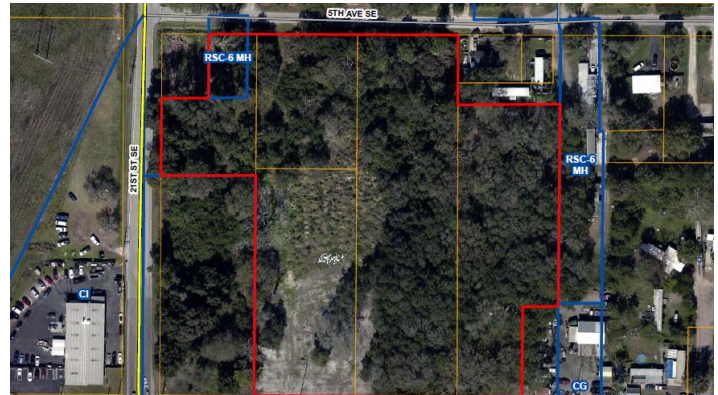


Rezoning Application: PD 23-0184
Zoning Hearing Master Date: July 24, 2023
BOCC Land Use Meeting Date: September 12, 2023

1.0 APPLICATION SUMMARY

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



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

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

*number represents a pre-development approximation

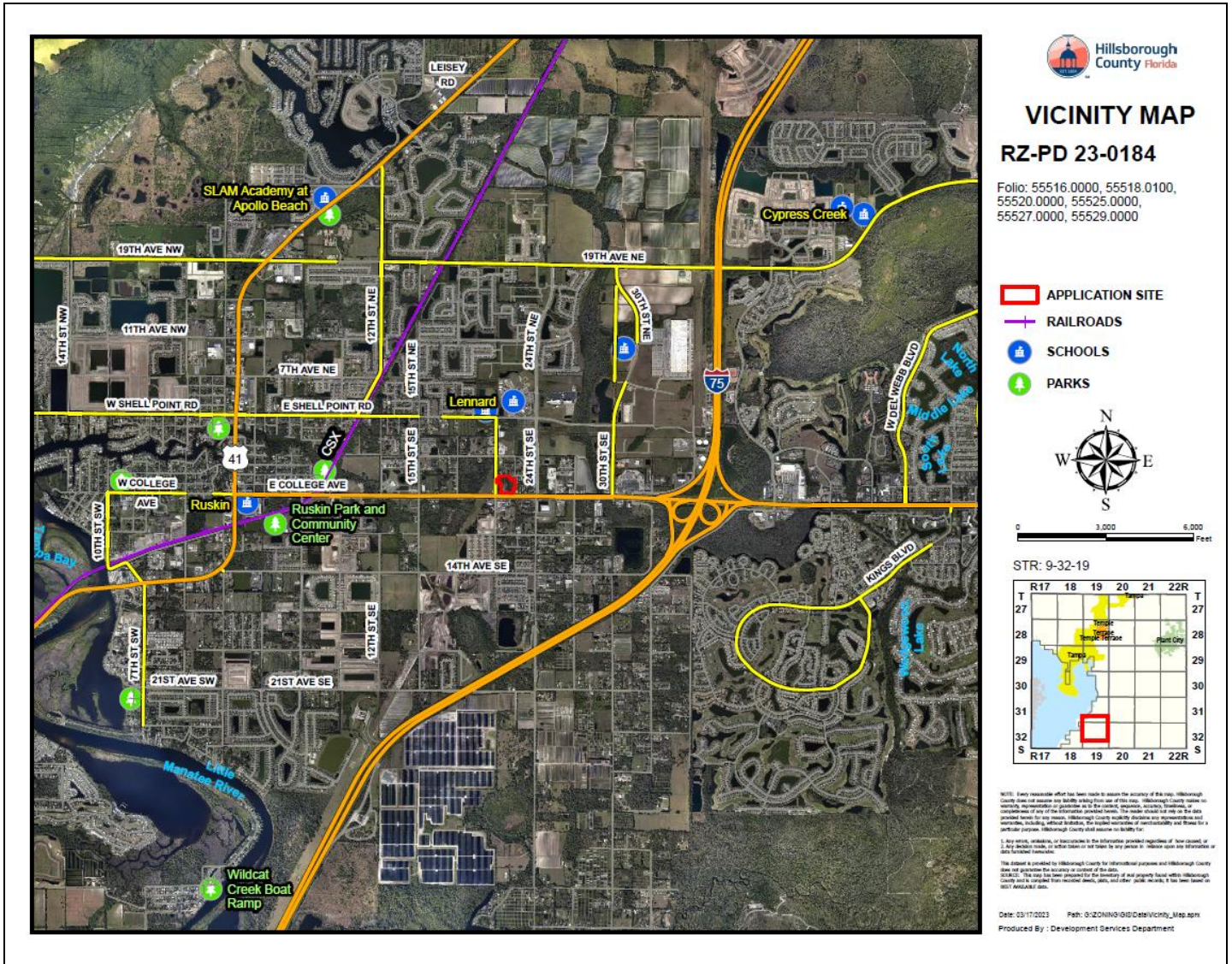
Development Standards:	Existing		Proposed
District(s)	AR	RSC-6 (MH)	PD 23-0184
Lot Size / Lot Width	217,800 sf / 150'	7,000 sf / 70'	N/A
Setbacks/Buffering and Screening	50' Front 50' Rear 25' Sides	25' Front 25' Rear 7.5' Sides	30' (North, South, West) 0' (EAST) Required Buffers: 8' VUA (North) 20'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

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

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

2.1 Vicinity Map

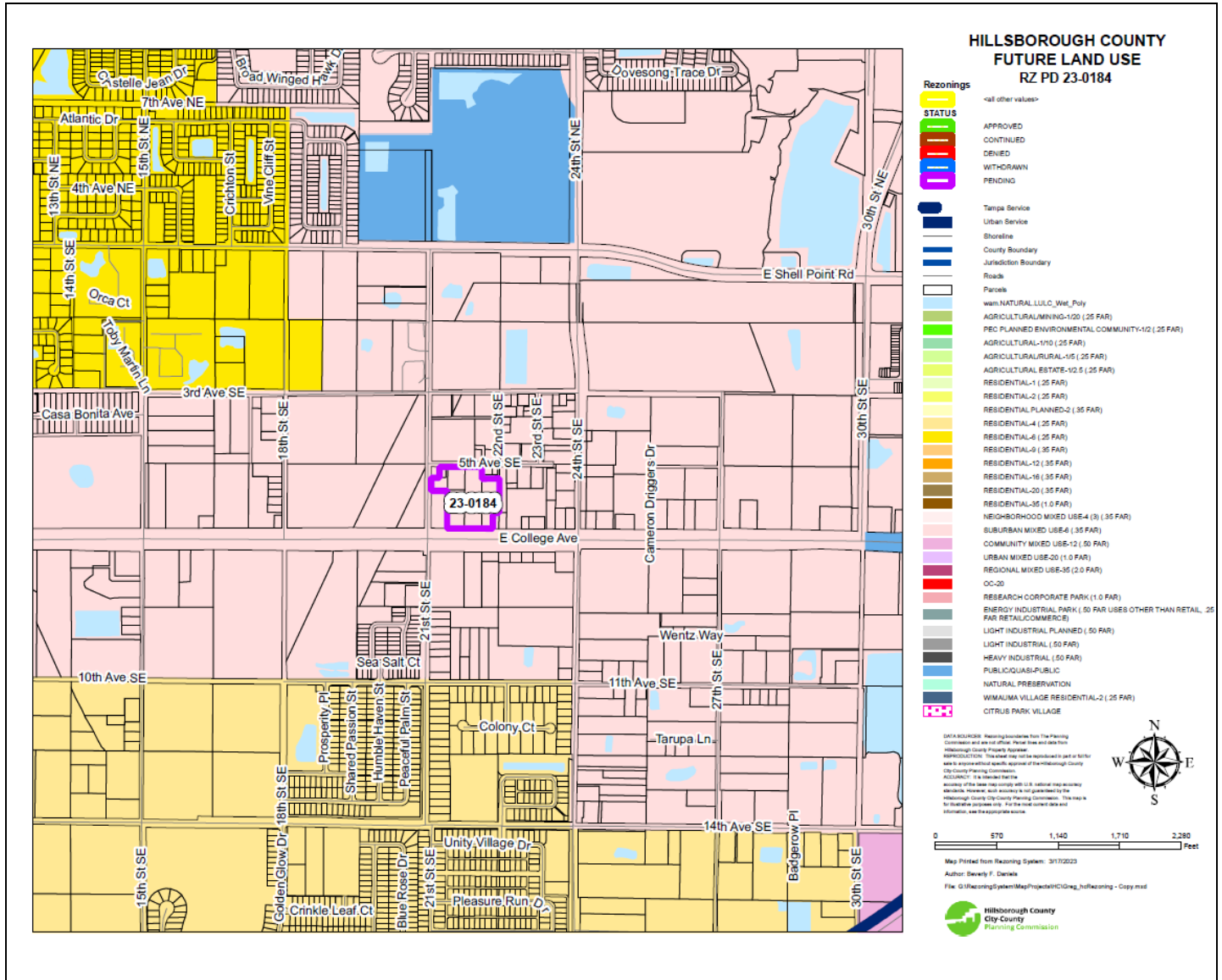


Context of Surrounding Area:

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

2.0 LAND USE MAP SET AND SUMMARY DATA

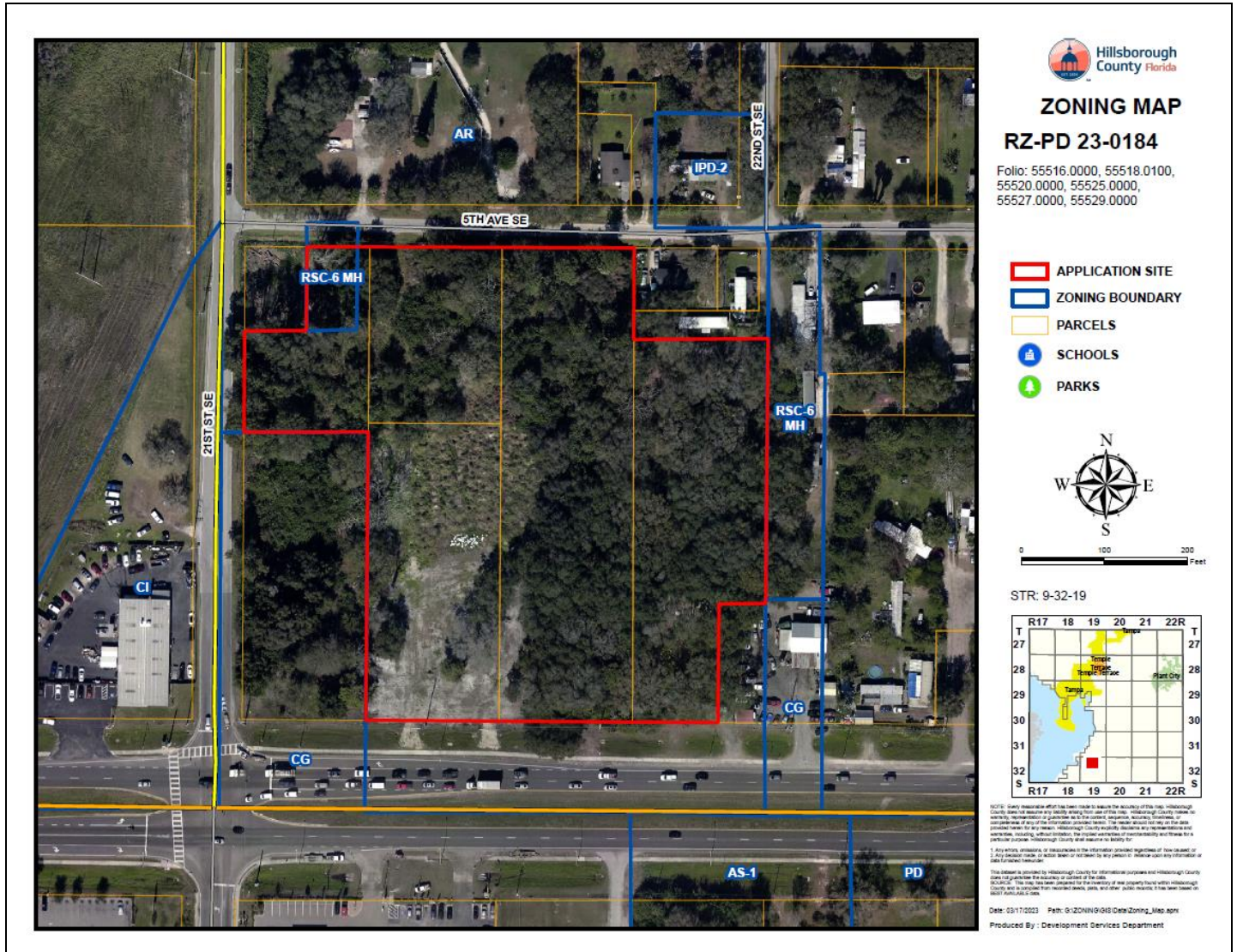
2.2 Future Land Use Map



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

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

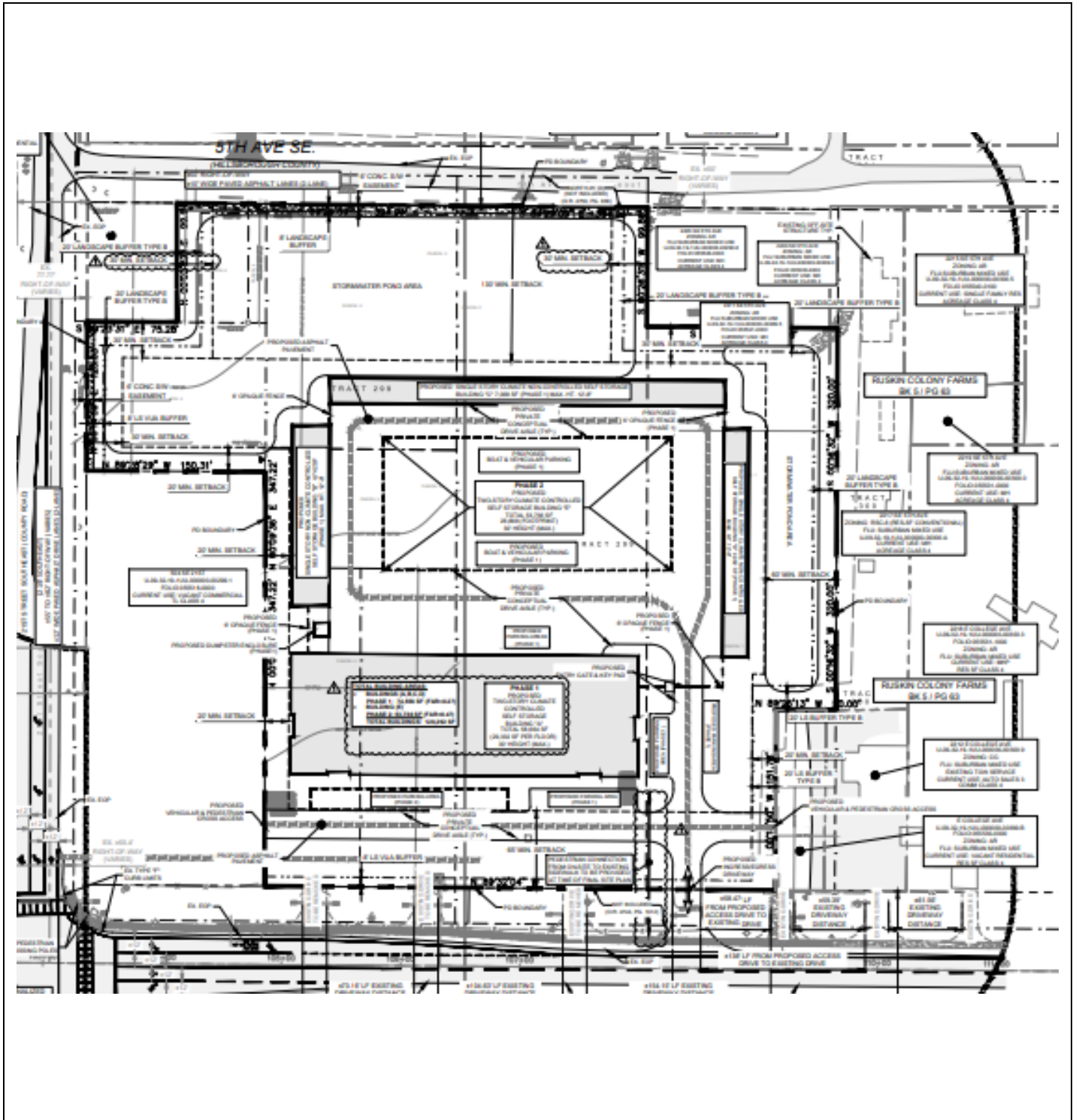


Adjacent Zonings and Uses

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

2.0 LAND USE MAP SET AND SUMMARY DATA

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



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

Adjoining Roadways (check if applicable)

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

Project Trip Generation Not applicable for this request

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

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

Connectivity and Cross Access Not applicable for this request

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

Notes:

Design Exception/Administrative Variance Not applicable for this request

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

Notes:

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

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

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

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

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

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

5.2 Recommendation

Approval, subject to proposed conditions.

6.0 PROPOSED CONDITIONS

Requirements for Certification:

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

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

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

Required Buffers:

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

Required Setbacks:

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

Minimum Setbacks:

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


Maximum Allowable F.A.R.: 0.50

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

satisfaction of this requirement.

- c. Decorative shutters, if provided, shall be made of wood, metal or copolymer material and shall not be scored into the stucco.
 - d. Building facades shall be clad in cement stucco bands, stucco, wood or vinyl slats, metal panels, metal siding or brick. Exterior finish materials may only be combined horizontally, with the visually heavier material below the lighter material. The relative visual weight of materials shall be in the following order (heaviest to lightest): stone, brick, stucco, metal, wood or vinyl slats. 2. The following rules and design features shall apply to the west side of Building B, north side of Building C, and east side of Building D: a. The building height shall be limited to a maximum of 12' 8". b. Façade shall include a vertical step in the outer wall via a raised parapet 50 feet on center; below each parapet, a complimentary color panel will be provided for visual relief.
4. All Type 'B' landscape buffers shall include 15-foot tree spacing instead of the code required 20 foot spacing.
 5. Building, parking, and stormwater areas shall be developed where generally depicted on the site plan.
 6. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
 7. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.
 8. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the LDC regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

Zoning Administrator Sign Off:



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

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

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

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

None.

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

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

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

CONDITIONS OF APPROVAL

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

Other Conditions

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

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

PROJECT SUMMARY AND ANALYSIS

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

Trip Generation Analysis

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

Approved Zoning:

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

Proposed Zoning:

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

Trip Generation Difference:

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

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

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

SITE ACCESS

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

ROADWAY LEVEL OF SERVICE (LOS)

Level of Service (LOS) information is reported below.

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

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

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**Hillsborough County
City-County
Planning Commission**

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



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

Context

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

Compliance with Comprehensive Plan:

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

FUTURE LAND USE ELEMENT

Urban Service Area (USA)

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

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

Relationship to the Concept Plan

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

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

Relationship to the Future Land Use Map

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

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

Land Use Categories

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

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

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

Relationship to Land Development Regulations

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

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

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

Neighborhood/Community Development

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

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

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

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

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

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

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

Commercial-Locational Criteria

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

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

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

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

Community Design Component

5.0 Neighborhood Level Design

5.1 COMPATIBILITY

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

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

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

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

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

LIVABLE COMMUNITIES ELEMENT: Southshore Areawide Systems Community Plan

Economic Development Objective

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

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

1. Land Use/ Transportation

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

LIVABLE COMMUNITIES ELEMENT: Ruskin Community Plan

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

Strategies:

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

Staff Analysis of Goals, Objectives and Policies:

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

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

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

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

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

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

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

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

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

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

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

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

Recommendation

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

HILLSBOROUGH COUNTY FUTURE LAND USE RZ PD 23-0184

©all other values

Rezoning

STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

- Tampa Service
- Urban Service
- Shoreline
- County Boundary
- Jurisdiction Boundary
- Reads
- Parcels

- WATER NATURAL LULC, Wet Poly
- AGRICULTURAL/MINING-120 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
- AGRICULTURAL-1/10 (.25 FAR)
- AGRICULTURAL/RURAL-1/5 (.25 FAR)
- AGRICULTURAL ESTATE-1/2.5 (.25 FAR)
- RESIDENTIAL-1 (.25 FAR)
- RESIDENTIAL-2 (.25 FAR)
- RESIDENTIAL PLANNED-2 (.35 FAR)
- RESIDENTIAL-4 (.25 FAR)
- RESIDENTIAL-6 (.25 FAR)
- RESIDENTIAL-9 (.35 FAR)
- RESIDENTIAL-12 (.35 FAR)
- RESIDENTIAL-16 (.35 FAR)
- RESIDENTIAL-20 (.35 FAR)
- RESIDENTIAL-35 (1.0 FAR)
- NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)
- SUBURBAN MIXED USE-6 (.35 FAR)
- COMMUNITY MIXED USE-12 (.50 FAR)
- URBAN MIXED USE-20 (1.0 FAR)
- REGIONAL MIXED USE-35 (2.0 FAR)
- OC-20
- RESEARCH CORPORATE PARK (1.0 FAR)
- ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)
- LIGHT INDUSTRIAL PLANNED (.50 FAR)
- LIGHT INDUSTRIAL (.50 FAR)
- HEAVY INDUSTRIAL (.50 FAR)
- PUBLIC/QUASIPUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE

DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. The rezoning map is for informational purposes only and does not constitute an offer for approval without specific approval of the Hillsborough County City/County Planning Commission.

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



Map Printed from Rezoning System: 3/17/2023
 Author: Beverly F. Daniels
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