

Rezoning Application: PD 24-1264
Zoning Hearing Master Date: March 24, 2025
BOCC Hearing Meeting Date: May 13, 2025



**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Sweetheart Ice Cream Inc.

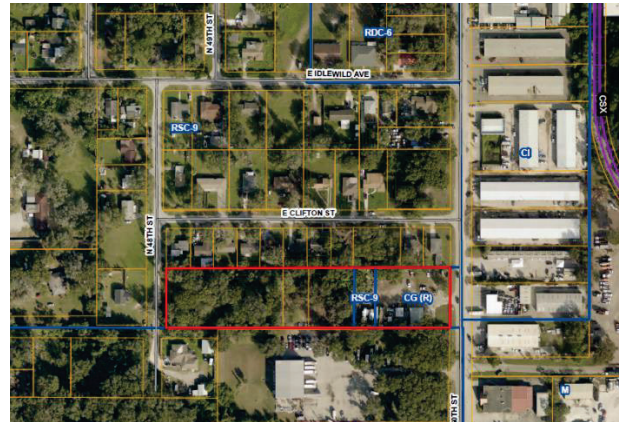
FLU Category: Residential-6 (R-6)

Service Area: Urban

Site Acreage: 2.83 MOL

**Community
Plan Area:** East Lake/Orient Park

Overlay: None



Introduction Summary:

The applicant proposes to rezone a 2.83-acre property containing 5 parcels from RSC-9 (Residential Single-Family) and CG-R (Commercial – General Restricted) to PD 24-1264 (Planned Development) to allow for a use in connection with its adjacent existing ice cream distribution warehouse use on folio# 152789.0100 to the south, which is within the City of Tampa municipal limits. The applicant proposes to use the site as an accessory parking of domestic vehicles, and commercial vehicle storage in four three sided, open-front, metal storage buildings with stormwater facilities.

	Existing		Proposed
District(s)	RSC-9	CG-R	PD 24-1264
Typical General Use(s)	Single-Family Residential (Conventional Only)	Lawn Care and Landscaping Contractor	Accessory Parking and Commercial Vehicle Storage with Stormwater Facilities
Acreage	2.08 MOL	0.75 MOL	2.83 MOL
Density/Intensity	6 du/ga (R-6 FLU)	0.25 F.A.R.	0.08 F.A.R.
Mathematical Maximum*	12 units	8,167 sf	10,200 sf

*number represents a pre-development approximation

Development Standards:		Existing		Proposed			
District(s)		RSC-9		CG-R		PD 24-1264	
Lot Size / Lot Width		5,000 sf / 50'		10,000 sf / 75'		N/A	
Setbacks/Buffering and Screening		20' Front 20' Rear 5' Sides		30' Front Buffer Rear Buffer Sides		Front yard setback (east): 20' Side yard setback (north): 30' Rear yard setback (west): 566' Side yard setback (south): 0'	
Height		35'		50'		16'	

Additional Information:

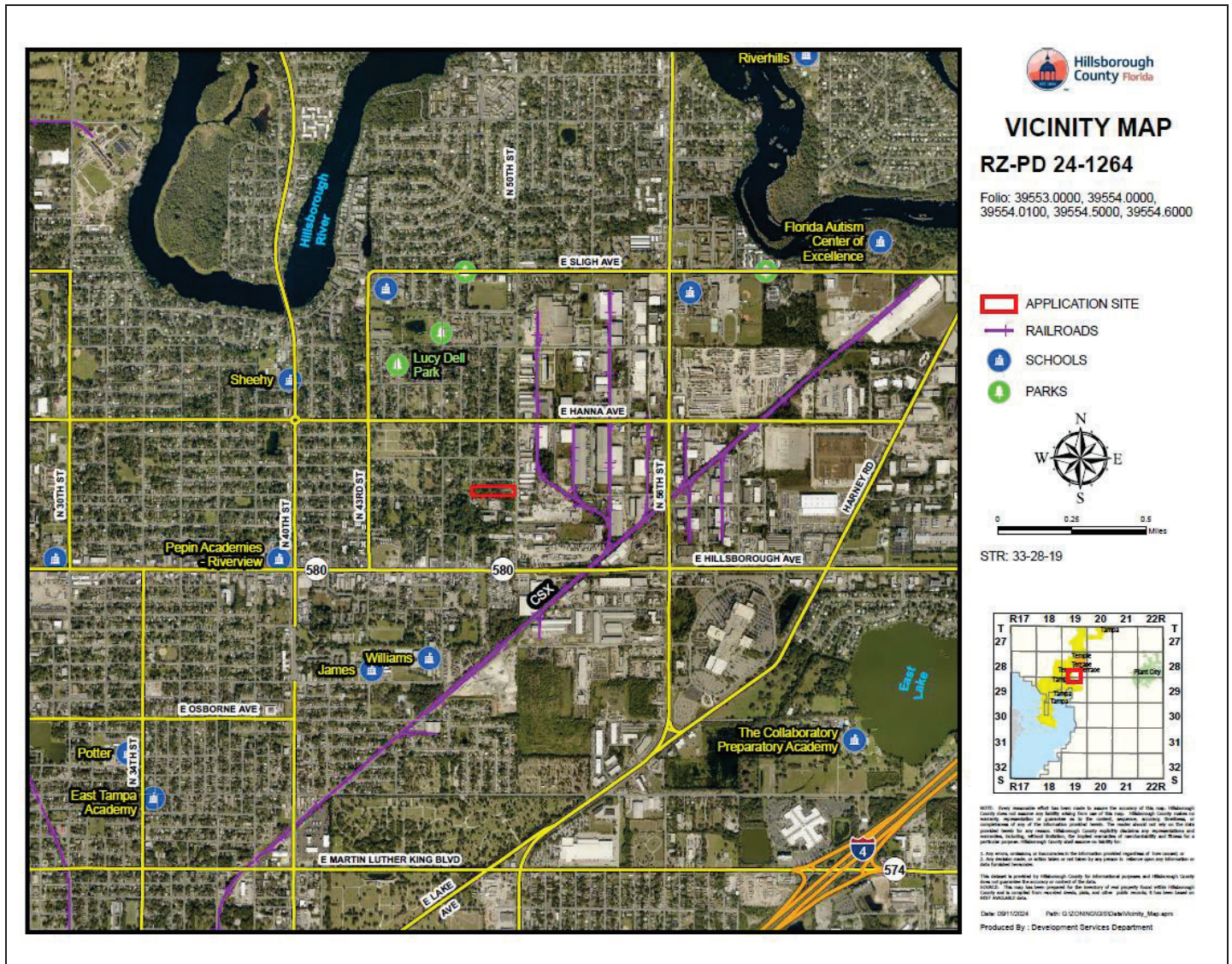
PD Variation(s)	LDC Part 6.06.00 (Landscaping/Buffering) & LDC Part 6.07.00 (Fences/Walls)
Waiver(s) to the Land Development Code	None requested as part of this application

Planning Commission Recommendation:
Consistent

Development Services Recommendation:
Approvable, subject to proposed conditions

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

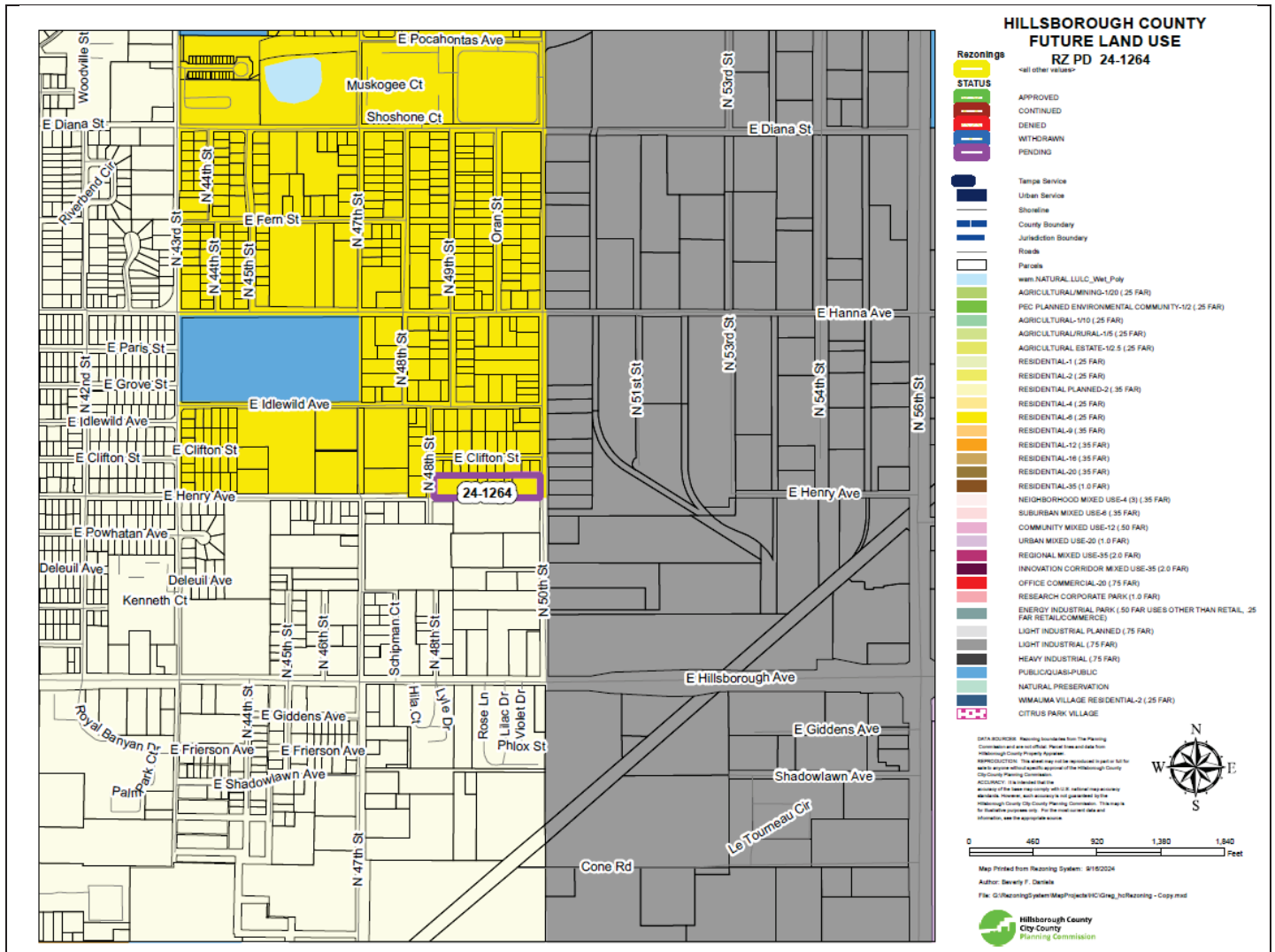


Context of Surrounding Area:

The subject property is generally located 200 feet south of the intersection of East Clifton Street and North 50th Street on the west side of North 50th Street. The area consists of single-family residential, light industrial and commercial. Adjacent to the north is single-family residential zoned RSC-9. To the east across North 50th Street is Commercial zoned CI and M. Adjacent to the south is the City of Tampa and the Sweetheart Ice Cream warehouse which this PD proposes to integrate and serve zoned CI (City of Tampa). Additionally, to the south is single-family residential zoned RS-50 (City of Tampa). Across North 48th Street to the west are single-family residential lots zoned RSC-9.

2.0 LAND USE MAP SET AND SUMMARY DATA

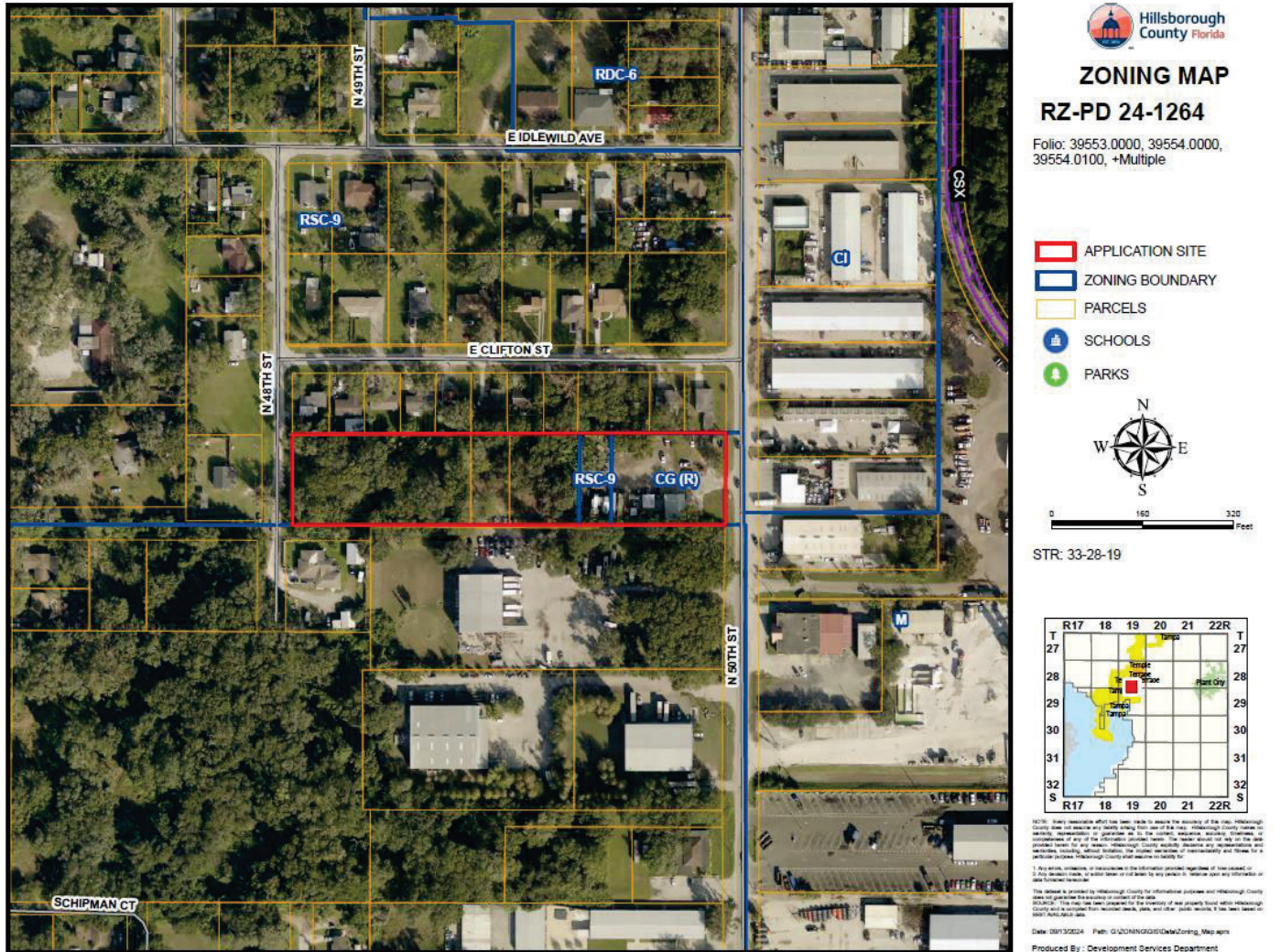
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential-6 (RES-6)
Maximum Density/F.A.R.:	6 du/ga; 0.25 FAR
Typical Uses:	Agricultural, residential, neighborhood commercial, office uses, multi-purpose projects and mixed-use development.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	RSC-9	6 du/ga (R-6 FLU)	Single-Family Residential Conventional	Single-Family Residential
South	RS-50, CI (City of Tampa)	8.7 du/ga, 1.50 F.A.R. (City of Tampa)	Residential Single-Family, Commercial-Intensive	Single-Family Residential, Light Industrial
East	CI, M	0.30 F.A.R., 0.75 F.A.R.	Intensive Commercial, Industrial/Manufacturing	Commercial, Mini Warehouses
West	RSC-9	6 du/ga (R-6 FLU)	Single-Family Residential Conventional	Single-Family Residential

APPLICATION NUMBER: PD 24-1264

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3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9 OF STAFF REPORT)**Adjoining Roadways (check if applicable)**

Road Name	Classification	Current Conditions	Select Future Improvements
N. 50 th St.	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation ☐ Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	5,018	475	356
Proposed	16	1	2
Difference (+/-)	(-) 2,002	(-) 474	(-) 354

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

Connectivity and Cross Access ☐ Not applicable for this request

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

Design Exception/Administrative Variance ☒ Not applicable for this request

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

APPLICATION NUMBER: PD 24-1264

ZHM HEARING DATE: March 24, 2025

BOCC HEARING DATE: May 13, 2025

Case Reviewer: Chris Grandlienard, AICP

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	No Wetlands Present.
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Natural Resources	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Environmental Services	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input checked="" type="checkbox"/> Other Airport Height Restriction: 170' AMSL, 190' AMSL				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	No vehicular access to County roadways. Access via easement to section of roadway owned/maintained by City of Tampa.
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input checked="" type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Impact/Mobility Fees Urban Mobility, Northeast Fire - parking and loading area to existing warehouse/distribution facility, no additional impact.				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The subject property is generally located 200 feet south of the intersection of East Clifton Street and North 50th Street on the west side of North 50th Street. The area consists of single-family residential, light industrial and commercial. Adjacent to the north is single-family residential zoned RSC-9. To the east across North 50th Street is Commercial zoned CI and M. Adjacent to the south is the City of Tampa and the Sweetheart Ice Cream warehouse which this PD proposes to integrate and serve zoned CI (City of Tampa). Additionally, to the south is single-family residential zoned RS-50 (City of Tampa). Across North 48th Street to the west are single-family residential lots zoned RSC-9. The subject property is designated Residential-6 (RES-6) on the Future Land Use map. The Planning Commission finds the proposed use consistent with the Comprehensive Plan.

The surrounding uses to the south and east are similar to the request, light industrial and commercial, with a seafood wholesaler warehouse directly adjacent to the ice cream warehouse to the south in the city of Tampa. To the east, there are mini warehouses and commercial. Further east, there is a large manufacturing district with a variety of commercial and light industrial uses. The single-family residential to the north, south and west are provided adequate buffering and screening of 20' / Type B plus 8' masonry wall from the accessory parking of domestic vehicles, and the commercial vehicle storage buildings.

Therefore, the rezoning of the subject parcel from RSC-9 (Residential Single-Family) and CG-R (Commercial – General Restricted) to PD 24-1264 (Planned Development) to allow for the accessory parking of domestic vehicles, and commercial vehicle storage in metal buildings would be consistent with the existing zoning pattern of the area.

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

5.2 Recommendation

Approval, subject to proposed conditions.

6.0 PROPOSED CONDITIONS

Requirements for Certification:

Prior to PD Site Plan Certification, the developer shall revise the site plan to:

1. Revise Note 8 to delete the words “roads and”. Staff understands that the applicant intends to construct driveways internal to the project, and not public or private roadways that would be required to applicable Typical Section standards.
2. Revise Note 10 to replace the note with a note stating “Access modifications to be constructed prior to use of the property, at time of site development.”
3. Revise note 13 to state “Easement access shall occur through folio 152789.0100 – See Conditions of Approval.”
4. Include development standards for the vehicle storage structures and variations in a Project Data Table on the site plan.

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted March 12, 2025.

1. Development shall be limited to parking of domestic vehicles, and commercial vehicle storage in four three sided, open-front, metal storage buildings with stormwater facilities to use in connection with the adjacent existing warehouse use on folio# 152789.0100 to the south which is within the City of Tampa municipal limits.
2. Development standards for the three-sided enclosed storage structures are as follows:

Max. F.A.R. 0.08

Max. building area: 10,200 s.f.

Front yard setback (east): 20’

Side yard setback (north): 30’

Rear yard setback (west): 566’

Side yard setback (south): 0’ (integrated into adjacent use)

Max. height: 16’

Max. ISR: 85%

Buffering and Screening as depicted on the site plan.

3. Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
4. Vehicular access to the subject site (excluding any gated emergency access which may be required by the Fire Marshall) shall occur via N. 50th St. through adjacent folio 152789-0100. No other vehicular access shall be permitted. All other existing access connections shall be closed and sod restored.

5. Prior to or concurrent with the initial plat/site/construction plan review, the developer shall provide the Official Records Book and Page number of a non-exclusive ingress and egress easement serving all folios within the subject PD and which provides access to N.50th through adjacent folio 15278.0100. Any other existing access easements serving those folios shall be vacated or otherwise abandoned.
6. Construction access to the site shall be restricted to the proposed access connections shown on the PD site plan along the southern boundary. The developer shall include a note indicated same on the site/construction plan documents.
7. 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.
8. 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.
9. 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.
10. 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.
11. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

Zoning Administrator Sign Off:

J. Brian Grady

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

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

7.0 ADDITIONAL INFORMATION

The applicant has requested four PD Variations, one to LDC Part 6.06.00 (Landscaping/Buffering) and three to LDC Part 6.07.00 (Fences/Walls).

The requested variations are as follows:

- 1) LDC Part 6.06.00: 10' Type B buffer along the small portion of the Site that abuts unimproved E. Henry Ave. on the south;
- 2) LDC Part 6.07.00: 6' masonry wall along 48th Street boundary;
- 3) LDC Part 6.07.00: ability to close in and/or replace the existing masonry wall along 50th Street.
- 4) LDC Part 6.07.00: 8' masonry wall along the northern boundary.

The applicant argues that these measures ensure the project meets regulatory intent while allowing for creative and functional site integration.

1. Necessity for Variation – The proposed mixed-use development requires integration with an adjacent site, but a large stormwater retention area on the western side limits buffer space. The applicant proposes a combination of vegetative screening and masonry walls to maintain privacy and security.
2. Enhanced Design Features – The stormwater area provides a natural buffer, and additional design elements, such as taller masonry walls, will improve security and screening for the site.
3. Compliance with Land Development Code – The proposed buffers and screening methods align with the intent of the Hillsborough County Land Development Code, ensuring compatibility with adjacent properties.
4. Minimal Impact on Adjacent Properties – The variation will not interfere with neighboring properties due to adequate buffering and screening, as well as the passive nature of the stormwater retention area.

Staff supports the proposed variations as they align with development goals while maintaining compliance with local regulations. The integration of enhanced screening measures, including masonry walls and vegetative buffers, ensures privacy and security for adjacent properties. Additionally, the passive stormwater retention area minimizes environmental and neighborhood impact.

9.0 FULL TRANSPORTATION REPORT (see following pages)**AGENCY REVIEW COMMENT SHEET**

TO: ZONING TECHNICIAN, Development Services Department

DATE: 03/13/2025

REVIEWER: James Ratliff, AICP, PTP

AGENCY/DEPT: Transportation

PLANNING AREA: ELOP

PETITION NO: PD 24-1264

- ☐ This agency has no comments.
- ☐ This agency has no objection.
- ☒ This agency has no objection, subject to listed or attached conditions.
- ☐ This agency objects, based on the listed or attached grounds.

CONDITIONS OF APPROVAL

1. Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
2. Vehicular access to the subject site (excluding any gated emergency access which may be required by the Fire Marshall) shall occur via N. 50th St. through adjacent folio 152789-0100. No other vehicular access shall be permitted. All other existing access connections shall be closed and sod restored.
3. Prior to or concurrent with the initial plat/site/construction plan review, the developer shall provide the Official Records Book and Page number of a non-exclusive ingress and egress easement serving all folios within the subject PD and which provides access to N. 50th through adjacent folio 15278.0100. Any other existing access easements serving those folios shall be vacated or otherwise abandoned.
4. Construction access to the site shall be restricted to the proposed access connections shown on the PD site plan along the southern boundary. The developer shall include a note indicated same on the site/construction plan documents.

Other Conditions

- Prior to PD Site Plan Certification, the developer shall revise the site plan to:
 - Revise Note 8 to delete the words "roads and". Staff understands that the applicant intends to construct driveways internal to the project, and not public or private roadways that would be required to applicable Typical Section standards.
 - Revise Note 10 to replace the note with a note stating "Access modifications to be constructed prior to use of the property, at time of site development."
 - Revise note 13 to state "Easement access shall occur through folio 152789.0100 – See Conditions of Approval."

PROJECT SUMMARY AND TRIP GENERATION

The applicant is requesting to rezone multiple parcels, totaling +/- 2.83 ac., from Residential Single-family Conventional - 9 (RSC-9) and Commercial General (CG) to Planned Development (PD). The applicant is requesting two uses on the subject property. The first use is to permit the storage of commercial vehicles accessory to uses within folio 152789.0100 within a +/- 0.96 ac. portion of the site. The second use is to permit the proposed parking of domestic vehicles accessory to uses within folio 152789.0100 within a +/- 0.58 ac. portion of the site. The balance of the site is proposed as stormwater pond/retention area, open space and internal drive aisles.

In accordance with the Development Review Procedures Manual (DRPM), the developer submitted a trip generation analysis for the proposed project indicating that the project generates fewer than 50 peak hour trips. Accordingly, no trip site access analysis was required to process the request consistent with the DRPM.

Staff has prepared a comparison of the number of trips potentially generated under the existing and proposed zoning designations, generally consistent with the applicant's transportation analysis, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's (ITE) Trip Generation Manual, 11th Edition except as otherwise noted.

Staff notes that the calculations show below are consistent with the County's methodology for calculating trip generation for open storage uses. Specifically, the acreage of the open storage area is converted into an equivalent square-footage by taking the acreage and applying the maximum FAR to the underlying future land use (in this case 0.25 FAR allowed pursuant to the RES-6 designation). This square-footage is then analyzed as mini-warehouse (LUC 151).

Existing Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
CG, 10,454 Fast-food with Drive-Through (LUC 954)	4,886	466	345
RSC-9*, 11 single-family detached dwelling units (LUC 210)	132	9	11
Subtotal:	5,018	475	356

*Allowable density further limited by RES-6 FLU designation.

Proposed Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, Accessory Storage of Domestic Vehicles**	0	0	0
PD, Open Storage of Commercial Vehicles (10,454 s.f. LUC 151 equivalent trips)	16	1	2
Subtotal:	16	1	2

**While traffic will travel to and from this parcel lot, the accessory storage of domestic vehicles (e.g. employee and customer parking) does not generate trips in and of itself. Cars parking in this area will be appurtenant to the primary use within the adjacent folio 152789.0100, and trip generation of uses within that folio should be assigned to and calculated based on whatever existing or ultimately proposed uses may be permitted within that parcel (which staff notes is located with the City of Tampa).

Trip Generation Difference:

Land Use/Size	24 Hour Two-Way Volume	Total Net Peak Hour Trips	
		AM	PM
Difference	(-) 2,002	(-) 474	(-) 354

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

N. 50th St. is a 2-lane, publicly maintained, local roadway. The segment directly adjacent to the site is owned and maintained by Hillsborough County, and lies within a +/- 50-foot-wide right-of-way. The roadway is characterized by +/- 10-foot-wide travel lanes in average condition. There are no sidewalks or bicycle facilities present in the immediate vicinity of the proposed project.

SITE ACCESS/ EASEMENT ACCESS

The applicant is proposing to extinguish any potential access to N. 48th St. as well as any direct access to N. 50th St. The applicant is proposing to take access to N. 50th St. through the adjacent parcel to the south (i.e. the parcel which the proposed uses are being proposed as accessory to). The segment of N. 50th St. adjacent to that parcel (which is the location of the access driveway which will serve this project) is located along that portion of the roadway which is owned and maintained by the City of Tampa. As such, the applicant will be required to obtain any permits necessary from the City.

Since this project is taking access through an adjacent parcel which is not located within the same PD, the developer will be required to provide proof of a perpetual non-exclusive easement through the adjacent parcel to the south. This is necessary despite the fact that some of the subject PD parcels are owned by the same owner (and/or intended to be owned by the same owner), given the fact that the parcel to the south could be sold to another owner (potentially leaving the parcels which are the subject of this PD without a legal means of access if an easement were not already on record). The subject PDs inability to obtain/provide such easement at the time of plat/site/construction plan review would necessitate a reevaluation of project access and entitlements via a zoning modification process.

REQUESTED ADMINISTRATIVE VARIANCE

The applicant submitted a Section 6.04.02.B. Administrative Variance from the Sec. 6.04.03.L. requirements regarding substandard roadways; however, given that the location which the project is taking access is within the City of Tampa the request was deemed Out of Order (since the County Engineer does not have authority over City roadways). The applicant subsequently withdrew the request.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Information for N. 50th St. was not included in the 2020 Hillsborough County LOS report. As such, LOS information for the facility cannot be provided.

COUNTY OF HILLSBOROUGH

RECOMMENDATION OF THE LAND USE HEARING OFFICER

APPLICATION NUMBER:	RZ PD 24-1264
DATE OF HEARING:	March 24, 2025
APPLICANT:	Sweetheart Ice Cream, Inc.
PETITION REQUEST:	A request to rezone property from RSC-9 and CG-R to PD
LOCATION:	200 feet south of the intersection of E. Clifton Street and N. 50 th Street
SIZE OF PROPERTY:	2.83 acres, m.o.l.
EXISTING ZONING DISTRICT:	RSC-9 and CG-R
FUTURE LAND USE CATEGORY:	RES-6
SERVICE AREA:	Urban
COMMUNITY PLAN:	East Lake / Orient Park

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: Sweetheart Ice Cream Inc.

FLU Category: Residential-6 (R-6)

Service Area: Urban

Site Acreage: 2.83 MOL

Community Plan Area: East Lake/Orient Park

Overlay: None

Development Services Department

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PD Variation(s): LDC Part 6.06.00 (Landscaping/Buffering) & LDC Part 6.07.00 (Fences/Walls)

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

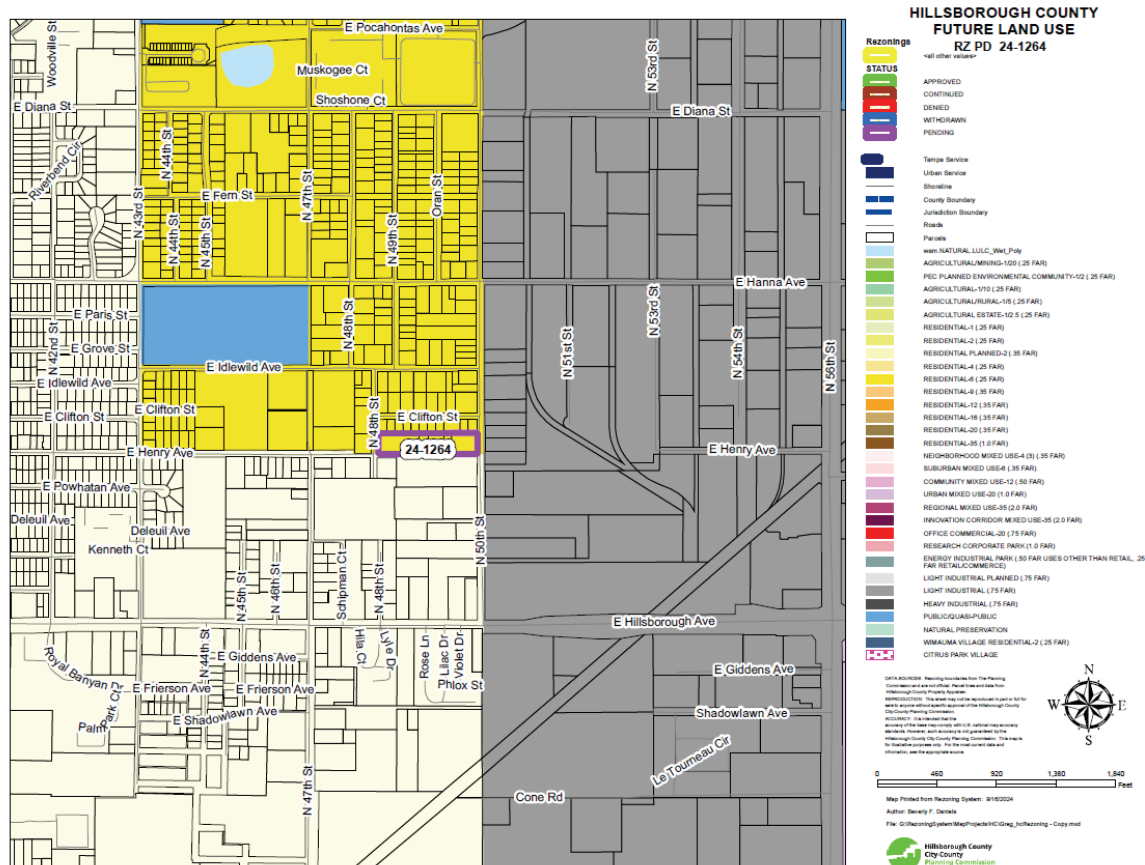
Planning Commission Recommendation: Consistent

Development Services Recommendation: Approvable, subject to proposed conditions

[illegible]

The subject property is generally located 200 feet south of the intersection of East Clifton Street and North 50th Street on the west side of North 50th Street. The area consists of single-family residential, light industrial and commercial. Adjacent to the north is single-family residential zoned RSC-9. To the east across North 50th Street is Commercial zoned CI and M. Adjacent to the south is the City of Tampa and the Sweetheart Ice Cream warehouse which this PD proposes to integrate and serve zoned CI (City of Tampa). Additionally, to the south is single-family residential zoned RS-50 (City of Tampa). Across North 48th Street to the west are single-family residential lots zoned RSC-9.

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



Subject Site Future Land Use Category:	Residential-6 (RES-6)
Maximum Density/F.A.R.:	6 du/ga; 0.25 FAR
Typical Uses:	Agricultural, residential, neighborhood commercial, office uses, multi- purpose projects and mixed-use development.

Hillsborough County Florida

ZONING MAP

RZ-PD 24-1264

Folio: 39553.0000, 39554.0000, 39554.0100, +Multiple

LEGEND:

- APPLICATION SITE
- ZONING BOUNDARY
- PARCELS
- S SCHOOLS
- P PARKS

Map Labels: N 23rd ST, N 24th ST, N 25th ST, E IDLEWILD AVE, E CLIFTON ST, SCHIPMAN CT, RDC-6, RSC-9, CG (R), M, CI, CSX.

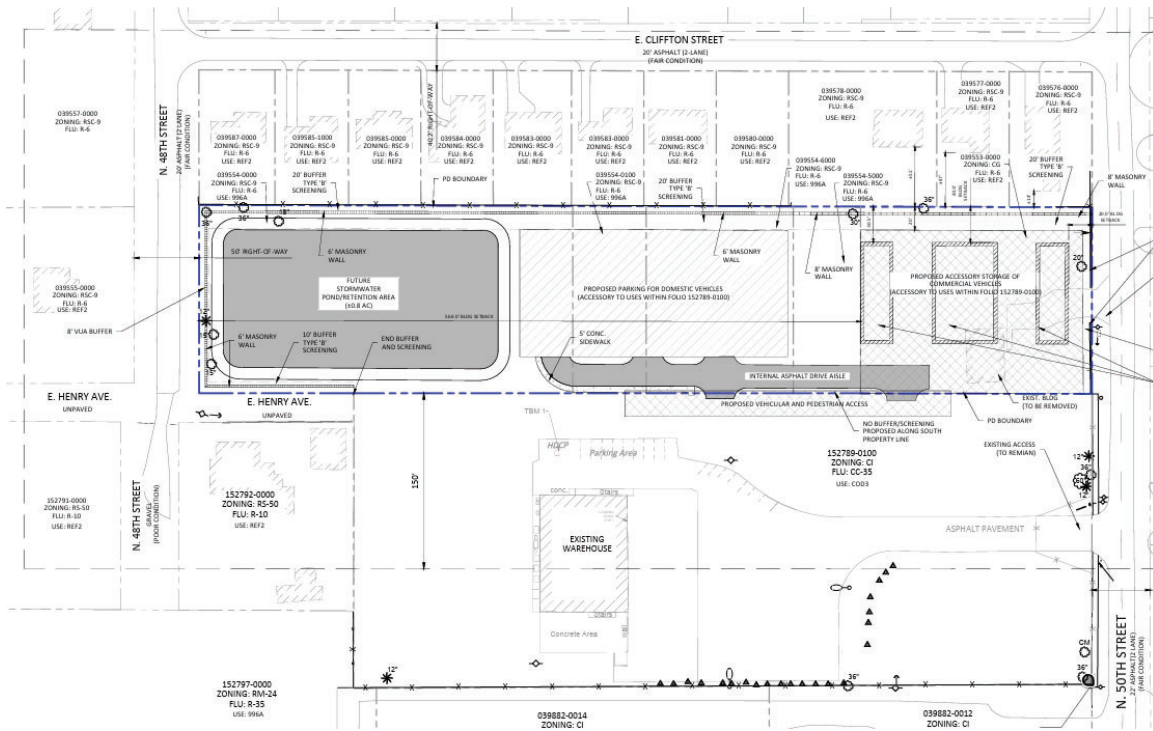
Scale: 0 150 300 Feet

STR: 33-28-19

Inset Map: A grid map of Hillsborough County showing the location of the application site (red square) within the R17, R18, R19, R20, R21, R22, R23, R24, R25, R26, R27, R28, R29, R30, R31, R32, R33, R34, R35, R36, R37, R38, R39, R40, R41, R42, R43, R44, R45, R46, R47, R48, R49, R50, R51, R52, R53, R54, R55, R56, R57, R58, R59, R60, R61, R62, R63, R64, R65, R66, R67, R68, R69, R70, R71, R72, R73, R74, R75, R76, R77, R78, R79, R80, R81, R82, R83, R84, R85, R86, R87, R88, R89, R90, R91, R92, R93, R94, R95, R96, R97, R98, R99, R100, R101, R102, R103, R104, R105, R106, R107, R108, R109, R110, R111, R112, R113, R114, R115, R116, R117, R118, R119, R120, R121, R122, R123, R124, R125, R126, R127, R128, R129, R130, R131, R132, R133, R134, R135, R136, R137, R138, R139, R140, R141, R142, R143, R144, R145, R146, R147, R148, R149, R150, R151, R152, R153, R154, R155, R156, R157, R158, R159, R160, R161, R162, R163, R164, R165, R166, R167, R168, R169, R170, R171, R172, R173, R174, R175, R176, R177, R178, R179, R180, R181, R182, R183, R184, R185, R186, R187, R188, R189, R190, R191, R192, R193, R194, R195, R196, R197, R198, R199, R200, R201, R202, R203, R204, R205, R206, R207, R208, R209, R210, R211, R212, R213, R214, R215, R216, R217, R218, R219, R220, R221, R222, R223, R224, R225, R226, R227, R228, R229, R230, R231, R232, R233, R234, R235, R236, R237, R238, R239, R240, R241, R242, R243, R244, R245, R246, R247, R248, R249, R250, R251, R252, R253, R254, R255, R256, R257, R258, R259, R260, R261, R262, R263, R264, R265, R266, R267, R268, R269, R270, R271, R272, R273, R274, R275, R276, R277, R278, R279, R280, R281, R282, R283, R284, R285, R286, R287, R288, R289, R290, R291, R292, R293, R294, R295, R296, R297, R298, R299, R300, R301, R302, R303, R304, R305, R306, R307, R308, R309, R310, R311, R312, R313, R314, R315, R316, R317, R318, R319, R320, R321, R322, R323, R324, R325, R326, R327, R328, R329, R330, R331, R332, R333, R334, R335, R336, R337, R338, R339, R340, R341, R342, R343, R344, R345, R346, R347, R348, R349, R350, R351, R352, R353, R354, R355, R356, R357, R358, R359, R360, R361, R362, R363, R364, R365, R366, R367, R368, R369, R370, R371, R372, R373, R374, R375, R376, R377, R378, R379, R380, R381, R382, R383, R384, R385, R386, R387, R388, R389, R390, R391, R392, R393, R394, R395, R396, R397, R398, R399, R400, R401, R402, R403, R404, R405, R406, R407, R408, R409, R410, R411, R412, R413, R414, R415, R416, R417, R418, R419, R420, R421, R422, R423, R424, R425, R426, R427, R428, R429, R430, R431, R432, R433, R434, R435, R436, R437, R438, R439, R440, R441, R442, R443, R444, R445, R446, R447, R448, R449, R450, R451, R452, R453, R454, R455, R456, R457, R458, R459, R460, R461, R462, R463, R464, R465, R466, R467, R468, R469, R470, R471, R472, R473, R474, R475, R476, R477, R478, R479, R480, R481, R482, R483, R484, R485, R486, R487, R488, R489, R490, R491, R492, R493, R494, R495, R496, R497, R498, R499, R500, R501, R502, R503, R504, R505, R506, R507, R508, R509, R510, R511, R512, R513, R514, R515, R516, R517, R518, R519, R520, R521, R522, R523, R524, R525, R526, R527, R528, R529, R530, R531, R532, R533, R534, R535, R536, R537, R538, R539, R540, R541, R542, R543, R544, R545, R546, R547, R548, R549, R550, R551, R552, R553, R554, R555, R556, R557, R558, R559, R560, R561, R562, R563, R564, R565, R566, R567, R568, R569, R570, R571, R572, R573, R574, R575, R576, R577, R578, R579, R580, R581, R582, R583, R584, R585, R586, R587, R588, R589, R590, R591, R592, R593, R594, R595, R596, R597, R598, R599, R600, R601, R602, R603, R604, R605, R606, R607, R608, R609, R610, R611, R612, R613, R614, R615, R616, R617, R618, R619, R620, R621, R622, R623, R624, R625, R626, R627, R628, R629, R630, R631, R632, R633, R634, R635, R636, R637, R638, R639, R640, R641, R642, R643, R644, R645, R646, R647, R648, R649, R650, R651, R652, R653, R654, R655, R656, R657, R658, R659, R660, R661, R662, R663, R664, R665, R666, R667, R668, R669, R670, R671, R672, R673, R674, R675, R676, R677, R678, R679, R680, R681, R682, R683, R684, R685, R686, R687, R688, R689, R690, R691, R692, R693, R694, R695, R696, R697, R698, R699, R700, R701, R702, R703, R704, R705, R706, R707, R708, R709, R710, R711, R712, R713, R714, R715, R716, R717, R718, R719, R720, R721, R722, R723, R724, R725, R726, R727, R728, R729, R730, R731, R732, R733, R734, R73

2.0 LAND USE MAP SET AND SUMMARY DATA

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



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

Adjoining Roadways (check if applicable)

N. 50 th St.	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY				
INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	No Wetlands Present.

Check if Applicable:

☐ Wetlands/Other Surface Waters

☐ Wellhead Protection Area

☐ Surface Water Resource Protection Area

☐ Potable Water Wellfield Protection Area ☐ Significant Wildlife Habitat

☐ Urban/Suburban/Rural Scenic Corridor ☐ Adjacent to ELAPP property

☒ Other Airport Height Restriction: 170' AMSL, 190' AMSL

Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	No vehicular access to County roadways. Access via easement to section of roadway owned/maintained by City of Tampa.
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Service Area/ Water & Wastewater	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

<input checked="" type="checkbox"/> Urban <input checked="" type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace				
Impact/Mobility Fees Urban Mobility, Northeast Fire - parking and loading area to existing warehouse/distribution facility, no additional impact.				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver <input type="checkbox"/> Requested Minimum Density Met <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The subject property is generally located 200 feet south of the intersection of East Clifton Street and North 50th Street on the west side of North 50th Street. The area consists of single-family residential, light industrial and commercial. Adjacent to the north is single-family residential zoned RSC-9. To the east across North 50th Street is Commercial zoned CI and M. Adjacent to the south is the City of Tampa and the Sweetheart Ice Cream warehouse which this PD proposes to integrate and serve zoned CI (City of Tampa). Additionally, to the south is single-family residential zoned RS-50 (City of Tampa). Across North 48th Street to the west are single-family residential lots zoned RSC-9. The subject property is designated Residential-6 (RES-6) on the Future Land Use map. The Planning Commission finds the proposed use consistent with the Comprehensive Plan.

The surrounding uses to the south and east are similar to the request, light industrial and commercial, with a seafood wholesaler warehouse directly adjacent to the ice cream warehouse to the south in the city of Tampa. To the east, there are mini warehouses and commercial. Further east, there is a large manufacturing district with a variety of commercial and light industrial uses. The single-family residential to the north, south and west are provided adequate

buffering and screening of 20' Type B plus 8' masonry wall from the accessory parking of domestic vehicles, and the commercial vehicle storage buildings.

Therefore, the rezoning of the subject parcel from RSC-9 (Residential Single-Family) and CG-R (Commercial – General Restricted) to PD 24-1264 (Planned Development) to allow for the accessory parking of domestic vehicles, and commercial vehicle storage in metal buildings would be consistent with the existing zoning pattern of the area.

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

5.2 Recommendation

Approval, subject to proposed conditions.

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 March 24, 2025. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the petition.

Ms. Kami Corbett testified on behalf of the applicant. Ms. Corbett showed a PowerPoint presentation and stated that that applicant is Sweetheart Ice Cream. She testified that her client is a full service food distributor on the west coast of Florida. They distribute mostly ice cream but also frozen foods. The company is located at 5610 North 56th Street in the City of Tampa and is zoned CI. She showed a graphic to discuss the surrounding urbanized area and stated that an adjacent parcel is proposed to be used for stormwater and for the parking of cold storage trucks. The site plan is combined with the CI property. Enhanced buffering and screening is proposed and there is an 8-foot high masonry wall on the northern boundary adjacent to the cold storage truck site. Additionally, 6-foot high masonry wall if located along the remainder of the northern boundary. Ms. Corbett showed a graphic to detail the screening variations as the site is constrained in some areas. She concluded her presentation by stating that the Planning Commission and Development Services Department found the PD Variations made the site more compatible with the surrounding area and buffered the residential to the north.

Mr. Chris Grandlienard, Development Services Department testified regarding the County's staff report. Mr. Grandlienard described the rezoning request and stated that the applicant proposes to use the site as a parking lot for domestic vehicles, employee parking and commercial vehicle storage. He added that four,

three sided open metal storage buildings are proposed on the east side of the parcel and stormwater retention will be provided to the west. Mr. Grandlienard described the surrounding area. He concluded his presentation by stating that staff finds the request approvable.

Hearing Master Finch asked Mr. Grandlienard about what is the Code requirement for the four PD Variations that are requested. Ms. Heinrich replied regarding the Code requirements for each Variation.

Ms. Willow Michie of the Planning Commission staff testified that the property is within the Residential-6 Future Land Use category and located in the Urban Service Area and the East Lake Orient Park Community Plan. She stated the applicable was amenable to removing the flex request and the that the rezoning is comparable to the surrounding area. Ms. Michie stated that the request meets the intent of the community plan. She testified that the rezoning request is consistent with the Future of Hillsborough Comprehensive Plan.

Hearing Master Finch asked audience members if there were any proponents of the application. None replied.

Hearing Master Finch asked audience members if there were any opponents of the application. None replied.

County staff did not have additional comments.

Ms. Corbett testified during the rebuttal period that three of the four PD Variation go above what is required.

The hearing was then closed.

EVIDENCE SUBMITTED

Ms. Corbett submitted a copy of her PowerPoint presentation 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 site is 2.83 acres in size and is zoned Residential Single-Family Conventional-9 (RSC-9) and Commercial General-Restricted (CG-R). The property is designated Residential-6 (RES-6) by the Comprehensive Plan and located in the Urban Service Area.

2. The request to rezone from RSC-9 and CG-R to PD is for the purpose of adding parking for domestic and commercial vehicles and also stormwater retention to serve the adjacent ice cream distribution warehouse which is located in the City of Tampa.
3. Four Planned Development Variations are requested. They are:
 - a) Reduce the required 20-foot, Type B buffer on the south that abuts E. Henry Ave. to 10-feet
 - b) Increase the height of the maximum 4-foot wall along 48th Street to a 6-foot masonry wall
 - c) Increase the height of the maximum 4-foot wall along 50th Street to an existing 6-foot masonry wall
 - d) Increase the height of the required 4-foot wall along the northern boundary to an 8-foot masonry wall

The Planned Development Variations are consistent with Land Development Code Section 5.03.06.C(b) as the increased fence heights serve to screen the use from view from adjacent parcels which is in harmony with the screening standards of the Land Development Code. The reduction in buffer area is due to the size of the proposed stormwater retention area which meets the intent of the buffering standards.

4. The Planning Commission staff supports the rezoning request. The Planning Commission found the rezoning request is consistent with the Future of Hillsborough Comprehensive Plan.
5. No testimony in opposition was presented at the Zoning Hearing Master hearing.
6. The subject property is adjacent to RSC-9 zoning to the north and west which is developed with single-family homes, RS-50 and CI to the south located in the City of Tampa and developed with the property owner's ice cream distribution warehouse and CI and M zoning to the east which is developed with commercial and light industrial land uses.
7. Approval of the Planned Development zoning with the conditions proposed by the Development Services Department result in a compatible land use in the area.

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 request is to rezone 2.83 acres from RSC-9 and CG-R to PD to add parking for domestic and commercial vehicles and also stormwater retention to serve the adjacent ice cream distribution warehouse which is located in the City of Tampa.

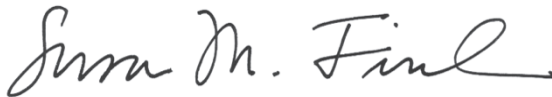
Planned Development Variations are requested to reduce a required buffer and increase the maximum fence height in certain locations. The Planned Development Variations are consistent with Land Development Code Section 5.03.06.C(b) as the increased fence heights serve to screen the area from view which is in harmony with the screening standards of the Land Development Code. The reduction in buffer width is due to a large stormwater pond that is proposed on-site which meets the intent of the buffering standards.

The Planning Commission staff supports the rezoning request and found the Comprehensive Plan amendment to be consistent.

Approval of the Planned Development zoning with the conditions proposed by the Development Services Department results in a compatible land use in the area.

RECOMMENDATION

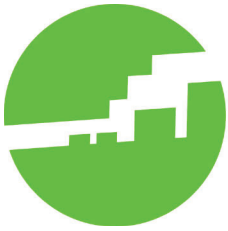
Based on the foregoing, this recommendation is for **APPROVAL** of the Planned Development rezoning request as indicated by the Findings of Fact and Conclusions of Law stated above subject to the zoning conditions prepared by the Development Services Department.



April 14, 2025

Susan M. Finch, AICP
Land Use Hearing Officer

Date



**Hillsborough County
City-County
Planning Commission**

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: March 24, 2025 Report Prepared: March 13, 2025	Case Number: PD 24-1264 Folio(s): 39554.0000, 39554.0100, 39554.0000, 39554.5000 & 39553.0000 General Location: South of East Clifton Street, east of North 47 th Street, west of North 50 th Street and north of East Hillsborough Avenue
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Residential-6 (6 du/ga; 0.25 FAR)
Service Area	Urban
Community Plan(s)	East Lake-Orient Park
Rezoning Request	RSC-9 & CG to Planned Development (PD) to allow the use of an accessory parking area with stormwater facilities, to serve the applicant's adjacent warehouse use in the City of Tampa
Parcel Size	+/- 2.83 acres
Street Functional Classification	East Clifton Street – Local North 47 th Street – Local East Hillsborough Avenue – State Principal Arterial North 50 th Street – Local

Commercial Locational Criteria	Does not apply
Evacuation Area	E

Table 1: COMPARISON OF SURROUNDING PROPERTIES			
Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Residential-6	RSC-9 + CG	Vacant + Single-Family
North	Residential-6	RSC-9	Single-Family Residential
South	Community Commercial-35 (City of Tampa)	Commercial Intensive (City of Tampa)	Single-Family Residential + Agricultural +
East	Light Industrial	CI + M	Light Industrial
West	Residential-6	RSC-9	Single-Family Residential

Staff Analysis of Goals, Objectives and Policies:

The approximately 2.83 ± acre subject site is located south of East Clifton Street, east of North 47th Street, west of North 50th Street and north of East Hillsborough Avenue. The site is in the Urban Service Area and within the limits of the East Lake–Orient Park Community Plan. The applicant seeks to rezone the subject property to a Planned Development (PD) to allow for the development of an enclosed accessory parking area with stormwater facilities, which will serve the applicant’s adjacent warehouse use located to the south within the limits of the City of Tampa.

The subject site sits within the Urban Service Area, where according to Objective 1 of the Future Land Use Element (FLUE), 80 percent of the county’s growth is to be directed. FLUE Policy 1.4 requires all new developments to be compatible with the surrounding area, noting that “Compatibility does not mean ‘the same as.’ Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.”

Per Objective 8, Future Land Use categories outline the maximum level of intensity or density and range of permitted land uses allowed in each category. Appendix A contains a description of the character and

intent permitted in each of the Future Land Use categories. The site is within the Residential-6 (RES-6) Future Land Use category, which can be considered for a maximum density of 6 dwelling units per gross acre or a maximum intensity of a 0.25 Floor Area Ratio (FAR). The approximately 2.83-acre site could be considered for up to 30,818 square feet of nonresidential development. The RES-6 Future Land Use category is intended to designate areas that are suitable for low density residential development. Typical uses of RES-6 include residential, suburban scale neighborhood commercial, office uses, multi-purpose projects and mixed-use development. Non-residential uses are required to meet Commercial Locational Criteria. The RES-6 Future Land Use category allows for the consideration of neighborhood serving commercial uses (uses permitted in the Commercial Neighborhood and Commercial General zoning districts). Commercial Intensive uses such as open storage may not be considered in any residential Future Land Use category. As such, the applicant's original proposal of open storage of vehicles, which is not a permitted use in the RES-6 category, was amended to be enclosed parking and is therefore consistent with development expected in this category.

The proposed rezoning meets FLUE Objective 16 and Policies 16.1, 16.2 and 16.3 that relate to neighborhood protection. There is a single-family home directly to the north of the property with another single-family home to the south. Light Commercial uses exist to the east across from North 50th Street. FLUE Policy 16.5 which states that developments of higher intensity non-residential land uses that are adjacent to established neighborhoods shall be restricted to collectors and arterials and to locations external to established and developing neighborhoods. The applicant proposes to access the site from the south, through an existing business owned by the applicant, which is consistent with this policy. Furthermore, the applicant has also amended the original request that proposed to utilize the Flex Provision, as outlined in FLUE Policies 7.3 and 7.4, which would have utilized the Light Industrial (LI) Future Land Use category located to the east of the subject site.. This would have potentially allowed consideration of open storage in a Residential Future Land Use category, which is contrary to the third tenet of the Flex Provision, which is: "The utilization of the flex furthers the Goals, Objectives and Policies of the Future Land Use Element". The applicant was amenable to enclosing the storage and removing the Flex Provision request, which is in line with the neighborhood protection policies that modify FLUE Objective 16. With these revisions, the proposed Planned Development would introduce a development pattern that is comparable to the surrounding area and is consistent with policy direction relating to compatibility.

The subject site is within the limits of the East Lake-Orient Park Community Plan. Goals in the Community Plan seek to preserve neighborhood identity by promoting development that recognizes the needs and distinct identities of East Lake-Orient Park neighborhoods while enhancing the quality of life. The proposed Planned Development meets the intent of the Community Plan as the proposal offers adequate buffering and screening to the neighborhoods adjacent to the north of the subject site and maintains access away from North 48th Street, a local roadway, and preserving access to the south.

Overall, the proposed Planned Development is consistent with the Goals, Objectives and Policies of the Unincorporated Hillsborough County Comprehensive Plan and is compatible with the existing and planned development pattern found in the surrounding area.

Recommendation

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

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

FUTURE LAND USE ELEMENT

Urban Service Area

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

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

Relationship to the Future Land Use Map

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

Policy 7.3: The land use category boundaries may be considered for interpretation as flexible boundaries in accordance with the Flex Provision as follows:

- Through application of the flex provision, the land use category boundaries shall be deemed to extend beyond the precise line to include property adjoining or separated by a man made or natural feature from the existing boundary line.
- The line may be relocated a maximum of 500 feet from the existing land use boundary of the adopted Land Use Plan Map. Right-of-Way is not included in the measurement of the 500 foot flex.
- No new flexes can be extended from an existing flexed area.
- All flexes must be parallel to the land use category line.
- Flexes are not permitted in the Rural Area or in areas specified in Community Plans. Flexes are also not permitted from the Urban Service Area into the Rural Area. All flexes in the Rural Area approved prior to July 2007 are recognized and are not to be considered non-conforming.
- Flexes to increase residential density are not permitted in the Coastal High Hazard Area.
- Flexes are not permitted from a municipality into the unincorporated county.
- A flex must be requested as part of planned development or site plan oriented rezoning application. Major Modification to approved zoning that changes the intensity, density or the range of uses will require that the previous flex request be re-evaluated for consistency and a new flex request may be required.

- Applicants requesting a flex must provide written justification that they meet the criteria for a flex as outlined below.
- The Board of County Commissioners may flex the plan category boundary to recognize or grant a zoning district which is not permitted in the land use category but lies within the distance of a conforming land use category, as described above. Prior to the determination by the Board of County Commissioner, the staff of the Planning Commission shall make a recommendation on the consistency of the request with the Comprehensive Plan.

Policy 7.4: The criteria for consideration of a flex request are as follows:

- The availability and adequacy of public facilities to serve the proposed development accommodated by the flex;
- The compatibility with surrounding land uses and their density and intensity; and
- The utilization of the flex furthers other goals, objectives and policies of the Future Land Use Element.

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

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

Relationship to Land Development Regulations

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

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

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

Neighborhood/Community Development

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

Policy 16.1: Established and planned neighborhoods and communities shall be protected by restricting incompatible land uses through mechanisms such as: locational criteria for the placement of non-residential uses as identified in this Plan, limiting commercial development in residential land use categories to neighborhood scale; requiring buffer areas and screening devices between unlike land uses.

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

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

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

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

Community Design Component (CDC)

4.3 COMMERCIAL CHARACTER

GOAL 9: Evaluate the creation of commercial design standards in a scale and design that complements the character of the community.

Policy 9-1.2: Avoid “strip development patterns for commercial uses.

5.0 NEIGHBORHOOD LEVEL DESIGN

5.1 COMPATIBILITY

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

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

LIVABLE COMMUNITIES ELEMENT: East Lake-Orient Park Community Plan

Neighborhood Identity – Promote development that recognizes the needs and distinct identities of the East Lake-Orient Park neighborhoods and enhances the quality of life.

HILLSBOROUGH COUNTY FUTURE LAND USE

RZ PD 24-1264

Rezoning

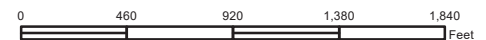
STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

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

- wam.NATURAL.LULC_Wet_Poly
- AGRICULTURAL/MINING-1/20 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
- AGRICULTURAL-1/10 (.25 FAR)
- AGRICULTURAL/RURAL-1/5 (.25 FAR)
- AGRICULTURAL ESTATE-1/2.5 (.25 FAR)
- RESIDENTIAL-1 (.25 FAR)
- RESIDENTIAL-2 (.25 FAR)
- RESIDENTIAL PLANNED-2 (.35 FAR)
- RESIDENTIAL-4 (.25 FAR)
- RESIDENTIAL-6 (.25 FAR)
- RESIDENTIAL-9 (.35 FAR)
- RESIDENTIAL-12 (.35 FAR)
- RESIDENTIAL-16 (.35 FAR)
- RESIDENTIAL-20 (.35 FAR)
- RESIDENTIAL-35 (1.0 FAR)
- NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)
- SUBURBAN MIXED USE-6 (.35 FAR)
- COMMUNITY MIXED USE-12 (.50 FAR)
- URBAN MIXED USE-20 (1.0 FAR)
- REGIONAL MIXED USE-35 (2.0 FAR)
- INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)
- OFFICE COMMERCIAL-20 (.75 FAR)
- RESEARCH CORPORATE PARK (1.0 FAR)
- ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)
- LIGHT INDUSTRIAL PLANNED (.75 FAR)
- LIGHT INDUSTRIAL (.75 FAR)
- HEAVY INDUSTRIAL (.75 FAR)
- PUBLIC/QUASI-PUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE

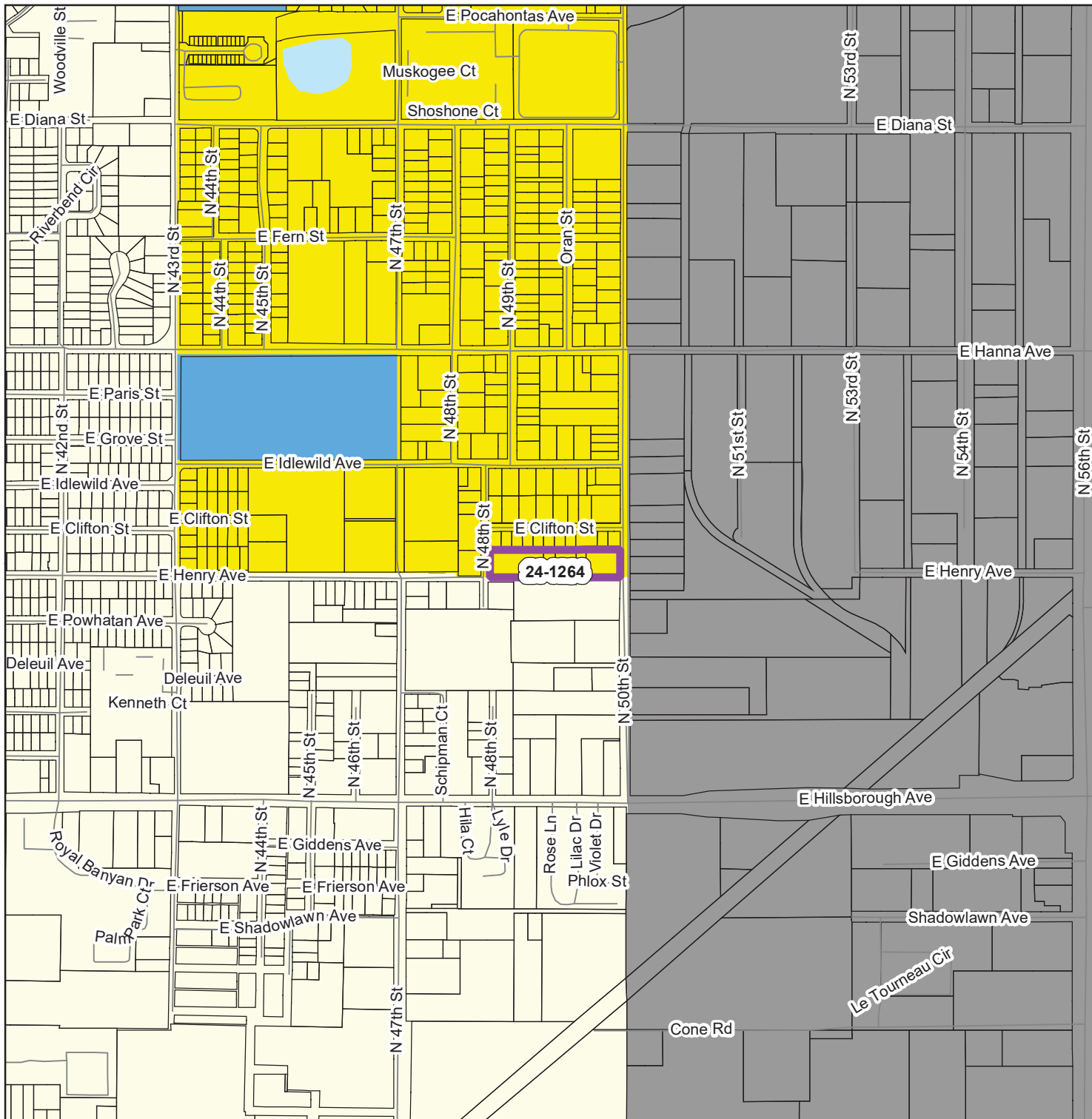
DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser.
REPRODUCTION: This sheet may not be reproduced in part or full for sale to anyone without specific approval of the Hillsborough County City-County Planning Commission.
ACCURACY: It is intended that the accuracy of the base map comply with U.S. national map accuracy standards. However, such accuracy is not guaranteed by the Hillsborough County City-County Planning Commission. This map is for illustrative purposes only. For the most current data and information, see the appropriate source.



Map Printed from Rezoning System: 9/16/2024

Author: Beverly F. Daniels

File: G:\RezoningSystem\MapProjects\HIC\Greg_hcRezoning - Copy.mxd





**GENERAL
SITE PLAN
FOR
CERTIFICATION**



**Hillsborough
County** Florida

DEVELOPMENT SERVICES

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

**HILLSBOROUGH COUNTY
DEVELOPMENT SERVICES DEPARTMENT**

GENERAL SITE PLAN REVIEW/CERTIFICATION

**BOARD OF COUNTY
COMMISSIONERS**

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Harry Cohen
Ken Hagan
Christine Miller
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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: Sweetheart Ice Cream

Zoning File: RZ-PD (24-1264) Modification: None

Atlas Page: None Submitted: 04/24/25

To Planner for Review: 04/24/25 Date Due: ASAP

Contact Person: Kami Corbett, Esq., of Hill Ward Henderson, P.A. Phone: (813) 227-8421/Kami.Corbett@hwhlaw.com

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

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

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

Reviewed by: Chris Grandlienard Date: 04/24/25

Date Agent/Owner notified of Disapproval: _____



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Development Services Department

DATE: 03/13/2025

REVIEWER: James Ratliff, AICP, PTP

AGENCY/DEPT: Transportation

PLANNING AREA: ELOP

PETITION NO: PD 24-1264

- ☐ This agency has no comments.
- ☐ This agency has no objection.
- ☒ This agency has no objection, subject to listed or attached conditions.
- ☐ This agency objects, based on the listed or attached grounds.

CONDITIONS OF APPROVAL

1. Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
2. Vehicular access to the subject site (excluding any gated emergency access which may be required by the Fire Marshall) shall occur via N. 50th St. through adjacent folio 152789-0100. No other vehicular access shall be permitted. All other existing access connections shall be closed and sod restored.
3. Prior to or concurrent with the initial plat/site/construction plan review, the developer shall provide the Official Records Book and Page number of a non-exclusive ingress and egress easement serving all folios within the subject PD and which provides access to N.50th through adjacent folio 15278.0100. Any other existing access easements serving those folios shall be vacated or otherwise abandoned.
4. Construction access to the site shall be restricted to the proposed access connections shown on the PD site plan along the southern boundary. The developer shall include a note indicated same on the site/construction plan documents.

Other Conditions

- Prior to PD Site Plan Certification, the developer shall revise the site plan to:
 - Revise Note 8 to delete the words “roads and”. Staff understands that the applicant intends to construct driveways internal to the project, and not public or private roadways that would be required to applicable Typical Section standards.
 - Revise Note 10 to replace the note with a note stating “Access modifications to be constructed prior to use of the property, at time of site development.”
 - Revise note 13 to state “Easement access shall occur through folio 152789.0100 – See Conditions of Approval.”

PROJECT SUMMARY AND TRIP GENERATION

The applicant is requesting to rezone multiple parcels, totaling +/- 2.83 ac., from Residential Single-family Conventional - 9 (RSC-9) and Commercial General (CG) to Planned Development (PD). The applicant is requesting two uses on the subject property. The first use is to permit the storage of commercial vehicles accessory to uses within folio 152789.0100 within a +/- 0.96 ac. portion of the site. The second use is to permit the proposed parking of domestic vehicles accessory to uses within folio 152789.0100 within a +/- 0.58 ac. portion of the site. The balance of the site is proposed as stormwater pond/retention area, open space and internal drive aisles.

In accordance with the Development Review Procedures Manual (DRPM), the developer submitted a trip generation analysis for the proposed project indicating that the project generates fewer than 50 peak hour trips. Accordingly, no trip site access analysis was required to process the request consistent with the DRPM.

Staff has prepared a comparison of the number of trips potentially generated under the existing and proposed zoning designations, generally consistent with the applicant's transportation analysis, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's (ITE) Trip Generation Manual, 11th Edition except as otherwise noted.

Staff notes that the calculations show below are consistent with the County's methodology for calculating trip generation for open storage uses. Specifically, the acreage of the open storage area is converted into an equivalent square-footage by taking the acreage and applying the maximum FAR to the underlying future land use (in this case 0.25 FAR allowed pursuant to the RES-6 designation). This square-footage is then analyzed as mini-warehouse (LUC 151).

Existing Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
CG, 10,454 Fast-food with Drive-Through (LUC 954)	4,886	466	345
RSC-9*, 11 single-family detached dwelling units (LUC 210)	132	9	11
Subtotal:	5,018	475	356

**Allowable density further limited by RES-6 FLU designation.*

Proposed Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, Accessory Storage of Domestic Vehicles**	0	0	0
PD, Open Storage of Commercial Vehicles (10,454 s.f. LUC 151 equivalent trips)	16	1	2
Subtotal:	16	1	2

***While traffic will travel to and from this parcel lot, the accessory storage of domestic vehicles (e.g. employee and customer parking) does not generate trips in and of itself. Cars parking in this area will be appurtenant to the primary use within the adjacent folio 152789.0100, and trip generation of uses within that folio should be assigned to and calculated based on whatever existing or ultimately proposed uses may be permitted within that parcel (which staff notes is located with the City of Tampa).*

Trip Generation Difference:

Land Use/Size	24 Hour Two-Way Volume	Total Net Peak Hour Trips	
		AM	PM
Difference	(-) 2,002	(-) 474	(-) 354

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

N. 50th St. is a 2-lane, publicly maintained, local roadway. The segment directly adjacent to the site is owned and maintained by Hillsborough County, and lies within a +/- 50-foot-wide right-of-way. The roadway is characterized by +/- 10-foot-wide travel lanes in average condition. There are no sidewalks or bicycle facilities present in the immediate vicinity of the proposed project.

SITE ACCESS/ EASEMENT ACCESS

The applicant is proposing to extinguish any potential access to N. 48th St. as well as any direct access to N. 50th St. The applicant is proposing to take access to N. 50th St. through the adjacent parcel to the south (i.e. the parcel which the proposed uses are being proposed as accessory to). The segment of N. 50th St. adjacent to that parcel (which is the location of the access driveway which will serve this project) is located along that portion of the roadway which is owned and maintained by the City of Tampa. As such, the applicant will be required to obtain any permits necessary from the City.

Since this project is taking access through an adjacent parcel which is not located within the same PD, the developer will be required to provide proof of a perpetual non-exclusive easement through the adjacent parcel to the south. This is necessary despite the fact that some of the subject PD parcels are owned by the same owner (and/or intended to be owned by the same owner), given the fact that the parcel to the south could be sold to another owner (potentially leaving the parcels which are the subject of this PD without a legal means of access if an easement were not already on record). The subject PDs inability to obtain/provide such easement at the time of plat/site/construction plan review would necessitate a reevaluation of project access and entitlements via a zoning modification process.

REQUESTED ADMINISTRATIVE VARIANCE

The applicant submitted a Section 6.04.02.B. Administrative Variance from the Sec. 6.04.03.L. requirements regarding substandard roadways; however, given that the location which the project is taking access is within the City of Tampa the request was deemed Out of Order (since the County Engineer does not have authority over City roadways). The applicant subsequently withdrew the request.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Information for N. 50th St. was not included in the 2020 Hillsborough County LOS report. As such, LOS information for the facility cannot be provided.

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
N. 50 th St.	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	5,018	475	356
Proposed	16	1	2
Difference (+/-)	(-) 2,002	(-) 474	(-) 354

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

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

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

Transportation Comment Sheet

4.0 Additional Site Information & Agency Comments Summary			
Transportation	Objections	Conditions Requested	Additional Information/Comments
<input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-Site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	No vehicular access to County roadways. Access via easement to section of roadway owned/maintained by City of Tampa.

COMMISSION

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

AGENCY COMMENT SHEET

REZONING	
HEARING DATE: December 16, 2024	COMMENT DATE: October 1, 2024
PETITION NO.: 24-1264	PROPERTY ADDRESS: 5710 North 50th Street, Tampa
EPC REVIEWER: Kelly M. Holland	FOLIO #s: 0395540000, 0395540100, 0395546000, 039554-5000 and 039553-0000
CONTACT INFORMATION: (813) 627-2600 X 1222	STR: 33-28-19
EMAIL: hollandk@epchc.org	
REQUESTED ZONING: Rezoning from CG-R and RSC-9 to PD	
FINDINGS	
WETLANDS PRESENT	NO
SITE INSPECTION DATE	NA
WETLAND LINE VALIDITY	NA
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	No Wetlands
<p>The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again.</p> <p>INFORMATIONAL COMMENTS:</p> <p>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.</p> <p>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.</p> <p>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.</p>	

Kmh / app

ec: Kami Corbett, Agent - Kami.Corbett@hwhlaw.com

Environmental Excellence in a Changing World

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

AGENCY COMMENT SHEET

TO: **Zoning/Code Administration, Development Services Department**

FROM: **Reviewer: Andria McMaugh** **Date: 01/30/2025**

Agency: Natural Resources **Petition #: 24-1264**

- ☐ This agency has **no comment**
- ☐ This agency has **no objections**
- ☒ 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.



**Hillsborough
County Florida**
Development Services

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: 01/06/2025

REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: Sweetheart Ice Cream Inc

PETITION NO: 24-1264

LOCATION: 5710 N 50 st

FOLIO NO: 39554.0000, .0100, .6000, .5000, 39553.0000

Estimated Fees:

See below

Project Summary/Description:

Urban Mobility, Northeast Fire - parking and loading area to existing warehouse/distribution facility, no additional impact



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:** 9/11/2024

REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 9/25/2024

PROPERTY OWNER: Sweetheart Ice Cream Inc **PID:** 24-1264
Mike Rifaie
Samer Rifaie

APPLICANT: Sweetheart Ice Cream Inc

LOCATION: 5710 N. 50th St. Tampa, FL 33610 and the four Folios west of 5710 N. 50th St. Tampa, FL 33610

FOLIO NO.: 39554.0000, 39554.0100, 39554.6000, 39554.5000, 39553.0000

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.

WATER RESOURCE SERVICES
REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER

PETITION NO.: RZ-PD 24-1264 **REVIEWED BY:** Clay Walker, E.I. **DATE:** 9/24/2024

FOLIO NO.: 39554.0000, 39554.0100, 39554.6000, 39554.5000, 39553.0000

WATER

- ☒ The property lies within the City of Tampa Water Service Area. The applicant should contact the provider to determine the availability of water service.
- ☐ A ___ inch water main exists ☐ (adjacent to the site), ☐ (approximately ___ feet from the site) _____. 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 City of Tampa Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
- ☐ A ___ inch wastewater force main exists ☐ (adjacent to the site), ☐ (approximately ___ feet from the site) _____. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- ☐ Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

COMMENTS: _____.

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 11 Sep. 2024

REVIEWER: Bernard W. Kaiser, Conservation and Environmental Lands Management

APPLICANT: Kami Corbett

PETITION NO: RZ-PD 24-1264

LOCATION: 5710 N. 50th St., Tampa, FL 33610

**FOLIO NO: 39553.0000, 39554.5000, 39554.6000,
39554.0100, & 39554.0000**

SEC: 33 TWN: 28 RNG: 19

- ☒ This agency has no comments.
- ☐ This agency has no objection.
- ☐ This agency has no objection, subject to listed or attached conditions.
- ☐ This agency objects, based on the listed or attached conditions.

COMMENTS: _____.



VERBATIM TRANSCRIPT

Zoning Hearing Master Hearing
March 24, 2025

HILLSBOROUGH COUNTY, FLORIDA
Board of County Commissioners

-----X
IN RE:)
ZONE HEARING MASTER)
HEARINGS)
-----X

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: Susan Finch and
Pamela Jo Hatley
Land Use Hearing Master

DATE: Monday, March 24, 2025

TIME: Commencing at 6:02 p.m.
Concluding at 11:24 p.m.

LOCATION: Hillsborough County Commission
601 East Kennedy Boulevard,
Second Floor
Tampa, Florida 33602

Reported by:
Diane DeMarsh, AAERT No. 1654
DIGITAL REPORTER

1 MS. HEINRICH: Our next application is Item D.2, PD
2 24-1264. The applicant is requesting to rezone property zoned
3 RSC-9 and CG to planned development. Chris Grandlienard with
4 Development Services will provide staff findings after the
5 applicant's presentation.

6 HEARING MASTER FINCH: All right. Is the applicant
7 here? Good evening.

8 MS. CORBETT: Good evening. Kami Corbett for the
9 record with the law firm of Hill, Ward and Henderson
10 representing the applicant.

11 I do have a brief PowerPoint presentation. The
12 applicant in this case is Sweetheart Ice Cream. And that's a
13 little bit of an unusual name, so I thought -- I thought I would
14 take a moment just to tell you what they are or who they are and
15 who they serve.

16 They're a full service food distributor on the west
17 coast of Florida. They distribute mostly ice cream, hence the
18 name, but also other frozen foods. And they serve schools,
19 universities, hotels, parks, attractions, gas stations,
20 convenience stores. Some of their brands are ones we all
21 recognize. Blue -- Ben and Jerry's, Blue Bunny, Breyer's,
22 Klondike, Good Humor. They have an existing facility at 5610
23 North 56th Street, so they are a local small business. And this
24 subject property is actually located within the City of Tampa
25 and has CI zoning. And its future land use is CC-35. And you

1 can see there's quite a bit of similar uses in the area.

2 However, and then just showing you this location, it's
3 in an unusual urbanized part of Unincorporated Hillsborough
4 County. It's kind of really in more in the heart of the City of
5 Tampa than it is in Unincorporated Hillsborough County. And so,
6 the proposed redevelopment area is combined with the red outline
7 property in -- in red, which is the CI zoning, the green
8 property that is outlined there and that's the property that's
9 subject to the rezoning. I did fill in the blue square just to
10 indicate that's another property that they also own, but it's
11 not included in this rezoning.

12 This is the proposed site plan. Again, a little bit
13 unusual in nature because the proposed uses that we're asking
14 for are stormwater parking and parking for cold storage -- cold
15 storage trucks. And so, there are no buildings proposed on this
16 part of the PD. They're going to be -- it's is going to be
17 combined site plan with the CI property where the -- the
18 operation will expand at that time. We are offering enhanced
19 buffering and screening. We've got an eight-foot masonry wall
20 on the northern boundaries adjacent to the cold storage truck
21 site. And then also, a six foot masonry wall along the rest of
22 the northern boundary.

23 I wanted to just have this slide to just kind of call
24 out that different vari -- the screening variations that we have
25 throughout the site. Obviously, in some places asking for

1 variations to do more. And in some instances where the site is
2 constrained sort of on that western edge to go to a type -- a
3 ten-foot type B, there's an a unimproved right-of-way there that
4 provides the additional buffer that basically provides the
5 equipment buffer in that particular area.

6 So overall, I think planning commission staff and
7 Development Services found that these PD variations for the
8 buffering and screening actually made the site more compatible
9 with the surrounding area and buffered the residential to the
10 north.

11 Both staffs have found it consistent and compatible.
12 And Development Services is recommending approval with
13 conditions. And we're fine with the conditions. And we'd
14 respectfully request your approval and am happy to hear --
15 answer any questions you might have.

16 HEARING MASTER FINCH: No questions at this time.
17 Thank you so much. Don't forget to sign it.

18 Development Services. Good evening.

19 MR. GRANDLIENARD: Good evening. Chris Grandlienard,
20 Development Services here to present PD 24-1264.

21 The applicant proposes to rezoned a 2.83 acre property
22 containing five parcels from RSC-9, MCGR to PD 24-1264, to allow
23 for a use in connection with its adjacent existing ice cream
24 distribution warehouse to the south, which is within the City of
25 Tampa municipal limits. The applicant proposes to use the site

1 as a parking lot for domestic vehicles, employee parking and
2 commercial vehicles storage. To the east portion of the parcel,
3 in -- the commercial vehicles would be in four -- three-sided
4 open front metal storage buildings. And also, there'd be a
5 stormwater facilities to the west.

6 The area consists of single-family residential, light
7 industrial, commercial. The subject property is designated R --
8 residential six in the future land use map. The Planning
9 Commission founding the proposed use consistent with the
10 comprehensive plan. The surrounding uses to the south and east
11 are similar to the request. Light industrial and commercial
12 with sea -- seafood wholesaler warehouse directly adjacent to
13 the ice cream warehouse to the south of the -- in the City of
14 Tampa. In the east, there are mini warehouses in commercial.
15 Further east, there is a large manufacturing district with a
16 variety of commercial and light industrial uses. The
17 single-family residential to the north, south and west are
18 provided adequate buffering and screening. As said, to the
19 north, there's a -- a 20-foot type B buffer, plus a eight-foot
20 masonry wall so -- next to where the commercial vehicle storage
21 would be located.

22 Therefore, the -- rezoning of the subject parcel from
23 RSC-9 and CGR to PD 24-1264 to allow for the parking of domestic
24 vehicles, commercial vehicle storage and metal buildings would
25 be consistent with the existing zoning pattern of the area. I'd

1 be glad to answer any questions you might have.

2 HEARING MASTER FINCH: I do.

3 MR. GRANLIENAD: Sure.

4 HEARING MASTER FINCH: I just have a question about
5 the PD variations. There's four of them. And in section seven
6 you list the result of what they're asking for, but what I don't
7 see is what's required. So I understand the -- the scale of the
8 request. If you could help me with one through four, what is
9 actually required in terms of buffering and a fence and so
10 forth.

11 MR. GRANLIENAD: Well, it's -- what their variations
12 are as in the beginning. And then -- what are you requesting?

13 HEARING MASTER FINCH: To know what the standard is.
14 So, for instance, if they're -- if the requirement is 20 feet,
15 but they're asking for ten and -- that's what we're asking. I
16 don't see what's required.

17 MR. GRANLIENAD: Oh. I should have put that in there.
18 I apologize.

19 HEARING MASTER FINCH: If you want, you -- we can come
20 back, if you want to look it up real quick and come back, we can
21 do that before I close the area, just so I have that
22 information.

23 MR. GRANLIENAD: My supervisor would probably have
24 that in front of her.

25 MS. HEINRICH: Sure. I can -- I can certainly add in

1 some information if that would help.

2 HEARING MASTER FINCH: Yeah.

3 MS. HEINRICH: In looking at what's been provided with
4 the four variations, the first one is to LDC Section 6.06, which
5 is the incompatible uses for a ten foot type B buffer. And
6 typically what would be required in that area, and this is
7 specifically the area along Henry Avenue on the south would be a
8 20-foot buffer with type B.

9 HEARING MASTER FINCH: Okay.

10 MS. HEINRICH: And they're asking to reduce that to
11 ten feet. And I believe as the applicant stated there's some
12 right-of-way there. Which in their view provides significant
13 separation without it being the full 20, given that the
14 right-of-way is there.

15 Secondly, there is a six-foot high masonry wall along
16 the 48th Street boundary. And for that one, I believe because
17 that is along the right-of-way, the maximum height would be four
18 feet.

19 HEARING MASTER FINCH: Okay.

20 MS. HEINRICH: So this would be an increase of two
21 feet.

22 Also, there's a masonry wall on along 50th Street.

23 MR. GRANLIENAD: Same thing, yeah.

24 HEARING MASTER FINCH: Okay. So that's a six-foot
25 wall?

1 MS. HEINRICH: Correct. Chris has mentioned that --
2 that would be the same thing because it's in the front yard.

3 HEARING MASTER FINCH: Okay.

4 MS. HEINRICH: And then for the fourth one, an
5 eight-foot high wall along the northern boundary in the maximum
6 right now that they could have is six. So they're asking to
7 go -- increase --

8 MR. GRANLIENAD: Increase by two.

9 MS. HEINRICH: Is that -- is that correct?

10 MR. GRANLIENAD: Yes.

11 HEARING MASTER FINCH: All right. That's exactly what
12 I needed. Thank you very much. I appreciate it.

13 MR. GRANLIENAD: Thank you.

14 HEARING MASTER FINCH: All right. Does that complete
15 your presentation?

16 MR. GRANLIENAD: Yes, it does, ma'am.

17 HEARING MASTER FINCH: Thank you so much.

18 Planning Commission.

19 MS. MICHIE: Willow Michie, Planning Commission staff.

20 The subject site is in the residential six future land
21 use category. It's in the urban service area and within the
22 limits of the Eastlake Orient Park community plan.

23 The applicant was amenable to closing the storage and
24 removing the flex provision request, which is in line with the
25 neighborhood protection policies that modify future land use

1 element objective 16. With these revisions, the proposed plan
2 development would introduced development pattern that is
3 comparable to the surrounding area and is consistent with the
4 policy direction related to compatibility.

5 Future lane element policy 16.5 states that
6 developments higher density, non-residential uses that are
7 adjacent to established neighborhoods shall be restricted to
8 collectors and arterials and to locations external to establish
9 in developed -- developing neighborhoods.

10 The applicant proposes to access the site from the
11 south through an existing business owned by the applicant, which
12 is consistent with this policy. The proposed planned
13 development meets the intent of the community plan as the
14 proposal offers adequate buffering and screening to the
15 neighborhoods adjacent to the north of the -- of the subject
16 site and man -- maintains access away from North 48th Street of
17 local roadway and preserving access to the south.

18 Based upon the above considerations and the following
19 goals, objectives and policies, Planning Commission staff finds
20 the proposed planned development consistent with the
21 Unincorporated Hillsborough County comprehensive plan, subject
22 to the conditions proposed by Hillsborough County Development
23 Services Department.

24 HEARING MASTER FINCH: Thank you very much.

25 Is there anyone in the room or online that would like

Zoning Hearing Master Hearing
March 24, 2025

1 to speak in support? Anyone in favor. I'm seeing no one.

2 Anyone in opposition to this request? No one.

3 All right. Ms. Heinrich, anything else?

4 MS. HEINRICH: No, ma'am.

5 HEARING MASTER FINCH: Ms. Corbett, you have the last
6 word if you'd like it.

7 MS. CORBETT: Kami Corbett again. I -- I appreciate
8 you asking for that detail because this is a rare instance where
9 the majority of the variations are of -- to go above what is
10 required. And there's only one we're asking to go below what's
11 required.

12 HEARING MASTER FINCH: All right. I appreciate that.
13 Thank you so much.

14 And with that, we'll close Rezoning 24-1264 and go to
15 the next case.

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HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

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ZONE HEARING MASTER)
HEARINGS)
)
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ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: Pamela Jo Hatley
Land Use Hearing Master

DATE: Tuesday, February 18, 2025

TIME: Commencing at 6:00 p.m.
Concluding at 9:02 p.m.

LOCATION: Hillsborough County BOCC
601 East Kennedy Boulevard
Tampa, Florida 33601

Reported by:
Crystal Reyes, AAERT No. 1660

1 order to be heard and is being continued to be April 15, 2025
2 ZHM hearing.

3 Item A.10, PD 24-1202. This application is out of
4 order to be heard and is being continued to the March 24, 2025
5 ZHM hearing.

6 Item A.11, PD 24-1263. This application is out of
7 order to be heard and is being continued to be April 15, 2025
8 ZHM hearing.

9 Item A.12, PD 24-1264. This application is being
10 continued by the applicant to the March 24, 2025 ZHM hearing.

11 Item A.13, PD 24-1311. This application is out of
12 order to be heard and is being continued to the March 24, 2025
13 ZHM hearing.

14 Item A.14, PD 24-1353. This application is being
15 continued by staff to the April 15, 2025 ZHM hearing.

16 Item A.15, PD 25-0070. This application is out of
17 order to be heard and is being continued to the April 15, 2025
18 ZHM hearing.

19 Item A.16, Major Mod 25-0071. This application is out
20 of order to be heard and is being continued to the
21 March 24, 2025 ZHM hearing.

22 Item A.17, Major Mod 25-0133. This application is
23 being continued by staff to the March 24, 2025 ZHM hearing.

24 Item A.18, Major Mod 25-0134. This application has
25 been withdrawn from the hearing process.

Zoning Hearing Master Hearing
January 14, 2025

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

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

BEFORE: Susan Finch
Land Use Hearing Master

DATE: Tuesday, January 14, 2025

TIME: Commencing at 6:00 p.m.
Concluding at 9:09 p.m.

LOCATION: Hillsborough County BOCC
601 East Kennedy Boulevard,
Second Floor
Tampa, Florida 33601

Reported by:
Crystal Reyes, AAERT No. 1660
DIGITAL REPORTER

1 being continued to the February 18, 2025 Zoning Hearing Master
2 Hearing.

3 Item A.14, Rezoning 24-1155. The applicant is
4 Todd Pressman, Pressman and Associates Incorporated. This
5 application is out of order to be heard and is being continued
6 to the March 25, 20 -- March 24, 2025 Zoning Hearing Master
7 Hearing.

8 Item A.15, Rezoning 24-1202. The applicant is
9 Todd Pressman. This application is out of order to be heard and
10 is being continued to the February 18, 2025 Zoning Hearing
11 Master Hearing.

12 Item A.16, Rezoning 24-1240. The applicant is
13 Todd Pressman. This application is out of order to be heard ad
14 being continued to the March 24, 2025 Zoning Hearing Master
15 Hearing.

16 Item A.17, Rezoning 24-1257. The applicant is Big
17 Bend Lakes, LLC. This application is being continued by the
18 applicant to the March 24, 2025 Zoning Hearing Master Hearing.

19 Item A.18, Rezoning 24-1263. The applicant is
20 HBWB Development Services, LLC. This application is out of
21 order to be heard and is being continued to the
22 February 18, 2025 Zoning Hearing Master Hearing.

23 Item A.19, Rezoning 24-1264. The applicant is
24 Sweetheart Ice Cream Incorporated. This application is being
25 continued by staff to the February 18, 2025 Zoning Hearing

1 Master Hearing.

2 Item A.20, Rezoning 24-1311. The applicant is
3 Dilip Agarwal. This applicant -- this application is out of
4 order to be heard and is being continued to the
5 February 18, 2025 Zoning Hearing Master Hearing.

6 item A.21, Rezoning 24-1353. The applicant is
7 Todd Pressman. This application is out of order to be heard and
8 is being continued to the February 18, 2025 Zoning Hearing
9 Master Hearing.

10 Item A.22, Rezoning 25-0019. The applicant is Lake
11 Worth Property Enterprises, LLC. This application has been
12 withdrawn from the hearing process.

13 Item A.23, Major Modification 25-0021. The applicant
14 is 6925 Casino, LLC. This application has been withdrawn from
15 the hearing process.

16 Item A.24, Rezoning 25-0 -- 0022. The applicant is
17 Evercare Real Estate, LLC. This application is out of order to
18 be heard and is being continued to February 18, 2025 Zoning
19 Hearing Master Hearing.

20 Item A.25, Major Modification 25-0025. The applicant
21 is Constellation Real Estate Partners. This application is out
22 of order to be heard and is being continued to the
23 March 24, 2025 Zoning Hearing Master Hearing.

24 Item A.26, Rezoning 25-0102. The applicant is
25 Todd Pressman. This application has been withdrawn from the

Zoning Hearing Master Hearing CORRECTED
December 16, 2024

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

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

BEFORE: Pamela Jo Hatley
Land Use Hearing Master

DATE: Monday, December 16, 2024

TIME: Commencing at 6:00 p.m.
Concluding at 9:07 p.m.

LOCATION: Hillsborough County BOCC
601 East Kennedy Boulevard, Second
Floor
Tampa, Florida 33601

Reported by:
Crystal Reyes, AAERT No. 1660
Digital Reporter

1 application is out of order to be heard and is being continued
2 to the January 14, 2025 ZHM Hearing.

3 Item A.26, PD Rezoning 24-1212. This application is
4 out of order to be heard and is being continued to the
5 January 14, 2025 ZHM Hearing.

6 Item A.27, PD 24-1240. This application is out of
7 order to be heard and is being continued to the January 14, 2025
8 ZHM Hearing.

9 Item A.28, PD 24-1257. This application is out of
10 order to be heard and is being continued to the January 14, 2025
11 ZHM Hearing.

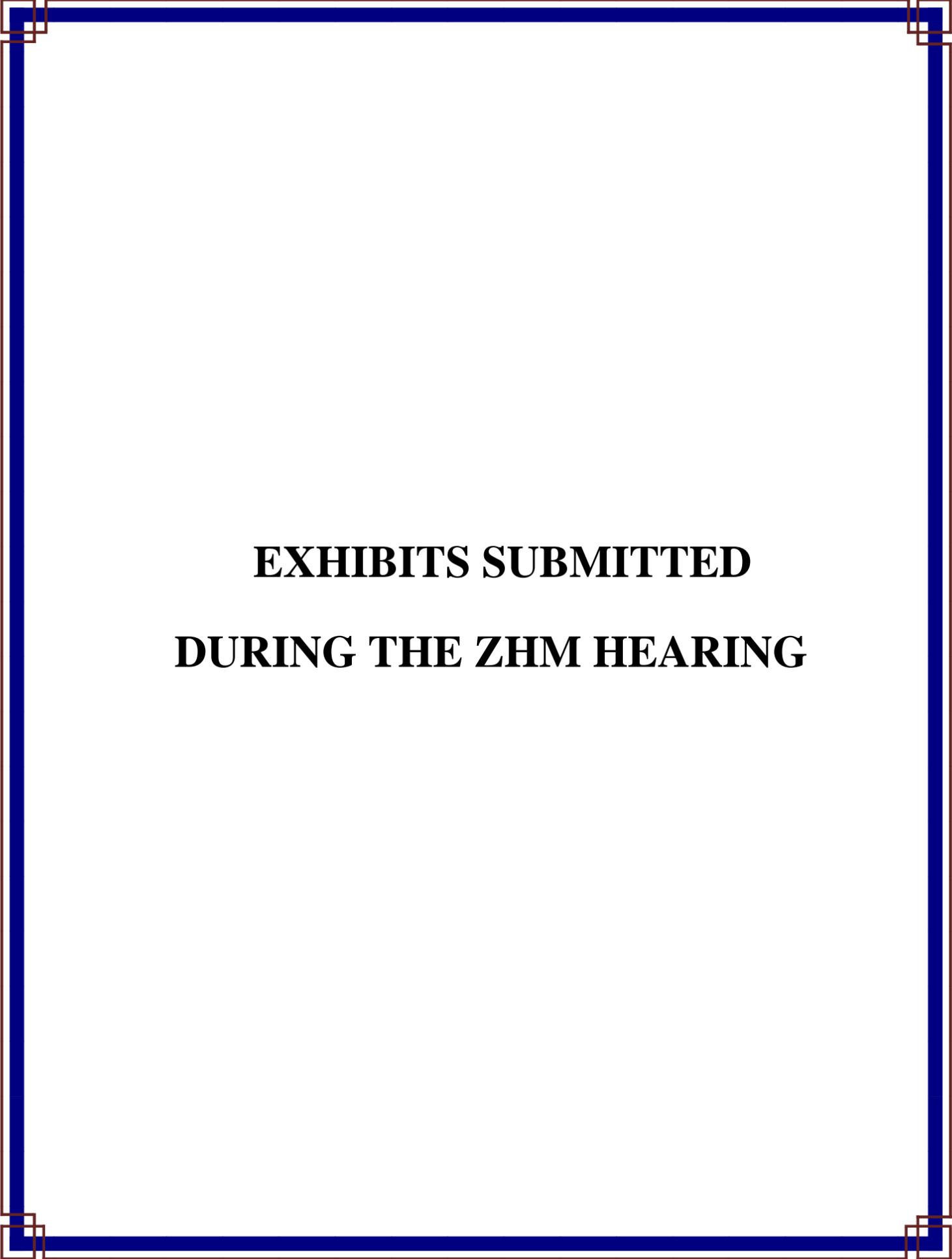
12 Item A.29, PD 24-1261. This application is out of
13 order to be heard and is being continued to the January 14, 2025
14 ZHM Hearing.

15 Item A.30, PD 24-1262. This application is out of
16 order to be heard and is being continued to the January 14, 2025
17 ZHM Hearing.

18 Item A.31, PD 24-1263. This application is out of
19 order to be heard and is being continued to the January 14, 2025
20 ZHM Hearing.

21 Item A.32, PD 24-1264. This application is out of
22 order to be heard and is being continued to the January 14, 2025
23 ZHM Hearing.

24 Item A.33, Standard Rezoning 24-1289. This
25 application is out of order to be heard and is being continued



**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

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

PAGE 1 OF 8

DATE/TIME: 3/24/2005 6pm HEARING MASTER: Susan Finch
Pamela So Hatley

PLEASE PRINT CLEARLY. THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # RZ 24-1040	PLEASE PRINT NAME Anne Pollack MAILING ADDRESS 200 Central Ave #1600 CITY St Pete STATE FL ZIP 33701 PHONE 727-820-3989
APPLICATION # RZ 24-1231	PLEASE PRINT NAME Kevin Reali MAILING ADDRESS 401 E Jackson St. #2102 CITY Tampa STATE FL ZIP 33602 PHONE 813-223-4800
APPLICATION # RZ 24-1231	PLEASE PRINT NAME Elise Batsel MAILING ADDRESS 401 E Jackson St. #2100 CITY Tampa STATE FL ZIP 33602 PHONE 813-223-4800
APPLICATION # RZ 24-1231	PLEASE PRINT NAME WATTS HUMPHREY MAILING ADDRESS 4306 PORPOISE DR. CITY TAMPA STATE FL ZIP 33617 PHONE
APPLICATION # RZ 24-1231	PLEASE PRINT NAME PAT KILKEN MAILING ADDRESS 7025 DOREEN CITY TAMPA STATE FL ZIP 33677 PHONE 407-310-5331
APPLICATION # RZ 24-1231	PLEASE PRINT NAME STEVE HENRY MAILING ADDRESS 5023 W. LAUREL ST CITY TPA STATE FL ZIP 33607 PHONE 831-289-0039

SIGN-IN SHEET: RFR, ZHM, PHM, LUHOPAGE 2 OF 8DATE/TIME: 3/24/2005 6pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # RZ 25-0123	PLEASE PRINT NAME <u>Hanza Boulourene</u> MAILING ADDRESS <u>1145 35th Ave N</u> CITY <u>St Pete</u> STATE <u>FL</u> ZIP <u>33713</u> PHONE <u>336-965-7795</u>
APPLICATION # RZ 25-0123	PLEASE PRINT NAME <u>Steven D. Jaques</u> MAILING ADDRESS <u>403 N. Taylor Rd.</u> CITY <u>Seffner</u> STATE <u>FL</u> ZIP <u>33584</u> PHONE <u>(813) 355-9101</u>
APPLICATION # RZ 25-0123	PLEASE PRINT NAME <u>Jessica Roberts</u> MAILING ADDRESS <u>508 N Taylor Rd</u> CITY <u>Seffner</u> STATE <u>FL</u> ZIP <u>33584</u> PHONE <u>727-662-1600</u>
APPLICATION # RZ 25-0335	PLEASE PRINT NAME <u>Todd Pressman</u> MAILING ADDRESS <u>200 2nd Ave South #451</u> CITY <u>St Pete</u> STATE <u>FL</u> ZIP <u>33707</u> PHONE <u>727-804-1760</u>
APPLICATION # RZ 250335	PLEASE PRINT NAME <u>David Van der Vliet</u> MAILING ADDRESS <u>4015 W Tichen St</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33629</u> PHONE <u>813 945 2890</u>
APPLICATION # RZ 25-0335	PLEASE PRINT NAME <u>Grace McComas</u> MAILING ADDRESS <u>805 Old Derby St</u> CITY <u>Seffner</u> STATE <u>FL</u> ZIP <u>33584</u> PHONE <u>813 246 3907</u>

SIGN-IN SHEET: RFR ZHM, PHM, LUHOPAGE 3 OF 8DATE/TIME: 3/24/2025 6pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # RZ 25-0335	PLEASE PRINT NAME <u>Michele Miles</u> MAILING ADDRESS <u>412 Vine Keeper Ct</u> CITY <u>Seffner</u> STATE <u>FL</u> ZIP <u>33584</u> PHONE <u>(813) 695-8710</u>
APPLICATION # RZ 25-0372	PLEASE PRINT NAME <u>Tu Mai</u> MAILING ADDRESS <u>14031 N. Dale Mabry Hwy</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33618</u> PHONE <u>(813) 962-6220</u>
APPLICATION # RZ 25-0392	PLEASE PRINT NAME <u>Todd Pressman</u> MAILING ADDRESS <u>200 2nd Ave South # 3103</u> CITY <u>St Pete</u> STATE <u>FL</u> ZIP <u>33701</u> PHONE <u>782-924-1600</u>
APPLICATION # RZ 25-0392	PLEASE PRINT NAME <u>David Nooze</u> MAILING ADDRESS <u>601 Winham</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33611</u> PHONE <u>813-616-7810</u>
APPLICATION # RZ 25-0392	PLEASE PRINT NAME <u>Troy Ippolito</u> MAILING ADDRESS <u>601 Winham St.</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33611</u> PHONE <u>813-416-5270</u>
APPLICATION # RZ 24-1139	PLEASE PRINT NAME <u>Rebecca Kert</u> MAILING ADDRESS <u>406 N Tampa St Ste 1916</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33604</u> PHONE <u>813-368-3064</u>

SIGN-IN SHEET: RFR, ZHM, PHM, LUHOPAGE 4 OF 8DATE/TIME: 3/24/2025 6pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # RZ 24-1139	PLEASE PRINT NAME <u>Isabelle Albert</u> MAILING ADDRESS <u>1000 W. Ashley Dr. #900</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 331-0976</u>
APPLICATION # RZ 24-1139	PLEASE PRINT NAME <u>Grace McComar</u> MAILING ADDRESS <u>805 Old Darby St</u> CITY <u>Seffner</u> STATE <u>FL</u> ZIP <u>33584</u> PHONE <u>813 240 3907</u>
APPLICATION # RZ 24-1139	PLEASE PRINT NAME <u>Michelle Miles</u> MAILING ADDRESS <u>412 Vine Keeper Ct</u> CITY <u>Seffner</u> STATE <u>FL</u> ZIP <u>33584</u> PHONE <u>(813) 695-8770</u>
APPLICATION # RZ 24-1139	PLEASE PRINT NAME <u>Elaine Lopez</u> MAILING ADDRESS <u>1302 Vineyard Dr.</u> CITY <u>Seffner</u> STATE <u>FL</u> ZIP <u>33584</u> PHONE <u>850-499-9605</u>
APPLICATION # RZ 24-1139	PLEASE PRINT NAME <u>Todd Randolph</u> MAILING ADDRESS <u>207 N. MAZANZAS Ave</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33609</u> PHONE <u>815-347-2421</u>
APPLICATION # RZ 24-1139	PLEASE PRINT NAME <u>Russell Conn</u> MAILING ADDRESS <u>607 Valencia Park Dr</u> CITY <u>Seffner</u> STATE <u>FL</u> ZIP <u>33584</u> PHONE <u>(954) 793-2525</u>

SIGN-IN SHEET: RFR, ZHM, PHM, LUHOPAGE 5 OF 8DATE/TIME: 3/24/2005 6pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # RZ 24-1139	PLEASE PRINT NAME <u>REN TINKLER CARLON FIELDS</u> MAILING ADDRESS <u>4221 W BOY SCOT BLVD</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813 223 9000</u>
APPLICATION # RZ 24-1264	PLEASE PRINT NAME <u>Kami Corbett</u> MAILING ADDRESS <u>101 E Kennedy Blvd ST-37W</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-227-8421</u>
APPLICATION # MM 25-0071	PLEASE PRINT NAME <u>Mark Bentley</u> MAILING ADDRESS <u>400 N Ashley</u> CITY <u>TPA</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813 229 2508</u>
APPLICATION # MM 25-0071	PLEASE PRINT NAME <u>STEVE HENRY</u> MAILING ADDRESS <u>5023 W. LAUREL ST</u> CITY <u>TPA</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-289 0039</u>
APPLICATION # MM 25-0071	PLEASE PRINT NAME <u>RYAN MANASSE</u> MAILING ADDRESS <u>400 N. ASHLEY DR. STE 3100</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-285-3458</u>
APPLICATION # MM 25-0071	PLEASE PRINT NAME <u>Giovanni Giarratani</u> MAILING ADDRESS <u>1001 Water St, St. 1000</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-559-5500</u>

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

PAGE 6 OF 8

DATE/TIME: 3/24/2025 6 pm HEARING MASTER: Susan Finch

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

APPLICATION # MM 25-0071	PLEASE PRINT NAME <u>RON SQUIGONE</u> MAILING ADDRESS <u>6300 Sycwood Dr</u> CITY <u>Park City</u> STATE <u>VT</u> ZIP <u>336</u> PHONE <u>813-908-2211</u>
APPLICATION # MM 25-0136	PLEASE PRINT NAME <u>William J Moley</u> MAILING ADDRESS <u>325 S Blvd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>336</u> PHONE <u>813-622-4157</u>
APPLICATION # MM 25-0136	PLEASE PRINT NAME <u>Isabelle Albert</u> MAILING ADDRESS <u>1000 W. Ashley Dr</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-331-0976</u>
APPLICATION # RZ 25-0140	PLEASE PRINT NAME <u>Isabelle Albert</u> MAILING ADDRESS <u>1000 W. Ashley Dr.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-331-0976</u>
APPLICATION # RZ 25-0143	PLEASE PRINT NAME <u>P. Colin Rice</u> MAILING ADDRESS <u>1000 W Cass</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33605</u> PHONE <u>813-915-6371</u>
APPLICATION # RZ 25-045	PLEASE PRINT NAME <u>Michael Lerman</u> MAILING ADDRESS <u>1650 water St</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33612</u> PHONE <u></u>

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

PAGE 2 OF 8

DATE/TIME: 3/24/2005 6pm HEARING MASTER: Susan Finch

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # RZ 25-0147	PLEASE PRINT NAME <u>Kami Corbett</u> MAILING ADDRESS <u>101 E Kennedy Blvd, S+ 3700</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-227-8421</u>
APPLICATION # MM 25-0265	PLEASE PRINT NAME <u>Kami Corbett</u> MAILING ADDRESS <u>101 E Kennedy BL 3700</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33603</u> PHONE <u></u>
APPLICATION # MM 25-0265	PLEASE PRINT NAME <u>Grover M. Maggall</u> MAILING ADDRESS <u>11730 Terry Ln</u> CITY <u>S. F. M.</u> STATE <u>FL</u> ZIP <u>33599</u> PHONE <u>813-318-1500</u>
APPLICATION # MM 25-0265	PLEASE PRINT NAME <u>PATRICK PLATZ</u> MAILING ADDRESS <u>11714 Terry Ln</u> CITY <u>Seffner</u> STATE <u>FL</u> ZIP <u>33584</u> PHONE <u>813-808-1117</u>
APPLICATION # MM 25-0265	PLEASE PRINT NAME <u>Eran Juliano</u> MAILING ADDRESS <u>544 Cypress Center Dr. Suite 116</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33609</u> PHONE <u>813-44-7424</u>
APPLICATION # MM 25-0265	PLEASE PRINT NAME <u>MICHAEL YATES</u> MAILING ADDRESS <u>PALM TRAFFIC</u> <u>4006 S. MACDILL Ave</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33611</u> PHONE <u>813-205-0057</u>

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

PAGE 8 OF 8

DATE/TIME: 3/24/2005 6pm HEARING MASTER: Susan Finch

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

APPLICATION # RZ 25-0269	PLEASE PRINT NAME <u>Kami Corbett</u> MAILING ADDRESS <u>101 E Kennedy Blvd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33622</u> PHONE _____
APPLICATION # RZ 25-0269	PLEASE PRINT NAME <u>Stephen Sposato</u> <u>505 E Jackson St.</u> MAILING ADDRESS _____ CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>3360</u> PHONE <u>913 875-0418</u>
APPLICATION # RZ 25-0300	PLEASE PRINT NAME <u>Kami Corbett</u> MAILING ADDRESS <u>101 E Kennedy # 3700</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>3360</u> PHONE _____
APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____
APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____
APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____

HEARING TYPE:**ZHM**, PHM, VRH, LUHO**DATE:** 03-24-2025**HEARING MASTER:**


Susan Finch/Pamela Jo Hatley

PAGE: 1 of 1


APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
RZ 24-1040	Anne Pollack	1. Applicant Presentation Packet	No
RZ 24-1040	Willow Michie	2. Revised Staff Report Planning Commission	Yes (Copy)
RZ 24-1231	Kevin Reali	1. Applicant Presentation Packet	No
RZ 25-0123	Hamza Bovlovdene	1. Applicant Presentation Packet	No
RZ 25-0335	Todd Pressman	1. Applicant Presentation Packet	No
RZ 25-0392	Todd Pressman	1. Applicant Presentation Packet	No
RZ 25-0392	David Moore	2. Opposition Presentation Packet	No
RZ 24-1139	Michele Miles	1. Opposition Presentation Packet	No
RZ 24-1139	Elaine Lopez	2. Opposition Presentation Packet	No
RZ 24-1139	Ren Tiovkler	3. Applicant Presentation Packet	No
RZ 24-1264	Kami Corbett	1. Applicant Presentation Packet	No
MM 25-0071	Ryan Manasse	1. Applicant Presentation Packet	No
MM 25-0071	Giovanni Giarrahave	2. Opposition Presentation Packet	No
MM 25-0071	Michelle Heinrich	3. Revised Staff Report Traffic	Yes (Copy)
MM 25-0071	Ashley Rome	4. Revised Staff Report Development Services	No
RZ 25-0143	Colin Rice	1. Applicant Presentation Packet	No
RZ 25-0145	Michael Lerman	1. Applicant Presentation Packet	No
RZ 25-0147	Kami Corbett	1. Applicant Presentation Packet	No
MM 25-0265	Kami Corbett	1. Applicant Presentation Packet	No
MM 25-0265	Ashley Rome	2. Revised Staff Report Development Services	No
RZ 25-0269	Stephen Sposato	1. Applicant Presentation Packet	No
RZ 25-0269	Carolanne Peddle	2. Revised Staff Report Development Services	Yes (No)
SU 25-0300	Kami Corbett	1. Applicant Presentation Packet	No

MARCH 24, 2025 - ZONING HEARING MASTER


The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, March 24, 2025, at 6:00 p.m., in the Boardroom, Frederick B. Karl County Center, Tampa, Florida, and held virtually.


 Susan Finch, ZHM, called the meeting to order at 6:02 p.m. and led in the pledge of allegiance to the flag.

A. WITHDRAWALS AND CONTINUANCES

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


 Susan Finch, ZHM, overview of ZHM process.


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

 Susan Finch, ZHM, Oath.

B. REMANDS


B.1. RZ 24-1040


 Michelle Heinrich, DS, called RZ 24-1040.


 Testimony provided.

 Pamela Jo Hatley, ZHM, closed RZ 24-1040.

B.2. RZ 24-1231


 Michelle Heinrich, DS, called RZ 24-1231.


 Testimony provided.


 Pamela Jo Hatley, ZHM, closed RZ 24-1231.

C. REZONING STANDARD (RZ-STD):

C.1. RZ 25-0123


 Michelle Heinrich, DS, called RZ 25-0123.


 Testimony provided.


 Susan Finch, ZHM, closed RZ 25-0123.

MONDAY, MARCH 24, 2025


C.2. RZ 25-0335


 Michelle Heinrich, DS, called RZ 25-0335.


 Testimony provided.

 Susan Finch, ZHM, closed RZ 25-0335.

C.3. RZ 25-0372


 Michelle Heinrich, DS, called RZ 25-0372.


 Testimony provided.

 Susan Finch, ZHM, closed RZ 25-0372.

C.4. RZ 25-0392

 Michelle Heinrich, DS, called RZ 25-0392.


 Testimony provided.


 Susan Finch, ZHM, closed RZ 25-0392.

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

D.1. RZ 24-1139


 Michelle Heinrich, DS, called RZ 24-1139.


 Testimony provided.

 Susan Finch, ZHM, closed RZ 24-1139.

D.2. RZ 24-1264


 Michelle Heinrich, DS, called RZ 24-1264.


 Testimony provided.


 Susan Finch, ZHM, closed RZ 24-1264.

MONDAY, MARCH 24, 2025


D.3. MM 25-0071


 Michelle Heinrich, DS, called MM 25-0071.


 Testimony provided.

 Susan Finch, ZHM, closed MM 25-0071.

D.4. MM 25-0136


 Michelle Heinrich, DS, called MM 25-0136.


 Testimony provided.

 Susan Finch, ZHM, closed MM 25-0136.


D.5. RZ 25-0140


 Michelle Heinrich, DS, called RZ 25-0140.


 Testimony provided.

 Susan Finch, ZHM, closed RZ 25-0140.


D.6. RZ 25-0143


 Michelle Heinrich, DS, called RZ 25-0143.


 Testimony provided.

 Susan Finch, ZHM, closed RZ 25-0143.

D.7. RZ 25-0145

 Michelle Heinrich, DS, called RZ 25-0145.

 Testimony provided.


 Susan Finch, ZHM, closed RZ 25-0145.

MONDAY, MARCH 24, 2025

D.8. RZ 25-0147

 Michelle Heinrich, DS, called RZ 25-0147.


 Testimony provided.

 Susan Finch, ZHM, closed RZ 25-0147.

D.9. MM 25-0265

 Michelle Heinrich, DS, called MM 25-0265.


 Testimony provided.

 Susan Finch, ZHM, closed MM 25-0265.

D.10. RZ 25-0269

 Michelle Heinrich, DS, called RZ 25-0269.

 Testimony provided.


 Susan Finch, ZHM, closed RZ 25-0269.

E. ZHM SPECIAL USE


E.1. SU 25-0300

 Michelle Heinrich, DS, called SU 25-0300.

 Testimony provided.

 Susan Finch, ZHM, closed SU 25-0300.

ADJOURNMENT

 Susan Finch, ZHM, adjourned the meeting at 11:24 p.m.

Application No. RZ 24-1264

Name: Kami Corbett

Entered at Public Hearing: ZHM

Exhibit # 1

Date: 03/24/2025

PD 24-1264

Applicant: Sweetheart Ice Cream, Inc.

Representative: Hill Ward Henderson



Who we are:

- Full-Service Distributor – West Coast of Florida

Who we serve:

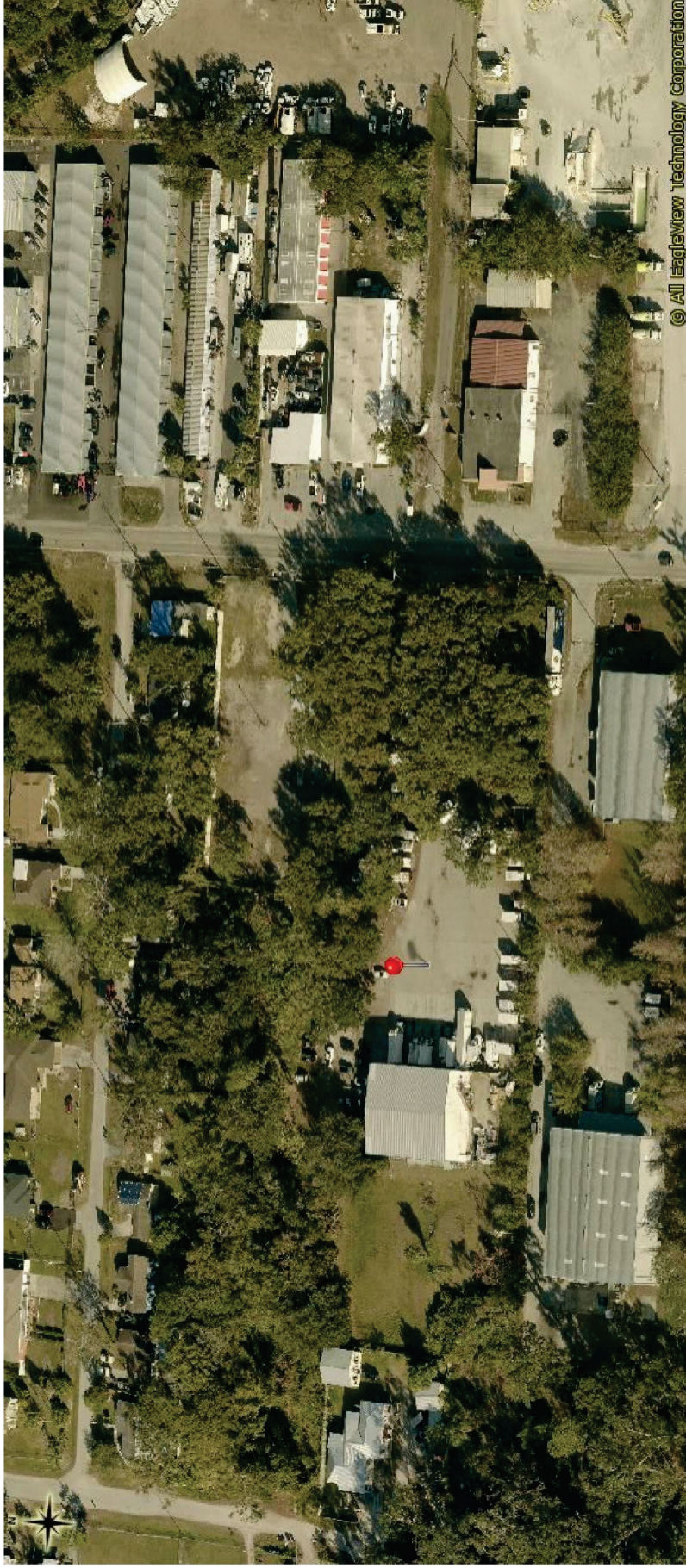
- Schools
- Universities
- Hotels
- Healthcare
- Parks
- Attractions
- Gas Stations
- Convenience Stores



Our Brands:

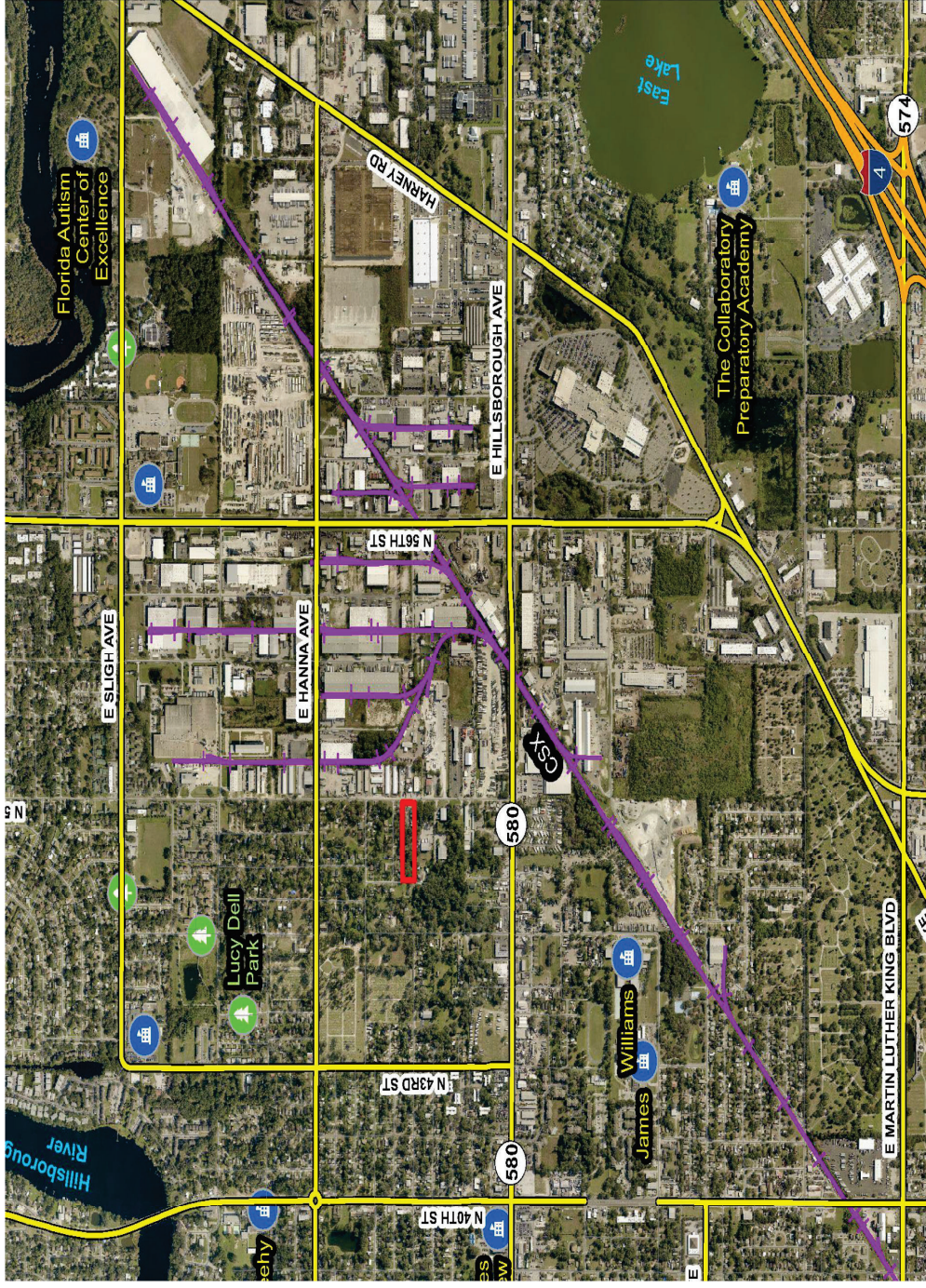


Existing Facility at 5610 N 56th Street:



© All EagleView Technology Corporation

Location:



[illegible]

E. CLIFFTON STREET
20' ASPHALT (2-LANE)
(FAIR CONDITION)

N. 48TH STREET
20' ASPHALT (2 LANE)
(FAIR CONDITION)

039557-0000
ZONING: RSC-9
FLU: R-6

039555-0000
ZONING: RSC-9
FLU: R-6
USE: REF2

E. HENRY AVE.

GRAVEL
(POOR CONDITION)

152791-0000
ZONING: RS-5
FLU: R-10
USE: REF2

152792-0000
ZONING: RS-50
FLU: R-10
USE: REF2

152797-0000
ZONING: RM-24

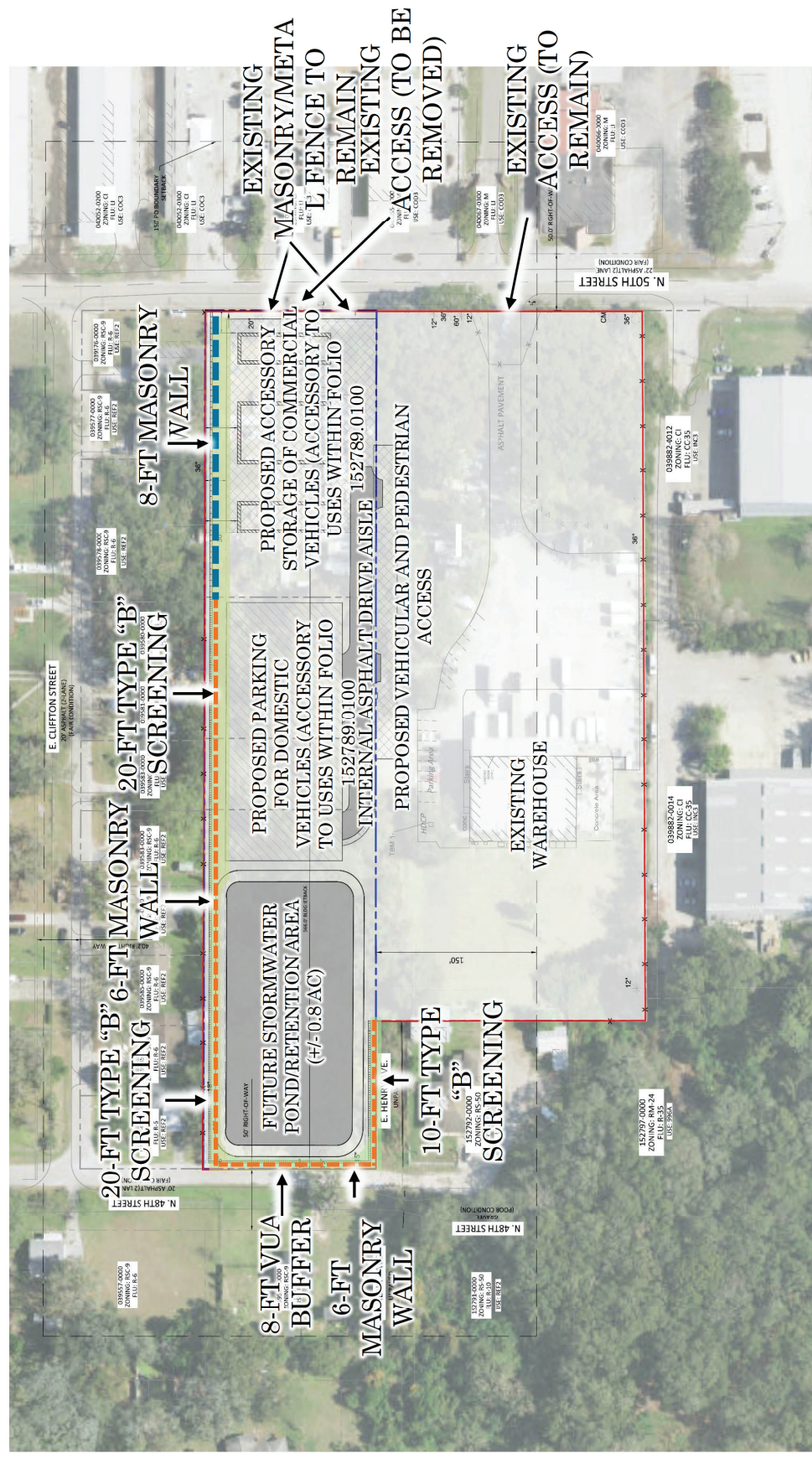
Proposed Uses for Subject Property:

- **Parking for Cold Storage Trucks – Structures Enclosed on three sides**
- **Parking for Business Operations**
- **Stormwater Pond for Redevelopment**

Enhanced Buffering/ Screening:

- **8' foot masonry wall northern boundary adjacent to Cold Storage Truck Area**
- **6' foot masonry wall along remainder of northern boundary**

Proposed Variations for Buffering/Screening:



Proposed Variations for Buffering/Screening:

- **Variation is needed to achieve a creative design**
 - **Unique Site in a unique area of the County**
 - **Integration of the properties to facilitate redevelopment**
- **Variations are mitigated by enhanced buffers and site design**
 - **Enhanced Screening compatibility, privacy, and security**
- **Buffering and Screening standards align with the intent of the Comprehensive Plan and Land Development Code**
- **The cumulative nature of buffering and screening results in no interference with the rights of others**

Key Staff Findings

- Planning Commission finds proposal - **CONSISTENT** with Future of Hillsborough Comprehensive Plan and **COMPATIBLE** with Surrounding Development Pattern
- Enclosure of Cold Storage Vehicles is consistent with development in the R-6 land use category
- Proposed Buffering and Screening addresses compatibility with existing neighborhood
- DSD Staff recommends **APPROVAL**, with conditions
 - Proposed development pattern is consistent with surrounding area
 - Proposed PD variations facilitate integration of the site and enhance buffering and screening



PARTY OF RECORD

NONE