Rezoning Application: PD 25-0308

Zoning Hearing Master Date: April 15, 2025

BOCC Land Use Meeting Date: June 10, 2025



Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Amerco Real Estate Company

FLU Category: SMU-6

Service Area: Urban

Site Acreage: 5.85 +/- AC

Community

Plan Area: Ruskin

Overlay: None



Introduction Summary:

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

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

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

^{*}number represents a pre-development approximation

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

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

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

APPLICATION NUMBER: PD 25-0308

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2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



Case Reviewer: Tania C. Chapela

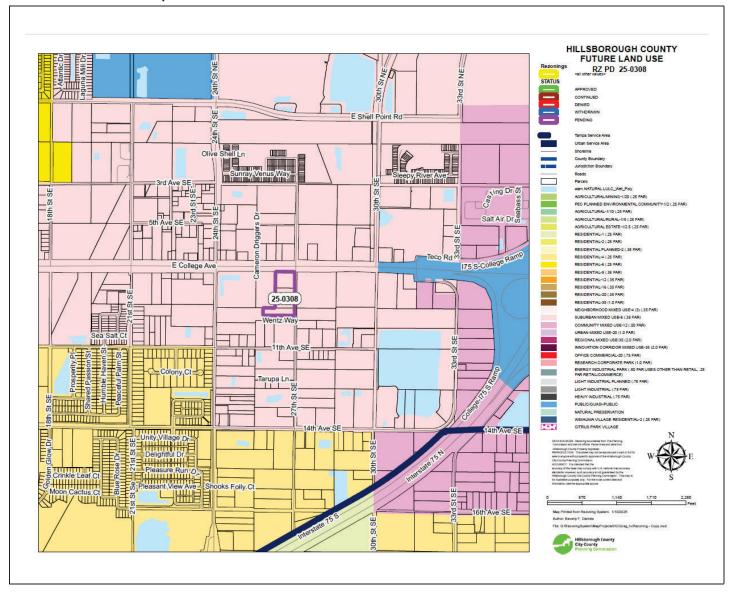
Context of Surrounding Area:

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

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2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



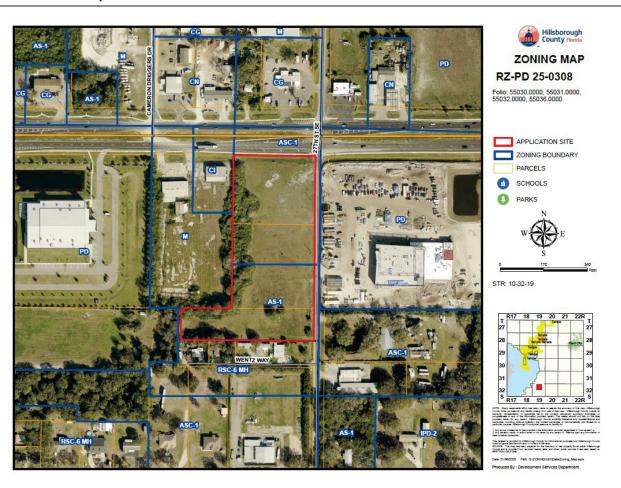
Case Reviewer: Tania C. Chapela

Subject Site Future Land Use Category:	SMU-6 (Suburban Mixed-Use – 6)	
Maximum Density/F.A.R.:	Neighborhood commercial up to 175,000 sq. ft. or 0.25 FAR, whichever is less intense or 20% of the projects land area when part of larger planned research/corporate park. Office, research corporate park uses, light industrial multipurpose and mixed-use projects up to a 0.35 FAR. Light industrial uses may achieve up to a 0.50 FAR.	
Typical Uses:	Agricultural, residential, neighborhood commercial, office uses, research corporate park uses, light industrial multipurpose and clustered residential and/or mixed-use.	

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2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

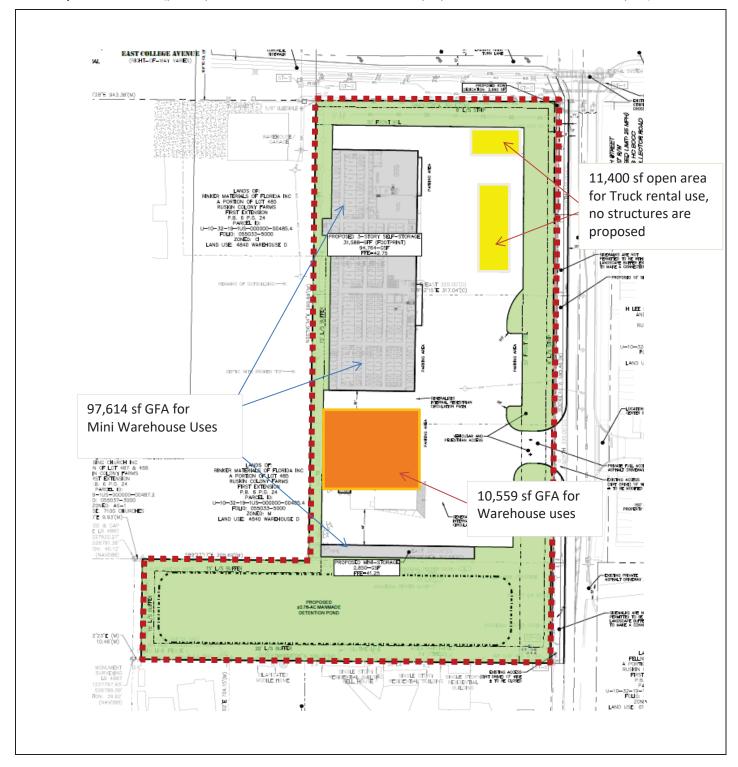


Case Reviewer: Tania C. Chapela

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

2.0 LAND USE MAP SET AND SUMMARY DATA

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



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3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 OF STAFF REPORT)

Adjoining Roadways (check if applicable)				
Road Name	Classification	Current Conditions	Select Future Improvements	
27th Street SE	County Arterial - Urban	2 Lanes ⊠Substandard Road □Sufficient ROW Width	 □ Corridor Preservation Plan □ Site Access Improvements ☑ Substandard Road Improvements □ Other 	
College Ave. (SR 674)	FDOT Arterial - Rural	4 Lanes ☐ Substandard Road ☐ Sufficient ROW Width	☑ Corridor Preservation Plan☐ Site Access Improvements☐ Substandard Road Improvements☐ Other	

Project Trip Generation					
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips		
Existing	47	3	5		
Proposed	332	45	57		
Difference (+/1)	+285	+42	+52		

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

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

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

APPLICATION NUMBER: PD 25-0308
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4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	⊠ Yes □ No	☐ Yes ⊠ No	☐ Yes ⊠ No	
Natural Resources	⊠ Yes □ No	☐ Yes ☑ No	⊠ Yes □ No	
Conservation & Environ. Lands Mgmt.	⊠ Yes □ No	☐ Yes ☑ No	☐ Yes ⊠ No	
Check if Applicable:	☐ Potable W	Vater Wellfield Pro	tection Area	
\square Wetlands/Other Surface Waters	☐ Significan	t Wildlife Habitat		
\square Use of Environmentally Sensitive Land	☐ Coastal Hi	igh Hazard Area		
Credit	⊠ Urban/Su	burban/Rural Scer	ic Corridor	
☐ Wellhead Protection Area	☐ Adjacent	to ELAPP property		
☐ Surface Water Resource Protection Area	☐ Other			
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation	⊠ Yes	☐ Yes	⊠ Yes	
□ Design Exc./Adm. Variance Requested	□ No	□ Yes □ ☑ No	□ No	
oxtimes Off-site Improvements Provided				
Service Area/ Water & Wastewater	N V			
⊠Urban ☐ City of Tampa	⊠ Yes	☐ Yes ☑ No	□ Yes ⊠ No	
☐Rural ☐ City of Temple Terrace	□ No	△ NO	△ NO	
Hillsborough County School Board			_	
Adequate □ K-5 □6-8 □9-12 ⊠N/A	☐ Yes	☐ Yes	☐ Yes ⊠ No	
Inadequate ☐ K-5 ☐6-8 ☐9-12 ☒ N/A	⊠ No	⊠ No		
Impact/Mobility Fees				
Self-Storage/Mini-Warehouse (Per 1,000 s.f.)				
Mobility: \$725				
Fire: \$32				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission				
☐ Meets Locational Criteria ☐ N/A	N Vac	☐ Inconsistent	□ Yes	
	⊠ Yes □ No	☐ Inconsistent ☐ Consistent	□ Yes ⊠ No	
☐ Minimum Density Met ☐ N/A				
□Density Bonus Requested				

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5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The proposed uses are comparable to the surrounding commercial and light industrial uses, and the proposed layout is compatible with the surrounding development pattern. The existing residential homes to the south that would most potentially be impacted by the subject development are located between approximately 130 feet from the subject property line.

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

5.2 Recommendation

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

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6.0 PROPOSED CONDITIONS

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

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

Gross Floor Area: 108,173 square feet

Floor Area Ratio: 0.42 FAR
Maximum Building Coverage: 30%
Maximum Impervious Coverage: 75%

Maximum Building Height: 50 feet/3 stories for self-storage building,

50 feet/1-story for warehouse building, 50 feet/1-story for mini-warehouse.

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

- 3. The following buffering and screening standards shall apply:
 - a. A twenty foot (20') wide buffer with type "B" screening shall be provided along the development's southern boundary.
 - b. A fifteen foot (15') wide buffer shall be provided along the development's western boundary, except along the boundaries with the portion of residential parcel folio 55035.0550, were a twenty foot (20') wide buffer, type "B" screening shall be required.
- 4. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. Every effort must be made to avoid the removal of and design the site around these trees. The site plan may be modified from the Certified Site Plan to avoid tree removal. This statement should be identified as a condition of the rezoning.
- 5. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
- 6. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
- 7. The project shall be permitted one full access connection on 27th St., as shown on the PD site plan.
- 8. If PD 25-0308 is approved, the County Engineer will approve a Design Exception (dated April 7, 2025) which was found approvable by the County Engineer (on April 8, 2025) for 27th St. SE substandard road improvements. As 27th St. SE is a substandard collector roadway, the developer shall make the following improvements consistent with the Design Exception in lieu of constructing the roadway to typical standard:

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- a. Dedicate up to +/-6 feet of right of way along the project frontage to accommodate required improvements. b. Construct a 10-foot sidewalk and curb and gutter along the project frontage.
- 9. Notwithstanding anything shown on the site plan or the conditions herein, ADA/sidewalk connections shall be provided from site ingress and egress access point to building entrances and parking areas.
- 10. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
- 11. Minimum off-street parking spaces shall be provided for per Article 6.05.00 of the LDC.
- 12. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
- 13. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

Zoning Administrator Sign Off:

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

J. Brian Grady

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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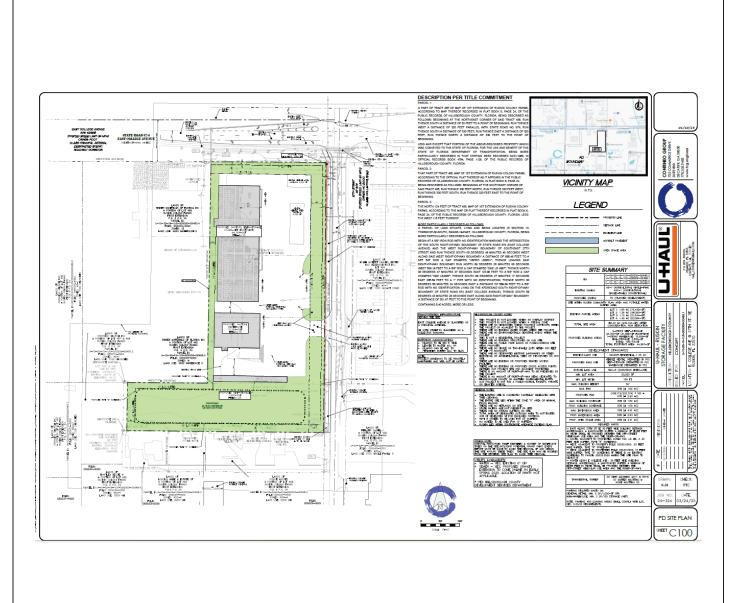
BOCC LUM MEETING DATE: June 10, 2025 Case Reviewer: Tania C. Chapela

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

APPLICATION NUMBER: PD 25-0308
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8.0 PROPOSED SITE PLAN (FULL)



APPLICATION NUMBER: PD 25-0308

ZHM HEARING DATE: April 15, 2025

BOCC LUM MEETING DATE: June 10, 2025 Case Reviewer: Tania C. Chapela

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

D . FFE 4/00/000

10: 2	Zoning Technician, Development Services Dep	partment	DATE: 4/08/2025
REV	REVIEWER: Richard Perez, AICP AGENCY/DEPT: Transportation		
PLAN	PLANNING AREA/SECTOR: RU/South PETITION NO: PE		D 25-0308
	This agency has no comments.		
	This agency has no objection.		
X	This agency has no objection, subject to the	e listed or attached condition	S.
	This agency objects for the reasons set forth	ı below.	

CONDITIONS OF APPROVAL

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

PROJECT SUMMARY AND ANALYSIS

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

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

Approved Uses:

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

Proposed PD Uses:

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

Trip Generation Difference:

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

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE AND SITE ACCESS

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

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

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

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

SE 27th St. is not included in the Hillsborough County Corridor Preservation Plan.

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

SITE ACCESS AND CONNECTIVITY

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

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

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

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

REQUESTED DESIGN EXCEPTION: 27th STREET SE

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

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

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Level of Service (LOS) information is reported below.

Note, SE 27th St. is not a regulated roadway.

Roadway	From	То	LOS Standard	Peak Hour Directional LOS
SR 674	US HWY 41	INTERSTATE 75	D	С

Source: Hillsborough County 2020 Level of Service Report.

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

Sent: Tuesday, April 8, 2025 10:17 AM

To: ronc@thecontineogroup.com

CC: michaelc@thecontineogroup.com; Stephany_sheekey@uhaul.com; Chapela, Tania

[ChapelaT@hcfl.gov]; Perez, Richard [PerezRL@hcfl.gov]; Drapach, Alan [DrapachA@hcfl.gov]; Tirado, Sheida [TiradoS@hcfl.gov]; De Leon, Eleonor

[DeLeonE@hcfl.gov]; PW-CEIntake [PW-CEIntake@hcfl.gov] **Subject:** FW: RZ PD 25-0308 - Design Exception Review

Attachments: 25-0308 DEReq 04-07-25.pdf

Ron,

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

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

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

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

Lastly, please note that it is critical to ensure you copy all related correspondence to <u>PW-CEIntake@hcfl.gov</u>

Mike

Michael J. Williams, P.E.

Director, Development Review County EngineerDevelopment Services Department

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

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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From: Tirado, Sheida <TiradoS@hcfl.gov> Sent: Monday, April 7, 2025 6:50 PM

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

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

Subject: RZ PD 25-0308 - Design Exception Review

Hello Mike,

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

ronc@thecontineogroup.com michaelc@thecontineogroup.com Stephany sheekey@uhaul.com chapelat@hcfl.gov perezrl@hcfl.gov drapacha@hcfl.gov

Best Regards,

Sheida L. Tirado, PE

Transportation Review Manager

Development Services Department

E: TiradoS@HCFL.gov

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

601 E. Kennedy Blvd., Tampa, FL 33602

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Hillsborough County Florida

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Supplemental Information for Transportation Related Administrative Reviews

Instructions:

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

to complete this form.	
Request Type (check one)	 Section 6.04.02.B. Administrative Variance ★ Technical Manual Design Exception Request Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	➤ New Request
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	× 1. Substandard Road - 27th Street SE
submittal number/name to each separate request. number previously identified. It is critical that the ap	lests (whether of the same or different type), please use the above fields to assign a unique Previous submittals relating to the same project/phase shall be listed using the name and plicant reference this unique name in the request letter and subsequent filings/correspondence. I information related to a previously submitted request, then the applicant would check the
Project Name/ Phase U-Haul Ruskin	
Important: The name selected must be used on all fulf request is specific to a discrete phase, please also	ture communications and submittals of additional/revised information relating to this variance. list that phase.
Folio Number(s) 055036-0000; 055	5032-0000; 055031-0000; 055030-0000
Tollo Rullisci (3)	Check This Box If There Are More Than Five Folio Numbers
numbers must be provided in the format provided b	to a maximum of five. If there are additional folios, check the box to indicate such. Folio y the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, 189"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789;
Name of Person Submitting Request	Ron Crump, Contineo Group
Important: All Administrative Variances (AV) and De State of Florida.	rsign Exceptions (DE) must be Signed and Sealed by a Professional Engineer (PE) licensed in the
Current Property Zoning Designation	ASC-1 & AS-1
Designation. Typing "N/A" or "Unknown" will result in County Zoning Atlas, which is available at https://ma	nily Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) in your application being returned. This information may be obtained via the Official Hillsborough ps.hillsboroughcounty.org/maphillsborough/maphillsborough.html . For additional assistance, for Development Services at (813) 272-5600 Option 3.
Pending Zoning Application Number	PD 25-0308
	ter the application number proceeded by the case type prefix, otherwise type "N/A" or "Not IM for major modifications, PRS for minor modifications/personal appearances.
Related Project Identification Number (Site/Subdivision Application Number)	N/A

1 of 1

Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision

Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".

03/2025



April 7, 2025

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

RE: U-Haul Ruskin – Design Exception to TS-4 E. College Avenue (Hwy. 364) at SE 27th Street Ruskin. FL

Folio No. 55030 0000 Folio No. 55031 0000 Folio No. 55032 0000 Folio No. 55036 0000

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

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

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

• One (1) private full access drive to SE 27th Street

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

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



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

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

The justification of the Design Exception is as follows:

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

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

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

Sincerely,

Ron Crump, PE Contineo Group



Attachments:

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

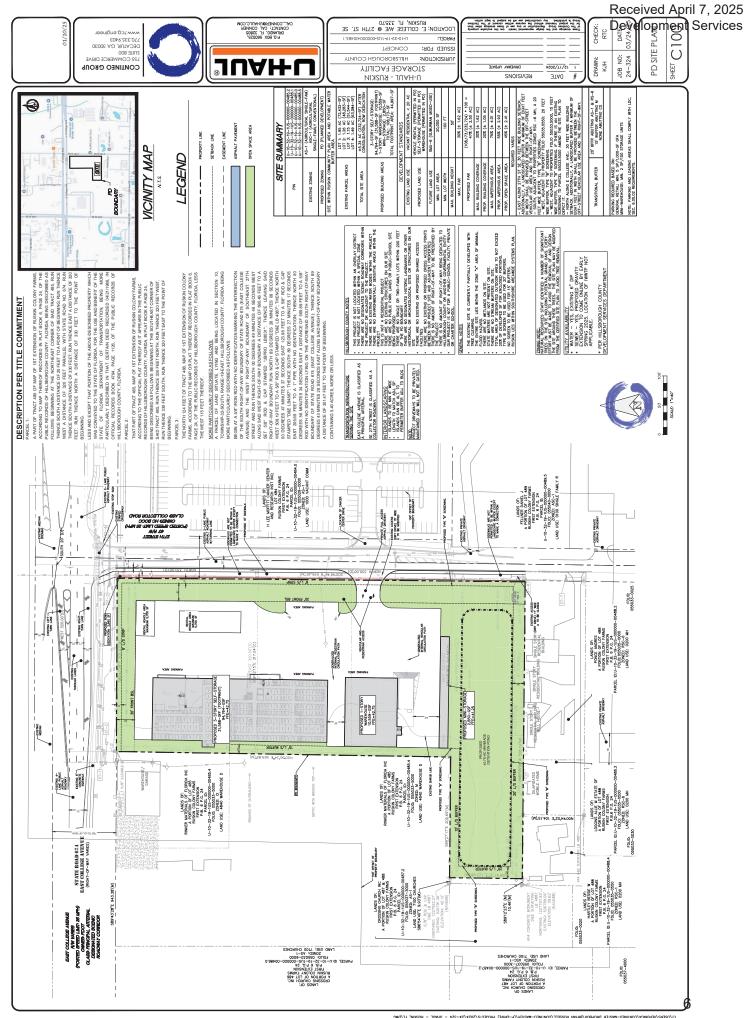
Based on the information provided by the applicant, this request is:

_____ Disapproved
____ Approved
____ Approved with conditions

If there are any further questions or you need clarification, please contact Sheida L. Tirado, PE (813) 276-836, <u>TiradoS@hillsboroughcounty.org</u>.

Sincerely,

Michael J. Williams, Hillsborough County Engineer

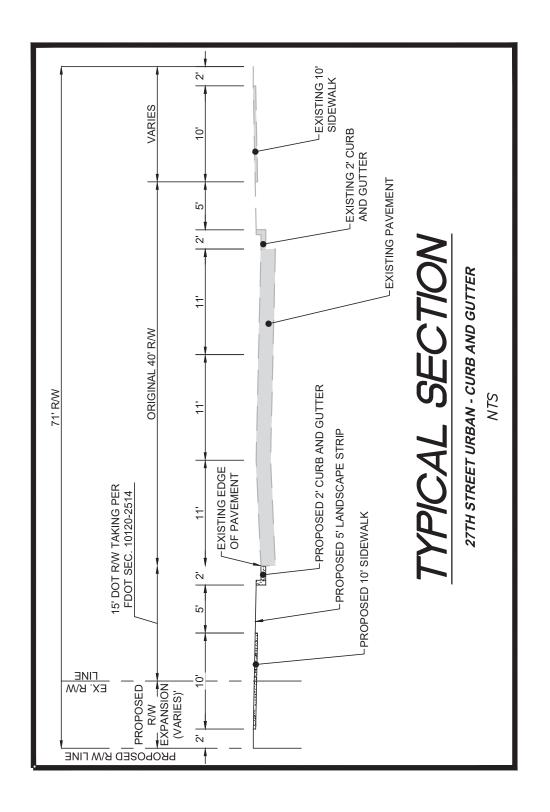


Received April 7, 2025 Development-Services ည် 1 OF DRAWING NO. SHEET NO. TYPE 'F' CURB & GUTTER EXIST. GROUND SOD ** UTILITY POLES SIDEWALK FLAT 0.02 5,† SOD **URBAN COLLECTORS** (2 LANE UNDIVIDED) **TYPICAL SECTION** BUFFERED BIKE LANE MAX. ALLOWABLE DESIGN SPEED - 40 MPH 64' MIN. RIGHT OF WAY (RESIDENTIAL & NON RESIDENTIAL) BASE 5,000 TO 10,000 AADT 0.02 -PROFILE GRADE TYPICAL SECTION TYPE "B" STABILIZATION -LBR 40 C CONST. PROVIDE 2' MINIMUM CLEARANCE FROM FENCES, WALLS, HEDGES, ABOVEGROUND UTILITIES OR IMPROVEMENTS, DROP OFFS, OR FROM THE TOPS OF BANKS WITH SLOPES STEEPER THAN 1 TREES ARE PLANTED IN THE PARKWAY AREA (BETWEEN THE BACK OF CURB AND SIDEWALK). THIS 2' STRIP AS FAR FROM THE SIDEWALK AS POSSIBLE, IF NOT IN THE CLEAR ZONE. SEE SIDEWALK PROTECTION OPTIONS, DRAWING NO. TD-16 SHEET 7 OF 7 FOR USE WHEN ABOVEGROUND UTILITIES, OR MATURE TREES, 2' OR LESS IN DIAMETER MAY BE PLACED IN TO 4, THAT INTERFERE WITH THE SAFE, FUNCTIONAL USE OF THE SIDEWALK. INTERMITTENT SOD SHALL BE PLACED IN TWO ROWS STAGGERED. (BOTH TEMPORARY AND PERMANENT) 0.02 1 SEE APPROPRIATE SECTIONS OF TECHNICAL MANUAL FOR DESIGN PARAMETERS. Hillsborough County Florida BUFFERED BIKE LANE ASPHALT SOD 0.02 TYPE 'F' CURB & GUTTER-**TRANSPORTATION** -UTILITY POLES ALL DIMENSIONS SHOWN ARE MINIMUM. SODISIDEWALK **TECHNICAL** 0.02 MANUAL -FLAT EXIST. GROUND W/A TINE REVISION DATE: 10/17

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- 2 K

† 4.



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	
27 th Street SE	County Collector - Urban	2 Lanes ⊠ Substandard Road □ Sufficient ROW Width	 □ Corridor Preservation Plan □ Site Access Improvements ⋈ Substandard Road Improvements □ Other 	
College Ave. (SR 674)	FDOT Arterial - Rural	4 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 Daily Trips A.M. Peak Hour Trips P.M. Peak Hour Trips					
Existing	47	3	5			
Proposed	332	45	57			
Difference (+/-)	+285	+42	+52			

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

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

Design Exception/Administrative Variance ⊠ Not applicable for this request			
Road Name/Nature of Request	Туре	Finding	
27th ST. SE/Substandard Roadway	Design Exception Requested	Approvable	
Notes:			

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

COUNTY OF HILLSBOROUGH

RECOMMENDATION OF THE LAND USE HEARING OFFICER

APPLICATION NUMBER:	RZ PD 25-0308
DATE OF HEARING:	April 15, 2025
APPLICANT:	Amerco Real Estate Company
PETITION REQUEST:	The request is to rezone a parcel of land from AS-1 and ASC-1 to PD
LOCATION:	Southwest corner of E. College Ave. and SE 27 th St.
SIZE OF PROPERTY:	5.85 acres m.o.l.
EXISTING ZONING DISTRICT:	AS-1 and ASC-1
FUTURE LAND USE CATEGORY:	SMU-6
SERVICE AREA:	Urban

Ruskin

COMMUNITY PLANNING AREA:

DEVELOPMENT REVIEW STAFF REPORT

*Note: Formatting issues prevented the entire Development Services
Department staff report from being copied into the Hearing Master's
Recommendation. Therefore, please refer to the Development Services
Department web site for the complete staff report.

1.0 APPLICATION SUMMARY



Applicant: Amerco Real Estate Company

FLU Category: SMU-6

Service Area: Urban

Site Acreage: 5.85 +/- AC

Community Plan Area: Ruskin

Overlay: None

Introduction Summary:

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

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

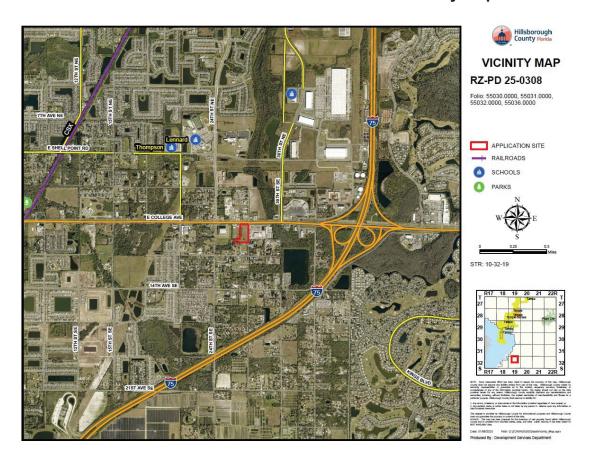
Additional Information:

Development Services Recommendation: Approvable, subject to proposed conditions

Planning Commission Recommendation: Consistent

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

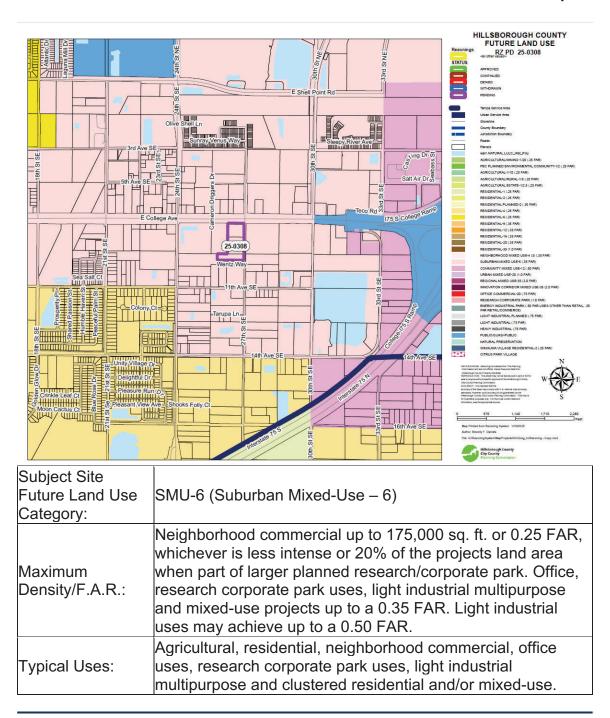
2.0 LAND USE MAP SET AND SUMMARY DATA 2.1 Vicinity Map



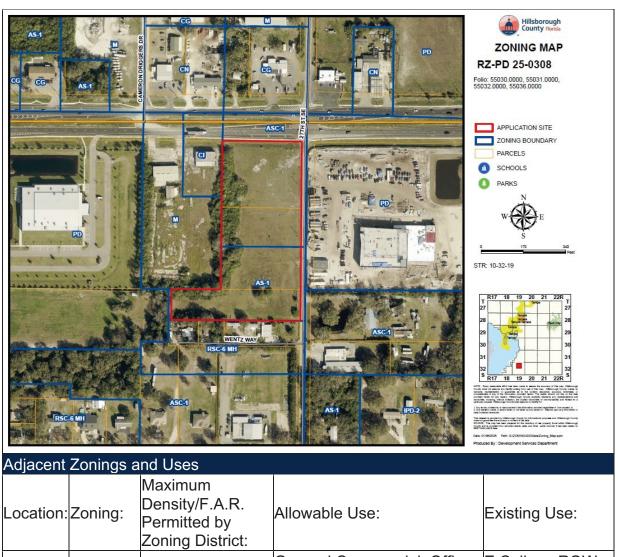
Context of Surrounding Area:

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

2.0 LAND USE MAP SET AND SUMMARY DATA 2.2 Future Land Use Map



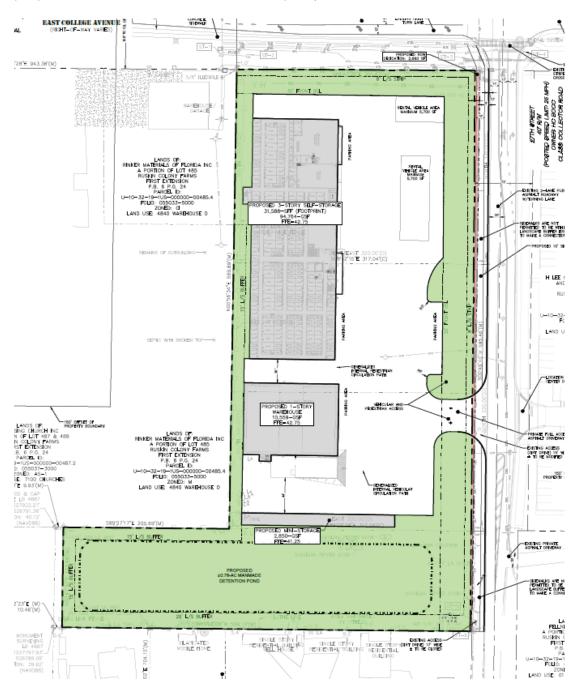
2.0 LAND USE MAP SET AND SUMMARY DATA 2.3 Immediate Area Map



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

2.0 LAND USE MAP SET AND SUMMARY DATA

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



Classification Current Conditions Select Future Improvements

3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 OF STAFF REPORT)

Adjoining Roadways (check if applicable)				
1//IN SILDOI	County Arterial - Urban	2 Lanes ⊠Substandard Road □Sufficient ROW Width	 □ Corridor Preservation Plan □ Site Access Improvements ☑ Substandard Road Improvements □ Other 	
College Ave. (SR 674)	FDOT Arterial - Rural	4 Lanes □ Substandard Road □ Sufficient ROW Width	 ☑ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other 	

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

Check if Applicable: ☐ Wetlands/Other Surface Waters				
☐ Use of Environm	☐ Use of Environmentally Sensitive Land Credit			
□ Wellhead Protect□ Surface Water R		otection Area		
□ Potable Water W □ Coastal High Ha ⊠ Urban/Suburban	zard Area		· ·	
□ Other				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Variance Requested ⊠ Off- site Improvements Provided Service Area/ Water & Wastewater	⊠ Yes □No ⊠ Yes □ No	□ Yes ⊠No	⊠ Yes □ No □ Yes ⊠No	
Hillsborough County School Board Adequate □ K-5 □6-8 □9-12 ⊠N/A Inadequate □ K-5 □6-8 □9-12 ⊠N/A	□ Yes ⊠No	□ Yes ⊠No	□ Yes ⊠No	

Impact/Mobility Fo	ees			
Self-Storage/Mini-\ Mobility: \$725 Fire: \$32	·	·	f.)	
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission				
☐ Meets Locational Criteria ☐N/A ☒ Locational Criteria Waiver Requested ☐ Minimum Density Met ☐ N/A ☐Density Bonus Requested	No	□ Inconsistent ⊠ Consistent	□ Yes ⊠No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The proposed uses are comparable to the surrounding commercial and light industrial uses, and the proposed layout is compatible with the surrounding development pattern. The existing residential homes to the south that would most potentially be impacted by the subject development are located between approximately 130 feet from the subject property line.

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

5.2 Recommendation

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

Zoning conditions, which were presented Zoning Hearing Master hearing, were reviewed and are incorporated by reference as a part of the Zoning Hearing Master recommendation.

SUMMARY OF HEARING

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on April 15, 2025. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the petition.

Mr. Michael Costa 755 Commerce Drive Suite 800 Decatur GA testified on behalf of the applicant. Mr. Costa showed graphics to discuss the rezoning request. He stated that the site is located at the southwest corner of East College Avenue and 27th Street in Ruskin. The site will be developed with a U-Haul self-storage facility with truck rental and mini-storage. He detailed the U-Haul project and stated that the self-storage component has a very low impact to the community. Access is internal to the site and the buildings are controlled by employee access only. Mr. Costa described the proposed site plan including the landscaping plan and architectural elements.

Ms. Tania Chapela Development Services staff, testified regarding the County's staff report. Ms. Chapela stated that the applicant is requesting a rezoning from AS-1 and ASC-1 to Planned Development to permit warehouse, mini-warehouse and the rental of trucks and commercial vehicles. She detailed the surrounding area and testified that staff recommends approval.

Mr. Tyrek Royal, Planning Commission staff testified regarding the Planning Commission staff report. Mr. Royal stated that the property is located in the Suburban Mixed Use-6 Future Land Use category, the Urban Service Area and the Ruskin Community Planning Area. He testified that the application is compatible with the surrounding neighborhood and that the site does not meet commercial locational criteria. Staff supports the requested waiver based upon the existing development Mr. Royal stated that staff found the rezoning compatible with the development pattern and consistent with the Hillsborough County Comprehensive Plan.

Hearing Master Finch asked for members of the audience in support of the application. No one replied.

Hearing Master Finch asked for members of the audience in opposition to the application. No one replied.

County staff and Mr. Costa did not have additional comments.

The hearing was then concluded.

EVIDENCE SUBMITTED

No documents were submitted into the record.

PREFACE

All matters that precede the Summary of Hearing section of this Decision are hereby incorporated into and shall constitute a part of the ensuing Findings of Fact and Conclusions of Law.

FINDINGS OF FACT

- 1. The subject property is 5.85 acres in size and is currently zoned Agricultural Single-Family-1 (AS-1) and Agricultural Single-Family Conventional-1 (ASC-1) and is designated Suburban Mixed Use-6 (SMU-6) by the Comprehensive Plan. The property is located within the Urban Service Area and the Ruskin Community Planning Area.
- 2. The subject site is comprised of four parcels.
- 3. The applicant is requesting a rezoning to the Planned Development (PD) zoning district to develop a U-Haul storage facility with a truck and commercial vehicle rental use.
- 4. No Planned Development Variations or waivers are requested.
- 5. The Planning Commission staff supports the rezoning request. Staff stated that the site does not meet commercial locational criteria and that they support the requested waiver based upon the existing development pattern. Staff found the application to be consistent with the Comprehensive Plan.
- 6. The surrounding area is zoned CG to the north and developed with commercial development. The area to the south is zoned RSC-6 MH and developed with residential land uses. The property to the west is zoned M and developed with a warehouse and the property to the east is zoned PD and approved for a health practitioners office.

- 7. No testimony in opposition was provided at the Zoning Hearing Master hearing.
- 8. The proposed site plan shows that a retention pond will be located along the southern portion of the site thereby buffering the warehouse facility from the adjacent residential uses to the south.
- 9. The rezoning request to PD for the development of warehouse, miniwarehouse and truck/commercial vehicle rental land uses is compatible with the area. The request is consistent with the Land Development Code and the Comprehensive Plan.

FINDINGS OF COMPLIANCE/NON-COMPLIANCE WITH THE HILLSBOROUGH COUNTY COMPREHENSIVE PLAN

The rezoning request is in compliance with and does further the intent of the Goals, Objectives and the Policies of the Future of Hillsborough Comprehensive Plan.

CONCLUSIONS OF LAW

Based on the Findings of Fact cited above, there is substantial competent evidence to demonstrate that the requested Planned Development rezoning is in conformance with the applicable requirements of the Land Development Code and with applicable zoning and established principles of zoning law.

SUMMARY

The applicant is requesting a rezoning from AS-1 and ASC-1 to the PD zoning district for the development of a warehouse, mini-warehouse and truck/commercial vehicle facility. No Planned Development variations or waivers are requested. The applicant's representative testified that the site will be developed as a U-Haul storage facility with a truck rental operation.

The Planning Commission staff supports the rezoning request and found it compatible with the development pattern in the area and the Comprehensive Plan.

No testimony in opposition was provided at the Zoning Hearing Master hearing.

The proposed site plan shows that a retention pond will be located along the southern portion of the site thereby buffering the warehouse facility from the adjacent residential uses to the south.

The rezoning request to PD for the development of a warehouse, miniwarehouse and truck/commercial vehicle rental facility is compatible with the area. The request is consistent with the Land Development Code and the Comprehensive Plan.

RECOMMENDATION

Based on the foregoing, this recommendation is for **APPROVAL** of the Planned Development rezoning request as indicated by the Findings of Fact and Conclusions of Law stated above subject to the zoning conditions prepared by the Development Services Department.

May 6, 2025

Susan M. Finch, AICP Land Use Hearing Officer

Sum M. Fine

Date



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

Unincorporated Hillsborough County Rezoning Consistency Review			
Hearing Date: April 15, 2025	Case Number: PD 25-0308		
Report Prepared: April 4, 2025	Folio(s): 55032.0000, 55030.0000, 55031.0000 & 55036.0000		
	General Location : South of College Avenue East, north of Wentz Way		
Comprehensive Plan Finding	CONSISTENT		
Adopted Future Land Use	Suburban Mixed Use-6 (6 du/ga; 0.25, 0.35, 0.50 FAR)		
Service Area	Urban		
Community Plan(s)	Ruskin & SouthShore Areawide Systems		
Rezoning Request	Rezone from ASC-1 & AS-1 to PD to allow for the development of a 3-story self-storage building, a 1-story U-box storage building, a mini-storage unit, and a truck and trailer rental vehicle area		
Parcel Size	+/- 5.51 acres		
Street Functional Classification	College Avenue– State Arterial Wentz Way– Local		
Commercial Locational Criteria	Does not meet, waiver requested		
Evacuation Area	N/A		

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

Staff Analysis of Goals, Objectives and Policies:

The 5.51 ± acre subject site is located south of College Avenue and north of Wentz Way. The site is in the Urban Service Area and is within the limits of the Ruskin and SouthShore Areawide Systems Community Plans. The subject site has a Future Land Use (FLU) designation of Suburban Mixed Use-6 (SMU-6), which allows for the consideration of agricultural, residential, neighborhood commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed-use. The applicant is requesting a rezoning from Agricultural Single Family Conventional-1 (ASC-1) and Agricultural Single Family-1 (AS-1) to Planned Development (PD) to allow for the development of a 3-story self-storage building, a 1-story U-box storage building, a mini-storage unit, and a truck and trailer rental vehicle area.

The subject site is in the Urban Service Area where, according to Objective 1.1 of the Future Land Use Section (FLUS), 80 percent of the county's growth is to be directed. Policy 3.1.3 requires all new developments to be compatible with the surrounding area, noting that "compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development." The site currently does not have any developments and has vacant uses. There are single-family residential uses to the south and southwest of the site. There are also some light industrial uses to the west. The applicant has submitted site designs that effectively integrate the development with the surrounding single-family homes to the south and southwest. Key design strategies include stepping down the building heights from tallest to shortest, starting with the tallest structure near College Avenue. Additionally, a 20-foot buffer is provided along the southern edge of the site, complemented by the inclusion of a detention pond to further enhance the separation between the business and residential areas, ensuring a smooth transition of intensity. The proposal for a rezoning from ASC-1 and AS-1 to PD meets the intent of Objective 1.1 and Policy 3.1.3.

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Per Objective 2.2, Future Land Use categories outline the maximum level of intensity or density, and range of permitted land uses allowed in each category. Table 2.2 contains a description of the character and intent permitted in each of the Future Land use categories. The site is in the Suburban Mixed Use-6 (SMU-6) Future Land Use category. The SMU-6 Future Land Use category allows for the consideration of agricultural, residential, neighborhood commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and mixed-use development. As the language states above, neighborhood commercial uses are allowed and therefore, the proposal meets Objective 2.2 and the associated policies.

The Comprehensive Plan requires that all development meet or exceed the land development regulations in Hillsborough County (FLUS Objective 4.1, FLUS Policy 4.1.1 and FLUS Policy 4.1.2). Transportation did not object to the proposed request; therefore, the subject site meets the intent of FLUS Objective 4.1, FLUS Policy 4.1.1 and FLUS Policy 4.1.2.

The proposal meets the intent of FLUS Objective 4.4 and FLUS Policy 4.4.1 that require new development to be compatible to the surrounding neighborhood. In this case, the surrounding land use pattern is comprised mostly of single-family residential. Light commercial, light industrial and single family/mobile home park uses are in the immediate area. As stated previously, the applicant has provided enhanced site design techniques to ensure that the proposed use does not encroach with the nearby single family uses. The proposed request is compatible with the area.

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

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

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

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

Recommendation

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

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

FUTURE LAND USE ELEMENT

Urban Service Area

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

Relationship to the Future Land Use Map

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

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

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

Future Land Use Categories

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

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Policy 2.2.1: The character of each land use category is defined by building type, residential density, functional use, and the physical composition of the land. The integration of these factors sets the general atmosphere and character of each land use category. Each category has a range of potentially permissible uses which are not exhaustive, but are intended to be illustrative of the character of uses permitted within the land use designation. Not all of those potential uses are routinely acceptable anywhere within that land use category.

Compatibility

- **Policy 3.1.1:** Restrict incompatible land uses to protect established and planned neighborhoods and communities by utilizing planning principles that limit commercial development in residential Future Land Use categories. Commercial and mixed-use in residential Future Land Use categories shall be limited to neighborhood serving guided by the commercial locational criteria in Objective 4.7.
- **Policy 3.1.2**: Gradual transitions of intensities and densities between different land uses shall be provided for as new development is proposed and approved through the use of professional site planning, buffering and screening techniques and control of specific land uses. Screening and buffering used to separate new development from the existing, lower-density community should be designed in a style compatible with the community and allow pedestrian penetration. In rural areas, perimeter walls are discouraged and buffering with berms and landscaping are strongly encouraged.
- **Policy 3.1.3:** Any density increase shall be compatible with existing, proposed or planned surrounding development. Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development

Development

- **Policy 4.1.1**: Each land use plan category shall have a set of zoning districts that may be permitted within that land use plan category, and development shall not be approved for zoning that is inconsistent with the plan.
- **Policy 4.1.2:** Developments must meet or exceed the requirements of all land development regulations as established and adopted by Hillsborough County, the state of Florida and the federal government unless such requirements have been previously waived by those governmental bodies.
- **4.1.6**: Existing and future land development regulations shall be made consistent with the Comprehensive Plan, and all development approvals shall be consistent with those development regulations per the timeframe provided for within Chapter 163, Florida Statutes. Whenever feasible and consistent with Comprehensive Plan policies, land development regulations shall be designed to provide flexible, alternative solutions to problems.

Neighborhood/Community Development

PD 25-0308

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

Policy 4.4.1: Any density or intensity increases shall be compatible with existing, proposed or planned surrounding development. Development and redevelopment shall be integrated with the adjacent land uses through:

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

Locational Criteria

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

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

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

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

Policy 4.7.10: The Board of County Commissioners may grant a waiver to the intersection criteria for the location of commercial uses outlined in Policies 4.7.2 and 4.7.6. The waiver would be based on the compatibility of the use with the surrounding area and would require a recommendation by the Planning Commission staff. An applicant must submit a waiver request documenting unique circumstances or specific findings that detail how the proposed commercial or office use furthers the other goals,

PD 25-0308 6

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

LIVABLE COMMUNITIES ELEMENT: RUSKIN COMMUNITY PLAN

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

Strategies:

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

LIVABLE COMMUNITIES ELEMENT: SOUTHSHORE AREAWIDE SYSTEMS PLAN

Cultural/Historic Objective:

The community desires to:

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

Economic Development Objective:

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

PD 25-0308

HILLSBOROUGH COUNTY **FUTURE LAND USE**

RZ PD 25-0308

CONTINUED

WITHDRAWN PENDING

Jurisdiction Boundary County Boundary

PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR) AGRICULTURAL/MINING-1/20 (.25 FAR) AGRICULTURAL-1/10 (.25 FAR)

RESIDENTIAL-1 (.25 FAR) RESIDENTIAL-2 (.25 FAR)

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

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

RESIDENTIAL-12 (.35 FAR)

RESIDENTIAL-35 (1.0 FAR.)

NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR) SUBURBAN MIXED USE-6 (.35 FAR)

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

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

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

LIGHT INDUSTRIAL PLANNED (.75 FAR)

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

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



Author: Beverly F. Daniels



GENERAL SITE PLAN FOR CERTIFICATION



DEVELOPMENT SERVICES

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

HILLSBOROUGH COUNTY DEVELOPMENT SERVICES DEPARTMENT

GENERAL SITE PLAN REVIEW/CERTIFICATION

BOARD OF COUNTY COMMISSIONERS

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

COUNTY ADMINISTRATOR

Bonnie M. Wise

COUNTY ATTORNEY

Christine M. Beck

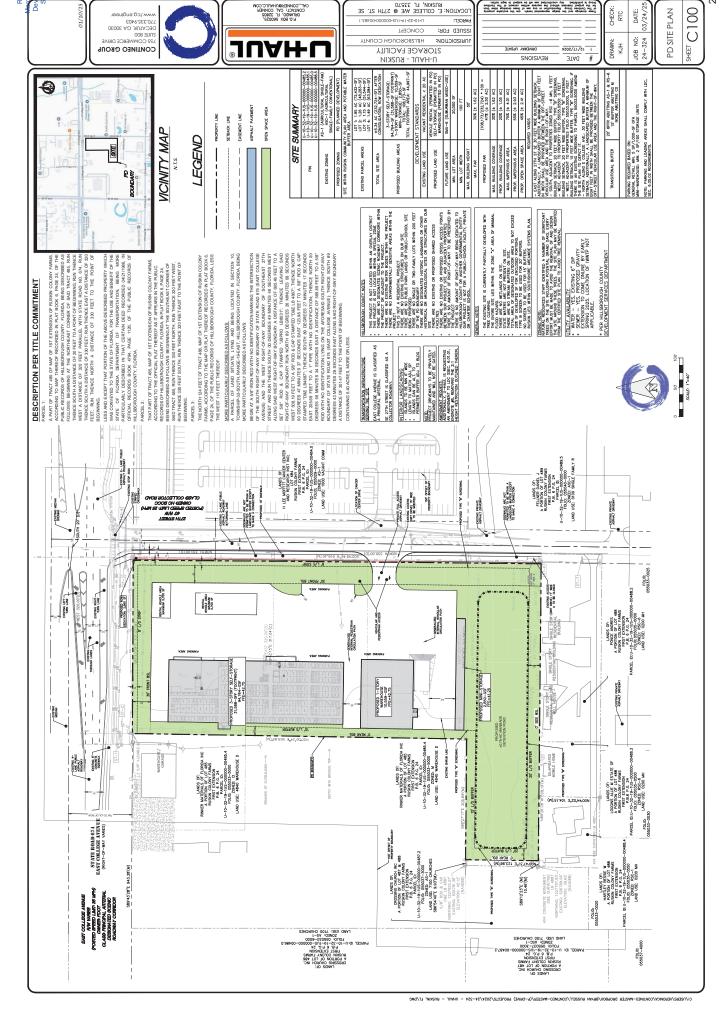
COUNTY INTERNAL AUDITOR

Melinda Jenzarli

DEPUTY COUNTY ADMINISTRATOR

Gregory S. Horwedel

Project Name: U- Haul Ruskir	1
Zoning File: RZ-PD (25-0308)	Modification: None
Atlas Page: None	Submitted: 05/12/25
To Planner for Review: 05/12/25	Date Due: ASAP
Contact Person: Contineo Group, LLC	Phone: 310-902-3455/ jennifery@thecontineogroup.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: Tania C. Chap	ela _{Date:} 05/13/2025
Date Agent/Owner notified of Disapp	roval:



Received rch 17, 2025 velopment Services

25-0308

AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

D . FFE 4/00/000

10: 2	Zoning Technician, Development Services Dep	partment	DATE: 4/08/2025
REVIEWER: Richard Perez, AICP AGENCY/DEPT: Transportation			
PLAN	NNING AREA/SECTOR: RU/South	D 25-0308	
	This agency has no comments.		
	This agency has no objection.		
X	This agency has no objection, subject to the	e listed or attached condition	S.
	This agency objects for the reasons set forth	ı below.	

CONDITIONS OF APPROVAL

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

PROJECT SUMMARY AND ANALYSIS

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

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

Approved Uses:

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

Proposed PD Uses:

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

Trip Generation Difference:

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

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE AND SITE ACCESS

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

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

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

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

SE 27th St. is not included in the Hillsborough County Corridor Preservation Plan.

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

SITE ACCESS AND CONNECTIVITY

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

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

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

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

REQUESTED DESIGN EXCEPTION: 27th STREET SE

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

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

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Level of Service (LOS) information is reported below.

Note, SE 27th St. is not a regulated roadway.

Roadway	From	То	LOS Standard	Peak Hour Directional LOS
SR 674	US HWY 41	INTERSTATE 75	D	С

Source: Hillsborough County 2020 Level of Service Report.

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

Sent: Tuesday, April 8, 2025 10:17 AM

To: ronc@thecontineogroup.com

CC: michaelc@thecontineogroup.com; Stephany_sheekey@uhaul.com; Chapela, Tania

[ChapelaT@hcfl.gov]; Perez, Richard [PerezRL@hcfl.gov]; Drapach, Alan [DrapachA@hcfl.gov]; Tirado, Sheida [TiradoS@hcfl.gov]; De Leon, Eleonor

[DeLeonE@hcfl.gov]; PW-CEIntake [PW-CEIntake@hcfl.gov] **Subject:** FW: RZ PD 25-0308 - Design Exception Review

Attachments: 25-0308 DEReq 04-07-25.pdf

Ron,

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

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

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

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

Lastly, please note that it is critical to ensure you copy all related correspondence to <u>PW-CEIntake@hcfl.gov</u>

Mike

Michael J. Williams, P.E.

Director, Development Review County EngineerDevelopment Services Department

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

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

Facebook | Twitter | YouTube | LinkedIn | HCFL Stay Safe

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

From: Tirado, Sheida <TiradoS@hcfl.gov> Sent: Monday, April 7, 2025 6:50 PM

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

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

Subject: RZ PD 25-0308 - Design Exception Review

Hello Mike,

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

ronc@thecontineogroup.com michaelc@thecontineogroup.com Stephany sheekey@uhaul.com chapelat@hcfl.gov perezrl@hcfl.gov drapacha@hcfl.gov

Best Regards,

Sheida L. Tirado, PE

Transportation Review Manager

Development Services Department

E: TiradoS@HCFL.gov

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

601 E. Kennedy Blvd., Tampa, FL 33602

HCFL.gov

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Hillsborough County Florida

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



Supplemental Information for Transportation Related Administrative Reviews

Instructions:

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

to complete this form.	
Request Type (check one)	 Section 6.04.02.B. Administrative Variance ★ Technical Manual Design Exception Request Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	➤ New Request
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	× 1. Substandard Road - 27th Street SE
submittal number/name to each separate request. number previously identified. It is critical that the ap	lests (whether of the same or different type), please use the above fields to assign a unique Previous submittals relating to the same project/phase shall be listed using the name and plicant reference this unique name in the request letter and subsequent filings/correspondence. I information related to a previously submitted request, then the applicant would check the
Project Name/ Phase U-Haul Ruskin	
Important: The name selected must be used on all fulf request is specific to a discrete phase, please also	ture communications and submittals of additional/revised information relating to this variance. list that phase.
Folio Number(s) 055036-0000; 055	5032-0000; 055031-0000; 055030-0000
Tollo Rullisci (3)	Check This Box If There Are More Than Five Folio Numbers
numbers must be provided in the format provided b	to a maximum of five. If there are additional folios, check the box to indicate such. Folio y the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, 189"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789;
Name of Person Submitting Request	Ron Crump, Contineo Group
Important: All Administrative Variances (AV) and De State of Florida.	rsign Exceptions (DE) must be Signed and Sealed by a Professional Engineer (PE) licensed in the
Current Property Zoning Designation	ASC-1 & AS-1
Designation. Typing "N/A" or "Unknown" will result in County Zoning Atlas, which is available at https://ma	nily Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) in your application being returned. This information may be obtained via the Official Hillsborough ps.hillsboroughcounty.org/maphillsborough/maphillsborough.html . For additional assistance, for Development Services at (813) 272-5600 Option 3.
Pending Zoning Application Number	PD 25-0308
	ter the application number proceeded by the case type prefix, otherwise type "N/A" or "Not IM for major modifications, PRS for minor modifications/personal appearances.
Related Project Identification Number (Site/Subdivision Application Number)	N/A

1 of 1

Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision

Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".

03/2025



April 7, 2025

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

RE: U-Haul Ruskin – Design Exception to TS-4 E. College Avenue (Hwy. 364) at SE 27th Street Ruskin. FL

Folio No. 55030 0000 Folio No. 55031 0000 Folio No. 55032 0000 Folio No. 55036 0000

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

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

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

• One (1) private full access drive to SE 27th Street

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

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



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

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

The justification of the Design Exception is as follows:

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

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

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

Sincerely,

Ron Crump, PE Contineo Group



Attachments:

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

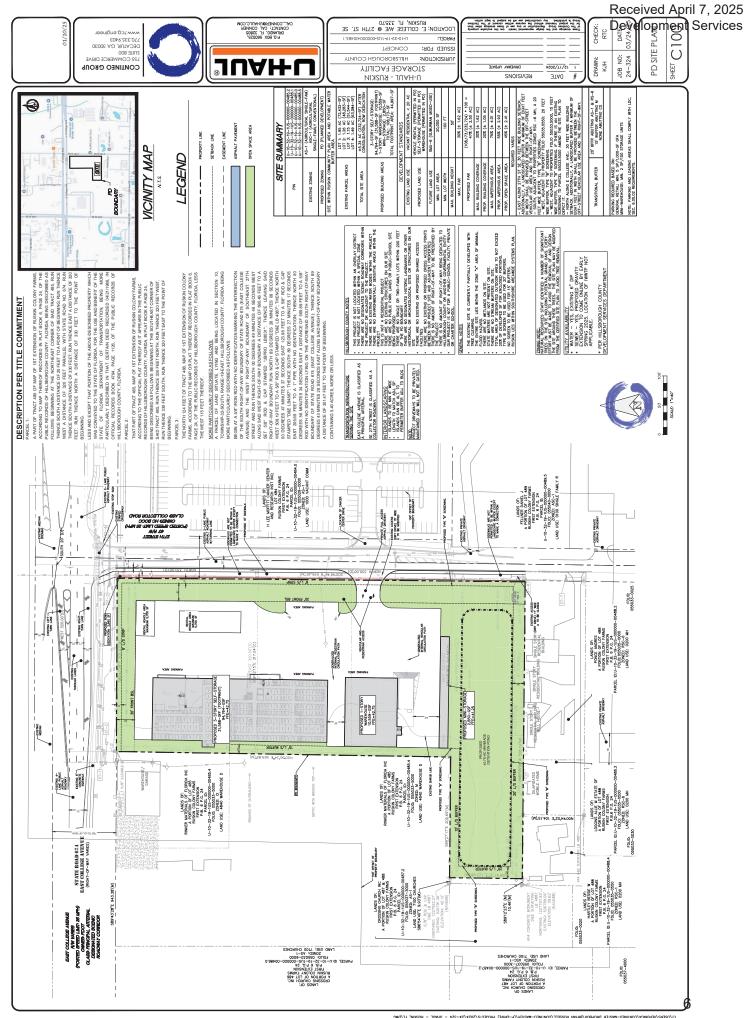
Based on the information provided by the applicant, this request is:

_____ Disapproved
____ Approved
____ Approved with conditions

If there are any further questions or you need clarification, please contact Sheida L. Tirado, PE (813) 276-836, <u>TiradoS@hillsboroughcounty.org</u>.

Sincerely,

Michael J. Williams, Hillsborough County Engineer

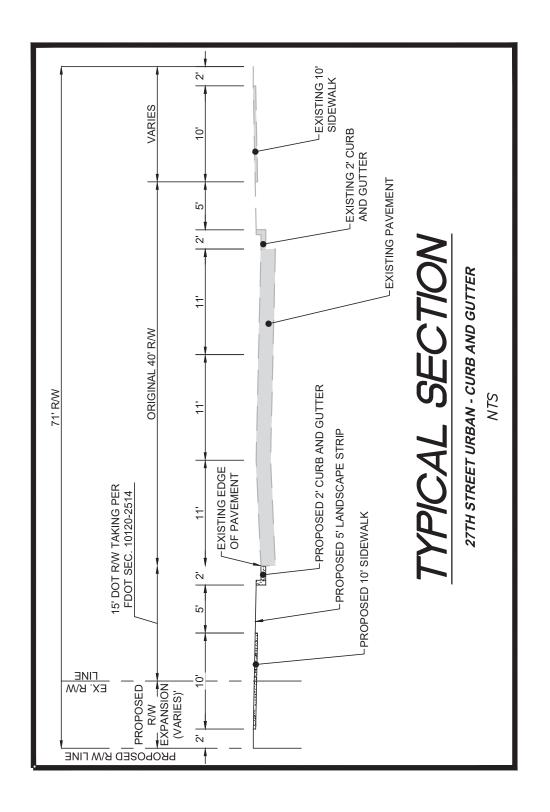


Received April 7, 2025 Development-Services ည် 1 OF DRAWING NO. SHEET NO. TYPE 'F' CURB & GUTTER EXIST. GROUND SOD ** UTILITY POLES SIDEWALK FLAT 0.02 5,† SOD **URBAN COLLECTORS** (2 LANE UNDIVIDED) **TYPICAL SECTION** BUFFERED BIKE LANE MAX. ALLOWABLE DESIGN SPEED - 40 MPH 64' MIN. RIGHT OF WAY (RESIDENTIAL & NON RESIDENTIAL) BASE 5,000 TO 10,000 AADT 0.02 -PROFILE GRADE TYPICAL SECTION TYPE "B" STABILIZATION -LBR 40 C CONST. PROVIDE 2' MINIMUM CLEARANCE FROM FENCES, WALLS, HEDGES, ABOVEGROUND UTILITIES OR IMPROVEMENTS, DROP OFFS, OR FROM THE TOPS OF BANKS WITH SLOPES STEEPER THAN 1 TREES ARE PLANTED IN THE PARKWAY AREA (BETWEEN THE BACK OF CURB AND SIDEWALK). THIS 2' STRIP AS FAR FROM THE SIDEWALK AS POSSIBLE, IF NOT IN THE CLEAR ZONE. SEE SIDEWALK PROTECTION OPTIONS, DRAWING NO. TD-16 SHEET 7 OF 7 FOR USE WHEN ABOVEGROUND UTILITIES, OR MATURE TREES, 2' OR LESS IN DIAMETER MAY BE PLACED IN TO 4, THAT INTERFERE WITH THE SAFE, FUNCTIONAL USE OF THE SIDEWALK. INTERMITTENT SOD SHALL BE PLACED IN TWO ROWS STAGGERED. (BOTH TEMPORARY AND PERMANENT) 0.02 1 SEE APPROPRIATE SECTIONS OF TECHNICAL MANUAL FOR DESIGN PARAMETERS. Hillsborough County Florida BUFFERED BIKE LANE ASPHALT SOD 0.02 TYPE 'F' CURB & GUTTER-**TRANSPORTATION** -UTILITY POLES ALL DIMENSIONS SHOWN ARE MINIMUM. SODISIDEWALK **TECHNICAL** 0.02 MANUAL -FLAT EXIST. GROUND W/A TINE REVISION DATE: 10/17

7

- 2 K

† 4.



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	
27 th Street SE	County Collector - Urban	2 Lanes ⊠ Substandard Road □ Sufficient ROW Width	 □ Corridor Preservation Plan □ Site Access Improvements ⋈ Substandard Road Improvements □ Other 	
College Ave. (SR 674)	FDOT Arterial - Rural	4 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 Daily Trips A.M. Peak Hour Trips P.M. Peak Hour Trips					
Existing	47	3	5			
Proposed	332	45	57			
Difference (+/-)	+285	+42	+52			

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

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

Design Exception/Administrative Variance ⊠ Not applicable for this request				
Road Name/Nature of Request	Туре	Finding		
27th ST. SE/Substandard Roadway	Design Exception Requested	Approvable		
Notes:				

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

Pre-Application Meeting Permit Package Checklist

Pre App Info	ormation				
Meeting Date 12/17/2024		FDU (\			
Meeting Title U-Haul of Ruskin Pre App Meeting					
FDOT Coordinator Mecale' Roth (Mecale	e.roth@dot.state.fl.us or 813-612-3237	300.			
Location/Address SWC SR 674 and 27th St.	SE	1			
State Road 674 Section ID 10 120	000 MP 2.214 R/L of Road	way Rt rdwy			
Road Class 5 Speed Limit 50 Cor	nnection Spacing 440' Signal Spa	cing 2640 '			
Full Median Opening Spacing 2640' Di	rectional Median Opening Spacing 660'				
Folio #'s 55032-0000, 55030-0000, 55031-0	000 and 55036-0000				
Attendees Dustin Smith, Stephany Sheek	ey, Parul Butala, Jennifer Yarbrough, a	nd Milton Pate			
FDOT Staff Mecale' Roth, Leanna Schaill,	Lindsey Mineer, Nancy Porter, Dan Sar	ntos, Efrain Torres, Allisor			
Carroll, and Anthony Celani					
	e information provided and reviewed in this me	eting			
All comments are non-binding and subject to	-				
·	andards automatically update to the current vers				
revised. Plans should all meet the current sta	andards at the time the permit package is subm	itted in OSP			
	Application Checklist				
✓ Property owner's Information	Notarized LOA - letter(s) of authorization fron	n owner for anyone			
✓ Deed or other proof of ownership	representing on their behalf (EOR, PM, Consti				
☑ EOR's contact information	Including 3rd party representatives	, ,			
☑ EOR certification ☑	Local approval(s) - some form of approval by	all other local agencies			
✓ MOT tech (use EOR's info in the	(county, city, SWFWMD, EPA, etc.)	_			
application and change it when the	Plans - signed and sealed				
Access Permits	Additional Det	ails			
✓ Existing land use	Vacant				
☐ Existing trips					
✓ Proposed land use	Retail, storage units				
✓ Proposed trips					
Access to State Road					
☐ FDOT NOT in favor					
☐ Conforming access					
☐ Non conforming access	☐ Subject to closure in future when alte	rnate access is available			
☐ Cross access and court recorded easement					
✓ Auto turn template					
Land donation & easement					
Traffic study	See Traffic Ops checklist attached				
Design variation					
MOT indices					
TTCP plan					
Drainage Permits	Additional Det	oile			
(See separate checklist)	Additional Det	alio			

Pre-Application Meeting Permit Package Checklist

V	DCP applic	ation						
	Exception	ation	✓	Unsure	TBD	See attachments	and notes helow	
	<u> </u>	on quest	ionnair				it questionnaire with application	
✓	✓ Exception questionnaire Survey - Signed & sealed				i iii out and subiiii	t questionnaire with application		
<u>✓</u>	SWFWMD a							
<u> </u>	JONN MINIO	эрргочаг						
				ements		Additio	nal Details	
	Constructio		ment			Only need an ag	Only need an agreement if intersection or side street connection modifications are required by the county	
	☐ Turn lar				TBD	connection mod		
	Median	Modific	ation					
	☐ Sidewal	k						
	Median mo	dificatio	n lettei	´S				
V	Security ins	trument	:		Only if an ag	reement is required		
	Easement -	court re	corded					
√	Cost estima	ite - sign	ed & se	ealed	Only if an agi	reement is required		
✓	LOA - const	ruction	coordin	ator, managin	g			
	LLC, GM, ar	y 3rd pa	arty aut	horized agent				
			_		Ī			
Utility Permits				Additio	nal Details			
	Water							
Ш	Sewer				TBD			
Ш	Other							
				FDO	T Construction	Projects In Area		
	FPID#	1	Type of	Work	Start Date	Project Manager	Contact Info	
				•	N/A			
					-			
Additional Notes								
 Not proposing access to the state road Northern driveway will likely need to be shifted south to meet county requirements and to avoid potential stacking of traffic onto the state road should a truck be trying to make a left out of the north driveway as it is being proposed and blocks the southbound traffic An old PD&E plan for SR 674 showed a taking of approximately 24' of property frontage, possibly on the south side of the road, but not for sure. This is not a guarantee or even in the 5 year plan, but something to keep in mind for the future in designing the site Fill out the exception questionnaire to determine if a drainage permit will be required or if you qualify for an exception. You can change the drainage application to be for an exception or a permit by checking the appropriate box on tab 2 of the application 								

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

Pre-Application Meeting Permit Package Checklist

Additional Notes Continued

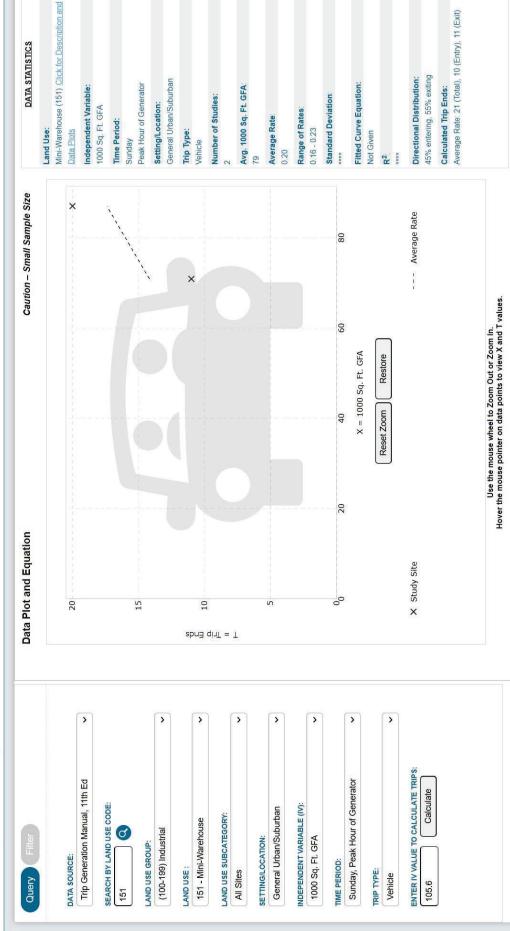
- 5. Include full set of plans, drainage report, and pre/post drainage maps with elevations and flow arrows to verify the drainage patterns
- 6. District 7 requires 1' of freeboard for ponds. Need District Drainage Engineer approval for anything less
- 7. If discharging away from the FDOT right of way, 14-86 storm analysis is not required, submit analysis required by municipality or WMD
- 8. If discharging to the right of way, 14-86 discharge criteria needs to be met
- 9. If the 100 year runoff is retained onsite, a permit is required, and all 14-86 storm events must be ran including the 7 and 10 day storm events
- 10. If changing historical drainage patterns, reasonable assurances must be provided to the Department ensuring no adverse impacts upstream or downstream from the site
- 11. Provide photos of the site in the pre condition. No Google Earth shots
- 12. Provide approved onsite SWFWMD permit/exception

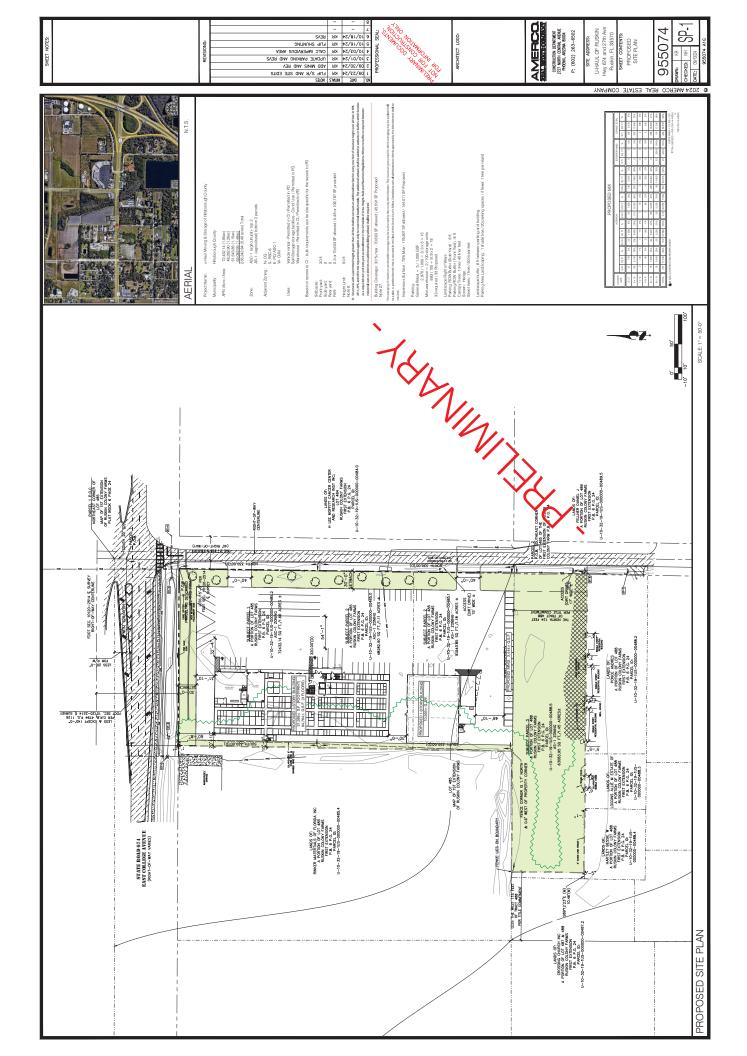






Graph Look Up





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Rick Muratti, Esq. LEGAL DEPT
Steffanie L. Wickham WASTE DIVISION

AGENCY COMMENT SHEET

REZONING				
HEARING DATE: 4/15/2025	COMMENT DATE: 1/29/2025			
PETITION NO.: 25-0308	PROPERTY ADDRESS: 803, 915 27th St SE, Ruskin, FL 33570			
EPC REVIEWER: Melissa Yanez	,			
CONTACT INFORMATION: (813) 627-2600 x 1360	FOLIO #: 0550300000, 0550310000, 0550320000, and 0550360000			
EMAIL: yanezm@epchc.org	STR: 10-32S-19E			
REQUESTED ZONING: From ASC-1 to PD				
FINDINGS				
WETLANDS PRESENT	NO			
SITE INSPECTION DATE	NA			
WETLAND LINE VALIDITY	NA			
WETLANDS VERIFICATION (AERIAL PHOTO,	Desktop Review - Aerial review, soil survey and			
SOILS SURVEY, EPC FILES)	EPC file search			
The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current				

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.

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.

EPC staff reviewed the above referenced parcel in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using aerial photography, soil surveys, and reviewing EPC files. Through this review, it appears that no wetlands or other surface waters exist onsite/ within the proposed construction boundaries.

Please be advised this wetland determination is informal and non-binding. A formal wetland delineation may be applied for by submitting a "WDR30 - Delineation Request Application". Once approved, the formal wetland delineation would be binding for five years.

REZ 25-0308 January 29, 2025 Page **2** of **2**

My/cb

ec: <u>dclark@donclarkpa.com</u> / <u>Stephany_sheekey@uhaul.com</u> /

jennifery@thecontineogroup.com / miltonp@thecontineogroup.com

WATER RESOURCE SERVICES REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER

PETITION NO.: RZ-PD 25-0308 REVIEWED BY: Clay Walker, E.I. DATE: 1/27/2025 FOLIO NO.: 55030.0000, 55031.0000, 55032.0000, 55036.0000		
	WATER	
	The property lies within the Water Service Area. The applicant should contact the provider to determine the availability of water service.	
\boxtimes	A <u>6</u> inch water main exists (approximately <u>750</u> feet from the site), (adjacent to the site), <u>and is located east of the subject property within the south Right-of-Way of East College Avenue</u> . 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 (approximately <u>800</u> feet from the project site), (adjacent to the site) <u>and is located east of the subject property within the south Right-of-Way of East College Avenue</u> . This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.	
	Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include and will need to be completed by the prior to issuance of any building permits that will create additional demand on the system.	
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.	

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: 1/9/2025

REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 1/22/2025

PROPERTY OWNER: Donald D. Clark and Maynard Clark **PID:** 25-0308

APPLICANT: Amerco Real estate Company

LOCATION: 0 Ruskin, FL 33570

FOLIO NO.: 55030.0000, 55031.0000, 55032.0000, 55036.0000

AGENCY REVIEW COMMENTS:

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

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

AGENCY COMMENT SHEET

TO:	Zoning/Code	Administration,	Development	Services Department
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FROM: **Reviewer**: Andria McMaugh **Date**: 01/25/2025

Agency: Natural Resources **Petition #:** 25-0308

- () This agency has **no comment**
- () This agency has **no objections**
- (X) This agency has **no objections**, subject to listed or attached conditions
- () This agency objects, based on the listed or attached issues.
- 1. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. Every effort must be made to avoid the removal of and design the site around these trees. The site plan may be modified from the Certified Site Plan to avoid tree removal. This statement should be identified as a condition of the rezoning.
- 2. 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.
- 3. 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.
- 4. 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.

AGENCY REVIEW COMMENT SHEET

COMMENTS:					
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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: 04/04/2025

REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: Amerco Real Estate Company **PETITION NO:** 25-0308

LOCATION: not assigned

FOLIO NO: 55030.0000 55031.0000 55032.0000 55036.0000

Estimated Fees:

Self-Storage/Mini-Warehouse

(Per 1,000 s.f.) Mobility: \$725

Fire: \$32

Project Summary/Description:

Urban Mobility, South Fire - mini-storage 112,500 sq ft

VERBATIM TRANSCRIPT

HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

IN RE:

ZONE HEARING MASTER HEARINGS

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: SUSAN FINCH

Zoning Hearing Master

DATE: TUESDAY, APRIL 15, 2025

TIME: Commencing at 6:00 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

MS. HEINRICH: Our next item is Item D.1 PD 25-0308. 1 2 The applicant is requesting to rezone property from ASC-1 and AS-1 to Planned Development. Tania Chapela with Development 3 4 Services will provide staff findings after the applicant's 5 presentation. All right. 6 HEARING MASTER: Is the applicant here? MR. COSTA: Yes. HEARING MASTER: Good evening. 8 9 MR. COSTA: Good evening. Good evening, everyone, 10 Michael Costa from the Contineo Group, for the record, and address 755 Commerce Drive, Suite 800, Decatur, Georgia 30030. 11 12 As you can see here, we have a -- actually, this is 13 the other presentation. Sorry. Apologies. 14 So we are here today to discuss rezoning this property 15 on the southwest corner of East College Ave and 27th Street 16 Southeast in Ruskin, Florida to a PD. This will be ultimately 17 for a U-Haul self-storage site with a truck rental area as well 18 as some mini storage as well. 19 So as you see here on the aerial, we're looking at 20 approximately a 5.51 acre property, currently undeveloped. And 21 what this is composed of four parcels. So all four would be 22 rezoned to PD. I've got a brief slide here with the survey to 23 show you that we will ultimately have access to the property off 2.4 of 27th Street. The property does have water and sewer 25 available. And we are also in the FEMA Zone X, which is better

known as the area of minimal flood hazard.

To give you a better overview of the development intent, we have a three-story storage building which is a standalone, fully indoor climate-controlled mini warehouse, a one-story U-Box building which get into a little bit later on that U-Box concept. There's also a mini storage unit building. And a breakdown of the footprints here, the three-story self-storage building has a 31,588 square foot footprint, again for self-storage. The U-Box concept is a 10,559 gross square foot building. As well as 2,850 gross square footage of mini storage.

One thing I did want to add, there's also a truck and trailer rental vehicle area as a part of the property. And one thing I did want to want to mention is self-storage facility of this sort, in this concept here, has a very low impact on the community, whether it be roads, schools, or any kind of public services. And one of those reasons is that, you know, access will be completely internal to the site. And as I mentioned earlier, the U-Box building systems are controlled by employee access only. So when you hear the U-Box, that's not another storage facility. That's for employee access, not public storage.

The trash facilities are controlled completely inside the building, so no dumpsters or enclosures hanging around. And of course, no live-in manager on any of these buildings.

2.4

Next we have here is our site plan, which shows you how we're laying out this site and what we are proposing. And some greenery here we've added to represent the enhanced visuals we're attempting to incorporate with screening and buffers, obviously paying attention, close sensitivity to the southern property line, which is residential, but you have plenty of buffer there, as well as the detention pond, so.

Then, of course, you have our buildings broken out there with the square footage I discussed earlier. And you can see the driveway access over on 27th links up or matches directly with the property to the east, which I believe is the Moffitt Cancer Center. So that's something we considered in our design.

Next slide I have for you here is our landscape plan, which again, we want to make sure we're considering our neighbors and providing or "beautifying" the site with greenery. It's one of our main primary focuses. And you'll see we have plenty of it here. Just to give you a visual, I've got a pretty landscape plan to kind of show you what we have intended.

The last slide is to show you kind of what the building -- these U-Haul facilities do look like. They do consider architectural elements very highly. And they are not just some rundown the road metal building. It's very beautiful buildings and the architectural team does a terrific design on these buildings. So it'll be a pretty site and I'm really

1 excited for it. And with that, that's all I have, but happy to address any questions. 2 HEARING MASTER: No questions at this time. But thank 3 4 you for your testimony. If you could please sign in. MR. COSTA: Absolutely. Thank you. HEARING MASTER: Development Services? 6 MS. CHAPELA: Tania Chapela, Development Services. The existing zoning is ASC-1 and AS-1. The proposed zoning is 8 9 for Planned Development to allow warehouse, mini warehouse, and 10 rental of trucks and commercial vehicle uses. The proposed uses 11 are comparable to the surrounding commercial and light 12 industrial uses, and the proposed layout is compatible with the 13 surrounding development pattern. The existing residential homes 14 to the south that will most potentially be impacted by the 15 subject development are located between approximately 130 feet 16 from the subject property line. Given the above, staff finds 17 the proposed modification to be compatible with the surrounding 18 properties and in keeping the general development pattern of the 19 Staff recommends approval of the applicant's request, area. 20 subject to proposed conditions of approval. 21 HEARING MASTER: Thank you so much. 22 Planning Commission? 23 MR. ROYAL: Good evening. Tyrek Royal, Planning 2.4 Commission staff. The site is in an urban service area within the 25

Suburban Mixed-Use 6 Future Land Use category, and is within the limits of the Ruskin and SouthShore Area Wide Systems Community Plans.

The applicant has submitted site designs that effectively integrate the development with the surrounding single-family homes to the south and southwest. Key design strategies include stepping down the building heights from tallest to shortest, starting with the tallest structure near College Avenue. Additionally, a 20-foot buffer is provided along the southern edge of the site, complemented by the inclusion of a detention pond to further enhance the separation between the business and the residential areas, ensuring a smooth transition of intensity.

The proposal for a rezoning from ASC-1 and AS-1 to PD meets the intent of Objective 1.1 and Policy 3.1.3. The proposal meets the intent of FLU Objective 4.4 and FLU Policy 4.4.1 that require new development to be compatible with the surrounding neighborhood. In this case, the surrounding land use pattern is comprised mostly of single-family residential, light commercial, and light industrial, and single-family mobile home park uses are in the immediate area.

As stated previously, the applicant has provided enhanced site design techniques to ensure that the proposed use does not encroach with the nearby single-family uses. The proposed request is compatible with the area.

The subject site does not meet commercial locational criteria. The applicant has provided a CLC waiver for the proposed rezoning. The site is located approximately 1,200 feet away from the nearest qualifying intersection, less than 300 feet of the requirement, with manufactural uses located to the west.

Goal 7 of the Ruskin Community Plan also states that new commercial uses are to be located at the eastern boundary of 21st Street and College Avenue, which is where the proposal lies.

Therefore, Planning Commission staff recommend approval of the waiver request, and the proposed request meets the intent of Policy 4.7.2. Overall, staff find that the proposed use is an allowable use in the SMU-6 Future Land Use category. It is compatible with the existing development pattern found within the surrounding area, and does support the vision of the Ruskin and SouthShore Area Wide Systems Community Plans. The proposed plan development would allow for development that is consistent with the goals, objectives, and policies of the Future Land Use element of the of the Unincorporated Hillsborough County Comprehensive Plan.

HEARING MASTER: Thank you so much.

Is there anyone in the room that would like to or online that would like to speak in support, anyone in favor? Seeing no one.

1	Anyone in opposition to this request? No one.
2	Ms. Heinrich, anything?
3	MS. HEINRICH: No, ma'am.
4	HEARING MASTER: Sir, you have the last word, but you
5	don't have to take it.
6	MR. COSTA: Nothing, but I'm happy to address any
7	questions.
8	HEARING MASTER: No further questions. But thank you
9	for your time.
10	MR. COSTA: Thank you so much.
11	HEARING MASTER: All right. Then we'll close Rezoning
12	PD 25-0308 and go to the last case.
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EXHIBITS SUBMITTED DURING THE ZHM HEARING

NONE

PARTY OF RECORD

NONE