**Rezoning Application:** RZ PD 24-1147

**Zoning Hearing Master Date:** May 19, 2025 **BOCC Land Use Meeting Date:** July 22, 2025



**Development Services Department** 

Applicant: Jay Tanner

FLU Category: Suburban Mixed Use (SMU-6)

Service Area: Urban

Site Acreage: 13.21 Total

Community

Plan Area: Ruskin

Overlay: None



#### **Introduction Summary**

The applicant is requesting to rezone 13.21 acres from AR and PD (19-0067) to a mixed-use PD to allow the development of limited CN, limited CG, mini warehouse, and to allow for the agricultural use to continue. The portion of the property zoned PD is located within the South Shore Corporate Park DRI, but the proposed uses will not require a DRI Development Order. A minor modification is required to remove the eastern portion of the property from PD 19-0067 and is being considered under application PRS 25-0317. This application is being reviewed concurrently with an application (V24-0013) to vacate public right-of-way within the proposed PD boundaries.

Zoning	Exis	Proposed	
Districts	AR	PD 19-0067 (M3)	PD
Typical General Uses	Agricultural & Single Family	A & AI	Agricultural, CN Restricted, CG Restricted, Mini Warehouse and Open Storage
Acreage	10.8	2.41	13.22
Density/Intensity	1 DU per 5 GA/NA	1 DU per 10 GA/NA	NA/0.34
Mathematical Maximum*	2 Units	0	197,500 <u>.</u> SF GFA

\*number represents a pre-development approximation

Development Standards	Existing		Proposed		
Districts	AR	PD 19-0067 (M3)	Agricultural (Tract 1)	PD CG/CN - Limited (Tract 2)	CG/CN - Limited (Tract 3)
Lot Size	5 Acres	10 Acres	3.01 Acres	2.5	7.71 Acres
Lot Width	150′	150'	240'	180	276′
Setbacks	Front/Rear: 50' Side: 25'	Front/Rear: 50' Side: 25'	Front/Rear: 50' Side: 25'	Front/Rear: 30' Side: 20'	Front/Rear: 30' Side: 20'
Buffering & Screening	NA	NA	South: 40' Type "B"	North: 20' Type "B"	North: 20' Type "B" West: 40' Type "B" South: 40' Type "B"
Height	50′	50′	50′	40'	40'

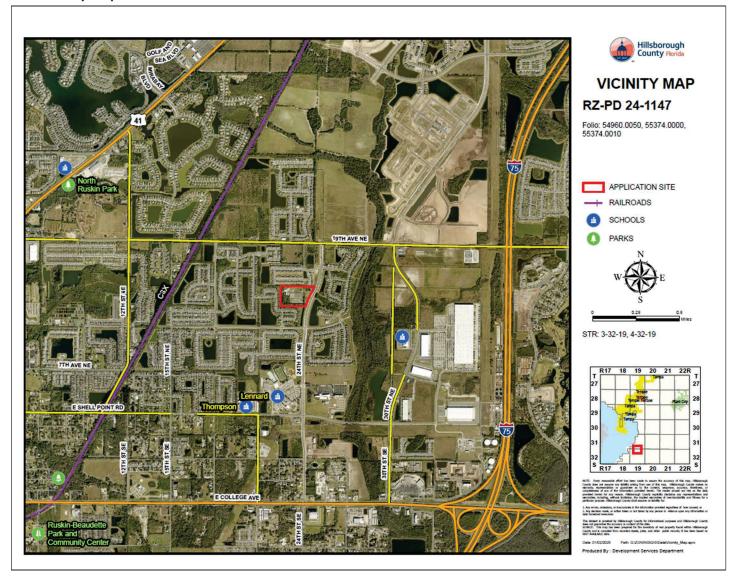
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Additional Information:	
PD Variations	None requested as part of this application
Waivers to the Land Development Code	None requested as part of this application
Planning Commission Recommendation: Consistent	Development Services Recommendation: Approvable, subject to proposed conditions

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

## 2.1 Vicinity Map



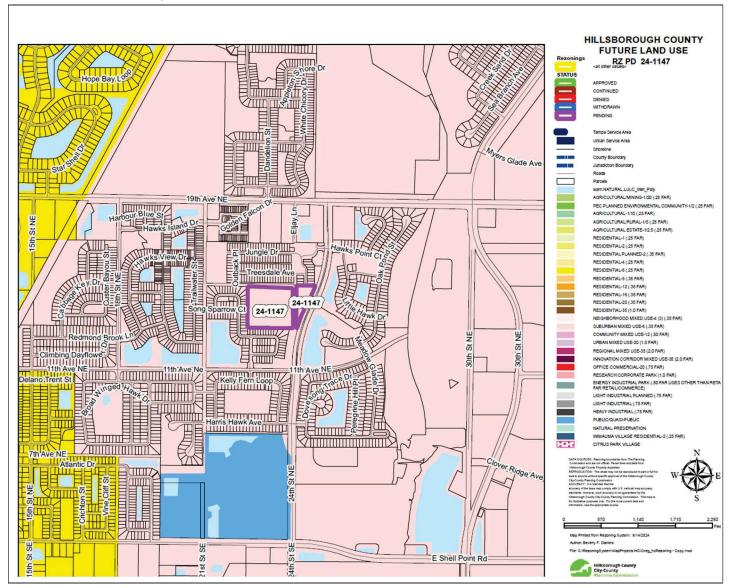
## **Context of Surrounding Area:**

Most of the immediate area is developed for single-family use. Other uses in the area include Hillsborough Community College located approximately one-half mile to the south, and Lennard High School located approximately one-third of a mile to the south.

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

#### 2.2 Future Land Use Map



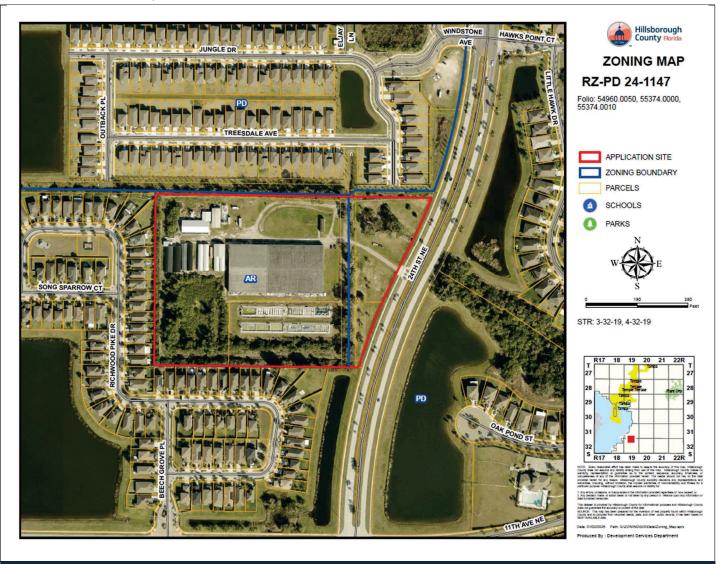
Subject Site Future Land Use Category	Suburban Mixed Use – 6 (SMU-6)
Maximum Density/FAR	6 DU/GA  Neighborhood commercial up to 175,000 SF or 0.25 FAR  Office, research corporate park, light industrial multi-purpose & mixed-use projects up to 0.35.  Light industrial uses up to a 0.50 FAR.
Typical Uses	Agricultural, residential, neighborhood commercial, office, research corporate park, light industrial with multi-purpose and clustered residential and/or mixed use.

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## 2.0 LAND USE MAP SET AND SUMMARY DATA

## 2.3 Immediate Area Map



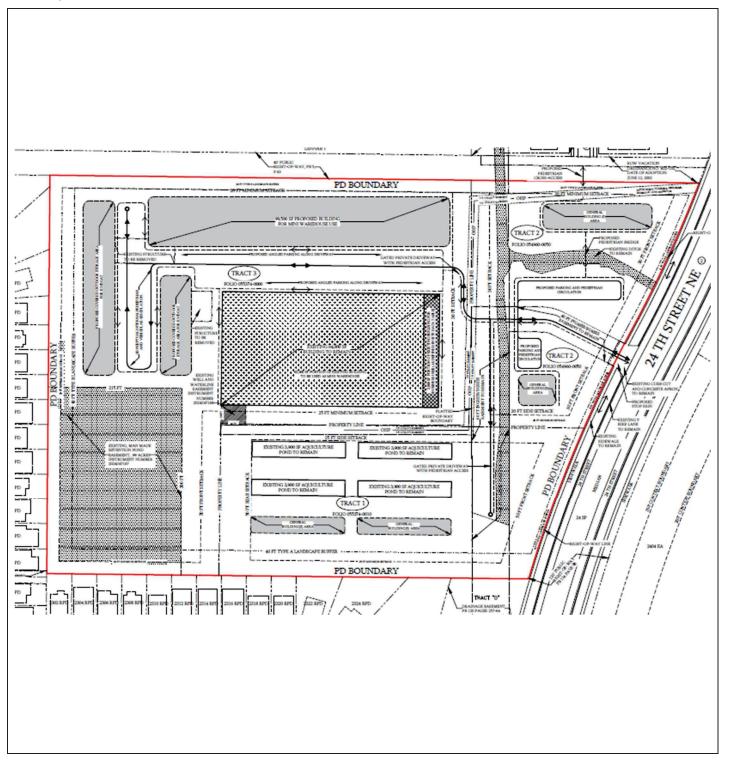
Adjacent Zonings and Uses						
Location	Zoning (PD Pod)	Maximum Density/FAR Permitted by Zoning District	Allowable Use	Existing Use		
North	PD 18-1371	5.25 DU per GA/FAR: 0.06	Single-Family, Conventional & BPO	Single-Family, Conventional & Undeveloped		
South	PD 19-0067 (Q)	16 DU per GA/NA	RMC-16 & CRH A, B, & C	Single-Family, Conventional		
East	PD 19-0067 (L)	16 DU per GA/NA	RMC-16 & CRH A, B, & C	Single-Family, Conventional		
West	PD 19-0067 (Q)	16 DU per GA/NA	RMC-16 & CRH A, B, & C	Single-Family, Conventional		

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## 2.0 LAND USE MAP SET AND SUMMARY DATA

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



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

Adjoining Roadways (check if applicable)						
Road Name	Classification	Current Conditions	Select Future Improvements			
24 <sup>th</sup> St NE	County Collector - Urban	2 Lanes □Substandard Road ⊠Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other			

<b>Project Trip Generation</b> □ Not applicable for this request					
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips		
Existing	56	4	5		
Proposed	710	36	95		
Difference (+/-)	+654	+32	+90		

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

Connectivity and Cross Access   Not applicable for this request						
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding		
North		Choose an item.	Choose an item.	Choose an item.		
South		Choose an item.	Choose an item.	Choose an item.		
East	X	Choose an item.	None	Meets LDC		
West		Choose an item.	Choose an item.	Choose an item.		
Notes:			_			

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

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## 4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY					
Environmental:	Comments Received	Objections	Conditions	Additional Information/Comments	
	⊠ Yes	☐ Yes	Requested  X Yes	information/comments	
Environmental Protection Commission	□No	⊠ No	□No		
Environmental Services	⊠ Yes	☐ Yes	☐ Yes		
Life of the control o	□No	⊠ No	⊠ No		
Natural Resources	⊠ Yes	☐ Yes	⊠ Yes		
	□No	⊠ No	□ No		
Conservation & Environ. Lands Mgmt.	⊠ Yes □ No	☐ Yes ☑ No	☐ Yes ☑ No		
Check if Applicable:		🔼 NO Vater Wellfield Pro			
⊠ Wetlands/Other Surface Waters		t Wildlife Habitat	rection / trea		
☐ Use of Environmentally Sensitive Land	_	igh Hazard Area			
Credit		_	ic Corridor		
☐ Wellhead Protection Area	<ul><li>☐ Urban/Suburban/Rural Scenic Corridor</li><li>☐ Adjacent to ELAPP property</li></ul>				
☐ Surface Water Resource Protection Area	□ Other				
Public Facilities:	Comments	Objections	Conditions	Additional	
Transportation	Received	•	Requested	Information/Comments	
Transportation	⊠ Yes	☐ Yes	⊠ Yes		
☐ Design Exc./Adm. Variance Requested	□No	⊠ No	□No		
☐ Off-site Improvements Provided  Service Area/ Water & Wastewater					
☐ City of Tampa	⊠ Yes	□ Yes	☐ Yes		
, ,	□No	⊠ No	⊠ No		
☐Rural ☐ City of Temple Terrace					
Hillsborough County School Board	│ □ Yes	☐ Yes	│ │ □ Yes		
Adequate $\square$ K-5 $\square$ 6-8 $\square$ 9-12 $\boxtimes$ N/A	□ No	□ No	□ No		
Inadequate ☐ K-5 ☐6-8 ☐9-12 ☒N/A					
Impact/Mobility Fees:	1		1		
(Per 1,000 SF Various use types are allowed, estimates are a sample of potential development. Existing uses being replaced or removed may be eligible to provide credit.)					
Urban Mobility, South Fire - 127040 SF building footprint - self storage, vehicle storage; 8,750 SF retail/food.					
Retail - Shopping CenterRestaurant - Hi TurnoverRetail - Fast Food w/ Drive-ThruMobility: \$13,562.00Mobility: \$43,893.00Mobility: \$104,494.00Fire: \$313.00Fire: \$313.00Fire: \$313.00			ı Mini-Warehouse		

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Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission				
☐ Meets Locational Criteria ☐ N/A	⊠ Yes	☐ Inconsistent	☐ Yes	
□ Locational Criteria Waiver Requested	□No	⊠ Consistent	⊠ No	
☐ Minimum Density Met ☐ N/A				

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#### **5.0 IMPLEMENTATION RECOMMENDATIONS**

## 5.1 Compatibility

Staff finds that the 50 feet of separation, to include Type B screening, landscape buffering, and setbacks proposed by the applicant between the proposed mini warehouse and the residential properties to the north and west will sufficiently mitigate the impacts of the mini warehouse on the neighboring properties. Staff also finds that the outdoor vehicle storage area design requirements proposed by the applicant adequately meet the intent of the screening requirements in LDC Section 6.11.60.E.4 and will sufficiently mitigate the impacts on the neighboring properties. Additionally, staff finds the restricted commercial uses proposed by the applicant in addition to the buffering and screening to be provided will minimize the impacts on the neighboring properties.

#### 5.2 Recommendation

Staff recommends approval, subject to conditions.

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

Prior to certification the applicant shall revise the site plan to label the sheets Sheet # of 2 and indicate Type "B" screening along the southern PD boundary of Tract 3.

#### 6.0 PROPOSED CONDITIONS

**Approval** - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted April 29, 2025.

- 1. The site shall be developed as a mixed-use project with up to 197,500 square feet of gross floor area and a 0.34 floor area ratio.
- 2. Development is limited to the following uses as described below.
  - a. Tract 1 Agriculture as defined by the Land Development Code and aquaculture in accordance with Chapter 597 of Florida Statutes with the following requirements.
    - 1) Minimum front and rear setbacks are 50 feet.
    - 2) Minimum side setbacks are 25 feet.
    - 3) Buildings shall not exceed 50 feet in height.
    - 4) Building area shall not exceed 24,000 square feet. Greenhouse structures that constitute a building as defined by the Land Development Code shall be considered building areas, e.g., greenhouses with no more than two solid walls shall not be considered buildings.
    - 5) A 40-foot-wide landscape buffer with Type A screening is required along the southern boundary.
  - b. Tract 2 Restricted CG and CN uses (to include pre-K, day care, child care and child nurseries as conditional uses) with the following requirements.
    - 1) Excluded CN and CG uses:
      - Appliance stores large; banquet and reception halls; bus terminals; canopies and gasoline pump islands as accessory uses; car wash facilities; dry cleaners, general; electric/electronic repair, large; firing range, small arms, indoor; brew pubs; car wash facilities; free-standing taverns, bars, lounges, nightclubs and dance halls; funeral homes and mortuaries, with or without accessory crematoriums; recyclable material drop off center; recyclable household goods facilities; recyclable metal recovery facilities; sexually oriented businesses; vehicle auction-retail; any drive-throughs; convenience stores with or without a gas station; garbage haulers; gasoline sales and service; heliport; helistop; hotels and motels; marina; microbrewery; motor vehicle repair, major, minor, or neighborhood; radio-tv broadcasting studio; recording studios; sales, rental, and service of a new or used domestic vehicles, farm equipment, private pleasure crafts, recreational vehicles, or hobby vehicles; service station; small motor repair; vendors, temporary; or wedding chapels.
    - 2) Gross floor area shall not exceed 6,750 square feet.
    - 3) Minimum front and rear setbacks are 30 feet.
    - 4) Minimum side setbacks are 20 feet.
    - 5) Buildings shall not exceed three stories or 40 feet in height
    - 6) A 20-foot-wide landscape buffer with Type B screening is required along the northern boundary

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c. Tract 3 – Restricted CN and CG uses, and mini warehouse with outdoor vehicle storage with the following requirements.

#### 1) Excluded CN and CG uses:

Appliance stores large; banquet and reception halls; bus terminals; canopies and gasoline pump islands as accessory uses; car wash facilities; dry cleaners, general; electric/electronic repair, large; firing range, small arms, indoor; brew pubs; car wash facilities; free-standing taverns, bars, lounges, nightclubs and dance halls; funeral homes and mortuaries, with or without accessory crematoriums; recyclable material drop off center; recyclable household goods facilities; recyclable metal recovery facilities; sexually oriented businesses; vehicle auction-retail; any drive-throughs; convenience stores with or without a gas station; garbage haulers; gasoline sales and service; heliport; helistop; hotels and motels; marina; microbrewery; motor vehicle repair, major, minor, or neighborhood; radio-tv broadcasting studio; recording studios; sales, rental, and service of a new or used domestic vehicles, farm equipment, private pleasure crafts, recreational vehicles, or hobby vehicles; service station; small motor repair; vendors, temporary; or wedding chapels.

- 2) CN and CG, restricted use shall not exceed 2,000 SF.
- 3) Mini warehouse use shall not exceed 161,500 SF.
- 4) The outdoor vehicle storage area must be covered and include walls on those portions of the outdoor storage area not otherwise screened by buildings such that outdoor storage may not be visible from offsite.
- 5) A 40-foot-wide landscape buffer with Type B screening is required along the southern boundary.
- 6) A 40-foot-wide landscape buffer with Type B screening is required along the western boundary.
- 7) A 20-foot-wide landscape buffer with Type B screening is required along the northern boundary.
- 3. No development shall be permitted that causes cumulative development to exceed 710 gross average daily trips, 36 gross a.m. peak hour trips, or 95 gross p.m. peak hour trips.
  - a. Concurrently with each increment of development, the developer shall provide a list of existing and previously approved uses within the PD. The list shall contain data including, gross floor area, number of seats (if applicable), type of use, date the use was approved by Hillsborough County, referenced to the site subdivision Project Identification number (or if no Project Identification number exists, and copy of the permit or other official reference number), calculations detailing the individual and cumulative gross and net trip generation impacts for that increment of the development, and source for the data used to develop such estimates. Calculations showing the remaining number of trips available remaining for each analysis period (i.e. average daily, a.m. peak and p.m. peak) shall also be provided.
- 4. Prior to or concurrent with the initial increment of development within the subject area, the the developer shall extend the northbound to westbound left turn lane on 24th Street onto Hawks Point Court to the minimum required length as provided in the Hillsborough County Transportation Technical Manual (TTM) Section 5.6, unless otherwise approved in accordance with section 1.7 of the TTM.
- 5. The subject site shall be permitted a singular right-in/right-out access to 24th Street NE.
- 6. Notwithstanding anything shown in the PD site plan or therein the conditions of approval, the applicant shall provide internal sidewalks connections to the project site arrival point, the primary building entrances, parking, and any other onsite amenities consistent with 6.03.02 of the Land Development Code.
- 7. Construction access shall be limited to those locations shown on the PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates

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same

- 8. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the condition of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas.
- 9. Any interim agricultural operations shall not result in the destruction of trees or the natural plant community vegetation on the property. Any application to conduct land alteration activities on the property must be submitted to the Natural Resources Team of the Development Services Department for review and approval. Use of the agricultural exemption provision to the Land Alteration regulations is prohibited.
- 10. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
- 11. The construction and location of any proposed environmental impacts are not approved by this correspondence but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
- 12. 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.
- 13. 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.
- 14. 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).
- 15. 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.
- 16. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
- 17. 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.

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**Zoning Administrator Sign Off:** 

J. Brian Grady

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

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

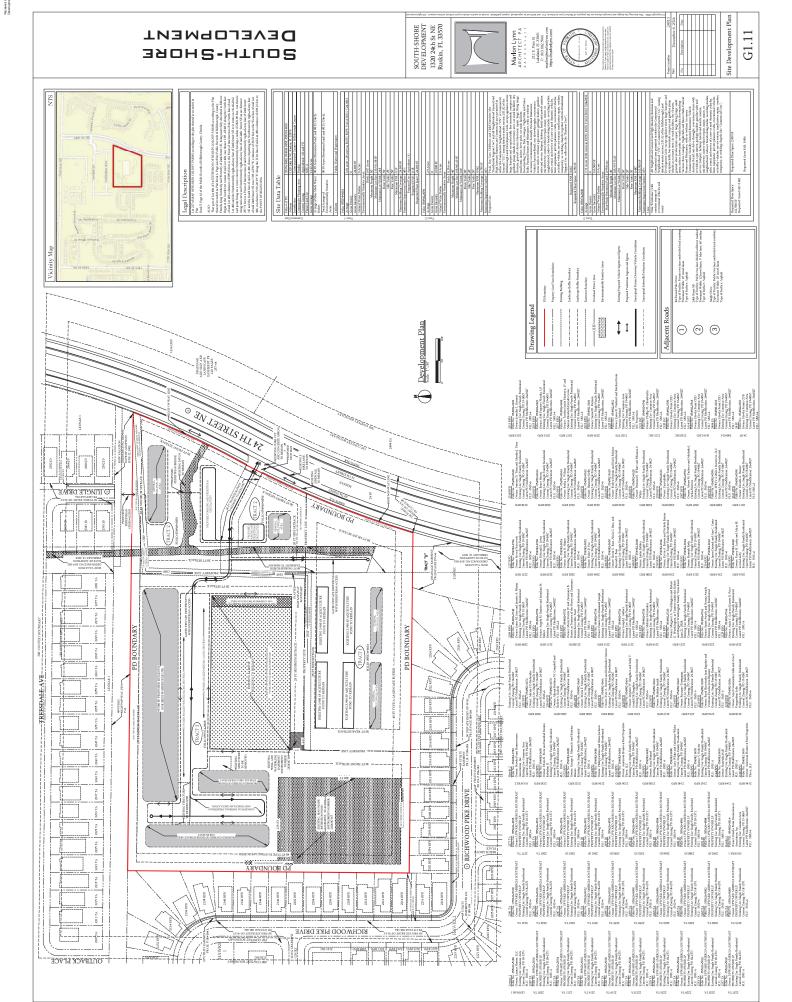
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## 7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

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8.0 PROPOSED SITE PLAN (FULL)						

APPLICATION NUMBER:

PD 24-1147



# NOTES:

- The PD name is "SouthShore Development", and type is GDP. Marlon Lynn and Kayla Strasser are the sole architects associated with the project. Michael Yates and Vicki L. Castro are the sole engineers associated with the project. Sam Ball is the planner for the project. No other developer(s), engineer(s), architect(s), or planner(s) are associated with the project.
  - Property is within the Urban Service Area and the Ruskin Community Planning Area in Unincorporated Hillsborough County.
    - Public wastewater and water will be provided by Hillsborough County,
- Buffering and screening shall be provided in accordance with the Hillsborough County Land Development Code unless otherwise specified in the Conditions of Approval.
- Outdoor storage will be in accordance with the requirements of Section 6.11.60 of the LDC, except that the designated outdoor storage area(s) shall be screened by a carport enclosed on those sides not otherwise screened
  - by buildings such that no portion of any recreational vehicle, boat or moving truck is visible from off-site.
- Environmentally Sensitive Area locations are subject to change pending formal agency jurisdictional determination.
  - The alignment of internal roads and pedestrian pathways are conceptual
- This project is not within any Overlay Districts or Special Zones, and there are no designated Scenic Roadways, designated historic landmarks or other historical or archeological sites and structures located within or
- There are no designated historical landmarks or other historical or archeological sites or structures within the project boundaries or within 150 feet of such boundaries.
- 10. There are no natural water bodies within the project boundaries. There is a proposed man-made water body within the project boundary, which is depicted hereon
  - 11. A Comprehensive Plan boundary flex is not requested.
- 12. All easements, plats, parcel lines, rights-of-way, and folio numbers within the project and within 150 feet of said project exist as depicted hereon, except the following plats are not depicted:
  - The Ruskin Colony Farms Plat recorded in Plat Book 5, Page 63, Public Records of Hillsborough County, Florida.
- 1st Extension of Ruskin Colony Farms Plat recorded in Plat Book 6, Page 24, Public Records of Hillsborough County, Florida.
- Plat recorded in Plat Book 140, Page 234, Public Records of Hillsborough County, Florida
- Hawks Point Phase 1A, a replat of a portion of Ruskin Colony Farms recorded in Plat Book 5, Page 63, and a portion of 1st Extension of Ruskin Colony Farms recorded in Plat Book 6, Page 24, recorded in Plat Book 114, Page 68-78, Public Records of Hillsborough County, Florida.
  - Hawks Point Phase 1B-1, a replat of a portion of Hawks Point Phase 1B recorded in Plat Book 114, Page 169, recorded in Plat Book 115, Page 180-184, Public Records of Hillsborough County, Florida.
    - 13. The 60-foot right-of-way depicted within the project boundary is to be vacated under vacation application No.: V24-0013.
- 14. No specific architectural designs for non-residential or multi-family structures are proposed.
  - 15. There are no non-residential or multi-family structures within 200° of the project.
- No common open space/recreational areas are proposed
- 18. The project driveways shall be private and gated where the driveways cross from Tract 2 onto Tract 1 and Tract 3. There are no local, collector, or arterial roadways existing or proposed within the project boundary. 17. No areas for public parks or public-school sites are proposed.
  - If Hillsborough County determines pedestrian cross-access is feasible, points of pedestrian cross access will be as depicted hereon. 19.
  - - 20. There are no existing or proposed Shared Access Facilities external to the PD Boundary.
- There are no rights-of-way within the project boundary proposed to be dedicated to Hillsborough County or preserved for compliance with the Hillsborough County Corridor Preservation Plan 21. There are no rights-of-way within the project boundary proposed to be dedicated to Hillsborough County or preserved for complian 22. There are no existing or proposed points of ingress and egress for mass transit or waterway facilities within the project boundaries.
- 23. There is an existing point of vehicular ingress/egress within the project area which will be used, and the location of such point is shown hereon. No other vehicular ingress/egress for vehicular ingress/egress is proposed.
  - There are no existing points of pedestrian ingress/egress within the project area. Points of pedestrian ingress/egress are proposed as depicted hereon. 24. 25.
- There are no existing bikeways within the project area, and none are proposed; there is a 5' bikeway along 24th St. NE
- 26. There are no existing or proposed raised separators, medians, median openings, or modifications to any such items within the project boundaries or within 150 feet of such boundaries except for the existing median without an opening adjacent to the project boundary for 24th Street as depicted
- There are no existing traffic control devices within the project or within 150' of the project. A stop sign is proposed as depicted hereon.
- 28. All parking will be determined at the time of site development according to the standards of the Land Development Code. Parking for the unlisted Agricultural use will be determined at the time of site development per
- There are no intersections within 150 feet of the project.
- A general interpretation of all water courses, lakes, conservation areas, preservation areas, wooded areas, upland habitat areas, and other such natural physical features within the project boundary or within one hundred and fifty feet of such boundary is depicted hereon.

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## 9.0 FULL TRANSPORTATION REPORT (see following pages)

#### AGENCY REVIEW COMMENT SHEET

TO: Z	oning Technician, Development Services Department	DATE: <del>05/12/2025</del> <u>05/14/2025</u>	
REVIEWER: Sarah Rose, Senior Planner		AGENCY/DEPT: Transportation	
PLAN	INING AREA/SECTOR: S/Ruskin	PETITION NO: RZ 24-1147 <u>-</u> REVISED	
	This agency has no comments.		
	This agency has no objection.		
X	This agency has no objection, subject to the listed or attached con	ditions.	
	This agency objects for the reasons set forth below.		

## **CONDITIONS OF APPROVAL**

- 1. No development shall be permitted that causes cumulative development to exceed 710 gross average daily trips, 36 gross a.m. peak hour trips, or 95 gross p.m. peak hour trips.
  - a. Concurrently with each increment of development, the developer shall provide a list of existing and previously approved uses within the PD. The list shall contain data including, gross floor area, number of seats (if applicable), type of use, date the use was approved by Hillsborough County, referenced to the site subdivision Project Identification number (or if no Project Identification number exists, and copy of the permit or other official reference number), calculations detailing the individual and cumulative gross and net trip generation impacts for that increment of the development, and source for the data used to develop such estimates. Calculations showing the remaining number of trips available remaining for each analysis period (i.e. average daily, a.m. peak and p.m. peak) shall also be provided.
- 2. Prior to or concurrent with the initial increment of development within the Subject Area, the developer shall extend the northbound to westbound left turn lane on 24th St. onto Hawks Point Ct. to the minimum required length as provided in the Hillsborough County Transportation Technical Manual (TTM) Section 5.6, unless otherwise approved in accordance with section 1.7 of the TTM.
- 3. The subject site shall be permitted a singular right-in/right-out access to 24th St NE.

- 4. Nowthingstanding anything shown in the PD site plan or therein the conditions of approval, the applicant shall provide internal sidewalks connections to the project site arrival point, the primary building entrances, parking, and any other onsite amenities consistent with 6.03.02 of the Land Development Code.
- 5. Construction access shall be limited to those locations shown on the PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.

## PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone three parcels totaling +/- 14.87 acres from Agricultural Rural and Planned Development (PD) 19-0067 to Planned Development (PD). The subject parcels under Folio No. 54960.0050 and Folio No. 55374.0010 reside within the section labeled Tract M3 of the existing Planned Development (PD) which is approved for all uses permitted under the Agricultural (A) and Agricultural Industrial (AI) standard zoning districts. A companion PRS (RZ 25-0317 PRS) has been filed, requesting to remove the subject parcels from the PD.

The proposed Planned Development is seeking approval for a 24,000sqft of an agricultural use in order to continue the operation of an existing aquicultural research pods located within the area labeled Tract 1, 6,750sqft of all uses permitted under the Commercial Neighborhood (CN) and Commercial General (CG) standard zoning district with the exception of large appliance stores, banquet and reception halls, bus terminals, convenience stores with or without as stations, car washes, dry cleaners, electronic repair, firing ranges, brew pubs, taverns, bars, lounges, nightclubs, dance halls, funeral homes, mortuaries with or without crematoriums, sexually orientated businesses, vehicle auction and retail, garbage haulers, heliport's, helistops, hotels and motels, marinas, motor vehicle repair, radio-tv broadcasting station, recording studio, the rental sales or repair of commercial vehicles, wedding chapels, and any and all drive thru uses within the area labeled Tract 2, and 161,500sqft of mini-warehouse and 2,000sqft of all uses permitted under the Commercial Neighborhood (CN) and Commercial General (CG) standard zoning district with the exception of large appliance stores, banquet and reception halls, bus terminals, convenience stores with or without as stations, car washes, dry cleaners, electronic repair, firing ranges, brew pubs, taverns, bars, lounges, nightclubs, dance halls, funeral homes, mortuaries with or without crematoriums, sexually orientated businesses, vehicle auction and retail, garbage haulers,

heliport's, helistops, hotels and motels, marinas, motor vehicle repair, radio-tv broadcasting station, recording studio, the rental sales or repair of commercial vehicles, wedding chapels, and any and all drive thru uses within the area labeled Tract 3. The site is located +/- 970ft north of the intersection of 24<sup>th</sup> St SE and 11<sup>th</sup> Ave NE. The Future Land Use designation of the site is Suburban Mixed Use - 6 (SMU-6).

## **Trip Generation Analysis**

Consistent with DRPM requirements the applicant did submit a traffic study and site access analysis; however, staff notes that as the analysis did not include estimates for the additional uses proposed for the project outside of the existing aquicultural use, mini-warehouse, and strip retail and therefore does not represent a worst-case match from that proposed, the analysis does not represent an accurate portrayal of project impacts. Such uses would include daycare centers and other more intense uses, significant additional trip generation could result. As discussed with the applicant prior to the filing of this report, the applicant has agreed to address this issue by agreeing to a trip generation cap which will limit the amount of traffic generated by the proposed development to the amounts portrayed in the traffic analysis prepared by the developer.

A comparison of the potential number of trips generated under the existing zoning designation and the traffic generation portrayed in the traffic analysis prepared by the developer, has been prepared.

Approved Zoning:

Zoning, Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
PD 19-0067 (Tract M3), Single Family Detached (ITE 210) 4 Units	38	3	3
AR, Single Family Detached (ITE 210) 2 Units	18	1	2
Total	56	4	5

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
PD, Uses Undetermined	710	36	95
Trips Limited by Trip Cap	/10	30	93

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
Difference	+654	+32	+90

#### TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on 24<sup>th</sup> St NE. 24<sup>th</sup> St NE. N is a 2-lane, divided, standard county maintained, urban collector roadway. The roadway is characterized by +/- 11ft travel lanes, +/- 4ft bike lanes on both sides of the roadway, +/- 5ft sidewalks on both sides of the roadway, and within +/- 124 ft of the right of way.

Pursuant to the Hillsborough County corridor preservation plan 24<sup>th</sup> St NE is designated for a future four lane enhancement. However, 24<sup>th</sup> St NE currently contains the appropriate length of right-of-way required to accommodate the future expansion. Therefore, the preservation of additional right-of-way will not be required.

## SITE ACCESS

The subject site currently takes access onto 24<sup>th</sup> St NE. via a single right-in/right-out vehicular and pedestrian connection. The subject site is anticipated to take access onto 24<sup>th</sup> St NE. via the existing right-in/right-out vehicular and pedestrian connection located on the eastern frontage of the subject parcel.

As previously stated in this report, the developer will be required to extend the northbound to westbound left turn lane on 24th St. onto Hawks Point Ct. to the minimum required length as provided in the Hillsborough County Transportation Technical Manual (TTM) Section 5.6, unless otherwise approved in accordance with section 1.7 of the TTM.

A condition restricting cumulative development of the subject site is proposed, such that it does not exceed the number of a.m. or p.m. peak hour trips studied with their analysis (i.e. no more than 36 a.m. peak hour trips and no more than 95 p.m. peak hour trips).

## ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Level of Service (LOS) information for 24<sup>th</sup> St NE is reported below

				Peak
			LOS	Hr.
Roadway	From	To	Standard	Directional
			S ************************************	LOS
24 <sup>th</sup> St NE.	Shell Point	19 <sup>th</sup> Ave NE	D	C
	Road			

Source: 2020 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	Select Future Improvements				
24 <sup>th</sup> St NE	County Collector - Urban	2 Lanes  □Substandard Road  ⊠Sufficient ROW Width	<ul><li>☐ Corridor Preservation Plan</li><li>☐ Site Access Improvements</li><li>☐ Substandard Road Improvements</li><li>☐ Other</li></ul>			

Project Trip Generation □Not applicable for this request						
	P.M. Peak Hour Trips					
Existing	56	4	5			
Proposed	710	36	95			
Difference (+/-)	+654	+32	+90			

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

Connectivity and Cross Access ☐ Not applicable for this request						
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding		
North		Choose an item.	Choose an item.	Choose an item.		
South		Choose an item.	Choose an item.	Choose an item.		
East	Х	Choose an item.	None	Meets LDC		
West		Choose an item.	Choose an item.	Choose an item.		
Notes:						

<b>Design Exception/Administrative Variance</b> ⊠Not applicable for this request		
Road Name/Nature of Request	Туре	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

4.0 Additional Site Information & Agency Comme	ents Summary		
Transportation	Objections	Conditions Requested	Additional Information/Comments
☐ Design Exception/Adm. Variance Requested☐ Off-Site Improvements Provided	☐ Yes ☐ N/A ⊠ No	⊠ Yes □ No	

# COUNTY OF HILLSBOROUGH ZONING HEARING MASTER'S RECOMMENDATION

Application number:	RZ-PD 24-1147
Hearing date:	May 19, 2025
Applicant:	Jay Tanner
Request:	Rezone to PD
Location:	West side of 24 <sup>th</sup> Street NE, north of 11 <sup>th</sup> Avenue NE, Ruskin
Parcel size:	13.22 acres +/-
Existing zoning:	PD 19-0067 and AR
Future land use designation:	SMU-6 (6 du/ga; 0.25, 0.35, 0.50 FAR)
Service area:	Urban Services Area
Community planning area:	Ruskin Community Plan
	Southshore Areawide Systems Plan

# A. APPLICATION REVIEW

# DEVELOPMENT SERVICES STAFF REPORT APPLICATION REVIEW SUMMARY AND RECOMMENDATION

**Rezoning Application:** RZ PD 24-1147

**Zoning Hearing Master Date:** May 19, 2025 **BOCC Land Use Meeting Date:** July 22, 2025



**Development Services Department** 

Applicant: Jay Tanner

FLU Category: Suburban Mixed Use (SMU-6)

Service Area: Urban

Site Acreage: 13.21 Total

Community

Plan Area: Ruskin

Overlay: None



#### **Introduction Summary**

The applicant is requesting to rezone 13.21 acres from AR and PD (19-0067) to a mixed-use PD to allow the development of limited CN, limited CG, mini warehouse, and to allow for the agricultural use to continue. The portion of the property zoned PD is located within the South Shore Corporate Park DRI, but the proposed uses will not require a DRI Development Order. A minor modification is required to remove the eastern portion of the property from PD 19-0067 and is being considered under application PRS 25-0317. This application is being reviewed concurrently with an application (V24-0013) to vacate public right-of-way within the proposed PD boundaries.

Zoning	Existing		Proposed
Districts	AR	PD 19-0067 (M3)	PD
Typical General Uses	Agricultural & Single Family	A & AI	Agricultural, CN Restricted, CG Restricted, Mini Warehouse and Open Storage
Acreage	10.8	2.41	13.22
Density/Intensity	1 DU per 5 GA/NA	1 DU per 10 GA/NA	NA/0.34
Mathematical Maximum*	2 Units	0	197,500_SF GFA

\*number represents a pre-development approximation

Development Standards	nt Existing		Proposed		
Districts	AR	PD 19-0067 (M3)	Agricultural (Tract 1)	PD CG/CN - Limited (Tract 2)	CG/CN - Limited (Tract 3)
Lot Size	5 Acres	10 Acres	3.01 Acres	2.5	7.71 Acres
Lot Width	150′	150'	240'	180	276′
Setbacks	Front/Rear: 50' Side: 25'	Front/Rear: 50' Side: 25'	Front/Rear: 50' Side: 25'	Front/Rear: 30' Side: 20'	Front/Rear: 30' Side: 20'
Buffering & Screening	NA	NA	South: 40' Type "B"	North: 20' Type "B"	North: 20' Type "B" West: 40' Type "B" South: 40' Type "B"
Height	50′	50'	50'	40'	40'

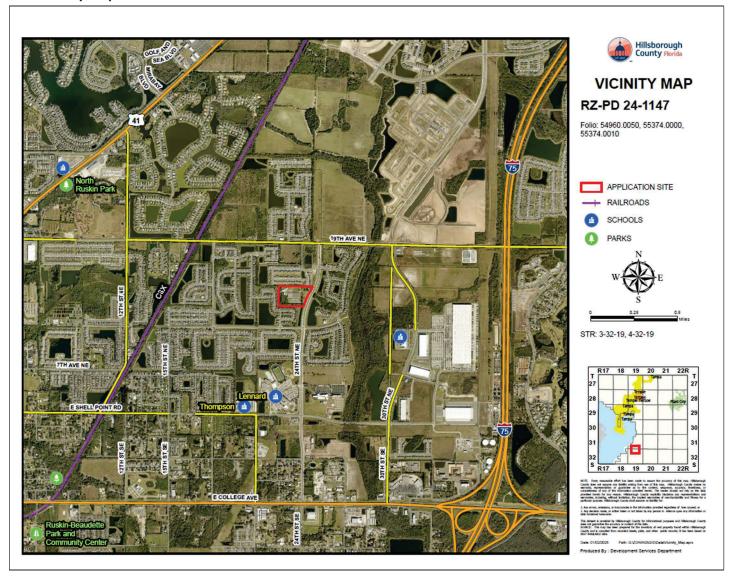
BOCC LUM MEETING DATE: July 22, 2025 Case Reviewer: Sam Ball

Additional Information:	
PD Variations	None requested as part of this application
Waivers to the Land Development Code	None requested as part of this application
Planning Commission Recommendation:	Development Services Recommendation:
Consistent	Approvable, subject to proposed conditions

Case Reviewer: Sam Ball

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

## 2.1 Vicinity Map

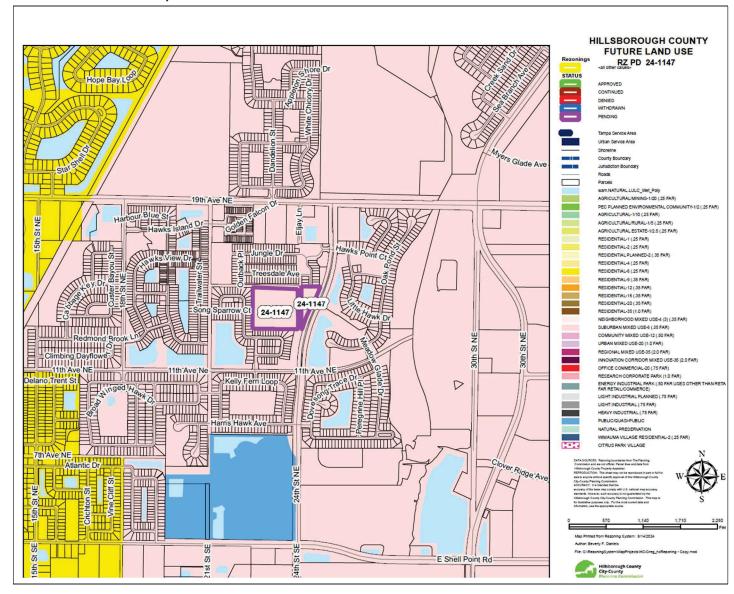


## **Context of Surrounding Area:**

Most of the immediate area is developed for single-family use. Other uses in the area include Hillsborough Community College located approximately one-half mile to the south, and Lennard High School located approximately one-third of a mile to the south.

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

#### 2.2 Future Land Use Map

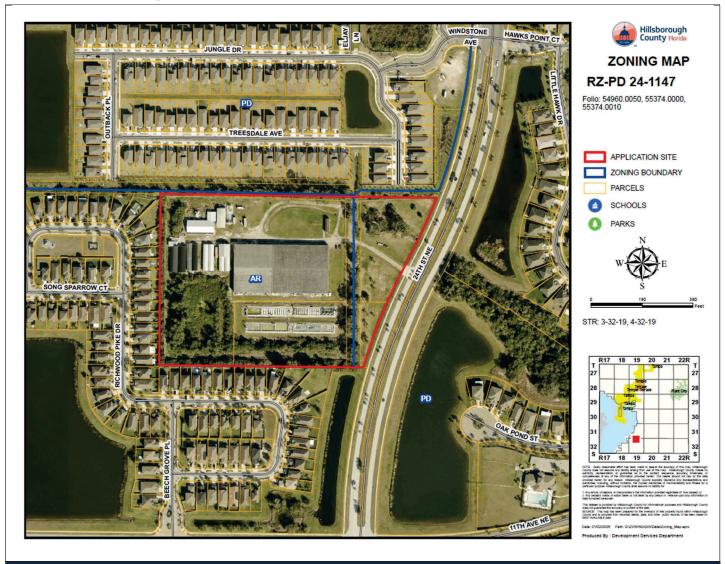


Subject Site Future Land Use Category	Suburban Mixed Use – 6 (SMU-6)
Maximum Density/FAR	6 DU/GA  Neighborhood commercial up to 175,000 SF or 0.25 FAR  Office, research corporate park, light industrial multi-purpose & mixed-use projects up to 0.35.  Light industrial uses up to a 0.50 FAR.
Typical Uses	Agricultural, residential, neighborhood commercial, office, research corporate park, light industrial with multi-purpose and clustered residential and/or mixed use.

Case Reviewer: Sam Ball

## 2.0 LAND USE MAP SET AND SUMMARY DATA

## 2.3 Immediate Area Map

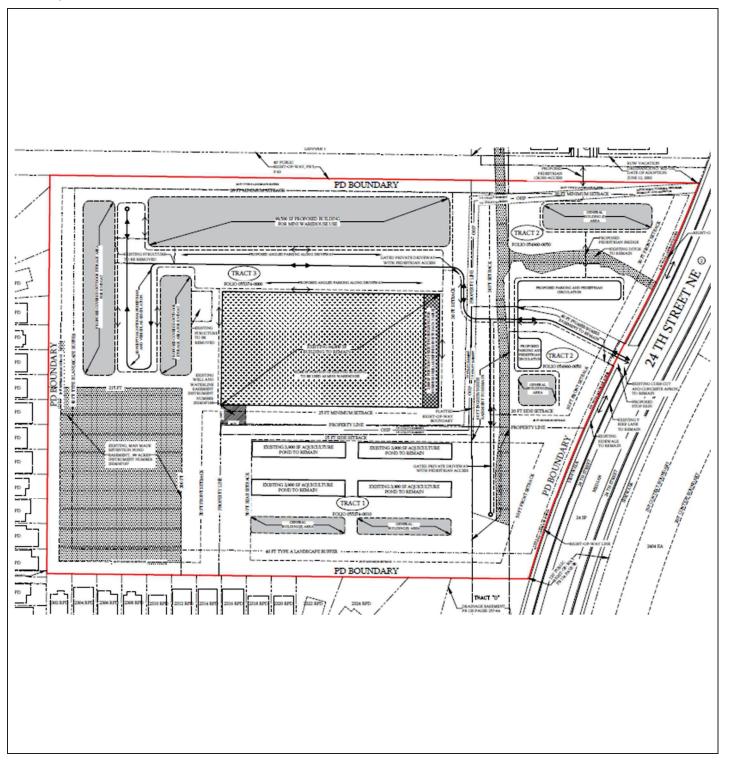


	Adjacent Zonings and Uses			
Location	Zoning (PD Pod)	Maximum Density/FAR Permitted by Zoning District	Allowable Use	Existing Use
North	PD 18-1371	5.25 DU per GA/FAR: 0.06	Single-Family, Conventional & BPO	Single-Family, Conventional & Undeveloped
South	PD 19-0067 (Q)	16 DU per GA/NA	RMC-16 & CRH A, B, & C	Single-Family, Conventional
East	PD 19-0067 (L)	16 DU per GA/NA	RMC-16 & CRH A, B, & C	Single-Family, Conventional
West	PD 19-0067 (Q)	16 DU per GA/NA	RMC-16 & CRH A, B, & C	Single-Family, Conventional

BOCC LUM MEETING DATE: July 22, 2025 Case Reviewer: Sam Ball

#### 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)



APPLICATION NUMBER:	PD 24-1147	
ZHM HEARING DATE:	May 19, 2025	
BOCC LUM MEETING DATE:	July 22, 2025	Case Reviewer: Sam Ball

# 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
24 <sup>th</sup> St NE	County Collector - Urban	2 Lanes □Substandard Road ⊠Sufficient ROW Width	<ul><li>□ Corridor Preservation Plan</li><li>□ Site Access Improvements</li><li>□ Substandard Road Improvements</li><li>□ Other</li></ul>

Project Trip Generation	on □Not applicable for this request		
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	56	4	5
Proposed	710	36	95
Difference (+/-)	+654	+32	+90

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

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East	Х	Choose an item.	None	Meets LDC
West		Choose an item.	Choose an item.	Choose an item.

<b>Design Exception/Administrative Variance</b> ⊠ Not applicable for this request					
Road Name/Nature of Request	Туре	Finding			
	Choose an item.	Choose an item.			
	Choose an item.	Choose an item.			
	Choose an item.	Choose an item.			
	Choose an item.	Choose an item.			
Notes:					

BOCC LUM MEETING DATE: July 22, 2025 Case Reviewer: Sam Ball

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

INFORMATION/REVIEWING AGENCY					
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments	
Environmental Protection Commission	⊠ Yes □ No	☐ Yes ⊠ No	⊠ Yes □ No	,	
Environmental Services	⊠ Yes	☐ Yes ☑ No	☐ Yes ⊠ No		
Natural Resources	⊠ Yes	☐ Yes ☑ No	⊠ Yes □ No		
Conservation & Environ. Lands Mgmt.	⊠ Yes	☐ Yes ⊠ No	☐ Yes ⊠ No		
Check if Applicable:	☐ Potable Water Wellfield Protection Area				
<ul><li>☑ Wetlands/Other Surface Waters</li><li>☐ Use of Environmentally Sensitive Land</li><li>Credit</li></ul>	☐ Significant Wildlife Habitat ☐ Coastal High Hazard Area				
☐ Wellhead Protection Area	<ul><li>☐ Urban/Suburban/Rural Scenic Corridor</li><li>☐ Adjacent to ELAPP property</li></ul>				
Surface Water Resource Protection Area  Public Facilities:	Other		Conditions	Additional	
Public Facilities:		Ohiections		71000101101	
	Received	Objections	Requested	Information/Comments	
Transportation  ☐ Design Exc./Adm. Variance Requested ☐ Off-site Improvements Provided	Received  ⊠ Yes  □ No	Objections  ☐ Yes ☑ No			
Transportation  ☐ Design Exc./Adm. Variance Requested	⊠ Yes	☐ Yes	Requested  × Yes		
Transportation  □ Design Exc./Adm. Variance Requested □ Off-site Improvements Provided  Service Area/ Water & Wastewater  □ Urban □ City of Tampa	<ul><li>⋈ Yes</li><li>⋈ No</li><li>⋈ Yes</li></ul>	☐ Yes ⊠ No	Requested  ⊠ Yes □ No □ Yes		
Transportation  □ Design Exc./Adm. Variance Requested □ Off-site Improvements Provided  Service Area/ Water & Wastewater □ Urban □ City of Tampa □ Rural □ City of Temple Terrace  Hillsborough County School Board Adequate □ K-5 □ 6-8 □ 9-12 □ N/A	<ul><li>✓ Yes</li><li>✓ No</li><li>✓ Yes</li><li>✓ No</li><li>✓ Yes</li></ul>	☐ Yes ☑ No ☐ Yes ☑ No ☐ Yes ☑ Yes	Requested   ☐ Yes ☐ No ☐ Yes ☐ Yes ☐ Yes		
Transportation  □ Design Exc./Adm. Variance Requested □ Off-site Improvements Provided  Service Area/ Water & Wastewater □ Urban □ City of Tampa □ Rural □ City of Temple Terrace  Hillsborough County School Board  Adequate □ K-5 □ 6-8 □ 9-12 □ N/A  Inadequate □ K-5 □ 6-8 □ 9-12 □ N/A	Yes	☐ Yes ☑ No ☐ Yes ☑ No ☐ Yes ☑ No	Requested	Information/Comments	
Transportation  □ Design Exc./Adm. Variance Requested □ Off-site Improvements Provided  Service Area/ Water & Wastewater □ Urban □ City of Tampa □ Rural □ City of Temple Terrace  Hillsborough County School Board Adequate □ K-5 □ 6-8 □ 9-12 □ N/A Inadequate □ K-5 □ 6-8 □ 9-12 □ N/A  Impact/Mobility Fees: (Per 1,000 SF Various use types are allowed,	Yes     No     Yes     No     Yes     No     No estimates are side credit.)	☐ Yes ☑ Yes ☑ Yes ☑ Yes ☑ No ☐ Yes ☐ No	Requested	ent. Existing uses being	

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Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission				
☐ Meets Locational Criteria ☐ N/A	⊠ Yes	☐ Inconsistent	☐ Yes	
□ Locational Criteria Waiver Requested	□No	⊠ Consistent	⊠ No	
☐ Minimum Density Met ☐ N/A				

APPLICATION NUMBER: PD 24-1147

ZHM HEARING DATE: May 19, 2025

BOCC LUM MEETING DATE: July 22, 2025

Case Reviewer: Sam Ball

### **5.0 IMPLEMENTATION RECOMMENDATIONS**

### 5.1 Compatibility

Staff finds that the 50 feet of separation, to include Type B screening, landscape buffering, and setbacks proposed by the applicant between the proposed mini warehouse and the residential properties to the north and west will sufficiently mitigate the impacts of the mini warehouse on the neighboring properties. Staff also finds that the outdoor vehicle storage area design requirements proposed by the applicant adequately meet the intent of the screening requirements in LDC Section 6.11.60.E.4 and will sufficiently mitigate the impacts on the neighboring properties. Additionally, staff finds the restricted commercial uses proposed by the applicant in addition to the buffering and screening to be provided will minimize the impacts on the neighboring properties.

### 5.2 Recommendation

Staff recommends approval, subject to conditions.

APPLICATION NUMBER: PD 24-1147
ZHM HEARING DATE: May 19, 2025

BOCC LUM MEETING DATE: July 22, 2025 Case Reviewer: Sam Ball

### **Requirements for Certification:**

Prior to certification the applicant shall revise the site plan to label the sheets Sheet # of 2 and indicate Type "B" screening along the southern PD boundary of Tract 3.

### 6.0 PROPOSED CONDITIONS

**Approval** - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted April 29, 2025.

- 1. The site shall be developed as a mixed-use project with up to 197,500 square feet of gross floor area and a 0.34 floor area ratio.
- 2. Development is limited to the following uses as described below.
  - a. Tract 1 Agriculture as defined by the Land Development Code and aquaculture in accordance with Chapter 597 of Florida Statutes with the following requirements.
    - 1) Minimum front and rear setbacks are 50 feet.
    - 2) Minimum side setbacks are 25 feet.
    - 3) Buildings shall not exceed 50 feet in height.
    - 4) Building area shall not exceed 24,000 square feet. Greenhouse structures that constitute a building as defined by the Land Development Code shall be considered building areas, e.g., greenhouses with no more than two solid walls shall not be considered buildings.
    - 5) A 40-foot-wide landscape buffer with Type A screening is required along the southern boundary.
  - b. Tract 2 Restricted CG and CN uses (to include pre-K, day care, child care and child nurseries as conditional uses) with the following requirements.
    - 1) Excluded CN and CG uses:
      - Appliance stores large; banquet and reception halls; bus terminals; canopies and gasoline pump islands as accessory uses; car wash facilities; dry cleaners, general; electric/electronic repair, large; firing range, small arms, indoor; brew pubs; car wash facilities; free-standing taverns, bars, lounges, nightclubs and dance halls; funeral homes and mortuaries, with or without accessory crematoriums; recyclable material drop off center; recyclable household goods facilities; recyclable metal recovery facilities; sexually oriented businesses; vehicle auction-retail; any drive-throughs; convenience stores with or without a gas station; garbage haulers; gasoline sales and service; heliport; helistop; hotels and motels; marina; microbrewery; motor vehicle repair, major, minor, or neighborhood; radio-tv broadcasting studio; recording studios; sales, rental, and service of a new or used domestic vehicles, farm equipment, private pleasure crafts, recreational vehicles, or hobby vehicles; service station; small motor repair; vendors, temporary; or wedding chapels.
    - 2) Gross floor area shall not exceed 6,750 square feet.
    - 3) Minimum front and rear setbacks are 30 feet.
    - 4) Minimum side setbacks are 20 feet.
    - 5) Buildings shall not exceed three stories or 40 feet in height
    - 6) A 20-foot-wide landscape buffer with Type B screening is required along the northern boundary

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c. Tract 3 – Restricted CN and CG uses, and mini warehouse with outdoor vehicle storage with the following requirements.

### 1) Excluded CN and CG uses:

Appliance stores large; banquet and reception halls; bus terminals; canopies and gasoline pump islands as accessory uses; car wash facilities; dry cleaners, general; electric/electronic repair, large; firing range, small arms, indoor; brew pubs; car wash facilities; free-standing taverns, bars, lounges, nightclubs and dance halls; funeral homes and mortuaries, with or without accessory crematoriums; recyclable material drop off center; recyclable household goods facilities; recyclable metal recovery facilities; sexually oriented businesses; vehicle auction-retail; any drive-throughs; convenience stores with or without a gas station; garbage haulers; gasoline sales and service; heliport; helistop; hotels and motels; marina; microbrewery; motor vehicle repair, major, minor, or neighborhood; radio-tv broadcasting studio; recording studios; sales, rental, and service of a new or used domestic vehicles, farm equipment, private pleasure crafts, recreational vehicles, or hobby vehicles; service station; small motor repair; vendors, temporary; or wedding chapels.

- 2) CN and CG, restricted use shall not exceed 2,000 SF.
- 3) Mini warehouse use shall not exceed 161,500 SF.
- 4) The outdoor vehicle storage area must be covered and include walls on those portions of the outdoor storage area not otherwise screened by buildings such that outdoor storage may not be visible from offsite.
- 5) A 40-foot-wide landscape buffer with Type B screening is required along the southern boundary.
- 6) A 40-foot-wide landscape buffer with Type B screening is required along the western boundary.
- 7) A 20-foot-wide landscape buffer with Type B screening is required along the northern boundary.
- 3. No development shall be permitted that causes cumulative development to exceed 710 gross average daily trips, 36 gross a.m. peak hour trips, or 95 gross p.m. peak hour trips.
  - a. Concurrently with each increment of development, the developer shall provide a list of existing and previously approved uses within the PD. The list shall contain data including, gross floor area, number of seats (if applicable), type of use, date the use was approved by Hillsborough County, referenced to the site subdivision Project Identification number (or if no Project Identification number exists, and copy of the permit or other official reference number), calculations detailing the individual and cumulative gross and net trip generation impacts for that increment of the development, and source for the data used to develop such estimates. Calculations showing the remaining number of trips available remaining for each analysis period (i.e. average daily, a.m. peak and p.m. peak) shall also be provided.
- 4. Prior to or concurrent with the initial increment of development within the subject area, the the developer shall extend the northbound to westbound left turn lane on 24th Street onto Hawks Point Court to the minimum required length as provided in the Hillsborough County Transportation Technical Manual (TTM) Section 5.6, unless otherwise approved in accordance with section 1.7 of the TTM.
- 5. The subject site shall be permitted a singular right-in/right-out access to 24th Street NE.
- 6. Notwithstanding anything shown in the PD site plan or therein the conditions of approval, the applicant shall provide internal sidewalks connections to the project site arrival point, the primary building entrances, parking, and any other onsite amenities consistent with 6.03.02 of the Land Development Code.
- 7. Construction access shall be limited to those locations shown on the PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates

APPLICATION NUMBER:	PD 24-1147	
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same

- 8. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the condition of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas.
- 9. Any interim agricultural operations shall not result in the destruction of trees or the natural plant community vegetation on the property. Any application to conduct land alteration activities on the property must be submitted to the Natural Resources Team of the Development Services Department for review and approval. Use of the agricultural exemption provision to the Land Alteration regulations is prohibited.
- 10. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
- 11. The construction and location of any proposed environmental impacts are not approved by this correspondence but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
- 12. 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.
- 13. 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.
- 14. 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).
- 15. 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.
- 16. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
- 17. 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.

APPLICATION NUMBER:	PD 24-1147	
ZHM HEARING DATE:	May 19, 2025	
BOCC LUM MEETING DATE:	July 22, 2025	Case Reviewer: Sam Ball

**Zoning Administrator Sign Off:** 

J. Brian Grady

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

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

### **B. HEARING SUMMARY**

This case was heard by the Hillsborough County Zoning Hearing Master on May 19, 2025. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the petition.

### **Applicant**

Mr. Kevin Ready spoke on behalf of the applicant. Mr. Ready presented the rezoning request and provided testimony as reflected in the hearing transcript.

### **Development Services Department**

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

### **Planning Commission**

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

### **Proponents**

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

### **Opponents**

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

### **Development Services Department**

Ms. Heinrich stated the condition revision the applicant's agent brought up in his testimony is reflected in the revised staff report in the record.

### **Applicant Rebuttal**

Mr. Ready stated the applicant had nothing further.

The zoning master closed the hearing on RZ-PD 24-1147.

### C. EVIDENCE SUMBITTED

Mr. Ball submitted to the record at the hearing a copy of the revised Development Services Department staff report.

### D. FINDINGS OF FACT

1. The Subject Property consists of three folio parcels with a total of approximately 13.22 acres located on the west side of 24<sup>th</sup> Street NE, north of 11<sup>th</sup> Avenue NE, Ruskin.

- 2. The Subject Property is designated SMU-6 on the Future Land Use Map and is zoned PD 19-0067 and AR.
- 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 residential single-family development. Adjacent properties include residential single-family uses to the north, west, and south, a stormwater retention area to the south, and residential single-family development across 24<sup>th</sup> St. NE to the east.
- 5. The Hillsborough County Property Appraiser's website shows folios 055374-0000 and 055374-0010 are developed and in use in connection with an aquaculture operation, and folio 054960-0050 is undeveloped.
- 6. The applicant is requesting to rezone the Subject Property to a mixed-use Planned Development to allow limited CN and CG uses and mini warehouse use, and to continue the existing aquacultural use. The applicant has submitted a request for minor modification in case PRS 25-0317 to remove the Subject Property's eastern portion from PD 19-0067. The applicant has also submitted an application in case V24-0013, seeking to vacate a public right-of-way that bisects the Subject Property.
- 7. The Subject Property does not meet commercial locational criteria, and the applicant has requested a waiver. Planning Commission staff found the applicant has ensured mitigation measures, including enhanced screening for the open storage, and that the proposed development includes residential support uses. Staff recommended the Board of County Commissioners approve the commercial locational criteria waiver.
- 8. Development Services Department staff found the proposed 50-foot-wide separation, Type B screening, landscape buffer, and setbacks will sufficiently mitigate the impacts of the mini warehouse use on the neighboring properties. Staff further found the proposed design requirements for the outdoor vehicle storage area meet the intent of the screening requirements of LDC section 6.11.60.E.4 and adequately mitigate impacts on neighboring properties. Staff found the proposed planned development approvable, subject to conditions based on the applicant's general site plan submitted April 29, 2025.
- 9. Hillsborough County Transportation Review staff stated no objections, subject to the conditions set out in the Transportation Review Comment Sheet and Development Services Department staff report.
- 10. Planning Commission staff found the proposed planned development is an allowable use in the SMU-6 Future Land Use designation and is compatible with the existing development pattern of the surrounding area. Staff found the proposed

development supports the visions of the Ruskin Community Plan and the Southshore Areawide Systems Plan. Staff concluded the proposed rezoning is consistent with the *Unincorporated Hillsborough County Comprehensive Plan*.

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

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

### F. CONCLUSIONS OF LAW

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

### G. SUMMARY

The applicant is requesting to rezone the Subject Property to a mixed-use Planned Development to allow limited CN and CG uses and mini warehouse use, and to continue the existing aquacultural use. The applicant has submitted a request for minor modification in case PRS 25-0317 to remove the Subject Property's eastern portion from PD 19-0067. The applicant has also submitted an application in case V24-0013, seeking to vacate a public right-of-way that bisects the Subject Property.

### H. RECOMMENDATION

Based on the foregoing Findings of Fact and Conclusions of Law, this recommendation is for **APPROVAL** of request to rezone the Subject Property to Planned Development, subject to the certification requirements and proposed conditions set out in the Development Services Department staff report based on the applicant's general site plan submitted April 29, 2025.

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

June 5, 2025

Date:



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

Unincorporated Hillsborough County Rezoning Consistency Review			
Hearing Date: May 19, 2025  Case Number: PD 24-1147			
Report Prepared: May 8, 2025	Folio(s): 55374.0000, 55374.0010 & 54960.0050		
	<b>General Location</b> : North of 11 <sup>th</sup> Avenue, south of 19 <sup>th</sup> Avenue, west of 24 <sup>th</sup> Street		
Comprehensive Plan Finding	CONSISTENT		
Adopted Future Land Use	Suburban Mixed-Use-6 (6 du/ga; 0.25, 0.35, 0.50 FAR)		
Service Area	Urban		
Community Plan(s)	Ruskin & SouthShore		
Rezoning Request  Planned Development (PD) to allow for use development of mini warehouse, so storage, residential support, open storage; agricultural uses			
Parcel Size	+/- 13.22 acres		
Street Functional Classification	11 <sup>th</sup> Avenue – County Collector 19 <sup>th</sup> Avenue – County Arterial 24 <sup>th</sup> Street – County Collector		
Commercial Locational Criteria	Does not meet; waiver requested		

Table 1: COMPARISON OF SURROUNDING PROPERTIES				
Vicinity	Future Land Use Designation	Zoning	Existing Land Use	
Subject Property	Suburban Mixed-Use-6	AR	Agricultural+ Vacant	
North	Suburban Mixed-Use-6	PD	Single-Family/Mobile Home + HOA	
South	Suburban Mixed-Use-6	PD	Single-Family/Mobile Home + Public/Quasi- Public	
East	Suburban Mixed-Use-6	PD	Agricultural + Vacant + Public/Quasi-Public	
West	Suburban Mixed-Use-6	PD	Single-Family/Mobile Home	

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

The subject site is located north of 11<sup>th</sup> Avenue, south of 19<sup>th</sup> Avenue and west of 24<sup>th</sup> Street on approximately +/- 13.22 acres. The site is in the Urban Service Area and is located within the limits of the Ruskin and SouthShore Areawide Systems Community Plans. The applicant is requesting to rezone the site from Agricultural Rural (AR) to Planned Development (PD) to allow for mixed-use development of mini warehouse, self-storage, open storage, residential support and agricultural uses.

According to Appendix A of the Future Land Use Element, the intent of the SMU-6 Future Land Use Category is to be urban/suburban in intensity and density of uses. Rezonings shall be approved through a site planned controlled rezoning district. SMU-6 surrounds the subject site. The proposed Planned Development meets the intent of the SMU-6 category as it contains a mix of uses and is anticipated in this Future Land Use category.

The proposal meets the intent of Objective 1 of the Future Land Use Element of the Comprehensive Plan by providing growth in the Urban Service Area. The proposal also meets the intent of Policy 1.4, being found compatible with the surrounding area. Although the surrounding area contains mostly single family development, the proposal includes agricultural uses and residential support uses such as Pre-K, Daycare, Childcare, and Child Nurseries. According to Policy 1.4 "Compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development." In this case, the proposed PD would not significantly change the existing character of the area.

The subject site meets the intent of Objective 16 and Policies 16.2 and 16.3 regarding the protection of adjacent land uses through various buffering and mitigation measures. The applicant has ensured that the

open storage component will not be visible off-site by adding screening techniques around the allotted area. The Community Design Component (CDC) in the FLUE also contains policy direction about designing developments that relate to the predominant character of the surroundings (CDC Goal 12). It further states that new developments should recognize the existing community and be designed in a way that is compatible with the established character of an area (CDC Objective 12-1). The surrounding land use pattern is residential in character, the proposal offers residential support uses and will not significantly alter that, nor will it encroach onto the single-family residential units.

FLUS Objective 4.6 allows certain non-residential support uses in residential areas if the design, intensity and scale compliment the surrounding area. The proposed Planned Development will provide residential support uses such as Pre-K, Daycare, Childcare, and Child Nurseries.

The subject site does not meet Commercial Locational Criteria (CLC). According to FLUE Policy 22.2, a site in the SMU-6 Future Land Use category must be within 900 feet of a qualifying intersection that includes a two-lane roadway. The closest qualifying intersection to the subject site is 19th Avenue, a two-lane roadway, and 24th Street, a two-lane roadway. The distance from the subject site and the closest qualifying intersection is roughly 1,700 feet as opposed to the required 900 feet, and therefore, the site does not meet CLC. FLUE Policy 22.7 notes that meeting Commercial Locational Criteria is not the only factor to be taken into consideration when granting approval for an application. Considerations involving land use compatibility, adequacy and availability of public services, environmental impacts, adopted service levels of affected roadways and other policies of the Comprehensive Plan and zoning regulations would carry more weight than the locational criteria in the approval of the potential commercial use. Commercial Locational Criteria only designates locations that could be considered, and they in no way guarantee the approval of a particular non-residential use. The 900-feet measurement requirement demonstrates the scale of development expected for the Urban Service Area and the proposed PD would be in scale with the area. This site is located approximately 1,700 feet away from the nearest major intersection. Staff recognize that the applicant has ensured mitigation measures, including enhanced screening for the open storage component and including residential support uses into the PD. Staff also recognize that under the updated Future Land Use Section (FLUS), the subject site is just under the required 1,000 feet from a qualifying intersection at 11th Avenue and 24th Street, and therefore, is consistent with FLUE Objective 22 and its accompanying policies. In addition, per FLUE Policy 22.8, an applicant may submit a request to waive the CLC criteria. The applicant provided a CLC waiver for the proposal. Planning Commission recommends that the Board of County Commissioners approve the waiver request based upon this information.

The subject site is in the SouthShore Areawide Systems and Ruskin Community Plans. The proposal meets the intent of Goal 4 of the Ruskin Community Plan which seeks to support continued agricultural and aquacultural activities. The property is also within the SouthShore Areawide Systems Plan. The SouthShore Areawide Systems Plan encourages and implements preferred development patterns as identified in community plans. The proposed Planned Development is compatible with the surrounding development pattern.

Overall, staff find that the proposed use is an allowable use in the SMU-6 designation, it is compatible with the existing development pattern found within the surrounding area and does support the vision of the associated Community Plans. The proposed Planned Development would allow for development that is consistent with the Goals, Objectives, and Policies of the Future Land Use Element of the *Unincorporated Hillsborough County Comprehensive Plan*.

PD 24-1147

### Recommendation

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

\_\_\_\_\_\_

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

### **FUTURE LAND USE ELEMENT**

### **Urban Service Area**

**Objective 1:** 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.

### **NEIGHBORHOOD AND COMMUNITY SERVING USES**

**Objective 4.6:** Certain non-residential land uses, including but not limited to residential support uses and public facilities, shall be allowed within residential neighborhoods to directly serve the population. These uses shall be located and designed in a manner to be compatible with the surrounding residential development pattern.

### **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**

PD 24-1147

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

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

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

### Neighborhood/Community Development

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

**Policy 16.2:** 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 17.7:** New development and redevelopment must mitigate the adverse noise, visual, odor and vibration impacts created by that development upon all adjacent land uses.

### COMMERCIAL-LOCATIONAL CRITERIA

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

**Policy 22.1**: The locational criteria for neighborhood serving non-residential uses in specified land uses categories will:

- provide a means of ensuring appropriate neighborhood serving commercial development without requiring that all neighborhood commercial sites be designated on the Future Land Use Map;
- establish a maximum square footage for each proposed neighborhood serving commercial intersection node to ensure that the scale of neighborhood serving commercial development

- defined as convenience, neighborhood, and general types of commercial uses, is generally consistent with surrounding residential character; and
- establish maximum frontages for neighborhood serving commercial uses at intersections ensuring that adequate access exists or can be provided.

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

**Policy 22.7**: Neighborhood commercial activities that serve the daily needs of residents in areas designated for residential development in the Future Land Use Element shall be considered provided that these activities are compatible with surrounding existing and planned residential development and are developed in accordance with applicable development regulations, including phasing to coincide with long range transportation improvements.

The locational criteria outlined in Policy 22.2 are not the only factors to be considered for approval of a neighborhood commercial or office use in a proposed activity center. Considerations involving land use compatibility, adequacy and availability of public services, environmental impacts, adopted service levels of effected roadways and other policies of the Comprehensive Plan and zoning regulations would carry more weight than the locational criteria in the approval of the potential neighborhood commercial use in an activity center. The locational criteria would only designate locations that could be considered, and they in no way guarantee the approval of a particular neighborhood commercial or office use in a possible activity center.

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

**Community Design Component (CDC)** 

5.0 NEIGHBORHOOD LEVEL DESIGN 5.1 COMPATIBILITY

**OBJECTIVE 12-1:** New developments should recognize the existing community and be designed in a way that is compatible with the established character of the surrounding neighborhood.

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

### 7.0 SITE DESIGN

### 7.1 DEVELOPMENT PATTERN

**GOAL 17:** Develop commercial areas in a manner which enhances the County's character and ambiance.

**OBJECTIVE 17-1:** Facilitate patterns of site development that appear purposeful and organized.

**Policy 17-1.4:** Affect the design of new commercial structures to provide an organized and purposeful character for the whole commercial environment.

### Livable Communities Element: Ruskin Community Plan

**Goal 4:** Culture and History – Promote development that recognizes the historic character of the Ruskin community and enhances the quality of life.

• Support continued agricultural and aquacultural activities.

# **FUTURE LAND USE**

RZ PD 24-1147

WITHDRAWN CONTINUED PENDING DENIED

Tampa Service Area Urban Service Area County Boundary Jurisdiction Boundary

AGRICULTURAL/MINING-1/20 (.25 FAR) wam.NATURAL.LULC\_Wet\_Poly

PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR) AGRICULTURAL/RURAL-1/5 (.25 FAR) AGRICULTURAL-1/10 (.25 FAR)

AGRICULTURAL ESTATE-1/2.5 (.25 FAR) RESIDENTIAL-1 (.25 FAR) RESIDENTIAL-2 (.25 FAR)

12IPSINE

RESIDENTIAL PLANNED-2 (.35 FAR) RESIDENTIAL-4 (.25 FAR)

RESIDENTIAL-6 (.25 FAR) RESIDENTIAL-9 (.35 FAR)

RESIDENTIAL-12 (.35 FAR)

NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)

SUBURBAN MIXED USE-6 (.35 FAR)

COMMUNITY MIXED USE-12 (.50 FAR)

INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR) REGIONAL MIXED USE-35 (2.0 FAR) URBAN MIXED USE-20 (1.0 FAR)

ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, FAR RETAIL/COMMERCE) RESEARCH CORPORATE PARK (1.0 FAR) OFFICE COMMERCIAL-20 (.75 FAR)

LIGHT INDUSTRIAL PLANNED (.75 FAR

LIGHT INDUSTRIAL (.75 FAR)

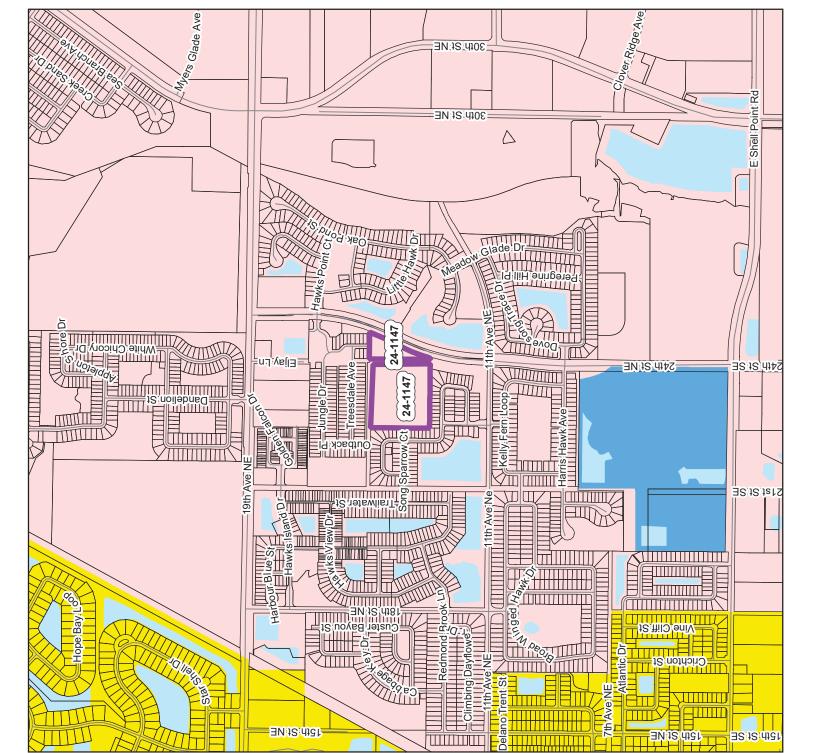
WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR) NATURAL PRESERVATION PUBLIC/QUASI-PUBLIC

HEAVY INDUSTRIAL (.75 FAR)

CITRUS PARK VILLAGE

1,140 570





Delano

JUIS CIE

12th St SE

# GENERAL SITE PLAN FOR CERTIFICATION



### **DEVELOPMENT SERVICES**

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

### HILLSBOROUGH COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

### BOARD OF COUNTY COMMISSIONERS

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

### **COUNTY ADMINISTRATOR**

Bonnie M. Wise

### **COUNTY ATTORNEY**

Christine M. Beck

### **COUNTY INTERNAL AUDITOR**

Melinda Jenzarli

### **DEPUTY COUNTY ADMINISTRATOR**

Gregory S. Horwedel

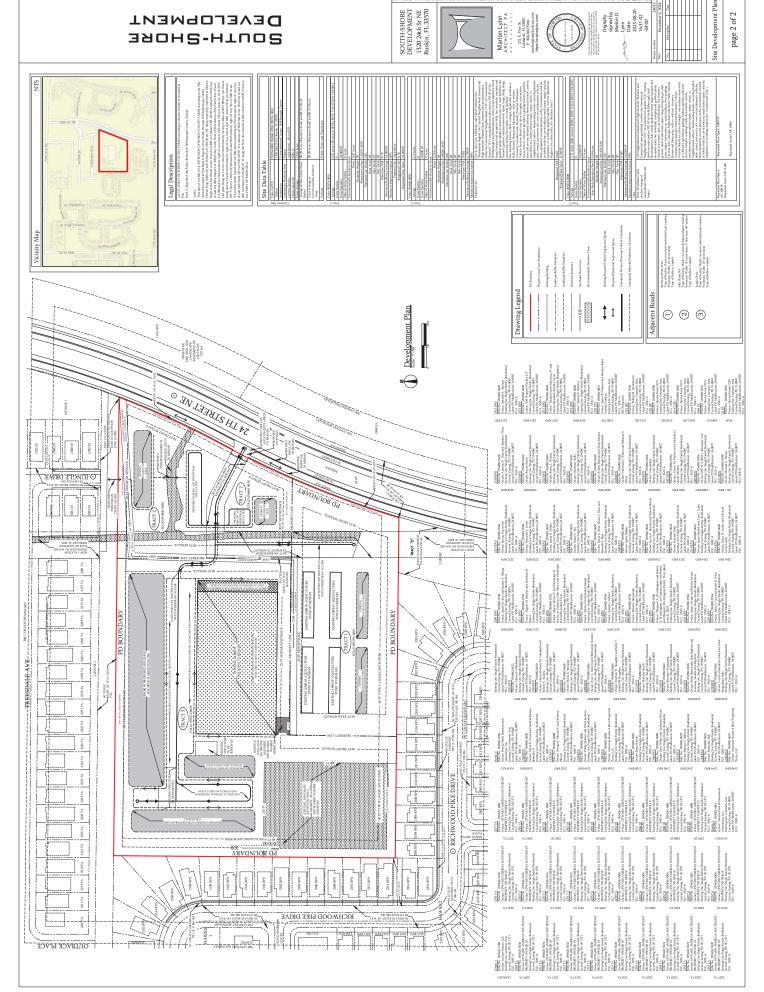
Project Name: SouthShore De	evelopment
Zoning File: RZ-PD 24-1147	Modification: PRS 25-0317
Atlas Page: None	Submitted: 08/21/25
To Planner for Review: 08/21/25	Date Due: ASAP
Contact Person: Kelvin A. Ready, Esq	Phone: 863-284-2259/kelvin.ready@gray-robinson.com
Right-Of-Way or Land Required for I	Dedication: Yes  No ✓
The Development Services Departm	ent HAS NO OBJECTION to this General Site Plan.
The Development Services Departm Site Plan for the following reasons:	ent RECOMMENDS DISAPPROVAL of this General
Reviewed by: Sam Ball	Date: 08-21-25
Date Agent/Owner notified of Disapp	roval:

## **Development**

Services

- 1. The PD name is "SouthShore Development", and type is GDP. Marlon Lynn and Kayla Strasser are the sole architects associated with the project. Michael Yates and Vicki L. Castro are the sole engineers associated with the project. Sam Ball is the planner for the project. No other developer(s), engineer(s), architect(s), or planner(s) are associated with the project.
  - Property is within the Urban Service Area and the Ruskin Community Planning Area in Unincorporated Hillsborough County.
    - Public wastewater and water will be provided by Hillsborough County.
- Buffering and screening shall be provided in accordance with the Hillsborough County Land Development Code unless otherwise specified in the Conditions of Approval.
- Outdoor storage will be in accordance with the requirements of Section 6.11.60 of the LDC, except that the designated outdoor storage area(s) shall be screened by a carport enclosed on those sides not otherwise screened by buildings such that no portion of any recreational vehicle, boat or moving truck is visible from off-site.
  - Environmentally Sensitive Area locations are subject to change pending formal agency jurisdictional determination.
    - The alignment of internal roads and pedestrian pathways are conceptual
- This project is not within any Overlay Districts or Special Zones, and there are no designated Scenic Roadways, designated historic landmarks or other historical or archeological sites and structures located within or
- 9. There are no designated historical landmarks or other historical or archeological sites or structures within the project boundaries or within 150 feet of such boundaries.
- 10. There are no natural water bodies within the project boundaries. There is a proposed man-made water body within the project boundary, which is depicted hereon
  - 11. A Comprehensive Plan boundary flex is not requested
- 12. All easements, plats, parcel lines, rights-of-way, and folio numbers within the project and within 150 feet of said project exist as depicted hereon, except the following plats are not depicted:
  - a. The Ruskin Colony Farms Plat recorded in Plat Book 5, Page 63, Public Records of Hillsborough County, Florida.
- 1st Extension of Ruskin Colony Farms Plat recorded in Plat Book 6, Page 24, Public Records of Hillsborough County, Florida.
  - Plat recorded in Plat Book 140, Page 234, Public Records of Hillsborough County, Florida.
- Hawks Point Phase 1A, a replat of a portion of Ruskin Colony Farms recorded in Plat Book 5, Page 63, and a portion of 1st Extension of Ruskin Colony Farms recorded in Plat Book 6, Page 24, recorded in Plat Book 114, Page 68-78, Public Records of Hillsborough County, Florida.
  - Hawks Point Phase 1B-1, a replat of a portion of Hawks Point Phase 1B recorded in Plat Book 114, Page 169, recorded in Plat Book 115, Page 180-184, Public Records of Hillsborough County, Florida.
    - 13. The 60-foot right-of-way depicted within the project boundary is to be vacated under vacation application No.: V24-0013.
      - 14. No specific architectural designs for non-residential or multi-family structures are proposed.
- 15. There are no non-residential or multi-family structures within 200' of the project.
- 16. No common open space/recreational areas are proposed.
- 17. No areas for public parks or public-school sites are proposed.
- 18. The project driveways shall be private and gated where the driveways cross from Tract 2 onto Tract 1 and Tract 3. There are no local, collector, or arterial roadways existing or proposed within the project boundary. 19. If Hillsborough County determines pedestrian cross-access is feasible, points of pedestrian cross access will be as depicted hereon.
  - - 20. There are no existing or proposed Shared Access Facilities external to the PD Boundary.
- 21. There are no rights-of-way within the project boundary proposed to be dedicated to Hillsborough County or preserved for compliance with the Hillsborough County Corridor Preservation Plan
  - 22. There are no existing or proposed points of ingress and egress for mass transit or waterway facilities within the project boundaries.
- 23. There is an existing point of vehicular ingress/egress within the project area which will be used, and the location of such point is shown hereon. No other vehicular ingress/egress for vehicular ingress/egress is proposed.
  - 24. There are no existing points of pedestrian ingress/egress within the project area. Points of pedestrian ingress/egress are proposed as depicted hereon.
    - 25. There are no existing bikeways within the project area, and none are proposed; there is a 5' bikeway along 24th St. NE.
- 26. There are no existing or proposed raised separators, medians, median openings, or modifications to any such items within the project boundaries or within 150 feet of such boundaries except for the existing median without an opening adjacent to the project boundary for 24th Street as depicted.
  - 27. There are no existing traffic control devices within the project or within 150° of the project. A stop sign is proposed as depicted hereon.
- 28. All parking will be determined at the time of site development according to the standards of the Land Development Code. Parking for the unlisted Agricultural use will be determined at the time of site development per
- 29. There are no intersections within 150 feet of the project.
- 30. A general interpretation of all water courses, lakes, conservation areas, preservation areas, wooded areas, upland habitat areas, and other such natural physical features within the project boundary or within one hundred and fifty feet of such boundary is depicted hereon.





### AGENCY COMMENTS

### AGENCY REVIEW COMMENT SHEET

TO: Z	oning Technician, Development Services Department	DATE: <del>05/12/2025</del> <u>05/14/2025</u>			
REVI	EWER: Sarah Rose, Senior Planner	AGENCY/DEPT: Transportation			
PLAN	INING AREA/SECTOR: S/Ruskin	PETITION NO: RZ 24-1147 <u>-</u> REVISED			
	This agency has no comments.				
	This agency has no objection.				
X	This agency has no objection, subject to the listed or attached conditions.				
	This agency objects for the reasons set forth below.				

### **CONDITIONS OF APPROVAL**

- 1. No development shall be permitted that causes cumulative development to exceed 710 gross average daily trips, 36 gross a.m. peak hour trips, or 95 gross p.m. peak hour trips.
  - a. Concurrently with each increment of development, the developer shall provide a list of existing and previously approved uses within the PD. The list shall contain data including, gross floor area, number of seats (if applicable), type of use, date the use was approved by Hillsborough County, referenced to the site subdivision Project Identification number (or if no Project Identification number exists, and copy of the permit or other official reference number), calculations detailing the individual and cumulative gross and net trip generation impacts for that increment of the development, and source for the data used to develop such estimates. Calculations showing the remaining number of trips available remaining for each analysis period (i.e. average daily, a.m. peak and p.m. peak) shall also be provided.
- 2. Prior to or concurrent with the initial increment of development within the Subject Area, the developer shall extend the northbound to westbound left turn lane on 24th St. onto Hawks Point Ct. to the minimum required length as provided in the Hillsborough County Transportation Technical Manual (TTM) Section 5.6, unless otherwise approved in accordance with section 1.7 of the TTM.
- 3. The subject site shall be permitted a singular right-in/right-out access to 24th St NE.

- 4. Nowthingstanding anything shown in the PD site plan or therein the conditions of approval, the applicant shall provide internal sidewalks connections to the project site arrival point, the primary building entrances, parking, and any other onsite amenities consistent with 6.03.02 of the Land Development Code.
- 5. Construction access shall be limited to those locations shown on the PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.

### PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone three parcels totaling +/- 14.87 acres from Agricultural Rural and Planned Development (PD) 19-0067 to Planned Development (PD). The subject parcels under Folio No. 54960.0050 and Folio No. 55374.0010 reside within the section labeled Tract M3 of the existing Planned Development (PD) which is approved for all uses permitted under the Agricultural (A) and Agricultural Industrial (AI) standard zoning districts. A companion PRS (RZ 25-0317 PRS) has been filed, requesting to remove the subject parcels from the PD.

The proposed Planned Development is seeking approval for a 24,000sqft of an agricultural use in order to continue the operation of an existing aquicultural research pods located within the area labeled Tract 1, 6,750sqft of all uses permitted under the Commercial Neighborhood (CN) and Commercial General (CG) standard zoning district with the exception of large appliance stores, banquet and reception halls, bus terminals, convenience stores with or without as stations, car washes, dry cleaners, electronic repair, firing ranges, brew pubs, taverns, bars, lounges, nightclubs, dance halls, funeral homes, mortuaries with or without crematoriums, sexually orientated businesses, vehicle auction and retail, garbage haulers, heliport's, helistops, hotels and motels, marinas, motor vehicle repair, radio-tv broadcasting station, recording studio, the rental sales or repair of commercial vehicles, wedding chapels, and any and all drive thru uses within the area labeled Tract 2, and 161,500sqft of mini-warehouse and 2,000sqft of all uses permitted under the Commercial Neighborhood (CN) and Commercial General (CG) standard zoning district with the exception of large appliance stores, banquet and reception halls, bus terminals, convenience stores with or without as stations, car washes, dry cleaners, electronic repair, firing ranges, brew pubs, taverns, bars, lounges, nightclubs, dance halls, funeral homes, mortuaries with or without crematoriums, sexually orientated businesses, vehicle auction and retail, garbage haulers,

heliport's, helistops, hotels and motels, marinas, motor vehicle repair, radio-tv broadcasting station, recording studio, the rental sales or repair of commercial vehicles, wedding chapels, and any and all drive thru uses within the area labeled Tract 3. The site is located +/- 970ft north of the intersection of 24<sup>th</sup> St SE and 11<sup>th</sup> Ave NE. The Future Land Use designation of the site is Suburban Mixed Use - 6 (SMU-6).

### **Trip Generation Analysis**

Consistent with DRPM requirements the applicant did submit a traffic study and site access analysis; however, staff notes that as the analysis did not include estimates for the additional uses proposed for the project outside of the existing aquicultural use, mini-warehouse, and strip retail and therefore does not represent a worst-case match from that proposed, the analysis does not represent an accurate portrayal of project impacts. Such uses would include daycare centers and other more intense uses, significant additional trip generation could result. As discussed with the applicant prior to the filing of this report, the applicant has agreed to address this issue by agreeing to a trip generation cap which will limit the amount of traffic generated by the proposed development to the amounts portrayed in the traffic analysis prepared by the developer.

A comparison of the potential number of trips generated under the existing zoning designation and the traffic generation portrayed in the traffic analysis prepared by the developer, has been prepared.

Approved Zoning:

Zoning, Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
PD 19-0067 (Tract M3), Single Family Detached (ITE 210) 4 Units	38	3	3
AR, Single Family Detached (ITE 210) 2 Units	18	1	2
Total	56	4	5

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
PD, Uses Undetermined	710	36	95
Trips Limited by Trip Cap	/10	30 93	

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
	Way Volume		PM
Difference	+654	+32	+90

### TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on 24<sup>th</sup> St NE. 24<sup>th</sup> St NE. N is a 2-lane, divided, standard county maintained, urban collector roadway. The roadway is characterized by +/- 11ft travel lanes, +/- 4ft bike lanes on both sides of the roadway, +/- 5ft sidewalks on both sides of the roadway, and within +/- 124 ft of the right of way.

Pursuant to the Hillsborough County corridor preservation plan 24<sup>th</sup> St NE is designated for a future four lane enhancement. However, 24<sup>th</sup> St NE currently contains the appropriate length of right-of-way required to accommodate the future expansion. Therefore, the preservation of additional right-of-way will not be required.

### SITE ACCESS

The subject site currently takes access onto 24<sup>th</sup> St NE. via a single right-in/right-out vehicular and pedestrian connection. The subject site is anticipated to take access onto 24<sup>th</sup> St NE. via the existing right-in/right-out vehicular and pedestrian connection located on the eastern frontage of the subject parcel.

As previously stated in this report, the developer will be required to extend the northbound to westbound left turn lane on 24th St. onto Hawks Point Ct. to the minimum required length as provided in the Hillsborough County Transportation Technical Manual (TTM) Section 5.6, unless otherwise approved in accordance with section 1.7 of the TTM.

A condition restricting cumulative development of the subject site is proposed, such that it does not exceed the number of a.m. or p.m. peak hour trips studied with their analysis (i.e. no more than 36 a.m. peak hour trips and no more than 95 p.m. peak hour trips).

### ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Level of Service (LOS) information for 24<sup>th</sup> St NE is reported below

				Peak
			LOS	Hr.
Roadway	From	To	Standard	Directional
			S ************************************	LOS
24 <sup>th</sup> St NE.	Shell Point	19 <sup>th</sup> Ave NE	D	C
	Road			

Source: 2020 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	<b>Current Conditions</b>	Select Future Improvements		
24 <sup>th</sup> St NE	County Collector - Urban	2 Lanes  □Substandard Road  ⊠Sufficient ROW Width	<ul><li>☐ Corridor Preservation Plan</li><li>☐ Site Access Improvements</li><li>☐ Substandard Road Improvements</li><li>☐ Other</li></ul>		

Project Trip Generation □Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	56	4	5
Proposed	710	36	95
Difference (+/-)	+654	+32	+90

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

Connectivity and Cross Access ☐ Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East	Х	Choose an item.	None	Meets LDC
West		Choose an item.	Choose an item.	Choose an item.
Notes:				

<b>Design Exception/Administrative Variance</b> ⊠Not applicable for this request			
Road Name/Nature of Request	Туре	Finding	
	Choose an item.	Choose an item.	
	Choose an item.	Choose an item.	
	Choose an item.	Choose an item.	
	Choose an item.	Choose an item.	
Notes:			

4.0 Additional Site Information & Agency Comments Summary			
Transportation	Objections	Conditions Requested	Additional Information/Comments
☐ Design Exception/Adm. Variance Requested☐ Off-Site Improvements Provided	☐ Yes ☐ N/A ⊠ No	⊠ Yes □ No	

### **COMMISSION**

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



### **DIRECTORS**

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

### AGENCY COMMENT SHEET

AGENCI COMMENT SHEET			
REZONING			
HEARING DATE: April 15, 2025	COMMENT DATE: February 13, 2025		
PETITION NO.: 24-1147	PROPERTY ADDRESS: 1320 24th St NE, Ruskin		
EPC REVIEWER: Abbie Weeks	FOLIO #: 0549600050, 0553740000		
CONTACT INFORMATION: (813) 627-2600 X 1101	STR: 03-32S-19E		
EMAIL: weeksa@epchc.org			
REQUESTED ZONING: PD and AR to Planned Davelopment			

**REQUESTED ZONING:** PD and AR to Planned Development

FINDINGS		
WETLANDS PRESENT	YES	
SITE INSPECTION DATE	September 25, 2024	
WETLAND LINE VALIDITY	NA	
WETLANDS VERIFICATION (AERIAL PHOTO,	A wetland flow-way and OSW ditches located in	
SOILS SURVEY, EPC FILES)	the eastern portion of the property and a surface	
	water pond is located in the southwest portion of	
	the project area, approximately shown on site plan	

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

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

- Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
- Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.

### **INFORMATIONAL COMMENTS:**

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

- The subject property contains wetland/OSW areas, which have not been delineated. Knowledge of the actual extent of the wetland and OSW are necessary in order to verify the avoidance of wetland impacts pursuant to Chapter 1-11. Prior to the issuance of any building or land alteration permits or other development, the wetlands/OSWs must be field delineated in their entirety by EPC staff or Southwest Florida Water Management District staff (SWFWMD) and the wetland line surveyed. Once delineated, surveys must be submitted for review and formal approval by EPC staff.
- The site plan depicts Other Surface Water (OSW) impacts that have not been authorized by the Executive Director of the EPC. The impacts are indicated for Insert activity impact is for an access roadway and stormwater retention pond. Chapter 1-11, prohibits wetland impacts unless they are necessary for reasonable use of the property. Staff of the EPC recommends that this requirement be taken into account during the earliest stages of site design so that wetland impacts are avoided or minimized to the greatest extent possible. The size, location, and configuration of the wetlands may result in requirements to reduce or reconfigure the improvements depicted on the plan. It is recommended that a request for determination of Noticed Exempt Activities (WEA10 Exempt Activities in Wetlands (formsite.com) be submitted.
- The site plan depicts a proposed pedestrian bridge to be located over onsite wetlands "existing ditch to remain" in the northeast portion of the project area. The proposed pedestrian bridge as indicated on the site plan will require separate permitting by EPC. It appears that the proposed activities may be permitted under a Miscellaneous Activities in Wetlands (MAIW) application.
- 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.

aow /

ec: <u>jmtanner@kcmmanagement.com</u> <u>Julia.mandell@gray-robinson.com</u>



### AGENCY REVIEW COMMENT SHEET

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

TO: Zoning Review, Development Services DATE: 04/03/2025

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

APPLICANT: Jay Tanner PETITION NO: 24-1147

**LOCATION:** 1320 24th St NE

**FOLIO NO:** 55374.0010

### **Estimated Fees:**

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

Retail - Shopping Center Restaurant - Hi Turnover

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

Mobility: \$13,562.00 Mobility: \$43,893.00

Fire: \$313.00 Fire: \$313.00

Retail - Fast Food w/Drive Thru Mini-Warehouse (Per 1,000 s.f.) (Per 1,000 s.f.) Mobility: \$104,494.00 Mobility: \$725.00

Fire: \$313.00 Fire: \$32.00

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

Urban Mobility, South Fire - 127040 sq ft building footprint - self storage, vehicle storage; 8,750 sq ft retail/food;

Existing uses replaced or removed may be eligible to provide credit.

### AGENCY COMMENT SHEET

TO: Zoning/Code Administration, Development Services Department

FROM: **Reviewer**: Andria Mcmaugh **Date**: 04/02/2025

**Agency:** Natural Resources **Petition #: 24-01147** 

- ( ) This agency has **no comment**
- ( ) This agency has **no objections**
- (X) This agency has **no objections**, subject to listed or attached conditions
- ( ) This agency objects, based on the listed or attached issues.
- 1. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the condition of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas.
- 2. Any interim agricultural operations shall not result in the destruction of trees or the natural plant community vegetation on the property. Any application to conduct land alteration activities on the property must be submitted to the Natural Resources Team of the Development Services Department for review and approval. Use of the agricultural exemption provision to the Land Alteration regulations is prohibited.
- 3. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
- 4. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.

5. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

### **ENVIRONMENTAL SERVICES DIVISION**

Hillsborough County Florida

PO Box 1110 Tampa, FL 33601-1110

### **Agency Review Comment Sheet**

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

TO: Zoning Review, Development Services REQUEST DATE: 8/7/2024

**REVIEWER:** Kim Cruz, Environmental Supervisor **REVIEW DATE:** 8/21/2024

**PROPERTY OWNER:** Eljay Properties, LLP PID: 24-1147

**APPLICANT:** Jay Tanner

**LOCATION:** 1320 24th St. Ruskin, FL 33570 and Folio located immediately east

**FOLIO NO.:** 55374.0000, 54960.0050

### **AGENCY REVIEW COMMENTS:**

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

Hillsborough County EVSD has no recommended conditions and no request for additional information associated with wellhead protection.

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

PETITION NO.: RZ-PD 24-1147 REVIEWED BY: Clay Walker, E.I. DATE: 8/16/2024  FOLIO NO.: 54960.0050, 55374.0000				
	WATER			
	The property lies within the Water Service Area. The applicant should contact the provider to determine the availability of water service.			
$\boxtimes$	A $\underline{12}$ inch water main exists $\Box$ (approximately $\underline{}$ feet from the site), $\boxtimes$ (adjacent to the site), and is located east of the subject property within the east Right-of-Way of $\underline{24^{th}}$ Street Northeast. 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 <u>4</u> inch wastewater forcemain exists <u>(approximately _ feet from the project site), (adjacent to the site) <u>and is located east of the subject property within the west Right-of-Way of 24<sup>th</sup> Street Northeast. 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.</u></u>			
	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.			
COMN	MENTS: The subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's potable water and wastewater systems. The subject area is located within the Hillsborough County Wastewater Service Area and will be served by the South County Wastewater Treatment Plant. If all of the development commitments for the referenced facility are added together, they would exceed the existing reserve capacity of the facility. However, there is a plan in place to address the capacity prior to all of the existing commitments connecting and sending flow to the referenced facility. As such, an individual permit will be required based on the following language noted on the permits: The referenced facility currently does not have, but will have prior to placing the proposed project into operation, adequate reserve capacity to accept the flow from this project.			

### AGENCY REVIEW COMMENT SHEET

TO:	ГО: ZONING TECHNICIAN, Planning Growth Management		<b>DATE:</b> 7 Aug. 2024		
REVIEWER: Bernard W. Kaiser, Conservation and Environmental Lands Management					
APP	LICANT: Julia Mandell	PETITION	NO: RZ-PD	<u>24-1147</u>	
LOC	CATION: Not listed				
FOL	<b>JO NO:</b> <u>55374.0000 &amp; 54960.0050</u>	SEC:	TWN:	RNG:	
					_
$\boxtimes$	This agency has no comments.				
	This agency has no objection.				
	This agency has no objection.				
	This agency has no objection, subject to listed or attached conditions.				
	This agency objects, based on the listed or attached conditions.				
_ <b>-</b>	5 ·- , ·- , · , · · · · · · ·				
COMI	MENTS:				

## VERBATIM TRANSCRIPT

## HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

IN RE:

ZONE HEARING MASTER MEETING

ZONE HEARING MASTER MEETING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: Pamela Jo Hatley

Zone Hearing Master

DATE: Monday, May 19, 2025

TIME: Commencing at 6:00 p.m.

Concluding at 8:17 p.m.

LOCATION: Board of County Commissioners Boardroom

601 East Kennedy Boulevard

Tampa, Florida 33602

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

MS. HEINRICH: Our next application is Item D.2 1 Standard -- or PD Rezoning 24-1147. The applicant is requesting 2 to rezone property that's currently zoned PD and AR to a new 3 4 Planned Development. Sam Ball with Development Services will provides staff findings after the applicant's presentation. MR. READY: Good evening. Kelvin Ready with the firm 6 Gray Robinson. Address One Lake Morton Drive, Lakeland, Florida, 33801. On behalf of the applicant, Jay Tanner, who's 8 9 with me tonight. 10 The request, as Michelle Heinrich said, is to rezone 11 from aq -- Agricultural Rural to Planned Development and from PD 12 19-0067. The general location of the property is in Ruskin. 13 It's just south of 19th Avenue Northeast and just north of 11th 14 Avenue Northeast along 24th Street Northeast. 15 The future land use category for the property and the 16 immediately surrounding properties is SMU-6. Typical uses in 17 SMU-6 are agricultural, residential, and particular to this 18 project, mixed use. We're not requesting a change in the Future 19 Land Use category. It's within the Urban Service Area and the 20 Ruskin Community Planning area, and I believe it's also in one other community planning area whose name escapes me at the 21 22 moment, but I know it's in the record. 23 The application site's not within overlay district.

SMU-6, as I stated before, prevents mixed use projects -- mixed

use projects up to a maximum of 0.35 A -- FAR. Current zoning,

24

25

the site is agricultural, rural. And PD 19-0067, the particular piece of property in that PD, is for agricultural uses and agricultural industrial. The current actual specific use on the property is aquaculture. The surrounding zoning uses are PDs as well, including 19-0067. They're primarily residential in nature around the area, with retention ponds.

Getting to the site plan overview, the actual site is 13.22 acres in size and it's organized -- the site plan's organized in three specific tracts based on the uses permitted in each tract. The proposed FAR right now is 0.34, which is under the 0.35, and the application is for mixed use project as it has 3 -- 3 -- 3 horizontal uses. Primarily, the CN and CG uses that will get you in the agriculture, and then residential support uses, daycare, childcare, pre-K conditional.

Proposed screening on the property under the site plan is Type B all the way around, with differing sized buffers depending on which -- which side of the PD you're on. And then for transportation on the site, it's a singular right-in/right-out access to 24th Street Northeast. We are asking -- we are in agreeance with the condition for a trip cap of 710 gross average daily trips, 3:00 to 6:00 a.m., 9:00 to 5:00 p.m.

I did -- I did want to note as well, I talked to the planner this morning with respect to condition for the report.

I believe there's a revised report going around where I can caveat that the turn lane that's required in Condition 4 will be

at the time of development.

Going into Tract 1, the first tract in -- on the -- on the PD, maximum height in that zone is 50, maximum building coverage is 24,000 square feet, maximum impervious surface is 40 percent. I did want to note when we when we originally made the site plan, we -- we believed that greenhouses that are going to go on -- on the property were buildings, and on further discussions, it's two or more solid walls, so the greenhouses on site shouldn't qualify as buildings or -- or -- or go to that 24,000 square foot, as noted in Condition 2(a)(4) of the Conditions of Approval.

The uses in Tract 1 are agriculture, but specifically, again, sticking with the aquacultural use in accordance with Chapter 597 Florida Statutes. Particularly, what we're doing on the site in Tract 1 is producing native seagrasses for use for manatee feed, and then growing threatened corals and damaged corals for restocking reefs. And this is a couple images of the types of greenhouses that we're talking about.

Tract 2, moving on to Tract 2, Tract 2 is maximum proposed height is 40 feet. It has a maximum building coverage area of 6,750 square feet. Maximum impervious surface 60 percent. Its uses are CN and CG limited. With respect to the limitations, we would be -- per what we're currently under, we would be permitting apparel, shoe stores, bicycle shops, bookstores. But we'd be restricting more intensive uses under

CN and CG, such as freestanding bars, convenience stores, car washes, and drive thru restaurants. And it would also have the conditional pre-K -- or pre-K, childcare, residential support uses.

And moving on to final tract, Tract 3, it has a maximum height proposed 40 feet, a maximum square building -- maximum building coverage 163,500 square feet, maximum impervious surface 65 percent. Of that 163,500, a mini warehouse with outdoor storage and recreational vehicles. To the extent, for the -- for the actual RV and boat storage, it -- it's to the -- to the LDCs permitted amount because it's an accessory use.

And this 2,000 square foot sliver on the very front of that building, it's CN and CG. And I apologize for not having the pre-K, childcare, I do not actually believe that's on there. I've got to copy it over from the other one. It's just CN and CG limited on that 2,000 square foot.

What I wanted to focus on mostly was the Commercial Locational Criteria Waiver that we submitted. The applicant, as noted in our narrative, is -- is completely on board with applying the Future Land Use element that was adopted in December. We understand because the application was submitted back in -- in August, it has to go under the old Future Land Use element. So we submitted a waiver under Policy 2 -- 22.2, that means that the application site has to be within 900 feet of a

qualifying intersection node. So that's why we submitted the waiver. And under the relevant policies for Objective 22, compatibility and unique circumstances should be disclosed or identified for that waiver.

On the compatibility side, we'd just like to point out that as -- as the report from staff acknowledges, we've -- we've got the Type B screening to the -- rather large Type B screening buffers. We've got the enhanced screening boat and RV storage, which is going to be a type of carport with walls covering and blocking view off site of those RVs and boats, while for any area a building is not otherwise blocking it.

We'd also like to point out residential support uses, the daycare, the childcare, the pre -- pre-K will also help the residents in the area. And we'd also like to point out for the RV and boat storage, in particular, it's heavily residential in the area. A lot of those residences are restricted, have restricted covenants that don't permit -- and we actually looked and found one for Hawks Point that will permit boat storage and RV storage on their residential lots. So it would be helpful to have that in the area for people who like to go boating, like to go camping, and be able to have someplace they can go load up rather quick.

And then, of course, there's the neighborhood serving commercial uses themselves. The area doesn't have very much. I think it has two Circle K's in the area, so this will add in the

2.4

kind of uses that folks want to have. Unique circumstances, again, I -- the way we're looking at the projects mixed use is not for strict commercial development, which is the whole point of the commercial locational criteria, Objective 22, so that's a unique factor.

The updated Future Land Use element, of course, provides two avenues that we find that would permit the commercial locational criteria to be met within our waiver if you were to apply the new code. Looking at the first one, Policies 4.7.2 and 4.7.3, there's a provision in there that permits them within a planned -- planned area of 10 acres or more that's proposing neighborhood commercial uses. And Policy 4.7.2 actually provides as staff notes, or Planning Commission notes, a new qualifying intersection node at the bottom of the screen, which is the intersection of 11th Avenue and 24th Street.

The application site's required to be within 1,000 feet in the new Future Land Use element. I believe, based on the report, it's just within that. One other note I'd like to -- to put forward is, based on the -- the quadrant that would be formed at that intersection, it's still heavily residential. There's not very much land at all left except the application site to put commercial location -- or to put neighborhood commercial certain uses. So it would be a great use of the qualifying intersection. And those are the basis in -- in

1 | the -- on the waiver.

2.4

And in conclusion, I just want to point out

Development Services recommends approval subject to the proposed conditions. Planning Commission finds it consistent. And then there's the multiple specific findings that I've listed that came from the report. All right.

HEARING MASTER: All right. Thank you. I don't have any questions for you. Be sure to sign in with the Clerk.

MR. READY: Oh. Yes.

HEARING MASTER: All right. Development Services, please.

MR. BALL: Good evening. Sam Ball with Development Services. Just like I said, there was a revised report submitted. It's the condition for -- it has to do with the -- basically the timing of the roadway improvement whenever the development is initiated.

The applicant is requesting to rezone 13.21 acres from AR and PD to mixed-use PD, which would allow the development of limited CN, limited CG, mini warehouse, and will allow for the agricultural uses to continue. The allowable uses in Tract 2 would also include a pre-K, daycare, childcare, and child nurseries. A minor modification is required to remove the eastern portion of the property from PD 19-0067, which is being considered under application PRS 25-0317.

The portion of the property zoned PD is located

within the SouthShore Corporate Park DRI, but the proposed uses will not require modification to the DRI Development Order. The rezoning is also being reviewed concurrently with a right-of-way vacation -- application. That would vacate public right-of-way within the proposed PD boundaries. The applicant is not seeking PD variations or waivers to the Land Development Code. There are no linear agency objections.

Hillsborough Community College and Leonard High School are located to the south property. The rest of the immediate area is developed for single family use. Between the proposed development site and the budding residential, staff finds that the proposed separations, which would include Type B screening, landscape buffering, and setbacks, will sufficiently mitigate the impacts of the proposed uses on the neighboring properties.

Staff also finds that the outdoor vehicle storage area design requirements proposed by the applicant would adequately meet the intent of the mini warehouse locational design requirements of LDC 6.11.60, and will sufficiently mitigate the impacts on the neighboring properties. Additionally, staff finds that the restricted commercial uses proposed by the applicant, in addition to the buffering and screening to be provided, also minimize the impacts on neighboring properties. Staff recommends approval subject to conditions. That concludes my report. Do you have any questions?

HEARING MASTER: No questions for you. Thank you.

All right. Planning Commission.

2.4

MS. MYERS: Alexis Myers. Planning Commission Staff. The subject site is located in the Suburban Mixed Use Future Land Use category. It is an Urban Service Area within the limits of the Ruskin Community Plan and SouthShore Areawide Systems Community Plan. The proposal meets the intent of Objective 1 and Policy 1.4 on compatibility. As proposed, PD would not significantly change the existing character of the area.

The subject site also meets the intent of Objective

16, regarding the protection of adjacent land uses through

varied buffering and mitigation measures. The subject site does

not meet Commercial Locational Criteria that could credit a CLC

waiver for the proposal. Planning Commission recommends that

the waiver be approved from the Board based upon those

considerations. Planning Commission Staff found the proposed

Planned Development consistent with the Unincorporated

Hillsborough County Comprehensive Plan, subject to the proposed

conditions by the Development Services Department.

HEARING MASTER: All right. Thank you. Okay. Is there anyone here or online who wishes to speak in support of this application? I do not hear anyone. Is there anyone here or online who wishes to speak in opposition to this application? All right. I do not hear anyone. Development Services, anything further?

1	MS. HEINRICH: I would just add that the revision that
2	the applicant's representative discussed at the beginning, that
3	is already reflected in a revised staff report that's in optics.
4	HEARING MASTER: Okay. Good. Thank you. I do have
5	the revised staff report with that change. Thank you.
6	Applicant, anything further?
7	MR. READY: Nope. Thank thank you for pointing
8	that out. And thank you for your time.
9	HEARING MASTER: All right. Thank you. This closes
10	the hearing on Rezoning PD 24-1147.
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1
                     HILLSBOROUGH COUNTY, FLORIDA
                     BOARD OF COUNTY COMMISSIONERS
 2
 3
 4
    IN RE:
    ZONE HEARING MASTER
 5
    HEARINGS
 6
 7
                     ZONING HEARING MASTER HEARING
                TRANSCRIPT OF TESTIMONY AND PROCEEDINGS
 8
 9
              BEFORE:
                              Pamela Jo Hatley
10
                              Land Use Hearing Master
11
              DATE:
                              Tuesday, February 18, 2025
12
              TIME:
                              Commencing at 6:00 p.m.
                              Concluding at 9:02 p.m.
13
14
15
16
                              Hillsborough County BOCC
17
                  LOCATION:
                               601 East Kennedy Boulevard
                               Tampa, Florida 33601
18
19
20
21
22
23
    Reported by:
    Crystal Reyes, AAERT No. 1660
24
25
```

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withdrawals and continuance from the agenda.
 1
 2
              HEARING MASTER: Okay.
              MS. HEINRICH: The first one is Item A.1, PD 24-0591.
 3
    This application is out of order to be heard and is being
    continued to the May 19, 2025 ZHM hearing.
              Item A.2, Major Mod 24-0675. This application is out
 6
    of order to be heard and is being continued to the
    March 24, 2025 ZHM hearing.
 8
              Item A.3, PD 24-1013.
                                     This application is being
 9
    continued by the applicant to the March 24, 2025 ZHM hearing.
10
11
              Item A.4, PD 24-1075. This application is out of
    order to be heard and is being continued to the April 15, 2025
12
13
    ZHM hearing.
14
              Item A.5, PD 24-1116. This application is out of
15
    order to be heard and is being continued to the March 24, 2025
    ZHM hearing.
16
17
              Item A.6, PD 24-1139. This application is being
18
    continued by the applicant to the March 24, 2025 ZHM hearing.
              Item A.7, PD 24-1147. This application is out of
19
    order to be heard and is being continued to the April 15, 2025
20
21
    ZHM hearing.
22
              Item A.8, Major Mod 24-1152. This application is out
23
    of order to be heard and is being continued to the
    March 24, 2025 ZHM hearing.
24
              Item A.9, PD 24-1169. This application is out of
25
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## Zoning Hearing Master Hearing CORRECTED December 16, 2024

	0011201 107 1011
	OROUGH COUNTY, FLORIDA F COUNTY COMMISSIONERS
IN RE:	X ) ) )
ZONE HEARING MASTER HEARINGS	) ) X
	HEARING MASTER HEARING F TESTIMONY AND PROCEEDINGS
BEFORE:	Pamela Jo Hatley Land Use Hearing Master
DATE:	Monday, December 16, 2024
TIME:	Commencing at 6:00 p.m. Concluding at 9:07 p.m.
LOCATION:	Hillsborough County BOCC 601 East Kennedy Boulevard, Second Floor Tampa, Florida 33601
Reported by: Crystal Reyes, AAERT No. Digital Reporter	1660

## Zoning Hearing Master Hearing CORRECTED December 16, 2024

1 Item A.16, PD 24-1139. This application is being continued by the applicant to the January 14, 2025 ZHM Hearing. 2 Item A.17, Major Mod 24-1141. This application is out 3 of order to be heard and is being continued to the January 14, 2025 ZHM Hearing. Item A.18, PD 24-1147. This application, is out of 6 order to be heard and is being continued to the February 18, 2025 ZHM -- 2025 ZHM Hearing. 8 Item A.19, Major Mod 24-1152. This application is 9 being continued by staff to the January 14, 2025 ZHM Hearing. 10 11 Item A.20, PD 24-1155. This application is out of order to be heard and is being continued January 14, 2025 ZHM 12 13 Hearing. 14 Item A.21, PD 24-1169. This application is out of 15 order to be heard and is being continued to the February 18, 2025 ZHM Hearing. 16 17 Item A.22, PD 24-1172. This application has been 18 withdrawn from the hearing process. 19 Item A.23, Standard Rezoning 24-1180. This 20 application is out of order to be heard and is being continued 21 to the January 14, 2025 ZHM Hearing. 22 Item A.24, PD Rezoning 24-1202. This application is 23 being continued by the applicant to January 14, 2025 ZHM Hearing. 24 25 Item A.25, Standard Rezoning 24-1210. This

## Transcript of Proceedings November 12, 2024

NOVEILIDEL 12, 2024			
HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS			
IN RE:  ZONE HEARING MASTER HEARINGS	) ) ) ) ) ) )		
	G HEARING MASTER HEARING OF TESTIMONY AND PROCEEDINGS		
BEFORE:	SUSAN FINCH Zoning Hearing Master		
DATE:	Tuesday, November 12, 2024		
TIME:	Commencing at 6:01 p.m. Concluding at 8:42 p.m.		
LOCATION:	Hillsborough County BOCC Development Services Department 601 East Kennedy Boulevard, 2nd Floor Tampa, Florida 33601		
Reported by: Crystal Reyes, AAERT No. 1660 Notary Public for the State of Florida			

#### Transcript of Proceedings November 12, 2024

Item A.9. PD 24-1075. This application is out of 1 order to be heard and is being continued to the December 16th, 2 2024 ZHM hearing. 3 Item A.10. Major Mod 24-1110. This application is out of order to be heard and is being continued to the December 16th, 2024 ZHM hearing. Item A.11. PD 24-1116. This application is out of order to be heard and is being continued to the December 16th, 8 2024 ZHM hearing. 9 Item A.12. PD 24-1135. This application is out of 10 11 order to be heard and is being continued to the December 16th, 2024 ZHM hearing. 12 13 Item A.13. Major Mod 24-1137. This application is out 14 of order to be heard and is being continued to the December 15 16th, 2024 ZHM hearing. 16 Item A.14. PD 24-1139. This application is being 17 continued by the applicant to the December 16th, 2024 ZHM 18 hearing. Item A.15. Major Mod 24-1141. This application is out 19 of order to be heard and is being continued to the December 20 21 16th, 2024 ZHM hearing. 22 Item A.16. PD 24-1147. This application is out of 23 order to be heard and is being continued to the December 16th, 2024 ZHM hearing. 24 25 Item A.17. Major Mod 24-1152. This application is

# EXHIBITS SUBMITTED DURING THE ZHM HEARING

PAGE 1 OF 4

DATE/TIME: 5/19125 OGPM HEARING MASTER: Pamera 30 Hatley

<b>PLEASE</b>	PRINT CLEARLY,	THIS INFORMATION WILL BE USED FOR MAILING
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PLEASE PRINT CLE	ARLY, THIS INFORMATION WILL BE USED FOR MAILING		
APPLICATION #	NAME Kami Corbett		
MM	MAILING ADDRESS 101 E Kems & Blud Ste 3700		
24-0675.	CITY AMPA STATE + ZIP 3360 PHONE 813 - 227842		
APPLICATION #	NAME DULIUS P. COBLIMSKAS SR		
22	MAILING ADDRESS 806 & JAMES ST.		
25 - 0514	CITY TAMOR STATE PL ZIP 33603 PHONE 727-543-6061		
APPLICATION #	NAME Corbe#		
RZ - 0639	MAILING ADDRESS 101 & 16 mely Blid 3700		
25 7005.	CITY TAMUM STATE ZIP 3400 PHONE 3-227 814		
APPLICATION #	NAME RELUIM A. REACY		
RZ	MAILING ADDRESS Ohe Lave Molton Dr		
24-1147	CITY Luciend STATE FL ZIP 380 PHONE 863-307-27		
APPLICATION #	PLEASE PRINT JUE MONCH		
mm	MAILING ADDRESS MOD Nolley		
24-1152	CITY STATE ZIP		
APPLICATION #	PLEASE PRINT RAME OUL TUESSAIR CO		
RZ	MAILING ADDRESS 100 July for 5-45		
24-1202	CITY PHONE TO STATE ZIP 37 PHONE TO		
	12		

PAGE 2 OF 4

DATE/TIME: 5/19125 GPM HEARING MASTER: Pamela Jo Hatley

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING PLEASE PRINT **APPLICATION #** NAME 22 MAILING ADDRESS //C 24-1240 STATE ZIP ZIP PHONE PLEASE PRINT
NAME MARYANA A/MALAR **APPLICATION #** B2 MAILING ADDRESS 10414 Traite Lune 24-1240 CITY Cibiston STATE EL ZIP 3853 4 PHONE 727-282-9785 PLEASE PRINT NAME Le / / / YOU **APPLICATION #** BZ MAILING ADDRESS POBOX 1822 24-1240 CITY ( 1 BS ENV ) STATE FL ZIP STE PHONE 813484 1927 PLEASE PRINT **APPLICATION #** NAME MAN CACKUNG RZ MAILING ADDRESS PO BOX 1808 74-1240 CITY GBSONTON STATE FL ZIP 335 PHONE 8136243564 PLEASE PRINT RIChard Carlyling **APPLICATION #** B2 MAILING ADDRESS PO BOX 1908 24-1240 CITY (3697) STATE <u>F/A</u> ZIP 3334 PHONE 8/3671 1650 PLEASE PRINT COLM RICE **APPLICATION #** mm MAILING ADDRESS (COC W Cass St 25-0243 CITY Tampy STATE FL ZIP 33606 PHONE 273-915-6371

PAGE 3 OF 4

DATE/TIME: 5/19/25 HEARING MASTER: Panela To Hat ley

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING

PLEASE FRINT CLE	ARLI, THIS INFORMATION WILL BE USED FOR MAILING
APPLICATION #	NAME Cor bt
RZ.	
25-0333	MAILING ADDRESS 10 [ & Hemody Blud St 3700] CITY TOWN A STATE FL ZIP 3360 PHONE 813-22-842]
APPLICATION #	PLEASE PRINT NAME Thea Hunter
RZ.	MAILING ADDRESS 10150 Highland Manner Dr. Swite 450, Tampa, FL 33610
25-0333	CITY TAMER STATE FL ZIP 33610 PHONE 607-211-2340
APPLICATION #	PLEASE PRINT NAME Stephen mound
R2	MAILING ADDRESS 6906 Simus Loop
25-0333	CITY RIVERVIW STATE FI ZIP 3350 PHONE 813-475-9336
APPLICATION #	NAME Brice PINSON
R2	MAILING ADDRESS 1000 N AShley Dr Ste 900
25-0423	CITY TAMPA STATE FL ZIP331002 PHONE 813-1025-4500
APPLICATION #	PLEASE PRINT. NAME LAW! Corbat
K 2	MAILING ADDRESS 101 & Cemels Bhd 843700
25-0460	CITY MANA STATE GE ZIP 3362 PHONE (13 22) 842
APPLICATION #	PLEASE PRINT NAME TSO VEIGO
RZ (VS)	MAILING ADDRESS 127 N ZOTA ST
25-0460	CITY Tam STATE FL ZIP 33613 PHONE

PAGE 4 OF 4

DATE/TIME: 5/19125 GPM HEARING MASTER: Panela To Hatley

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION #	PLEASE PRINT NAME MICHAEL YATES
RZ	MAILING ADDRESS 4006 S MACDILL AVE
25-0460	CITY Tampa STATE FC ZIP 33611 PHONE 813205 8057
APPLICATION #	PLEASE PRINT NAME Gerry Dedenbach
$\omega$	MAILING ADDRESS 11801 Research Drive
25-0479	CITY Alackua STATE FC ZIP 32615 PHONE 352 538 5195
APPLICATION #	PLEASE PRINT NAME Nathan Boyd
mm	MAILING ADDRESS 12116 Creek Preserve Drive
25-0479	CITY Wimauma STATE FZ ZIP 3357 PHONE 813-422-856
APPLICATION #	PLEASE PRINT NAME Tephen Gran
MM	MAILING ADDRESS 5339 CA 579
25-0479	CITY SEATE FL ZIP3 PHONE
APPLICATION #	PLEASE PRINT NAME
	MAILING ADDRESS
	CITYSTATEZIPPHONE
APPLICATION #	PLEASE PRINT NAME
	MAILING ADDRESS
	CITYSTATEZIPPHONE

HEARING TYPE: ZHM, PHM, VRH, LUHO DATE: May 19, 2025

HEARING MASTER: Pamela Jo Hatley PAGE: 1 OF 1

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
RZ 24-1147	Sam Ball	Revised Staff Report	Yes
RZ 24-1202	Todd Pressman	Applicant Presentation Packet	No
RZ 24-1202	Jared Follin	2. Revised Staff Report	Yes
RZ 24-1240	Todd Pressman	Applicant Presentation Packet	No
RZ 24-1240	Mary Cackling	2. Proponent Presentation Packet	No
MM 25-0243	Colin Rice	Applicant Presentation Packet	No
RZ 25-0423	Chris Granlienard	Revised Staff Report	Yes
RZ 25-0460	Kami Corbett	Applicant Presentation Packet	No
RZ 25-0460	Ashley Rome	2. Revised Staff Report	Yes
MM 25-0479	Gerry Dedenbach	Applicant Presentation Packet	No
RZ 25-0639	Logan McKaig	Revised Staff Report	Yes

#### MAY 19, 2025 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, May 19, 2025, at 6:00 p.m., in the Boardroom, Frederick B. Karl County Center, Tampa, Florida, and held virtually.

Pamela Jo Hatley, ZHM, called the meeting to order at 6:00 p.m., led in the pledge of allegiance to the flag, and introduction.

#### A. WITHDRAWALS AND CONTINUANCES

Michelle Heinrich, Development Services (DS), reviewed the changes to the agenda.

Pamela Jo Hatley, ZHM, overview of ZHM process.

Assistant County Attorney Mary Dorman, overview of evidence/ZHM/BOCC Land Use process.

Pamela Jo Hatley, ZHM, Oath.

- B. REMANDS None.
- C. REZONING STANDARD (RZ-STD):

#### C.1. RZ 25-0514

Michelle Heinrich, DS, called RZ 25-0514.

Testimony provided.

Pamela Jo Hatley, ZHM, closed RZ 25-0514.

#### C.2. RZ 25-0639

Michelle Heinrich, DS, called RZ 25-0639.

ETestimony provided.

Pamela Jo Hatley, ZHM, closed RZ 25-0639.

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

#### D.1. MM 24-0675

Michelle Heinrich, DS, called MM 24-0675.

Testimony provided.

#### MONDAY, MAY 19, 2025

Pamela Jo Hatley, ZHM, continued MM 24-0675 to June 16, 2025, ZHM Hearing D.2. RZ 24-1147

Michelle Heinrich, DS, called RZ 24-1147.

Testimony provided.

Pamela Jo Hatley, ZHM, closed RZ 24-1147.

#### D.3. MM 24-1152

Michelle Heinrich, DS, called MM 24-1152.

ETestimony provided.

Pamela Jo Hatley, ZHM, closed RZ MM 24-1152.

#### D.4. RZ 24-1202

Michelle Heinrich, DS, called RZ 24-1202.

ETestimony provided.

Pamela Jo Hatley, ZHM, closed RZ 24-1202.

#### D.5. RZ 24-1240

Michelle Heinrich, DS, called RZ 24-1240.

Testimony provided.

Pamela Jo Hatley, ZHM, closed RZ 24-1240.

#### D.6. MM 25-0243

Michelle Heinrich, DS, called MM 25-0243.

ETestimony provided.

Pamela Jo Hatley, ZHM, closed MM 25-0243.

#### D.7. RZ 25-0333

Michelle Heinrich, DS, called RZ 25-0333.

- Testimony provided.
- Pamela Jo Hatley, ZHM, closed RZ 25-0333.

#### D.8. RZ 25-0423

- Michelle Heinrich, DS, called RZ 25-0423.
- Testimony provided.
- Pamela Jo Hatley, ZHM, closed RZ 25-0423.

#### D.9. RZ 25-0460

- Michelle Heinrich, DS, called RZ 25-0460.
- Testimony provided.
- Pamela Jo Hatley, ZHM, closed RZ 25-0460.

#### D.10. MM 25-0479

- Michelle Heinrich, DS, called MM 25-0479.
- Testimony provided.
- Pamela Jo Hatley, ZHM, closed MM 25-0479.
- E. ZHM SPECIAL USE None.

#### ADJOURNMENT

Pamela Jo Hatley, ZHM, adjourned the meeting at 8:17 p.m.

**Rezoning Application:** RZ PD 24-1147

**Zoning Hearing Master Date:** May 19, 2025

**BOCC Land Use Meeting Date:** July 22, 2025



**Development Services Department** 

Applicant: Jay Tanner

FLU Category: Suburban Mixed Use (SMU-6)

Service Area: Urban

Site Acreage: 13.21 Total

Community

Plan Area: Ruskin

Overlay: None



#### Introduction Summary

The applicant is requesting to rezone 13.21 acres from AR and PD (19-0067) to a mixed-use PD to allow the development of limited CN, limited CG, mini warehouse, and to allow for the agricultural use to continue. The portion of the property zoned PD is located within the South Shore Corporate Park DRI, but the proposed uses will not require a DRI Development Order. A minor modification is required to remove the eastern portion of the property from PD 19-0067 and is being considered under application PRS 25-0317. This application is being reviewed concurrently with an application (V24-0013) to vacate public right-of-way within the proposed PD boundaries.

Zoning	Existing		Proposed	
Districts	AR	PD 19-0067 (M3)	PD	
Typical General Uses	Agricultural & Single Family	A & AI	Agricultural, CN Restricted, CG Restricted, Mini Warehouse and Open Storage	
Acreage	10.8	2.41	13.22	
Density/Intensity	1 DU per 5 GA/NA	1 DU per 10 GA/NA	NA/0.34	
Mathematical Maximum*	2 Units	0	197,500_SF GFA	

\*number represents a pre-development approximation

Development Standards	EXISTING		Proposed		
			PD		
Districts	AR	PD 19-0067 (M3)	Agricultural (Tract 1)	CG/CN - Limited (Tract 2)	CG/CN - Limited (Tract 3)
Lot Size	5 Acres	10 Acres	3.01 Acres	2.5	7.71 Acres
Lot Width	150′	150′	240′	180	276′
Setbacks	Front/Rear: 50' Side: 25'	Front/Rear: 50' Side: 25'	Front/Rear: 50' Side: 25'	Front/Rear: 30' Side: 20'	Front/Rear: 30' Side: 20'
Buffering & Screening	NA	NA	South: 40' Type "B"	North: 20' Type "B"	North: 20' Type "B" West: 40' Type "B" South: 40' Type "B"
Height	50′	50'	50′	40′	40'

Application No. R2-24-1147

Name: Sam Ball

Entered at Public Hearing: 7-HM

Entered at Public Hearing: ZHM
Exhibit # \_\_\_\_ Date: 5/19/25

ZHM HEARING DATE: May 19, 2025 BOCC LUM MEETING DATE: July 22, 2025

Case Reviewer: Sam Ball

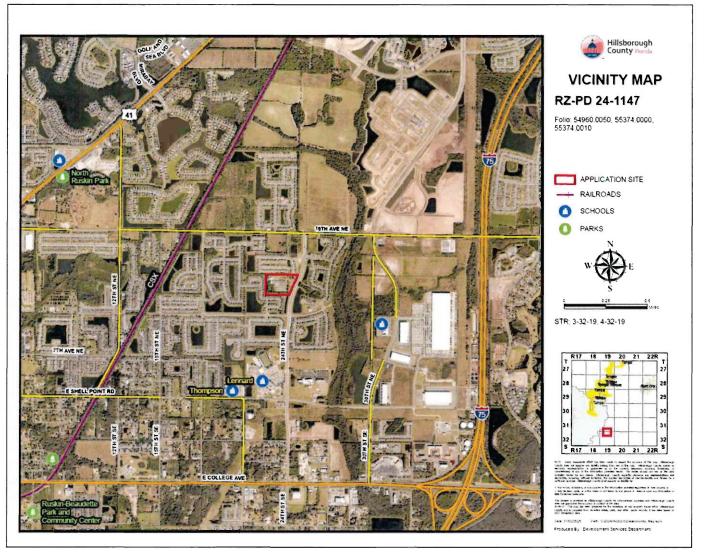
Additional Information:			
PD Variations	None requested as part of this application		
Waivers to the Land Development Code	None requested as part of this application		
Planning Commission Recommendation: Consistent	Development Services Recommendation: Approvable, subject to proposed conditions		

ZHM HEARING DATE: May 19, 2025 BOCC LUM MEETING DATE: July 22, 2025

Case Reviewer: Sam Ball

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

#### 2.1 Vicinity Map



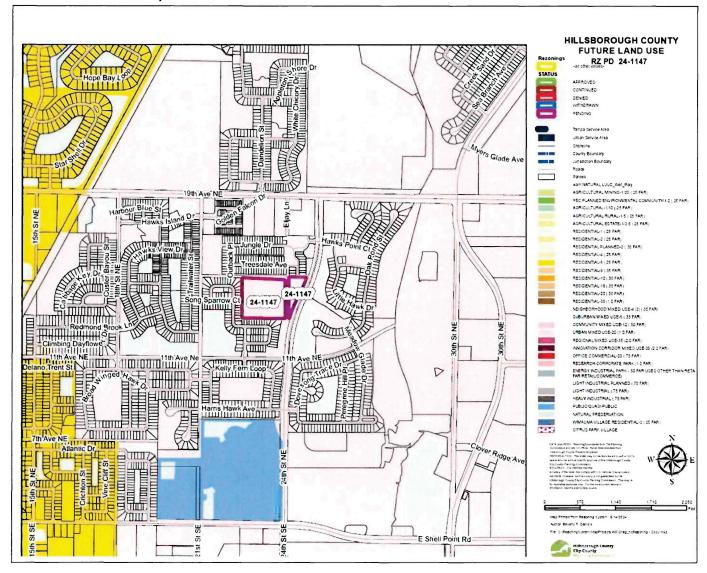
#### **Context of Surrounding Area:**

Most of the immediate area is developed for single-family use. Other uses in the area include Hillsborough Community College located approximately one-half mile to the south, and Lennard High School located approximately one-third of a mile to the south.

Case Reviewer: Sam Ball

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

#### 2.2 Future Land Use Map

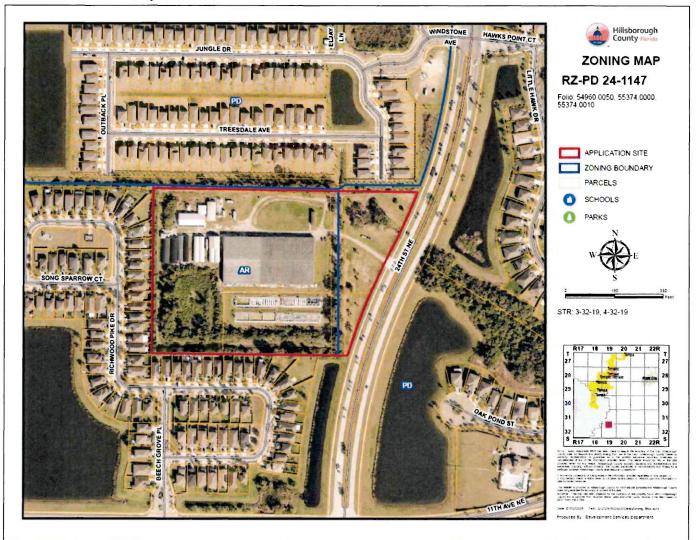


Subject Site Future Land Use Category	Suburban Mixed Use – 6 (SMU-6)
Maximum Density/FAR	6 DU/GA  Neighborhood commercial up to 175,000 SF or 0.25 FAR  Office, research corporate park, light industrial multi-purpose & mixed-use projects up to 0.35.  Light industrial uses up to a 0.50 FAR.
Typical Uses	Agricultural, residential, neighborhood commercial, office, research corporate park, light industrial with multi-purpose and clustered residential and/or mixed use.

ZHM HEARING DATE: May 19, 2025 BOCC LUM MEETING DATE: July 22, 2025

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

#### 2.3 Immediate Area Map



Case Reviewer: Sam Ball

Adjacent Zonings and Uses					
Location	Zoning (PD Pod)	Maximum Density/FAR Permitted by Zoning District	Allowable Use	Existing Use	
North	PD 18-1371	5.25 DU per GA/FAR: 0.06	Single-Family, Conventional & BPO	Single-Family, Conventional & Undeveloped	
South	PD 19-0067 (Q)	16 DU per GA/NA	RMC-16 & CRH A, B, & C	Single-Family, Conventional	
East	PD 19-0067 (L)	16 DU per GA/NA	RMC-16 & CRH A, B, & C	Single-Family, Conventional	
West	PD 19-0067 (Q)	16 DU per GA/NA	RMC-16 & CRH A, B, & C	Single-Family, Conventional	

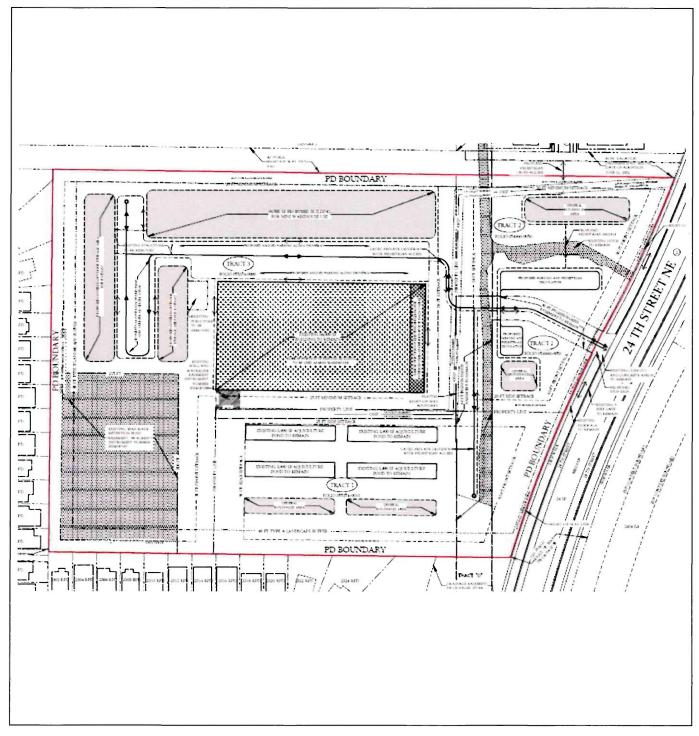
APPLICATION NUMBER: PD 24-1147

ZHM HEARING DATE: May 19, 2025

BOCC LUM MEETING DATE: July 22, 2025 Case Reviewer: Sam Ball

#### 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)



ZHM HEARING DATE: May 19, 2025 BOCC LUM MEETING DATE: July 22, 2025

Case Reviewer: Sam Ball

#### 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		
24 <sup>th</sup> St NE	County Collector - Urban	2 Lanes □Substandard Road ⊠Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other		

Project Trip Generation Not applicable for this request					
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips		
Existing	56	4	5		
Proposed	710	36	95		
Difference (+/-)	+654	+32	+90		

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

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East	Х	Choose an item.	None	Meets LDC
West		Choose an item.	Choose an item.	Choose an item.

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

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

INFORMATION/REVIEWING AGENCY						
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments		
Environmental Protection Commission	⊠ Yes □ No	☐ Yes 図 No	⊠ Yes □ No	,		
Environmental Services	⊠ Yes □ No	☐ Yes ⊠ No	☐ Yes ☑ No			
Natural Resources	⊠ Yes □ No	☐ Yes ☑ No	⊠ Yes □ No			
Conservation & Environ. Lands Mgmt.	⊠ Yes □ No	☐ Yes ☑ No	☐ Yes ☒ No			
Check if Applicable:	☐ Potable V	Vater Wellfield Pro	tection Area			
⊠ Wetlands/Other Surface Waters	_	t Wildlife Habitat				
☐ Use of Environmentally Sensitive Land Credit		igh Hazard Area hurban/Bural Saan	ia Carridar			
☐ Wellhead Protection Area	<ul> <li>□ Urban/Suburban/Rural Scenic Corridor</li> <li>□ Adjacent to ELAPP property</li> </ul>					
☐ Surface Water Resource Protection Area	☐ Other					
Public Facilities:	Comments	Objections	Conditions	Additional		
	Received		Requested	Information/Comments		
Transportation				Information/Comments		
Transportation  ☐ Design Exc./Adm. Variance Requested ☐ Off-site Improvements Provided	× Yes  □ No	☐ Yes ⊠ No	Requested  ⊠ Yes  □ No	Information/Comments		
☐ Design Exc./Adm. Variance Requested	⊠ Yes	☐ Yes	⊠ Yes	Information/Comments		
<ul> <li>□ Design Exc./Adm. Variance Requested</li> <li>□ Off-site Improvements Provided</li> <li>Service Area/ Water &amp; Wastewater</li> <li>□ Urban □ City of Tampa</li> </ul>	⊠ Yes □ No ⊠ Yes	☐ Yes ☑ No	⊠ Yes □ No □ Yes	Information/Comments		
□ Design Exc./Adm. Variance Requested □ Off-site Improvements Provided  Service Area/ Water & Wastewater □ Urban □ City of Tampa □ Rural □ City of Temple Terrace  Hillsborough County School Board  Adequate □ K-5 □ 6-8 □ 9-12 □ N/A	<ul><li>✓ Yes</li><li>☐ No</li><li>✓ Yes</li><li>☐ No</li><li>☐ Yes</li></ul>	☐ Yes ☑ No ☐ Yes ☑ No ☐ Yes ☑ No	<ul><li>Yes</li><li>No</li><li>Yes</li><li>No</li><li>Yes</li><li>Yes</li></ul>	Information/Comments		
□ Design Exc./Adm. Variance Requested □ Off-site Improvements Provided  Service Area/ Water & Wastewater □ Urban □ City of Tampa □ Rural □ City of Temple Terrace  Hillsborough County School Board  Adequate □ K-5 □ 6-8 □ 9-12 □ N/A Inadequate □ K-5 □ 6-8 □ 9-12 □ N/A		☐ Yes ☑ No ☐ Yes ☑ No ☐ Yes ☑ No ☐ Yes ☐ No	☐ Yes ☐ No ☐ Yes ☐ No ☐ Yes ☐ No			
□ Design Exc./Adm. Variance Requested □ Off-site Improvements Provided  Service Area/ Water & Wastewater □ Urban □ City of Tampa □ Rural □ City of Temple Terrace  Hillsborough County School Board  Adequate □ K-5 □ 6-8 □ 9-12 □ N/A  Inadequate □ K-5 □ 6-8 □ 9-12 □ N/A  Impact/Mobility Fees:  (Per 1,000 SF Various use types are allowed,		☐ Yes ☑ No ☐ Yes ☑ No ☐ Yes ☑ No ☐ Yes ☐ No	Yes     No     Yes     No     Yes     No     No	ent. Existing uses being		

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Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission				
☐ Meets Locational Criteria ☐ N/A	⊠ Yes	☐ Inconsistent	☐ Yes	
□ Locational Criteria Waiver Requested	□No	□ Consistent	⊠ No	
☐ Minimum Density Met ☐ N/A				

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#### **5.0 IMPLEMENTATION RECOMMENDATIONS**

#### 5.1 Compatibility

Staff finds that the 50 feet of separation, to include Type B screening, landscape buffering, and setbacks proposed by the applicant between the proposed mini warehouse and the residential properties to the north and west will sufficiently mitigate the impacts of the mini warehouse on the neighboring properties. Staff also finds that the outdoor vehicle storage area design requirements proposed by the applicant adequately meet the intent of the screening requirements in LDC Section 6.11.60.E.4 and will sufficiently mitigate the impacts on the neighboring properties. Additionally, staff finds the restricted commercial uses proposed by the applicant in addition to the buffering and screening to be provided will minimize the impacts on the neighboring properties.

#### 5.2 Recommendation

Staff recommends approval, subject to conditions.

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

Prior to certification the applicant shall revise the site plan to label the sheets Sheet # of 2 and indicate Type "B" screening along the southern PD boundary of Tract 3.

#### **6.0 PROPOSED CONDITIONS**

**Approval** - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted April 29, 2025.

- 1. The site shall be developed as a mixed-use project with up to 197,500 square feet of gross floor area and a 0.34 floor area ratio.
- 2. Development is limited to the following uses as described below.
  - a. Tract 1 Agriculture as defined by the Land Development Code and aquaculture in accordance with Chapter 597 of Florida Statutes with the following requirements.
    - 1) Minimum front and rear setbacks are 50 feet.
    - 2) Minimum side setbacks are 25 feet.
    - 3) Buildings shall not exceed 50 feet in height.
    - 4) Building area shall not exceed 24,000 square feet. Greenhouse structures that constitute a building as defined by the Land Development Code shall be considered building areas, e.g., greenhouses with no more than two solid walls shall not be considered buildings.
    - 5) A 40-foot-wide landscape buffer with Type A screening is required along the southern boundary.
  - b. Tract 2 Restricted CG and CN uses (to include pre-K, day care, child care and child nurseries as conditional uses) with the following requirements.
    - 1) Excluded CN and CG uses:
      - Appliance stores large; banquet and reception halls; bus terminals; canopies and gasoline pump islands as accessory uses; car wash facilities; dry cleaners, general; electric/electronic repair, large; firing range, small arms, indoor; brew pubs; car wash facilities; free-standing taverns, bars, lounges, nightclubs and dance halls; funeral homes and mortuaries, with or without accessory crematoriums; recyclable material drop off center; recyclable household goods facilities; recyclable metal recovery facilities; sexually oriented businesses; vehicle auction-retail; any drive-throughs; convenience stores with or without a gas station; garbage haulers; gasoline sales and service; heliport; helistop; hotels and motels; marina; microbrewery; motor vehicle repair, major, minor, or neighborhood; radio-tv broadcasting studio; recording studios; sales, rental, and service of a new or used domestic vehicles, farm equipment, private pleasure crafts, recreational vehicles, or hobby vehicles; service station; small motor repair; vendors, temporary; or wedding chapels.
    - 2) Gross floor area shall not exceed 6,750 square feet.
    - 3) Minimum front and rear setbacks are 30 feet.
    - 4) Minimum side setbacks are 20 feet.
    - 5) Buildings shall not exceed three stories or 40 feet in height
    - 6) A 20-foot-wide landscape buffer with Type B screening is required along the northern boundary

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c. Tract 3 – Restricted CN and CG uses, and mini warehouse with outdoor vehicle storage with the following requirements.

#### 1) Excluded CN and CG uses:

Appliance stores large; banquet and reception halls; bus terminals; canopies and gasoline pump islands as accessory uses; car wash facilities; dry cleaners, general; electric/electronic repair, large; firing range, small arms, indoor; brew pubs; car wash facilities; free-standing taverns, bars, lounges, nightclubs and dance halls; funeral homes and mortuaries, with or without accessory crematoriums; recyclable material drop off center; recyclable household goods facilities; recyclable metal recovery facilities; sexually oriented businesses; vehicle auction-retail; any drive-throughs; convenience stores with or without a gas station; garbage haulers; gasoline sales and service; heliport; helistop; hotels and motels; marina; microbrewery; motor vehicle repair, major, minor, or neighborhood; radio-tv broadcasting studio; recording studios; sales, rental, and service of a new or used domestic vehicles, farm equipment, private pleasure crafts, recreational vehicles, or hobby vehicles; service station; small motor repair; vendors, temporary; or wedding chapels.

- 2) CN and CG, restricted use shall not exceed 2,000 SF.
- 3) Mini warehouse use shall not exceed 161,500 SF.
- 4) The outdoor vehicle storage area must be covered and include walls on those portions of the outdoor storage area not otherwise screened by buildings such that outdoor storage may not be visible from offsite.
- 5) A 40-foot-wide landscape buffer with Type B screening is required along the southern boundary.
- 6) A 40-foot-wide landscape buffer with Type B screening is required along the western boundary.
- 7) A 20-foot-wide landscape buffer with Type B screening is required along the northern boundary.
- 3. No development shall be permitted that causes cumulative development to exceed 710 gross average daily trips, 36 gross a.m. peak hour trips, or 95 gross p.m. peak hour trips.
  - a. Concurrently with each increment of development, the developer shall provide a list of existing and previously approved uses within the PD. The list shall contain data including, gross floor area, number of seats (if applicable), type of use, date the use was approved by Hillsborough County, referenced to the site subdivision Project Identification number (or if no Project Identification number exists, and copy of the permit or other official reference number), calculations detailing the individual and cumulative gross and net trip generation impacts for that increment of the development, and source for the data used to develop such estimates. Calculations showing the remaining number of trips available remaining for each analysis period (i.e. average daily, a.m. peak and p.m. peak) shall also be provided.
- 4. Prior to or concurrent with the initial increment of development within the subject area, the The developer shall extend the northbound to westbound left turn lane on 24th Street onto Hawks Point Court to the minimum required length as provided in the Hillsborough County Transportation Technical Manual (TTM) Section 5.6, unless otherwise approved in accordance with section 1.7 of the TTM.
- 5. The subject site shall be permitted a singular right-in/right-out access to 24th Street NE.
- 6. Notwithstanding anything shown in the PD site plan or therein the conditions of approval, the applicant shall provide internal sidewalks connections to the project site arrival point, the primary building entrances, parking, and any other onsite amenities consistent with 6.03.02 of the Land Development Code.
- 7. Construction access shall be limited to those locations shown on the PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates

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same

- 8. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the condition of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas.
- 9. Any interim agricultural operations shall not result in the destruction of trees or the natural plant community vegetation on the property. Any application to conduct land alteration activities on the property must be submitted to the Natural Resources Team of the Development Services Department for review and approval. Use of the agricultural exemption provision to the Land Alteration regulations is prohibited.
- 10. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
- 11. The construction and location of any proposed environmental impacts are not approved by this correspondence but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
- 12. 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.
- 13. 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.
- 14. 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).
- 15. 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.
- 16. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
- 17. 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.

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**Zoning Administrator Sign Off:** 

J. Brian Grady

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

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

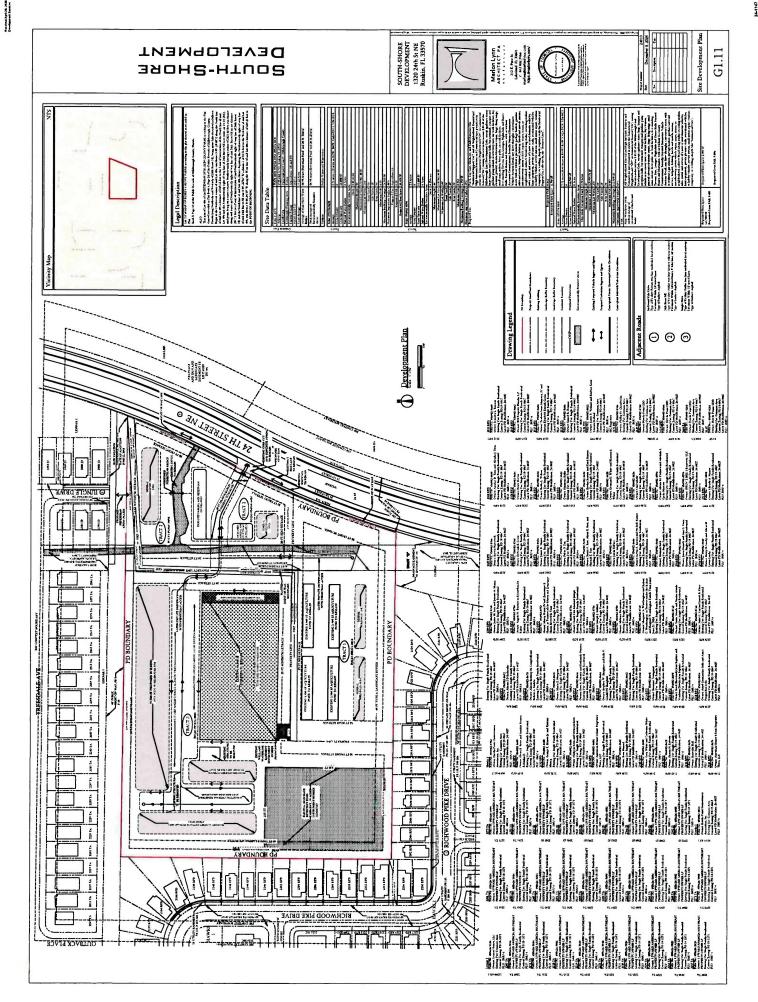
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#### 7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

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8.0 PROPOSED SITE PLA	N (FULL)	



- 1. The PD name is "SouthShore Development", and type is GDP. Marlon Lynn and Kayla Strasser are the sole architects associated with the project. Michael Yates and Vicki L. Castro are the sole engineers associated with the project Sam Ball is the planner for the project. No other developer(s), engineer(s), architect(s), or planner(s) are associated with the project.
  - Property is within the Urban Service Area and the Ruskin Community Planning Area in Unincorporated Hillsborough County
    - Public wastewater and water will be provided by Hillsborough County
- Buffering and screening shall be provided in accordance with the Hillsborough County Land Development Code unless otherwise specified in the Conditions of Approval.
- Outdoor storage will be in accordance with the requirements of Section 6.11.60 of the LDC, except that the designated outdoor storage area(s) shall be screened by a carport enclosed on those sides not otherwise screened by buildings such that no portion of any recreational vehicle, boat or moving truck is visible from off-site.
- Environmentally Sensitive Area locations are subject to change pending formal agency jurisdictional determination.
  - The alignment of internal roads and pedestrian pathways are conceptual.
- This project is not within any Overlay Districts or Special Zones, and there are no designated Scenic Roadways, designated historic landmarks or other historical or archeological sites and structures located within or
- There are no designated historical landmarks or other historical or archeological sites or structures within the project boundaries or within 150 feet of such boundaries. 10 There are no natural water bodies within the project boundaries. There is a proposed man-made water body within the project boundary, which is depicted hereon.

  - 11. A Comprehensive Plan boundary flex is not requested
- 12 All easements, plats, parcel lines, rights-of-way, and folio numbers within the project and within 150 feet of said project exist as depicted hereon, except the following plats are not depicted:
  - The Ruskin Colony Farms Plat recorded in Plat Book 5, Page 63, Public Records of Hillsborough County, Florida
- 1st Extension of Ruskin Colony Farms Plat recorded in Plat Book 6, Page 24, Public Records of Hillsborough County, Florida.
  - Plat recorded in Plat Book 140, Page 234, Public Records of Hillsborough County, Florida.
- Hawks Point Phase 1A, a replat of a portion of Ruskin Colony Farms recorded in Plat Book 5, Page 63, and a portion of 1st Extension of Ruskin Colony Farms recorded in Plat Book 6, Page 24, recorded in Plat Book 114, Page 68-78, Public Records of Hillsborough County, Florida.
  - Hawks Point Phase 1B-1, a replat of a portion of Hawks Point Phase 1B recorded in Plat Book 114, Page 169, recorded in Plat Book 115, Page 180-184, Public Records of Hillsborough County, Florida. 13 The 60-foot right-of-way depicted within the project boundary is to be vacated under vacation application No.: V24-0013.

    - 14. No specific architectural designs for non-residential or multi-family structures are proposed.
      - There are no non-residential or multi-family structures within 200' of the project.

        - No common open space/recreational areas are proposed 16.

No areas for public parks or public-school sites are proposed.

- The project driveways shall be private and gated where the driveways cross from Tract 2 onto Tract 1 and Tract 3. There are no local, collector, or arterial roadways existing or proposed within the project boundary. 18
  - If Hillsborough County determines pedestrian cross-access is feasible, points of pedestrian cross access will be as depicted hereon.
  - There are no existing or proposed Shared Access Facilities external to the PD Boundary 19.
- There are no rights-of-way within the project boundary proposed to be dedicated to Hillsborough County or preserved for compliance with the Hillsborough County Corridor Preservation Plan
  - There are no existing or proposed points of ingress and egress for mass transit or waterway facilities within the project boundaries. 22

- 23. There is an existing point of vehicular ingress/egress within the project area which will be used, and the location of such point is shown hereon. No other vehicular ingress/egress within the project area. Points of pedestrian ingress/egress are proposed as depicted hereon.

  24. There are no existing bikeways within the project area, and none are proposed; there is a 5' bikeway along 24<sup>th</sup> St. NE.

  25. There are no existing bikeways within the project area, and none are proposed; there is a 5' bikeway along 24<sup>th</sup> St. NE.

  26. There are no existing or proposed raised separators, median openings, or modifications to any such items within the project boundaries or within 150 feet of such boundaries except for the existing median
  - There are no existing traffic control devices within the project or within 150' of the project. A stop sign is proposed as depicted hereon.
- 28. All parking will be determined at the time of site development according to the standards of the Land Development Code. Parking for the unlisted Agricultural use will be determined at the time of site development per
- There are no intersections within 150 feet of the project.
- 30. A general interpretation of all water courses, lakes, conservation areas, preservation areas, wooded areas, upland habitat areas, and other such natural physical features within the project boundary or within one hundred and fifty feet of such boundary is depicted hereon.

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9.0 FULL TRANSPORTATION REPORT (see following pages)

#### AGENCY REVIEW COMMENT SHEET

TO: 2	Zoning Technician, Development Services Department	DATE: <del>05/12/2025</del> - <u>05/14/2025</u>
	IEWER: Sarah Rose, Senior Planner	AGENCY/DEPT: Transportation PETITION NO: RZ 24-1147 =
PLAI	NNING AREA/SECTOR: S/Ruskin	REVISED
	This agency has no comments.	
	This agency has no objection.	
X	This agency has no objection, subject to the listed or attached con	ditions.
	This agency objects for the reasons set forth below.	

#### **CONDITIONS OF APPROVAL**

- 1. No development shall be permitted that causes cumulative development to exceed 710 gross average daily trips, 36 gross a.m. peak hour trips, or 95 gross p.m. peak hour trips.
  - a. Concurrently with each increment of development, the developer shall provide a list of existing and previously approved uses within the PD. The list shall contain data including, gross floor area, number of seats (if applicable), type of use, date the use was approved by Hillsborough County, referenced to the site subdivision Project Identification number (or if no Project Identification number exists, and copy of the permit or other official reference number), calculations detailing the individual and cumulative gross and net trip generation impacts for that increment of the development, and source for the data used to develop such estimates. Calculations showing the remaining number of trips available remaining for each analysis period (i.e. average daily, a.m. peak and p.m. peak) shall also be provided.
- 2. Prior to or concurrent with the initial increment of development within the Subject Area, the developer shall extend the northbound to westbound left turn lane on 24th St. onto Hawks Point Ct. to the minimum required length as provided in the Hillsborough County Transportation Technical Manual (TTM) Section 5.6, unless otherwise approved in accordance with section 1.7 of the TTM.
- 3. The subject site shall be permitted a singular right-in/right-out access to 24th St NE.

- 4. Nowthingstanding anything shown in the PD site plan or therein the conditions of approval, the applicant shall provide internal sidewalks connections to the project site arrival point, the primary building entrances, parking, and any other onsite amenities consistent with 6.03.02 of the Land Development Code.
- 5. Construction access shall be limited to those locations shown on the PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.

#### PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone three parcels totaling +/- 14.87 acres from Agricultural Rural and Planned Development (PD) 19-0067 to Planned Development (PD). The subject parcels under Folio No. 54960.0050 and Folio No. 55374.0010 reside within the section labeled Tract M3 of the existing Planned Development (PD) which is approved for all uses permitted under the Agricultural (A) and Agricultural Industrial (AI) standard zoning districts. A companion PRS (RZ 25-0317 PRS) has been filed, requesting to remove the subject parcels from the PD.

The proposed Planned Development is seeking approval for a 24,000sqft of an agricultural use in order to continue the operation of an existing aquicultural research pods located within the area labeled Tract 1, 6,750sqft of all uses permitted under the Commercial Neighborhood (CN) and Commercial General (CG) standard zoning district with the exception of large appliance stores, banquet and reception halls, bus terminals, convenience stores with or without as stations, car washes, dry cleaners, electronic repair, firing ranges, brew pubs, taverns, bars, lounges, nightclubs, dance halls, funeral homes, mortuaries with or without crematoriums, sexually orientated businesses, vehicle auction and retail, garbage haulers, heliport's, helistops, hotels and motels, marinas, motor vehicle repair, radio-tv broadcasting station, recording studio, the rental sales or repair of commercial vehicles, wedding chapels, and any and all drive thru uses within the area labeled Tract 2, and 161,500sqft of mini-warehouse and 2,000sqft of all uses permitted under the Commercial Neighborhood (CN) and Commercial General (CG) standard zoning district with the exception of large appliance stores, banquet and reception halls, bus terminals, convenience stores with or without as stations, car washes, dry cleaners, electronic repair, firing ranges, brew pubs, taverns, bars, lounges, nightclubs, dance halls, funeral homes, mortuaries with or without crematoriums, sexually orientated businesses, vehicle auction and retail, garbage haulers,

heliport's, helistops, hotels and motels, marinas, motor vehicle repair, radio-tv broadcasting station, recording studio, the rental sales or repair of commercial vehicles, wedding chapels, and any and all drive thru uses within the area labeled Tract 3. The site is located +/- 970ft north of the intersection of 24<sup>th</sup> St SE and 11<sup>th</sup> Ave NE. The Future Land Use designation of the site is Suburban Mixed Use - 6 (SMU-6).

#### **Trip Generation Analysis**

Consistent with DRPM requirements the applicant did submit a traffic study and site access analysis; however, staff notes that as the analysis did not include estimates for the additional uses proposed for the project outside of the existing aquicultural use, mini-warehouse, and strip retail and therefore does not represent a worst-case match from that proposed, the analysis does not represent an accurate portrayal of project impacts. Such uses would include daycare centers and other more intense uses, significant additional trip generation could result. As discussed with the applicant prior to the filing of this report, the applicant has agreed to address this issue by agreeing to a trip generation cap which will limit the amount of traffic generated by the proposed development to the amounts portrayed in the traffic analysis prepared by the developer.

A comparison of the potential number of trips generated under the existing zoning designation and the traffic generation portrayed in the traffic analysis prepared by the developer, has been prepared.

Approved Zoning:

Zoning, Land Use/Size	24 Hour Two-	Total Peak Hour Trips		
	Way Volume	AM	PM	
PD 19-0067 (Tract M3), Single Family Detached		2	2	
(ITE 210) 4 Units	38	3	3	
AR, Single Family Detached	10	1	2	
(ITE 210) 2 Units	18	1	2	
Total	56	4	5	

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
PD, Uses Undetermined	710	26	95
Trips Limited by Trip Cap	/10	36	93

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
	Way Volume		PM
Difference	+654	+32	+90

#### TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on 24<sup>th</sup> St NE. 24<sup>th</sup> St NE. N is a 2-lane, divided, standard county maintained, urban collector roadway. The roadway is characterized by +/- 11ft travel lanes, +/- 4ft bike lanes on both sides of the roadway, +/- 5ft sidewalks on both sides of the roadway, and within +/- 124 ft of the right of way.

Pursuant to the Hillsborough County corridor preservation plan 24<sup>th</sup> St NE is designated for a future four lane enhancement. However, 24<sup>th</sup> St NE currently contains the appropriate length of right-of-way required to accommodate the future expansion. Therefore, the preservation of additional right-of-way will not be required.

#### SITE ACCESS

The subject site currently takes access onto 24<sup>th</sup> St NE. via a single right-in/right-out vehicular and pedestrian connection. The subject site is anticipated to take access onto 24<sup>th</sup> St NE. via the existing right-in/right-out vehicular and pedestrian connection located on the eastern frontage of the subject parcel.

As previously stated in this report, the developer will be required to extend the northbound to westbound left turn lane on 24th St. onto Hawks Point Ct. to the minimum required length as provided in the Hillsborough County Transportation Technical Manual (TTM) Section 5.6, unless otherwise approved in accordance with section 1.7 of the TTM.

A condition restricting cumulative development of the subject site is proposed, such that it does not exceed the number of a.m. or p.m. peak hour trips studied with their analysis (i.e. no more than 36 a.m. peak hour trips and no more than 95 p.m. peak hour trips).

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

Level of Service (LOS) information for 24th St NE is reported below

Roadway	From	То	LOS Standard	Peak Hr. Directional LOS
24 <sup>th</sup> St NE.	Shell Point Road	19 <sup>th</sup> Ave NE	D	С

Source: 2020 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	
24 <sup>th</sup> St NE	County Collector - Urban	2 Lanes □Substandard Road ⊠Sufficient ROW Width	<ul> <li>□ Corridor Preservation Plan</li> <li>□ Site Access Improvements</li> <li>□ Substandard Road Improvements</li> <li>□ Other</li> </ul>	

Project Trip Generation ☐ Not applicable for this request					
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips		
Existing	56	4	5		
Proposed	710	36	95		
Difference (+/-)	+654	+32	+90		

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

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	Choose an item.	Choose an item
South		Choose an item.	Choose an item.	Choose an item
East	X	Choose an item.	None	Meets LDC
West		Choose an item.	Choose an item.	Choose an item
West Notes:		Choose an item.	Choose an item.	Choose at

Туре	Finding
Choose an item.	Choose an item.
Choose an item.	Choose an item.
Choose an item.	Choose an item.
Choose an item.	Choose an item.
	Choose an item. Choose an item. Choose an item.

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

# PARTY OF RECORD

## **NONE**