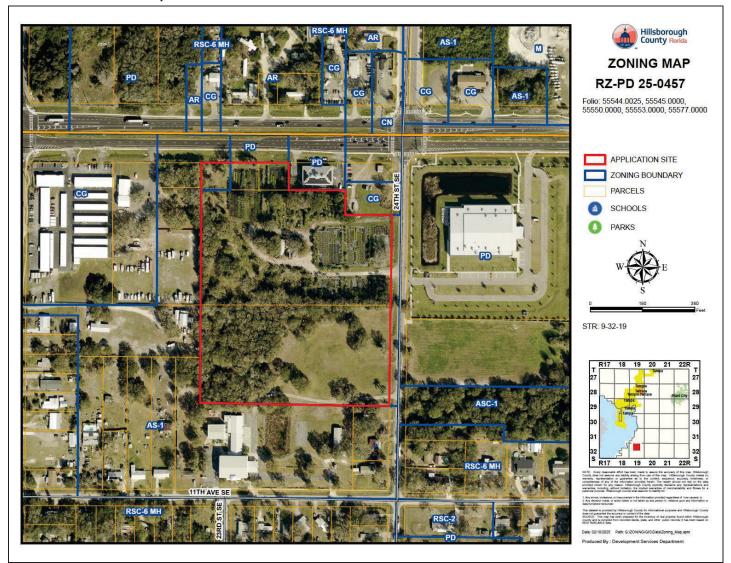
#### 2.2 Future Land Use Map



Subject Site Future Land Use Category:	Suburban Mixed-Use – 6 (SMU-6)
Maximum Density/F.A.R.:	6 du/ga; 0.25 FAR
Typical Uses:	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.

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

#### 2.3 Immediate Area Map

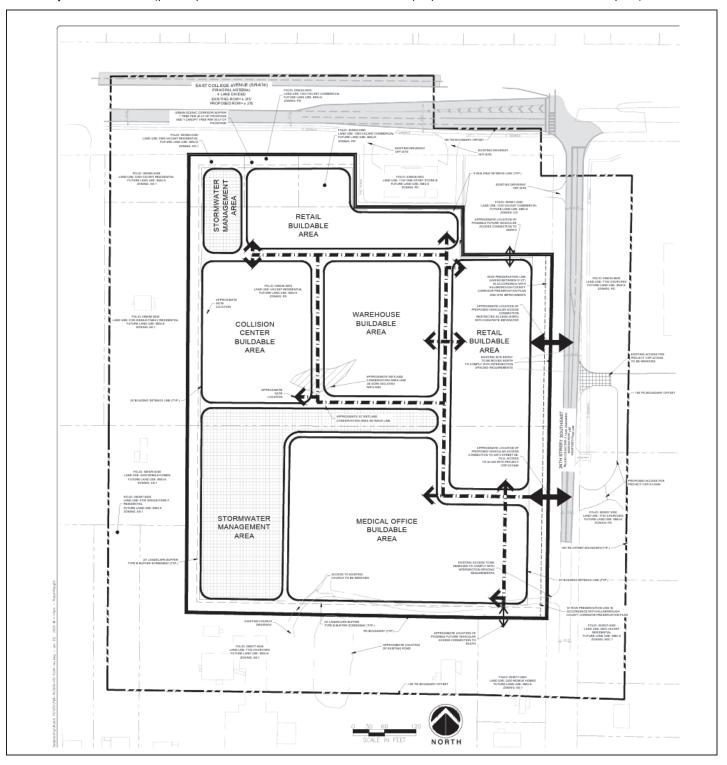


Adjacent Zonings and Uses					
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:	
North	AR, CG, PD 04-0566	1 du/5 ga, 0.27 F.A.R., 0.35 F.A.R.,	Single-Family Residential/Agricultural, Commercial, Retail	Single-Family Residential, Commercial, Retail	
South	AS-1	1 du/ga	Single-Family Residential/Agricultural	Church, Single-Family Residential	
East	PD 04-0566, CG, PD 22- 0648, ASC-1	0.35 F.A.R., 0.27 F.A.R., 0.20 F.A.R., 1 du/ga	Retail, Commercial, Church, SFR	Retail, Vacant, Church, Mini- warehouse, Vacant	

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West	AS-1	1 du/ga	Single-Family Residential/Agricultural	Vacant, Single-Family Residential, Church

#### 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)



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

Adjoining Roadways (check if applicable)				
Road Name	Classification	<b>Current Conditions</b>	Select Future Improvements	
College Ave.	FDOT Arterial - Rural	4 Lanes  ☐ Substandard Road ☐ Sufficient ROW Width	<ul><li>☑ Corridor Preservation Plan</li><li>☐ Site Access Improvements</li><li>☐ Substandard Road Improvements</li><li>☐ Other</li></ul>	
24 <sup>th</sup> Street SE	County Collector - Rural	2 Lanes  ⊠ Substandard Road  □ Sufficient ROW Width	<ul><li>☑ Corridor Preservation Plan</li><li>☑ Site Access Improvements</li><li>☑ Substandard Road Improvements</li><li>☐ Other</li></ul>	

Project Trip Generation ☐ Not applicable for this request					
	Average Annual Daily Trips A.M. Peak Hour Trips P.M. Peak Hour Trips				
Existing	721	45	59		
Proposed	4,280	271	458		
Difference (+/-)	+3,559	+226	+399		

<sup>\*</sup>Trips reported are based on gross external trips unless otherwise noted.

Connectivity and Cross Access ☐ Not applicable for this request					
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding	
North		Choose an item.	Vehicular & Pedestrian	Choose an item.	
South		Choose an item.	Vehicular & Pedestrian	Choose an item.	
East	X	Choose an item.	Choose an item.	Choose an item.	
West		Choose an item.	Choose an item.	Choose an item.	
Notes:					

<b>Design Exception/Administrative Variance</b> □ Not applicable for this request				
Road Name/Nature of Request Type Finding				
24 <sup>th</sup> ST SE/ Substandard Roadway	Design Exception Requested	Approvable		
	Choose an item.			
Choose an item. Choose an item.				
Choose an item. Choose an item.				
Notes:				

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

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	⊠ Yes □ No	☐ Yes ⊠ No	⊠Yes □No	Wetlands Present.
Conservation & Environ. Lands Mgmt.	⊠ Yes □ No	☐ Yes ⊠ No	☐ Yes ⊠ No	
Natural Resources	⊠ Yes □ No	□ Yes 図 No	⊠ Yes □ No	
Environmental Services	⊠ Yes □ No	□ Yes 図 No	□ Yes ⊠ No	
Check if Applicable:	☐ Potable W	Vater Wellfield Pro	tection Area	
	☐ Urban/Sul	ourban/Rural Scen	ic Corridor	
☐ Surface Water Resource Protection Area	$\square$ Other:			
Public Facilities:	Comments	Objections	Conditions	Additional
Transportation	Received		Requested	Information/Comments
•	⊠ Yes	☐ Yes	⊠ Yes	
☑ Design Exc./Adm. Variance Requested	□ No	⊠ No	□ No	
☑ Off-site Improvements Provided				
Hillsborough County School Board	☐ Yes	☐ Yes	☐ Yes	
Adequate $\square$ K-5 $\square$ 6-8 $\square$ 9-12 $\boxtimes$ N/A	⊠ No	□ No	□ No	
Inadequate ☐ K-5 ☐6-8 ☐9-12 ☒ N/A				
Service Area/ Water & Wastewater	⊠ Yes	☐ Yes	☐ Yes	
☑Urban ☐ City of Tampa	□ No	⊠ No	□ res □ No	
☐ Rural ☐ City of Temple Terrace				
Impact/Mobility Fees				
(Various use types allowed. Estimates are a s		ntial development	)	
11 3	ical Office	Auto Donois		
·	sq ft or less) 1,000 s.f.)	Auto Repair (per 1,000 s.f.)		
	ility: \$21,860	Mobility: \$11,7		
	: \$158	Fire: \$313		
General Office Specialty Trade	Office M	ledical Office (> 10	k sq ft)	
(Per 1,000 s.f.) (Per 1,000 s.f.)	•	er 1,000 s.f.)		
Mobility: \$8,336 Mobility: \$8,586		lobility: \$31,459		
Fire: \$158 Fire: \$158		re: \$158		A 1 Pot 1
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission				,
☐ Meets Locational Criteria         N/A	⊠ Yes	☐ Inconsistent	☐ Yes	
$\square$ Locational Criteria Waiver Requested	□ No	□ Consistent	⊠ No	

Case Reviewer: Chris Grandlienard, AICP

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#### 5.0 IMPLEMENTATION RECOMMENDATIONS

#### 5.1 Compatibility

The area consists of single-family residential, commercial and institutional. Adjacent to the north is retail zoned PD 04-0566 and a vacant parcel zoned CG. To the north across East College Avenue is commercial zoned CG and single family residential zoned AR. To the east is retail zoned PD 04-0566 and a vacant parcel zoned CG. To the east across 24th Street Southeast is a church zoned PD 22-0648 and a vacant single-family residential parcel zoned ASC-1. Adjacent to the west is single-family residential and a church zoned AS-1. Adjacent to the south is a church and single-family residential zoned AS-1

The surrounding uses to the north and east are similar to the request, commercial. The development is located on East College Avenue (State Road 674), a principal arterial with commercial traffic. The adjacent single-family residential to the south and west are provided adequate buffering and screening of 20'/ Type B. The proposed Mixed-Use Commercial will provide residential support to the neighboring area.

Therefore, the rezoning of the subject parcel from PD 78-0221 (Planned Development) and AS-1 (Agricultural - Single-Family) to PD 25-0457 (Planned Development) to allow for a mix of uses: 40,000 sf Medical Office, 30,500 sf Commercial Neighborhood (with excluded uses), 22,000 sf of Contractor's Office / Warehouse and 30,000 sf Automotive Collision Center/Motor Vehicle Repair, Major and including body work and/or painting would be consistent with the existing zoning pattern of the area.

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

#### 5.2 Recommendation

**Approval**, subject to proposed conditions.

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#### **6.0 PROPOSED CONDITIONS**

#### **Requirements for Certification:**

Prior to certification, the applicant shall make the following revisions to the PD site plan:

- 1. Revise the PD site plan label stating "APPROXIMATE LOCATION OF PROPOSED VEHICULAR ACCESS CONNECTION RESTRICTED ACCESS (RI/RO)" to state "APPROXIMATE LOCATION OF PROPOSED VEHICULAR ACCESS CONNECTION RESTRICTED ACCESS (RI/RO) WITH CONCRETE SEPARATOR".
- 2. Revise the PD site plan note north of the northern project access stating "12' ROW PRESERVATION LINE IN ACCORDANCE WITH HILLSBOROUGH COUNTY CORRIDOR PRESERVATION PLAN" to state, "ROW PRESERVATION LINE (VARIES BETWEEN12'-27') IN ACCORDANCE WITH HILLSBOROUGH COUNTY CORRIDOR PRESERVATION PLAN AND SITE IMPROVMENTS".
- 3. Revise the PD site plan note south of the southern project access point stating "ROW PRESERVATION LINE (VARIES BETWEEN12'-27') IN ACCORDANCE WITH HILLSBOROUGH COUNTY CORRIDOR PRESERVATION PLAN AND SITE IMPROVMENTS" to state "12' ROW PRESERVATION LINE IN ACCORDANCE WITH HILLSBOROUGH COUNTY CORRIDOR PRESERVATION PLAN".
- 4. Revise the PD site plan label stating "APPROXIMATE LOCATION OF POSSIBLE FUTURE VEHICULAR ACCESS CONNECTION TO SOUTH" to state, "APPROXIMATE LOCATION OF VEHICULAR AND PEDESTRIAN CROSS ACCESS CONNECTION TO SOUTH".
- 5. Revise the PD site plan label stating "APPROXIMATE LOCATION OF POSSIBLE FUTURE VEHICULAR ACCESS CONNECTION TO NORTH" to state, "APPROXIMATE LOCATION OF VEHICULAR AND PEDESTRIAN CROSS ACCESS CONNECTION TO NORTH".
- 6. Change Warehouse to Contractor's Office / Warehouse.
- 7. Change Collision Center to Collision Center/Motor Vehicle Repair, Major and including body work and/or painting.

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted June 6, 2025.

1. Development shall be limited to a Mixed-Use PD Development including:

Medical Office: 40,000 sf

Commercial Neighborhood (with excluded uses\*): 30,500 sf

Contractor's Office / Warehouse: 22,000 sf

Collision Center/Motor Vehicle Repair, Major and including body work and/or painting: 30,000 sf

\*Areas May Include All CN (Commercial Neighborhood) Uses, With The Exclusion Of:

Schools, Public And Private (K—12)

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Restaurant W/ Drive Up Facility

Bank/Credit Union

**Banquet And Reception Halls** 

Commercial, Vocational And Business Schools

**Drug Stores** 

Dry Cleaners, Small And General

Free-Standing Taverns, Bars, Lounges, Nightclubs And Dance Halls

**Funeral Homes And Mortuaries** 

**Grocery Stores** 

Laundries (Self-Serve)

Sexually Oriented Businesses

Free-Standing High-Turnover Restaurants

Supermarket

Tobacco Shop

Public Parks & Recreation Facilities

**Ambulance Services** 

**Colleges And Universities** 

Free-Standing High-Turnover Restaurants

#### 2. Development standards:

Maximum F.A.R.: Contractor's Office / Warehouse: 0.32

Collision Center/Motor Vehicle Repair, Major and including body work and/or

painting: 0.43

Commercial Neighborhood: 0.20

Medical Office: 0.27

Maximum Building Area: Contractor's Office / Warehouse: 22,000 sf

Collision Center/Motor Vehicle Repair, Major and including body work

and/or painting: 30,000 sf

Commercial Neighborhood: 30,500 sf

Medical Office: 40,000 sf

Minimum Building Setbacks: Perimeter Setback: 25 ft

Setback when abutting PD or CG Zoned Parcel: 5ft

Maximum Building Height: 50 ft, 2:1 setback for buildings over 20 ft in height applies

Maximum Building Coverage: 80%

Maximum Impervious: 80%

3. A 20-foot-wide buffer with Type B screening shall be provided where depicted on the general site plan.

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- 4. Notwithstanding the allowable uses outlined in Condition of Approval #1, no development shall be permitted that causes cumulative development to exceed 4,280 gross average daily trips, 271 gross a.m. peak hour trips, or 458 gross p.m. peak hour trips, nor shall development be permitted which exceeds 4,174 net new average daily trips, 267 net new a.m. peak hour trips, or 448 net new p.m. peak hour trips. Additionally:
  - a. Concurrent with each increment of development, the developer shall provide a list of existing and previously approved uses within the PD. The list shall contain data including gross floor area, number of seats (if applicable), type of use, date the use was approved by Hillsborough County, references to the site subdivision Project Identification number (or if no project identification number exists, a copy of the permit or other official reference number), calculations detailing the individual and cumulative gross trip generation impacts for that increment of the development, and source(s) for the data used to develop such estimates. Calculations showing the remaining number of available trips for each analysis period (i.e. average daily, a.m. peak and p.m. peak) shall also be provided.
- 5. The project shall be permitted one right-in/right-out access and one full access connection on 24<sup>th</sup> St. SE, as shown on the PD site plan.
  - a. With the initial increment of development, the developer shall construct a southbound right turn lane at the right-in/right-out access and a concrete traffic separator between the southbound through lane and northbound left turn lane approaching College Ave. in the vicinity of the access to physically restrict left turn movements.
- 6. If PD 25-0457 is approved, the County Engineer will approve a Design Exception (dated May 2, 2025) which was found approvable by the County Engineer (on May 2, 2025) for 24<sup>th</sup> St. SE substandard road improvements. As 24<sup>th</sup> St. SE is a substandard collector roadway, the developer shall make the following improvements along the project frontage and extending north to College Ave. consistent with the Design Exception in lieu of constructing the roadway to typical standard:
  - b. Construct a 10-foot-wide multi-use path, and
  - c. Curb and gutter.
- 7. As 24th St. SE is shown on the Hillsborough County Corridor Preservation Plan as a future 2-lane enhanced roadway, the developer shall preserve up to +/-12 to 27 feet of right-of-way along its 24th St. SE frontage for future improvements. Only those interim uses allowed by the Hillsborough County Land Development Code shall be permitted within the preserved right- of- way. The right of-way preservation area should be shown on all site plans. Building setbacks shall be calculated from the future right-of-way line.
- 8. 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.
- 9. 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.

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- 10. Minimum off-street parking spaces shall be provided for per Article 6.05.00 of the LDC.
- 11. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.
- 12. The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
- 13. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
- 14. 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.
- 15. 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.
- 16. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the condition of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas.
- 17. 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.
- 18. 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.
- 19. 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

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stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

20. 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, recertification 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:** 

J. Brian Grady

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

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

#### **B. HEARING SUMMARY**

This case was heard by the Hillsborough County Zoning Hearing Master on July 21, 2025. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the petition.

#### **Applicant**

Ms. Justyna Gale spoke on behalf of the applicant. Ms. Gale presented the rezoning request, responded to the zoning hearing master's questions, and provided testimony as reflected in the hearing transcript.

The zoning hearing master asked Ms. Gale to clarify a discrepancy in the applicant as named in the record and the property owner as named in the deeds of record.

#### **Development Services Department**

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

#### **Planning Commission**

Mr. Tyreck Royal, Hillsborough County City-County Planning Commission, presented a summary of the findings and analysis as detailed in the Planning Commission report previously submitted into the record.

#### **Proponents**

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

#### **Opponents**

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

#### **Development Services Department**

Ms. Heinrich stated the Development Services Department had nothing except that the applicant's representative needs to confirm the authorized owner.

#### **Applicant Rebuttal**

Ms. Gale stated she was still working to clarify the name discrepancy.

The zoning hearing master continued the case temporarily while Ms. Gale researched the name discrepancy.

After a brief continuance in the case, Ms. Gale stated she had confirmed the name on the deed, South Shore Holding Company LLC, is the same as name on the Hillsborough County Property Appraiser's records and in the Florida Division of Corporation records on Sunbiz. Ms. Gale stated the applicant is South Shore Holding Company LLC, and

there is a typographical error in the RZ-PD 25-0457 application incorrectly stating the applicant's name as South Shore Holdings LLC.

Ms. Heinrich stated the County Attorney's office is looking at the case record to confirm whether the hearing in RZ-PD 25-0457 can move forward.

After a brief continuance, Ms. Heinrich stated it was determined that the record in RZ-PD 25-0457 is in order, and the case can move forward.

Ms. Gale stated the applicant had nothing further.

The zoning master closed the hearing on RZ-PD 25-0457.

#### C. EVIDENCE SUMBITTED

Ms. Gale submitted to the record at the hearing a copy of the applicant's presentation slides.

#### D. FINDINGS OF FACT

- 1. The Subject Property consists of five folio parcels with a total of approximately 12.76 acres of undeveloped land located on the south side of East College Avenue, west side of 24th Street Southeast, Ruskin.
- 2. The Subject Property is designated SMU-6 on the Future Land Use Map and is zoned PD 78-0221 on four folio parcels and AS-1 on one folio parcel.
- 3. The Subject Property is in the Urban Services Area and is located within the boundaries of the Ruskin Community Plan and the Southshore Areawide Systems Plan.
- 4. The general area surrounding the Subject Property consists of a mix of residential single-family and mobile home uses, places of worship, commercial, and manufacturing uses. Adjacent properties include a church across 24<sup>th</sup> Street Southeast to the east; a flooring business and vacant commercial parcel to the north; an automotive business to the west; and a church and residential parcels to the south.
- 5. The Subject Property's PD 78-0221 zoning on four of the five folio parcels allows a mobile home park. The applicant is requesting to rezone the Subject Property's five folio parcels to a Planned Development to allow 40,000 square feet of medical office, 30,500 square feet of limited Commercial Neighborhood uses, 22,000 square feet of contractor's office and warehouse use, and 30,000 square feet of automotive collision service and motor vehicle repair uses.
- 6. The applicant requested a Design Exception for 24<sup>th</sup> Street Southeast substandard roadway improvements. If RZ-PD 25-0457 is approved the developer will be

required to make certain roadway improvements consistent with the Design Exception.

- 7. Development Services Department staff found the proposed Planned Development compatible with the existing zoning and development pattern in the area. Staff concluded the proposed Planned Development is approvable with conditions based on the applicant's general site plan submitted June 6, 2025.
- 8. Hillsborough County Transportation Review staff stated no objections, subject to the conditions set out in the Transportation Review Comment Sheet and Development Services Department staff report.
- 9. Planning Commission staff found the proposed planned development is an allowable use in the SMU-6 Future Land Use category, meets the intent of the Ruskin Community Plan and Southshore Areawide Systems Plan, and is compatible with the existing development pattern of the surrounding area. Staff concluded the proposed rezoning is consistent with the *Unincorporated Hillsborough County Comprehensive Plan*.

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

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

#### F. CONCLUSIONS OF LAW

A development order is consistent with the comprehensive plan if "the land uses, densities or intensities, and other aspects of development permitted by such order...are compatible with and further the objectives, policies, land uses, and densities or intensities in the comprehensive plan and if it meets all other criteria enumerated by the local government." § 163.3194(3)(a), Fla. Stat. (2024). Based on the evidence and testimony submitted in the record and at the hearing, including reports and testimony of Development Services Staff and Planning Commission staff, applicant's testimony and evidence, there is substantial competent evidence demonstrating the requested rezoning is consistent with the *Unincorporated Hillsborough County Comprehensive Plan* and does comply with the applicable requirements of the Hillsborough County Land Development Code.

#### G. SUMMARY

The Subject Property's PD 78-0221 zoning on four of the five folio parcels allows a mobile home park. The applicant is requesting to rezone the Subject Property's five folio parcels to a Planned Development to allow 40,000 square feet of medical office, 30,500 square feet of limited Commercial Neighborhood uses, 22,000 square feet of contractor's office and warehouse use, and 30,000 square feet of automotive collision service and motor vehicle repair uses.

The applicant requested a Design Exception for 24th Street Southeast substandard roadway improvements. If RZ-PD 25-0457 is approved the developer will be required to make certain roadway improvements consistent with the Design Exception.

#### H. RECOMMENDATION

Based on the foregoing Findings of Fact and Conclusions of Law, this recommendation is for APPROVAL of request to rezone the Subject Property to Planned Development, subject to the certification requirements and proposed conditions set out in the Development Services Department staff report based on the applicant's general site plan submitted June 6, 2025.

Pamela Do Hatley August 11, 2025 Pamela Jo Hatley PhD, JD

Land Use Hearing Officer



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

Unincorporated Hillsborough County Rezoning Consistency Review			
Hearing Date: July 21, 2025	Case Number: PD 25-0457		
Report Prepared: July 10, 2025	<b>Folio(s)</b> : 55550.0000, 55544.0025, 55545.0000, 55553.0000 & 55577.0000		
	<b>General Location</b> : South of College Avenue East and north of 11 <sup>th</sup> Avenue Southeast		
Comprehensive Plan Finding	CONSISTENT		
Adopted Future Land Use	Suburban Mixed-Use-6 (6 du/ga;0.25, 0.35, 0.50 FAR)		
Service Area	Urban		
Community Plan(s)	Ruskin + SouthShore Areawide Systems		
Rezoning Request	Planned Development (PD) to develop 40,000 square feet for medical office, 30,500 square feet for neighborhood commercial/retail, 22,000 square feet for warehouse and 30,000 square feet for a collision center for a total of 122,500 square feet of non-residential uses.		
Parcel Size	+/- 12.76 acres		
Street Functional Classification	College Avenue East – <b>State Arterial</b> 11 <sup>th</sup> Avenue Southeast – <b>Local</b>		
Commercial Locational Criteria	Not applicable		

Evacuation Area	None

Table 1: COMPARISON OF SURROUNDING PROPERTIES					
Vicinity	Future Land Use Designation	Zoning	Existing Land Use		
Subject Property	Suburban Mixed-Use-6	PD	Vacant		
North	Suburban Mixed-Use-6	PD + CG +CN	Light Commercial + Heavy Commercial		
South	Suburban Mixed-Use-6 + Residential-6	AS-1	Public/Quasi-Public + Single-Family Residential		
East	Suburban Mixed-Use-6	PD	Public/Quasi-Public + Vacant		
West	Suburban Mixed-Use-6	AS-1 + CG	Single-Family Residential + Heavy Commercial + Light Commercial		

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

The subject site is located south of College Avenue East and north of 11<sup>th</sup> Avenue Southeast on ± 12.76 acres. The site is in the Urban Service Area and is located within the limits of the Ruskin and SouthShore Areawide Systems Community Plans. The applicant is requesting a Planned Development (PD) to develop 40,000 square feet for medical office, 30,500 square feet for neighborhood commercial/retail, 22,000 square feet for warehouse and 30,000 square feet for a collision center for a total of 122,500 square feet of non-residential uses.

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 is currently vacant with a mix of uses surrounding the site such as light commercial, heavy commercial, public/quasi-public and single family residential. The proposal meets the intent of Objective 1.1.

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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 Suburban Mixed-Use-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/or mixed-use. Office uses are not subject to locational criteria. With 12.76 acres, the subject site can be considered for up to 138,956 square feet of non-residential uses at a 0.25 Floor Area Ratio (FAR). The proposal for a maximum of 122,500 square feet of non-residential uses is below the maximum Floor Area Ratio (FAR). As the language states above, the commercial uses proposed 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 of a mix of uses. Light commercial, heavy commercial and single-family uses surround the site. The proposed request is compatible with the existing development pattern.

The subject site is located within the Ruskin and SouthShore Areawide Systems Community Plan within the Livable Communities Element. The Ruskin Community Plan seeks to have commercial, office and residential uses from the intersection of 21st Street and College Avenue to the eastern boundary of the Community Plan area. The proposal meets the intent of the plan direction. The property is also within the SouthShore Areawide Systems Plan. The SouthShore Areawide Systems Plan encourages and implements preferred development patterns as identified in community plans. The proposed Planned Development is compatible with the surrounding development pattern.

Overall, staff finds that the proposed use is an allowable use in the SMU-6 category, meets the intent of its associated community plans and is compatible with the existing development pattern found within the surrounding area. The proposed Planned Development would allow for development that is consistent with the Goals, Objectives, and Policies of the Future Land Use Section 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 SECTION**

PD 25-0457

#### **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

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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

#### 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.

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.

PD 25-0457

# HILLSBOROUGH COUNTY **FUTURE LAND USE**

RZ MM 25-0457

<all other values:

CONTINUED APPROVED

STATUS

WITHDRAWN

DENIED

PENDING

Tampa Service Area Urban Service Area Jurisdiction Lines

PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR) AGRICULTURAL/MINING-1/20 (.25 FAR) wam.NATURAL.LULC\_Wet\_Poly

AGRICULTURAL/RURAL-1/5 (.25 FAR) AGRICULTURAL-1/10 (.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-12 (.35 FAR) RESIDENTIAL-16 (.35 FAR) RESIDENTIAL-9 (.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) URBAN MIXED USE-20 (1.0 FAR)

INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR) OFFICE COMMERCIAL-20 (.75 FAR)

ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE) RESEARCH CORPORATE PARK (1.0 FAR)

LIGHT INDUSTRIAL PLANNED (.75 FAR)

HEAVY INDUSTRIAL (.75 FAR) LIGHT INDUSTRIAL (.75 FAR) PUBLIC/QUASI-PUBLIC

WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR) NATURAL PRESERVATION CITRUS PARK VILLAGE

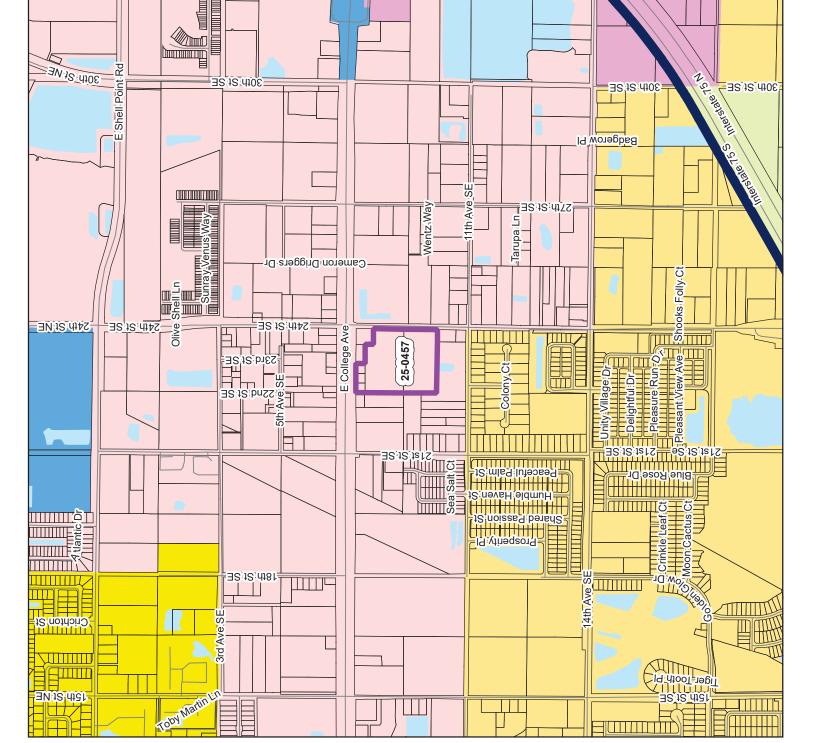


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Author: Beverly F. Daniels







# GENERAL SITE PLAN FOR CERTIFICATION



#### **DEVELOPMENT SERVICES**

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

## HILLSBOROUGH COUNTY DEVELOPMENT SERVICES DEPARTMENT

#### **GENERAL SITE PLAN REVIEW/CERTIFICATION**

### BOARD OF COUNTY COMMISSIONERS

Chris Boles
Donna Cameron Cepeda
Harry Cohen
Ken Hagan
Christine Miller
Gwendolyn "Gwen" Myers
Joshua Wostal

#### **COUNTY ADMINISTRATOR**

Bonnie M. Wise

#### **COUNTY ATTORNEY**

Christine M. Beck

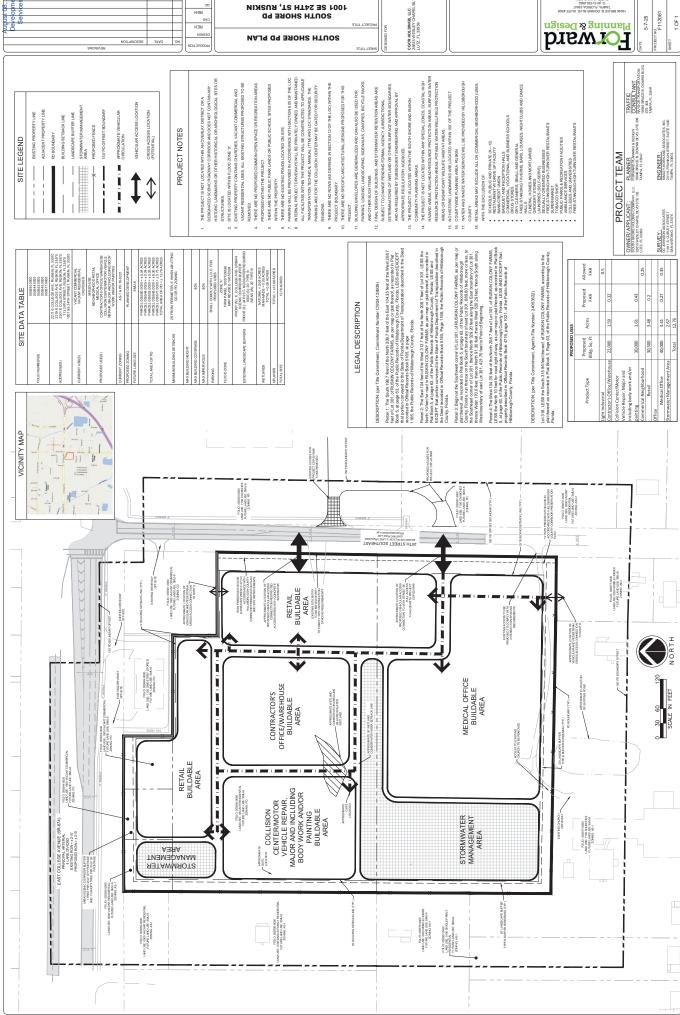
#### **COUNTY INTERNAL AUDITOR**

Melinda Jenzarli

#### **DEPUTY COUNTY ADMINISTRATOR**

Gregory S. Horwedel

Project Name: South Shore Holdings Company PD				
Zoning File: PD 25-0457	Modification: None			
Atlas Page: None	Submitted: 08/08/25			
To Planner for Review: 08/08/25	Date Due: ASAP			
Justyna Gale, Forward Planning & Design  Contact Person:	Phone: (352)514-6158/justyna@fwdplanning.com			
Right-Of-Way or Land Required for I	Dedication: Yes No 🗸			
The Development Services Departm	ent HAS NO OBJECTION to this General Site Plan.			
The Development Services Department RECOMMENDS DISAPPROVAL of this General Site Plan for the following reasons:				
Reviewed by: Christopher Gra	andlienard Date: 08-08-25			
Date Agent/Owner notified of Disapp	roval:			



# AGENCY COMMENTS

#### AGENCY REVIEW COMMENT SHEET

10: Z	oning Technician, Development Services Department	nt DATE: 5/08/2025	
REVI	EWER: Richard Perez, AICP, Executive Planner	AGENCY/DEPT: Transportation	
PLAN	INING AREA/SECTOR: RU/South	PETITION NO: PD 25-0457	
			_
	This agency has no comments.		
	This agency has no objection.		
X	This agency has no objection, subject to the listed	or attached conditions.	
	This agency objects for the reasons set forth below	<i>'</i> .	

#### CONDITIONS OF APPROVAL

- Notwithstanding the allowable uses outlined in Condition of Approval #1, no development shall be permitted that causes cumulative development to exceed 4,280 gross average daily trips, 271 gross a.m. peak hour trips, or 458 gross p.m. peak hour trips, nor shall development be permitted which exceeds 4,174 net new average daily trips, 267 net new a.m. peak hour trips, or 448 net new p.m. peak hour trips. Additionally:
  - a. Concurrent with each increment of development, the developer shall provide a list of existing and previously approved uses within the PD. The list shall contain data including gross floor area, number of seats (if applicable), type of use, date the use was approved by Hillsborough County, references to the site subdivision Project Identification number (or if no project identification number exists, a copy of the permit or other official reference number), calculations detailing the individual and cumulative gross trip generation impacts for that increment of the development, and source(s) for the data used to develop such estimates. Calculations showing the remaining number of available trips for each analysis period (i.e. average daily, a.m. peak and p.m. peak) shall also be provided.
- The project shall be permitted one right-in/right-out access and one full access connection on 24<sup>th</sup> St. SE, as shown on the PD site plan.
  - a. With the initial increment of development, the developer shall construct a southbound right turn lane at the right-in/right-out access and a concrete traffic separator between the southbound through lane and northbound left turn lane approaching College Ave. in the vicinity of the access to physically restrict left turn movements.
- If PD 25-0457 is approved, the County Engineer will approve a Design Exception (dated May 2, 2025) which was found approvable by the County Engineer (on May 2, 2025) for 24<sup>th</sup> St. SE substandard road improvements. As 24<sup>th</sup> St. SE is a substandard collector roadway, the developer shall make the following improvements along the project frontage and extending north to College Ave. consistent with the Design Exception in lieu of constructing the roadway to typical standard:
  - a. Construct a 10-foot wide multi-use path, and
  - b. Curb and gutter.
- As 24<sup>th</sup> St. SE is shown on the Hillsborough County Corridor Preservation Plan as a future 2-lane enhanced roadway, the developer shall preserve up to +/-12 to 27 feet of right-of-way along its 24<sup>th</sup> St. SE frontage for future improvements. Only those interim uses allowed by the Hillsborough County Land Development Code shall be permitted within the preserved right- of- way. The right-

of-way preservation area should be shown on all site plans. Building setbacks shall be calculated from the future right-of-way line.

- 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.

#### *Other Conditions:*

Prior to certification, the applicant shall make the following revisions to the PD site plan:

- Revise the PD site plan label stating "APPROXIMATE LOCATION OF PROPOSED VEHICULAR ACCESS CONNECTION RESTRICTED ACCESS (RI/RO)" to state "APPROXIMATE LOCATION OF PROPOSED VEHICULAR ACCESS CONNECTION RESTRICTED ACCESS (RI/RO) WITH CONCRETE SEPARATOR".
- Revise the PD site plan note north of the northern project access stating "12'ROW PRESERVATION LINE IN ACCORDANCE WITH HILLSBOROUGH COUNTY CORRIDOR PRESERVATION PLAN" to state, "ROW PRESERVATION LINE (VARIES BETWEEN12'-27') IN ACCORDANCE WITH HILLSBOROUGH COUNTY CORRIDOR PRESERVATION PLAN AND SITE IMPROVMENTS".
- Revise the PD site plan note south of the southern project access point stating "ROW PRESERVATION LINE (VARIES BETWEEN12'-27') IN ACCORDANCE WITH HILLSBOROUGH COUNTY CORRIDOR PRESERVATION PLAN AND SITE IMPROVMENTS" to state "12' ROW PRESERVATION LINE IN ACCORDANCE WITH HILLSBOROUGH COUNTY CORRIDOR PRESERVATION PLAN".
- Revise the PD site plan label stating "APPROXIMATE LOCATION OF POSSIBLE FUTURE VEHICULAR ACCESS CONNECTION TO SOUTH" to state, "APPROXIMATE LOCATION OF VEHICULAR AND PEDESTRIAN CROSS ACCESS CONNECTION TO SOUTH".
- Revise the PD site plan label stating "APPROXIMATE LOCATION OF POSSIBLE FUTURE VEHICULAR ACCESS CONNECTION TO NORTH" to state, "APPROXIMATE LOCATION OF VEHICULAR AND PEDESTRIAN CROSS ACCESS CONNECTION TO NORTH".

#### PROJECT SUMMARY AND ANALYSIS

The subject property is located on the southwest corner of College Ave. and 24<sup>th</sup> St SE. The applicant is requesting to rezone five parcels, totaling +/- 12.76 acres, from Agricultural Single Family 1(AS-1) and Planned Development (PD) 78-0221 to a new Planned Development (PD) to allow Commercial Neighborhood (CN) uses, except for the following excluded uses:

- Schools, Public and Private (K—12)
- Restaurant w/ Drive up facility
- Free-standing High-turnover Restaurants
- Bank/Credit Union
- Banquet and Reception Halls
- Commercial, Vocational and Business Schools
- Drug Stores
- Dry Cleaners, Small and General
- Free-Standing Taverns, Bars, Lounges, Nightclubs and Dance Halls
- Funeral Homes and Mortuaries
- Grocery Stores
- Laundries (Self-Serve)
- Sexually Oriented Businesses
- Supermarket
- Tobacco Shop

- Public Parks & Recreation Facilities
- Ambulance Services
- Colleges and Universities.

As required pursuant to the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation and site access analysis for the proposed project; however, the analysis does not represent a worst-case analysis which represents maximum potential trip impacts of the wide range of land uses proposed, particularly within the CN retail component. Given this, and the sensitivity of the site access, staff has included a condition restricting development to the number of trips studied in the applicant's transportation analysis. This restriction may not permit the construction of 100% of the potential entitlements sought by the applicant (e.g. 30,500 s.f. of certain CN uses, although allowed by the land use, may not be permitted due to the trip cap restriction). As such, certain allowable single uses or combinations of allowable uses, will not be permitted if they exceed the trip cap. It should be noted that if a project consists of multiple parcels, or if a developer chooses to subdivide the project further, development on those individual parcels may not be possible if the other parcels within the development use all available trips.

The trip cap data was taken from the calculations presented in the detailed site access analysis prepared by the applicant's Traffic Engineer. Given the range of potential uses proposed, it should be noted that the uses which the applicant studied to develop the cap may or may not be representative of the uses which are ultimately proposed to be permitted for construction. It should be noted that at the time of plat/site/construction plan review, when calculating the trip generation impacts of existing and proposed development, authority to determine the appropriateness of certain Institute of Transportation Engineers (ITE) land use codes shall rest with the Administrator, who shall consult ITE land use code definitions, trip generation datasets, and industry best practices to determine whether use of an individual land use code is appropriate. Trip generation impacts for all existing and proposed uses, at the time of site construction plan review, shall be calculated utilizing the latest available ITE trip generation manual data when possible. At the request of staff, applicants may be required to conduct additional studies or research where a lack of accurate or appropriate data exists to determine generation rates for purposes of calculating whether a proposed increment of development exceeds the trip cap.

Staff has prepared a comparison of the potential number of gross trips generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data for the proposed project is based upon the transportation impacts identified in the transportation analysis, which forms the basis of the trip cap and is proposed as a condition of approval. Data shown below is based on the 11th Edition of the Institute of Transportation Engineer's Trip Generation Manual.

#### Approved Uses:

Zoning, Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips	
		AM	PM
PD 78-0221: 100 Mobile Home Units (ITE 240)	712	44	58
AS-1: 1 Single Family Detached Units (ITE 210)	9	1	1
Total	721	45	59

#### Proposed PD Uses:

Zoning, Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips	
		AM	PM
PD: Proposed Trip Cap	4,280	271	458

Trip Generation Difference:

	24 Hour Two- Way Volume	Total Peak	
Zoning, Land Use/Size		Hour Trips	
	way volume	AM	PM

(+) 3,337   (+) 220   (+) 377	Difference	(+) 3,559	(+) 226	(+) 399
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#### 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.

<u>24<sup>th</sup> Street SE</u> is a 2-lane, substandard, publicly maintained, collector roadway characterized by +/-11-foot wide lanes with a 5-foot sidewalk 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. There is an existing +/-11 foot wide northbound left turn lane along the majority of the project 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 24<sup>th</sup> St. is included in the Hillsborough County Corridor Preservation Plan as a future 2-lane enhanced collector roadway improvement. The existing right of way is +/-59 feet. Based on the two-lane enhanced corridor collector roadway typical section plus an 11-foot enhancement and turn lanes the applicant proposes 12 to 27 feet of corridor preservation along the project frontage as shown in the PD site plan.

The applicant is requesting a design exception 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 and one right-in/right-out restricted access on 24<sup>th</sup> St. SE. The right-in/right-out restricted access is due to the presence of a northbound left turn lane which would conflict with traffic entering or existing the northern project access if left unrestricted. The applicant will be required to install a concrete separator in the vicinity of the right-in/righ-out access driveway connection to physically restrict left turn movements; with the specific design of the separator to be determined during site plan permitting.

The applicant's transportation analysis demonstrates that project trips will warrant a southbound right turn lane at the project's northern access point.

As proposed by the applicant, a 10-foot-wide multi-use path will be constructed along the project frontage on 24<sup>th</sup> St. SE and extend north to College Ave.

At the time of construction/site plan review, the applicant will be required to show ADA/sidewalk connections from the site arrival points to the building entrances and parking areas consistent with Section 6.03.02. of the LDC.

#### REQUESTED DESIGN EXCEPTION: 24th STREET SE

As 24th St. SE is a substandard collector roadway, the applicant's Engineer of Record (EOR) submitted a Design Exception request for 24th St. SE (dated May 2, 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 May 2, 2025). The developer will be required to construct a 10-foot-wide multi-use path and curb and gutter along the project frontage and extend north to College Ave. 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.

Roadway	From	То	LOS Standard	Peak Hour Directional LOS
SR 674	US HWY 41	INTERSTATE 75	D	С
24 <sup>TH</sup> ST SE	SR 674	21 <sup>ST</sup> ST SE	D	С

Source: Hillsborough County 2020 Level of Service Report.

From: Williams, Michael [WilliamsM@hcfl.gov]

**Sent:** Friday, May 2, 2025 5:18 PM

**To:** Michael Raysor [mdr@raysor-transportation.com]

CC: justyna@fwdplanning.com; Grandlienard, Christopher [GrandlienardC@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 25-0457 - Design Exception Review

**Attachments:** 25-0457 DEAd 05-02-25.pdf

#### Mike,

I have found the attached Design Exception (DE) for PD 25-0457 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Eleonor De Leon (<u>DeLeonE@hillsboroughcounty.org</u> 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 <u>PW-CEIntake@hillsboroughcounty.org</u>

Mike

#### Michael J. Williams, P.E.

Director, Development Review County Engineer

**Development Services Department** 

P: (813) 307-1851
M: (813) 614-2190
E: <u>Williamsm@HCFL.gov</u>

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: Friday, May 2, 2025 5:01 PM

To: Williams, Michael < Williams M@hcfl.gov>

Cc: Perez, Richard < PerezRL@hcfl.gov>; Drapach, Alan < DrapachA@hcfl.gov>; De Leon, Eleonor

<DeLeonE@hcfl.gov>

Subject: RZ PD 25-0457 - Design Exception Review

Hello Mike,

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

mdr@raysor-transportation.com justyna@fwdplanning.com grandlienardc@hcfl.gov perezrl@hcfl.gov drapacha@hcfl.gov

Best Regards,

#### Sheida L. Tirado, PE

#### **Transportation Review & Site Intake Manager**

**Development Services Department** 

E: <u>TiradoS@HCFL.gov</u>

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

601 E. Kennedy Blvd., Tampa, FL 33602

#### **HCFL.gov**

<u>Facebook</u> | X | YouTube | <u>LinkedIn</u> | <u>Instagram</u> | <u>HCFL Stay Safe</u>

#### **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 <u>deleone@HCFL.gov</u> or via telephone at (813) 307-1707 if you have questions about how to complete this form.

Request Type (check one)	<ul> <li>Section 6.04.02.B. Administrative Variance</li> <li>★ Technical Manual Design Exception Request</li> <li>Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.)</li> <li>Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)</li> </ul>				
Submittal Type (check one)	☐ New Request ☐ Additional Information				
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)					
<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.					
Project Name/ Phase South Shore PD					
<b>Important:</b> The name selected must be used on all full frequest is specific to a discrete phase, please also	ture communications and submittals of additional/revised information relating to this variance. list that phase.				
Folio Number(s) 055553-0000, 055544-0025, 055545-0000, 055550-0000, & 055577-0000					
Tollo Nulliber(S)	☐ Check This Box If There Are More Than Five Folio Numbers				
<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").					
Name of Person Submitting Request	Michael D. Raysor, P.E.				
<b>Important:</b> For Design Exception (DE) Requests, the person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The DE request letter must be signed and sealed.					
<b>Current Property Zoning Designation</b>	AS-1 & PD				
Important: 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="mailto:Zoning Counselors">Zoning Counselors</a> at the Center for Development Services at (813) 272-5600 Option 3.					
Pending Zoning Application Number	PD 25-0457				
<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.					
Related Project Identification Number (Site/Subdivision Application Number)	n/a				

of 1

Important: 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".



TRAFFIC ENGINEERING

DEVELOPMENT SUPPORT

May 2, 2025 (Revision No. 2)

Michael J. Williams, P.E.

County Engineer/Director, Development Review Division
Hillsborough County Development Services
601 East Kennedy Boulevard, 20th Floor
Tampa, Florida 33602

SUBJECT: SOUTH SHORE PD (25-0457)

DESIGN EXCEPTION – EXISTING FACILITIES (24TH STREET SE)

FOLIO NO's. 055553-0000, 055544-0025, 055545-0000, 055550-0000, & 055577-0000

Dear Mr. Williams,

This letter documents a request for a Design Exception per Hillsborough County Transportation Manual (TTM) Section 1.7.2 to meet Hillsborough County Land Development Code (LDC) §6.04.03.L (Existing Facilities) in association with the proposed development of the South Shore PD (25-0457).

#### 1.0 | INTRODUCTION



The subject project site is located southwest of the intersection of College Avenue (State Road 674) & 24<sup>th</sup> Street SE, in Hillsborough County, Florida; as shown in **ATTACHMENT A**. The subject ±12.76 acre project site is currently zoned AS-1 (0.24 acres) & PD 78-0221 (12.52 acres). A Planned Development (PD) rezoning is proposed which would allow for the following mixed use development scenario: (a) Specialty Trade Contractor / Warehouse @ 22,000 square feet, (b) Medical Office @ 40,000 square feet, (c) Commercial/Retail @ 30,500 square feet, and (d) Automobile Collision Center @ 30,000 square feet. Access to the project site is planned to be provided via two (2) driveway connections to 24<sup>th</sup> Street SE, with the northern site access driveway restricted to right-in/right-out traffic movements, and the southern site access driveway providing for full access; as shown in **ATTACHMENT B**.

Pursuant to LDC §6.04.03.L (Existing Facilities), the following is applicable to 24th Street SE:

Improvements and upgrading of existing roadways are to conform with standards for new roadways of the same access class. Exception to these standards shall be allowed only where physically impossible for the permittee to comply or otherwise upgrade existing site conditions. All such exceptions shall be approved by the Director of Public Works.

The adjacent segment of 24<sup>th</sup> Street SE is functionally classified as a County collector roadway, with a 45 mph posted speed limit and a C3R context classification. A Design Exception is requested for relief from the above-referenced requirement to improve 24<sup>th</sup> Street SE to meet current roadway standards for a two-lane undivided rural collector roadway (TS-7) as a condition of approval; where in lieu of meeting the requirements of the TS-7 typical section, alternative improvements are proposed. The County typical section for a two-lane undivided collector roadway (TS-7) is provided as **ATTACHMENT C**.

#### **RAYSOR Transportation Consulting**

MICHAEL J. WILLIAMS, P.E.
SOUTH SHORE PD (25-0457)
DESIGN EXCEPTION – EXISTING FACILITIES (24TH STREET SE)
FOLIO NO's. 055553-0000, 055544-0025, 055545-0000, 055550-0000, & 055577-0000
MAY 2, 2025 (REVISION NO. 2)
PAGE 2 OF 4



#### 2.0 | ROADWAY CHARACTERISTICS



The characteristics of the adjacent segment of 24<sup>th</sup> Street SE, within the limits from College Avenue to 11<sup>th</sup> Avenue SE, are summarized below. Photographs showing 24<sup>th</sup> Street SE in the vicinity of the subject project site are provided in **ATTACHMENT D**.

RIGHT-OF-WAY WIDTH: The adjacent segment of 24<sup>th</sup> Street SE, within the limits from College Avenue to 11<sup>th</sup> Avenue SE, has an existing right-of-way width ± 60 feet. The foregoing indicates that 24<sup>th</sup> Street SE does not meet the standard right-of-way width, as pursuant to Hillsborough County roadway standards for the applicable TS-7 typical section, the standard right-of-way width is identified as 96 feet.

**LANE WIDTH:** The adjacent segment of 24<sup>th</sup> Street SE, within the limits from College Avenue to 11<sup>th</sup> Avenue SE, has a typical lane width that varies between ± 10 feet and ± 11 feet. The foregoing indicates that 24<sup>th</sup> Street SE does not meet the standard lane width, as pursuant to Hillsborough County roadway standards for the applicable TS-7 typical section, the standard lane width is identified as 12 feet.

**SHOULDERS:** The adjacent segment of 24<sup>th</sup> Street SE, within the limits from College Avenue to 11<sup>th</sup> Avenue SE, does not have paved shoulders. The foregoing indicates that 24<sup>th</sup> Street SE does not meet the standard shoulder condition, as pursuant to Hillsborough County roadway standards for the applicable TS-7 typical section, the standard shoulder condition is identified as 8 feet in total width, with 5 feet paved. It is noted that roadside conditions do not exhibit signs of rutting or other deformation.

**SIDEWALK:** The adjacent segment of 24<sup>th</sup> Street SE, within the limits from College Avenue to 11<sup>th</sup> Avenue SE, currently has ± 600 feet of sidewalk along the eastern side of the roadway (within the frontage of the Crossing Church) which connects to the sidewalk network along College Avenue. This existing sidewalk is planned to be reconstructed as a 10' multi-use path in association with the development of mini-storage (PD 22-0648).

Currently a sidewalk does not exist on the western side of the roadway within the referenced limits, however, pursuant to LDC requirements, the subject project will be required to construct a sidewalk along its  $24^{th}$  Street SE frontage, which would result in  $\pm$  695 feet of sidewalk along the western side of the roadway. Upon development of the subject project and construction of the referenced sidewalk, a gap of  $\pm$  220 would exist between the new sidewalk and the existing sidewalk network along College Avenue. The foregoing indicates that  $24^{th}$  Street SE does not meet the standard sidewalk condition, as pursuant to Hillsborough County roadway standards for the applicable TS-7 typical section, continuous sidewalks are required on both sides of the road.

**SPEED LIMIT:** The adjacent segment of 24<sup>th</sup> Street SE, within the limits from College Avenue to 11<sup>th</sup> Avenue SE, has a posted speed limit of 45 mph.

#### **RAYSOR Transportation Consulting**

MICHAEL J. WILLIAMS, P.E.
SOUTH SHORE PD (25-0457)
DESIGN EXCEPTION – EXISTING FACILITIES (24TH STREET SE)
FOLIO NO's. 055553-0000, 055544-0025, 055545-0000, 055550-0000, & 055577-0000
MAY 2, 2025 (REVISION NO. 2)
PAGE 3 OF 4



#### 3.0 | CRASH HISTORY



A crash data evaluation has been prepared for the adjacent segment of 24<sup>th</sup> Street SE, within the limits from College Avenue to 11<sup>th</sup> Avenue SE, excluding the endpoint intersections; as documented in **ATTACHMENT E**. The crash data evaluation indicates that zero crashes have occurred on the subject roadway segment within the referenced limits within the prior five year period from January 1, 2020 to December 31, 2024. These findings indicate that the substandard roadway conditions identified for 24<sup>th</sup> Street SE have not historically contributed to a safety deficiency, as evidenced by a lack of crashes attributable to those substandard conditions. Further, the referenced crash history does not exhibit any patterns that would indicate a potential for future safety concerns associated with development of the subject project.

#### 4.0 | PROJECT GENERATED TRAFFIC VOLUMES



The daily and peak hour trip generation for the project site was estimated using trip characteristic data pursuant to the Institute of Transportation Engineers (ITE) Trip Generation Manual (11<sup>th</sup> edition), as documented in **ATTACHMENT F**. The trip generation estimate identified 4,174 daily trips, with 267 trips during the AM peak hour, and 448 trips during the PM peak hour.

#### 5.0 | ALTERNATIVE IMPROVEMENTS



As discussed in Section 2.0 herein, 24<sup>th</sup> Street SE was found to be substandard in regard to sidewalk coverage; specifically in regard to the ± 220 foot gap in sidewalk coverage between the new sidewalk required along the project site frontage and the existing sidewalk network along College Avenue. To address the subject project's impact to substandard sidewalk conditions, the applicant proposes to construct a 10' multi-use path along the western side of 24<sup>th</sup> Street SE within the project site frontage (instead of a typical 5' sidewalk), and proposes to construct ± 220 feet of 10' multi-use path along the western side of 24<sup>th</sup> Street SE between the project site and the existing sidewalk network along College Avenue. The referenced improvement would provide for a continuous 10' multi-use path on the west side of 24<sup>th</sup> Street SE between the project site's southern boundary and the existing sidewalk network along College Avenue; thus providing a pedestrian safety & mobility benefit.

Refer to **ATTACHMENT G** for a conceptual graphic depicting the referenced 10' multi-use path improvement and **ATTACHMENT H** for existing and proposed typical sections.

In addition, a concrete separator will be installed by the developer on 24th Street SE in the vicinity of the northern site access driveway connection to physically restrict left turn movements; with the specific design of the separator to be determined during site plan permitting.

#### **RAYSOR Transportation Consulting**

MICHAEL J. WILLIAMS, P.E. SOUTH SHORE PD (25-0457)
DESIGN EXCEPTION – EXISTING FACILITIES (24TH STREET SE)
FOLIO NO's. 055553-0000, 055544-0025, 055545-0000, 055550-0000, & 055577-0000
MAY 2, 2025 (REVISION NO. 2)
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#### 6.0 | CONCLUSION



The foregoing documents a request for a Design Exception per Hillsborough County Transportation Manual (TTM) Section 1.7.2. to meet Hillsborough County Land Development Code (LDC) §6.04.03.L (Existing Facilities) in association with the South Shore PD, and is recommended for approval by the County Engineer.

Sincerely,

RAYSOR Transportation Consulting, LLC

Michael D. Raysor, P.E.

President

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY Digitally signed by Michael Michael Raysor Pate: 2025.05.02 12:45:07 -04'00' No. 60919 ON THE DATE ADJACENT TO THE SEAL PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES. STATE OF RAYSOR TRANSPORTATION CONSULTING, LLC FLORIDA 19046 BRUCE B. DOWNS BOULEVARD, #308 MAL TAMPA, FL 33647 ENB NO. 27789 MICHAEL D. RAYSOR, P.E. NO. 60919

BASED ON THE INFORMATION PROVIDED BY THE APPLICANT, THIS REQUEST IS HEREBY:	
APPROVED WITH CONDITIONS	$\equiv$
DENIED	=
MICHAEL J. WILLIAMS, P.E., COUNTY ENGINEER HILLSBOROUGH COUNTY DEVELOPMENT REVIEW DIVISION	DATE

#### **ATTACHMENT A**



#### SOUTH SHORE PD

Project Site Location Map

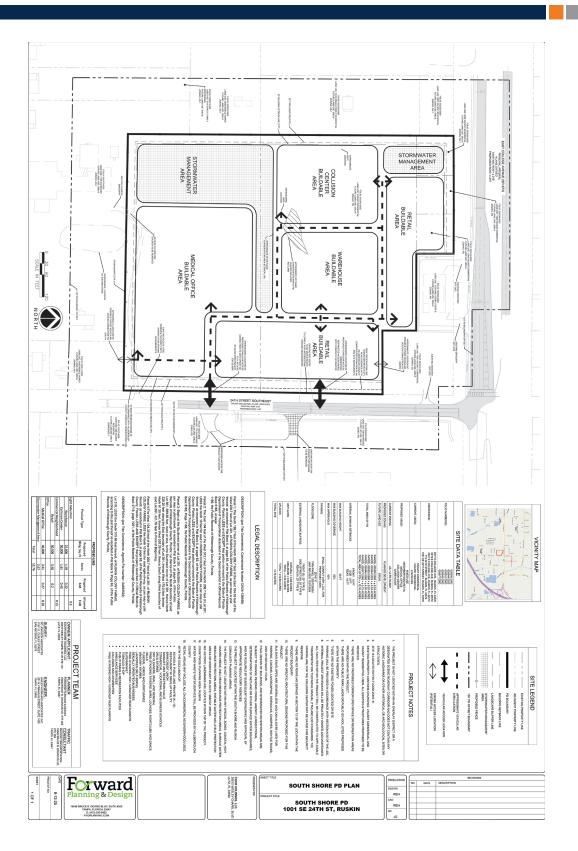


#### **ATTACHMENT B**



#### **SOUTH SHORE PD**

Project Site General Development Plan

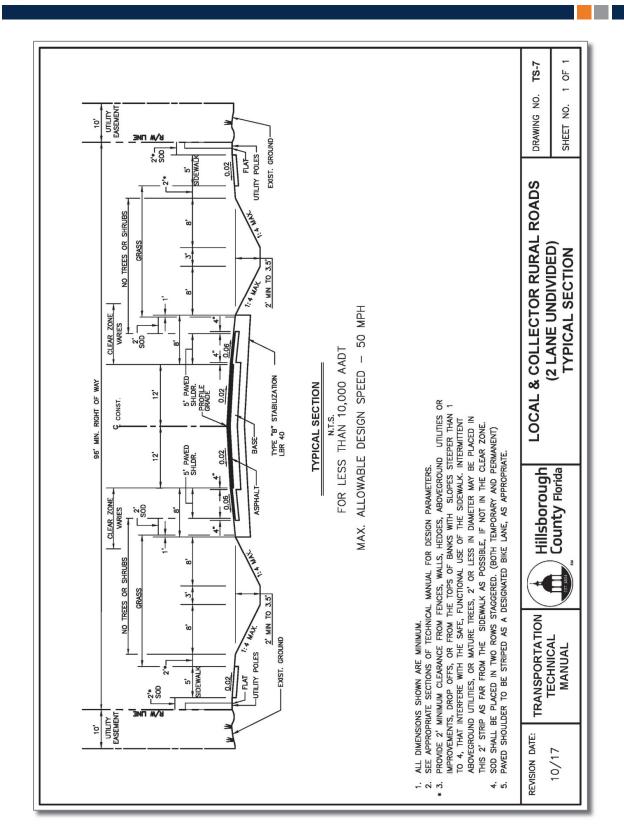


#### **ATTACHMENT C**



#### **SOUTH SHORE PD**

TS-7 Typical Section



#### **ATTACHMENT D**



#### SOUTH SHORE PD

Roadway Photographs



#### 21ST STREET SE: looking north



#### 21ST STREET SE: looking south

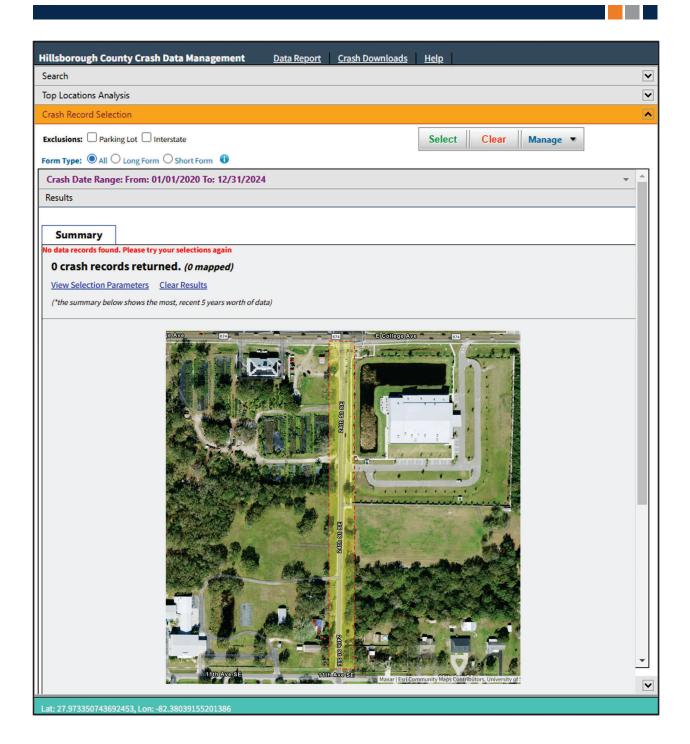


#### **ATTACHMENT E**



#### **SOUTH SHORE PD**

Crash History



#### **ATTACHMENT F**



#### SOUTH SHORE PD

Trip Generation Estimate

ITE	ITE Land Use Size		Week	day	AM Peak Hour				PM Peak Hour			
LUC	Description	Size	Rate	Trips	Rate	Rate	Enter	Exit	Rate	Trips	Enter	Exit
180	Specialty Trade Contractor	22,000 sf	9.82	216	1.66	37	27	10	1.93	42	13	29
720	Medical Office	40,000 sf	T=42.97(X) -108.01	1,612	Ln(T)=0.90* Ln(X)+1.34	106	84	22	T=4.07(X) -3.17	160	48	112
822	Commercial (<40 ksf)	30,500 sf	T=42.20(X) +229.68	1,518	Ln(T)=0.66* Ln(X)+1.84	60	36	24	Ln(T)=0.71* Ln(X)+2.72	172	86	86
942	Automobile Care Center	30,000 sf	[1]	934	2.25	68	45	23	T=2.41(X) + 11.83	84	40	44
Gros	s Trips			4,280		271	192	79		458	187	271
Inter	nal Capture		3.4%	106	2.4%	4	2	2	3.0%	10	5	5
Drive	eway Trips			4,174		267	190	77		448	182	266
Pass	:-By Trips		0%	0	0%	0	0	0	0%	0	0	0
New	External Trips			4,174		267	190	77		448	182	266

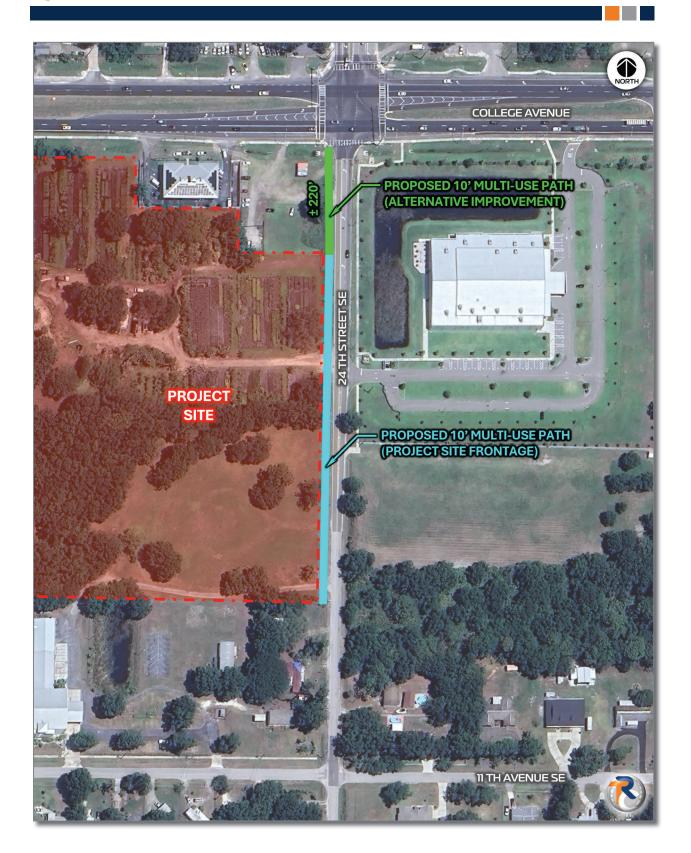
SOURCE: INSTITUTE OF TRANSPORTATION ENGINEERS TRIP GENERATION MANUAL (11TH EDITION)

#### **ATTACHMENT G**



#### **SOUTH SHORE PD**

Sidewalk Improvement Concept

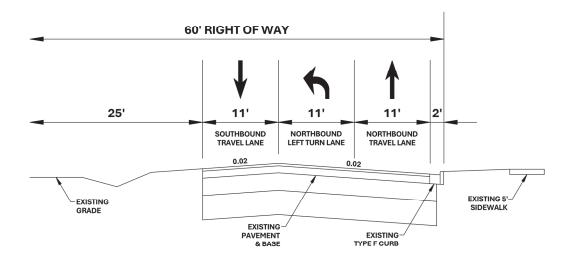




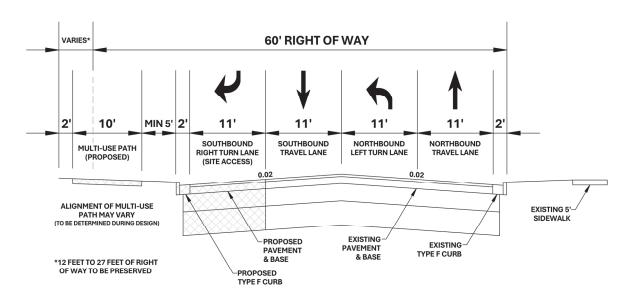
**SOUTH SHORE PD** 

Typical Sections

# 24 STREET SE EXISTING TYPICAL SECTION



# 24 STREET SE PROPOSED TYPICAL SECTION



#### **Transportation Comment Sheet**

#### 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					
		41000	□ Corridor Preservation Plan					
Callaga Ava	FDOT Arterial -	4 Lanes	☐ Site Access Improvements					
College Ave.	Rural	☐ Substandard Road ☐ Sufficient ROW Width	☐ Substandard Road Improvements					
		Sufficient ROW Width	☐ Other					
		2 Lanes	□ Corridor Preservation Plan					
24 <sup>th</sup> Street SE	County Collector - Rural	Substandard Road	⊠ Site Access Improvements					
		☐ Sufficient ROW Width						
		Sumcient NOW Width	☐ Other					

Project Trip Generation ☐ Not applicable for this request								
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips					
Existing	721	45	59					
Proposed	4,280	271	458					
Difference (+/-)	+3,559	+226	+399					

<sup>\*</sup>Trips reported are based on gross external trips unless otherwise noted.

Connectivity and Cross Access ☐ Not applicable for this request								
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding				
North		Choose an item.	Vehicular & Pedestrian	Choose an item.				
South		Choose an item.	Vehicular & Pedestrian	Choose an item.				
East	Х	Choose an item.	Choose an item.	Choose an item.				
West		Choose an item.	Choose an item.	Choose an item.				
Notes:								

<b>Design Exception/Administrative Variance</b> □ Not applicable for this request							
Road Name/Nature of Request Type Finding							
24 <sup>th</sup> ST SE/ Substandard Roadway	Design Exception Requested	Approvable					
	Choose an item.	Choose an item.					
	Choose an item.	Choose an item.					
	Choose an item.	Choose an item.					
Notes:							

4.0 Additional Site Information & Agency Comments Summary							
Transportation	Objections	Conditions Requested	Additional Information/Comments				
<ul><li>☑ Design Exception/Adm. Variance Requested</li><li>☑ Off-Site Improvements Provided</li></ul>	☐ Yes ☐ N/A ☒ No	⊠ Yes □ No	See report.				

### **Pre-Application Meeting Permit Package Checklist**

	Pre App Information								
Me	Meeting Date 9/24/2024								
	Meeting Title Ruskin Mixed Use								
			e.roth@dot.state.fl.us or 813-612-3237)						
	Location/Address SWC of College Ave and 24th St SE								
	State Road 674 Section ID 10 120 000 MP 1.836 R/L of Roadway Lt Rdwy								
		-	nection Spacing 440' Signal Space	cing <b>2640'</b>					
	-ull Median Opening Spacing 2640 Folio #'s <b>55577, 055545, 055545, 5555</b>	-	rectional Median Opening Spacing 660'						
At	tendees Mike Raysor, Nathan Lee,	Mich	nael Cherry, Rick Perez, Sarah Rose, and	d James Ratliff					
FD	OT Staff Mecale' Roth, Todd Croft,	Lear	nna Schaill, Lindsey Mineer, Justin An, N	lancy Porter, Allison					
	Carroll, and Dan Santos								
		-	er the information provided and reviewed in th	nis meeting					
	All comments are non-binding and s	-		and a constitution of the					
	•		standards automatically update to the curre						
	standards are revised. Plans should	all m	eet the current standards at the time the per	mit package is submitted in					
		A	oplication Checklist						
✓	Property owner's Information	V	Notarized LOA - letter(s) of authorization from owner for anyone						
<b>V</b>	Deed or other proof of ownership		representing on their behalf (EOR, PM, Cons	truction Coordinator, etc.)					
$\checkmark$	EOR's contact information		Including 3rd party representatives						
	EOR certification	V	Local approval(s) - some form of approval by	y all other local agencies					
✓	MOT tech (use EOR's info in the		(county, city, SWFWMD, EPA, etc.)						
	application and change it when the	<b>✓</b>	Plans - signed and sealed						
	Access Permits		Additional Deta	ails					
✓	Existing land use								
<b>✓</b>	Existing trips								
<b>✓</b>	Proposed land use								
	Proposed trips								
<b>√</b>	Access to State Road		Proposed driveway would be non conform	ing if granted					
	FDOT NOT in favor								
	Conforming access								
$\overline{\Box}$	Non conforming access		Subject to closure in future when alte	ernate access is available					
<u> </u>	Court recorded cross access agreeme	ent	Easement to property line to N, S, & West						
✓ ✓	·								
<ul><li>☑ COI - liability insurance</li><li>☐ Land donation &amp; easement</li></ul>			FDOT to be the certificate holder and the a	1001					
	Traffic study		See access management checklist						
	Design variation		oee access management checkust						
	MOT indices								
	TTCP plan								
	Drainage Permits		Additional Deta	ails					
	(See senarate checklist)								

#### **Pre-Application Meeting Permit Package Checklist**

	Permit									
	Exception		✓	Unsure				See attachment	s	
		ion ques	tionnai	ire		1				
<u></u>	Survey - Sig									
<b>✓</b>	SWFWMD	approva	l							
			_			I				
	Constru	uction	Agre	ements				Addition	nal Details	
$\checkmark$	Construction		ement			For any wor	k in t	the intersection o	or state public roadway	
	✓ Turn la					Verify R turi	ı lan	e length on 674		
	☐ Median	Modific	ation							
	□ Sidewa	ılk								
	Other									
	Median mo	dificatio	n lette	rs						
<b>✓</b>	Security Ins	strumen	t							
<b>✓</b>	Easement -	- court re	ecorde	d		See review procedure below				
<b>✓</b>	Cost estim	ate - sig	ned & s	ealed						
<b>✓</b>	LOA - cons	truction	coordi	nator, manag	ging					
	LLC, GM, a	ny 3rd p	arty au	thorized ager	nt					
		A:1:A E	\	L -				A al al:4: a	ad Dataila	
		tility P	ermi	ts				Addition	nal Details	
	Water									
	Sewer					TBD				
	Other									
	General	Use &	Othe	r Permits				Addition	nal Details	
П	General Us							11010111101	10.1 2 0 10.110	
$\overline{\Box}$	☐ Other			N/A						
_ Cuioi			I							
FDOT Co			nstructio	n Pr	ojects In Area	а				
	FPID# Type of Work St		tart Date	Pr	oject Manager	Contact Info				

#### **Additional Notes**

- 1. FDOT not in favor of granting access to the state road
  - a. Property has reasonable access from the side street
- 2. Easement to property line to N, S, & West
- 3. Verify the right turn lane length on 674 is adequate
- 4. Submit a construction agreement application for any roadwork in the state ROW
- 5. Staff level review may not be able to approve of proposed design
- 6. Complete Drainage Exception Questionnaire to determine if permit is required.
- 7. Submit a DCP application
- 8. Include full set of plans, drainage report, and pre/post drainage maps with elevations and flow arrows to verify the drainage patterns
- 9. Must run all the 14-86 storm events and show a reduction in pre vs post draining to the ditch

#### **Pre-Application Meeting Permit Package Checklist**

#### **Additional Notes Continued**

- 10. Provide photos of the site
- 11. District 7 requires 1' of freeboard from 100-year DHW to the top of bank. Need District Drainage Engineer approval for anything less than required
- 12. Please note that the Department does not permit developments in separate phases. The applicant is required to submit their conceptual master drainage plan for the entire property under current ownership for review to establish both the permitted discharge rates and freeboard allowances for pond berms located adjacent to the FDOT right of way. All future development of later phases, or out parcels adjacent to the FDOT right of way, will require a separate drainage review by the Department to ensure compliance with the approved conditions. This will be a stipulation when the permit is approved for the master plan. Subsequent phases submitted should include the master stormwater plan sheets
- 13. Provide photos of the site, not from Google Earth
- 14. Provide master drainage plans and calculations, including Max CN allowable for outparcels (if applicable)
- 10. Provide approved onsite SWFWMD permit/exception
- 11. See the DCP checklist for additional requirements.

Drainage questions, contact Justin An at justin.an@dot.state.fl.us or call 813-975-6000 ext 6599

FDOT lighting adjustments or replacements must be verified, approved, and inspected by the lighting contract project manager, Tom Lauber. His email is thomas.lauber@dot.state.fl.us or call 813-612-3200

When relocating lighting, you must submit a photo analysis report for review

The maintenance and care of the ROW in the property frontage is the responsibility of the project while under construction.

## PROCESS FOR OBTAINING AN APPROVED, LEGALLY RECORDED EASEMENT OR DONATION

#### \*\*PLEASE ALWAYS INCLUDE THE PERMIT NUMBER & PROJECT NAME FOR REFERENCE\*\*

- 1. Gather the documentation requested below and submit it to the Permit Coordinator in charge of the permit
- 2. The coordinator will then send the documentation for review by the Survey & Map office, District Legal department, the Right of Way office, and to any other appropriate personnel
- 3. As soon as a response to the review has been given by all the reviewers, the coordinator will contact you with the results
- 4. The complete, legally recorded document is not required to receive permit approval, however, it is required to receive final acceptance and release of the security instrument or county CO. It is required to provide proof that the process is underway in order to receive permit approved.

#### **Required Documentation:**

- 1. A **legal description and sketch** prepared by a Professional Surveyor, of the fee, easement, or lease area to be conveyed to the Department.
- 2. Please provide design documents, **site plans** or construction plans, showing the improvements (if any) within the easement area.
- 3. Provide **name**, **title**, **and contact information** of the individual who will be signing the easement document on behalf of the Grantor.
- 4. Any correspondence (approvals and or reviews) made during the permit process.
- 5. Any existing Boundary, Topographic or ALTA Surveys made of the project area.
- 6. An **Ownership and Encumbrance Report**, prepared by a Title Company, of the parent tract of the parcel of land where the easement or donation is located, signed and dated within sixty (60) days of submittal to us.
- 7. Any other information deemed appropriate by the EOR or owner

#### **RUSKIN MIXED USE SITE - 1001 SE 24th Street**

Trip Generation Estimate

ITE	Land Use	Size	Week	day		AM Peak Hour				PM Peak Hour		
LUC	Description	Size	Rate	Trips	Rate	Rate	Enter	Exit	Rate	Trips	Enter	Exit
150	Warehousing	22,000 sf	T=1.58(X) +38.29	74	T=0.12(X) +23.62	26	20	6	T=0.12(X) +26.48	29	8	21
720	Medical Office	40,000 sf	T=42.97(X) -108.01	1,612	Ln(T)=0.90* Ln(X)+1.34	106	84	22	T=4.07(X) -3.17	160	48	112
822	Commercial (<40 ksf)	30,500 sf	T=42.20(X) +229.68	1,518	Ln(T)=0.66* Ln(X)+1.84	60	36	24	Ln(T)=0.71* Ln(X)+2.72	172	86	86
942	Automobile Care Center	30,000 sf	[1]	934	2.25	68	45	23	T=2.41(X) + 11.83	84	40	44
Driveway Trip				4,138		260	185	75		445	182	263
Pass-By Trips (LUC 822)		40%	606	40%	24	12	12	40%	68	34	34	
New	External Trips			3,532		236	173	63		377	148	229
	OCE, ITE TRIR CENE			\								

SOURCE: ITE TRIP GENERATION MANUAL (11th edition)



[1] WEEKDAY TRIP RATE UNAVAILABLE; DAILY TRIPS CALCULATED USING FDOT STANDARD K-FACTOR (9.0) APPLIED TO PM PEAK HOUR TRIPS

1001 SE 24TH ST, RUSKIN Folio : 055577-0000 Forward Planning & Design ВОЗКІЙ СОИСЕРТ РГАЙ

RETAIL (2) 6.5 K/ 1 STORY RETAIL = 13,000 SF (1) 5.5 K/ 1 STORY RETAIL= 5,500 SF (1) 12 K/ 1 STORY RETAIL= 12,000 SF 30,500 SF

± 12.73 AC

COLLISION CENTER
(1) 30K/ 1 STORY/ SERVICE= 30,000 SF MEDICAL OFFICE (1) 40 K/2 STORY/ OFFICE= 40,000 SF

GENERAL WAREHOUSE
(1) 22K/1 STORY/ OFFICE= 22000 SF

COLLISION CENTER (3 SPACES PER BAY) RETAIL = 30,500SF (5 SP PER 1,000 SF) REQUIRED = 160 SP PROVIDED = 165 SP

MEDICAL OFFICE= 40K (5 PER 1,000 SF) REQUIRED = 200 SP PROPOSED= 205 SP

GENERAL OFFICE= 20 K (3 PER 1,000 SF) REQUIRED = 60 SP PROVIDED= 70 SP







#### **COMMISSION**

Gwendolyn "Gwen" W. Myers Chair Harry Cohen Vice-Chair Chris Boles Donna Cameron Cepeda Ken Hagan Christine Miller Joshua Wostal



#### **DIRECTORS**

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

#### **AGENCY COMMENT SHEET**

REZONING								
HEARING DATE: May 19, 2025	COMMENT DATE: March 5, 2025							
<b>PETITION NO.:</b> 25-0457	PROPERTY ADDRESS: 1001 SE 24th St., Ruskin							
EPC REVIEWER: Dessa Clock	<b>FOLIO</b> #: 0555440025, 0555450000, 0555500000, 0555530000, 0555770000							
<b>CONTACT INFORMATION:</b> (813) 627-2600 x 1158	STR: 09-32S-19E							
EMAIL: clockd@epchc.org								

**REQUESTED ZONING:** Modification to PD

FINDINGS						
WETLANDS PRESENT	YES					
SITE INSPECTION DATE	3/5/2025					
WETLAND LINE VALIDITY	NA					
WETLANDS VERIFICATION (AERIAL PHOTO,	Wetland located in west central portion of					
SOILS SURVEY, EPC FILES)	property					

The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:

- Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the
  Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary
  for the development as proposed will be issued, does not itself serve to justify any impact to wetlands,
  and does not grant any implied or vested right to environmental approvals.
- The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
- Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/

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

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

#### **INFORMATIONAL COMMENTS:**

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

- The subject property contains wetland/OSW areas, which have not been delineated. Knowledge of the actual extent of the wetland and OSW are necessary in order to verify the avoidance of wetland impacts pursuant to Chapter 1-11. Prior to the issuance of any building or land alteration permits or other development, the wetlands/OSWs must be field delineated in their entirety by EPC staff or Southwest Florida Water Management District staff (SWFWMD) and the wetland line surveyed. Once delineated, surveys must be submitted for review and formal approval by EPC staff.
- The site plan depicts wetland impacts that have not been authorized by the Executive Director of the EPC. The impacts are indicated for buildings and internal drive isle. Chapter 1-11, prohibits wetland impacts unless they are necessary for reasonable use of the property. Staff of the EPC recommends that this requirement be taken into account during the earliest stages of site design so that wetland impacts are avoided or minimized to the greatest extent possible. The size, location, and configuration of the wetlands may result in requirements to reduce or reconfigure the improvements depicted on the plan. It is recommended that a request for determination of Noticed Exempt Activities (WEA10 Exempt Activities in Wetlands (formsite.com) be submitted.
- The Hillsborough County Land Development Code (LDC) defines wetlands and other surface waters as Environmentally Sensitive Areas. Pursuant to the LDC, wetlands and other surface waters are further defined as Conservation Areas or Preservation Areas and these areas must be designated as such on all development plans and plats. A minimum setback must be maintained around the Conservation/Preservation Area and the setback line must also be shown on all future plan submittals.
- Any activity interfering with the integrity of wetland(s) or other surface water(s), such as clearing, excavating, draining or filling, without written authorization from the Executive Director of the EPC or authorized agent, pursuant to Section 1-11.07, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of Chapter 1-11.

dc/

ec: <u>dmitchell@davemitchell.com</u> justyna@fwdplanning.com



#### **AGENCY REVIEW COMMENT SHEET**

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

TO: Zoning Review, Development Services DATE: 05/02/2025

**REVIEWER:** Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: South Shore Holdings, LLC PETITION NO: 25-0457

LOCATION: 1001 SE 24th St

FOLIO NO: see below

#### **Estimated Fees:**

(Various use types allowed. Estimates are a sample of potential development)

Retail - Shopping Medical Office

 Center
 Warehouse
 (10k sq ft or less)
 Auto Repair

 (Per 1,000 s.f.)
 (Per 1,000 s.f.)
 (per 1,000 s.f.)

 Mobility: \$13,562
 Mobility: \$1,377
 Mobility: \$21,860
 Mobility: \$11,706

Fire: \$313 Fire: \$34 Fire: \$158 Fire: \$313

General Office Specialty Trade Office Medical Office (> 10k sq ft)

(Per 1,000 s.f.) (Per 1,000 s.f.) (Per 1,000 s.f.) Mobility: \$8,336 Mobility: \$8,586 Mobility: \$31,459

Fire: \$158 Fire: \$158 Fire: \$158

#### **Project Summary/Description:**

Urban Mobility, South Fire - 40k sq ft medical office, 30,500 sq ft CN (no school, DT rest, HT rest, Bank), 22k spec trade contractor/warehouse, 30k auto repair

55545.0000 55577.0000 55550.0000 55553.0000 55544.0025

#### AGENCY COMMENT SHEET

TO: Zoning/Code Administration, Development Services Department

FROM: **Reviewer**: Andria McMaugh **Date:** 03/05/2025

**Agency:** Natural Resources **Petition #:** 25-0457

- ( ) This agency has **no comment**
- ( ) This agency has **no objections**
- (X) This agency has **no objections**, subject to listed or attached conditions
- ( ) This agency objects, based on the listed or attached issues.
- 1. 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.
- 2. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the condition of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas.
- 3. Any interim agricultural operations shall not result in the destruction of trees or the natural plant community vegetation on the property. Any application to conduct land alteration activities on the property must be submitted to the Natural Resources Team of the Development Services Department for review and approval. Use of the agricultural exemption provision to the Land Alteration regulations is prohibited.
- 4. 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.

- 5. 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. 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.

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

	TON NO.: MM 25-0457 REVIEWED BY: Randy Rochelle DATE: 3/4/2025  NO.: 55544.0025, 55545.0000, 55550.0000, 55553.0000, 55577.0000			
WATER				
	The property lies within the Water Service Area. The applicant should contact the provider to determine the availability of water service.			
	A 8 inch water main exists (approximately 175 feet from the site), (adjacent to the site), and is located east of the subject property within the south Right-of-Way of East College Avenue. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.			
	Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include and will need to be completed by the prior to issuance of any building permits that will create additional demand on the system.			
WASTEWATER				
	The property lies within the Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.			
	A _4_ inch wastewater forcemain exists \( \) (approximately _2526_ feet from the project site), \( \) (adjacent to the site) _and is located east of the subject property within the south Right-of-Way of East College Avenue . This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.			
	Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include and will need to be completed by the prior to issuance of any building permits that will create additional demand on the system.			
COMM	ENTS: The subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's potable water and wastewater systems. The subject area is located within the Hillsborough County Wastewater Service Area and will be served by the South County Wastewater Treatment Plant. If all of the development commitments for the referenced facility are added together, they would exceed the existing reserve capacity of the facility. However, there is a plan in place to address the capacity prior to all of the existing commitments connecting and sending flow to the referenced facility. As such, an individual permit will be required based on the following language noted on the permits: The referenced facility currently does not have, but will have prior to placing the proposed project into operation, adequate reserve capacity to accept the flow from this project.			

#### **ENVIRONMENTAL SERVICES DIVISION**



PO Box 1110 Tampa, FL 33601-1110

#### **Agency Review Comment Sheet**

**NOTE:** Wellhead Resource Protection Areas (WRPA), Potable Water Wellfield Protection Areas (PWWPA), and Surface Water Resource Protection Areas (SWRPA) reviews are based on the most current available data on the Hillsborough County maps, as set forth in Part 3.05.00 of the Land Development Code.

TO: Zoning Review, Development Services REQUEST DATE: 2/21/2025

**REVIEWER:** Kim Cruz, Environmental Supervisor **REVIEW DATE:** 2/26/2025

**PROPERTY OWNER:** South Shore Holdings, LLC **PID:** 25-0457

**APPLICANT:** South Shore Holdings, LLC

**LOCATION:** 1001 SE 24th Street Ruskin, FL

**FOLIO NO.:** 55550.0000, 55544.0025, 55553.0000, 55545.0000, 55577.0000

#### **AGENCY REVIEW COMMENTS:**

At this time, according to the Hillsborough County BOCC approved maps adopted in the Comprehensive Plan, the site does not appear to be located within a Wellhead Resource Protection Area (WRPA), Potable Water Wellfield Protection Area (PWWPA) and/or Surface Water Resource Protection Area (SWRPA), as defined in Part 3.05.00 of the Hillsborough County Land Development Code (LDC).

At this time, Hillsborough County EVSD has no objections to the applicant's request.

#### AGENCY REVIEW COMMENT SHEET

10:	ZONING TECHNICIAN, Planning Growth Man	nagement DATE: 17 Feb. 2025			
REVIEWER: Bernard W. Kaiser, Conservation and Environmental Lands Management					
APP	LICANT: Justyna Gale	<b>PETITION NO:</b> <u>MM 25-0457</u>			
LOC	LOCATION: Ruskin, FL 33570				
FOLIO NO: <u>55550.0000</u> , <u>55544.0025</u> , <u>55553.0000</u> , <u>SEC: <u>09</u> TWN: <u>32</u> RNG: <u>19</u> <u>55545.0000</u>, <u>55577.0000</u></u>					
$\boxtimes$	This agency has no comments.				
	This agency has no objection.				
	This agency has no objection, subject to listed	d or attached conditions.			
	This agency objects, based on the listed or atta	tached conditions.			
COMMENTS:					

# VERBATIM TRANSCRIPT

#### HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

IN RE:

ZONE HEARING MASTER MEETING

ZONE HEARING MASTER MEETING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: Susan Finch

Zone Hearing Master

Pamela Jo Hatley Zone Hearing Master

DATE: Monday, July 21, 2025

TIME: Commencing at 6:01 p.m.

Concluding at 10:06 p.m.

LOCATION: Hillsborough County BOCC - Development

Services Dept. (LUHO, ZHM, Phosphate)

601 East Kennedy Boulevard Second Floor Boardroom Tampa, Florida 33601

Reported by: Diane DeMarsh, AAERT No. CER-1654 Digital Reporter

Page 115 MS. HEINRICH: Our next application is D.5. PD 25-1 0457. 2 3 The applicant is requesting to rezone property zoned PD and AS-1 to PD 25-0457. Chris Grandlienard with Development 4 5 Services will present staff findings after the applicant's 6 presentation. 7 HEARING MASTER: What is the PD -- the application number you called? Oh, you know what? I have my pages stapled 8 9 together wrong. I see it. 10 MS. HEINRICH: It's very similar to the previous one. 11 HEARING MASTER: Yeah. All right. 25-0457. Thank 12 you. 13 MS. GALE: Good evening. Justyna Gale, Forward 14 Planning and Design. 200 Pine Woods Boulevard, Oldsmar, 15 Florida. And today, I'm proposing a request to rezone the 16 subject site to Planned Development. 17 The project site is located south of East College 18 Avenue and west of 24th Street southeast. It's approximately 19 12.76 acres. The Future Land Use category is Suburban Mixed-Use 20 6. It is located within the Ruskin and South Shore Community Planned Area. The project is made up of five parcels with the 21 22 majority 12.52 acres, zoned as PD. And it was originally 23 approved as a mobile home park. And there's only a small 24 portion, that's 0.24 acres, that is zoned AS-1. 25 The proposed request is a rezoning amendment from AS-1

Page 116 1 and Planned Development to Planned Development. The proposed 2 PD will allow for the development of a mixed-use commercial 3 project that includes 40,000 square feet of medical office, 4 30,500 square feet of commercial neighborhood with excluded 5 uses, 22,000 square feet of contractor office and warehouse, and 6 30,000 square feet of collision center, which includes major 7 motor vehicle repair. The commercial neighborhood will allow for uses that 8 9 are permitted within the Commercial Neighborhood Zoning 10 District, with the exception of excluded uses that are listed 11 below and in the staff report. The subject site and plan development was found compatible with the adjacent land uses, 12 13 the existing zoning, and the development pattern of the area. 14 To the north, there is PD zoning and CG zoning and 15 it's along College Avenue, it's mostly commercial uses. To the 16 east is a church, and it has also been approved for a self-17 storage facility. To the south is an existing church, and to 18 the west is a boat and RV storage, self-storage facility, and a mobile home. 19 20 This is the PD proposed site plan that will have 21 mixed-use commercial. There is no residential uses proposed. Interior of this site is the contractor's office and warehouse 22 23 and the collision center. That's going to be interior to the 24 And to the north and east along the roadways is the 25 commercial neighborhood, and the medical office is proposed to

July 21, 2025 Page 117 The maximum square footage proposed is 1 the south of the site. 2 122,500 square feet. 3 Additional development standards include building 4 setbacks of 25 feet along the perimeter, with a setback of 5 5 feet to the abutting PD and CG to the north of the site along 6 College Avenue. The maximum building height is 50 feet, with a 7 two-to-one setback from buildings over 20 feet in height. And there is a landscaping buffer, 20-foot wide buffer with a Type B 8 9 screening provided as depicted on the site plan. 10 A traffic study was submitted in accordance with the 11 Development Review Procedures Manual and approved -- reviewed and approved by county staff. The findings of the study found 12 13 that the project will not create transportation deficiencies. 14 There is a southbound to westbound right-turn lane that's 15 warranted on 24th Street at the northern side of the driveway. 16 A median will be constructed on 24th Street to restrict left-17 turn lanes. In addition, a ten-foot multiuse path will be 18 constructed on the west side of 24th Street along the project frontage. And that will continue north to College Avenue. 19 20 In conclusion, staff found the requested Planned 21 Development Zoning District compatible with the existing zoning 22 and development pattern of the area. And we request a 23 recommendation of approval subject to the proposed conditions. 24 Thank you.

HEARING MASTER: Okay. I have a question for you

25

Page 118 1 about the applicant's name. 2 MS. GALE: Yes. 3 HEARING MASTER: So the applicant's name and --4 throughout the application and the reports is South Shore 5 Holdings, LLC. 6 MS. GALE: Yes. 7 HEARING MASTER: There is a South Shore Holdings, LLC, on Sunbiz as a Florida LLC, but it's dissolved. The owner, 8 9 according to the deeds in record in -- in the case is South 10 Shore Holding Company, LLC. So there's a discrepancy in the 11 name. 12 MS. GALE: Okay. 13 HEARING MASTER: Can you clarify the applicant? Who 14 the applicant is? Is it --15 MS. GALE: I think it -- it is South Shore Holdings 16 Company, LLC. But I'll -- I'll double-check and clarify that 17 for you. 18 HEARING MASTER: Okay. Because it's just reflected wrong, then --19 20 MS. GALE: Sure. 21 HEARING MASTER: -- in your application. 22 MS. GALE: We'll make sure to change that. 23 HEARING MASTER: Okay. Thank you. And be sure and 24 sign in with the clerk. 25 MS. GALE: Thank you.

1	Page 119 HEARING MASTER: All right. Staff?
2	MR. GRANDLIENARD: Good evening, Chris Grandlienard,
3	planner with Development Services.
4	The applicant proposes to rezone a 12.76-acre property
5	containing five parcels from AS-1/PD to PD 25-0457 to allow for
6	a mix of uses. A 40,000 square feet medical office, 30,500
7	square feet of commercial neighborhood with excluded uses, a
8	22,000 square feet contractor's office warehouse, and 30,000
9	square feet automotive collision center motor vehicle repair
10	major and including body work or painting.
11	Commercial neighborhood allow the commercial
12	neighborhood will allow for all uses permitted in the CN
13	Commercial Neighborhood Zoning District except for the excluded
14	uses mentioned in the staff report, for the record. So I don't
15	have to go through that whole list, to the record.
16	The area consists of single-family residential,
17	commercial, and institutional. Adjacent to the north is retail
18	and a vacant parcel. To the north across East College Avenue is
19	Commercial zone CG and single-family zoned AR. To the east is
20	retail, a vacant parcel zoned CG, to the east across 24th
21	Street. Southeast is a church zoned PD, and a vacant single-
22	family residential parcel zoned AS-1.
23	Adjacent to the west is single-family residential and
24	a church zoned AS-1. Adjacent to the south is a church and
25	single-family residential zone AS-1. The surrounding uses to

Page 120 the north and east are similar to the request, commercial. 1 2 development is located on East College Avenue, State Road 674, a principal arterial with commercial traffic. The adjacent 3 4 single-family residential to the south and the west are 5 provided -- provide adequate buffering and screening of 20 --6 20-foot Type B buffering screening. The proposed mixed-use commercial will provide residential support to the neighboring 8 area. 9 Therefore, the rezoning of the subject parcel from PD and AS-1 to PD 25-0457 to allow for a medical office, commercial 10 neighborhood with excluded uses, contractors office, warehouse, 11 and automotive collision center would be consistent with the 12 13 existing zoning pattern of the area. 14 Staff recommends approval subject to conditions. 15 glad to answer any questions you might have. 16 HEARING MASTER: The only question I had about this case was that discrepancy in the name. But I think the --17 18 MR. GRANDLIENARD: Okay. HEARING MASTER: -- the applicant is checking on that, 19 20 and I'll have her just confirm the property owner and the applicant are the same, and it's just a typographical error. 21 22 MR. GRANDLIENARD: Error, I believe. 23 HEARING MASTER: All right. 24 MR. GRANDLIENARD: Thank you. 25 HEARING MASTER: That's all I have. Thank you.

1	Page 121 Planning commission?
2	MR. ROYAL: Good evening. Tyreck Royal, Planning
3	Commission staff. The subject site is in an urban service area.
4	And according to Objective 1.1 of the Future Land Use Element,
5	80 percent of the county's growth will be directed. Policy
6	3.1.3 require all new developments to be compatible with the
7	surrounding area. The site is currently vacant with a mix of
8	uses and also surrounding site is light commercial, heavy,
9	commercial, public, quasi-public, and single-family residential.
10	The proposal meets the intent of Objective 1.1. The
11	site is located within the Ruskin and South Shore Areawide
12	System Community Plan within the Livable Community Element. The
13	Ruskin Community Plan seeks to have commercial, office, and
14	residential uses from the intersection of 21st Street and
15	College Avenue to the eastern boundary of the Community Plan
16	area. The proposal meets the intent of this plan and direction.
17	Overall, staff find the proposed use is allowable use
18	in SVU-6 category and meets the intent of its associated
19	community plans and it's compatible with the existing
20	development pattern found within the surrounding area.
21	Based above the based upon the above
22	considerations, goals, objectives, and policies, Planning
23	Commission staff find the proposed plan will be consistent with
24	the Unincorporated Hillsborough County Governance Plan. Thank
25	you.

Page 122 HEARING MASTER: All right. Thank you. All right. 1 2 Is there anyone here or online who wishes to speak in support of this application? I do not hear anyone. Is there 3 4 anyone here or online who wishes to speak in opposition to this 5 application? All right. I do not hear anyone. 6 Development Services? MS. HEINRICH: Nothing further. However, we do need to hear from the applicant about the authorized -- authorized 8 9 So we may have a few points to make after we hear from owner. 10 her. 11 HEARING MASTER: Okay. Thank you. 12 Applicant, please? 13 MS. GALE: I'm still checking. 14 HEARING MASTER: We need you on the record. 15 you. 16 MR. GRANDLIENARD: Sorry. I'm -- I'm double-checking 17 right now. Sorry. 18 HEARING MASTER: Okay. Then maybe, Ms. Heinrich, 19 should we put the case on hold and come back to it in a few 20 minutes? 21 MS. HEINRICH: Sure. 22 HEARING MASTER: Okay. Then we are going to just 23 continue the hearing on RZ-PD 04457, and -- just for a few 24 minutes until the applicant gets more information. And we will go on to the next case. 25

Page 131 HEARING MASTER: Going back to rezoning PD 25-0457. 1 2 Is the applicant available to speak on the question that was 3 raised? 4 MS. GALE: Yes. Justyna Gale Forward Planning and 5 Design. Yes, I have the deed -- warranty deed. It is South Shore Holding Company, LLC, and also that's what it is on the 6 7 property appraiser and Sunbiz. 8 HEARING MASTER: All right. So then who is the 9 applicant? 10 MS. GALE: South Shore Holding Company, LLC. 11 HEARING MASTER: All right. So is it your testimony then that the applicant's name as reflected in the application, 12 13 was that a typographical error? 14 MS. GALE: Yes. Correct. 15 HEARING MASTER: All right. And then I guess I should 16 ask Development Services, can we go forward with this case? 17 our -- are all the other documents in order, as far as -- you 18 know, the agent authorization and that sort of thing? 19 MS. HEINRICH: That's what we're currently looking at. 20 the County Attorney's Offices --21 HEARING MASTER: Okay. 22 MS. HEINRICH: -- is currently doing that. So we 23 don't have an answer as of yet. 24 HEARING MASTER: Okay. Well thank you, applicant I think we still need to continue this case a few minutes. So 25

1	Page 132 that Development Services can confirm it can go forward
2	tonight.
3	MS. GALE: Okay. Thank you.
4	HEARING MASTER: All right. Thank you. So we're
5	still going to put RZ-PD 25-0457 on continuance for a few
6	minutes. And we'll move on to the next case.
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Page 139 1 HEARING MASTER: Next case? Or are we going back? 2 Are we ready to go back to? 3 MS. HEINRICH: I believe we do have information on D.5. 4 5 HEARING MASTER: Okay. MS. HEINRICH: D.5. 25-0457. It does appear that that 6 case is in order. There is no issue in terms of the case. HEARING MASTER: Okay. Thank you for that. 8 9 I believe where we were with that is, we were at the applicant's testimony, and so we're ready to hear -- no. What 10 did we hear on that? Where were we on that case? Did we hear 11 from Development Services report? We did hear that. Okay. And 12 13 we heard from -- did we call for public comment? We heard from 14 Planning Commission. Okay. 15 I have to remember where we were on this. So we had public comment. We're back to the applicant's rebuttal in 16 summation. Okay. 17 18 So applicant, come forward, please? All right. Thank you. So at rebuttal in summation, I quess you've clarified for 19 20 the record that the applicant's name was just a typographical error. Staff has confirmed all the other documents in the case 21 22 are in order, so the case can go forward. 23 Did you have anything else for the record that you 2.4 wish to add? 25 MS. GALE: No, thank you.

1	Page 140 HEARING MASTER: Okay. All right. Well thank you.
2	That closes the hearing then on Rezoning PD 25-0457. All right?
3	Thank you.
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### EXHIBITS SUBMITTED DURING THE ZHM HEARING

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO

DATE/TIME: 7/21/25, 6PM HEARING MASTER: Pamela To Hattey

PLEASE PRINT CLE	ARLY, THIS INFORMATION WILL BE USED FOR MAILING
APPLICATION #	NAME TOdd Pressman
BZ-24-1155	MAILING ADDRESS 200 and Ave S # 451  CITY St Pete STATE F( ZIP3779 PHONE 3777)
	CITY ST POTE STATE F( ZIP) PHONE GOTO TO
APPLICATION #	PLEASE PRINT NAME Annie Bannes
RZ-0867	MAILING ADDRESS 401 & Tackson St Ste 2100 Front
75,00	CITY Tampa STATE FL ZIP 3360 PHONE 813-1944800
APPLICATION #	NAME J.M Porter
RZ 24-1116	MAILING ADDRESS 401 F. Jackson St. Suite 17
2-1-1110	CITY WWA STATE FL ZIPS 340-0511
APPLICATION #	NAME LACYCH Harrell
RZ	MAILING ADDRESS 284) EXCEPTIVE Dr. 4 Suite 220
24-1116	CITY Cleviato STATE FL ZIP PHONE
APPLICATION #	PLEASE PRINT NAME 16 FT OMITA
RZ 24-1116	MAILING ADDRESS 1950 HAMMOCKS HUE
	CITY 412 STATE FLZIP 35/PHONE (8/3) 8/12-650
APPLICATION#	PLEASE PRINT ASK ALOW 20
RZ 24-1116	MAILING ADDRESS 2434 10th AVE N
1.05	CITY St. Pete STATE FL ZIP 33713 PHONE 727-459-3283

SIGN-IN SHEET: RFR, ZHM) PHM, LUHO

PAGE 2 OF 8

DATE/TIME: 7121125, 6PM HEARING MASTER: Panela To Hatley

PLEASE PRINT CLEARLY. THIS INFORMATION WILL BE USED FOR MAILING NAME Januelle Cubero APPLICATION # 22 24-116 MAILING ADDRESS 4004 N Brench A CITY Tampa STATE FL ZIP 33603PHONE (8/3)7746 PLEASE PRINT Jesie Felipe APPLICATION # NAME **B2** MAILING ADDRESS 6909 N Fremont Ave 24-116 CITY TOWER STATE FL ZIP 33604 PHONE 813 4181848 PLEASE PRINT **APPLICATION #** NAME Tale Feliciano R2 MAILING ADDRESS 242 W. Union St. 24-1116 CITY Jampa STATE TV ZIP 350 PHONE & 1320 3095 NAME Sage Marcelia **APPLICATION #** RZ. MAILING ADDRESS 8545 Central Ave 24-1116 CITY St. Petc STATE FL ZIP PHONE -VS PLEASE PRINT FRASER HENDERSON APPLICATION # NAME B2 MAILING ADDRESS\_ (2(1) SAN (HALIFOR) 24-1116 CITY TAMPA STATEFL ZIP33676PHONE 813 712 9824 PLEASE PRINT **APPLICATION #** NAME JOHN RESTAIND R2 MAILING ADDRESS 14602 TUDOR CHASE DR 24-1116 CITY PAWLA STATE FL ZIP 33626 PHONE 813-766-936

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO

PAGE 3 OF 8

DATE/TIME: 712112025, GPM HEARING MASTER: Pamela 30 Hatley

PLEASE PRINT CLEARLY. THIS INFORMATION WILL BE USED FOR MAILING APPLICATION # B2 MAILING ADDRESS 12016 Merician 1/2 CITY TUMPA STATE FL ZIP 33626 PHONE 813 24-1116 APPLICATION # San Chal Fun RZ MAILING ADDRESS 1211 24-1116 MMA STATE E ZIP 33624 PHONE 813/334-0747 APPLICATION # NAME Leigh Slement 22 MAILING ADDRESS 2753 State RD 580 Suite 202 24-1116 CITY Clearwater STATE FL ZIP 3376 PHONE 727-687-1894 VS PLEASE PRINT APPLICATION # NAME Bruce Derby RZ MAILING ADDRESS 16301 Byrnwych LN 24-1116 CITY OdeSSO STATE FL ZIP 33556PHONE 813-956-7029 NAME MICHAEL YATES, PALM TRAFFIC APPLICATION # RZ MAILING ADDRESS 4006 S. MACDILL AVE 24-1116 CITY TAMPA STATE FL ZIP 3361/PHONE 813 359834/ **APPLICATION #** WW MAILING ADDRESS ' 25-0025

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO

PAGE 4 OF 8

DATE/TIME: 712112025, 6PH HEARING MASTER: Pamela To Hatley

PLEASE PRINT CLE	ARLY, THIS INFORMATION WILL BE USED FOR MAILING
APPLICATION #	NAME_Isabyle albut
mm	MAILING ADDRESS 1000 10. Oghley Dr # 900  CITY Yauga STATE a ZIP 37602PHONE 331-0976
25-0025	
APPLICATION #	NAME Erik Swart
ww	MAILING ADDRESS 9302 Barrington Oaks Dr
25-0025 VS	CITY DOVER STATEFL ZIP 33527 PHONE 386 249 3021
APPLICATION #	NAME Alexandra Swart
mm	MAILING ADDRESS 9302 Barrington Cals Dr
25-6025	CITY DOUGE STATE FC ZIP 3352 PHONE
APPLICATION #	NAME MICHAEL YATES, PALM TRAFFIC
mm	MAILING ADDRESS 4006 S. MACDILL Ave
25-0025	CITY TAMPA STATE FL ZIP 33611 PHONE 8133598341
APPLICATION #	NAME Kami Corbett
RZ	MAILING ADDRESS 101 9 Kenney Bld. St. 35700
25-0371	MAILING ADDRESS 101 9 Kennedy Bld. St. 35700  CITY TOWN STATE PC ZIP 33400PHONE 913-227 811
APPLICATION #	NAME TOHAL REGAN
RZ	MAILING ADDRESS 5051 SANDY BROOK CHECK
25-0371	CITY WIMBOUR STATE FU ZIP 33598PHONE 813-938-4058

SIGN-IN SHEET: RFR, ZHM PHM, LUHO

PAGE 5 OF 8

DATE/TIME: 712112025, 6PM HEARING MASTER: Panela To Hatley

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING PLEASE PRINT APPLICATION # NAME Augie Grace 22 MAILING ADDRESS 15821 Cobble Mill Dr 25-0371 CITY WINGLING STATE PL ZIP3358 PHONE 781-7299 NAME Chis O'Lellen APPLICATION # BZ. MAILING ADDRESS 3010 W/ ALOOLE St Ste 150 25 - 0371 CITY TWO STATE TO ZIP 33/00/PHONE 813 223-3911 NAME SIDNEY CALLOWAY APPLICATION # MAILING ADDRESS 20 1 El Buysco H Proval Tong of 2Z CITY TANGE STATE FL ZIP 33 PHONE 954 943-1123 25-0452 PLEASE PRINT NAME ALCXGUER BELLIMON APPLICATION # B2 MAILING ADDRESS 429 5W 195 Am 25-0452 CITY Partion STATE PL ZIP 33057 PHONE 9843830365 NAME Lany Kushusr APPLICATION # R7 MAILING ADDRESS 6107 Hours ville RD CITY Gibsonton STATE FL ZIP33534 PHONE 238-1956 25-0452 PLEASE PRINT JAMES KUSHMER **APPLICATION #** RZ MAILING ADDRESS 6123 ADAMSVILLE RD 75-0452 CITY 6 1890 MON STATE FL ZIP 33534 PHONE 8/3-369-1370

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO

PAGE <u>6</u> OF <u>8</u>

DATE/TIME: 712112025, 6PM HEARING MASTER: Pamel & Jo Hattey

PLEASE PRINT CLE	EARLY, THIS INFORMATION WILL BE USED FOR MAILING
APPLICATION #	NAME Michell P. Lanchez
RZ	MAILING ADDRESS 610/ Adams 1714 Rd.
25-0452	CITY On Mymlen STATE FC ZIP 3553 PHONE 2072-72.9960
APPLICATION #	NAME JUSTYNA GALL
R2	MAILING ADDRESS 200 Pinewind Blvd
25-0457	CITY OLLOMON STATE FL ZIP 346777 PHONE 352-514-6150
APPLICATION #	NAME Kami Cerbett
RZ	MAILING ADDRESS 101 & Konnoly Blud, Ste 3700
25-0469	CITY TAMPA STATE CL ZIP 3360) PHONE & 13-227 84
APPLICATION #	PLEASE PRINT NAME_SOHN REGAN
P12	MAILING ADDRESS 5057 5ANDY BROOK CIRCLE
25-0469	CITY WIMAUMA STATE 5 ZIP 33598 PHONE 513-938-4058
APPLICATION #	NAME Augre Grace
RZ	MAILING ADDRESS 15821 Cabble Mill Dr
25-0469	CITY WIMGUMS STATE FL ZIP PHONE 781-799-7299
APPLICATION #	PLEASE PRINT KOMI CONIDET
WW	MAILING ADDRESS 101 & Kennedy Blvd St372
25-0583	CITY TY WAS STATE TO ZIP BLOCK PHONE BROWN 813-2278421

SIGN-IN SHEET: RFR, (ZHM) PHM, LUHO

PAGE 7 OF 8

DATE/TIME: 7/21/2025, 6PM HEARING MASTER: Pamela To Hatley

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING PLEASE PRINT **APPLICATION #** +sabule (elbert NAME BZ. MAILING ADDRESS WWW N- Coshley Dr. # 960 25-0587 Tange STATE & ZIP 33602 PHONE PLEASE PRINT APPLICATION # NAME Kami Conlatt MAILING ADDRESS 101 & Kemedy Bwd Ste 3700 MM 25-0694 CITY JAWY STATE ZIP3360L PHONE 813-237 8421 PLEASE PRINT APPLICATION # NAME COLTON Moran  $\mathcal{M}\mathcal{M}$ MAILING ADDRESS 11204 Descentien 25-0694 CITYD: YOUNG STATE 5 PLEASE PRINT APPLICATION # MM MAILING ADDRESS 7808 Celafia Wn 25-0694 CITY Courier STATE Fl- ZIP 33578 PHONE 813-765-0872 PLEASE PRINT **APPLICATION #** mm MAILING ADDRESS 7508 Alafia 10 25-0694 1197419) STATE FL ZIP 33578 PHONE 904-695-NAME Richard Przelan **APPLICATION #** MM MAILING ADDRESS 7428 Algeig 25-0694 CITY RICCURSTATE F- ZIP 375 PHONE S(7-464

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO

PAGE & OF 8

DATE/TIME: 7/21/2025 GPM HEARING MASTER: Panela to Hattey

PLEASE PRINT CLEARLY. THIS INFORMATION WILL BE USED FOR MAILING PLEASE PRINT Patrice Moore APPLICATION # MAILING ADDRESS 8204 Mays Ave mm CITY Riverview STATE FZ ZIP33573 PHONE 8/3-677-6424 25-0694 PLEASE PRINT APPLICATION # MM MAILING ADDRESS SUBJ. LIVIET STATE L ZIP 33407 PHONE E13-7E9 25-0694 PLEASE PRINT APPLICATION # NAME\_ Kam. Conbett 22 MAILING ADDRESS 101 & Kernedy Blud Sie 3700 25-0744 CITY TOM AA STATE FL ZIB3402 PHONE (15-727-842) PLEASE PRINT **APPLICATION #** NAME Jami Corbett MM MAILING ADDRESS 101 & Revuel Blv & St 7500 CITY TOWN STATE FU ZIP BLOW-PHONE 812-2278 25 -0745 PLEASE PRINT **APPLICATION #** NAME MAILING ADDRESS CITY STATE ZIP PHONE PLEASE PRINT APPLICATION # NAME MAILING ADDRESS CITY STATE ZIP PHONE

**HEARING TYPE:** 

ZHM, PHM, VRH, LUHO

**DATE:** July 21, 2025

**HEARING MASTER:** 

Susan Finch/Pamela Jo Hatley

PAGE: <u>1</u> OF <u>1</u>

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
RZ 24-1155	Todd Pressman	Applicant Presentation Packet	No
RZ 24-1116	Kayla Harrell	Applicant Presentation Packet	No
RZ 24-1116	Fraser Henderson	2. Opposition Presentation Packet	No
RZ 24-1116	Amanda Siftar	3. Opposition Presentation Packet	No
MM 25-0025	Tim Lampkin	Revised Staff Report	Yes – Copy
MM 25-0025	Isabelle Albert	Applicant Presentation Packet	Yes – Copy
RZ 25-0371	Kami Corbett	Applicant Presentation Packet	No
RZ 25-0371	John Regan	2. Opposition Presentation Packet	No
RZ 25-0371	Augie Grace	3. Opposition Presentation Packet	No
RZ 25-0371	Kami Corbett	Applicant Presentation Packet	No
RZ 25-0452	Sidney Calloway	Applicant Presentation Packet	No
RZ 25-0457	Justyna Gale	Applicant Presentation Packet	No
RZ 25-0469	Kami Corbett	Applicant Presentation Packet	No
RZ 25-0469	John Regan	2. Opposition Presentation Packet	No
RZ 25-0469	Augie Grace	3. Opposition Presentation Packet	No
RZ 25-0469	Kami Corbett	Applicant Presentation Packet	No
RZ 25-0469	Jared Follin	5. Revised Staff Report	Yes – Copy
MM 25-0583	Kami Corbett	Applicant Presentation Packet	No
MM 25-0583	Chris Grandlienard	2. Revised Staff Report	Yes – Copy
MM 25-0694	Jacqueline Dashler	Opposition Presentation Packet	No
MM 25-0694	Susan Morris	Opposition Presentation Packet	No
RZ 25-0744	Kami Corbett	Applicant Presentation Packet	No
RZ 25-0744	Jared Follin	2. Revised Staff Report	Yes – Copy
MM 25-0745	Kami Corbett	Applicant Presentation Packet	No
MM 25-0745	Jared Follin	2. Revised Staff Report	Yes – Copy

### JULY 21, 2025 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, July 21, 2025, at 6:00 p.m., in the Boardroom, Frederick B. Karl County Center, Tampa, Florida, and held virtually.

Pamela Jo Hatley, ZHM, called the meeting to order at 6:01 p.m. and led in the pledge of allegiance to the flag.

### A. WITHDRAWALS AND CONTINUANCES

Michelle Heinrich, Development Services (DS), introduced staff and reviewed the changes/withdrawals/continuances.

- Pamela Jo Hatley, ZHM, overview of ZHM process.
- Senior Assistant County Attorney Mary Dorman, overview of evidence/ZHM/BOCC Land Use agenda process.
- Pamela Jo Hatley, ZHM, Oath.
- B. REMANDS:

### B.1. RZ-24-1155

- Michelle Heinrich, DS, called RZ-24-1155.
- Testimony provided.
- Susan Finch, ZHM, closed RZ-24-1155.
- C. REZONING STANDARD (RZ-STD):

### C.1. RZ-25-0867

- Michelle Heinrich, DS, called RZ 25-0867.
- Testimony provided.
- ▶ Pamela Jo Hatley, ZHM, closed RZ 25-0867.
- D. REZONING-PLANNED DEVELOPMENT (RZ-PD) & MAJOR MODIFICATION (MM):

### D.1. RZ 24-1116

- Michelle Heinrich, DS, called RZ 24-1116.
- Testimony provided.
- Pamela Jo Hatley, ZHM, closed RZ 24-1116.

### MONDAY, JULY 21, 2025

### D.2. MM 25-0025

- Michelle Heinrich, DS, called MM 25-0025.
- Testimony provided.
- ▶ Pamela Jo Hatley, ZHM, closed MM 25-0025.

### D.3. RZ 25-0371

- Michelle Heinrich, DS, called RZ 25-0371.
- Testimony provided.
- Pamela Jo Hatley, ZHM, closed RZ 25-0371.

### D.4. RZ 25-0452

- Michelle Heinrich, DS, called RZ 25-0452.
- Testimony provided.
- Pamela Jo Hatley, ZHM, closed RZ 25-0452.

### D.5. RZ 25-0457

- Michelle Heinrich, DS, called RZ 25-0457.
- Testimony provided. Pamela Jo Hatley, ZHM, continued the case until later in the hearing. Pamela Jo Hatley, ZHM, resumed the application.
- ▶ Pamela Jo Hatley, ZHM, closed RZ 25-0457.

### D.6. RZ 25-0469

- Michelle Heinrich, DS, called RZ 25-0469.
- Testimony provided.
- Pamela Jo Hatley, ZHM, closed RZ 25-0469.

### D.7. MM 25-0583

- Michelle Heinrich, DS, called MM 25-0583.
- Testimony provided.
- Pamela Jo Hatley, ZHM, closed MM 25-0583.

### D.8. RZ 25-0587

- Michelle Heinrich, DS, called RZ 25-0587.
- Testimony provided.
- Pamela Jo Hatley, ZHM, closed RZ 25-0587.

### MONDAY, JULY 21, 2025

### D.9. MM 25-0694

- Michelle Heinrich, DS, called MM 25-0694.
- ► Testimony provided.
- Pamela Jo Hatley, ZHM, closed MM 25-0694.

### D.10. RZ 25-0744

- Michelle Heinrich, DS, called RZ 25-0744.
- Testimony provided.
- ▶ Pamela Jo Hatley, ZHM, closed RZ 25-0744.

### D.11. MM 25-0745

- Michelle Heinrich, DS, called MM 25-0745.
- Testimony provided.
- ▶ Pamela Jo Hatley, ZHM, closed MM 25-0745.
- E. ZHM SPECIAL USE None.

### ADJOURNMENT

Pamela Jo Hatley, ZHM, adjourned the meeting at 10:06 p.m.

## PD 25-0457 South Shore PD Rezoning

Zoning Hearing Master Meeting July 21, 2025



Owner: South Shore Holdings, LLC

Agent: Justyna Gale, Forward Planning & Design

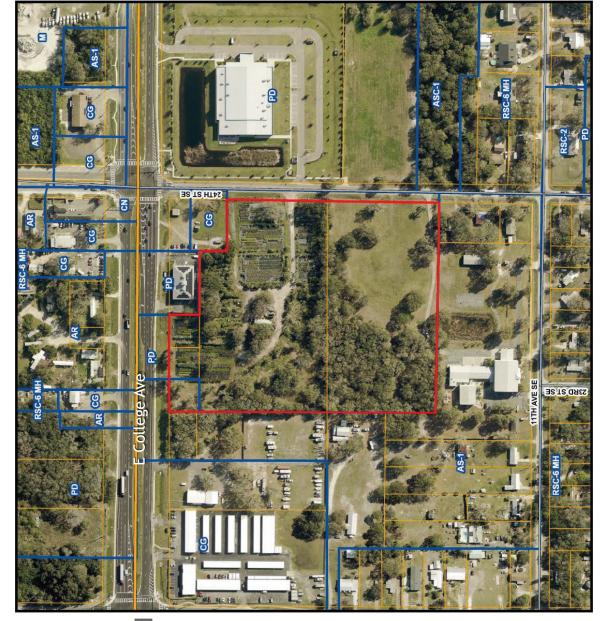
Application No. RZ 25-0457

Name: Justyna Gale
Entered at Public Hearing: ZHM
Exhibit #: 1

Date: 7/21/2025

## Project Overview

- ► Location: South of E College Ave and west of 24th Street SE
- Property size: +/- 12.76 acres
- ► Wetlands: +/- 0.08 acres
- ► FLU Category: (SMU- 6) Suburban Mixed-Use 6
- Community Plan Area: Ruskin, Southshore
- Project Site contains 5 Parcels
- ► AS-1 (0.24 Acres) 055550.0000
- ► PD 78-0221 (12.52 Acres) Mobile Home Park
- ▶ 055544.0025; 055553.0000; 055545.0000; 055577.0000



## Request

- ► PD Rezoning Amendment- (AS-1) Agriculture- Single Family and PD 78-0221(Planned Development) to PD 25-0457 (Planned Development)
- ▶ 40,000 sq. ft. Medical Office
- ➤ 30,500 sq. ft. Commercial Neighborhood (with excluded uses\*)
- ▶ 22,000 sq. ft. of Contractor Office / Warehouse
- > 30,000 sq. ft. Collision Center/Motor Vehicle Repair, Major and including body work and/or painting.



# Commercial Neighborhood

Permitted in CN-Commercial, Neighborhood Zoning District, except for the following excluded uses: Commercial Neighborhood will allow for all uses

Schools, Public and Private (K-12), Restaurant w/ Drive Shop, Public Parks & Recreation Facilities, Ambulance Sexually Oriented Businesses, Supermarket, Tobacco up facility, Free-standing High-turnover Restaurants, Mortuaries, Grocery Stores, Laundries (Self-Serve), Bank/Credit Union, Banquet and Reception Halls, Vocational and Business Schools, Drug Stores, Dry Cleaners, Free-Standing Taverns, Bars, Lounges Nightclubs and Dance Halls, Funeral Homes and Services, Colleges and Universities.

# Compatibility with Adjacent Uses

- ► Found Compatible with adjacent land uses The area consists of commercial, institutional and single-family (mobile homes) residential.
- The PD zoning district is compatible with the existing zoning and development pattern in the area.

Direction	FLU Category	Zoning District	Existing Use
<b>Proposed PD</b>	9-NWS	PD	Vacant
North	9-NWS	PD 04-0566 and CG	Flooring Store, Auto parts store
East	9-NWS	PD 22-0648	Church and Self-Storage facility
South	9-NWS	AS-1	Church
West	9-NWS	AS-1 and CG	AS-1 and CG Outside Boat and RV storage, self-storage facility, mobile home

# PD 25-0457 Site Plan

► **Typical General Use(s):** Mixed-Use Commercial; Non-Residential

Acreage: 12.76 acres

Density/Intensity:

► Contractor's Office/Warehouse

(1.59 ac): 0.32 F.A.R.

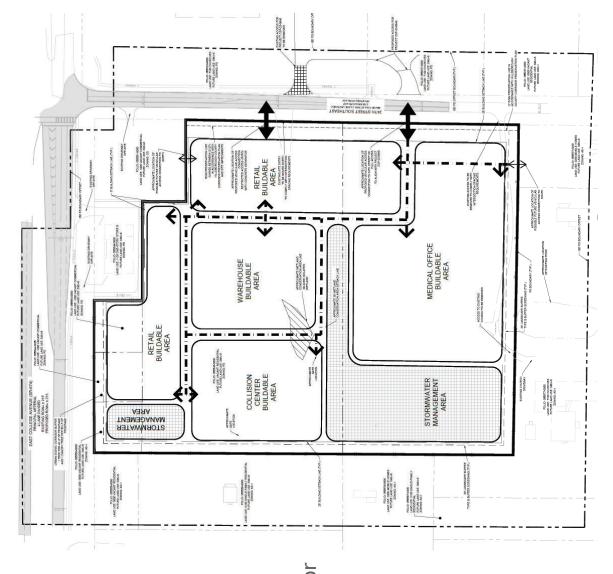
Collision Center/Motor Vehicle Repair, Major (1.61 ac): 0.43 F.A.R.

Commercial Neighborhood - (3.48 ac): 0.2 F.A.R.

► Medical Office - (3.41 ac): 0.27 F.A.R.

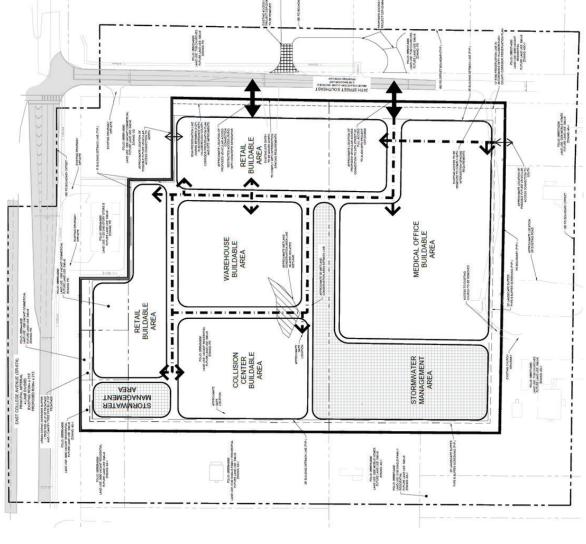
FAR overall: 0.22

Maximum: 122,500 sq.ft.



# Development Standards

- ► Minimum Building Setbacks: Perimeter Setback: 25 ft
- Setback when abutting PD or CG Zoned Parcel: 5ft
- Maximum Building Height: 50 ft, 2:1 setback for buildings over 20 ft in height applies
- Maximum Building Coverage: 80%
- Maximum Impervious: 80%
- **Buffer:** 20-foot-wide buffer with Type B screening shall be provided where depicted on the site plan.



# Transportation Summary

- Traffic study is in accordance with the Development Review Procedures Manual, which was reviewed and approved by County staff.
- The findings of the study:
- The project will not create transportation deficiencies,
- ► A southbound-to-westbound right turn lane is warranted on 24th Street at the northern site driveway.
- ► A median will be constructed on 24th Street to restrict left turns at the northern site driveway.
- ► In addition, to mitigate substandard road conditions for 24th Street, a 10' multi-use path will be constructed on the west side of 24th Street along the project frontage and continuing north to College Avenue.
- This improvement is the subject of a Design Exception that was found approvable by the County Engineer on 5/2/25.

### AND USE 1000 UNCANT COMMENT FUTURE LAND USE SHUR ZONNO CO NAMES RETREBUIGHTS (NAMES RETREBUIGHTS NAMES RECEIPMENT HULDS RECOUNTY CAND LIER GOOD SE FUTURE LAND C D VIET 1/20 CHEATON STO FUTURE LAND VIET SANG ZONNO PD MEDICAL OFFICE BUILDABLE AREA APPROXIMATE WITHOUT OCCUPANT ON AREA UNE SO ACRE ISOLATED WITHOUT SO AC WAREHOUSE BUILDABLE AREA ----POLICI DESSALACIO LAND USE 1000 VACANT COMMERCIAL FUTURE LAND USE: SWU-d ZONNO, PO RETAIL BUILDABLE AREA POLIC DESAGRADO NO USE VACANT RESIDENTAL PUTINE LAND USE DAVID ZOWING PO COLLISION CENTER BUILDABLE AREA STORMWATER MANAGEMENT AREA POLID OFFETHOM LAND LIFE THO CHIRCHES FUTHER LAND LIFE DAILY ZOWNÓ ASKI яэтаммяотг тиэмэраиам азяа CELEFANIEV RESIDENTIAL AND UNE DIRECTOR FOLIO SERVISODO LAND LEE CODO MOBILE HOMES FUTURE LAND USE SALVA ZORIND AGLI POLID SERRETORIO LAND URE COD SINDLE FAMI RESIDENTIA. PUTUTE LAND USE SINUA SONNÓ AS-I

## Conclusion

- ► Staff finds the requested PD zoning district compatible with the existing zoning and development pattern in the area.
- Recommendation: Approval, subject to proposed conditions

### PARTY OF RECORD

### **NONE**