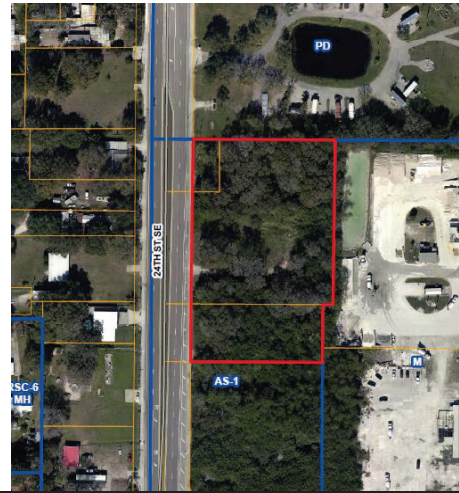


Rezoning Application: PD 22-1688
Zoning Hearing Master Date: July 24, 2023
BOCC Land Use Meeting Date: September 12, 2023

1.0 APPLICATION SUMMARY

Applicant: Todd Pressman
FLU Category: SMU-6
Service Area: Urban
Site Acreage: 2.62
Community Plan Area: Ruskin
Overlay: None



Introduction Summary:

The existing zoning is AS-1 (Agricultural, Single Family) which permits agricultural and single family residential uses pursuant to the development standards in the table below. The proposed zoning for Planned Development (site plan controlled district) to allow Professional Services and Health Practitioner’s Offices uses pursuant to the development standards in the table below and site plan depicted in 2.4 of the report.

Zoning:	Existing	Proposed
District(s)	AS-1	PD
Typical General Use(s)	Single-Family Residential/Agricultural	Professional Services and Health Practitioner’s Offices
Acreage	2.62 AC	2.62 AC
Density/Intensity	FAR N/A, 1 DU/AC	0.25 FAR proposed, equivalent to 28,531.75 sf
Mathematical Maximum*	2 Dwelling Units	0.35 FAR per SMU-6 FLU Max FAR for office uses, equivalent to 39,944.2 Sq. Ft GFA

*number represents a pre-development approximation

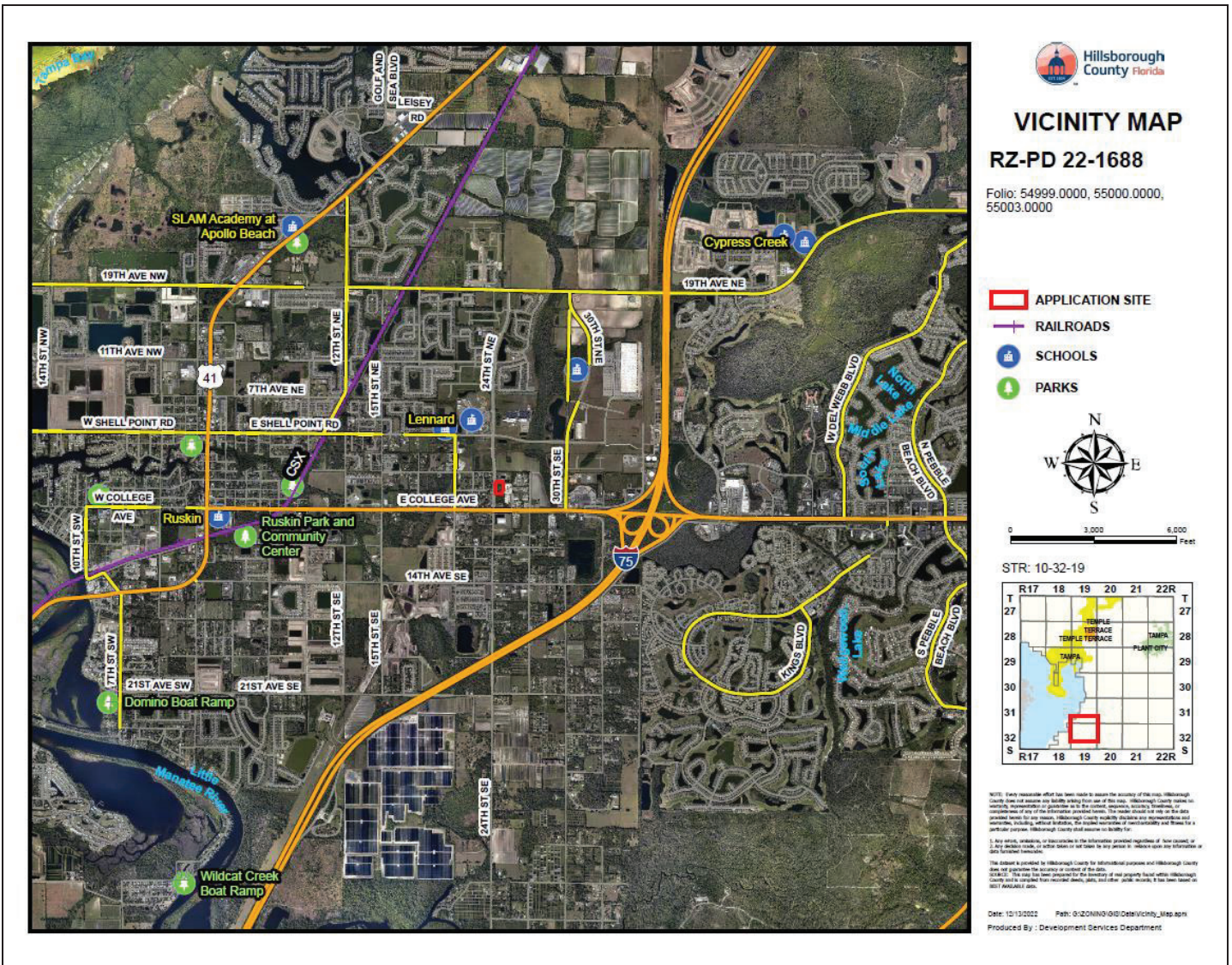
Development Standards:	Existing	Proposed
District(s)	AS-1	PD
Lot Size / Lot Width	43,560 sf / 150’	43,560 sf / 100’
Setbacks/Buffering and Screening	50’ Front 50’ Rear 15’ Sides	30’ Front Building Setback (West) 20’ Rear Building Setback (East) 20’ Side Building Setback (North, South) 20’ Buffer, type B screening (West, North, South) 15’ Buffer, Type B Screening (East)
Height	50’	20’

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: Consistent	Development Services Recommendation: Approvable, subject to proposed conditions

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

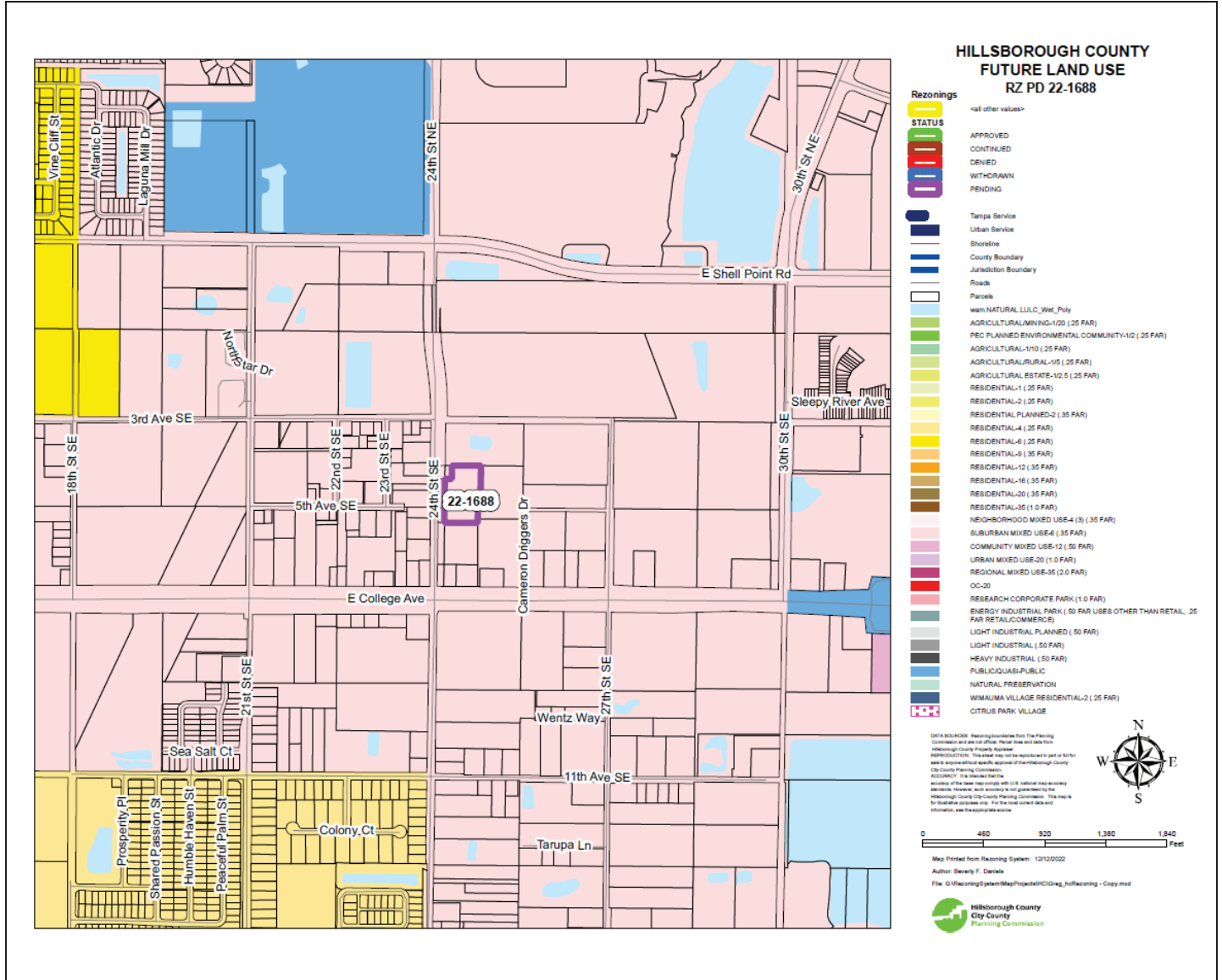


Context of Surrounding Area:

The parcel is located along 24th SE Street a 4 lane divided Major Rd., approximately 540 feet north of the intersection with E College Avenue, in Ruskin. To the north is a Tiny Home Park zoned PD-ZC. To the south is a vacant land zoned AS-1; while property zoned Manufacturing with a concrete distribution plant was developed to the east. To the south are two properties zoned CG with commercial development.

2.0 LAND USE MAP SET AND SUMMARY DATA

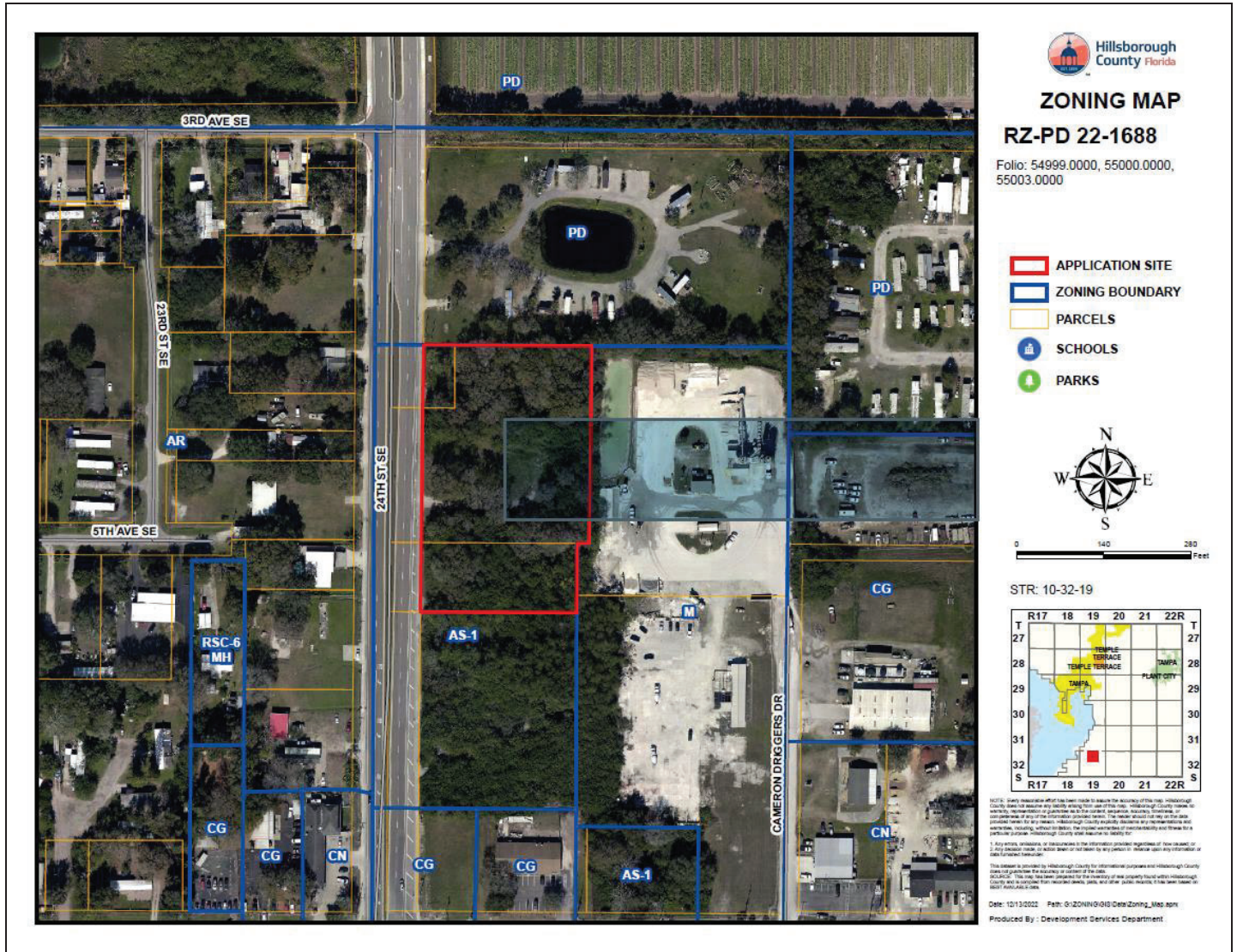
2.2 Future Land Use Map



Subject Site Future Land Use Category:	SMU-6
Maximum Density/F.A.R.:	6 DU/GA, 0.35 FAR for office uses
Typical Uses:	Residential, suburban commercial, offices, research parks, light industrial, multipurpose projects, clustered residential, mixed-use.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

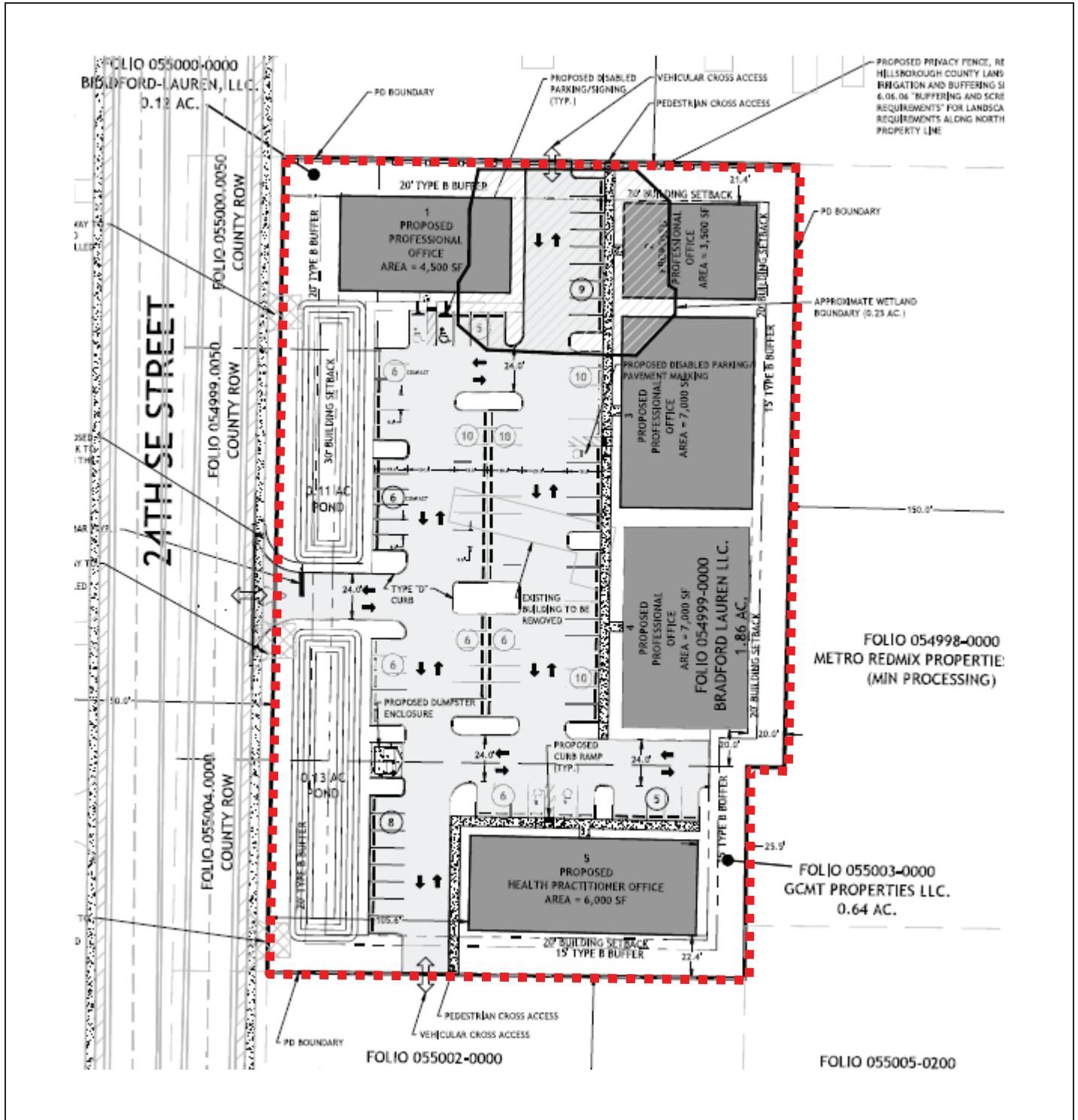


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD ZC	20 DU/AC	Multifamily	Mobile Home Park
South	AS-1	1 DU/AC	Agricultural, Single Family	Vacant
East	M	0.75 FAR	Manufacturing	Concrete Supplier
West	AR	0.2 DU/AC	Agricultural, Single Family	Mobile Homes

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
SE 24 th Street	County Collector - Urban	4 Lanes <input type="checkbox"/> Substandard Road <input checked="" 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	19	1	2
Proposed	547	71	76
Difference (+/-)	+528	+70	+74

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

Notes:

Design Exception/Administrative Variance Not applicable for this request

Road Name/Nature of Request	Type	Finding
N/A	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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____ 				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
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 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 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	
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Impact/Mobility Fees Medical Office (10,000 s.f. or less) (Per 1,000 s.f.) Mobility: \$21,860 * 6 = \$131,160 Fire: \$158 * 6 = \$948 Single Tenant Office (Per 1,000 s.f.) Mobility: \$10,005 * 16 = \$160,080 Fire: \$158 * 16 = \$2,528 General Office (multi-tenant) (Per 1,000 s.f.) Mobility: \$8,336 per 1,000 sq ft by tenant space Fire: \$158 per 1,000 sq ft by tenant space				

Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The proposed 0.25 FAR is significantly under the 0.35 Maximum FAR allowable for office uses in the SMU-6 Comprehensive Plan category. The surrounding properties to the north and west are zoned for low-density residential uses only, and the project is adjacent to a vacant land zoned AS-1. However, in the SMU-6 Future Land Use, office uses are not subject to the Commercial Locational Criteria. Furthermore, the subject property is nearing a commercial corridor established with CG and CN zoning districts along College Ave. N., approximately 300 feet to the south. Also, the proposed uses are less intense than the allowed uses in the adjacent concrete distribution plant development zoned Manufacturing.

The proposed building area will not intrude into the required setbacks, nor will decrease the required buffers and screening. Moreover, the type B screening and the retention pond proposed for the most part of the front yard will exceed the LDC buffering and screening requirements.

Per the Transportation Staff report, the proposed rezoning would result in an increase of trips potentially generated by development of the subject site by +528 average daily trips, +70 trips in the a.m. peak hour and +74 p.m. peak hour trips. This will increase vehicular traffic impacts in the area; however, the building envelope is located mostly in the back of the property, and close to the adjacent manufacturing development, reducing potential noise and lighting impacts on the surrounding residential development. Additionally, the proposed mass and bulk of the structures and the 20 feet maximum building height is in harmony with the single family residential architecture pattern existing in the area.

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

5.2 Recommendation

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

6.0 PROPOSED CONDITIONS

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

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

1. Amend the site data table to show a minimum lot size of 43,560 SF and minimum lot width of 100 FT
2. Show a 20-foot buffer, type B along the southern property line.
3. Amend the site data table to remove the reference to the “BP-O (Business, Professional Office)” and reference the proposed use as “ Professional Services and Health Practitioner’s Services.”

1.The project shall be permitted a maximum of 28,000 square feet for Professional Services and Health Practitioner’s Offices.

2. The location of structures shall be as generally shown on the site plan. The project shall be developed in accordance with the following development standards:

- Minimum Lot Size: 43,560 S.F.
- Minimum Lot Width: 100-Feet
- Front Building Setback (West, along 24th St. SE): 30-Feet
- Side Building Setbacks (North, South): 20-Feet
- Rear Building Setback (East): 20-Feet
- Maximum Building coverage: 28,000 S.F
- Maximum Impervious Surface: 57%
- Maximum building Height: 20- feet

- 20-foot Buffer, type B screening (West, North, South)
- 15-foot Buffer, Type B Screening (East)

3. 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.

4. 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.

5. 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).

6. 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.

7. The site shall be limited to one right-in/right-out access connection on SE 24th Street. All existing access connections shall be removed, and curbing restored to meet typical standards.

8. Vehicular and pedestrian cross access shall be constructed and stubbed out to the adjacent properties to the north (folio#55001.0000) and the south (folio#55002.0000).

9. Notwithstanding anything herein or shown on the PD site plan to the contrary, internal sidewalks and pedestrian routes shall be provided consistent with LDC, Sec. 6.03.02.

10. Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.

11. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

Zoning Administrator Sign Off:



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

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

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department
REVIEWER: Richard Perez, AICP
PLANNING AREA: Ruskin/South

DATE: 7/13/2023
AGENCY/DEPT: Transportation
PETITION NO: PD 22-1688

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

CONDITIONS OF APPROVAL

- The site shall be limited to one right-in/right-out access connection on SE 24th Street. All existing access connections shall be removed, and curbing restored to meet typical standards.
- Vehicular and pedestrian cross access shall be constructed and stubbed out to the adjacent properties to the north (folio#55001.0000) and the south (folio#55002.0000).
- Notwithstanding anything herein or shown on the PD site plan to the contrary, internal sidewalks and pedestrian routes shall be provided consistent with LDC, Sec. 6.03.02.
- Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone three parcels totaling +/- 2.62 acres from Agricultural Single-Family Conventional (ASC-1) to Planned Development (PD) to construct 22,000 sq. ft. of general office and 6,000 sq. ft. medical office uses. The site is located on SE 24th Street, approximately 525 feet north of E. College Ave. The Future Land Use designation of the site is Suburban Mixed Use 6 (SMU-6).

Trip Generation Analysis

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

Approved Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
ASC-1: 2 Single Family Detached (ITE LUC 210)	19	1	2

Proposed Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 22,000 Sq Ft General Office (ITE LUC 710)	311	46	47
PD: 6,000 Sq Ft Medical-Dental Office (ITE LUC 720)	236	25	29
Total Trips	547	71	76

Trip Generation Difference:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(+) 528	(+) 70	(+)74

The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by +528 average daily trips, +70 trips in the a.m. peak hour and +74 p.m. peak hour trips.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

SE 24th Street is a 4-lane, divided, urban county collector roadway with +/- 11-foot travel lanes and a +/- 20-foot median. Along the project frontage, the right-of-way is approximately 110 feet wide. There are +/- 6-foot sidewalks and +/-4-foot bike lanes with curb and gutter on both sides of the roadway in the vicinity of the proposed project.

SE 24th St. is designated a 4-lane roadway in the Hillsborough County Corridor Preservation Plan. However, no right-of-way is needed since the roadway was recently improved to the 4-lane configuration.

SITE ACCESS

The site plan proposes one restricted right-in/right-out access connection to SE 24th Street and vehicular and pedestrian cross access to the adjacent parcels to the north and south. The three existing driveway connections on SE 24th St. shall be removed at the time of site construction.

Staff notes that the proposed vehicular and pedestrian cross access is consistent with the requirements of the County Land Development Code (LDC), Section 6.04.03. Q. which is required to reduce the necessity to use the public street system in order to move between adjacent and complementary land uses where such interchange of vehicular or pedestrian trips are likely to occur. Staff notes that the subject property and the adjacent properties are all designated Suburban Mixed Use 6 (SMU-6) which allows for the future development of commercial, office and mixed uses. The proposed driveway and sidewalk stubouts will be constructed to the property line and be in place at the time that adjacent properties buildout to their highest and best use.

The site access analysis submitted by the applicant demonstrates that the potential traffic generated by the proposed office uses do not meet warrants to require turn lane improvements.

The sites internal sidewalks and pedestrian routes are required by LDC, Sec. 6.03.02. B. to meet the Florida Accessibility Code by safely connecting public sidewalks to building entrances and providing accessible routes to all element and spaces, including parking areas, within the site.

Future bicycle and pedestrian access may be permitted anywhere along PD boundaries consistent with the LDC.

LEVEL OF SERVICE (LOS)

The recently improved segment of SE 24th Street is not included in the Hillsborough County Level of Service (LOS) Report.

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
SE 24 th Street	County Collector - Urban	4 Lanes <input type="checkbox"/> Substandard Road <input checked="" 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 <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	19	1	2
Proposed	547	71	76
Difference (+/-)	+528	+70	+74

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

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

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

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

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

Application number:	RZ-PD 22-1688
Hearing date:	July 24, 2023
Applicant:	Bradford-Lauren LLC and GCMT Properties LLC
Request:	Rezone to Planned Development
Location:	324, 404, and 408 Southeast 24th Street, Ruskin Southeast 24th Street, south of 3rd Avenue S.E. and north of East College Avenue, Ruskin.
Parcel size:	2.62 acres +/-
Existing zoning:	AS-1
Future land use designation:	SMU-6 (6 du/ga; 0.35 FAR for office uses)
Service area:	Urban Services Area
Community planning area:	Ruskin Community Plan and Southshore Areawide Systems Plan

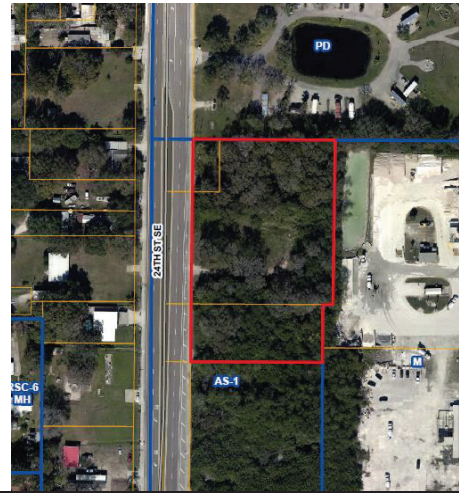
A. APPLICATION REVIEW

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

Rezoning Application: PD 22-1688
Zoning Hearing Master Date: July 24, 2023
BOCC Land Use Meeting Date: September 12, 2023

1.0 APPLICATION SUMMARY

Applicant: Todd Pressman
FLU Category: SMU-6
Service Area: Urban
Site Acreage: 2.62
Community Plan Area: Ruskin
Overlay: None



Introduction Summary:

The existing zoning is AS-1 (Agricultural, Single Family) which permits agricultural and single family residential uses pursuant to the development standards in the table below. The proposed zoning for Planned Development (site plan controlled district) to allow Professional Services and Health Practitioner’s Offices uses pursuant to the development standards in the table below and site plan depicted in 2.4 of the report.

Zoning:	Existing	Proposed
District(s)	AS-1	PD
Typical General Use(s)	Single-Family Residential/Agricultural	Professional Services and Health Practitioner’s Offices
Acreage	2.62 AC	2.62 AC
Density/Intensity	FAR N/A, 1 DU/AC	0.25 FAR proposed, equivalent to 28,531.75 sf
Mathematical Maximum*	2 Dwelling Units	0.35 FAR per SMU-6 FLU Max FAR for office uses, equivalent to 39,944.2 Sq. Ft GFA

*number represents a pre-development approximation

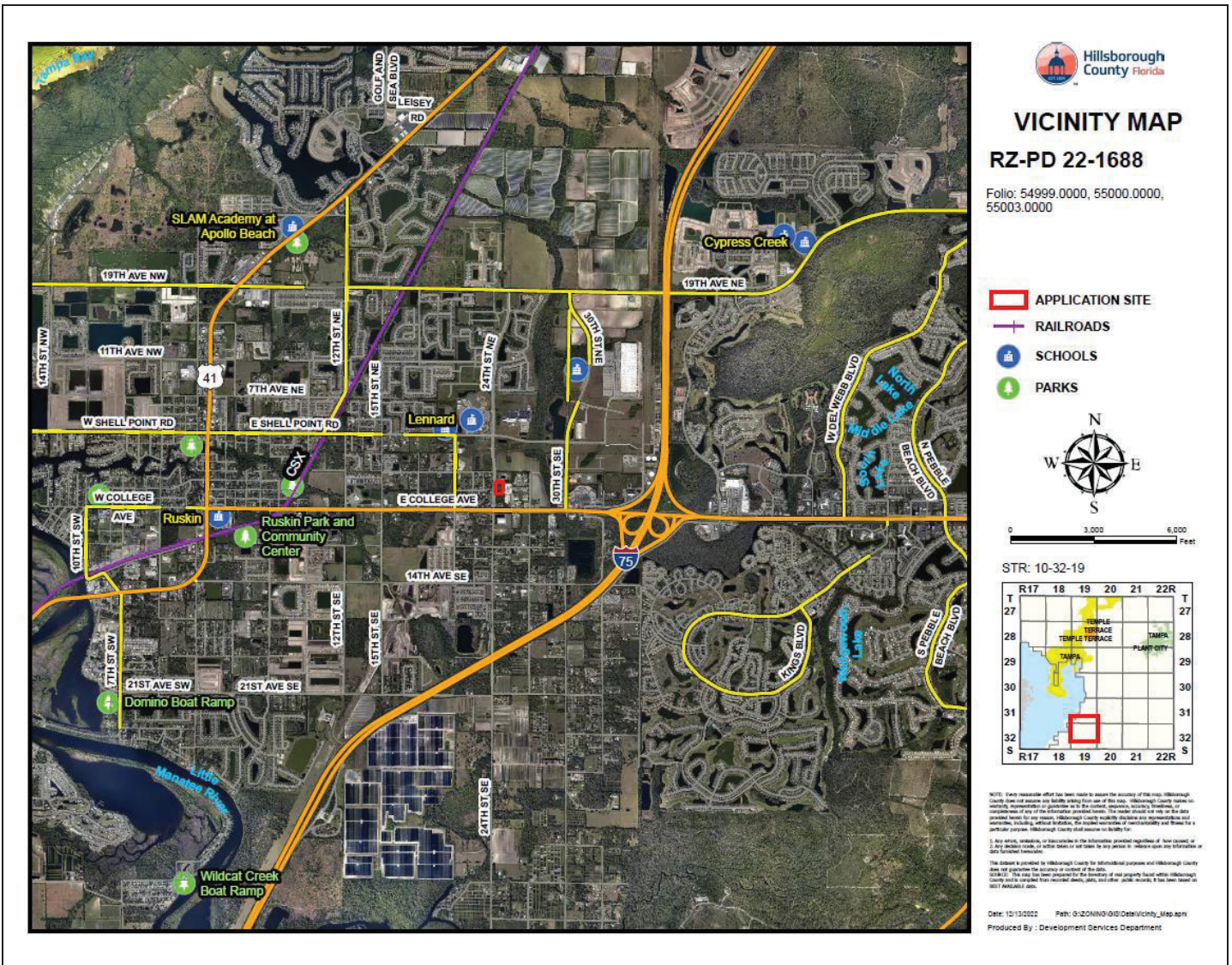
Development Standards:	Existing	Proposed
District(s)	AS-1	PD
Lot Size / Lot Width	43,560 sf / 150’	43,560 sf / 100’
Setbacks/Buffering and Screening	50’ Front 50’ Rear 15’ Sides	30’ Front Building Setback (West) 20’ Rear Building Setback (East) 20’ Side Building Setback (North, South) 20’ Buffer, type B screening (West, North, South) 15’ Buffer, Type B Screening (East)
Height	50’	20’

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: Consistent	Development Services Recommendation: Approvable, subject to proposed conditions

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

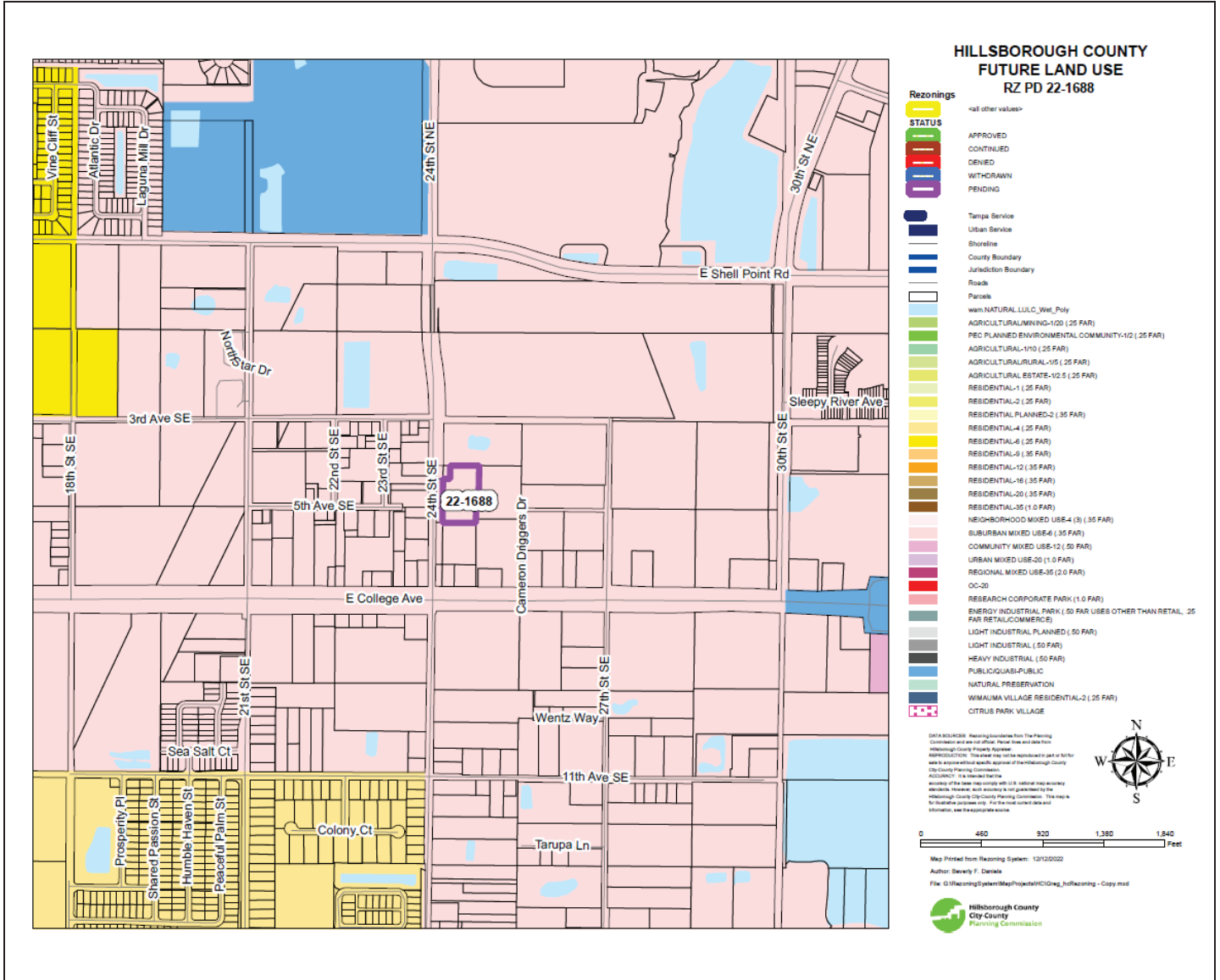


Context of Surrounding Area:

The parcel is located along 24th SE Street a 4 lane divided Major Rd., approximately 540 feet north of the intersection with E College Avenue, in Ruskin. To the north is a Tiny Home Park zoned PD-ZC. To the south is a vacant land zoned AS-1; while property zoned Manufacturing with a concrete distribution plant was developed to the east. To the south are two properties zoned CG with commercial development.

2.0 LAND USE MAP SET AND SUMMARY DATA

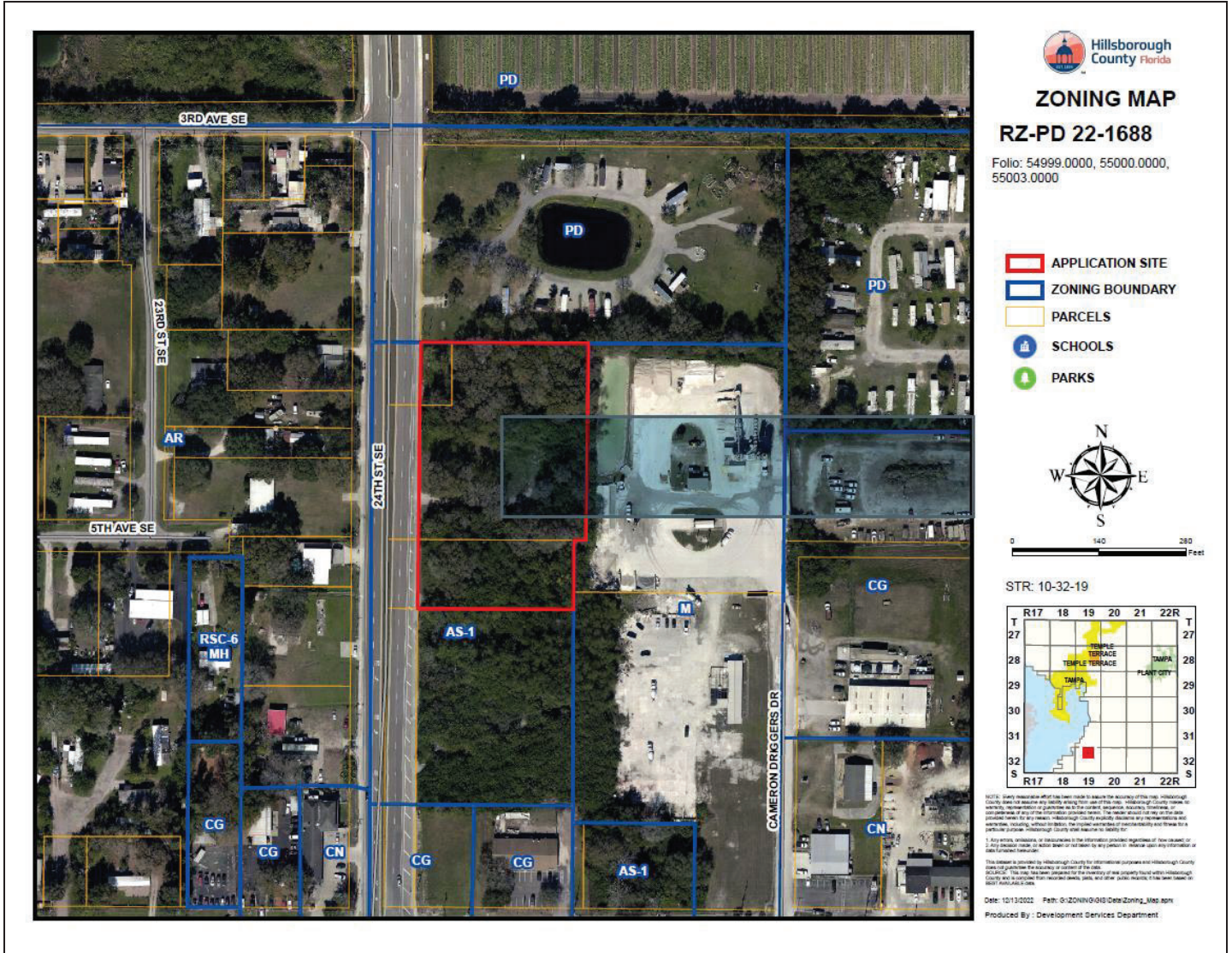
2.2 Future Land Use Map



Subject Site Future Land Use Category:	SMU-6
Maximum Density/F.A.R.:	6 DU/GA, 0.35 FAR for office uses
Typical Uses:	Residential, suburban commercial, offices, research parks, light industrial, multipurpose projects, clustered residential, mixed-use.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

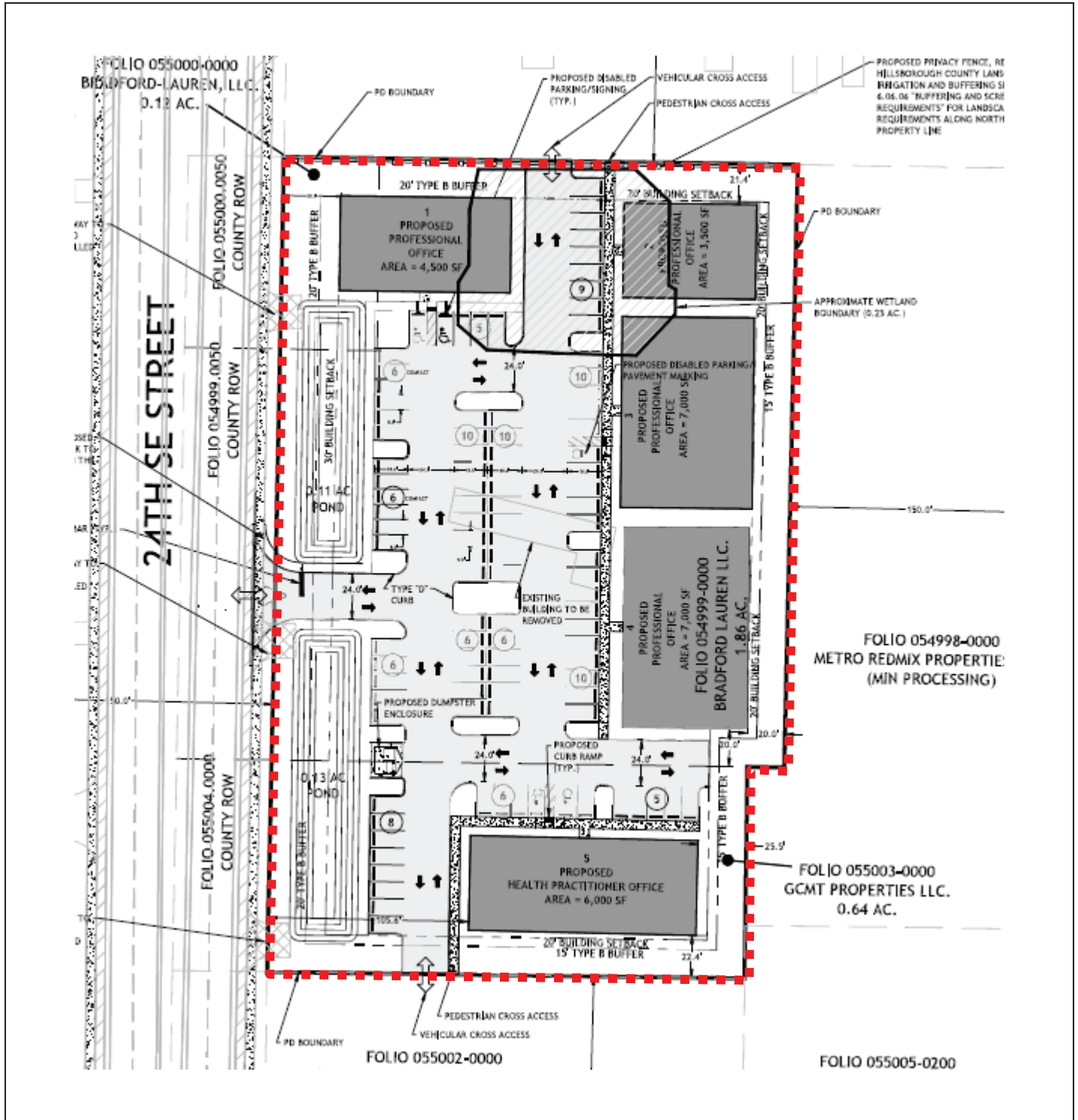


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD ZC	20 DU/AC	Multifamily	Mobile Home Park
South	AS-1	1 DU/AC	Agricultural, Single Family	Vacant
East	M	0.75 FAR	Manufacturing	Concrete Supplier
West	AR	0.2 DU/AC	Agricultural, Single Family	Mobile Homes

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
SE 24 th Street	County Collector - Urban	4 Lanes <input type="checkbox"/> Substandard Road <input checked="" 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	19	1	2
Proposed	547	71	76
Difference (+/-)	+528	+70	+74

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Connectivity and Cross Access Not applicable for this request

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

Notes:

Design Exception/Administrative Variance Not applicable for this request

Road Name/Nature of Request	Type	Finding
N/A	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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____ 				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
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 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 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	
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Impact/Mobility Fees Medical Office (10,000 s.f. or less) (Per 1,000 s.f.) Mobility: \$21,860 * 6 = \$131,160 Fire: \$158 * 6 = \$948 Single Tenant Office (Per 1,000 s.f.) Mobility: \$10,005 * 16 = \$160,080 Fire: \$158 * 16 = \$2,528 General Office (multi-tenant) (Per 1,000 s.f.) Mobility: \$8,336 per 1,000 sq ft by tenant space Fire: \$158 per 1,000 sq ft by tenant space				

Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The proposed 0.25 FAR is significantly under the 0.35 Maximum FAR allowable for office uses in the SMU-6 Comprehensive Plan category. The surrounding properties to the north and west are zoned for low-density residential uses only, and the project is adjacent to a vacant land zoned AS-1. However, in the SMU-6 Future Land Use, office uses are not subject to the Commercial Locational Criteria. Furthermore, the subject property is nearing a commercial corridor established with CG and CN zoning districts along College Ave. N., approximately 300 feet to the south. Also, the proposed uses are less intense than the allowed uses in the adjacent concrete distribution plant development zoned Manufacturing.

The proposed building area will not intrude into the required setbacks, nor will decrease the required buffers and screening. Moreover, the type B screening and the retention pond proposed for the most part of the front yard will exceed the LDC buffering and screening requirements.

Per the Transportation Staff report, the proposed rezoning would result in an increase of trips potentially generated by development of the subject site by +528 average daily trips, +70 trips in the a.m. peak hour and +74 p.m. peak hour trips. This will increase vehicular traffic impacts in the area; however, the building envelope is located mostly in the back of the property, and close to the adjacent manufacturing development, reducing potential noise and lighting impacts on the surrounding residential development. Additionally, the proposed mass and bulk of the structures and the 20 feet maximum building height is in harmony with the single family residential architecture pattern existing in the area.

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

5.2 Recommendation

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

6.0 PROPOSED CONDITIONS

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

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

1. Amend the site data table to show a minimum lot size of 43,560 SF and minimum lot width of 100 FT
2. Show a 20-foot buffer, type B along the southern property line.
3. Amend the site data table to remove the reference to the “BP-O (Business, Professional Office)” and reference the proposed use as “ Professional Services and Health Practitioner’s Services.”

1.The project shall be permitted a maximum of 28,000 square feet for Professional Services and Health Practitioner’s Offices.

2. The location of structures shall be as generally shown on the site plan. The project shall be developed in accordance with the following development standards:

- Minimum Lot Size: 43,560 S.F.
- Minimum Lot Width: 100-Feet
- Front Building Setback (West, along 24th St. SE): 30-Feet
- Side Building Setbacks (North, South): 20-Feet
- Rear Building Setback (East): 20-Feet
- Maximum Building coverage: 28,000 S.F
- Maximum Impervious Surface: 57%
- Maximum building Height: 20- feet

- 20-foot Buffer, type B screening (West, North, South)
- 15-foot Buffer, Type B Screening (East)

3. 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.

4. 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.

5. 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).

6. 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.

7. The site shall be limited to one right-in/right-out access connection on SE 24th Street. All existing access connections shall be removed, and curbing restored to meet typical standards.

8. Vehicular and pedestrian cross access shall be constructed and stubbed out to the adjacent properties to the north (folio#55001.0000) and the south (folio#55002.0000).

9. Notwithstanding anything herein or shown on the PD site plan to the contrary, internal sidewalks and pedestrian routes shall be provided consistent with LDC, Sec. 6.03.02.

10. Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.

11. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

Zoning Administrator Sign Off:



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

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

B. HEARING SUMMARY

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

Applicant

Mr. Todd Pressman spoke on behalf of the applicant. Mr. Pressman presented the rezoning request and provided testimony as reflected in the hearing transcript, a copy of which is attached to and made a part of this recommendation.

Development Services Department

Ms. Tania Chapela, Hillsborough County Development Services Department, presented a summary of the findings and analysis as detailed in the staff report previously submitted into the record, and responded to the hearing officer's questions as reflected in the hearing transcript attached to and made a part of this recommendation.

Planning Commission

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

Proponents

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

Opponents

The hearing officer asked whether there was anyone at the hearing in person or online to speak in opposition to the application.

Ms. Debbie Caneen raised concerns about flooding on her property, which is a tiny home community that abuts the Subject Property to the north. She stated a retention pond on the concrete plant parcel to the east of the Subject Property drains onto her property. Ms. Caneen is concerned the stormwater mitigation on the Subject Property might adversely affect her property. She stated she does not oppose the development but wants to make sure the proposed development does not cause additional problems for her property.

Development Services Department

Ms. Heinrich stated Development Services Department had nothing further.

Applicant Rebuttal

Mr. Pressman introduced Mr. Atef Hanna, the applicant's engineer, to respond to Ms. Caneen's concerns. Mr. Pressman stated the proposed development would be required to manage storm water on the Subject Property.

Mr. Atef Hanna addressed the storm water concerns raised by Ms. Caneen. He stated the engineering process would address the development site and surrounding properties to evaluate the drainage model.

Ms. Caneen stated the ditch that is relieving runoff for her property is shared between her property boundary and that of the Subject Property.

Mr. Hanna stated he is familiar with the area between the Subject Property and Ms. Caneen's property. He stated the Southwest Florida Water Management District and County Engineering Services would review the stormwater management system.

Mr. Pressman stated the applicant had nothing further.

The hearing officer closed the hearing on RZ-PD 22-1688.

C. EVIDENCE SUBMITTED

Mr. Pressman 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 approximately 2.62 acres of undeveloped land at 324, 404, and 408 Southeast 24th Street, which is on the east side of Southeast 24th Street, south of 3rd Avenue S.E. and north of East College Avenue, in Ruskin.
2. The Subject Property is designated SMU-6 on the Future Land Use Map and is zoned AS-1.
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, commercial, and manufacturing uses. Adjacent properties include a parcel zoned PD-ZC and developed as a tiny home community to the north; properties zoned M and developed as a cement manufacturing plant to the east and southeast; an undeveloped parcel zoned AS-1 that is owned by the cement company to the south, and two parcels zoned CG and developed as a neighborhood grocery store and barber shop further south; and properties zoned AR and developed with residential uses to the west across Southeast 24th Street.
5. The applicant is requesting to rezone the Subject Property to Planned Development to allow 28,000 square feet of Professional Services and Health Practitioners' Offices.

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

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

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

F. CONCLUSIONS OF LAW

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

G. SUMMARY

The applicant is requesting to rezone the Subject Property to Planned Development to allow 28,000 square feet of Professional Services and Health Practitioners’ Offices.

H. RECOMMENDATION

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

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

August 14, 2023
Date:

1 MS. HEINRICH: Our next application is Item D.3,
2 PD Rezoning 22-1688. This is a request for rezoning from AS-1
3 to PD. Tania Chapela with Development Services will provide
4 staff findings after the applicant's presentation.

5 MR. PRESSMAN: Thank you. Hearing Officer,
6 Todd Pressman, 200 2nd Avenue South, Number 451 in Saint
7 Petersburg.

8 This is our ZPD 22-1688, located in the Ruskin Area,
9 located just off of College Avenue. This is the site, as
10 property appraisal has it, on 24th Street SE. It's composed of
11 three parcels, as you can see here. The issue is AS-1 to PD for
12 2.62 acres to allow for pro -- professional services and health
13 practitioners offices. Development Services supports. Planning
14 Commission finds it consistent.

15 The butting uses to the north is what I would describe
16 as a tiny home use, for lack of a better term. And to the rear
17 is a metro ready mixed concrete plan and a mini grocery store to
18 the south. Future Land Use Category is intensive SMU-6, which
19 is suburban commercial offices, research parks, light industrial
20 multipurpose. As seen in the zoning map manufacturing is
21 abutting to the rear and CGs a little bit down 24th.

22 PD plan is professional services and health
23 practitioner's health service. Five separate footprints with
24 parking. A stub out both to the north and to the south. 24th
25 Street is busy at 12,540 vehicles per day per the LOS report.

1 It generates the level of service as C or better and will
2 continue to operate that lever of C or better with the project
3 traffic. SE 24th Street is designated a four-lane roadway in
4 the county corridor plan, and the roadway was recently approved
5 to a four-lane configuration. So a big improvement there.

6 You can see that there's good buffering screening to
7 the north on the north property. This is what abuts the site to
8 the north. So to the side, as I note, is where the project
9 would be. Abutting to the rear and the owners to the west is a
10 cement plant. Development Services note the proposed 0.24 FAR
11 is significantly under the 0.35 maximum FAR. The use is less
12 intense than the allowed uses in the adjacent concrete
13 distribution plant, would not intrude -- the would not intrude
14 with the required setbacks, would not decrease require buffers
15 Type B screening retention plan will exceed the LDC buffering
16 the screening requirements.

17 Planning Commission notes it's compatible with the
18 existing character, meets the intent of neighborhood protection
19 policies. Proposed office will be a gradual transition of
20 intensities and is consistent with the Ruskin Community Plan.
21 Planning Commission also notes, well again, it's consistent with
22 Community Plan and includes promoting nonresidential development
23 at a scale and design that reflects the character of the
24 community.

25 So with that, we've done as well a couple notices. As

1 I checked online, as of yesterday, there were no letters or
2 emails in the file. I'd be happy to answer questions anybody
3 may have. Thank you.

4 HEARING MASTER: I don't have any for you. Thank you.
5 All right. Development Services.

6 MS. CHAPELA: Good evening. Tania Chapela,
7 Development Services Staff.

8 The applicant is requesting to rezone from AS-1 to PD
9 to allow professional services and health practitioners offices.
10 The proposed 0.25 FAR is under the 0.35 maximum FAR allowable
11 for offices uses in the SMU-6 Comprehensive Plan Category. The
12 surrounding properties to the north and west are zoned for low
13 density residential uses only. And the project is adjacent to a
14 vacant land zoned AS-1.

15 However, in the SMU-6 Future Land Use, office uses are
16 not subject to the commercial locational criteria. Furthermore,
17 the subject property is nearing a commercial corridor establish
18 what CD and CN zoning districts along College Avenue north,
19 approximately 300-feet to the south. Also, the proposed uses
20 are less intense than the allowed uses in the adjacent concrete
21 distribution plant development zoned manufacturing. The propose
22 the proposed -- the proposed building area will not intrude into
23 the required setbacks, nor will decrease the required buffers
24 and screening. Moreover, the Type B screening and the retention
25 pond proposed for the most part of the front yard will exceed

1 the LDC buffering and screening requirements.

2 Per the transportation staff report, the proposed
3 rezoning will increase vehicular traffic impacts in the area.
4 However, the building envelope is located mostly in the back of
5 the property and close to the adjacent manufacturing
6 development, reducing potential noise and lighting impacts on
7 the surrounding residential development. Additionally, the
8 proposed mass and bulk of the structures and the 20-foot maximum
9 building height is in harmony with the single-family residential
10 architecture pattern existing in the area.

11 Given the above, Staff finds the proposed modification
12 to be compatible with the surrounding properties and in keeping
13 the general development pattern of the area. Staff recommends
14 approval of the applicant's request, subject to conditions.

15 And before I -- I finished my -- my presentation, I
16 just wanted to read the prior to certification conditions to be
17 in the -- in the record. So we have -- prior to certification,
18 the applicant shall revise the PD site plan to amend the side
19 data table to show a minimum lot size of 43,560 square feet and
20 minimum lot width of 100-feet. Then the condition -- I mean the
21 prior to certification number two will be to show a 20-foot
22 buffer Type B along the southern property line. And finally,
23 amend the side data table to remove the reference to the BPO
24 business professional office, and reference the proposed use as
25 professional services and health practitioners services.

1 With this, I conclude my presentation unless you have
2 any questions.

3 HEARING MASTER: Okay. And just -- because I wasn't
4 what you were doing there. Those certifications are usually in
5 the staff report. And are they not there in this one or -- or
6 they are?

7 MS. CHAPELA: They are on page nine of --

8 HEARING MASTER: Okay.

9 MS. CHAPELA: -- 13 under number six, proposed
10 conditions.

11 HEARING MASTER: Okay.

12 MS. CHAPELA: And then there is approval and then
13 prior to certification. And that's just before the actual
14 conditions of approval.

15 HEARING MASTER: Okay. I see them. Thank you. All
16 right.

17 MS. PAPANDEW: Andrea Papandrew, Planning Commission
18 Staff. The site is in the suburban mixed use six Future Land
19 Use category and is within the Ruskin Community Plan and South
20 Shore Area Wide Systems Plan. The intent of the suburban mixed
21 use six of Future Land Use Category is to allow for uses that
22 are urban and suburban in intensity and density. Office uses
23 or -- office uses are limited to a 0.35 FAR and are not subject
24 to commercial locational criteria. And the proposed is below
25 the maximum FAR and meets the intent.

1 Policy 1.4 requires all new development to be
2 compatible with the surrounding area. The proposed change is
3 compatible with existing character of development in the area as
4 it contains other nonresidential uses directly to the east. The
5 applicant is meeting all buffer and screening requirements,
6 which will mitigate the proposed from the existing mobile home
7 park to the north.

8 The applicant is also proposing a breakup the total
9 square footage into five smaller buildings and limit each
10 building to no more than 20-feet in height. The proposed meets
11 the intent of the neighborhood protection policies under
12 Objective 16 with the 20-foot buffer along the northern boundary
13 adjacent to residential. The proposed will serve as gradual
14 transition of intensities between the light industrial uses to
15 the east and the residential to the north.

16 The applicant is also proposing complementary office
17 uses with transportation and pedestrian connections to the south
18 and north. Proposal is also consistent with a Ruskin Community
19 Plan, which seeks to provide opportunities for business growth
20 and jobs. The proposed uses are consistent with the vision --
21 the plan's vision for office and light industrial uses. And the
22 proposed 3,500 to 7,000 square foot building sizes also meets
23 the community plan's vision of non-residential development as
24 scale and design that reflects the character of the community.

25 Planning Commission Staff finds the proposed plan

1 development consistent with the Unincorporated Hillsborough
2 County Comprehensive Plan, subject to the conditions proposed by
3 the Development Services Department.

4 HEARING MASTER: All right. Thank you. Is there
5 anyone here or online who wishes to speak in support of this
6 application? All right. I don't hear anyone.

7 Is there anyone here or online who wishes to speak in
8 opposition to this application?

9 MS. CANEEN: I do.

10 MR. LAMPE: We have two people online.

11 HEARING MASTER: All right. Please state your name
12 and your address and then we'll hear your testimony. And we
13 also need to have your video on -- your screen on. We need to
14 see you.

15 Thank you.

16 MR. LAMPE: Debbie, go ahead.

17 MS. CANEEN: Shall I go first?

18 HEARING MASTER: Yes.

19 MS. CANEEN: Yeah. Hi. My name is Debbie Caneen.
20 I'm -- I own the tiny home community to the north. We -- myself
21 and the proposed development, we share that boundary. That --
22 there's a great concern on my part in that the concrete plant
23 behind this proposed development has a retention pond that
24 drains out onto the very northeast corner, sorry northwest
25 corner of that retention pond. The water from the pond runs

1 down onto my property and runs along a ditch that I had to dig
2 with a shovel and an ax to get out to storm water to relieve the
3 over -- the flooding on my property. And that was probably
4 three years ago when we had an abundance of rain during the
5 summer that it took place. I don't think since this new owner
6 purchased it that that's been an issue. But I'm super concerned
7 that the only storm water mitigation that they're proposing is
8 on the south side where it's not going to help me at all. And
9 I'm really fearful that they're going to adversely affect me
10 with -- with that water runoff. If they -- if they move an
11 ounce of soil, I'm going to be in trouble. And I've got septic
12 tanks and a well.

13 HEARING MASTER: All right. Thank you, ma'am.

14 Is anything further?

15 MS. CANEEN: Yes. I -- I should mention. I'm sorry I
16 didn't that Jim Rouch, I talked to him today from the County.
17 And he said he was going to look into that. I'm -- I'm not
18 opposed to the development. I'm -- I welcome what they're
19 doing. I just want to make sure that this -- this border
20 between the two of us is addressed properly and it doesn't cause
21 me additional problems.

22 HEARING MASTER: Okay. Thank you very much for that.

23 MS. CANEEN: Thank you.

24 HEARING MASTER: Next speaker, please.

25 MR. LAMPE: I believe we had a Donna Watson on, but it

1 looks like she's disconnected. And I want to just make sure we
2 have Atef Hanna, but I believe that's with the applicant team.

3 HEARING MASTER: Okay. All right. Anyone else online
4 who wishes to speak in opposition to this application? Okay. I
5 do not hear anyone.

6 Then we'll go back to Development Services.

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

8 HEARING MASTER: All right. Thank you.

9 Applicant, anything further? And would you wish to
10 address the concerns of the neighbor?

11 MR. PRESSMAN: Atef Hanna is online. He is the
12 project engineer. He can respond to the storm water issues.
13 But as you understand, the Staff understands, this site will be
14 developed and be required to maintain storm waters. And I would
15 suggest that since it's vacant now, this should be a great
16 improvement to all neighbors because the site will be developed
17 and under scrutiny of the many different departments and
18 agencies that control storm water.

19 Can we have Mr. Hanna speak for a moment? Atef, are
20 you there?

21 MR. HANNA: Atef Hanna with engineer with Beacon
22 Civil.

23 HEARING MASTER: And your address, please.

24 MR. HANNA: 7345 Gunn Highway, Tampa, Florida.

25 I -- I just want to address the -- the comment that --

1 first thing we'll do is just make sure that when we do our
2 drainage, we address not just a site, but the surrounding as
3 well. We want to make sure that we are addressing problems like
4 what she's having, if any, ponding in that area, we want to make
5 sure it -- it's not really a problem in the future. We even go
6 further out to see what the drainage model is doing to evaluate.
7 So it's not just a site. We want to make sure that there is
8 outlet for any water that accumulates anywhere and -- and
9 continuous drainage.

10 MS. CANEEN: May -- may I -- may I say one more thing?

11 MR. HANNA: Sure.

12 MS. CANEEN: Yes. If --

13 HEARING MASTER: No. No. No. No.

14 MS. CANEEN: Okay.

15 HEARING MASTER: All right. Just a minute. We've --
16 we've already passed the public comment. So Mr. Pressman, is
17 your storm water engineer finished with his testimony?

18 MR. PRESSMAN: It sounds like it.

19 MR. HANNA: I'm done.

20 MR. PRESSMAN: Yeah.

21 HEARING MASTER: Okay. All right. Do you mind if I
22 go back to the neighbor? I -- I do want to hear from the
23 neighbor. It sounded like your concern was really the runoff
24 water from the cement plant and not necessarily from the subject
25 property, is that correct?

1 MS. CANEEN: My -- my concern is that I believe the
2 ditch that's relieving that runoff is shared by both of our
3 property lines. I do have video from the flooding from that
4 pond that I would love to share with Mr. --

5 HEARING MASTER: Okay.

6 MS. CANEEN: -- Hanna if I could be allowed to do
7 that?

8 HEARING MASTER: Okay. We're not going to do that,
9 but I want to go back to the storm water engineer.

10 And are you familiar with the ditch that the neighbor
11 is speaking about and --

12 MR. HANNA: Yes. I am familiar with the low area that
13 is shared between the two properties. And -- and the plan is
14 really to mitigate that area.

15 HEARING MASTER: Okay.

16 MR. HANNA: It's too early for design, but it's --
17 it's -- it's part of our -- what we do. And Swift Mud will
18 actually look at this as well, as well as Hillsborough County
19 Engineering Services. Everybody will be looking at that.

20 HEARING MASTER: Okay. And so it's your testimony, of
21 course, that the -- does any storm water management systems on
22 the subject property will be permitted and will have to go
23 through that review with the water management district, is that
24 correct?

25 MR. HANNA: That is correct.

1 HEARING MASTER: Okay. Thank you.

2 Mr. Pressman, anything further?

3 MR. PRESSMAN: No. Thank you for your consideration.

4 HEARING MASTER: All right. Thank you. This will
5 close the hearing on Rezoning PD 22-1688.

6 MS. HEINRICH: Madam Hearing Officer, being that it's
7 close to 8:00, this is typically the time we take a short break.

8 HEARING MASTER: Okay. Let's do that. We'll take --
9 we'll come back at 8:05.

10 (OFF THE RECORD)

11 (ON THE RECORD)

12 HEARING MASTER: All right. We'll reconvene. Welcome
13 back to the July 24, 2023 Zoning Hearing Master Meeting. I
14 think we're ready for the next case.

15 MS. HEINRICH: Sure.

16

17

18

19

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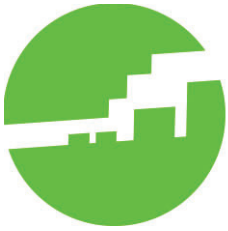
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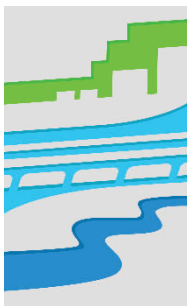
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**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: July 24, 2023 Report Prepared: July 11, 2023	Petition: PD 22-1688 404 and 408 24th Street SE <i>East side of 24th Street SE, north of College Avenue East</i>
Summary Data:	
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Suburban Mixed Use-6 (6 du/ga; 0.35 FAR for office uses)
Service Area	Urban
Community Plan	Ruskin & SouthShore Areawide Systems
Requested Zoning	Agricultural Single-Family (AS-1) to Planned Development (PD) for office uses
Parcel Size	2.62 +/- acres (114,127 square feet)
Street Functional Classification	24 th Street SE – Local College Avenue – Arterial
Locational Criteria	N/A; does not apply for office uses in SMU-6
Evacuation Zone	None



Context

- The approximately 2.62 acre subject site is located east of 24th Avenue SE and north of College Avenue. The subject site is located within the Urban Service Area and is located within the limits of the Ruskin Community Plan and the SouthShore Areawide Systems Plan.
- The subject site 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 units per gross acre or a maximum Floor Area Ratio (FAR) of 0.25 for retail, 0.35 for office and residential support uses and 0.50 for industrial uses.
- The SMU-6 Future Land Use category is intended for areas that are suitable for urban/suburban density and intensity. Typical uses of SMU-6 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 are required to meet Commercial Locational Criteria (CLC) or be part of larger mixed use planned development. Office uses are not subject to Commercial Locational Criteria in SMU-6. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element. Projects which provided mixed uses in this category must demonstrate detailed integration, scale, diversity and internal relationships of uses on site.
- The SMU-6 Future Land Use category surrounds all sides of the subject site. Public/Quasi-Public (P/QP) is located further northeast of the subject site. Further south is the Residential-4 (RES-4) Future Land Use category and further north there are areas of Residential-6 (RES-6) and Public/Quasi Public (P/QP). To the east, near the College Avenue and Interstate-75 interchange, is the more intensive Future Land Use category of Community Mixed Use-12 (CMU-12).
- According to Hillsborough County Property Appraiser data, the subject site is currently vacant. There is a mobile home park to the north with additional vacant land extending southward from the subject site. To the east is a heavy industrial use. To the west are public institutional, single-family, mobile home park, and vacant uses. Along College Avenue to the south are light and heavy commercial uses. The overall area contains a mixture of both residential, industrial and commercial uses.
- The subject site is currently zoned as Agricultural Single-Family (AS-1). AS-1 zoning surrounds the site to the south with Manufacturing (M) zoning located directly to the east of the site. Further north is a Planned Development (PD) that contains a residential development. Along College Avenue, there are several parcels zoned Commercial Neighborhood (CN) and Commercial General (CG). On the west side of 24th Street SE, there is Agricultural Rural (AR) zoning.
- The applicant is requesting to rezone the subject site from Agricultural Single-Family (AS-1) to Planned Development (PD) for office uses.

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.

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.

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 a 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:

- a) the creation of like uses; or
- b) creation of complementary uses; or
- c) mitigation of adverse impacts; and
- d) 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.

LIVABLE COMMUNITIES ELEMENT: Ruskin Community Plan

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

Strategies:

- Ensure that there are appropriate land areas zoned for office and light industrial development.
- Promote commercial development at a scale and design that reflects the character of the community. Ensure that future commercial development avoids “strip” development patterns.

Staff Analysis of Goals, Objectives and Policies

The approximately 2.62 acre subject site is located east of 24th Street SE and north of College Avenue. The subject site is located within the Urban Service Area. It is located within the limits of the Ruskin Community Plan and the SouthShore Areawide Systems Plan. The subject site’s Future Land Use classification on the Future Land Use Map (FLUM) is Suburban Mixed Use-6 (SMU-6). The applicant is requesting to rezone the subject site from Agricultural Single-Family (AS-1) to Planned Development (PD) to allow for the uses of professional services and health practitioner’s services.

The intent of the SMU-6 Future Land Use category is to allow for uses that are urban/suburban in intensity and density. The applicant is requesting 28,000 square feet of professional services and health practitioner services distributed in five buildings ranging in size from 3,500 to 7,000 square feet in size. Office uses in SMU-6 are limited to a 0.35 FAR and are not subject to Commercial Locational Criteria. With 2.62 acres, the site can

be considered for up to 39,944 square feet of office uses. The proposed 28,000 square feet, which calculates to a 0.24 FAR, is below the maximum that may be considered in the SMU-6 category for an area of this size. Therefore, the request is consistent with the type of development planned for and expected in the SMU-6 Future Land Use category per FLUE Objective 8 and Policy 8.1.

The subject site is located in the Urban Service Area where according to Objective 1 of the Future Land Use Element (FLUE), 80 percent of the county's growth is to be directed. The proposed request is consistent with this policy direction. FLUE Policy 1.4 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 proposed change from AS-1 to a Planned Development to allow for office uses is compatible with the existing character of development in the area, as the current development pattern contains other non-residential uses directly to the east of the subject property. In addition, the applicant is meeting all buffering and screening requirements, which will help to mitigate the proposed use from the existing mobile home park to the north. Rather than one large 28,000 square foot building, the applicant is proposing to break up the total square footage into five smaller buildings and each building is limited to no more than 20 feet in height. This effort will help to keep the proposed development in scale with the surrounding development, consistent with FLUE Policy 1.4.

The proposed rezoning meets the intent of the Neighborhood Protection policies that modify FLUE Objective 16. The applicant is proposing a 20 foot buffer along the northern boundary, adjacent to residential, meeting Land Development Code requirements, which is consistent with FLUE Policy 16.1. The proposed office use will serve as a gradual transition of intensities between the light industrial uses to the east of the subject property and the residential located to the north, consistent with FLUE Policy 16.2. The applicant is proposing complementary office uses with transportation and pedestrian connections to the south and north, consistent with FLUE Policy 16.3. The site is located external to established and developing neighborhoods, which is consistent with FLUE Policy 16.5.

The proposed Planned Development is also consistent with the Ruskin Community Plan, which seeks to provide opportunities for business growth and jobs in the Ruskin community. Specifically, the Community Plan envisions having appropriate land areas zoned for office and light industrial development. The proposed offices uses are consistent with this vision. The Community Plan vision also includes promoting non-residential development at a scale and design that reflects the character of the community. The site design includes five buildings that range in size from 3,500 to 7,000 square feet, and which are limited to 20 feet in height, which is in keeping with the surrounding scale of development and consistent with this policy direction.

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.

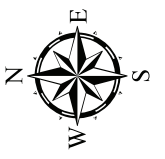
Recommendation

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

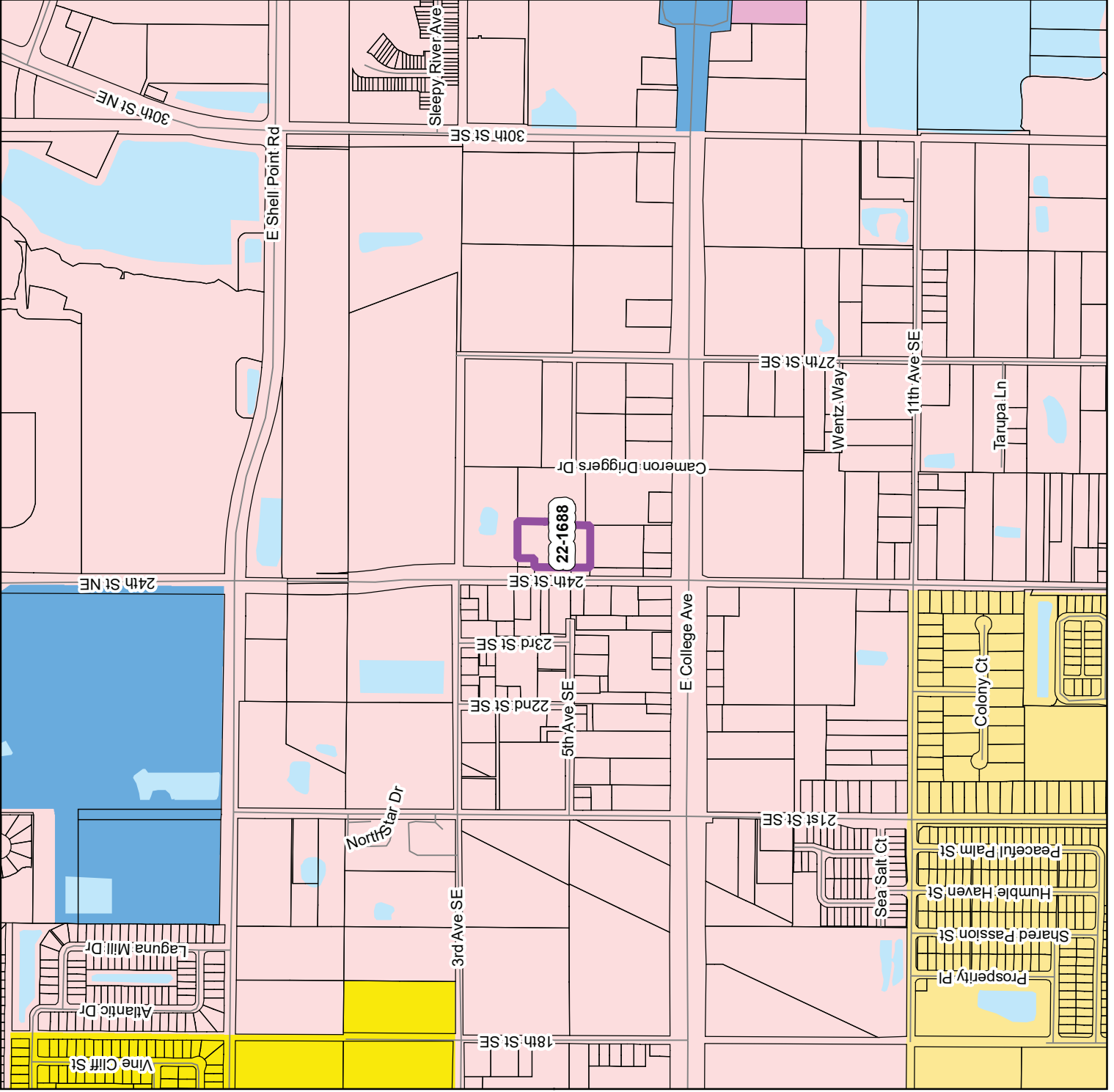
HILLSBOROUGH COUNTY FUTURE LAND USE RZ PD 22-1688

<all other values>

- Rezoning**
- APPROVED
 - CONTINUED
 - DENIED
 - WITHDRAWN
 - PENDING
 - Tampa Service
 - Urban Service
 - Shoreline
 - County Boundary
 - Jurisdiction Boundary
 - Reads
 - Parcels
 - WATER NATURAL LULC, Wet Poly
 - AGRICULTURAL/MINING-1/20 (.25 FAR)
 - PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
 - AGRICULTURAL-1/10 (.25 FAR)
 - AGRICULTURAL/RURAL-1/5 (.25 FAR)
 - AGRICULTURAL ESTATE-1/2.5 (.25 FAR)
 - RESIDENTIAL-1 (.25 FAR)
 - RESIDENTIAL-2 (.25 FAR)
 - RESIDENTIAL PLANNED-2 (.35 FAR)
 - RESIDENTIAL-4 (.25 FAR)
 - RESIDENTIAL-6 (.25 FAR)
 - RESIDENTIAL-9 (.35 FAR)
 - RESIDENTIAL-12 (.35 FAR)
 - RESIDENTIAL-16 (.35 FAR)
 - RESIDENTIAL-20 (.35 FAR)
 - RESIDENTIAL-35 (1.0 FAR)
 - NEIGHBORHOOD MIXED USE-4 (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



Map Printed from Rezoning System: 12/12/2022
 Author: Beverly F. Daniels
 File: G:\Rezoning\System\MapProjects\HCG\Reg_HRezoning - Copy.mxd





**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**

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Ken Hagan
Pat Kemp

Gwendolyn "Gwen" Myers
Michael Owen
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Joshua Wostal

COUNTY

ADMINISTRATOR Bonnie
M. Wise **COUNTY**

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

DEPUTY COUNTY ADMINISTRATOR

Gregory S. Horwedel

Project Name: RZ-PD (22-1688)

Zoning File: RZ-PD (22-1688) Modification: None

Atlas Page: None Submitted: 08/22/23

To Planner for Review: 08/22/23 Date Due: ASAP

Contact Person: Todd Pressman Phone: 727-804-1760/todd@pressmaninc.com

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

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

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

Reviewed by: Tania C. Chapela Date: 08/24/2023

Date Agent/Owner notified of Disapproval: _____



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department
REVIEWER: Richard Perez, AICP
PLANNING AREA: Ruskin/South

DATE: 7/13/2023
AGENCY/DEPT: Transportation
PETITION NO: PD 22-1688

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

CONDITIONS OF APPROVAL

- The site shall be limited to one right-in/right-out access connection on SE 24th Street. All existing access connections shall be removed, and curbing restored to meet typical standards.
- Vehicular and pedestrian cross access shall be constructed and stubbed out to the adjacent properties to the north (folio#55001.0000) and the south (folio#55002.0000).
- Notwithstanding anything herein or shown on the PD site plan to the contrary, internal sidewalks and pedestrian routes shall be provided consistent with LDC, Sec. 6.03.02.
- Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone three parcels totaling +/- 2.62 acres from Agricultural Single-Family Conventional (ASC-1) to Planned Development (PD) to construct 22,000 sq. ft. of general office and 6,000 sq. ft. medical office uses. The site is located on SE 24th Street, approximately 525 feet north of E. College Ave. The Future Land Use designation of the site is Suburban Mixed Use 6 (SMU-6).

Trip Generation Analysis

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

Approved Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
ASC-1: 2 Single Family Detached (ITE LUC 210)	19	1	2

Proposed Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 22,000 Sq Ft General Office (ITE LUC 710)	311	46	47
PD: 6,000 Sq Ft Medical-Dental Office (ITE LUC 720)	236	25	29
Total Trips	547	71	76

Trip Generation Difference:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(+) 528	(+) 70	(+)74

The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by +528 average daily trips, +70 trips in the a.m. peak hour and +74 p.m. peak hour trips.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

SE 24th Street is a 4-lane, divided, urban county collector roadway with +/- 11-foot travel lanes and a +/- 20-foot median. Along the project frontage, the right-of-way is approximately 110 feet wide. There are +/- 6-foot sidewalks and +/-4-foot bike lanes with curb and gutter on both sides of the roadway in the vicinity of the proposed project.

SE 24th St. is designated a 4-lane roadway in the Hillsborough County Corridor Preservation Plan. However, no right-of-way is needed since the roadway was recently improved to the 4-lane configuration.

SITE ACCESS

The site plan proposes one restricted right-in/right-out access connection to SE 24th Street and vehicular and pedestrian cross access to the adjacent parcels to the north and south. The three existing driveway connections on SE 24th St. shall be removed at the time of site construction.

Staff notes that the proposed vehicular and pedestrian cross access is consistent with the requirements of the County Land Development Code (LDC), Section 6.04.03. Q. which is required to reduce the necessity to use the public street system in order to move between adjacent and complementary land uses where such interchange of vehicular or pedestrian trips are likely to occur. Staff notes that the subject property and the adjacent properties are all designated Suburban Mixed Use 6 (SMU-6) which allows for the future development of commercial, office and mixed uses. The proposed driveway and sidewalk stubouts will be constructed to the property line and be in place at the time that adjacent properties buildout to their highest and best use.

The site access analysis submitted by the applicant demonstrates that the potential traffic generated by the proposed office uses do not meet warrants to require turn lane improvements.

The sites internal sidewalks and pedestrian routes are required by LDC, Sec. 6.03.02. B. to meet the Florida Accessibility Code by safely connecting public sidewalks to building entrances and providing accessible routes to all element and spaces, including parking areas, within the site.

Future bicycle and pedestrian access may be permitted anywhere along PD boundaries consistent with the LDC.

LEVEL OF SERVICE (LOS)

The recently improved segment of SE 24th Street is not included in the Hillsborough County Level of Service (LOS) Report.

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
SE 24 th Street	County Collector - Urban	4 Lanes <input type="checkbox"/> Substandard Road <input checked="" 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 <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	19	1	2
Proposed	547	71	76
Difference (+/-)	+528	+70	+74

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

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

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

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

COMMISSION

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 Steffanie L. Wickham WASTE DIVISION
 Sterlin Woodard, P.E. WETLANDS DIVISION

AGENCY COMMENT SHEET

REZONING	
<p>HEARING DATE: March 20, 2023</p> <p>PETITION NO.: 22-1688</p> <p>EPC REVIEWER: Jackie Perry Cahanin</p> <p>CONTACT INFORMATION: (813) 627-2600 X 1241</p> <p>EMAIL: cahaninj@epchc.org</p>	<p>COMMENT DATE: February 2, 2023</p> <p>PROPERTY ADDRESS: 324, 408 24th St SE, Ruskin, FL</p> <p>FOLIO #: 0549990000; 0550000000; 0550030000</p> <p>STR: 10-32S-19E</p>
<p>REQUESTED ZONING: From AS-1 to PD</p>	
FINDINGS	
<p>WETLANDS PRESENT</p> <p>SITE INSPECTION DATE</p> <p>WETLAND LINE VALIDITY</p> <p>WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)</p>	<p>YES</p> <p>12/22/2022</p> <p>NO</p> <p>Wetland located in the northern portion of property</p>
<p>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:</p> <ul style="list-style-type: none"> • 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 	

Environmental Excellence in a Changing World

Environmental Protection Commission - Roger P. Stewart Center
 3629 Queen Palm Drive, Tampa, FL 33619 - (813) 627-2600 - www.epchc.org

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 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.

Jpc/

ec: todd@Pressmaninc.com

Rome, Ashley

From: REYNOLDS, JENNIFER L <jreynolds@teamhcsso.com>
Sent: Friday, March 17, 2023 1:41 PM
To: Rome, Ashley
Subject: Fwd: RE RZ PD 22-1688

External email: Use caution when clicking on links, opening attachments or replying to this email.

Good afternoon Ashley,

Would you please add the below note to this site update for us?

Thank you,
Jenn

From: "CALE L PARSONS" <cparsons@teamhcsso.com>
To: "JENNIFER REYNOLDS" <jreynolds@teamhcsso.com>
Sent: Wednesday, March 15, 2023 3:30:21 PM
Subject: Re: RE RZ PD 22-1688

After reviewing both submissions, I had no issues as it pertains to the effects of the propose project. However, the proposal to reduce the required north buffer could lead to an issue with the neighboring residential community.

Corporal Cale Parsons #226877
Hillsborough County Sheriff's Office
District IV
508 33rd Street SE
Ruskin, Florida 33570
813-247-0402
cparsons@hcsso.tampa.fl.us

Public Disclosure:

Under Florida law, e-mail addresses are public record. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact the Hillsborough County Sheriff's Office via telephone at 813-247-8000 or US Mail at P.O. Box 3371, Tampa, FL 33601.

From: "JENNIFER L REYNOLDS" <jreynolds@teamhcsso.com>
To: "CALE L PARSONS" <cparsons@teamhcsso.com>
Sent: Friday, March 10, 2023 2:26:49 PM
Subject: Fwd: RE RZ PD 22-1688

Update for Ruskin Office Park site.

From: "Ashley Rome" <RomeA@hillsboroughcounty.org>
To: "Allen, Cari" <AllenCA@hillsboroughcounty.org>, "Andrea Papandrew" <papandrewa@plancom.org>, "Andrea Stingone" <andrea.stingone@hcps.net>, "Blinck, Jim" <BlinckJ@HillsboroughCounty.ORG>, "Brown, Gregory" <BrownGr@hillsboroughcounty.org>, "Bryant, Christina" <BryantC@epchc.org>, "Bryce Fehringer" <fehringerb@plancom.org>, "Cabrerera, Richard" <CabrereraR@HillsboroughCounty.ORG>, "Dal fino, Jarryd" <DalfinoJ@hillsboroughcounty.org>, "Santos, Daniel" <daniel.santos@dot.state.fl.us>, "David Skrelunas" <David.Skrelunas@dot.state.fl.us>, "DeWayne Brown" <brownd2@gohart.org>, "Dickerson, Ross" <DickersonR@HillsboroughCounty.ORG>, "Ellen Morrison" <ellen.morrison@swfwmd.state.fl.us>, "Franklin, Deborah" <FranklinDS@hillsboroughcounty.org>, "Glorimar Belangia" <Glorimar.Belangia@hcps.net>, "Greg Colangelo" <colangeg@plancom.org>, "Raymond Hansen" <HansenR@hillsboroughcounty.org>, "Holman, Emily - PUD" <HolmanE@HillsboroughCounty.ORG>, "Hummel, Christina" <HummelC@hillsboroughcounty.org>, "Impact Fees" <ImpactFees@hillsboroughcounty.org>, "James Hamilton" <jkhamilton@tecoenergy.com>, "JENNIFER REYNOLDS" <jreynolds@teamhcs.com>, "Jesus Peraza Garcia" <perazagarciaj@gohart.org>, "Jillian Massey" <masseyj@plancom.org>, "Kaiser, Bernard" <KAISERB@HillsboroughCounty.ORG>, "Karla Llanos" <llanosk@plancom.org>, "Katz, Jonah" <KatzJ@hillsboroughcounty.org>, "Kyle Brown" <kyle.brown@myfwc.com>, landuse-zoningreviews@tampabaywater.org, "Mineer, Lindsey" <Lindsey.Mineer@dot.state.fl.us>, "Lindstrom, Eric" <LindstromE@hillsboroughcounty.org>, "Mackenzie, Jason" <MackenzieJ@hillsboroughcounty.org>, "McGuire, Kevin" <McGuireK@HillsboroughCounty.ORG>, "Melanie Ganas" <mxganas@tecoenergy.com>, "Melissa Lienhard" <lienhardm@plancom.org>, "Perez, Richard" <PerezRL@hillsboroughcounty.org>, "Petrovic, Jaksa" <PetrovicJ@HillsboroughCounty.ORG>, "Pezone, Kathleen" <PezoneK@hillsboroughcounty.org>, "Ratliff, James" <RatliffJa@hillsboroughcounty.org>, "Hessinger, Rebecca" <HessingerR@hillsboroughcounty.org>, "Renee Kamen" <renee.kamen@hcps.net>, "Revette, Nacole" <RevetteN@HillsboroughCounty.ORG>, "Carroll, Richard" <CarrollR@HillsboroughCounty.ORG>, "Rodriguez, Dan" <RodriguezD@gohart.org>, "RP-Development" <RP-Development@hillsboroughcounty.org>, "Salisbury, Troy" <SalisburyT@hillsboroughcounty.org>, "Sanchez, Silvia" <sanchezs@epchc.org>, "Shelton, Carla" <SheltonC@HillsboroughCounty.ORG>, "Steady, Alex" <SteadyA@hillsboroughcounty.org>, "Tony Mantegna" <tmantegna@tampaairport.com>, "Turbiville, John (Forest)" <TurbivilleJ@HillsboroughCounty.ORG>, "Walker, Clarence" <WalkerCK@hillsboroughcounty.org>, "Wally Gallart" <GallartW@plancom.org>, "Weeks, Abbie" <weeksa@epchc.org>, WetlandsPermits@epchc.org, "Woodard, Sterlin" <Woodard@epchc.org>
Cc: "Grady, Brian" <GradyB@HillsboroughCounty.ORG>, "chapelat" <ChapelaT@hillsboroughcounty.org>, "Timoteo, Rosalina" <TimoteoR@HillsboroughCounty.ORG>
Sent: Wednesday, March 1, 2023 5:14:32 PM
Subject: RE RZ PD 22-1688

CAUTION: This email originated from an External Source. Please use proper judgement and caution when opening attachments, clicking links, or responding to this email.

Good Day All,

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

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

Planner assigned:

Planner: Tania Chapela

Contact: chapelat@hillsboroughcounty.org

Have a good one,

Ashley Rome

Planning & Zoning Technician

Development Services Dept.

P: (813) 272-5595

E: romea@hillsboroughcounty.org

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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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: 07/12/2023

REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: Erin Lykins, Quill Development

PETITION NO: 22-1688

LOCATION: 404 & 408 SE 24th St, 324 SE 24th St

FOLIO NO: 55003.0000 54999.0000 55000.0000 54999.0000

Estimated Fees:

Medical Office (10,000 s.f. or less)

(Per 1,000 s.f.)

Mobility: \$21,860 * 6 = \$131,160

Fire: \$158 * 6 = \$948

Single Tenant Office

(Per 1,000 s.f.)

Mobility: \$10,005 * 16 = \$160,080

Fire: \$158 * 16 = \$2,528

General Office (multi-tenant)

(Per 1,000 s.f.)

Mobility: \$8,336 per 1,000 sq ft by tenant space

Fire: \$158 per 1,000 sq ft by tenant space

Project Summary/Description:

Urban Mobility, South Fire - 6,000 sq ft Medical; 22,000 sq ft Professional Office

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

PETITION NO.: STD22-1688 REVIEWED BY: Randy Rochelle DATE: 1/3/2023

FOLIO NO.: 54999.0000, 55000.0000 & 55003.0000

WATER

- The property lies within the _____ Water Service Area. The applicant should contact the provider to determine the availability of water service.
- A 16 inch water main exists (adjacent to the site), (approximately 750 feet from the site) and is located south of the subject property within the north 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 20 inch wastewater force main exists (adjacent to the site), (approximately 550 feet from the site) and is located north of the subject property within the east Right-of-Way of Southeast 24th Street. 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.

COMMENTS: 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.



VERBATIM TRANSCRIPT

1 MS. HEINRICH: Our next application is Item D.3,
2 PD Rezoning 22-1688. This is a request for rezoning from AS-1
3 to PD. Tania Chapela with Development Services will provide
4 staff findings after the applicant's presentation.

5 MR. PRESSMAN: Thank you. Hearing Officer,
6 Todd Pressman, 200 2nd Avenue South, Number 451 in Saint
7 Petersburg.

8 This is our ZPD 22-1688, located in the Ruskin Area,
9 located just off of College Avenue. This is the site, as
10 property appraisal has it, on 24th Street SE. It's composed of
11 three parcels, as you can see here. The issue is AS-1 to PD for
12 2.62 acres to allow for pro -- professional services and health
13 practitioners offices. Development Services supports. Planning
14 Commission finds it consistent.

15 The butting uses to the north is what I would describe
16 as a tiny home use, for lack of a better term. And to the rear
17 is a metro ready mixed concrete plan and a mini grocery store to
18 the south. Future Land Use Category is intensive SMU-6, which
19 is suburban commercial offices, research parks, light industrial
20 multipurpose. As seen in the zoning map manufacturing is
21 abutting to the rear and CGs a little bit down 24th.

22 PD plan is professional services and health
23 practitioner's health service. Five separate footprints with
24 parking. A stub out both to the north and to the south. 24th
25 Street is busy at 12,540 vehicles per day per the LOS report.

1 It generates the level of service as C or better and will
2 continue to operate that lever of C or better with the project
3 traffic. SE 24th Street is designated a four-lane roadway in
4 the county corridor plan, and the roadway was recently approved
5 to a four-lane configuration. So a big improvement there.

6 You can see that there's good buffering screening to
7 the north on the north property. This is what abuts the site to
8 the north. So to the side, as I note, is where the project
9 would be. Abutting to the rear and the owners to the west is a
10 cement plant. Development Services note the proposed 0.24 FAR
11 is significantly under the 0.35 maximum FAR. The use is less
12 intense than the allowed uses in the adjacent concrete
13 distribution plant, would not intrude -- the would not intrude
14 with the required setbacks, would not decrease require buffers
15 Type B screening retention plan will exceed the LDC buffering
16 the screening requirements.

17 Planning Commission notes it's compatible with the
18 existing character, meets the intent of neighborhood protection
19 policies. Proposed office will be a gradual transition of
20 intensities and is consistent with the Ruskin Community Plan.
21 Planning Commission also notes, well again, it's consistent with
22 Community Plan and includes promoting nonresidential development
23 at a scale and design that reflects the character of the
24 community.

25 So with that, we've done as well a couple notices. As

1 I checked online, as of yesterday, there were no letters or
2 emails in the file. I'd be happy to answer questions anybody
3 may have. Thank you.

4 HEARING MASTER: I don't have any for you. Thank you.
5 All right. Development Services.

6 MS. CHAPELA: Good evening. Tania Chapela,
7 Development Services Staff.

8 The applicant is requesting to rezone from AS-1 to PD
9 to allow professional services and health practitioners offices.
10 The proposed 0.25 FAR is under the 0.35 maximum FAR allowable
11 for offices uses in the SMU-6 Comprehensive Plan Category. The
12 surrounding properties to the north and west are zoned for low
13 density residential uses only. And the project is adjacent to a
14 vacant land zoned AS-1.

15 However, in the SMU-6 Future Land Use, office uses are
16 not subject to the commercial locational criteria. Furthermore,
17 the subject property is nearing a commercial corridor establish
18 what CD and CN zoning districts along College Avenue north,
19 approximately 300-feet to the south. Also, the proposed uses
20 are less intense than the allowed uses in the adjacent concrete
21 distribution plant development zoned manufacturing. The propose
22 the proposed -- the proposed building area will not intrude into
23 the required setbacks, nor will decrease the required buffers
24 and screening. Moreover, the Type B screening and the retention
25 pond proposed for the most part of the front yard will exceed

1 the LDC buffering and screening requirements.

2 Per the transportation staff report, the proposed
3 rezoning will increase vehicular traffic impacts in the area.
4 However, the building envelope is located mostly in the back of
5 the property and close to the adjacent manufacturing
6 development, reducing potential noise and lighting impacts on
7 the surrounding residential development. Additionally, the
8 proposed mass and bulk of the structures and the 20-foot maximum
9 building height is in harmony with the single-family residential
10 architecture pattern existing in the area.

11 Given the above, Staff finds the proposed modification
12 to be compatible with the surrounding properties and in keeping
13 the general development pattern of the area. Staff recommends
14 approval of the applicant's request, subject to conditions.

15 And before I -- I finished my -- my presentation, I
16 just wanted to read the prior to certification conditions to be
17 in the -- in the record. So we have -- prior to certification,
18 the applicant shall revise the PD site plan to amend the side
19 data table to show a minimum lot size of 43,560 square feet and
20 minimum lot width of 100-feet. Then the condition -- I mean the
21 prior to certification number two will be to show a 20-foot
22 buffer Type B along the southern property line. And finally,
23 amend the side data table to remove the reference to the BPO
24 business professional office, and reference the proposed use as
25 professional services and health practitioners services.

1 With this, I conclude my presentation unless you have
2 any questions.

3 HEARING MASTER: Okay. And just -- because I wasn't
4 what you were doing there. Those certifications are usually in
5 the staff report. And are they not there in this one or -- or
6 they are?

7 MS. CHAPELA: They are on page nine of --

8 HEARING MASTER: Okay.

9 MS. CHAPELA: -- 13 under number six, proposed
10 conditions.

11 HEARING MASTER: Okay.

12 MS. CHAPELA: And then there is approval and then
13 prior to certification. And that's just before the actual
14 conditions of approval.

15 HEARING MASTER: Okay. I see them. Thank you. All
16 right.

17 MS. PAPANDREW: Andrea Papandrew, Planning Commission
18 Staff. The site is in the suburban mixed use six Future Land
19 Use category and is within the Ruskin Community Plan and South
20 Shore Area Wide Systems Plan. The intent of the suburban mixed
21 use six of Future Land Use Category is to allow for uses that
22 are urban and suburban in intensity and density. Office uses
23 or -- office uses are limited to a 0.35 FAR and are not subject
24 to commercial locational criteria. And the proposed is below
25 the maximum FAR and meets the intent.

1 Policy 1.4 requires all new development to be
2 compatible with the surrounding area. The proposed change is
3 compatible with existing character of development in the area as
4 it contains other nonresidential uses directly to the east. The
5 applicant is meeting all buffer and screening requirements,
6 which will mitigate the proposed from the existing mobile home
7 park to the north.

8 The applicant is also proposing a breakup the total
9 square footage into five smaller buildings and limit each
10 building to no more than 20-feet in height. The proposed meets
11 the intent of the neighborhood protection policies under
12 Objective 16 with the 20-foot buffer along the northern boundary
13 adjacent to residential. The proposed will serve as gradual
14 transition of intensities between the light industrial uses to
15 the east and the residential to the north.

16 The applicant is also proposing complementary office
17 uses with transportation and pedestrian connections to the south
18 and north. Proposal is also consistent with a Ruskin Community
19 Plan, which seeks to provide opportunities for business growth
20 and jobs. The proposed uses are consistent with the vision --
21 the plan's vision for office and light industrial uses. And the
22 proposed 3,500 to 7,000 square foot building sizes also meets
23 the community plan's vision of non-residential development as
24 scale and design that reflects the character of the community.

25 Planning Commission Staff finds the proposed plan

1 development consistent with the Unincorporated Hillsborough
2 County Comprehensive Plan, subject to the conditions proposed by
3 the Development Services Department.

4 HEARING MASTER: All right. Thank you. Is there
5 anyone here or online who wishes to speak in support of this
6 application? All right. I don't hear anyone.

7 Is there anyone here or online who wishes to speak in
8 opposition to this application?

9 MS. CANEEN: I do.

10 MR. LAMPE: We have two people online.

11 HEARING MASTER: All right. Please state your name
12 and your address and then we'll hear your testimony. And we
13 also need to have your video on -- your screen on. We need to
14 see you.

15 Thank you.

16 MR. LAMPE: Debbie, go ahead.

17 MS. CANEEN: Shall I go first?

18 HEARING MASTER: Yes.

19 MS. CANEEN: Yeah. Hi. My name is Debbie Caneen.
20 I'm -- I own the tiny home community to the north. We -- myself
21 and the proposed development, we share that boundary. That --
22 there's a great concern on my part in that the concrete plant
23 behind this proposed development has a retention pond that
24 drains out onto the very northeast corner, sorry northwest
25 corner of that retention pond. The water from the pond runs

1 down onto my property and runs along a ditch that I had to dig
2 with a shovel and an ax to get out to storm water to relieve the
3 over -- the flooding on my property. And that was probably
4 three years ago when we had an abundance of rain during the
5 summer that it took place. I don't think since this new owner
6 purchased it that that's been an issue. But I'm super concerned
7 that the only storm water mitigation that they're proposing is
8 on the south side where it's not going to help me at all. And
9 I'm really fearful that they're going to adversely affect me
10 with -- with that water runoff. If they -- if they move an
11 ounce of soil, I'm going to be in trouble. And I've got septic
12 tanks and a well.

13 HEARING MASTER: All right. Thank you, ma'am.

14 Is anything further?

15 MS. CANEEN: Yes. I -- I should mention. I'm sorry I
16 didn't that Jim Rouch, I talked to him today from the County.
17 And he said he was going to look into that. I'm -- I'm not
18 opposed to the development. I'm -- I welcome what they're
19 doing. I just want to make sure that this -- this border
20 between the two of us is addressed properly and it doesn't cause
21 me additional problems.

22 HEARING MASTER: Okay. Thank you very much for that.

23 MS. CANEEN: Thank you.

24 HEARING MASTER: Next speaker, please.

25 MR. LAMPE: I believe we had a Donna Watson on, but it

1 looks like she's disconnected. And I want to just make sure we
2 have Atef Hanna, but I believe that's with the applicant team.

3 HEARING MASTER: Okay. All right. Anyone else online
4 who wishes to speak in opposition to this application? Okay. I
5 do not hear anyone.

6 Then we'll go back to Development Services.

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

8 HEARING MASTER: All right. Thank you.

9 Applicant, anything further? And would you wish to
10 address the concerns of the neighbor?

11 MR. PRESSMAN: Atef Hanna is online. He is the
12 project engineer. He can respond to the storm water issues.
13 But as you understand, the Staff understands, this site will be
14 developed and be required to maintain storm waters. And I would
15 suggest that since it's vacant now, this should be a great
16 improvement to all neighbors because the site will be developed
17 and under scrutiny of the many different departments and
18 agencies that control storm water.

19 Can we have Mr. Hanna speak for a moment? Atef, are
20 you there?

21 MR. HANNA: Atef Hanna with engineer with Beacon
22 Civil.

23 HEARING MASTER: And your address, please.

24 MR. HANNA: 7345 Gunn Highway, Tampa, Florida.

25 I -- I just want to address the -- the comment that --

1 first thing we'll do is just make sure that when we do our
2 drainage, we address not just a site, but the surrounding as
3 well. We want to make sure that we are addressing problems like
4 what she's having, if any, ponding in that area, we want to make
5 sure it -- it's not really a problem in the future. We even go
6 further out to see what the drainage model is doing to evaluate.
7 So it's not just a site. We want to make sure that there is
8 outlet for any water that accumulates anywhere and -- and
9 continuous drainage.

10 MS. CANEEN: May -- may I -- may I say one more thing?

11 MR. HANNA: Sure.

12 MS. CANEEN: Yes. If --

13 HEARING MASTER: No. No. No. No.

14 MS. CANEEN: Okay.

15 HEARING MASTER: All right. Just a minute. We've --
16 we've already passed the public comment. So Mr. Pressman, is
17 your storm water engineer finished with his testimony?

18 MR. PRESSMAN: It sounds like it.

19 MR. HANNA: I'm done.

20 MR. PRESSMAN: Yeah.

21 HEARING MASTER: Okay. All right. Do you mind if I
22 go back to the neighbor? I -- I do want to hear from the
23 neighbor. It sounded like your concern was really the runoff
24 water from the cement plant and not necessarily from the subject
25 property, is that correct?

1 MS. CANEEN: My -- my concern is that I believe the
2 ditch that's relieving that runoff is shared by both of our
3 property lines. I do have video from the flooding from that
4 pond that I would love to share with Mr. --

5 HEARING MASTER: Okay.

6 MS. CANEEN: -- Hanna if I could be allowed to do
7 that?

8 HEARING MASTER: Okay. We're not going to do that,
9 but I want to go back to the storm water engineer.

10 And are you familiar with the ditch that the neighbor
11 is speaking about and --

12 MR. HANNA: Yes. I am familiar with the low area that
13 is shared between the two properties. And -- and the plan is
14 really to mitigate that area.

15 HEARING MASTER: Okay.

16 MR. HANNA: It's too early for design, but it's --
17 it's -- it's part of our -- what we do. And Swift Mud will
18 actually look at this as well, as well as Hillsborough County
19 Engineering Services. Everybody will be looking at that.

20 HEARING MASTER: Okay. And so it's your testimony, of
21 course, that the -- does any storm water management systems on
22 the subject property will be permitted and will have to go
23 through that review with the water management district, is that
24 correct?

25 MR. HANNA: That is correct.

1 HEARING MASTER: Okay. Thank you.

2 Mr. Pressman, anything further?

3 MR. PRESSMAN: No. Thank you for your consideration.

4 HEARING MASTER: All right. Thank you. This will
5 close the hearing on Rezoning PD 22-1688.

6 MS. HEINRICH: Madam Hearing Officer, being that it's
7 close to 8:00, this is typically the time we take a short break.

8 HEARING MASTER: Okay. Let's do that. We'll take --
9 we'll come back at 8:05.

10 (OFF THE RECORD)

11 (ON THE RECORD)

12 HEARING MASTER: All right. We'll reconvene. Welcome
13 back to the July 24, 2023 Zoning Hearing Master Meeting. I
14 think we're ready for the next case.

15 MS. HEINRICH: Sure.

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1 of order to be heard and is being continued to the July
2 24th, 2023 ZHM Hearing. Item A-8, PD 22-1604.

3 This application is being withdrawn from the ZHM
4 process.

5 Item A-9, Major Mod 22-1637. This application
6 is out of order to be heard and is being continued
7 to the July 24th, 2023 ZHM Hearing. Item A-10,
8 Major Mod 22-1638. This application is out of
9 order to be heard and is being continued to the
10 July 24th, 2023 ZHM Hearing.

11 Item A-11, PD 22-1647. This application is
12 being continued by staff to the July 24th, 2023 ZHM
13 Hearing. Item A-12, PD 22-1688. This application
14 is out of order to be heard and is being continued
15 to the July 24th, 2023 ZHM Hearing.

16 Item A-13, PD Number 23-0059. This
17 application is out of order to be heard and is
18 being continued to the July 24th, 2023 ZHM Hearing.

19 Item A-14, Standard Rezoning 23-0082. This
20 application is out of order to be heard and is
21 being continued to the July 24th, 2023 ZHM Hearing.

22 Item A-15, Major Mod Application 23-0161.
23 This application is being withdrawn from the ZHM
24 process. Item A-16 PD 23-0181. This application
25 is being continued by the applicant to the July

1 application is out of order to be heard and is being continued
2 June 20, 2023, ZHM hearing.

3 Item A.12, Major Mod application, 22-1639. This
4 application is being continued by staff to the June 20, 2023,
5 ZHM hearing.

6 Item A.13, 22-1647. This application is being
7 continued by staff to the June 20, 2023, ZHM hearing.

8 Item A.14, Standard Rezoning 22-1654. This
9 application has been withdrawn from the ZHM process.

10 Item A.15, PD application 22-1688. This application
11 is being continued by the applicant to the June 20, 2023, ZHM
12 hearing.

13 Item A.16, PD application 22-1701. This application
14 is being by staff to the June 20, 2023, ZHM hearing.

15 Item A.17, PD application 22-1706. This application
16 is being withdrawn from the ZHM process.

17 Item A-18. This application or -- application PD
18 22-0041. This application is being continued by staff to June
19 20, 2023. ZHM hearing. Oh, sorry. That's a correction. Item
20 A-18, that's for PD application 23-0041. And again, it is
21 continued by staff to the June 20 2023, ZHM hearing.

22 Item A.19, PD application 23-0059. This application
23 is being -- is out of order to be heard and is being continued
24 to the June 20, 2023, ZHM hearing.

25 Item A.20, PD application 23-0109. This application

1 continued by the applicant to the May 15, 2023 ZHM Hearing.

2 Item A.17, PD 22-1647. This application is out of
3 order to be heard and is being continued to the May 15, 2023 ZHM
4 Hearing.

5 Item A.18, PD 22-1688. This application is being
6 continued by the applicant to the May 15, 2023 Zoning Hearing
7 Master Hearing.

8 Item A.19, PD 22-1701. This application is out of
9 order to be heard and is being continued to the May 15, 2023 ZHM
10 Hearing.

11 Item A.20, PD 22-1703. This application is being
12 continued by the applicant to the May 15, 2023 ZHM Hearing.

13 And lastly, Item PD or A.21, PD 23-0041. This
14 application is being continued by the applicant to the
15 May 15, 2023 ZHM Hearing.

16 And that concludes the agenda.

17

18 HEARING MASTER: All right. Thank you so much. I
19 appreciate it. Let me start by going over our hearing
20 procedures. Our hearing today consists of agenda items that
21 require a public hearing by a zoning hearing master. I'll
22 conduct a hearing on each agenda item and we'll file a
23 recommendation within 15 business days following tonight's
24 hearing. Those recommendations are then sent to the Board of
25 County Commissioners who make the final decision on each item.

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HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

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IN RE:)
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ZONE HEARING MASTER)
HEARINGS)
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ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: PAMELA JO HATLEY
Land Use Hearing Master

DATE: Monday, March 20, 2023

TIME: Commencing at 6:00 p.m.
Concluding at 8:08 p.m.

PLACE: Hillsborough County Board of
County Commissioners
601 East Kennedy Boulevard
2nd Floor Boardroom
Tampa, Florida 33601

Reported in person by:

Brittany Bridges, CER No. 1607
U.S. Legal Support
4200 West Cypress Street, Suite 750
Tampa, Florida 33607
(813)223-7321

1 Zoning Hearing Master Hearing.

2 Item A22, Rezoning Standard 22-1681. This application
3 is out of order to be heard and is being continued to the
4 April 17, 2023 Zoning Hearing Master Hearing.

5 Item A23, Rezoning PD 22-1688. This application is
6 out of order to be heard and is being continued to the
7 April 17, 2023 Zoning Hearing Master Hearing.

8 Item A24, Rezoning PD 22-1701. This application is
9 out of order to be heard and is being continued to the
10 April 17, 2023 Zoning Hearing Master Hearing.

11 Item A25, Rezoning PD 22-1702. This application is
12 out of order to be heard and is being continued to the
13 April 17, 2023 Zoning Hearing Master Hearing.

14 Item A26, Rezoning PD 22-1703. This application is
15 out of order to be heard and is being continued to the
16 April 17, 2023 Zoning Hearing Master Hearing.

17 Item A27, Rezoning PD 22-1706. This application is
18 out of order to be heard and is being continued to the
19 April 17, 2023 Zoning Hearing Master Hearing.

20 Item A28, Rezoning Standard 23-0081. This application
21 is out of order to be heard and is being continued to the
22 April 17, 2023 Zoning Hearing Master Hearing.

23 And Item A29, Rezoning Standard 23-0082. This
24 application is out of order to be heard and is being
25 continued to the April 17, 2023 Zoning Hearing Master



**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

DATE/TIME: 7-24-23HEARING MASTER: Pamela Jo HarleyPLEASE **PRINT CLEARLY**. THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # 23-0443	PLEASE PRINT NAME <u>Todd Frossman</u> MAILING ADDRESS <u>200 2nd Ave S #451</u> CITY <u>St. Pet</u> STATE <u>FL</u> ZIP <u>33701</u> PHONE <u>804-1760</u>
APPLICATION # 23-0443	PLEASE PRINT NAME <u>TRISH LAWTON</u> MAILING ADDRESS <u>8310 Jana Dr.</u> CITY <u>Odessa</u> STATE <u>FL</u> ZIP <u>33556</u> PHONE _____
APPLICATION # 23-0443	PLEASE PRINT NAME <u>Melissa Nordbeck</u> MAILING ADDRESS <u>6008 Hammock Woods Dr.</u> CITY <u>Odessa</u> STATE <u>FL</u> ZIP <u>33557</u> PHONE <u>813-505-9315</u>
APPLICATION # 23-0443	PLEASE PRINT NAME <u>Elizabeth White (virtual)</u> MAILING ADDRESS <u>17905 Burrell Rd Burrell Road</u> CITY <u>Odessa</u> STATE <u>FL</u> ZIP _____ PHONE _____
APPLICATION # 22-0075	PLEASE PRINT NAME <u>Mac McGraw</u> MAILING ADDRESS <u>3000 W. San Nicholas St</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33629</u> PHONE <u>(813) 390-0627</u>
APPLICATION # 22-0075	PLEASE PRINT NAME <u>Keemi Corbett</u> MAILING ADDRESS <u>101 E Kennedy Blvd, Ste 5700</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-225-8421</u>

DATE/TIME: 7-24-23HEARING MASTER: Pamela Jo HatleyPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # 22-0075	PLEASE PRINT NAME <u>Jane Graham for James Anderson</u> MAILING ADDRESS <u>737 Mar St, Ste 100</u> CITY <u>Safety Harbor</u> STATE <u>FL</u> ZIP <u>34695</u> PHONE <u>727 291 9522</u>
APPLICATION # 22-0075	PLEASE PRINT NAME <u>Ethel Hammer (virtual)</u> MAILING ADDRESS <u>19825 Angel Lane</u> CITY <u>Odessa</u> STATE <u>FL</u> ZIP <u>33556</u> PHONE _____
APPLICATION # 22-0075	PLEASE PRINT NAME <u>Gary Gibbons</u> MAILING ADDRESS <u>800 29th Avenue North</u> CITY <u>St. Petersburg</u> STATE <u>FL</u> ZIP <u>33704</u> PHONE <u>813-785-2028</u>
APPLICATION # 22-0075	PLEASE PRINT NAME <u>Sabine Prother</u> MAILING ADDRESS <u>1601 Bentwood Dr.</u> CITY <u>Seff</u> STATE <u>FL</u> ZIP <u>33523</u> PHONE <u>619-536-7381</u>
APPLICATION # 22-0075	PLEASE PRINT NAME <u>ALI AJEFI</u> MAILING ADDRESS <u>5023 West Laurel Street</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP _____ PHONE <u>813-289-0039</u>
APPLICATION # 22-0648	PLEASE PRINT NAME <u>David Wright (virtual)</u> MAILING ADDRESS <u>PO Box 273417</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33688</u> PHONE _____

DATE/TIME: 7-24-23HEARING MASTER: Pamela Jo HarleyPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # 22-1510	PLEASE PRINT NAME <u>NEALE STRAW</u> MAILING ADDRESS <u>51 E LEWIS BLVD # 100</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>727-409-6450</u>
APPLICATION # 22-1510	PLEASE PRINT NAME <u>Richard Crager (virtual)</u> MAILING ADDRESS <u>6400 East Chelsea Street</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33610</u> PHONE _____
APPLICATION # 22-1577	PLEASE PRINT NAME <u>Dhawn Richard Nevels</u> MAILING ADDRESS <u>3826 S. 78TH ST</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33618</u> PHONE <u>(863) 618-8789</u>
APPLICATION # 22-1577	PLEASE PRINT NAME <u>SARA FORD</u> MAILING ADDRESS <u>534 Antigua Way</u> CITY <u>Mulberry</u> STATE <u>FL</u> ZIP <u>33800</u> PHONE <u>813-895-9377</u>
APPLICATION # 22-1577	PLEASE PRINT NAME <u>Todd Pressman</u> MAILING ADDRESS <u>200 2nd Ave S #451</u> CITY <u>St. Pete</u> STATE <u>FL</u> ZIP <u>33709</u> PHONE <u>787-804-1760</u>
APPLICATION # 22-1688	PLEASE PRINT NAME <u>Todd Pressman</u> MAILING ADDRESS <u>200 2nd Ave S #451</u> CITY <u>St. Pete</u> STATE <u>FL</u> ZIP <u>33709</u> PHONE <u>787-804-1760</u>

DATE/TIME: 7-24-23HEARING MASTER: Pamela Jo HarleyPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # 22-1688	PLEASE PRINT NAME <u>Debbie Caneen (virtual)</u> MAILING ADDRESS <u>1604 El Rancho Drive</u> CITY <u>Sun City Center</u> STATE <u>FL</u> ZIP <u>33573</u> PHONE _____
APPLICATION # 22-1688	PLEASE PRINT NAME <u>Atef Hanna (virtual)</u> MAILING ADDRESS <u>7345 Gunn Highway</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33625</u> PHONE _____
APPLICATION # 23-0181	PLEASE PRINT NAME <u>Kami Corbett</u> MAILING ADDRESS <u>101 S Kennedy B W 3700</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-225-8421</u>
APPLICATION # 23-0184	PLEASE PRINT NAME <u>Tyler Hudson</u> MAILING ADDRESS <u>460 W. Ashly Dr. #1100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-335-4005</u>
APPLICATION # 23-0184	PLEASE PRINT NAME <u>Alex Schaler</u> MAILING ADDRESS <u>400 N. Ashley Pr. #1100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-335-3907</u>
APPLICATION # 23-0184	PLEASE PRINT NAME <u>Stanley Bonilla</u> MAILING ADDRESS <u>1522 Old Country Rd</u> CITY <u>Plainview</u> STATE <u>NY</u> ZIP <u>11803</u> PHONE <u>631-539-0200</u>

DATE/TIME: 7-24-23

HEARING MASTER: Pamela Jo Harley

PLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

<p>APPLICATION # 23-0257</p>	<p>PLEASE PRINT NAME <u>Todd Freeman</u> MAILING ADDRESS <u>200 1st Ave S #458</u> CITY <u>T. Pele</u> STATE <u>FL</u> ZIP <u>3314</u> PHONE <u>813-451-1100</u></p>
<p>APPLICATION # 23-0257</p>	<p>PLEASE PRINT NAME <u>Nazneen Noorani</u> MAILING ADDRESS <u>8916 Riverlachen Way</u> CITY <u>Livermore</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>630-881-6506</u></p>
<p>APPLICATION # 23-0269</p>	<p>PLEASE PRINT NAME <u>Catherine Cogle</u> MAILING ADDRESS <u>5312 N Sunnyside Ave</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33603</u> PHONE <u>813-767-2244</u></p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____</p>

JULY 24, 2023 - ZONING HEARING MASTER

The Land Use Hearing Officer (LUHO), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, July 24, 2023, 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 6:00 p.m. and led in the pledge of allegiance to the flag.

A. WITHDRAWALS AND CONTINUANCES

▶ Michelle Heinrich, Development Services, reviewed the changes/withdrawals/continuances.

▶ Pamela Jo Hatley, ZHM, overview of ZHM process.

▶ Chief County Attorney Cameron Clark overview of oral argument/ZHM process.

▶ Pamela Jo Hatley, ZHM, Oath.

B. REMANDS

B.1. RZ 22-0075

▶ Michelle Heinrich, Development Services, called RZ 22-0075.

▶ Testimony provided.

▶ Susan Finch, ZHM, closed RZ 22-0075.

B.2. RZ 22-0648

▶ Michelle Heinrich, Development Services, called RZ 22-0648.

▶ Testimony provided.

▶ Pamela Jo Hatley, ZHM, closed RZ 22-0648.

C. REZONING STANDARD (RZ-STD):

C.1. RZ 23-0443

▶ Michelle Heinrich, Development Services, called RZ 23-0443.

▶ Testimony provided.

▶ Pamela Jo Hatley, ZHM, continued RZ 23-0443.

MONDAY, JULY 24, 2023

D. REZONING-PLANNED DEVELOPMENT (RZ-PD) & MAJOR MODIFICATION (MM) :

D.1. MM 22-1510

- ▶ Michelle Heinrich, Development Services, called MM 22-1510.
- ▶ Testimony provided.
- ▶ Pamela Jo Hatley, ZHM, closed MM 22-1510.

D.2. RZ 22-1577

- ▶ Michelle Heinrich, Development Services, called RZ 22-1577.
- ▶ Testimony provided.
- ▶ Pamela Jo Hatley, ZHM, closed RZ 22-1577.

D.3. RZ 22-1688

- ▶ Michelle Heinrich, Development Services, called RZ 22-1688.
- ▶ Testimony provided.
- ▶ Pamela Jo Hatley, ZHM, closed RZ 22-1688.

D.4. RZ 23-0181

- ▶ Michelle Heinrich, Development Services, called RZ 23-0181.
- ▶ Testimony provided.
- ▶ Pamela Jo Hatley, ZHM, closed RZ 23-0181.

D.5. RZ 23-0184

- ▶ Michelle Heinrich, Development Services, called RZ 23-0184.
- ▶ Testimony provided.
- ▶ Pamela Jo Hatley, ZHM, closed RZ 23-0184.

MONDAY, JULY 24, 2023

D.6. RZ 23-0193

- ▶ Michelle Heinrich, Development Services, called RZ 23-0193.
- ▶ Testimony provided.
- ▶ Pamela Jo Hatley, ZHM, closed RZ 23-0193.

D.7. RZ 23-0257

- ▶ Michelle Heinrich, Development Services, called RZ 23-0257.
- ▶ Testimony provided.
- ▶ Pamela Jo Hatley, ZHM, closed RZ 23-0257.

D.8. MM 23-0269

- ▶ Michelle Heinrich, Development Services, called MM 23-0269.
- ▶ Testimony provided.
- ▶ Pamela Jo Hatley, ZHM, closed MM 23-0269.

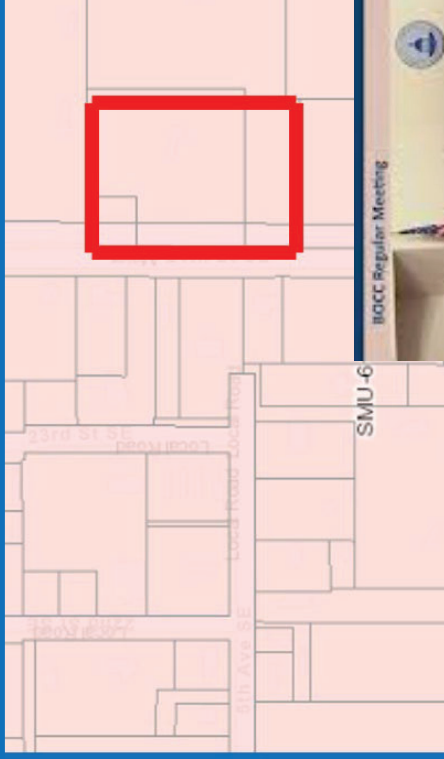
E. ZHM SPECIAL USE - None.

ADJOURNMENT

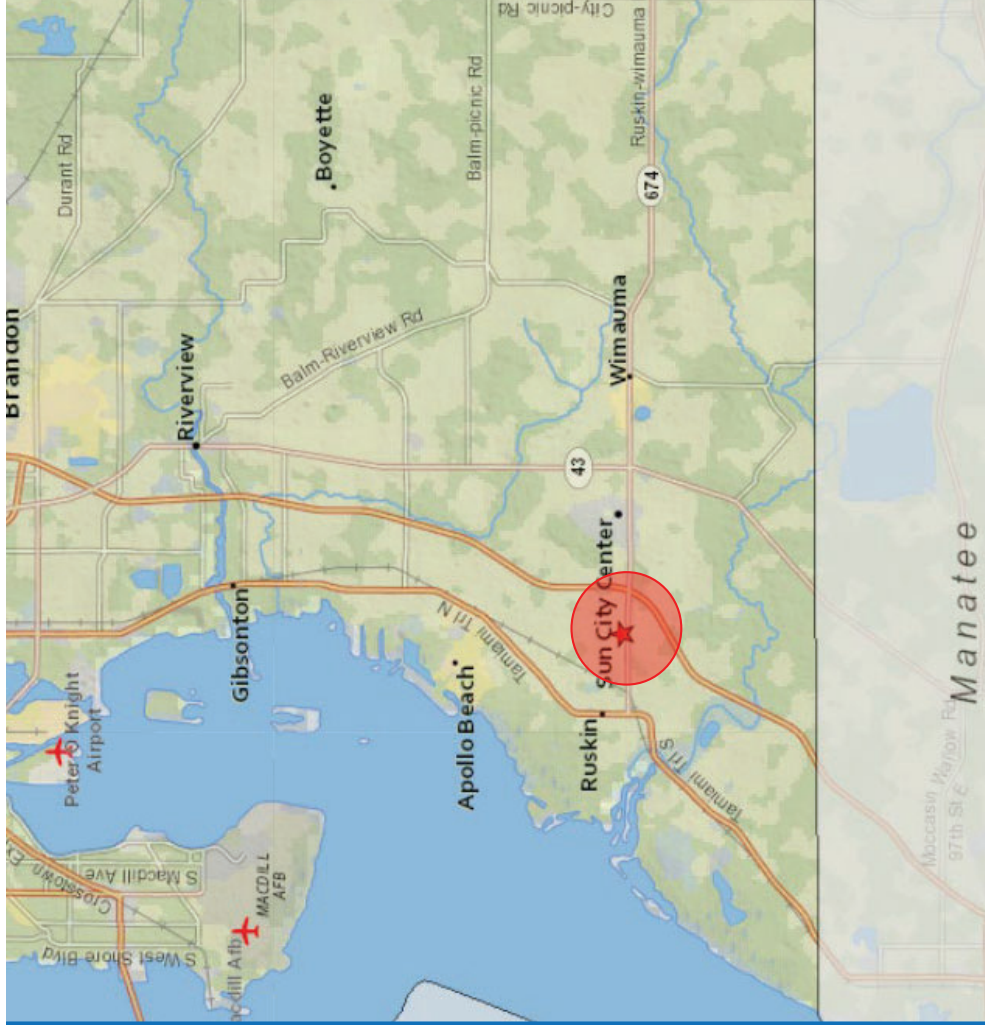
- ▶ Pamela Jo Hatley, ZHM, adjourned the meeting at 9:30 p.m.

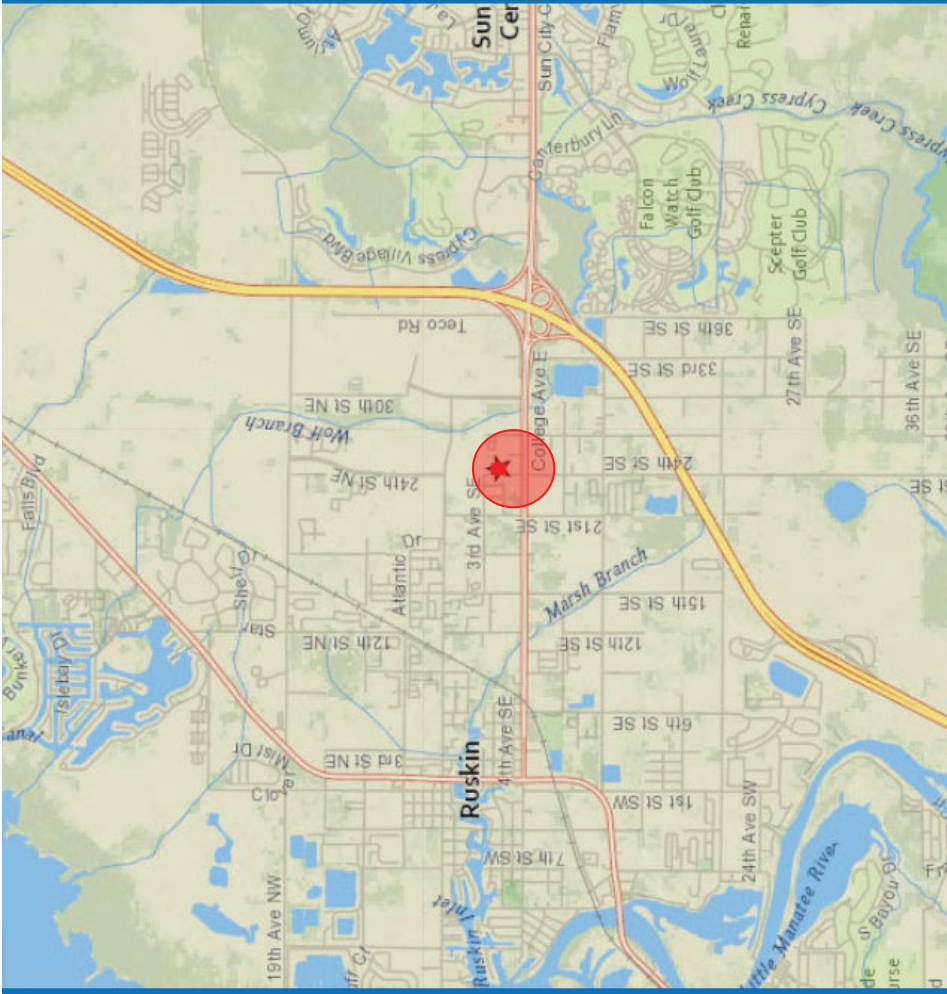


RZ-PD 22-1688



Ruskin







3 Parcels



Issue:

AS-1 to PD. 2.62 acres, mol

**Professional Services and
Health Practitioner's Offices**

Development Services, Supports

Planning Commission: Consistent

Abutting uses

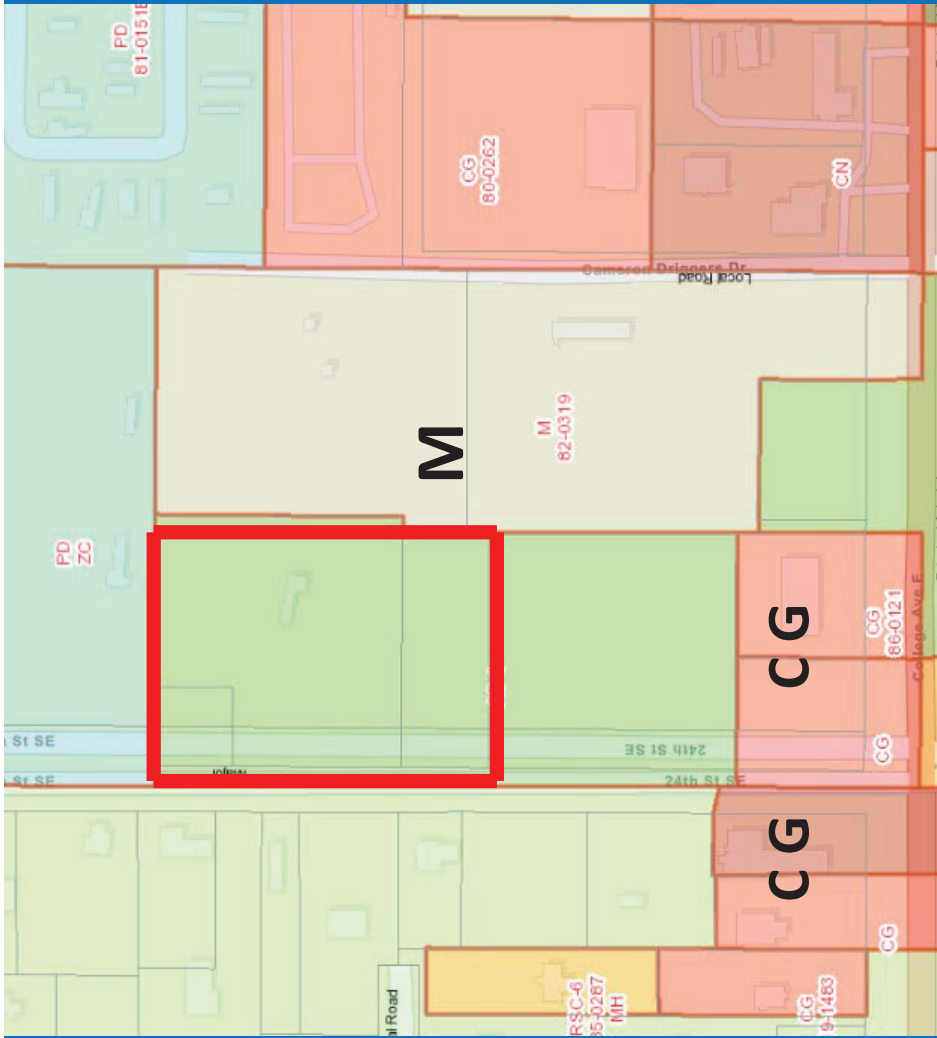
**Metro Redi-Mix
concrete plant**

mini grocery Store



**Tiny
Homes**

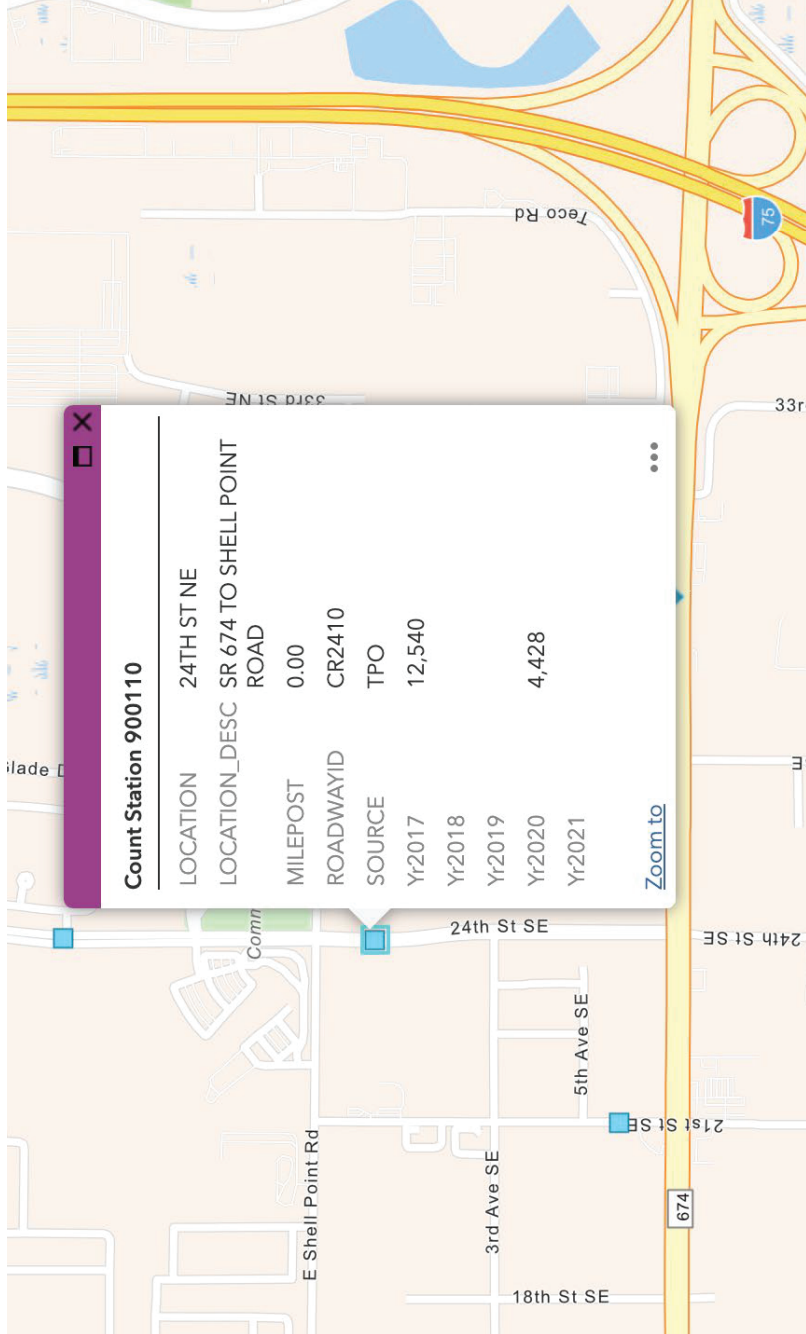
Zoning



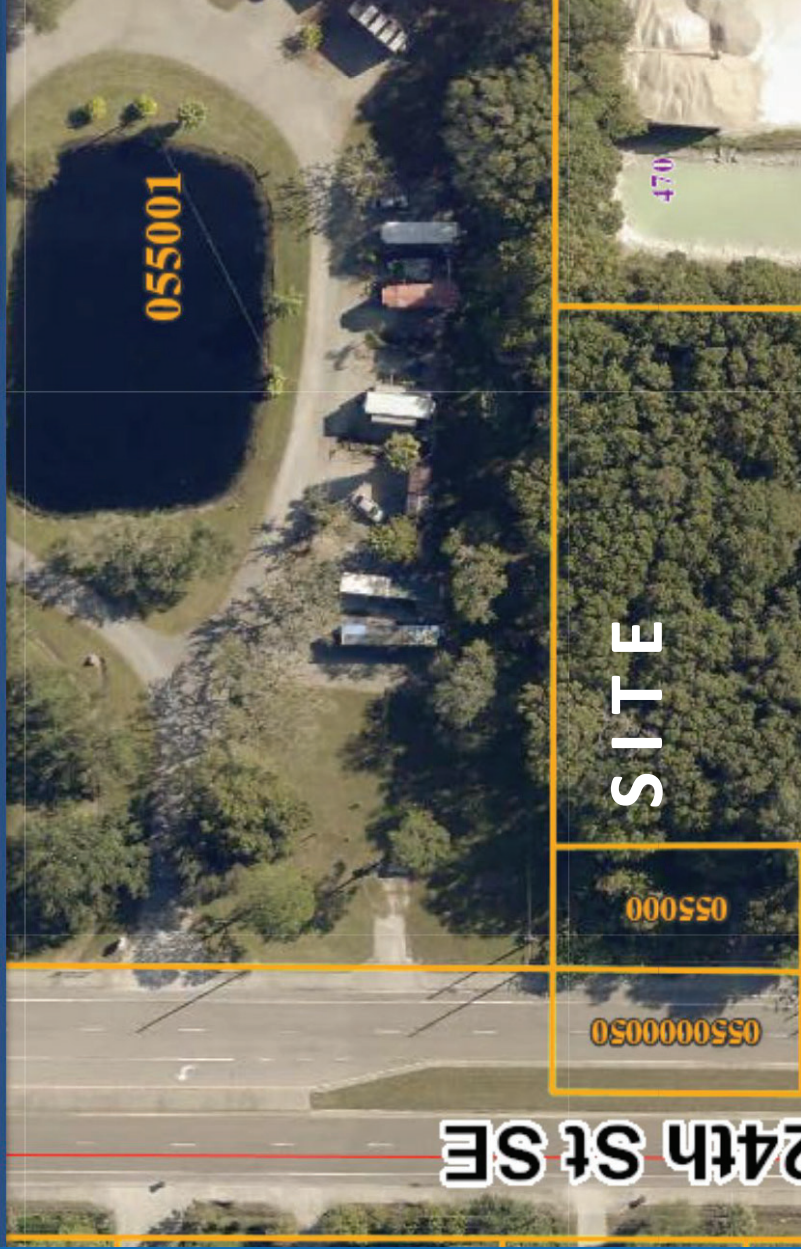
12,540 Vehicles/day

Per the Hillsborough County LOS Report, the adjacent segment of 24th St. operates at level of service C or better and will continue to operate at level of service C or better with project traffic.

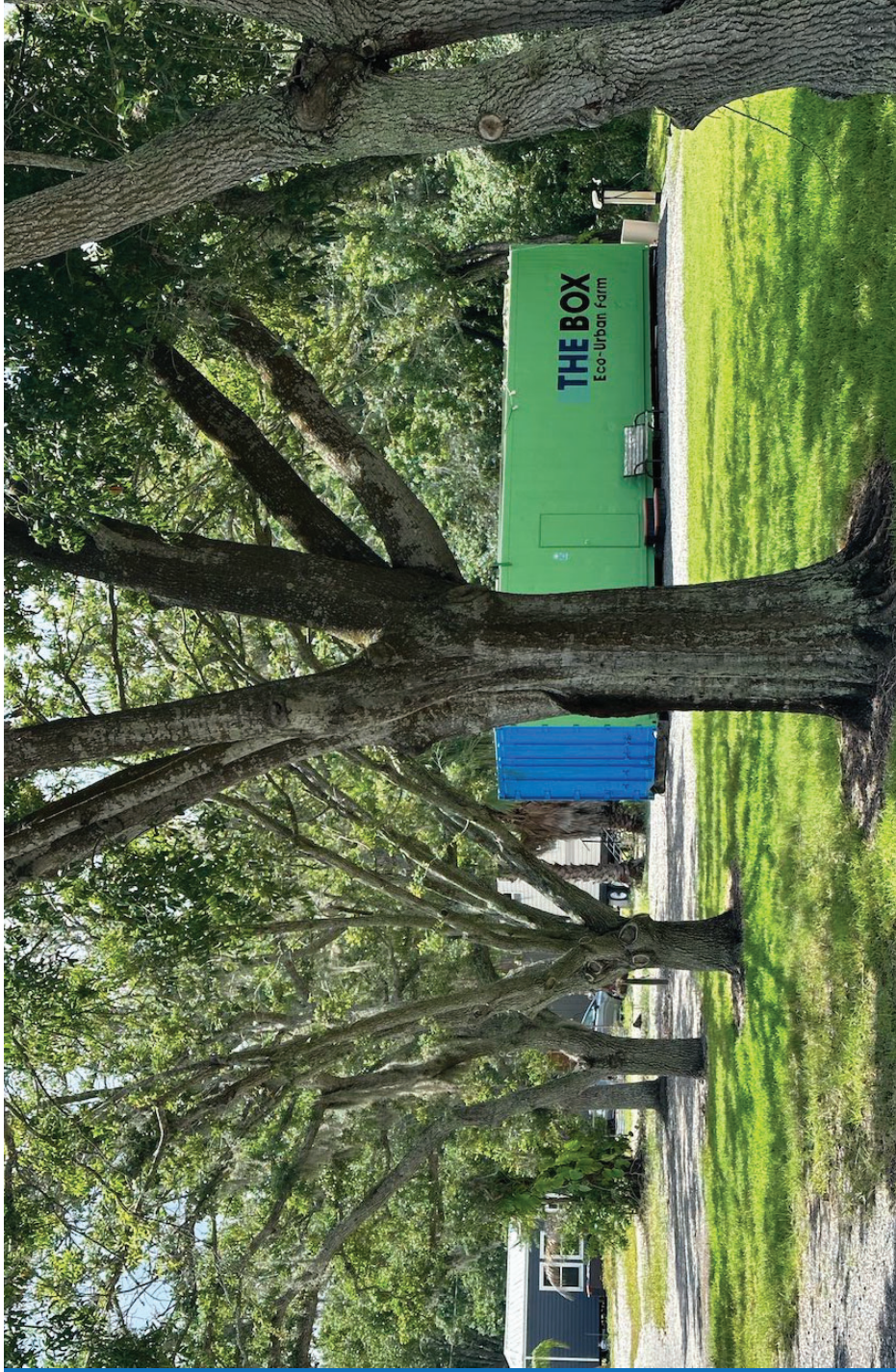
SE 24th St. is designated a 4-lane roadway in the Hillsborough County Corridor Preservation Plan. However, no right-of-way is needed since the roadway was recently improved to the 4-lane configuration.



Good buffering & screening on North



SITE abuts this side



Abutting rear and & owner West



Development Services: “The proposed 0.24 FAR is significantly under the 0.35 Maximum FAR”

...”the proposed uses are less intense than the allowed uses in the adjacent concrete distribution plant development zoned Manufacturing” .

“ ...not intrude into the required setbacks, nor will decrease the required buffers and screening. Moreover, the type B screening and the retention pond...will exceed the LDC buffering and screening requirements” .

Planning Commission: “Is compatible with the existing character of development in the area, the applicant is meeting all buffering and screening requirements” .

“The proposed rezoning meets the intent of the Neighborhood Protection policies that modify FLUE Objective 16” .

“The proposed office use will be a gradual transition of intensities between the light industrial uses to the east of the subject property and the residential located to the north”

“The proposed Planned Development is consistent with the Ruskin Comm. Plan” .

Planning Commission: “ ...is consistent with the Ruskin Community Plan, which seeks to provide opportunities for business growth and jobs in the Ruskin community” .

“The Community Plan vision also includes promoting non- residential development at a scale and design that reflects the character of the community” .



**PARTY OF
RECORD**

NONE