



**Rezoning Application:** PD 24-0239

**Zoning Hearing Master Date:** June 17, 2024

**BOCC CPA Public Hearing Date:** August 13, 2024

**1.0 APPLICATION SUMMARY**

**Applicant:** Buc-A-Day Storage, LLC

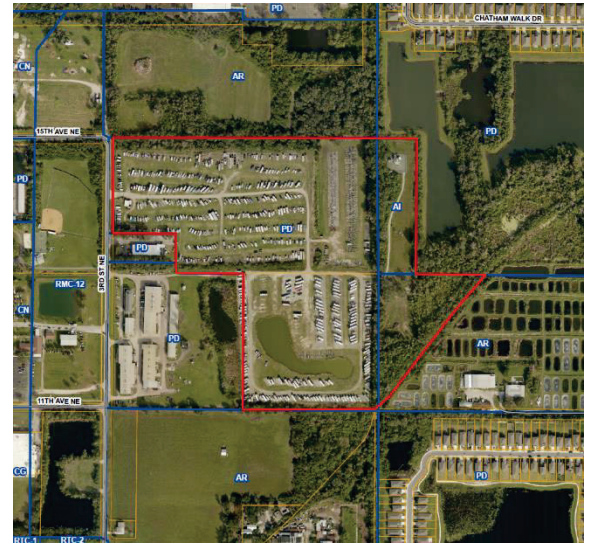
**FLU Category:** LI-P, RES-6

**Service Area:** Urban

**Site Acreage:** 35.66 acres

**Community  
Plan Area:** Ruskin

**Overlay:** None



**Introduction Summary:**

This is a request to rezone a parcel to Planned Development (PD) to allow the continuation and expansion of open storage and 215,404 square feet of mini warehouse uses. The property also contains a cell tower and a portion of property designated as RES-6 in the Future Land Use map. The cell tower will continue to be permitted and no commercial uses, including open storage and mini-warehouses, will not be permitted within the RES-6 area.

Zoning:	Existing	Proposed
District(s)	PD 02-1307 / AI / AR	PD 24-0239
Typical General Use(s)	Open Storage, Mini warehouse / Agriculture, industrial / Agriculture, Single-Family Conventional	Open Storage, Mini warehouse
Acreage	PD – 28.79 ac / AI - 2.87 ac / AR - 4.0 ac	35.66 acres
Density/Intensity	.18 FAR, 18.67 acres of open storage	0.14 FAR, 21.46 acres of open storage
Mathematical Maximum*	PD 215,404 square feet / AI – 2 DUs / AR – 0 DUs	215,404 square feet

\*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	PD 02-1307 / AI / AR	PD 24-0239
Lot Size / Lot Width	NA / 1 acre, 150' / 5 acres, 150'	NA
Setbacks/Buffering and Screening	Front: 30' / 50' / 50' Side: Per LDC / 25' / 25' Rear: Per LDC / 50' / 50'	Front (West) – 30' Side (North) – 30' buffer w/ existing vegetation Side (South) - 30' buffer w/ existing vegetation Rear (East)- NA
Height	35' / 50' / 50'	50'

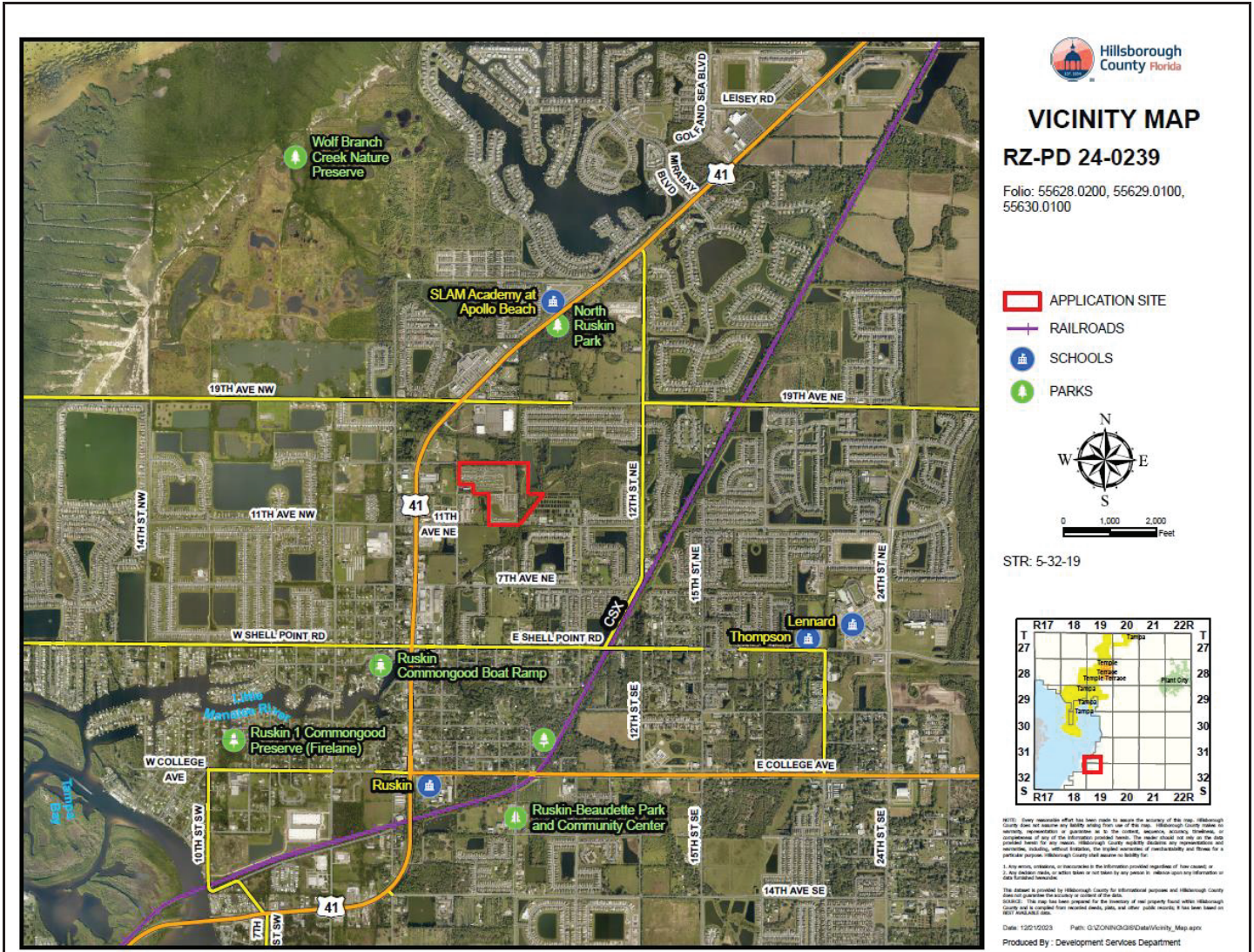
**Additional Information:**

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

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

#### 2.1 Vicinity Map

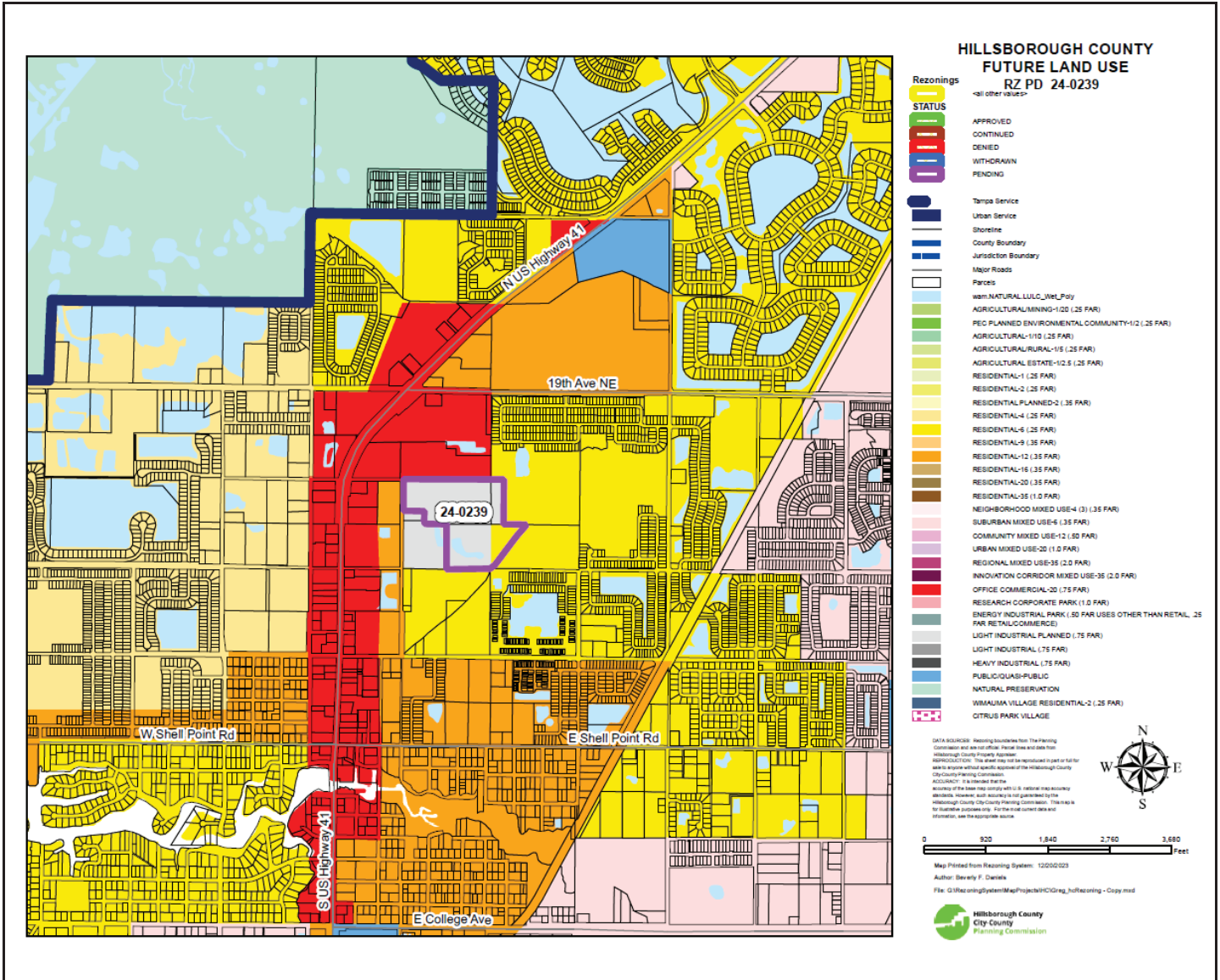


#### Context of Surrounding Area:

The subject site is generally located at 1415 3<sup>rd</sup> Street NE and consists of three folios: #55628.0200, #55629.0100, & #55630.0100. It is in the Urban Service Area and within the Ruskin Community Planned Area. 3<sup>rd</sup> Street NE is classified as a Local Road and is fronted by a variety of uses such as a church, industrial, retail, and some residential uses. A fish hatchery is located to the east of the property and properties adjacent to the north and south are undeveloped. The property can access Highway 41 to the west by 15 Avenue NE or 11<sup>th</sup> Avenue NE.

2.0 LAND USE MAP SET AND SUMMARY DATA

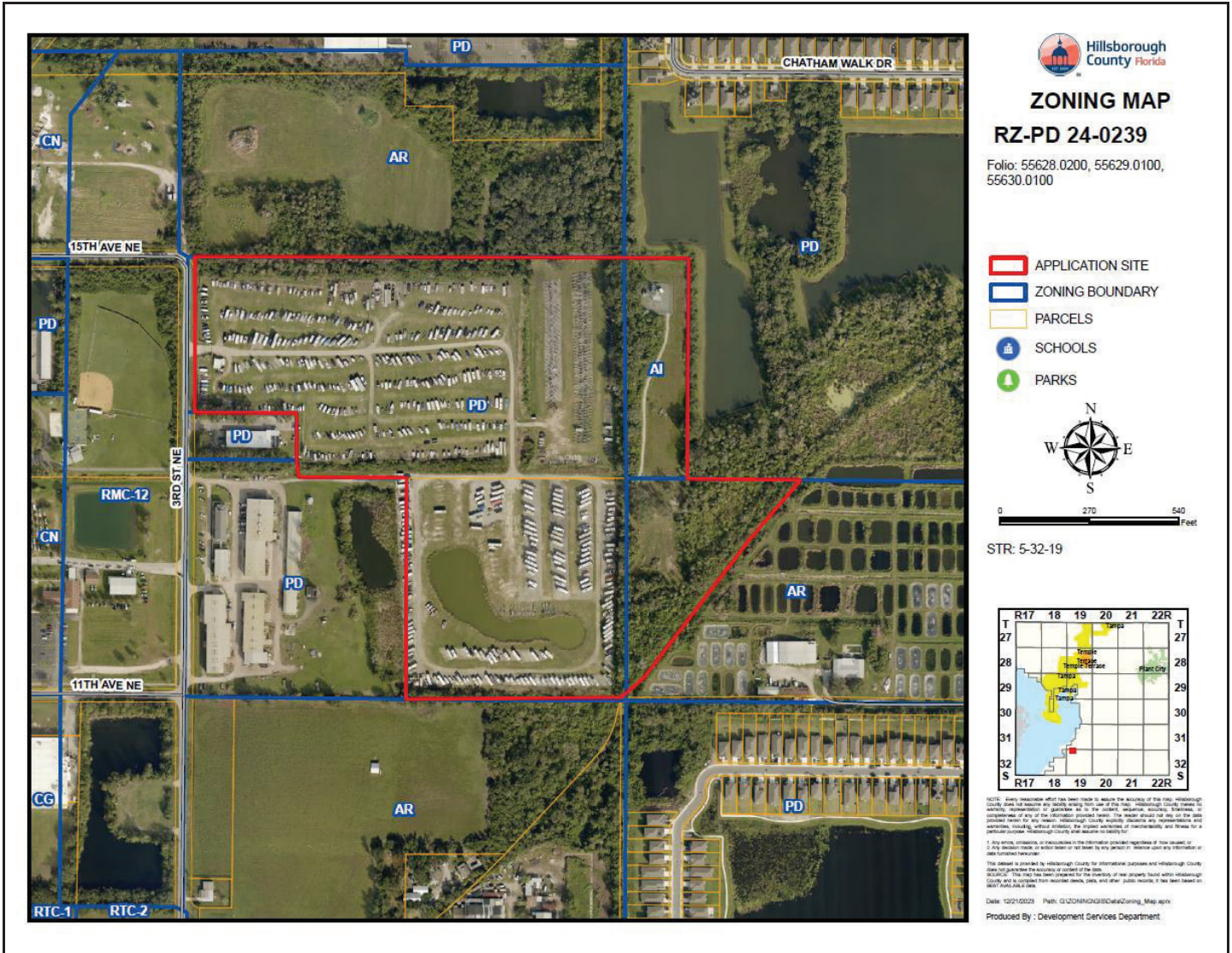
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Light Industrial Planned (LI-P)	Residential-6 (RES-6)
Maximum Density/F.A.R.:	.75 FAR	6.0 dwelling units per gross acre
Typical Uses:	Light industrial uses such as processing, manufacturing, recycling and storage of materials as the predominant uses including support offices, warehousing, and rural scale retail uses pursuant to locational criteria.	Residential, urban scale neighborhood commercial, office uses, multi-purpose projects and mixed-use development. Non-residential uses shall meet established locational criteria for specific land use.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

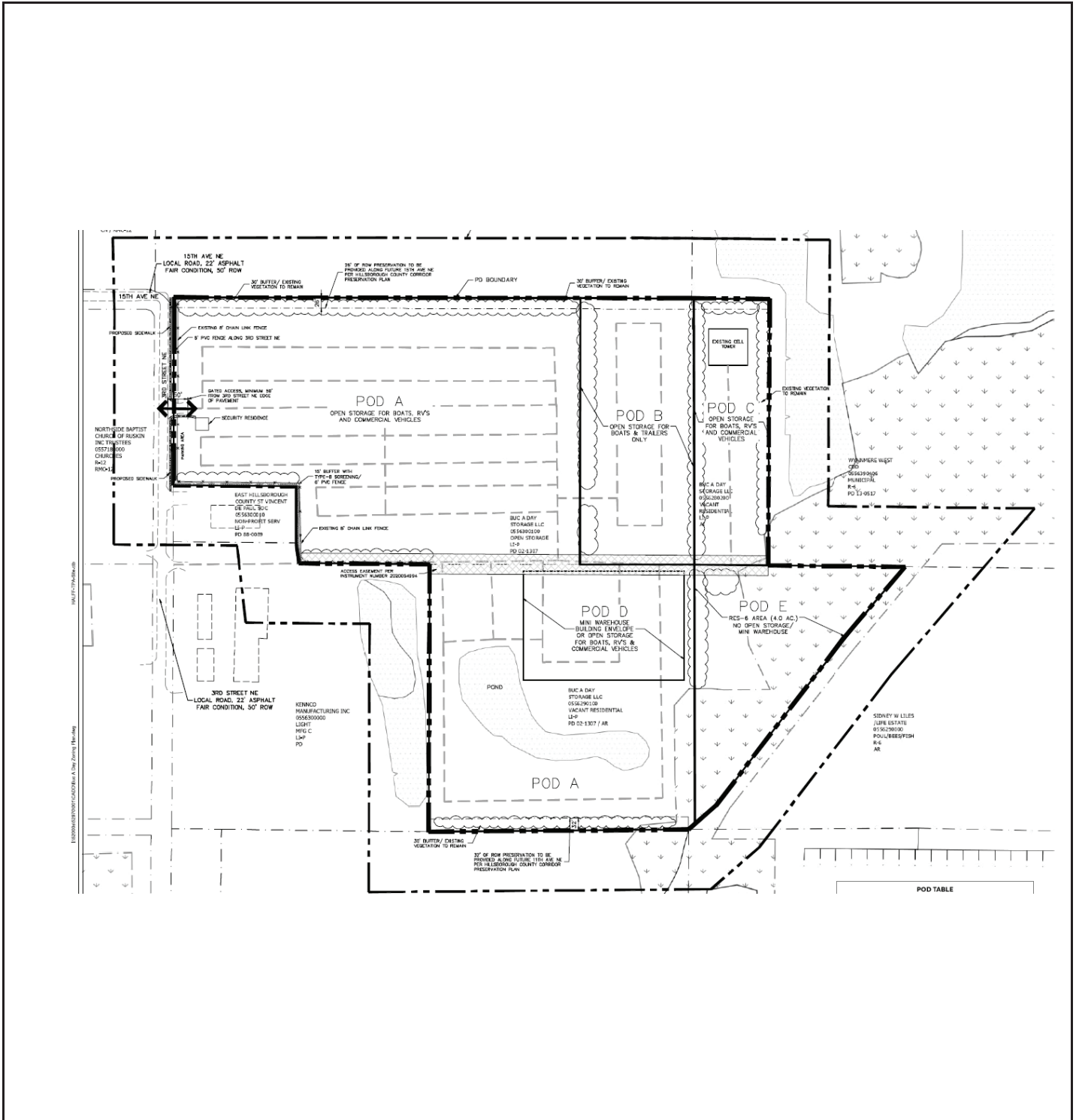


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	AR	1 unit per 217,800 sf	Agriculture / Single-Family Conventional	Undeveloped
South	AR	1 unit per 217,800 sf	Agriculture / Single-Family Conventional	Undeveloped
East	PD 13-0517	4.28 DU/Ac	Single-Family Conventional	Single-Family Conventional
	AR	1 unit per 7,000 sf	Agriculture / Single Family Conventional	Conventional / Fish Hatchery
West	RMC-12	1 unit per 3,630 sf	Multi-Family Residential	Sports Field
	PD 88-0089	0.0918 FAR	Thrift Store	Thrift Store
	PD 93-0077	0.4 FAR	Light Industrial	Light Manufacturing

2.0 LAND USE MAP SET AND SUMMARY DATA

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



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

**Adjoining Roadways (check if applicable)**

Road Name	Classification	Current Conditions	Select Future Improvements
3rd St NE	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

**Project Trip Generation**  Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	1,848	113	191
Proposed	1,329	82	137
Difference (+/-)	-517	-31	-54

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

**Connectivity and Cross Access**  Not applicable for this request

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

Notes:

**Design Exception/Administrative Variance**  Not applicable for this request

Road Name/Nature of Request	Type	Finding
3rd St. NE/Substandard Roadway	Administrative Variance Requested	Approvable
	Choose an item.	Choose an item.

Notes:

**4.0 Additional Site Information & Agency Comments Summary**

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

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

<b>INFORMATION/REVIEWING AGENCY</b>													
<b>Environmental:</b>	<b>Comments Received</b>	<b>Objections</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>									
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No										
Natural Resources	<input 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										
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										
Check if Applicable: <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Wetlands/Other Surface Waters</li> <li><input type="checkbox"/> Use of Environmentally Sensitive Land Credit</li> <li><input type="checkbox"/> Wellhead Protection Area</li> <li><input type="checkbox"/> Surface Water Resource Protection Area</li> <li><input type="checkbox"/> Potable Water Wellfield Protection Area</li> <li><input type="checkbox"/> Significant Wildlife Habitat</li> <li><input checked="" type="checkbox"/> Coastal High Hazard Area</li> <li><input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor</li> <li><input type="checkbox"/> Adjacent to ELAPP property</li> <li><input type="checkbox"/> Other _____</li> </ul>													
<b>Public Facilities:</b>	<b>Comments Received</b>	<b>Objections</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>									
<b>Transportation</b> <input checked="" type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Report									
<b>Service Area/ Water &amp; Wastewater</b> <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No										
<b>Hillsborough County School Board</b> Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<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										
<b>Impact/Mobility Fees</b> <table style="width: 100%; border: none;"> <tr> <td style="width: 33%;">Warehouse (Per 1,000 s.f.)</td> <td style="width: 33%;">Mini Storage (Per 1,000 s.f.)</td> <td style="width: 33%;">Light Industrial (Per 1,000 s.f.)</td> </tr> <tr> <td>Mobility: \$1,337</td> <td>Mobility: \$725</td> <td>Mobility: \$4,230</td> </tr> <tr> <td>Fire: \$34</td> <td>Fire: \$32</td> <td>Fire: \$57</td> </tr> </table>					Warehouse (Per 1,000 s.f.)	Mini Storage (Per 1,000 s.f.)	Light Industrial (Per 1,000 s.f.)	Mobility: \$1,337	Mobility: \$725	Mobility: \$4,230	Fire: \$34	Fire: \$32	Fire: \$57
Warehouse (Per 1,000 s.f.)	Mini Storage (Per 1,000 s.f.)	Light Industrial (Per 1,000 s.f.)											
Mobility: \$1,337	Mobility: \$725	Mobility: \$4,230											
Fire: \$34	Fire: \$32	Fire: \$57											
<b>Comprehensive Plan:</b>	<b>Comments Received</b>	<b>Findings</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>									
<b>Planning Commission</b> <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input checked="" type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No										

**5.0 IMPLEMENTATION RECOMMENDATIONS**

## 5.1 Compatibility

This is a request to rezone a 35.66-acre tract to a Planned Development to allow open storage, mini-warehouses, and a cell tower. The property currently allows open storage and the existing cell tower; however, the applicant is seeking to expand the open storage use, allow mini-warehouses and remove conditions set forth in MM 06-1799, such as requiring an 8-foot masonry wall and a wrought iron fence around the open storage areas. The proposed Planned Development will resemble the current zoning before the approval of the Major Modification in 2006, which previously allowed mini warehouses.

The subject site is generally located at 1415 3<sup>rd</sup> Street NE. It is in the Urban Service Area and within the Ruskin Community Planned Area. 3<sup>rd</sup> Street NE is a local road fronted by a handful of uses that consist of light industrial, community uses and some residential. It is located adjacent to properties zoned PD, agricultural, and residential, but much of the land is undeveloped. To the southwest, a retail thrift store and an industrial use are adjacent to the subject property and zoned PD. Further to the west, lies US Highway 41 which is fronted by various commercially zoned properties. The subject property has quick access to this highway by 15<sup>th</sup> Ave NE to the north of the property. To the east, residential neighborhoods and various agriculture uses, such as a fish hatchery can be found. The property is also adjacent to AR zoned property to the north and south, which are currently undeveloped. The Hillsborough County Corridor Preservation Plan (HCCPA) shows future roadways extending along both boundaries and the preservation of future right-of-way has been provided by the applicant.

Much of the property is to be utilized by open storage of recreational vehicles, boats, and commercial/domestic vehicles. These areas include PODs A, B, C, & D (See site plan) and make up approximately 31.66 acres of the total 35.66-acre site. POD C also includes the existing cell tower and POD D includes the option to develop mini warehouses with a maximum allowance of 215,404 square feet (0.14 FAR). POD E is to be maintained as open space and will not permit any uses, including those allowed in the CI district. POD E is mostly made up of wetlands and is designated as RES-6 on the Future Land Use Plan.

The development standards of the project will follow the requirements of the CI, Commercial Intensive zoning district, including buffer and screening; however, the applicant has requested a variation to the screening requirements to waive the Type C screening required by the LDC along the north and south property lines. This boundary is adjacent to the future roadway mapped by the HCCPA and is currently heavily vegetated. In addition, the adjacent properties are undeveloped. As a result, the existing vegetation is to be preserved in lieu of installing the Type C screening. Since a roadway may be constructed here in the future and the adjacent properties are undeveloped, DSD staff has no issues with this variation request. All other buffer and screening requirements prescribed by the CI district are being provided by the applicant.

Development Services does not have any compatibility concerns with the proposed Planned Development and the request variation. The development is not expected to negatively impact adjacent properties or the surrounding area. The appropriate screening is being provided and dense vegetation is present where buffer and screening is to be waived. Due to these facts, we find the request to rezone to Planned Development to be compatible with the surrounding area, subject to the conditions.

## 5.2 Recommendation

Based on the above considerations, staff finds the proposed Planned Development district, subject to the conditions, approvable.

## 6.0 PROPOSED CONDITIONS



**Requirements prior to Certification:**

1. Under PD Site Data, the Development Standards shall be changed from “Per Commercial General (CG) Development Standards” to “Per Commercial Intensive (CI) Development Standards”
2. In the POD Table, the Use Column for POD D shall be amended to include “Open storage for boat, RV, & Commercial Vehicle” as a permitted use.

**Approval** - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted May 28<sup>th</sup>, 2024.

1. The project shall be limited to 31.66 acres of open storage, 215,404 max square feet of mini-warehouse, a security residence and the existing approved cell tower. Refer to site plan for specific location of permitted open storage items.
  - a. POD E shall not allow any uses, including uses allowed in the Commercial Intensive (CI) Zoning District, and shall be maintained as open space.
2. Development within the project shall conform to the Commercial Intensive (CI) Zoning District Standards, unless otherwise specified herein.
3. Buffering and screening shall be in accordance with the Land Development Code (LDC), unless otherwise stated herein.
  - a. Screening along the northern and southern boundary shall utilize the existing vegetation in lieu of providing Type C Screening, subject to the approval of Natural Resources.
4. The project shall be permitted one full access connection on 3rd St. NE as shown on the PD site plan.
5. If PD 24-0239 is approved, the County Engineer will approve the Section 6.04.02.B. Administrative Variance (February 19, 2024) to meet the requirements of the Hillsborough County Land Development Code (LDC) Section 6.04.03.L, which was found approvable on June 6, 2024. Approval of this Administrative Variance will waive the substandard roadway improvements on 3rd St. NE in association with the proposed development.
6. As 11th Ave. NE is identified on the Hillsborough County Corridor Preservation Plan as a future new 2-lane roadway along the project’s southern boundary, the developer shall designate +/-32 feet of right of way preservation along the project’s southern boundary as shown on the PD site plan. Building setbacks shall be calculated from the future right-of-way line.
7. As 15th Ave. NE is identified on the Hillsborough County Corridor Preservation Plan as a new future 2-lane roadway, the developer shall designate +/-26 feet of right of way preservation along the project’s northern boundary as shown on the PD site plan. Building setbacks shall be calculated from the future right-of-way line.
8. A sidewalk shall be constructed along the project’s 3rd St. NE frontage consistent with the LDC.
9. Notwithstanding anything shown in the PD site plan or in the PD conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.

10. Notwithstanding anything shown in the PD site plan, internal pedestrian sidewalks and ADA accessible routes shall be provided consistent with the LDC.
11. Construction access shall be limited to those locations shown on PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.
12. This site contains trees that may qualify as Grand Oaks as defined by the Land Development Code (LDC). All trees confirmed as a Grand Oak must be accurately located and labeled as such on the submitted preliminary plan/plat through the Site Development/Subdivision Review process. Design efforts are to be displayed on the submitted preliminary plan to avoid adverse impacts to these trees.
13. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the condition of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas.
14. 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.
15. 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.
16. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
17. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.
18. The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
19. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).

- 20. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.
- 21. 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*

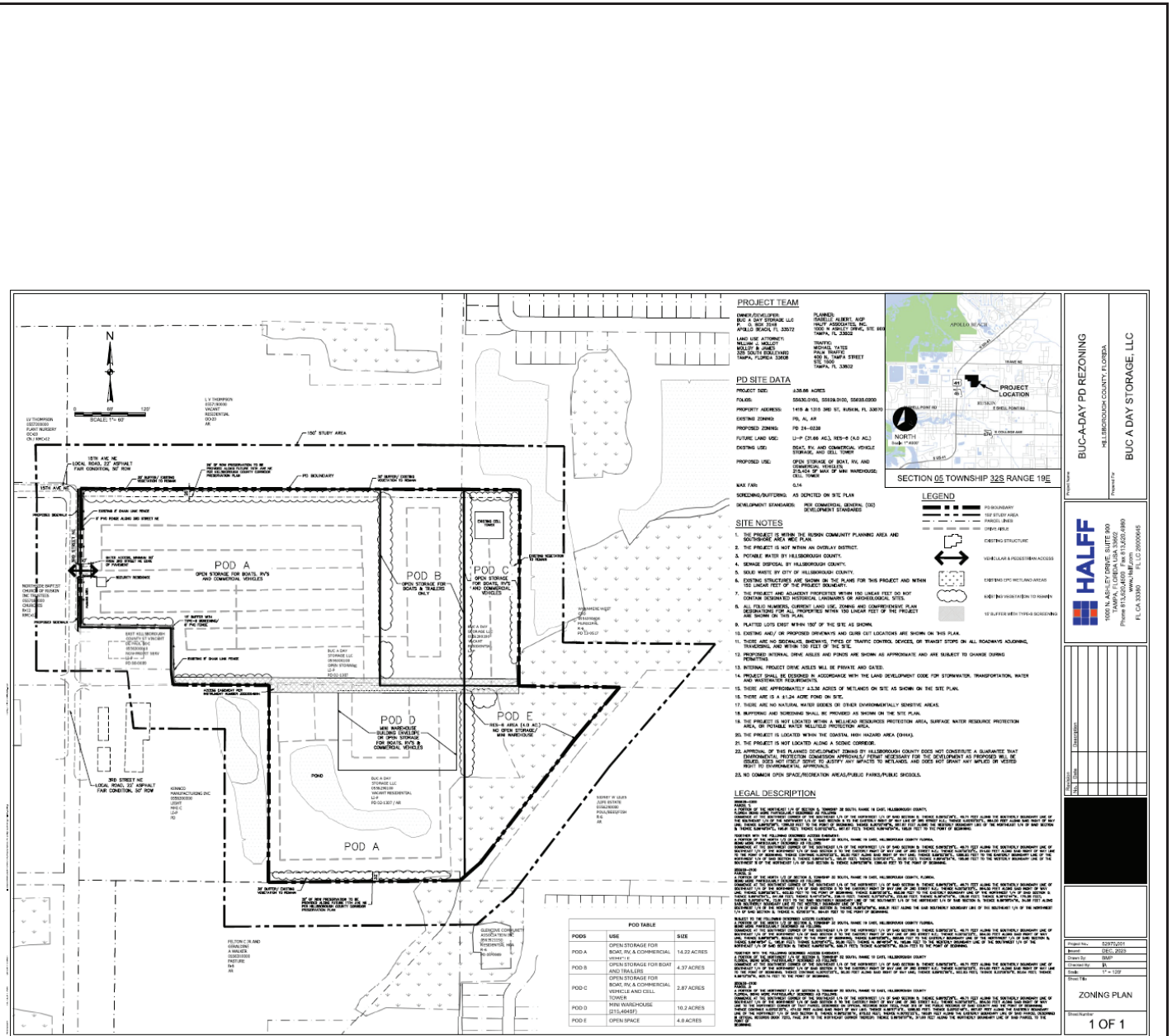
**SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.**

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 AND/OR GRAPHICS**

1. The existing cell tower was approved by Special Use 97-0357.

8.0 PROPOSED SITE PLAN (FULL)



**9.0 FULL TRANSPORTATION REPORT (see following pages)**

**AGENCY REVIEW COMMENT SHEET**

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

**DATE:** 6/07/2024  
**AGENCY/DEPT:** Transportation  
**PETITION NO:** PD 24-0239

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

**CONDITIONS OF ZONING APPROVAL**

- The project shall be permitted one full access connection on 3<sup>rd</sup> St. NE as shown on the PD site plan.
- If PD 24-0239 is approved, the County Engineer will approve the Section 6.04.02.B. Administrative Variance (February 19, 2024) to meet the requirements of the Hillsborough County Land Development Code (LDC) Section 6.04.03.L, which was found approvable on June 6, 2024. Approval of this Administrative Variance will waive the substandard roadway improvements on 3<sup>rd</sup> St. NE in association with the proposed development.
- As 11<sup>th</sup> Ave. NE is identified on the Hillsborough County Corridor Preservation Plan as a future new 2-lane roadway along the project’s southern boundary, the developer shall designate +/-32 feet of right of way preservation along the project’s southern boundary as shown on the PD site plan. Building setbacks shall be calculated from the future right-of-way line.
- As 15<sup>th</sup> Ave. NE is identified on the Hillsborough County Corridor Preservation Plan as a new future 2-lane roadway, the developer shall designate +/-26 feet of right of way preservation along the project’s northern boundary as shown on the PD site plan. Building setbacks shall be calculated from the future right-of-way line.
- A sidewalk shall be constructed along the project’s 3<sup>rd</sup> St. NE frontage consistent with the LDC.
- Notwithstanding anything shown in the PD site plan or in the PD conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.
- Notwithstanding anything shown in the PD site plan, internal pedestrian sidewalks and ADA accessible routes shall be provided consistent with the LDC.
- Construction access shall be limited to those locations shown on PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.

- Parking shall be provided consistent with LDC, Sec. 6.05.02.

**PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting a rezoning from Planned Development (PD) #02-1307, as most recently amended by PRS#06-1799, Agricultural Industrial (AI), and Agricultural Rural (AR) to a new PD rezoning allowing for +/-21.46 acres of outdoor storage for RVs, boats and commercial vehicles, 215,404 square feet of mini-storage, a wireless communication facility, and open space.

The subject property consists of three parcels, totaling +/-35.65 acres, and is approved to allow outdoor storage for RVs, boats, and commercial motor vehicles under the current approved PD zoning; rural residential and agricultural uses within the AR zoning; and intensive agricultural and ag-relate industrial uses in AI zoning. The site is located on the east side of 3<sup>rd</sup> St NE and southeast of 15<sup>th</sup> Ave. NE. The Future Land Use designation is Light Industrial Planned (LI-P) and Residential 6 (R-6).

***Trip Generation Analysis***

The applicant’s traffic engineer submitted an alternative transportation analysis, approved by staff, that is based on trip counts for the existing 35.66 acres of Boat/RV storage. Staff has prepared the following comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer’s Trip Generation Manual, 11<sup>th</sup> Edition.

For the purposes of evaluating worst case scenario for the parcel zoned AI, staff utilized Whole Sale Nursey to estimate trip generation of approved entitlements.

**Approved Entitlements:**

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 35.66 acres, Boat/RV Storage (ITE 151)	<b>1,689</b>	<b>105</b>	<b>175</b>
AI: 2.92-acre, Nursey (Whole Sale) (ITE 818)	<b>150*</b>	<b>7</b>	<b>15</b>
AR: 1 Single Family Unit (ITE 210)	<b>9</b>	<b>1</b>	<b>1</b>
<b>TOTAL</b>	<b>1,848</b>	<b>113</b>	<b>191</b>

*\*Estimated by staff. ITE does not provide daily trip rates for this use.*

**Proposed PD Modification:**

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 215,404 sf, Mini warehouse (ITE 151)	<b>312</b>	<b>19</b>	<b>32</b>
PD: 21.46 acres, Boat/RV Storage (ITE 151)	<b>1,017</b>	<b>63</b>	<b>105</b>
<b>TOTAL</b>	<b>1,329</b>	<b>82</b>	<b>137</b>

**Trip Generation Difference:**

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference (+/-)</b>	<b>(-)517</b>	<b>(-)31</b>	<b>(-)54</b>



The proposed rezoning would generally result in a decrease of trips potentially generated by -518 average daily trips, -31 trips in the a.m. peak hour, and -54 trips in the p.m. peak hour.

### **TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

The site has frontage on 3<sup>rd</sup> St. NE.

3<sup>rd</sup> St. NE is a substandard, rural local roadway. The roadway consists of a paved surface ranging between +/- 20 to 26-feet in average condition, lying within a +/- 62-foot wide right-of-way along the project's boundary. There is a sidewalk along the project frontage.

Pursuant to the County Transportation Technical Manual, a TS-7 rural local/collector roadway requires a minimum of 96 feet of right of way with 12-foot lanes, 5-foot paved shoulder, open drainage, and 5-foot sidewalks on both sides. The applicant has submitted an administrative variance to waive required improvements discussed herein under the section titled "Requested Administrative Variance".

### **SITE ACCESS**

The PD site plan proposes to maintain the existing access on 3<sup>rd</sup> St. NE.

As 3<sup>rd</sup> St NE is a local roadway, the project does not meet warrants for site access improvements (i.e. turn lanes) at the project's access connection.

Notwithstanding anything shown in the PD site plan or in the PD conditions to the contrary, pedestrian access may be permitted anywhere along the project boundary consistent with the LDC.

Notwithstanding anything shown on the PD site plan to the contrary, the developer shall provide internal sidewalks and ADA accessible routes consistent with the LDC, Sec. 6.03.02.B.

Parking shall be provided consistent with LDC, Sec. 6.05.02.

### **CORRIDOR PRESERVATION**

11<sup>th</sup> Ave. NE is shown on the Hillsborough County Corridor Preservation Plan as a future new 2-lane roadway along the project's southern boundary. Pursuant to the Hillsborough County Transportation Technical Manual, TS-4 collector roadway typical section, the new roadway section is required to be a minimum of 64 feet of right of way. As such the applicant is showing 32 feet of right of way preservation (half of the required right of way) along the project's southern boundary.

15<sup>th</sup> Ave. NE is shown on the Hillsborough County Corridor Preservation Plan as a future new 2-lane roadway along the project's northern boundary. Staff, in consultation with the County Engineer, has deemed that pursuant to the Hillsborough County Transportation Technical Manual, TS-3 local roadway typical section, the new roadway section is required to be a minimum of 54 feet of right of way. As such the applicant is showing 26 feet of right of way preservation (half of the required right of way) along the project's northern boundary.

Only those interim uses allowed by the Hillsborough County Land Development Code shall be permitted within the preserved right- of- way. The right-of-way preservation area should be shown on all site plans. Building setbacks shall be calculated from the future right-of-way line.

**REQUESTED ADMINISTRATIVE VARIANCE – 3<sup>rd</sup> ST NE SUBSTANDARD ROADWAY**

The applicant's EOR submitted (on February 20, 2024) a Section 6.04.02.B. Administrative Variance request (dated February 19, 2024) for 3<sup>rd</sup> Street NE requesting relief from the Section 6.04.03.L requirement to improve the roadway between the project access and 11<sup>th</sup> Ave NE, to current County standards for a Type TS-7, Local/Collector Typical Section as found within the Hillsborough County Transportation Technical Manual (TTM). On June 6, 2024 the County Engineer found the variance approvable. As such, no improvements to that portion of 3<sup>rd</sup> St NE would be required.

If this rezoning is approved, the County Engineer will approve the above referenced Administrative Variance Request.

**LEVEL OF SERVICE (LOS)**

3<sup>rd</sup> St. NE is not a regulated roadway in the County Roadway Level of Service Report.

**From:** Williams, Michael [WilliamsM@hcfl.gov]  
**Sent:** Thursday, June 6, 2024 5:49 PM  
**To:** Micahel Yates (myates@palmtraffic.com) [myates@palmtraffic.com]; Vicki Castro [vcastro@palmtraffic.com]  
**CC:** Albert, Isabelle [ialbert@Half.com]; Follin, Jared [FollinJ@hcfl.gov]; Perez, Richard [PerezRL@hcfl.gov]; Tirado, Sheida [TiradoS@hcfl.gov]; PW-CEIntake [PW-CEIntake@hcfl.gov]; De Leon, Eleonor [DeLeonE@hcfl.gov]  
**Subject:** FW: RZ PD 24-0239 - Administrative Variance Review  
**Attachments:** 24-0239 AVReq 02-20-24.pdf

**Importance:** High

Vicki/Michael,

I have found the attached Section 6.04.02.B. Administrative Variance (AV) for PD 24-0239 APPROVABLE.

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

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

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

Lastly, please note that it is critical to ensure you copy all related correspondence to [PW-CEIntake@hcfl.gov](mailto:PW-CEIntake@hcfl.gov)

Mike

**Michael J. Williams, P.E.**  
**Director, Development Review**  
**County Engineer**  
Development Services Department

---

P: (813) 307-1851  
M: (813) 614-2190  
E: [Williamsm@HCFL.gov](mailto:Williamsm@HCFL.gov)  
W: HCFLGov.net

---

**Hillsborough County**

601 E. Kennedy Blvd., Tampa, FL 33602

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

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**From:** Tirado, Sheida <TiradoS@hcfl.gov>  
**Sent:** Thursday, June 6, 2024 2:16 PM  
**To:** Williams, Michael <WilliamsM@hcfl.gov>  
**Cc:** Perez, Richard <PerezRL@hcfl.gov>; De Leon, Eleonor <DeLeonE@hcfl.gov>  
**Subject:** RZ PD 24-0239 - Administrative Variance Review  
**Importance:** High

Hello Mike,

The attached AV is approvable to me, please include the following people in your email response:

[myates@palmtraff.com](mailto:myates@palmtraff.com)  
[vcastro@palmtraff.com](mailto:vcastro@palmtraff.com)  
[ialbert@half.com](mailto:ialbert@half.com)  
[follinj@hcfl.gov](mailto:follinj@hcfl.gov)  
[perezrl@hcfl.gov](mailto:perezrl@hcfl.gov)

Best Regards,

**Sheida L. Tirado, PE**  
**Transportation Review Manager**  
Development Services Department

---

**P:** (813) 276-8364  
**E:** [tirados@hcfl.gov](mailto:tirados@hcfl.gov)  
**W:** [HCFLGov.net](http://HCFLGov.net)

---

**Hillsborough County**  
601 E. Kennedy Blvd., Tampa, FL 33602

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



**Hillsborough  
County Florida**  
Development Services

# Supplemental Information for Transportation Related Administrative Reviews

**Instructions:**

- This form must be provided separately for each request submitted (including different requests of the same type).
- This form must accompany all requests for applications types shown below. Staff will not log in or assign cases that are not accompanied by this form, or where the form is partially incomplete.
- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.
- Please contact Ingrid Padron at [padroni@hcpaf.fl.gov](mailto:padroni@hcpaf.fl.gov) or via telephone at (813) 307-1709 if you have questions about how to complete this form.

<b>Request Type</b> (check one)	<input checked="" type="checkbox"/> Section 6.04.02.B. Administrative Variance <input type="checkbox"/> Technical Manual Design Exception Request <input type="checkbox"/> Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) <input type="checkbox"/> Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
<b>Submittal Type</b> (check one)	<input checked="" type="checkbox"/> New Request <input type="checkbox"/> Revised Request <input type="checkbox"/> Additional Information
<b>Submittal Number and Description/Running History</b> (check one and complete text box using instructions provided below)	<input checked="" type="checkbox"/> 1. AV-Substandard Rd 3rd St NE <input type="checkbox"/> 4. <input type="checkbox"/> 2. <input type="checkbox"/> 5. <input type="checkbox"/> 3. <input type="checkbox"/> 6.
<p><b>Important:</b> To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.</p>	
<b>Project Name/ Phase</b>	Buc-A-Day Storage
<p><b>Important:</b> The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.</p>	
<b>Folio Number(s)</b>	055630-0100
<input type="checkbox"/> Check This Box If There Are More Than Five Folio Numbers	
<p><b>Important:</b> List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").</p>	
<b>Name of Person Submitting Request</b>	Vicki Castro, P.E.
<p><b>Important:</b> For Design Exception (DE) Requests, the person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The DE request letter must be signed and sealed.</p>	
<b>Current Property Zoning Designation</b>	
<p><b>Important:</b> For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at <a href="https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html">https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html</a>. For additional assistance, please contact the <a href="#">Zoning Counselors</a> at the Center for Development Services at (813) 272-5600 Option 3.</p>	
<b>Pending Zoning Application Number</b>	24-0239
<p><b>Important:</b> If a rezoning application is pending, enter the application number preceded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.</p>	
<b>Related Project Identification Number (Site/Subdivision Application Number)</b>	N/A
<p><b>Important:</b> This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".</p>	



February 19, 2024

Mr. Michael Williams, P.E.  
Hillsborough County Development Services Department  
Development Review Director  
County Engineer  
601 E. Kennedy Boulevard, 20<sup>th</sup> Floor  
Tampa, FL 33602

RE: Buc-A-Day Storage – 1415 3<sup>rd</sup> Street NE (24-0239)  
Folio: 055630-0100  
Administrative Variance Request – 3<sup>rd</sup> Street NE  
Palm Traffic Project No. T23103

Dear Mr. Williams:

The purpose of this letter is to provide justification for the administrative variance to meet the requirements of the Hillsborough County Land Development Code (LDC) Section 6.04.03.L (existing facility) in association with the proposed development located east of US 41 and north of 11<sup>th</sup> Avenue NE, as shown in Figure 1. This request is made based on our virtual meeting on February 8, 2024, with Hillsborough County staff.

The zoning request is to modify the development plan to allow open RV/Boat Storage and/or up to 215,404 square feet of mini warehouse on the existing property. The property is currently being used for open RV/Boat Storage.

The project proposes to have the following access:

- One (1) existing full access to 3<sup>rd</sup> Street NE.

This request is for an administrative variance to the TS-7 typical section of the Hillsborough County Transportation Technical Manual in accordance with LDC Section 6.04.02.B for the section of 3<sup>rd</sup> Street NE from 11<sup>th</sup> Avenue NE to the remaining existing project driveway, for the following reasons: (a) there is an unreasonable burden on the applicant; (b) the variance would not be detrimental to the public health, safety and welfare; and; if applicable, (c) without the variance, reasonable access cannot be provided. These items are further discussed below.

**a) There is unreasonable burden on the applicant**

The existing ROW along 3<sup>rd</sup> Street NE is approximately 65 feet. The typical TS-7 section for local and collector rural roadway requires a minimum of 96 feet of ROW with 12-foot travel lanes, a 5-foot paved shoulder, open drainage and a 5-foot sidewalk. The adjacent segment of 3<sup>rd</sup> Street NE has approximately 11-foot travel lanes and open drainage on both the east and west sides and no sidewalks along the adjacent segment of 3<sup>rd</sup> Street NE. Due to the constrained right of way on the west side of 3<sup>rd</sup> Street NE, the additional travel lane width, modified ditch section and sidewalk cannot be provided. However, a 5-foot sidewalk will be provided along the project frontage along with the necessary right of way to accommodate the sidewalk. Therefore, the requirement to improve 3<sup>rd</sup> Street NE is unreasonable.

**b) The variance would not be detrimental to the public health, safety and welfare.**

3<sup>rd</sup> Street NE currently has 11-foot travel lanes and no sidewalks on the adjacent segment of the roadway. While not paved, the existing shoulders are relatively flat immediately adjacent to the travel lanes. According to the Florida Green Book, on a suburban roadway where the speed limit is between 25 and 35 mph, 10-foot lanes may be used. The posted speed limit on 3<sup>rd</sup> Street NE is 30 mph. The existing 11-foot travel lanes help keep the speed down and help provide a safe section that serves the neighborhood. Given the information outlined in this section, the existing roadway section would not be detrimental to the public health, safety and welfare of the motoring public.

**c) Without the variance, reasonable access cannot be provided.**

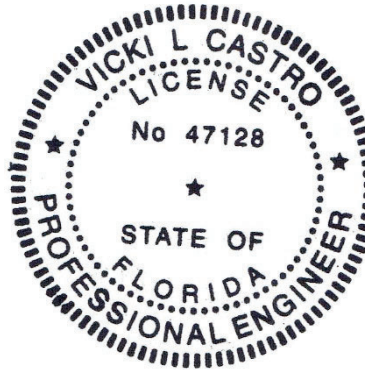
The proposed project will maintain only the one (1) existing full access to 3<sup>rd</sup> Street NE. Again, without the variance, reasonable access cannot be provided.

Please do not hesitate to contact us if you have any questions or require any additional information.

Sincerely,

**Vicki L  
Castro**

Digitally signed  
by Vicki L Castro  
Date: 2024.02.19  
10:52:45 -05'00'



This item has been digitally signed and sealed by Vicki L Castro on the date adjacent to the seal.  
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Vicki L Castro, P.E.  
Principal

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

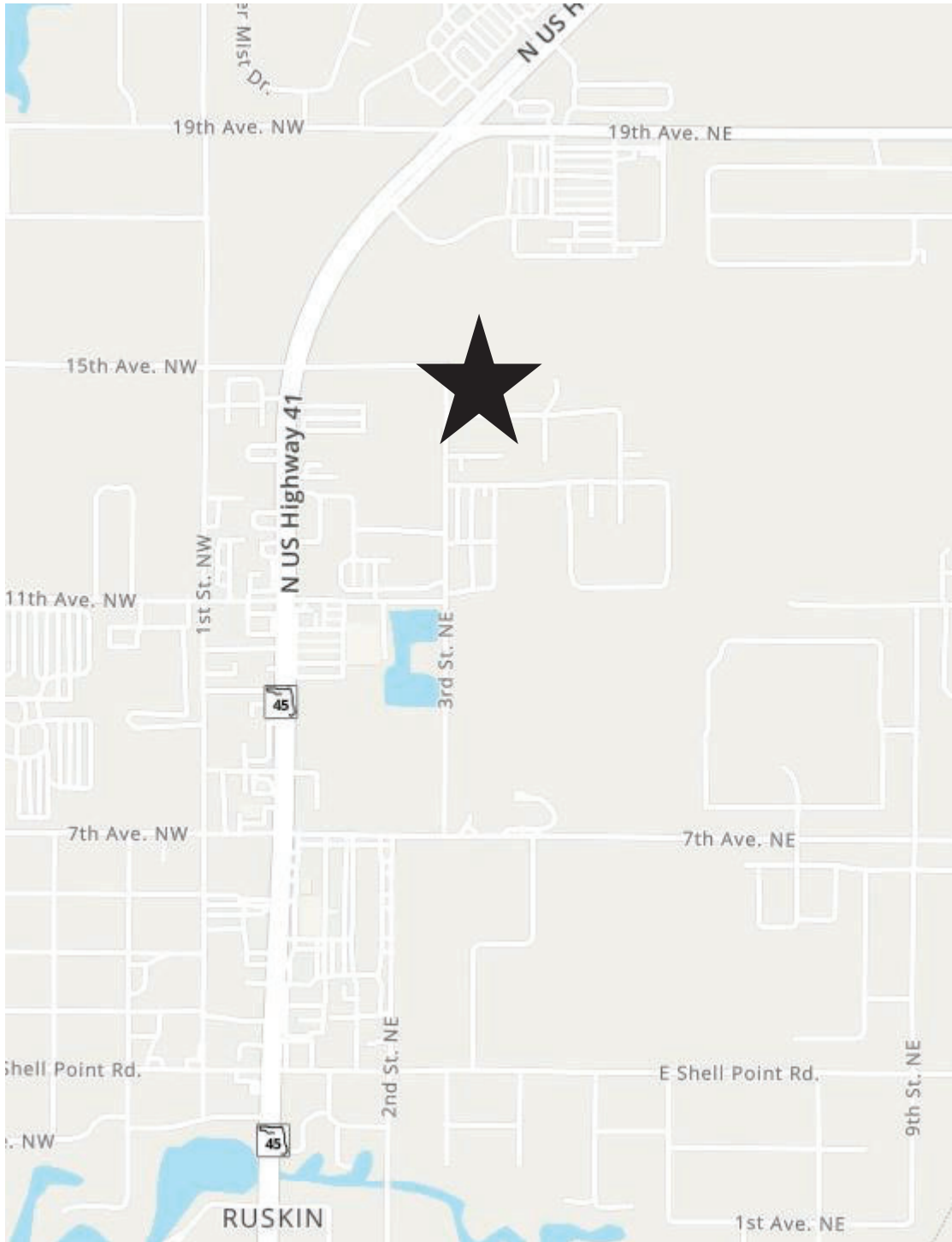
\_\_\_\_\_ Disapproved \_\_\_\_\_ Approved with Conditions \_\_\_\_\_ Approved

If there are any further questions or you need clarification, please contact Sheida Tirado, P.E.

Sincerely,

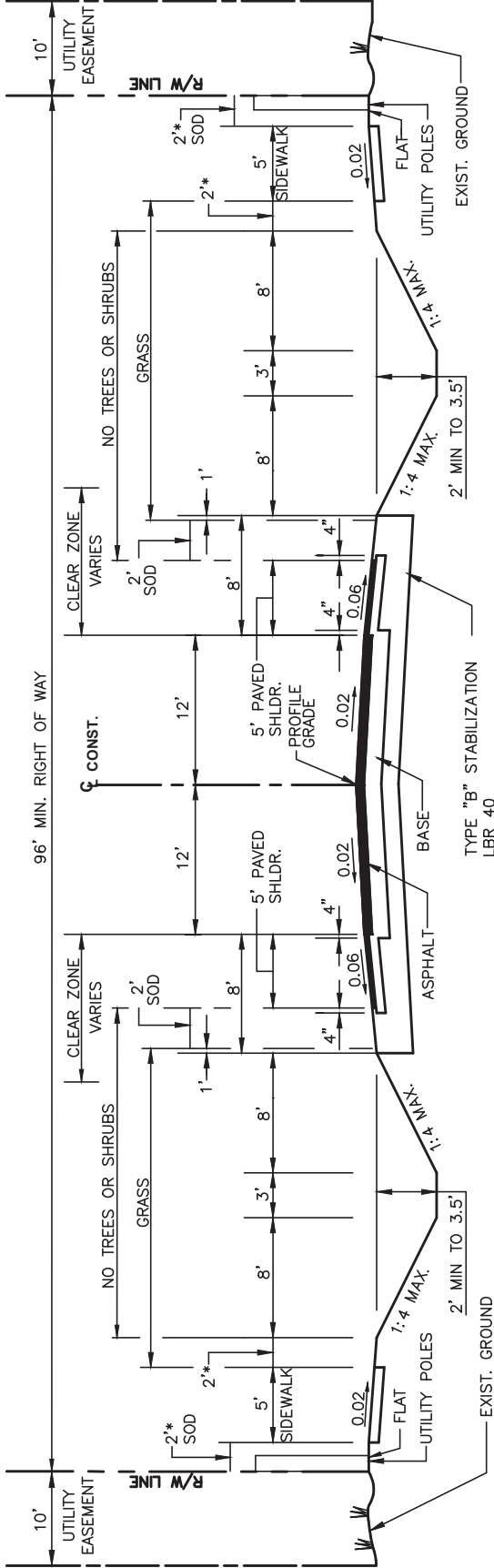
Michael J. Williams  
Hillsborough County Engineer

**Figure 1. Location Map**









**TYPICAL SECTION**

N.T.S.

FOR LESS THAN 10,000 AADT

MAX. ALLOWABLE DESIGN SPEED - 50 MPH

1. ALL DIMENSIONS SHOWN ARE MINIMUM.
2. SEE APPROPRIATE SECTIONS OF TECHNICAL MANUAL FOR DESIGN PARAMETERS.
- \* 3. PROVIDE 2' MINIMUM CLEARANCE FROM FENCES, WALLS, HEDGES, ABOVEGROUND UTILITIES OR IMPROVEMENTS, DROP OFFS, OR FROM THE TOPS OF BANKS WITH SLOPES STEEPER THAN 1 TO 4, THAT INTERFERE WITH THE SAFE, FUNCTIONAL USE OF THE SIDEWALK. INTERMITTENT ABOVEGROUND UTILITIES, OR MATURE TREES, 2' OR LESS IN DIAMETER MAY BE PLACED IN THIS 2' STRIP AS FAR FROM THE SIDEWALK AS POSSIBLE, IF NOT IN THE CLEAR ZONE.
4. SOD SHALL BE PLACED IN TWO ROWS STAGGERED. (BOTH TEMPORARY AND PERMANENT)
5. PAVED SHOULDER TO BE STRIPED AS A DESIGNATED BIKE LANE, AS APPROPRIATE.

**LOCAL & COLLECTOR RURAL ROADS  
(2 LANE UNDIVIDED)  
TYPICAL SECTION**



**TRANSPORTATION  
TECHNICAL  
MANUAL**

REVISION DATE:  
10/17

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
3 <sup>rd</sup> St NE	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	1,848	113	191
Proposed	1,329	82	137
Difference (+/-)	-517	-31	-54

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

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

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
3rd St. NE/Substandard Roadway	Administrative Variance Requested	Approvable
	Choose an item.	Choose an item.
Notes:		

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

**COUNTY OF HILLSBOROUGH**

**RECOMMENDATION OF THE  
LAND USE HEARING OFFICER**

**APPLICATION NUMBER:** RZ PD 24-0239

**DATE OF HEARING:** June 17, 2024

**APPLICANT:** Buc-A-Day Storage, LLC

**PETITION REQUEST:** A request to rezone property from AI, AR and PD to PD to permit the continuation and expansion of an open storage use and to permit 215,404 sq. ft. of mini-warehouse land uses

**LOCATION:** 900 feet North of the Intersection 11<sup>th</sup> Ave. NE and 3<sup>rd</sup> St. NE and the East Side of 3<sup>rd</sup> St. NE

**SIZE OF PROPERTY:** 35.65 acres, m.o.l.

**EXISTING ZONING DISTRICT:** AI, AR and PD 02-1307

**FUTURE LAND USE CATEGORY:** RES-6 and LI-P

**SERVICE AREA:** Urban

**COMMUNITY PLAN:** Ruskin

## 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: Buc-A-Day Storage, LLC

FLU Category: LI-P, RES-6

Service Area: Urban

Site Acreage: 35.66 acres

Community Plan Area: Ruskin

Overlay: None

#### Introduction Summary:

This is a request to rezone a parcel to Planned Development (PD) to allow the continuation and expansion of open storage and 215,404 square feet of mini warehouse uses. The property also contains a cell tower and a portion of property designated as RES-6 in the Future Land Use map. The cell tower will continue to be permitted and no commercial uses, including open storage and mini-warehouses, will not be permitted within the RES-6 area.

Zoning:	Existing	Proposed
---------	----------	----------

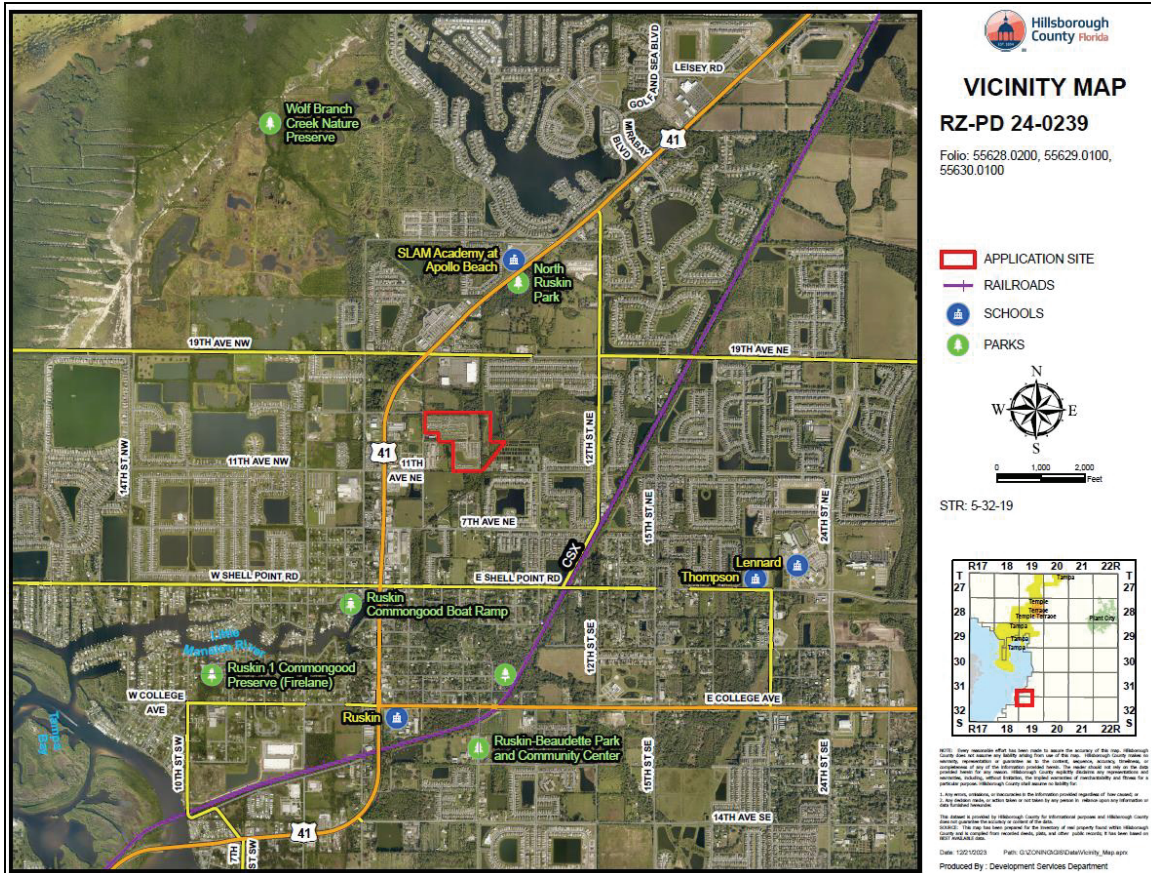
PD Variation(s): LDC Part 6.06.00 (Landscaping/Buffering)

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

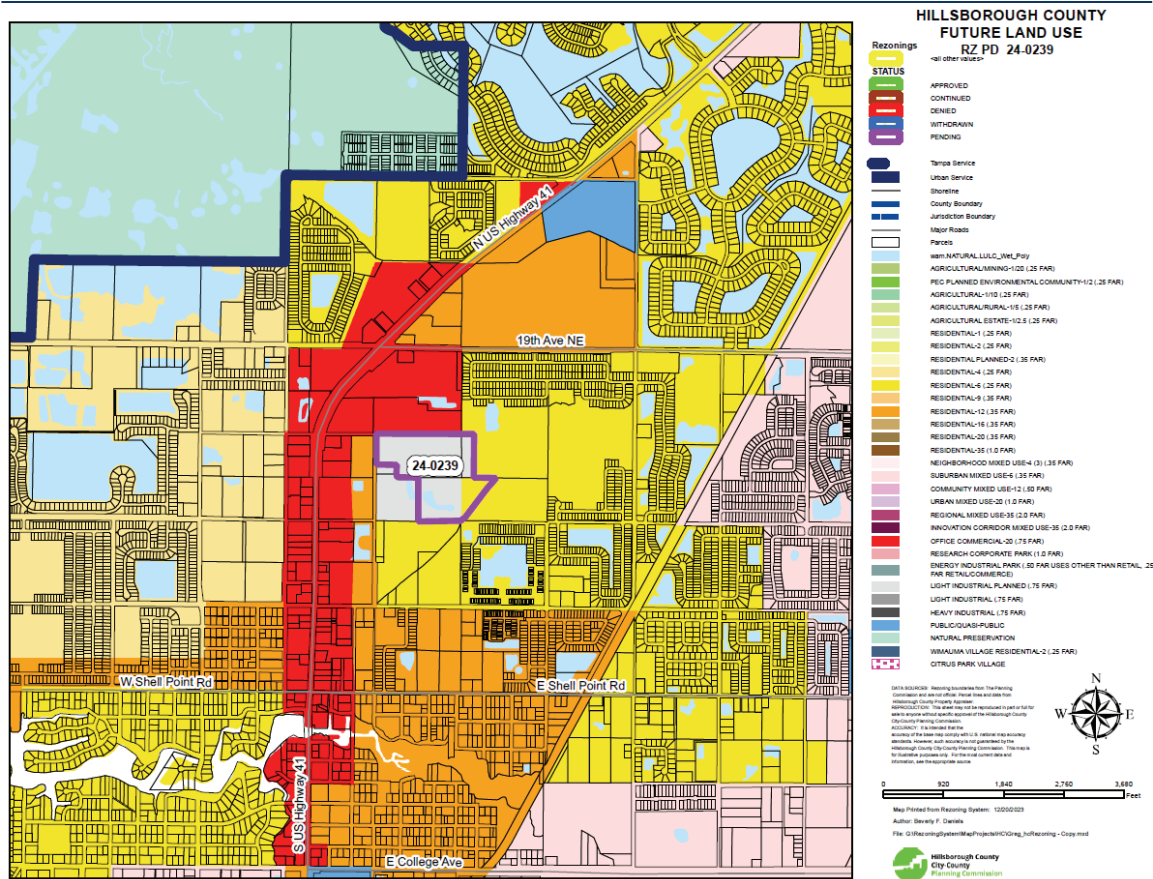
## 2.0 LAND USE MAP SET AND SUMMARY DATA 2.1 Vicinity Map



### Context of Surrounding Area:

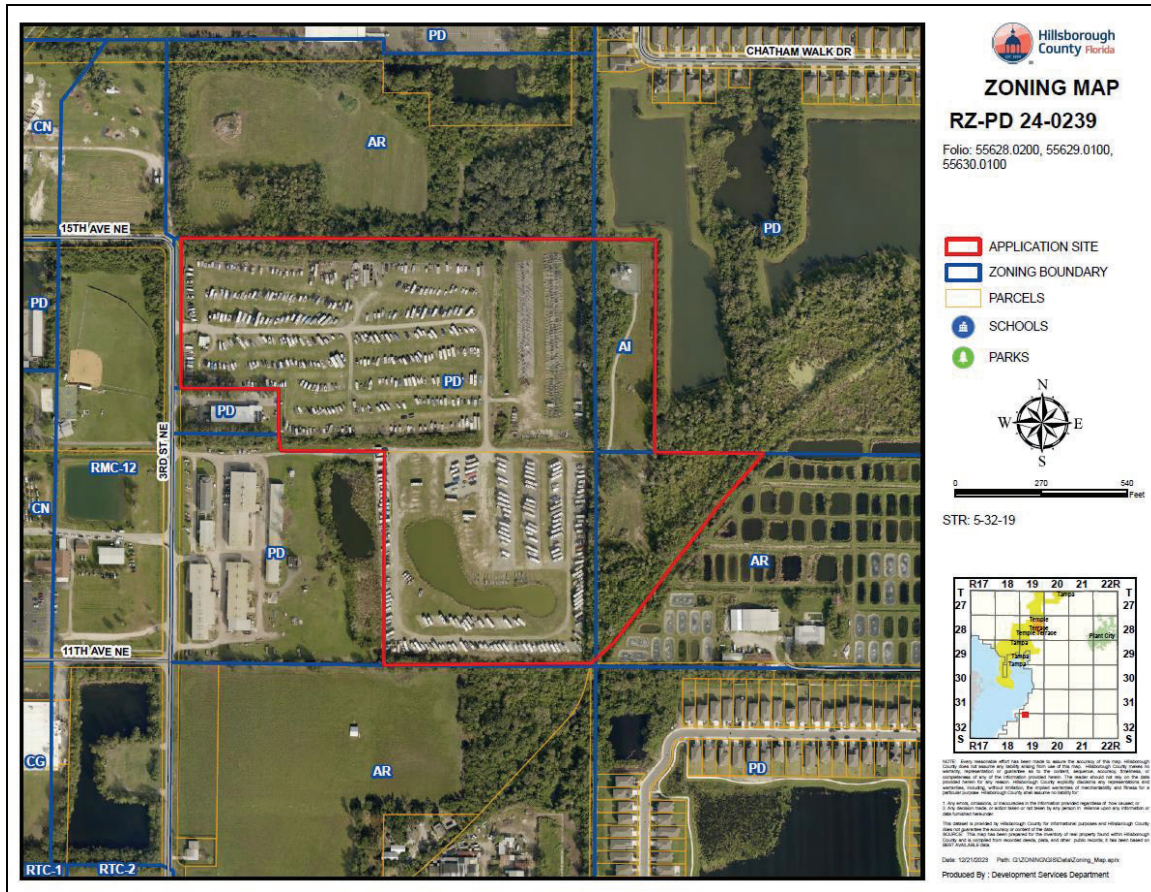
The subject site is generally located at 1415 3<sup>rd</sup> Street NE and consists of three folios: #55628.0200, #55629.0100, & #55630.0100. It is in the Urban Service Area and within the Ruskin Community Planned Area. 3<sup>rd</sup> Street NE is classified as a Local Road and is fronted by a variety of uses such as a church, industrial, retail, and some residential uses. A fish hatchery is located to the east of the property and properties adjacent to the north and south are undeveloped. The property can access Highway 41 to the west by 15 Avenue NE or 11<sup>th</sup> Avenue NE.

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



Subject Site		
Future Land Use Category:	Light Industrial Planned (LI-P)	Residential-6 (RES-6)
Maximum Density/F.A.R.:	.75 FAR	6.0 dwelling units per gross acre
Typical Uses:	Light industrial uses such as processing, manufacturing, recycling and storage of materials as the predominant uses including support offices, warehousing, and rural scale retail uses pursuant to locational criteria.	Residential, urban scale neighborhood commercial, office uses, multi-purpose projects and mixed-use development. Non-residential uses shall meet established locational criteria for specific land use.

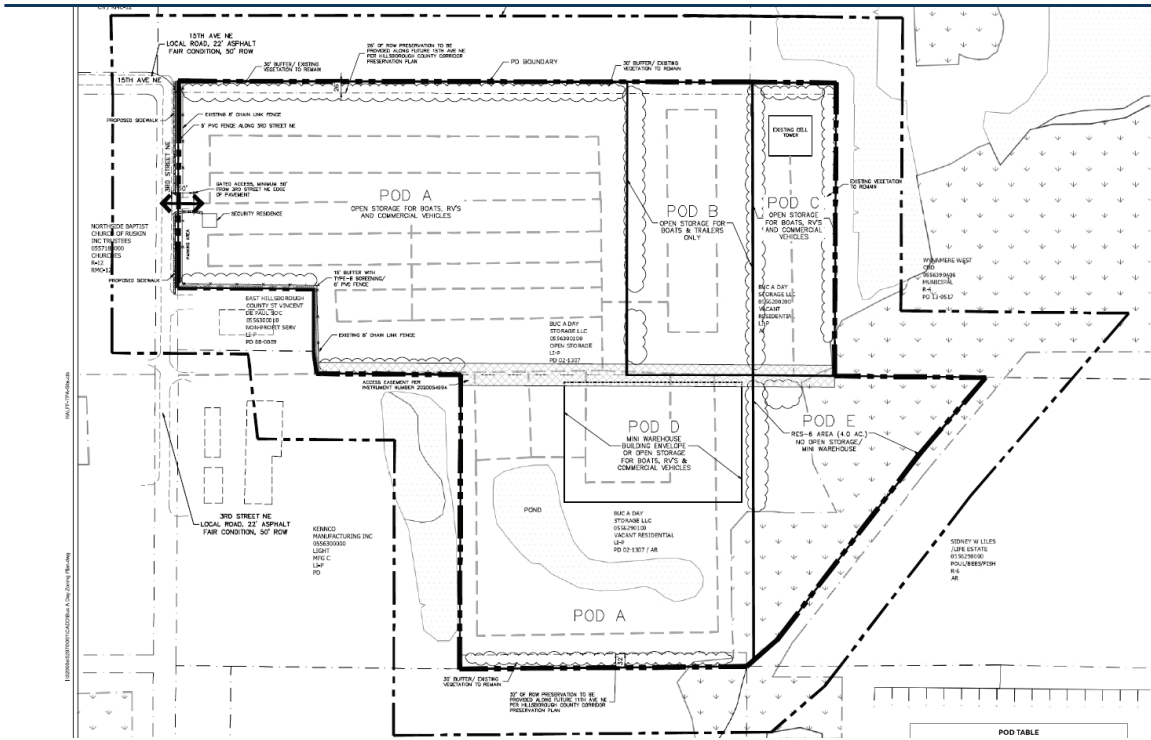
## 2.0 LAND USE MAP SET AND SUMMARY DATA 2.3 Immediate Area Map





## 2.0 LAND USE MAP SET AND SUMMARY DATA

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



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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
3 <sup>rd</sup> St NE	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	1,848	113	191
Proposed	1,329	82	137
Difference (+/-)	-517	-31	-54

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

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

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
3 <sup>rd</sup> St. NE/Substandard Roadway	Administrative Variance Requested	Approvable
	Choose an item.	Choose an item.
Notes:		

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

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

Check if Applicable:

Wetlands/Other Surface Waters

Use of Environmentally Sensitive Land Credit

Wellhead Protection Area

Surface Water Resource Protection Area

Potable Water Wellfield Protection Area    Significant Wildlife Habitat  
 Coastal High Hazard Area  
 Urban/Suburban/Rural Scenic Corridor    Adjacent to ELAPP property  
 Other \_\_\_\_\_

Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
--------------------	-------------------	------------	----------------------	---------------------------------

<b>Transportation</b>  <input checked="" type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Report
--	--	---	---	------------

<b>Service Area/ Water &amp; Wastewater</b>  <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
--	--	---	---	--

<b>Hillsborough County School Board</b>  Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<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**  
  
 Warehouse (Per 1,000 s.f.) Mobility: \$1,337 Fire: \$34  
  
 Mini Storage (Per 1,000 s.f.)  
  
 Mobility: \$725 Fire: \$32  
  
 Light Industrial (Per 1,000 s.f.) Mobility: \$4,230 Fire: \$57

Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
---------------------	-------------------	----------	----------------------	---------------------------------

<b>Planning Commission</b>  <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input checked="" type="checkbox"/> <input type="checkbox"/> No Locational Criteria Waiver Requested <input type="checkbox"/> <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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
--	--	---	---	--

### 5.1 Compatibility

This is a request to rezone a 35.66-acre tract to a Planned Development to allow open storage, mini-warehouses, and a cell tower. The property currently allows open storage and the existing cell tower; however, the applicant is seeking to expand the open storage use, allow mini-warehouses and remove conditions set forth in MM 06-1799, such as requiring an 8-foot masonry wall and a wrought iron fence around the open storage areas. The proposed Planned Development will resemble the current zoning before the approval of the Major Modification in 2006, which previously allowed mini warehouses.

The subject site is generally located at 1415 3<sup>rd</sup> Street NE. It is in the Urban Service Area and within the Ruskin Community Planned Area. 3<sup>rd</sup> Street NE is a local road fronted by a handful of uses that consist of light industrial, community uses and some residential. It is located adjacent to properties zoned PD, agricultural, and residential, but much of the land is undeveloped. To the southwest, a retail thrift store and an industrial use are adjacent to the subject property and zoned PD. Further to the west, lies US Highway 41 which is fronted by various commercially zoned properties. The subject property has quick access to this highway by 15<sup>th</sup> Ave NE to the north of the property. To the east, residential neighborhoods and various agriculture uses, such as a fish hatchery can be found. The property is also adjacent to AR zoned property to the north and south, which are currently undeveloped. The Hillsborough County Corridor Preservation Plan (HCCPA) shows future roadways extending along both boundaries and the preservation of future right-of-way has been provided by the applicant.

Much of the property is to be utilized by open storage of recreational vehicles, boats, and commercial/domestic vehicles. These areas include PODs A, B, C, & D (See site plan) and make up approximately 31.66 acres of the total 35.66-acre site. POD C also includes the existing cell tower and POD D includes the option to develop mini warehouses with a maximum allowance of 215,404 square feet (0.14 FAR). POD E is to be maintained as open space and will not permit any

uses, including those allowed in the CI district. POD E is mostly made up of wetlands and is designated as RES-6 on the Future Land Use Plan.

The development standards of the project will follow the requirements of the CI, Commercial Intensive zoning district, including buffer and screening; however, the applicant has requested a variation to the screening requirements to waive the Type C screening required by the LDC along the north and south property lines. This boundary is adjacent to the future roadway mapped by the HCCPA and is currently heavily vegetated. In addition, the adjacent properties are undeveloped. As a result, the existing vegetation is to be preserved in lieu of installing the Type C screening. Since a roadway may be constructed here in the future and the adjacent properties are undeveloped, DSD staff has no issues with this variation request. All other buffer and screening requirements prescribed by the CI district are being provided by the applicant.

Development Services does not have any compatibility concerns with the proposed Planned Development and the request variation. The development is not expected to negatively impact adjacent properties or the surrounding area. The appropriate screening is being provided and dense vegetation is present where buffer and screening is to be waived. Due to these facts, we find the request to rezone to Planned Development to be compatible with the surrounding area, subject to the conditions.

## **5.2 Recommendation**

Based on the above considerations, staff finds the proposed Planned Development district, subject to the conditions, approvable.

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 June 17, 2024. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the petition.

Mr. William Molloy 325 South Boulevard Tampa testified on behalf of the applicant. Mr. Molloy stated that the Major Modification is a redraw of the existing use. He introduced Ms. Albert.

Ms. Isabelle Albert 4000 North Ashley Drive #900 Tampa testified on behalf of the applicant regarding land use planning issues. Ms. Albert clarified that the request is a rezoning and not a Major Modification. She showed a PowerPoint presentation and discussed the location of the property. She added that the use

is existing on the Planned Development portion of the site and that it is currently approved for the open storage of boats and rv's and mini-warehouse. She testified that there is also a cell tower on-site which will remain. Ms. Albert concluded her presentation by describing the surrounding area and compatibility and stated that there are no objections on the record.

Hearing Master Finch asked Ms. Albert about the requested PD Variation and to confirm that the existing vegetation to the north and south will remain and that the request is to only waive the Type C screening but the buffer width will comply with County standards. Ms. Albert replied that was correct.

Mr. Jarrod Follin, Development Services Department testified regarding the County's staff report. He stated that the request is to rezone approximately 35 acres from Planned Development, Agricultural Industrial and Agricultural Rural to Planned Development which will result in a plan that will roughly resemble the current PD use with some updated entitlements and modifications to the screening standard as well as increasing the existing open storage use. Mr. Follin detailed the location of the parcel and stated that it is located in the Ruskin Community Planning Area. He described the surrounding land uses which include light industrial uses, a school and a thrift store. He also detailed the existing cell tower on-site and testified that the applicant is requested a PD Variation to the required Type C screening on the northern and southern boundary and instead leave the existing vegetation. He added that there is a designated corridor preservation route along both boundaries and staff supports the Variation. Mr. Follin concluded his presentation by stating that the project will adhere to the CI standards and that staff supports the request.

Ms. Alexis Myers of the Planning Commission staff testified that the property is within the Light Industrial Planned and Residential-6 Future Land Use category and located in the Urban Service Area and Ruskin Community Planning Area. She testified that the site does not meet commercial locational criteria but that staff supports the requested waiver as the use is existing and does not create compatibility concerns. She listed numerous policies that the requested rezoning complies with and stated that the request is consistent 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.

Mr. Molloy testified during the rebuttal period that the rezoning was initiated by the applicant and was not the result of the open storage use being in trouble.

The hearing was then closed.

## EVIDENCE SUBMITTED

Ms. Myers submitted a revised Planning Commission staff report 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 35.65 acres in size and is zoned Planned Development (PD 02-1307), Agricultural Industrial (AI) and Agricultural Rural (AR). The property is designated Light Industrial-Planned (LI-P) and Residential-6 (RES-6) by the Comprehensive Plan. The subject property is located in the Urban Service Area and the Ruskin Community Planning Area.
2. The request to rezone from PD, AI and AR to PD is for the purpose of expanding the existing open storage land use and permit 215,404 square feet of mini-warehouse land uses.
3. The site is currently developed with open storage and a cell tower which will remain on-site.
4. A Planned Development variation is requested to eliminate the required Type C screening along the northern and southern boundaries of the site. The applicant has justified the request by stating that the site has significant vegetation along the two boundaries and that the adjacent parcels to the north and south are mapped as future roadways and are undeveloped.

The Variation request meets Land Development Code Section 5.03.06.C.6(b) as the retention of the existing vegetation meets the intent of the Land Development Code's screening standards. Further, the request does not substantially interfere with the rights of others as the adjacent parcels are mapped by the County for future roadways. It is noted that the applicant will adhere to the Land Development Code required buffer width.

5. The Planning Commission staff supports the rezoning request. Staff stated that the site does not meet commercial locational criteria but supports the requested waiver as the open storage land use is existing. Planning Commission staff found it is consistent with the Future of Hillsborough Comprehensive Plan.

6. The surrounding parcels to the north and south are undeveloped and mapped by the County for future roadway projects. The parcel to the east is developed with a fish hatchery and the parcels to the west are developed with a sports field, thrift store and light manufacturing
7. The rezoning to PD for the expansion of the existing open storage land use and 215,404 square feet of mini-warehouse uses is consistent with the mixed development pattern 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 35.65 acres from PD, AI and AR to PD for the purpose of expanding the existing open storage land use and permit 215,404 square feet of mini-warehouse land uses. The site is currently developed with open storage and a cell tower which will remain on-site.

A Planned Development variation is requested to eliminate the required Type C screening along the northern and southern boundaries of the site. The applicant has justified the request by stating that the site has significant vegetation along the two boundaries and that the adjacent parcels to the north and south are mapped as future roadways and are undeveloped. The Variation request meets Land Development Code Section 5.03.06.C.6(b) as the retention of the existing vegetation meets the intent of the Land Development Code's screening standards. Further, the request does not substantially interfere with the rights of others as the adjacent parcels are mapped by the County for future roadways. It is noted that the applicant will adhere to the Land Development Code required buffer width.

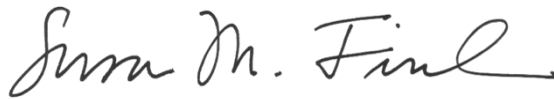
The Planning Commission staff supports the request and found the rezoning consistent with the Comprehensive Plan.



The rezoning to PD for the expansion of the existing open storage land use and 215,404 square feet of mini-warehouse uses is consistent with the mixed development pattern 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.

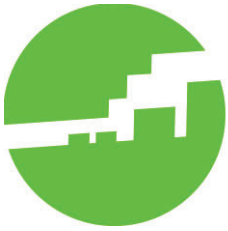


July 10, 2024

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**Susan M. Finch, AICP**  
**Land Use Hearing Officer**

**Date**



**Hillsborough County  
City-County  
Planning Commission**

Plan Hillsborough  
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<b>Unincorporated Hillsborough County Rezoning Consistency Review</b>	
<b>Hearing Date:</b> June 17, 2024  <b>Report Prepared:</b> June 5, 2024	<b>Case Number:</b> PD 24-0239  <b>Folio(s):</b> 55629.0100, 55630.0100 & 55628.0200  <b>General Location:</b> East of 3rd Street Northeast and 15th Avenue Northeast and south of 19th Avenue Northeast
<b>Comprehensive Plan Finding</b>	<b>CONSISTENT</b>
<b>Adopted Future Land Use</b>	Light Industrial Planned (No residential; 0.75 FAR) & Residential-6 (6 du/ga; 0.25 FAR)
<b>Service Area</b>	Urban
<b>Community Plan(s)</b>	Ruskin & Southshore Areawide Systems
<b>Rezoning Request</b>	Planned Development for open storage of boat, trailers, RV and commercial vehicle, up to 215,404 sq. ft. of mini-warehouse and a cell tower
<b>Parcel Size</b>	+/- 35.66 acres
<b>Street Functional Classification</b>	North US Highway 41 – <b>State Principal Arterial</b> 15 <sup>th</sup> Avenue Northeast – <b>Local</b> 3 <sup>rd</sup> Street Northeast – <b>Local</b> 19 <sup>th</sup> Avenue Northeast – <b>Arterial</b>
<b>Commercial Locational Criteria</b>	Waiver Submitted
<b>Evacuation Area</b>	A

**Table 1: COMPARISON OF SURROUNDING PROPERTIES**

Vicinity	Future Land Use Designation	Zoning	Existing Land Use
<b>Subject Property</b>	Light Industrial Planned & Residential-6	PD, AI & AR	Heavy Industrial, Light Industrial, Vacant & Agricultural
<b>North</b>	Office Commercial-20	CG, PD & AR	Heavy Commercial, Agricultural, Light Commercial & Vacant Land
<b>South</b>	Residential-6	AR, PD, ASC-1 & RMC-12	Agricultural land, Vacant, Public Institutional Uses & Single-Family Residential
<b>East</b>	Residential-6	PD & AR	Agricultural land, Public Institutional Uses, Single-Family Residential & HOA/Common Property
<b>West</b>	Office Commercial-20, Light Industrial Planned & Residential-12	PD, RMC-12, CI, CG & CN; Southwest: RCT-2	Public Institutional Uses, Multi-Family Residential, Light Commercial, Light Industrial & Vacant

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

The 35.66 ± acre subject site is located on the east of 3<sup>rd</sup> Street Northeast and 15<sup>th</sup> Avenue Northeast and south of 19<sup>th</sup> Avenue Northeast. The site is in the Urban Service Area and located within the limits of the Ruskin Community Plan and the Southshore Areawide Systems Plan. The applicant requests a Planned Development for open storage of boat, trailers, RV and commercial vehicle, up to 215,404 sq. ft. of mini-warehouse and a cell tower. The proposed mini-warehouse and open storage is currently approved for the Light Industrial-Planned (LI-P) portion of the site. The cell tower is also already approved for the site (SU 97-0357) on folio 55628.0200 and there are no changes proposed. The applicant is requesting to keep the existing entitlements and remove the eight-foot masonry wall and chain link fence approved with the 06-1799 major modification. The site is in the Coastal High Hazard Area. As shown on the latest site plan, there are 5 labeled pods to show the different proposed uses.

- Pod A - Open storage of boat, RV and commercial vehicles
- Pod B - Open storage of boat and trailers
- Pod C - Open storage boat, RV and commercial vehicles and a cell tower
- Pod D – Mini-warehouse
- Pod E – Open space

The subject site is in the Urban Service Area, where at least 80% of all population growth shall occur during the horizon of the Comprehensive Plan per Objective 1. The proposal is consistent with this guideline. Similarly, the site is located adjacent to a variety of uses including commercial, industrial, public institutional, residential, agricultural, and vacant. The proposed use compatible and complementary to the surrounding development pattern and is consistent with Future Land Use Element (FLUE) Policy 1.4.

The subject site is in the Light Industrial-Planned (LI-P) and Residential-6 (RES-6) Future Land Use categories. Approximately 31.66 acres of the site are located within LI-P and 4.0 acres are located within RES-6. There are 3.36 acres of wetlands on the site, approximately 10.6% of the total subject site. Per the Ruskin Community Plan, density calculations will be based on upland areas and no density credits will be assigned to wetland areas for new development. Since no density is proposed on site and the site is under 25% wetlands, the full acreage can be used to calculate intensity. Up to 0.75 FAR or 1,034,332 sq. ft. is allowed in the LI-P portion of the site. The applicant is proposing 215,404 sq. ft. of mini warehouse on Pod D, well below the maximum allowed. The cell tower is proposed on the northeastern portion of the site, folio 55628.0200, but the site plan indicates no associated square footage. The applicant is also proposing open storage only on the LI-P portion of the site. The Residential-6 FLU category only allows neighborhood serving commercial uses which does not include Commercial Intensive (CI) zoning district uses. Open storage is a Commercial Intensive use. Per a condition of approval, Commercial Intensive uses will not be permitted on POD E, the RES-6 portion of the site. This condition of approval is key to Planning Commission staff's consistency finding. The proposal is consistent with the allowable uses under the LI-P and RES-6 Future Land Use categories and is therefore consistent with Objective 8 and Policies 8.1 and 8.2 of the Future Land Use Element (FLUE).

According to FLUE Objective 9 and Policy 9.2, all development proposals must meet or exceed all local, state, and federal land development regulations. The applicant has amended their application and is not requesting any variations. There are internal drive aisles on the site plan however, the site plan does note that these may change during permitting. Per the technical experts, County Transportation staff, the applicant will be required to meet the Land Development Code requirements to pave drive aisles and parking at the time of site construction plan approvals. At the time of uploading this report, official comments from Transportation Section staff and Zoning staff were not yet available in Optix. Natural Resources provided specific conditions of approval for avoiding adverse impacts to Grand Oak trees.

The site does not meet Commercial Locational Criteria. Per Policy 22.2, the nearest qualifying intersection is North U.S. Highway 41 and 19<sup>th</sup> Avenue Northeast. The subject site is over 3,500 feet southeast of this intersection and a waiver is required. The applicant submitted a waiver request stating that the request is not for new development but an extension of permitted existing uses approved in 2002 and 2006 and does not create compatibility concerns.

The proposed rezoning meets the intent of Objective 16 and associated policies relating to neighborhood protection. The subject site is surrounded by commercial, industrial, public institutional, residential, agricultural and vacant. The proposed mini-warehouse and open storage is already approved for the LI-P portion of the site and the applicant is requesting to place the warehouse at the southeastern portion of the site near the RES-6 category. The RES-6 portion of the site is composed mostly of wetlands which will act as a buffer to the single family residential to the southeast. Gated access will be on 3<sup>rd</sup> Street Northeast. The existing chain link fence will be replaced with a six-foot PVC fence on 3<sup>rd</sup> Street Northeast with a security residence. 32-feet of ROW will be preserved on the south for a future 11<sup>th</sup> Avenue Northeast connection. 26-feet of ROW will be preserved on the north for a future 15<sup>th</sup> Avenue Northeast connection. The applicant is proposing a 30 foot buffer with existing vegetation to remain on the southern end of the

site. The application is consistent with Policies 16.1, 16.2 and 16.3 of the FLUE. Per Policy 16.5, development of higher intensity non-residential use are restricted to collectors and arterials and locations external to established and developing neighborhoods. Per Policy 17.7, redevelopment or new development must mitigate any adverse impacts on adjacent land uses. While 33<sup>rd</sup> Street is a local road, the subject site is an existing LI-P Future Land Use category which allows light industrial uses. In addition, there are agricultural land and public institutional uses on the east and northeast and agricultural land on the south that act as a buffer to established neighborhoods. Residential uses about the property but are located external to the proposed site, which meets the intent of Policy 16.5. Planning Commission staff recommend approval of the Commercial Locational Criteria waiver and forward this recommendation on to the Board of County Commissioners.

Objective 12-1 and Policy 12-1.4 of the Community Design Component (CDC) discuss how new development shall be compatible with the established character of the surrounding area. CDC Objective 13-1 and Policy 13-1.3 and Mobility Section Goal 4, Objective 4.1 and Policy 4.1.2 discuss designing communities around a grid network and interconnections. The proposed right of way preservation on 11<sup>th</sup> Avenue Northeast and 15<sup>th</sup> Avenue Northeast permits a future potential grid connection. CDC Policy 17-2-4 discusses connecting areas internal to development using continuous sidewalk. Planning Commission staff had concerns about the internal connectivity of the site and accessing the proposed mini-warehouse in Pod D. However, County Transportation staff have informed Planning Commission staff that conditions of approval will be included to require internal sidewalk connections that are ADA compliant.

The site is within the Coastal High Hazard Area and the proposal meets the intent of Objective 13 and associated policies in the FLUE and Objective 3.5 in the Environmental and Sustainability Section (ESS) as it relates to environmental considerations. There are approximately 3.36 acres of wetlands on the site. The Environmental Protection Commission Wetlands Division has reviewed the proposed site and has determined that a resubmittal is not necessary. Given that there is a separate approval process for wetland impacts with the Environmental Protection Commission and they currently do not object, Planning Commission staff finds this request consistent with the associated policy direction.

The subject site meets the intent of the Ruskin Community Plan and the Southshore Areawide Systems Plan. While the Ruskin Plan discourages features such as gates, the development is preserving right-of-way on the north and south end of the site for future roadway connections which will provide future interconnectivity within the Ruskin community. The site meets the intent of the Ruskin plan Goals 5 and 8 that developments should continue and/or replicate the traditional grid street pattern. In addition, the applicant will be providing sidewalks on 3<sup>rd</sup> Street Northeast. The proposed also meets the SouthShore Areawide Systems Plan objectives on Economic Development and Transportation.

Overall, staff finds that the proposed request would allow for development that is consistent with the Urban Service Area and the LI-P and RES-6 Future Land Use categories. The proposed Planned Development would allow for development that is consistent with the Goals, Objectives, and Policies of the *Unincorporated Hillsborough County Comprehensive Plan*.

#### **Recommendation**

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

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

**FUTURE LAND USE ELEMENT**

***Urban Service Area (USA)***

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

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

***Land Use Categories***

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

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

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

***Relationship to Land Development Regulations***

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

*consistent with Comprehensive Plan policies, land development regulations shall be designed to provide flexible, alternative solutions to problems.*

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

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

### **Neighborhood/Community Development**

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

**Policy 16.2:** *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.*

### **Objective 17: Neighborhood and Community Serving Uses**

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

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

### **COMMERCIAL-LOCATIONAL CRITERIA**

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

**Policy 22.2:** *The maximum amount of neighborhood-serving commercial uses permitted in an area shall be consistent with the locational criteria outlined in the table and diagram below. The table identifies the intersection nodes that may be considered for non-residential uses. The locational criteria is based on the land use category of the property and the classification of the intersection of roadways as shown on the adopted Highway Cost Affordable Long Range Transportation Plan. The maximums stated in the table/diagram may not always be achieved, subject to FAR limitations and short range roadway improvements as well as other factors such as land use compatibility and environmental features of the site. In the review of development applications consideration shall also be given to the present and short-range configuration of the roadways involved. The five year transportation Capital Improvement Program, MPO Transportation Improvement Program or Long Range Transportation Needs Plan shall be used as a guide to phase the development to coincide with the ultimate roadway size as shown on the adopted Long Range Transportation Plan.*

*Roadways listed in the table as 2 or 4 lane roadways must be shown on the Highway Cost Affordable Long Range Transportation Plan; major local roadways are defined in the definitions section of this element.*

*At least 75% of the subject property must fall within the specified distance from the intersection. All measurements should begin at the edge of the road right-of-way.*

*\* A Planned Development established by the PEC ½ category shall be exempt from the locational criteria listed in the above chart.*

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

## **Community Design Component (CDC)**

### **5.0 NEIGHBORHOOD LEVEL DESIGN**

#### **5.1 COMPATIBILITY**

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

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



## **5.2 URBAN/SUBURBAN**

**Goal 13:** *Make it possible to develop in a traditional urban pattern in designated urbanizing areas of the County. (Continued)*

**Objective 13-1:** *Those areas within the County which may be considered as urban in character, or which are moving in that direction, shall be targeted for community planning to determine appropriate modifications to land development and other regulations. (Continued)*

**Policy 13-1.4:** *Where conditions permit, design communities around a grid network of streets, or a modified grid, which will improve interconnections between neighborhoods and surrounding neighborhood-serving uses.*

## **7.2 SETBACKS**

**Goal 17:** *Develop commercial areas in a manner which enhances the County's character and ambiance. (Continued)*

**Objective 17-2:** *Promote the use of setbacks that encourage multi-modal travel.*

**Policy 17-2-4:** *Connect areas internal to development as well as with adjacent land uses using continuous sidewalks. Ensure that sidewalks interconnect with existing or future sidewalks on adjacent properties and on the public right-of-way.*

## **MOBILITY SECTION**

### **Promote Connectivity**

**Goal 4:** *Provide safe and convenient connections within the transportation network that support multimodal access to key destinations, such as community focal points, employment centers and services throughout the County.*

**Objective 4.1:** *In urban and suburban contexts, design communities around a grid network of streets, or a modified grid, which will improve interconnections between neighborhoods and surrounding neighborhood-serving uses.*

**Policy 4.1.2:** *Require pedestrian and bicycle interconnections between adjacent, compatible development, and where appropriate, require vehicular interconnections.*

## **LIVABLE COMMUNITIES ELEMENT: Ruskin Community Plan**

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

*Strategies:*

- *Ensure that there are appropriate land areas zoned for office and light industrial development.*

**Goal 3. Environment** – Protect and enhance Ruskin’s natural environment and ensure that it remains an integral part of the community.

*Strategies:*

- Density calculations will be based on upland areas and no density credits will be assigned to wetland areas for new development within the Ruskin Community Plan area.

**Goal 5: Community and Neighborhood Character** – Provide for a diversity of home styles and types while protecting Ruskin’s small town character.

*Strategies:*

- Encourage development that is connected with, and integrated into, the Ruskin community. Design features (e.g. walls, gates) that isolate or segregate development from the community is inconsistent with the community’s character and should be discouraged.
- Developments should continue and/or replicate the traditional “grid” street pattern found in Ruskin to the greatest extent practicable.

**Goal 8: Transportation** – Ensure a balanced transportation system that reflects the community’s character and provides for options including walking, bicycling and transit.

*Strategies:*

- Ensure that roadways are designed to preserve the community character of Ruskin.
- Preserve and enhance the traditional “grid” pattern of roadways.
- Expand and enhance opportunities for biking and walking.

## **LIVABLE COMMUNITIES ELEMENT: Southshore Areawide Systems Plan**

### **Transportation Objective**

*The community desires to:*

- Preserve current and future rights-of-way to meet existing and future transportation system needs while accommodating pedestrian traffic (i.e. sidewalks, trails and bike paths). These preserved corridors should be acquired, as development is planned or occurs, supplementing the established system of acquiring right-of-way during project implementation.

2. Coordination - Coordinate transportation planning and greenway trails planning, right-of-way and corridor protection whenever possible and/or feasible to accommodate future development. In order to protect the rights-of-way needed to implement the Countywide Corridor plan map and

*to avoid encroachment into such rights-of-way by buildings, parking areas and other types of developments, acquiring the needed rights-of-way in advance of development is necessary.*

*a. Support the provision of adequate space for alternative modes of transportation such as bikeways, and sidewalks along appropriate transportation corridors.*

*b. Support the review of new development to determine if the development is within or adjacent to rights-of-way identified on the map to ensure adequate space is available for alternative modes.*

*c. Support that additional buffering and wildlife undercrossing(s) are considered for the following roadways:*

- Rhodine Road Extension*
- Big Bend Road Extension*

*3. Livable Roadways - In the future, improved roadway corridors should reflect surrounding character, neighborhood and/or historical and environmental features whenever possible and/or feasible through strategies such as;*

*e. As development occurs, provide for interconnection of internal neighborhood streets, and interconnection to the surrounding transportation network by establishing a basic grid network of access and open space, as identified in "Principles for Good Neighborhoods" endorsed by the BOCC in April 1992.*

*5. Pedestrian Pathways - Link and expand the network of greenway trails, sidewalks, bikeways, golf cart paths where permissible, and other pedestrian pathways creating a walkable environment by:*

*a. Implementing "Hillsborough County MPO Pedestrian System Needs Assessment", adopted November, 1998.*

*b. Participating in and monitoring updates to the Hillsborough County Master Sidewalk Plan.*

*c. Implementing of the Hillsborough County Greenways Master Plan.*

*d. Implementation of the adopted Scenic Corridor Map and associated regulations.*

### **Economic Development Objective**

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

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

*1. Land Use/ Transportation*

*a. Analyze, identify and market lands that are available for economic development, including: residential, commercial, office, industrial, agricultural (i.e., lands that already have development orders or lands that are not developable.)*

*b. Recognize preferred development patterns as described in individual community plans, and implement the communities' desires to the greatest extent possible (including codification into the land development code). I.e., activity center, compatibility, design and form, pedestrian and bicycle/trail connectivity.*

# HILLSBOROUGH COUNTY FUTURE LAND USE

RZ PD 24-0239

<all other values>

**Rezoning**

**STATUS**

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

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

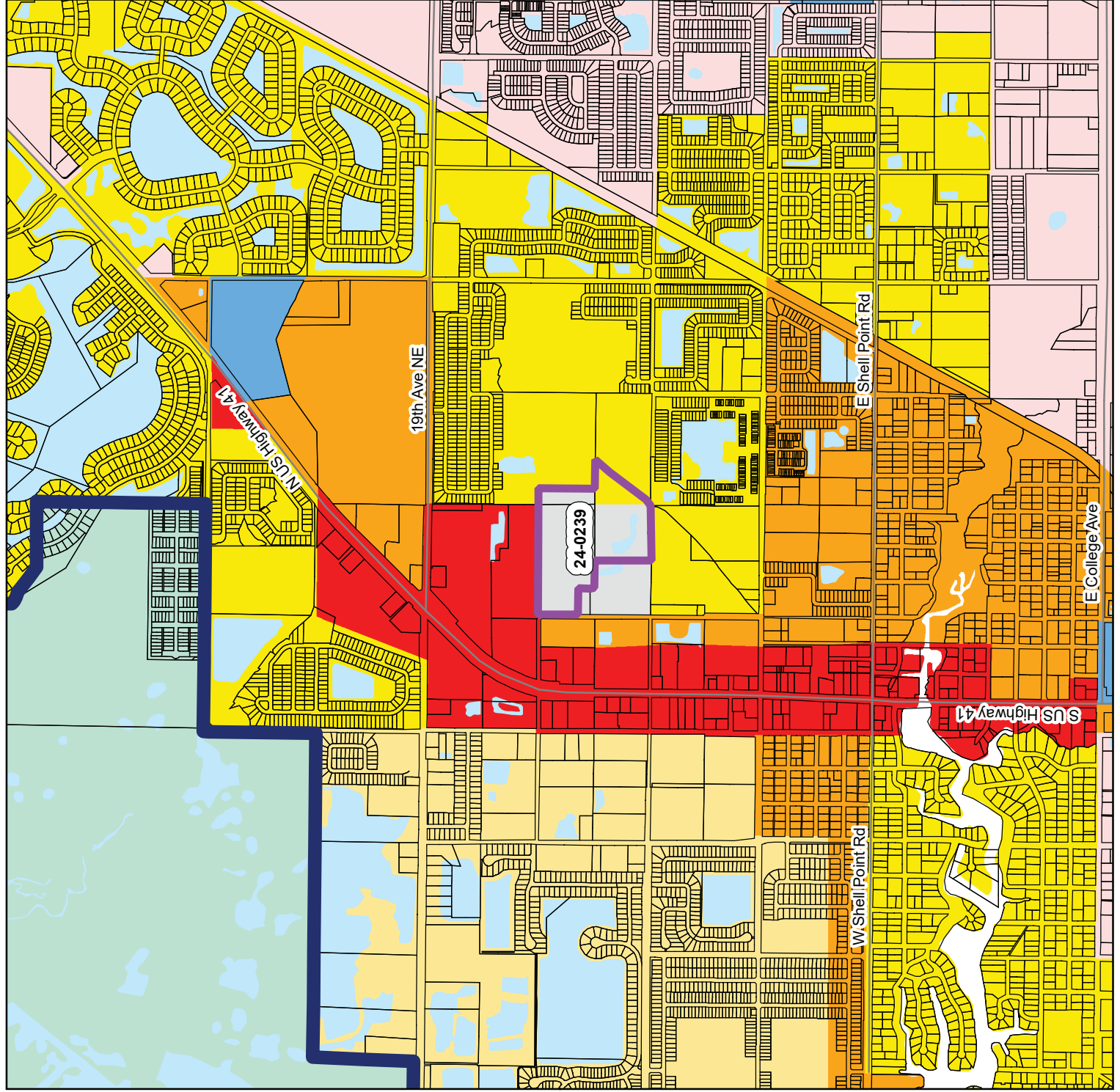
- w/m NATURAL LULC\_W/m\_Poly
- AGRICULTURAL/MINING-120 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
- AGRICULTURAL-1/10 (.25 FAR)
- AGRICULTURAL/RURAL-1/5 (.25 FAR)
- AGRICULTURAL ESTATE-1/2.5 (.25 FAR)
- RESIDENTIAL-1 (.25 FAR)
- RESIDENTIAL-2 (.25 FAR)
- RESIDENTIAL PLANNED-2 (.35 FAR)
- RESIDENTIAL-4 (.25 FAR)
- RESIDENTIAL-6 (.25 FAR)
- RESIDENTIAL-9 (.35 FAR)
- RESIDENTIAL-12 (.35 FAR)
- RESIDENTIAL-16 (.35 FAR)
- RESIDENTIAL-20 (.35 FAR)
- RESIDENTIAL-35 (1.0 FAR)
- NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)
- SUBURBAN MIXED USE-6 (.35 FAR)
- COMMUNITY MIXED USE-12 (.50 FAR)
- URBAN MIXED USE-20 (1.0 FAR)
- REGIONAL MIXED USE-35 (2.0 FAR)
- 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/QUASH-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. The rezoning data is for informational purposes only and is not intended to be used for any other purpose without specific approval of the Hillsborough County City/County Planning Commission.

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

Map Printed from Rezoning System: 12/20/2023  
 Author: Beverly F. Daniels  
 File: G:\Rezoning\System\MapProjects\HC\Gis\Rezoning - Copy.mxd





**GENERAL  
SITE PLAN  
FOR  
CERTIFICATION**



**DEVELOPMENT SERVICES**

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

**HILLSBOROUGH COUNTY  
DEVELOPMENT SERVICES DEPARTMENT**

**GENERAL SITE PLAN REVIEW/CERTIFICATION**

**BOARD OF COUNTY  
COMMISSIONERS**

Donna Cameron Cepeda  
Harry Cohen  
Ken Hagan  
Pat Kemp  
Gwendolyn "Gwen" Myers  
Michael Owen  
Joshua Wostal

**COUNTY ADMINISTRATOR**

Bonnie M. Wise

**COUNTY ATTORNEY**

Christine M. Beck

**COUNTY INTERNAL AUDITOR**

Peggy Caskey

**DEPUTY COUNTY ADMINISTRATOR**

Gregory S. Horwedel

Project Name: Buc-A-Day Storage

Zoning File: PD 24-0239 Modification: None

Atlas Page: None Submitted: 06/18/2024

To Planner for Review: 06/18/2024 Date Due: ASAP

Contact Person: Isabelle Albert Phone: 813.331.0976/ialbert@halff.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: Jared Follin Date: 07/23/2024

Date Agent/Owner notified of Disapproval: \_\_\_\_\_

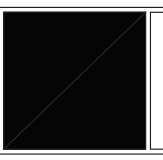
**Project Name:** BUC-A-DAY PD REZONING  
 Hillsborough County, Florida  
 BUC A DAY STORAGE, LLC

*Prepared For:*



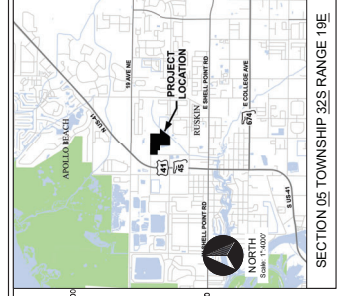
FL. 1000 N. SHIPLEY DRIVE, SUITE 800  
 TAMPA, FLORIDA USA 33602  
 Phone 813.620.4500 Fax 813.620.4890  
 FL CA. 33388 FL CC 26000645

No.	Revision	Date



Project No.	02402310
Client	BUC 2023
Drawn by	BMF
Checked by	JA
Sheet No.	1 of 2

**ZONING PLAN**  
 1 OF 1

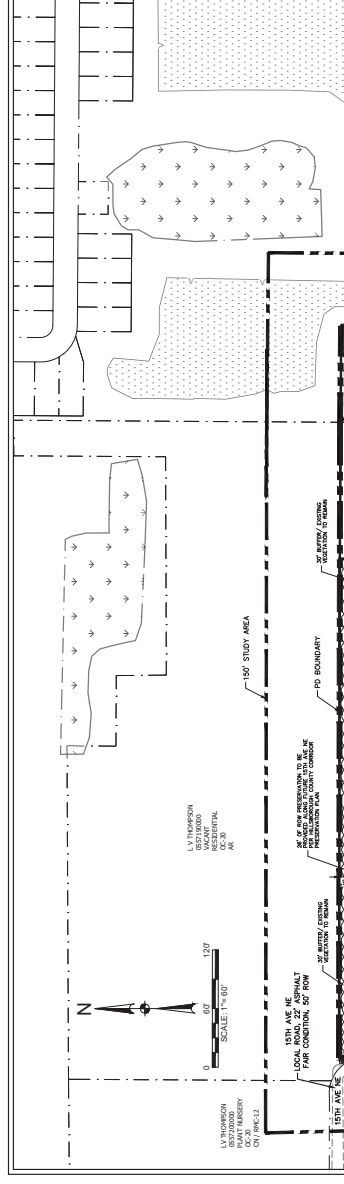


- SECTION 05 TOWNSHIP 32S RANGE 19E**
- LEGEND**
- BOUNDARY BY STUDY AREA
  - PARCEL LINES
  - EXISTING STRUCTURE
  - EXISTING ASPHALT DRIVE ACCESS
  - EXISTING ASPHALT DRIVE
  - EXISTING ASPHALT DRIVE
  - EXISTING ASPHALT DRIVE

**PLANNERS:** JAMES COPELAND ASSOCIATES, INC.  
 1415 & 1315 3RD ST, RUSKIN, FL 33570  
 TAMPA, FL 33602  
**TRACED:** PALM TRAILS  
 PALM TRAILS  
 532 SOUTH WOODWARD STREET  
 TAMPA, FL 33602

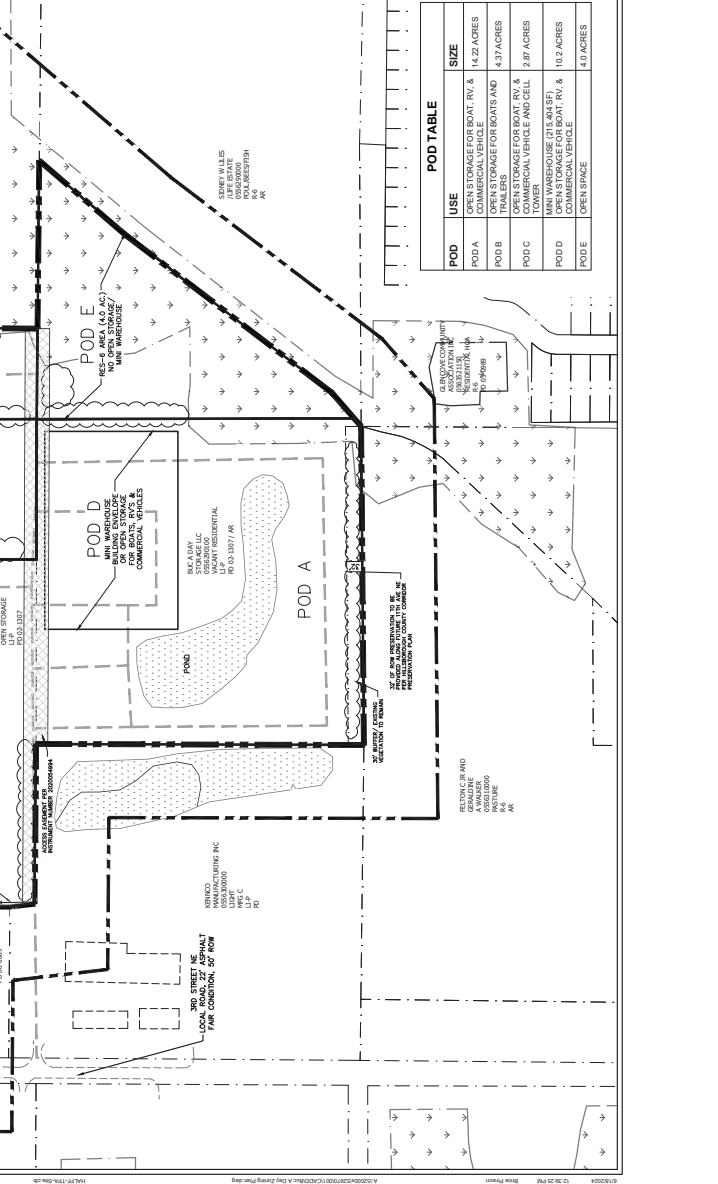
**OWNER/DEVELOPER:** BUC O. DAY STORAGE, LLC  
 APOLLO BEACH, FL 33622  
**MAP 2023:** PALM TRAILS  
 532 SOUTH WOODWARD STREET  
 TAMPA, FLORIDA 33608

- PD SITE DATA**
- PROJECT SIZE: 43.66 ACRES  
 POLYS: 54628.000, 54629.000, 54628.000  
 PROPERTY ADDRESS: 1415 & 1315 3RD ST, RUSKIN, FL 33570  
 EXISTING ZONING: PD, AL, AR  
 PROPOSED ZONING: PD 24-0239  
 FUTURE LAND USE: U-P (31.66 AC), RE-6 (6.0 AC)  
 EXISTING USE: BRN, RV, AND COMMERCIAL VEHICLE  
 PROPOSED USE: MINI WAREHOUSE, COMMERCIAL VEHICLE, CELL TOWER
- SCHEDULES/REFERENCES:** AS DEPICTED ON SITE PLAN  
 PER COMMERCIAL INTENSIVE (C)  
 DEVELOPMENT STANDARDS
- DEVELOPMENT STANDARDS**
- SITE NOTES**
1. THE PROJECT IS WITHIN THE REGIONAL COMMUNITY PLANNING AREA AND THE PROJECT IS NOT WITHIN AN OVERLAY DISTRICT.
  2. POTABLE WATER BY HILLSBOROUGH COUNTY.
  3. SOLID WASTE BY CITY OF HILLSBOROUGH COUNTY.
  4. EXISTING UTILITIES ARE SHOWN ON THE PLANS FOR THIS PROJECT AND WITHIN THE PROJECT AND ADJACENT PROPERTIES WITHIN 150 LINEAR FEET DO NOT CONTAIN DESIGNATED HISTORICAL LANDMARKS OR ARCHAEOLOGICAL SITES. DESTABILIZATION FOR ALL PROPERTIES WITHIN 150 LINEAR FEET OF THE PROJECT PLANNING AREA SHALL BE PERFORMED BY THE DEVELOPER.
  5. PLATED COT EXIST WITHIN 100' OF THE SITE AS SHOWN.
  6. EXISTING AND/OR PROPOSED DRIVEWAYS AND CURB CUT LOCATIONS ARE SHOWN ON THIS PLAN.
  7. THERE ARE NO SIGNALLS, BARRIERS, TYPES OF TRAFFIC CONTROL DEVICES, OR TRAFFIC STOPS ON ALL ROADWAYS ADJOINING THE PROJECT AND WITHIN 100 FEET OF THE SITE.
  8. EXISTING INTERNAL DRIVEWAYS AND PONDS ARE SHOWN AS APPROXIMATE AND ARE SUBJECT TO CHANGE DURING PERMITTING.
  9. THERE ARE APPROXIMATELY 4.3X ACRES OF WETLANDS ON THE SITE AS SHOWN ON THE SITE PLAN.
  10. THERE ARE APPROXIMATELY 1.1X ACRES OF WETLANDS ON THE SITE AS SHOWN ON THE SITE PLAN.
  11. THERE ARE APPROXIMATELY 3.3X ACRES OF WETLANDS ON THE SITE AS SHOWN ON THE SITE PLAN.
  12. THERE ARE APPROXIMATELY 1.1X ACRES OF WETLANDS ON THE SITE AS SHOWN ON THE SITE PLAN.
  13. INTERNAL PROJECT DRIVE AREAS WILL BE PRIVATE AND GATED.
  14. ALL UTILITIES SHALL BE LOCATED IN ACCORDANCE WITH THE LAND DEVELOPMENT CODE FOR STORMWATER, TRANSPORTATION, WATER AND GAS UTILITIES.
  15. THERE ARE APPROXIMATELY 4.3X ACRES OF WETLANDS ON THE SITE AS SHOWN ON THE SITE PLAN.
  16. THERE ARE APPROXIMATELY 1.1X ACRES OF WETLANDS ON THE SITE AS SHOWN ON THE SITE PLAN.
  17. THERE ARE APPROXIMATELY 1.1X ACRES OF WETLANDS ON THE SITE AS SHOWN ON THE SITE PLAN.
  18. BUFFERING AND SCREENING SHALL BE PROVIDED AS SHOWN ON THE SITE PLAN.
  19. USE OF POTABLE WATER REQUIRED FOR PROTECTION AREA, SURFACE WATER RESOURCE PROTECTION AREA, AND/OR POTABLE WATER TREATMENT PROTECTION AREA.
  20. THE PROJECT IS LOCATED WITHIN THE COASTAL HIGH HAZARD AREA (CHHA).
  21. THE PROJECT IS NOT LOCATED ALONG A SCenic CORRIDOR.
  22. ENVIRONMENTAL PROTECTION COMMISSION APPROVAL IS NECESSARY FOR THE DEVELOPMENT AS PROPOSED. THE DEVELOPER SHALL SUBMIT AN ENVIRONMENTAL IMPACT STATEMENT TO THE ENVIRONMENTAL PROTECTION COMMISSION TO IDENTIFY ANY IMPACTS TO WETLANDS, AND DOES NOT GRANT ANY IMPACT OR VESTED RIGHT TO ENVIRONMENTAL APPROVALS.
  23. NO COMMON OPEN SPACE/RECREATION MEAS/PUBLIC PARKS/SCHOOLS.



**LEGAL DESCRIPTION**

SECTION 05, TOWNSHIP 32S, RANGE 19E, HILLSBOROUGH COUNTY, FLORIDA.  
 A PORTION OF THE PROJECT IS DESCRIBED AS FOLLOWS: BEING A PORTION OF THE SOUTHWEST CORNER OF THE SECTORS IN THE SOUTHWEST 1/4 OF SAID SECTION 05, TOWNSHIP 32S, RANGE 19E, HILLSBOROUGH COUNTY, FLORIDA, AS SHOWN ON THE SITE PLAN. THE TRACTS ARE TO BE SUBDIVIDED INTO 100' X 100' LOTS. THE TRACTS ARE TO BE SUBDIVIDED INTO 100' X 100' LOTS. THE TRACTS ARE TO BE SUBDIVIDED INTO 100' X 100' LOTS.



**POD TABLE**

POD	USE	SIZE
POD A	OPEN STORAGE FOR BOATS, RV, & TRAILERS	14.22 ACRES
POD B	OPEN STORAGE FOR BOATS AND TRAILERS	4.37 ACRES
POD C	OPEN STORAGE FOR BOATS, RV, & TOWER	2.87 ACRES
POD D	MINI WAREHOUSE (16,800 SQ. FT.)	10.2 ACRES
POD E	OPEN SPACE	4.0 ACRES



# **AGENCY COMMENTS**



**AGENCY REVIEW COMMENT SHEET**

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

**DATE:** 6/07/2024  
**AGENCY/DEPT:** Transportation  
**PETITION NO:** PD 24-0239

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

**CONDITIONS OF ZONING APPROVAL**

- The project shall be permitted one full access connection on 3<sup>rd</sup> St. NE as shown on the PD site plan.
- If PD 24-0239 is approved, the County Engineer will approve the Section 6.04.02.B. Administrative Variance (February 19, 2024) to meet the requirements of the Hillsborough County Land Development Code (LDC) Section 6.04.03.L, which was found approvable on June 6, 2024. Approval of this Administrative Variance will waive the substandard roadway improvements on 3<sup>rd</sup> St. NE in association with the proposed development.
- As 11<sup>th</sup> Ave. NE is identified on the Hillsborough County Corridor Preservation Plan as a future new 2-lane roadway along the project’s southern boundary, the developer shall designate +/-32 feet of right of way preservation along the project’s southern boundary as shown on the PD site plan. Building setbacks shall be calculated from the future right-of-way line.
- As 15<sup>th</sup> Ave. NE is identified on the Hillsborough County Corridor Preservation Plan as a new future 2-lane roadway, the developer shall designate +/-26 feet of right of way preservation along the project’s northern boundary as shown on the PD site plan. Building setbacks shall be calculated from the future right-of-way line.
- A sidewalk shall be constructed along the project’s 3<sup>rd</sup> St. NE frontage consistent with the LDC.
- Notwithstanding anything shown in the PD site plan or in the PD conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.
- Notwithstanding anything shown in the PD site plan, internal pedestrian sidewalks and ADA accessible routes shall be provided consistent with the LDC.
- Construction access shall be limited to those locations shown on PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.

- Parking shall be provided consistent with LDC, Sec. 6.05.02.

**PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting a rezoning from Planned Development (PD) #02-1307, as most recently amended by PRS#06-1799, Agricultural Industrial (AI), and Agricultural Rural (AR) to a new PD rezoning allowing for +/-21.46 acres of outdoor storage for RVs, boats and commercial vehicles, 215,404 square feet of mini-storage, a wireless communication facility, and open space.

The subject property consists of three parcels, totaling +/-35.65 acres, and is approved to allow outdoor storage for RVs, boats, and commercial motor vehicles under the current approved PD zoning; rural residential and agricultural uses within the AR zoning; and intensive agricultural and ag-relate industrial uses in AI zoning. The site is located on the east side of 3<sup>rd</sup> St NE and southeast of 15<sup>th</sup> Ave. NE. The Future Land Use designation is Light Industrial Planned (LI-P) and Residential 6 (R-6).

***Trip Generation Analysis***

The applicant’s traffic engineer submitted an alternative transportation analysis, approved by staff, that is based on trip counts for the existing 35.66 acres of Boat/RV storage. Staff has prepared the following comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer’s Trip Generation Manual, 11<sup>th</sup> Edition.

For the purposes of evaluating worst case scenario for the parcel zoned AI, staff utilized Whole Sale Nursey to estimate trip generation of approved entitlements.

**Approved Entitlements:**

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 35.66 acres, Boat/RV Storage (ITE 151)	<b>1,689</b>	<b>105</b>	<b>175</b>
AI: 2.92-acre, Nursey (Whole Sale) (ITE 818)	<b>150*</b>	<b>7</b>	<b>15</b>
AR: 1 Single Family Unit (ITE 210)	<b>9</b>	<b>1</b>	<b>1</b>
<b>TOTAL</b>	<b>1,848</b>	<b>113</b>	<b>191</b>

*\*Estimated by staff. ITE does not provide daily trip rates for this use.*

**Proposed PD Modification:**

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 215,404 sf, Mini warehouse (ITE 151)	<b>312</b>	<b>19</b>	<b>32</b>
PD: 21.46 acres, Boat/RV Storage (ITE 151)	<b>1,017</b>	<b>63</b>	<b>105</b>
<b>TOTAL</b>	<b>1,329</b>	<b>82</b>	<b>137</b>

**Trip Generation Difference:**

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference (+/-)</b>	<b>(-)517</b>	<b>(-)31</b>	<b>(-)54</b>

The proposed rezoning would generally result in a decrease of trips potentially generated by -518 average daily trips, -31 trips in the a.m. peak hour, and -54 trips in the p.m. peak hour.

### **TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

The site has frontage on 3<sup>rd</sup> St. NE.

3<sup>rd</sup> St. NE is a substandard, rural local roadway. The roadway consists of a paved surface ranging between +/- 20 to 26-feet in average condition, lying within a +/- 62-foot wide right-of-way along the project's boundary. There is a sidewalk along the project frontage.

Pursuant to the County Transportation Technical Manual, a TS-7 rural local/collector roadway requires a minimum of 96 feet of right of way with 12-foot lanes, 5-foot paved shoulder, open drainage, and 5-foot sidewalks on both sides. The applicant has submitted an administrative variance to waive required improvements discussed herein under the section titled "Requested Administrative Variance".

### **SITE ACCESS**

The PD site plan proposes to maintain the existing access on 3<sup>rd</sup> St. NE.

As 3<sup>rd</sup> St NE is a local roadway, the project does not meet warrants for site access improvements (i.e. turn lanes) at the project's access connection.

Notwithstanding anything shown in the PD site plan or in the PD conditions to the contrary, pedestrian access may be permitted anywhere along the project boundary consistent with the LDC.

Notwithstanding anything shown on the PD site plan to the contrary, the developer shall provide internal sidewalks and ADA accessible routes consistent with the LDC, Sec. 6.03.02.B.

Parking shall be provided consistent with LDC, Sec. 6.05.02.

### **CORRIDOR PRESERVATION**

11<sup>th</sup> Ave. NE is shown on the Hillsborough County Corridor Preservation Plan as a future new 2-lane roadway along the project's southern boundary. Pursuant to the Hillsborough County Transportation Technical Manual, TS-4 collector roadway typical section, the new roadway section is required to be a minimum of 64 feet of right of way. As such the applicant is showing 32 feet of right of way preservation (half of the required right of way) along the project's southern boundary.

15<sup>th</sup> Ave. NE is shown on the Hillsborough County Corridor Preservation Plan as a future new 2-lane roadway along the project's northern boundary. Staff, in consultation with the County Engineer, has deemed that pursuant to the Hillsborough County Transportation Technical Manual, TS-3 local roadway typical section, the new roadway section is required to be a minimum of 54 feet of right of way. As such the applicant is showing 26 feet of right of way preservation (half of the required right of way) along the project's northern boundary.

Only those interim uses allowed by the Hillsborough County Land Development Code shall be permitted within the preserved right- of- way. The right-of-way preservation area should be shown on all site plans. Building setbacks shall be calculated from the future right-of-way line.

**REQUESTED ADMINISTRATIVE VARIANCE – 3<sup>rd</sup> ST NE SUBSTANDARD ROADWAY**

The applicant's EOR submitted (on February 20, 2024) a Section 6.04.02.B. Administrative Variance request (dated February 19, 2024) for 3<sup>rd</sup> Street NE requesting relief from the Section 6.04.03.L requirement to improve the roadway between the project access and 11<sup>th</sup> Ave NE, to current County standards for a Type TS-7, Local/Collector Typical Section as found within the Hillsborough County Transportation Technical Manual (TTM). On June 6, 2024 the County Engineer found the variance approvable. As such, no improvements to that portion of 3<sup>rd</sup> St NE would be required.

If this rezoning is approved, the County Engineer will approve the above referenced Administrative Variance Request.

**LEVEL OF SERVICE (LOS)**

3<sup>rd</sup> St. NE is not a regulated roadway in the County Roadway Level of Service Report.

**From:** Williams, Michael [WilliamsM@hcfl.gov]  
**Sent:** Thursday, June 6, 2024 5:49 PM  
**To:** Micahel Yates (myates@palmtraffic.com) [myates@palmtraffic.com]; Vicki Castro [vcastro@palmtraffic.com]  
**CC:** Albert, Isabelle [ialbert@Half.com]; Follin, Jared [FollinJ@hcfl.gov]; Perez, Richard [PerezRL@hcfl.gov]; Tirado, Sheida [TiradoS@hcfl.gov]; PW-CEIntake [PW-CEIntake@hcfl.gov]; De Leon, Eleonor [DeLeonE@hcfl.gov]  
**Subject:** FW: RZ PD 24-0239 - Administrative Variance Review  
**Attachments:** 24-0239 AVReq 02-20-24.pdf

**Importance:** High

Vicki/Michael,

I have found the attached Section 6.04.02.B. Administrative Variance (AV) for PD 24-0239 APPROVABLE.

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

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

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

Lastly, please note that it is critical to ensure you copy all related correspondence to [PW-CEIntake@hcfl.gov](mailto:PW-CEIntake@hcfl.gov)

Mike

**Michael J. Williams, P.E.**  
**Director, Development Review**  
**County Engineer**  
Development Services Department

---

P: (813) 307-1851  
M: (813) 614-2190  
E: [Williamsm@HCFL.gov](mailto:Williamsm@HCFL.gov)  
W: HCFLGov.net

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**Hillsborough County**

601 E. Kennedy Blvd., Tampa, FL 33602

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[Facebook](#) | [Twitter](#) | [YouTube](#) | [LinkedIn](#) | [HCFL Stay Safe](#)

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

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**From:** Tirado, Sheida <TiradoS@hcfl.gov>

**Sent:** Thursday, June 6, 2024 2:16 PM

**To:** Williams, Michael <WilliamsM@hcfl.gov>

**Cc:** Perez, Richard <PerezRL@hcfl.gov>; De Leon, Eleonor <DeLeonE@hcfl.gov>

**Subject:** RZ PD 24-0239 - Administrative Variance Review

**Importance:** High

Hello Mike,

The attached AV is approvable to me, please include the following people in your email response:

[myates@palmtraff.com](mailto:myates@palmtraff.com)

[vcastro@palmtraff.com](mailto:vcastro@palmtraff.com)

[ialbert@half.com](mailto:ialbert@half.com)

[follinj@hcfl.gov](mailto:follinj@hcfl.gov)

[perezrl@hcfl.gov](mailto:perezrl@hcfl.gov)

Best Regards,

**Sheida L. Tirado, PE**

**Transportation Review Manager**

Development Services Department

---

**P:** (813) 276-8364

**E:** [tirados@hcfl.gov](mailto:tirados@hcfl.gov)

**W:** [HCFLGov.net](http://HCFLGov.net)

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**Hillsborough County**

601 E. Kennedy Blvd., Tampa, FL 33602

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**Hillsborough  
County Florida**  
Development Services

# Supplemental Information for Transportation Related Administrative Reviews

**Instructions:**

- This form must be provided separately for each request submitted (including different requests of the same type).
- This form must accompany all requests for applications types shown below. Staff will not log in or assign cases that are not accompanied by this form, or where the form is partially incomplete.
- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.
- Please contact Ingrid Padron at [padroni@hcpaf.fl.gov](mailto:padroni@hcpaf.fl.gov) or via telephone at (813) 307-1709 if you have questions about how to complete this form.

<b>Request Type</b> (check one)	<input checked="" type="checkbox"/> Section 6.04.02.B. Administrative Variance <input type="checkbox"/> Technical Manual Design Exception Request <input type="checkbox"/> Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) <input type="checkbox"/> Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
<b>Submittal Type</b> (check one)	<input checked="" type="checkbox"/> New Request <input type="checkbox"/> Revised Request <input type="checkbox"/> Additional Information
<b>Submittal Number and Description/Running History</b> (check one and complete text box using instructions provided below)	<input checked="" type="checkbox"/> 1. AV-Substandard Rd 3rd St NE <input type="checkbox"/> 4. <input type="checkbox"/> 2. <input type="checkbox"/> 5. <input type="checkbox"/> 3. <input type="checkbox"/> 6.
<p><b>Important:</b> To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.</p>	
<b>Project Name/ Phase</b>	Buc-A-Day Storage
<p><b>Important:</b> The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.</p>	
<b>Folio Number(s)</b>	055630-0100
<input type="checkbox"/> Check This Box If There Are More Than Five Folio Numbers	
<p><b>Important:</b> List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").</p>	
<b>Name of Person Submitting Request</b>	Vicki Castro, P.E.
<p><b>Important:</b> For Design Exception (DE) Requests, the person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The DE request letter must be signed and sealed.</p>	
<b>Current Property Zoning Designation</b>	
<p><b>Important:</b> For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at <a href="https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html">https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html</a>. For additional assistance, please contact the <a href="#">Zoning Counselors</a> at the Center for Development Services at (813) 272-5600 Option 3.</p>	
<b>Pending Zoning Application Number</b>	24-0239
<p><b>Important:</b> If a rezoning application is pending, enter the application number preceded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.</p>	
<b>Related Project Identification Number (Site/Subdivision Application Number)</b>	N/A
<p><b>Important:</b> This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".</p>	



February 19, 2024

Mr. Michael Williams, P.E.  
Hillsborough County Development Services Department  
Development Review Director  
County Engineer  
601 E. Kennedy Boulevard, 20<sup>th</sup> Floor  
Tampa, FL 33602

RE: Buc-A-Day Storage – 1415 3<sup>rd</sup> Street NE (24-0239)  
Folio: 055630-0100  
Administrative Variance Request – 3<sup>rd</sup> Street NE  
Palm Traffic Project No. T23103

Dear Mr. Williams:

The purpose of this letter is to provide justification for the administrative variance to meet the requirements of the Hillsborough County Land Development Code (LDC) Section 6.04.03.L (existing facility) in association with the proposed development located east of US 41 and north of 11<sup>th</sup> Avenue NE, as shown in Figure 1. This request is made based on our virtual meeting on February 8, 2024, with Hillsborough County staff.

The zoning request is to modify the development plan to allow open RV/Boat Storage and/or up to 215,404 square feet of mini warehouse on the existing property. The property is currently being used for open RV/Boat Storage.

The project proposes to have the following access:

- One (1) existing full access to 3<sup>rd</sup> Street NE.

This request is for an administrative variance to the TS-7 typical section of the Hillsborough County Transportation Technical Manual in accordance with LDC Section 6.04.02.B for the section of 3<sup>rd</sup> Street NE from 11<sup>th</sup> Avenue NE to the remaining existing project driveway, for the following reasons: (a) there is an unreasonable burden on the applicant; (b) the variance would not be detrimental to the public health, safety and welfare; and; if applicable, (c) without the variance, reasonable access cannot be provided. These items are further discussed below.

**a) There is unreasonable burden on the applicant**

The existing ROW along 3<sup>rd</sup> Street NE is approximately 65 feet. The typical TS-7 section for local and collector rural roadway requires a minimum of 96 feet of ROW with 12-foot travel lanes, a 5-foot paved shoulder, open drainage and a 5-foot sidewalk. The adjacent segment of 3<sup>rd</sup> Street NE has approximately 11-foot travel lanes and open drainage on both the east and west sides and no sidewalks along the adjacent segment of 3<sup>rd</sup> Street NE. Due to the constrained right of way on the west side of 3<sup>rd</sup> Street NE, the additional travel lane width, modified ditch section and sidewalk cannot be provided. However, a 5-foot sidewalk will be provided along the project frontage along with the necessary right of way to accommodate the sidewalk. Therefore, the requirement to improve 3<sup>rd</sup> Street NE is unreasonable.



**b) The variance would not be detrimental to the public health, safety and welfare.**

3<sup>rd</sup> Street NE currently has 11-foot travel lanes and no sidewalks on the adjacent segment of the roadway. While not paved, the existing shoulders are relatively flat immediately adjacent to the travel lanes. According to the Florida Green Book, on a suburban roadway where the speed limit is between 25 and 35 mph, 10-foot lanes may be used. The posted speed limit on 3<sup>rd</sup> Street NE is 30 mph. The existing 11-foot travel lanes help keep the speed down and help provide a safe section that serves the neighborhood. Given the information outlined in this section, the existing roadway section would not be detrimental to the public health, safety and welfare of the motoring public.

**c) Without the variance, reasonable access cannot be provided.**

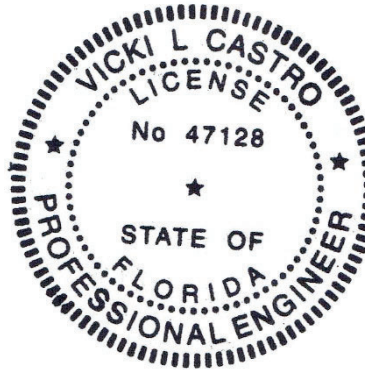
The proposed project will maintain only the one (1) existing full access to 3<sup>rd</sup> Street NE. Again, without the variance, reasonable access cannot be provided.

Please do not hesitate to contact us if you have any questions or require any additional information.

Sincerely,

**Vicki L  
Castro**

Digitally signed  
by Vicki L Castro  
Date: 2024.02.19  
10:52:45 -05'00'



This item has been digitally signed and sealed by Vicki L Castro on the date adjacent to the seal.  
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Vicki L Castro, P.E.  
Principal

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

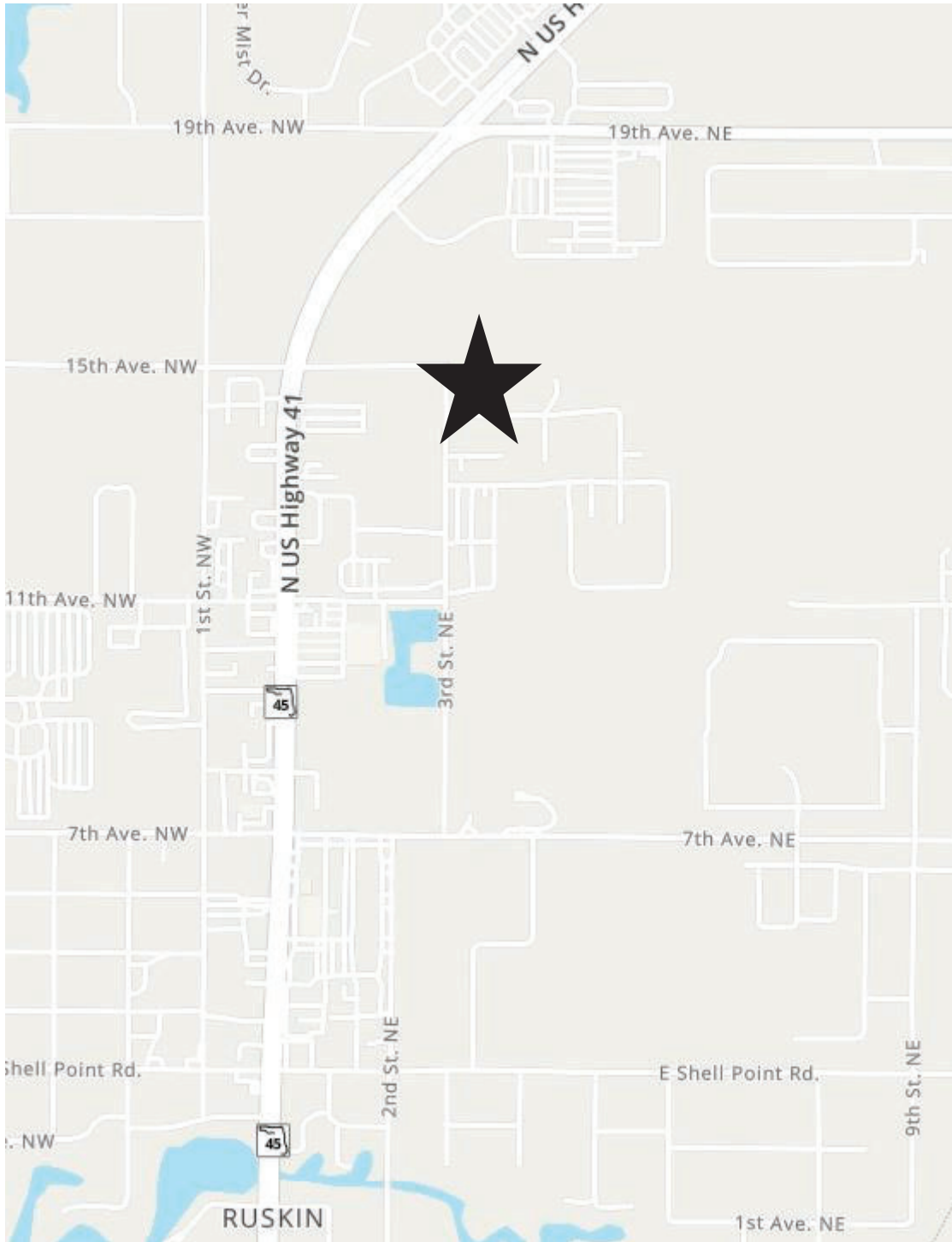
\_\_\_\_\_ Disapproved \_\_\_\_\_ Approved with Conditions \_\_\_\_\_ Approved

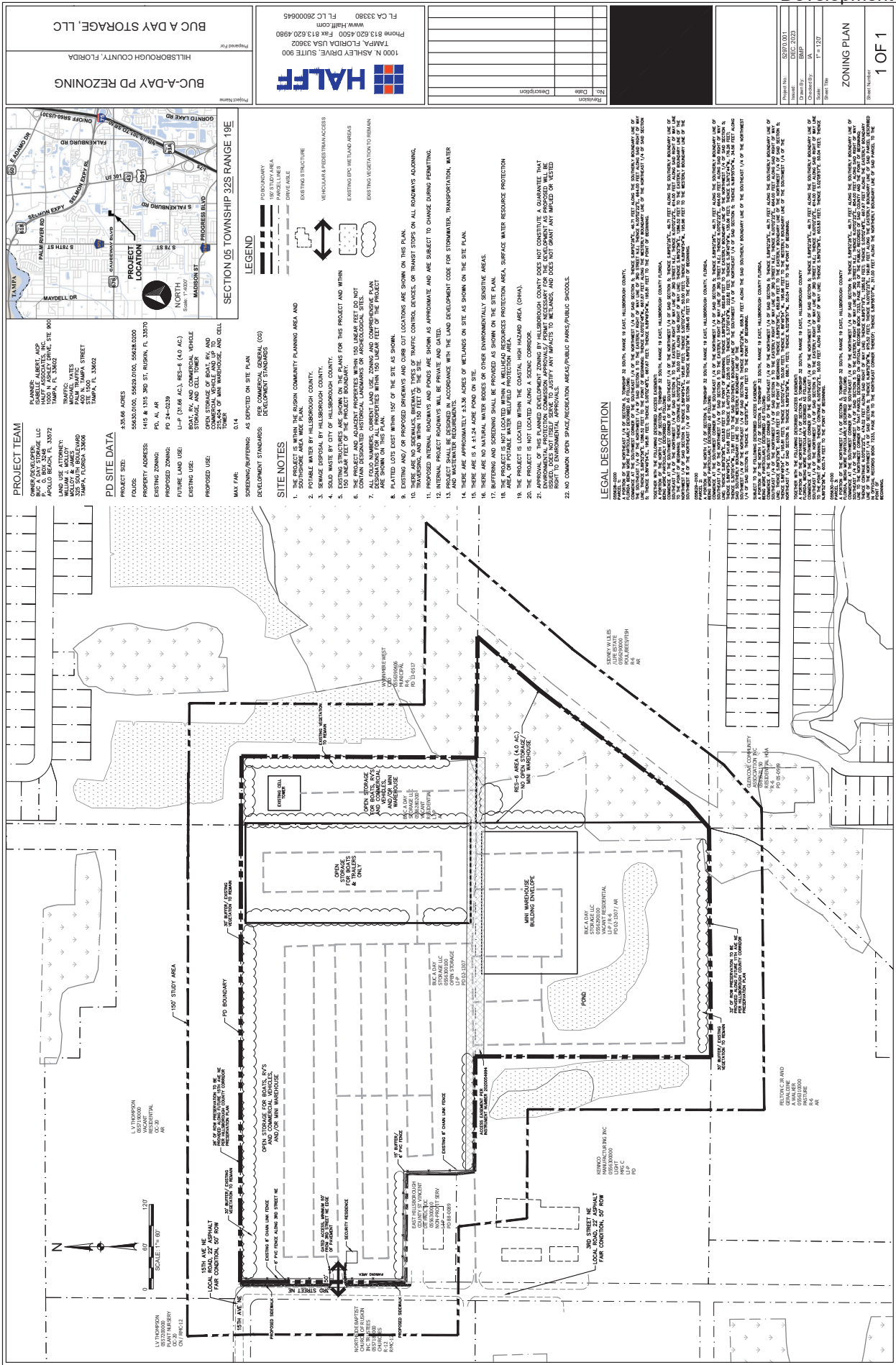
If there are any further questions or you need clarification, please contact Sheida Tirado, P.E.

Sincerely,

Michael J. Williams  
Hillsborough County Engineer

**Figure 1. Location Map**





**PROJECT TEAM**

**OWNER/DEVELOPER:**  
BUC-A-DAY STORAGE, LLC  
1415 & 1315 3RD ST, RUSKIN, FL 33570

**PLANNERS:**  
HART ASSOCIATES, INC.  
1415 & 1315 3RD ST, RUSKIN, FL 33570

**TRACER:**  
TRACER ASSOCIATES  
PALM TRAVELERS  
325 SOUTH HOLLAND  
TAMPA, FLORIDA 33606

**PD SITE DATA**

**PROJECT SIZE:** 43,566 ACRES

**FOCUS:** 59452.0100, 59452.0100, 59452.0200

**PROPERTY ADDRESS:** 1415 & 1315 3RD ST, RUSKIN, FL 33570

**EXISTING ZONING:** PD, AL, AR

**PROPOSED ZONING:** PD 24-0239

**FUTURE LAND USE:** U-P (31.66 AC), RE-6 (4.0 AC)

**EXISTING USE:** BULK RV AND COMMERCIAL VEHICLE STORAGE OF BULK RV AND COMMERCIAL VEHICLE AND UP TO 10 TOWER OF MINI WAREHOUSE AND CELL

**PROPOSED USE:**

**LEGAL DESCRIPTION**

SECTION 05 TOWNSHIP 32S RANGE 19E

1/4 SECTION 05, TOWNSHIP 32S, RANGE 19E, COUNTY OF HILLSBOROUGH, FLORIDA

**LEGAL DESCRIPTION**

SECTION 05 TOWNSHIP 32S RANGE 19E

1/4 SECTION 05, TOWNSHIP 32S, RANGE 19E, COUNTY OF HILLSBOROUGH, FLORIDA

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SECTION 05 TOWNSHIP 32S RANGE 19E

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SECTION 05 TOWNSHIP 32S RANGE 19E

1/4 SECTION 05, TOWNSHIP 32S, RANGE 19E, COUNTY OF HILLSBOROUGH, FLORIDA

**PROJECT NOTES**

1. THE PROJECT IS WITHIN THE REGIONAL COMMUNITY PLANNING AREA AND DEVELOPMENT STANDARDS PER COMMERCIAL GENERAL (CG) DEVELOPMENT STANDARDS.
2. PORTABLE WATER PAVEMENT SHALL BE USED FOR THE PROJECT AND WITHIN THE PROJECT AND ADJACENT PROPERTIES WITHIN 100 LINEAR FEET OF THE PROJECT BOUNDARY.
3. SOLID WASTE BY CITY OF HILLSBOROUGH COUNTY.
4. EXISTING UTILITIES ARE SHOWN ON THE PLANS FOR THIS PROJECT AND WITHIN THE PROJECT AND ADJACENT PROPERTIES WITHIN 100 LINEAR FEET OF THE PROJECT BOUNDARY.
5. EXISTING UTILITIES ARE SHOWN ON THE PLANS FOR THIS PROJECT AND WITHIN THE PROJECT AND ADJACENT PROPERTIES WITHIN 100 LINEAR FEET OF THE PROJECT BOUNDARY.
6. THE PROJECT AND ADJACENT PROPERTIES WITHIN 100 LINEAR FEET OF THE PROJECT BOUNDARY SHALL BE DESIGNED TO ACCOMMODATE ALL UTILITIES WITHIN 100 LINEAR FEET OF THE PROJECT BOUNDARY.
7. EXISTING UTILITIES ARE SHOWN ON THE PLANS FOR THIS PROJECT AND WITHIN THE PROJECT AND ADJACENT PROPERTIES WITHIN 100 LINEAR FEET OF THE PROJECT BOUNDARY.
8. EXISTING UTILITIES ARE SHOWN ON THE PLANS FOR THIS PROJECT AND WITHIN THE PROJECT AND ADJACENT PROPERTIES WITHIN 100 LINEAR FEET OF THE PROJECT BOUNDARY.
9. THERE ARE NO SCHEDULES, BROWNS, TYPES OF TRAFFIC CONTROL DEVICES, OR TRAFFIC SIGNALS ON ALL ROADWAYS ADJACENT TO THE PROJECT AND WITHIN 100 FEET OF THE SITE.
10. THERE ARE NO SCHEDULES, BROWNS, TYPES OF TRAFFIC CONTROL DEVICES, OR TRAFFIC SIGNALS ON ALL ROADWAYS ADJACENT TO THE PROJECT AND WITHIN 100 FEET OF THE SITE.
11. PROPOSED INTERNAL ROADWAYS AND PONDS ARE SHOWN AS APPROXIMATE AND ARE SUBJECT TO CHANGE DURING PERMITTING, TRAVELING, AND WITHIN 100 FEET OF THE SITE.
12. PROPOSED INTERNAL ROADWAYS AND PONDS ARE SHOWN AS APPROXIMATE AND ARE SUBJECT TO CHANGE DURING PERMITTING, TRAVELING, AND WITHIN 100 FEET OF THE SITE.
13. PROJECT SHALL BE DESIGNED IN ACCORDANCE WITH THE LAND DEVELOPMENT CODE FOR STORMWATER, TRANSPORTATION, WATER AND WASTEWATER REQUIREMENTS.
14. THERE ARE APPROXIMATELY 4,336 ACRES OF WETLANDS ON SITE AS SHOWN ON THE PLANS.
15. THERE ARE APPROXIMATELY 4,336 ACRES OF WETLANDS ON SITE AS SHOWN ON THE PLANS.
16. BUFFERING AND SCREENING SHALL BE PROVIDED AS SHOWN ON THE SITE PLAN.
17. BUFFERING AND SCREENING SHALL BE PROVIDED AS SHOWN ON THE SITE PLAN.
18. THE PROJECT IS NOT LOCATED WITHIN A WETLAND RESOURCES PROTECTION AREA, SURFACE WATER RESOURCE PROTECTION AREA, OR POTABLE WATER RELATED PROTECTION AREA.
19. THE PROJECT IS NOT LOCATED WITHIN A WETLAND RESOURCES PROTECTION AREA, SURFACE WATER RESOURCE PROTECTION AREA, OR POTABLE WATER RELATED PROTECTION AREA.
20. THE PROJECT IS NOT LOCATED WITHIN A SCenic CORRIDOR.
21. APPROVAL OF THIS PLANNED DEVELOPMENT ZONING BY HILLSBOROUGH COUNTY DOES NOT CONSTITUTE A GUARANTEE THAT ENVIRONMENTAL REGULATIONS WILL BE ENFORCED BY THE COUNTY AND DOES NOT GUARANTEE THAT THE PROJECT WILL BE SUBJECT TO ENVIRONMENTAL APPROVALS.
22. NO COMMON OPEN SPACE/RECREATION MEASURES/PUBLIC SCHOOLS.

**LEGEND**



**PROJECT LOCATION**



**PLANNED DEVELOPMENT ZONING**

PD 24-0239

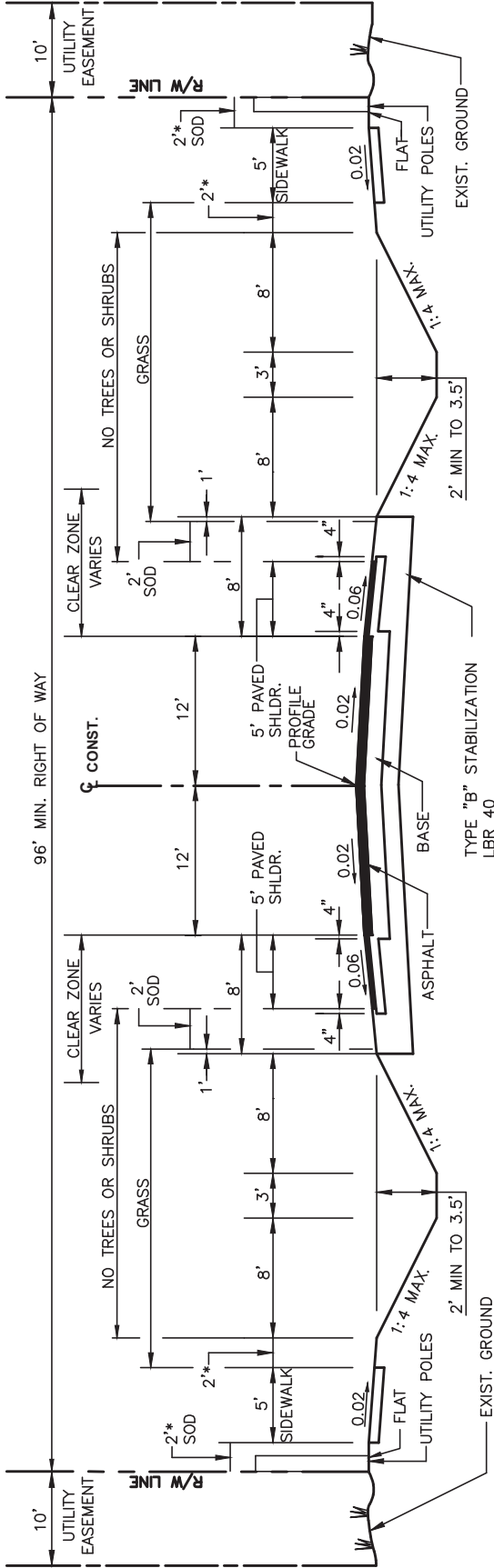
**LEGAL DESCRIPTION**

SECTION 05 TOWNSHIP 32S RANGE 19E

1/4 SECTION 05, TOWNSHIP 32S, RANGE 19E, COUNTY OF HILLSBOROUGH, FLORIDA

**ZONING PLAN**

1 OF 1



**TYPICAL SECTION**

N.T.S.

FOR LESS THAN 10,000 AADT

MAX. ALLOWABLE DESIGN SPEED – 50 MPH

1. ALL DIMENSIONS SHOWN ARE MINIMUM.
2. SEE APPROPRIATE SECTIONS OF TECHNICAL MANUAL FOR DESIGN PARAMETERS.
- \* 3. PROVIDE 2' MINIMUM CLEARANCE FROM FENCES, WALLS, HEDGES, ABOVEGROUND UTILITIES OR IMPROVEMENTS, DROP OFFS, OR FROM THE TOPS OF BANKS WITH SLOPES STEEPER THAN 1 TO 4, THAT INTERFERE WITH THE SAFE, FUNCTIONAL USE OF THE SIDEWALK. INTERMITTENT ABOVEGROUND UTILITIES, OR MATURE TREES, 2' OR LESS IN DIAMETER MAY BE PLACED IN THIS 2' STRIP AS FAR FROM THE SIDEWALK AS POSSIBLE, IF NOT IN THE CLEAR ZONE.
4. SOD SHALL BE PLACED IN TWO ROWS STAGGERED. (BOTH TEMPORARY AND PERMANENT)
5. PAVED SHOULDER TO BE STRIPED AS A DESIGNATED BIKE LANE, AS APPROPRIATE.

**LOCAL & COLLECTOR RURAL ROADS  
(2 LANE UNDIVIDED)  
TYPICAL SECTION**

**Hillsborough  
County Florida**



**TRANSPORTATION  
TECHNICAL  
MANUAL**

REVISION DATE:  
10/17

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
3 <sup>rd</sup> St NE	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	1,848	113	191
Proposed	1,329	82	137
Difference (+/-)	-517	-31	-54

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

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

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
3rd St. NE/Substandard Roadway	Administrative Variance Requested	Approvable
	Choose an item.	Choose an item.
Notes:		

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

**COMMISSION**

Gwendolyn “Gwen” W. Myers CHAIR  
 Harry Cohen VICE-CHAIR  
 Donna Cameron Cepeda  
 Ken Hagan  
 Pat Kemp  
 Michael Owen  
 Joshua Wostal



**DIRECTORS**

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

**AGENCY COMMENT SHEET**

REZONING	
<p><b>HEARING DATE:</b> March 25, 2024</p> <p><b>PETITION NO.:</b> 24-0239</p> <p><b>EPC REVIEWER:</b> Kelly M. Holland</p> <p><b>CONTACT INFORMATION:</b> (813) 627-2600 X 1222</p> <p><b>EMAIL:</b> <a href="mailto:hollandk@epchc.org">hollandk@epchc.org</a></p>	<p><b>COMMENT DATE:</b> January 23, 2024</p> <p><b>PROPERTY ADDRESS:</b> 1415 3<sup>rd</sup> Street, Ruskin</p> <p><b>FOLIO #s:</b> 055630.0100, 055629.0100 and 055628.0200</p> <p><b>STR:</b> 05-32S-19E</p>
<p><b>REQUESTED ZONING:</b> Combine the existing PD, AI and AR zonings into a single PD</p>	
FINDINGS	
<b>WETLANDS PRESENT</b>	YES
<b>SITE INSPECTION DATE</b>	January 19, 2024
<b>WETLAND LINE VALIDITY</b>	NA
<b>WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)</b>	Generally, in the eastern and central portions of the project area
<p><b>The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan’s current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:</b></p> <ul style="list-style-type: none"> <li>• Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.</li> <li>• The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.</li> <li>• Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/</li> </ul>	

*Environmental Excellence in a Changing World*

OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).

- Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.

**INFORMATIONAL COMMENTS:**

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

- The subject property contains wetland/OSW areas, which have not been delineated. Knowledge of the actual extent of the wetland and OSW are necessary in order to verify the avoidance of wetland impacts pursuant to Chapter 1-11. Prior to the issuance of any building or land alteration permits or other development, the wetlands/OSWs must be field delineated in their entirety by EPC staff or Southwest Florida Water Management District staff (SWFWMD) and the wetland line surveyed. Once delineated, surveys must be submitted for review and formal approval by EPC staff.
- Chapter 1-11 prohibits wetland impacts unless they are necessary for reasonable use of the property. Staff of the EPC recommends that this requirement be taken into account during the earliest stages of site design so that wetland impacts are avoided or minimized to the greatest extent possible. The size, location, and configuration of the wetlands may result in requirements to reduce or reconfigure the improvements depicted on the plan.
- The Hillsborough County Land Development Code (LDC) defines wetlands and other surface waters as Environmentally Sensitive Areas. Pursuant to the LDC, wetlands and other surface waters are further defined as Conservation Areas or Preservation Areas and these areas must be designated as such on all development plans and plats. A minimum setback must be maintained around the Conservation/Preservation Area and the setback line must also be shown on all future plan submittals.
- Any activity interfering with the integrity of wetland(s) or other surface water(s), such as clearing, excavating, draining or filling, without written authorization from the Executive Director of the EPC or authorized agent, pursuant to Section 1-11.07, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of Chapter 1-11.

Kmh / app

ec: R. H. Knowles, Owner - [rhknowles@aol.com](mailto:rhknowles@aol.com)  
Isabelle Albert, Agent - [ialbert@half.com](mailto:ialbert@half.com)

AGENCY COMMENT SHEET

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

FROM: **Reviewer:** Carla Shelton Knight **Date:** May 9, 2024

**Agency:** Natural Resources **Petition #:** 24-0239

- 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. This site contains trees that may qualify as Grand Oaks as defined by the Land Development Code (LDC). All trees confirmed as a Grand Oak must be accurately located and labeled as such on the submitted preliminary plan/plat through the Site Development/Subdivision Review process. Design efforts are to be displayed on the submitted preliminary plan to avoid adverse impacts to these trees. **This statement should be identified as a condition of the rezoning.**
2. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the condition of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas.
3. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
4. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.



24-0239

May 9, 2024

Page Two:

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.



**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.**

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**TO:** Zoning Review, Development Services

**DATE:** 05/01/2024

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

**APPLICANT:** Buc-A-Day Storage LLC

**PETITION NO:** 24-0239

**LOCATION:** 1415 3rd St

**FOLIO NO:** 55630.0100 55629.0100 55628.0200

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**Estimated Fees:**

Warehouse  
(Per 1,000 s.f.)  
Mobility: \$1,337  
Fire: \$34

Mini Storage  
(Per 1,000 s.f.)  
Mobility: \$725  
Fire: \$32

Light Industrial  
(Per 1,000 s.f.)  
Mobility: \$4,230  
Fire: \$57

**Project Summary/Description:**

Urban Mobility, South Fire - Outdoor storage/warehouse/mini-storage/warehouse potential

Projects not subject to building permits will be assessed in Site Review.



## Agency Review Comment Sheet

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

**TO:** Zoning Review, Development Services    **REQUEST DATE:** 1/10/2024  
**REVIEWER:** Kim Cruz, Environmental Supervisor    **REVIEW DATE:** 1/24/2024  
**PROPERTY OWNER:** Buc-A-Day Storage LLC    **PID:** 24-0239  
**APPLICANT:** Buc-A-Day Storage LLC  
**LOCATION:** 1415 3rd Street Ruskin, FL 33570  
**FOLIO NO.:** 55630.0100, 55629.0100, 55628.0200

### AGENCY REVIEW COMMENTS:

Based on the most current data, the project is not located within a Wellhead Resource Protection Area (WRPA), Surface Water Resource Protection Area (SWRPA), and/or Potable Water Wellfield Protection Area (PWWPA), as defined in Part 3.05.00 of the Hillsborough County Land Development Code (LDC).

Hillsborough County Environmental Services Division (EVSD) has no objection.

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

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PETITION NO.: RZ-PD 24-0239 REVIEWED BY: Clay Walker, E.I. DATE: 1/17/2024

FOLIO NO.: 55630.0100, 55629.0100, 55628.0200

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**WATER**

- The property lies within the \_\_\_\_\_ Water Service Area. The applicant should contact the provider to determine the availability of water service.
- A 6 inch water main exists  (adjacent to the site),  (approximately 800 feet from the site) and is located west of the subject property within the east Right-of-Way of North U.S. Highway 41. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include \_\_\_\_\_ and will need to be completed by the \_\_\_\_\_ prior to issuance of any building permits that will create additional demand on the system.

**WASTEWATER**

- The property lies within the \_\_\_\_\_ Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
- A 6 inch wastewater forcemain exists  (adjacent to the site),  (approximately feet from the site) and is located west of the subject property within the west Right-of-Way of 3<sup>rd</sup> Street Northeast. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include \_\_\_\_\_ and will need to be completed by the \_\_\_\_\_ prior to issuance of any building permits that will create additional demand on the system.

COMMENTS: The subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's potable water and wastewater systems. The subject area is located within the Hillsborough County Wastewater Service Area and will be served by the South County Wastewater Treatment Plant. If all of the development commitments for the referenced facility are added together, they would exceed the existing reserve capacity of the facility. However, there is a plan in place to address the capacity prior to all of the existing commitments connecting and sending flow to the referenced facility. As such, an individual permit will be required based on the following language noted on the permits: The referenced facility currently does not have, but will have prior to placing the proposed project into operation, adequate reserve capacity to accept the flow from this project.

**AGENCY REVIEW COMMENT SHEET**

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**TO: ZONING TECHNICIAN, Planning Growth Management**

**DATE: 11 Jan. 2024**

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

**APPLICANT: Isabelle Albert**

**PETITION NO: RZ-PD 24-0239**

**LOCATION: Ruskin, FL. 33570**

**FOLIO NO: 55630.0100, 55629.0100, 55628.0200**

**SEC: 05 TWN: 32 RNG: 19**

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- 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**

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HILLSBOROUGH COUNTY, FLORIDA  
Board of County Commissioners

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

BEFORE: Susan Finch  
Land Use Hearing Master

DATE: Monday, June 17, 2024

TIME: Commencing at 6:00 p.m.  
Concluding at 7:39 p.m.

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

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

1 MS. HEINRICH: Our next application is Item D.4,  
2 PD 24-0239. The applicant is requesting a rezoning from PD, AI  
3 and AR to planned development. Jared Follin with Development  
4 Services will provide staff findings after the applicant's  
5 presentation.

6 HEARING MASTER: Good evening.

7 MR. MOLLOY: Good evening. William Molloy, 325 South  
8 Boulevard, Tampa, Florida proudly Buc-A-Day Storage here this  
9 evening.

10 I just have a quick few comments, really just to get  
11 my name on the record. This major modification, you're not to  
12 take anything at all away from how hard we've worked on it or  
13 staff has, is really just a redraw of what was there and  
14 cleaning up some conditions that maybe didn't work -- don't work  
15 today that did work previously.

16 Again, I believe that it is just a minor redraw,  
17 legitimatizing what's already there. And Ms. Albert here is  
18 going to walk through the plan very succinctly. Thank you.

19 HEARING MASTER: Thank you so much. Please sign in.

20 MS. ALBERT: Thank you. Good evening. Isabelle  
21 Albert with Half, 4000 North Ashley Drive, Suite 900. Just to  
22 clarify, this is not a major mod, but it's a planned  
23 development.

24 So again, the site is located in Ruskin. It's  
25 approximately 35.66 acres. It is currently the majority already



1 a planned development for the use that we're proposing. And  
2 there's a little portion that's agriculture rural and  
3 agricultural industrial. It has a future land use of light  
4 industrial plan and a small portion of residential six and that  
5 would be the portion -- the triangle portion.

6 So what you see here, the area in pink and orange are  
7 currently approved for open storage for boats and RV's, as well  
8 as a mini warehouse. The areas that we're adding to the site or  
9 Pods C and E, Pod C currently has an approved cell tower on  
10 there, which will remain. The boat and RV storage will be  
11 expanding to that area only. Pod E is being left as-is.

12 So for compatibility concerns, the area to the north  
13 is vacant. The area to the east is a large open space area  
14 between the proposed and the single family to the northeast. To  
15 the -- there's agricultural land, as well as the applicant owns  
16 the (indiscernible) manufacturing, so it's the same owner. And  
17 then in between, there's a retail thrift store. Then across the  
18 street is a playground for the church.

19 So overall Staff reviewed this, found it consistent  
20 with the Future Land Use Element. Development Services did find  
21 the request approval. And the county engineer also reviewed  
22 there's an administrative variance request for Third Street and  
23 that was found approvable as well. And there was no objections  
24 on the record. And I'm here if you have any questions.

25 HEARING MASTER: Just to confirm the request for the

1 PD variation?

2 MS. ALBERT: Yes.

3 HEARING MASTER: And I read that it's going -- you're  
4 going to leave the existing vegetation on the north and the  
5 south. So you want to waive -- eliminate the type C screening.

6 MS. ALBERT: The types -- correct. We are waiving  
7 the, oh sorry. We're waiving as you could see, to the north,  
8 it's heavily vegetated and -- and to go in and put a wall would  
9 take out all this vegetation.

10 HEARING MASTER: And -- but the width will be  
11 maintained. It's just the -- the waiver is only for the  
12 screening.

13 MS. ALBERT: Correct. The width is over 20 feet wide.

14 HEARING MASTER: Okay. Perfect. That was my only  
15 question.

16 MS. ALBERT: Thank you.

17 HEARING MASTER: Thank you so much. Please sign in.

18 MS. ALBERT: Thank you.

19 HEARING MASTER: Development Services. Good evening.

20 MR. FOLLIN: Good evening. Jared Follin with  
21 Development Services.

22 So this is a request to rezone approximately 35 acre  
23 property from planned development agricultural industrial and  
24 agricultural rural to a new planned development. As the  
25 applicant has stated, the proposed plan will resemble -- roughly

1 resemble the current PD plan that's existing, but with some  
2 updated entitlements, some modifications to the screening  
3 standards and also increasing the area of the PD to expand upon  
4 the existing open storage use.

5           So for context, the site located at 1415 Third Street  
6 NE and is within the Ruskin Community Planned Area. Third  
7 Street NE is a local road containing various uses, such as light  
8 industrial uses, community uses, such as a school and some  
9 residential further south of the property. Adjacent to the  
10 subject property, you will find light industrial uses and a  
11 thrift store to the west. Fish -- a fish hatchery farm to the  
12 east and school recreational field directly across Third Street.

13           To the north and south, the properties are undeveloped  
14 and zoned agricultural. The closest residential uses are to the  
15 northwest. It's a large neighborhood, residence neighborhood,  
16 but there's a large lake in the wetland area that buffers  
17 between the two. So there's not much connection between them.  
18 So I'm just going to show the site plan on the projector.

19           So as you can see, they've laid out the plan in pods.  
20 So the pods designate what uses are allowed. In the bottom  
21 right corner, there's Pod E which will be maintained is open  
22 space. It is -- it is a wetland area. And the FLUE category is  
23 RES-6. So they've agreed to not develop any in that area. So  
24 the total entitlements there will be open storage, about 31.66  
25 acres at maximum. I say maximum because Pod D allows for mini

1 warehouses, but also open storage. So there's a -- an option  
2 for them there. And then the mini warehouses, they can go up to  
3 a total of 215 or 2 -- 215,404 square feet. And there's a cell  
4 tower and a security residence that's also included in -- in the  
5 allowed uses.

6           So for buffers it was mentioned, the -- the variation  
7 they are requesting the Type C to be removed from the north and  
8 south. Along those boundaries, it's -- there's a designated  
9 corridor preservation route along both of those borders. They  
10 are providing right -- the preservation of right-of-way, plus  
11 the buffer. And with that in mind, we -- we really didn't have  
12 an issue with the variation.

13           And then also to add, the development will follow CI  
14 standards, so height, setbacks, all that stuff. It's -- it'll  
15 be the same as what is required in commercial intensive. So,  
16 yeah, with that, we -- we are supporting the application. We do  
17 find that the proposed uses are appropriate for the area.  
18 There's no residential nearby that'll be affected. And we find  
19 the plan to be appropriate. I'm happy to answer any questions.

20           HEARING MASTER: No questions. Thank you so much. I  
21 appreciate it.

22           Planning Commission.

23           MS. MYERS: Alexis Myers, Planning Commission. The  
24 subject property is located in the light industrial planned and  
25 residential-6 Future Land Use Categories. The subject is in the

1 urban service area and located in the limits of the Ruskin  
2 Community Plan and the South Shore Areawide Systems Plan. The  
3 site is located adjacent to the variety of uses including  
4 commercial, industrial, public institutional, residential,  
5 agricultural and vacant. The proposed use is compatible and  
6 complementary to the surrounding development pattern and it's  
7 consistent with FLUE Objective -- I'm sorry, FLUE Policy 1.4.

8           The site does not meet the commercial locational  
9 criteria for Policy 22.2. The nearest qualifying intersection  
10 is north US Highway 41 and 19th Avenue NE. The subject site is  
11 over 3,500 feet southeast of the intersection and is -- a waiver  
12 is required. The applicant submitted the waiver requesting  
13 that -- I'm sorry, that the request is not for new development,  
14 but an extension of permanent uses, the existing uses is  
15 approved in 2002 and 2006 and does not create compatibility  
16 concerns.

17           The proposed rezoning meets the intent of Objective 16  
18 and it's associated policies relating to neighborhood  
19 protection. While 33rd Street is a local road, the subject site  
20 is in the existing LIP Future Land Use Category, which allows  
21 light industrial uses. In addition, there about agricultural --  
22 agricultural land and public institutional uses to the east,  
23 northeast and agricultural land on the south that will act as a  
24 buffer to establish neighborhoods. Residential uses about the  
25 property, but are located external to the proposed site, which

1 meets the intent of Policy 16.5. Planning Commission Staff  
2 recommends approval of the commercial locational criteria waiver  
3 and for the recommend -- recommendation on the Board of County  
4 Commissioners.

5           The applicant is also proposing open storage for the  
6 entire 31.66 acres of the LIP portion of the site. The  
7 residential six FLUE Category only allows neighborhoods to serve  
8 in commercial uses, which does not include commercial intensive  
9 zoning district uses. Open storage is a commercial intensive  
10 intensive use. Per condition of approval, commercial intensive  
11 uses will not be permitted in Pod E. The RES-6 portion of the  
12 site, only open store -- I'm sorry, only open space will be  
13 comitted on RES-6.

14           This conditional approval is key to planning  
15 commission staff's consistency of finding. The proposal is also  
16 consistent with the allowable uses under the LIP and RES-6  
17 Future Land Use categories and is therefore consistent with  
18 Objective 8 and Policies 8.1 and 8.2 of the FLUE, yeah of the  
19 FLUE. Per the technical experts, county transportation staff,  
20 the applicant will be required to meet the LDC requirements to  
21 pave drive aisles and parking at the time of site construction.  
22 The subject site also meets intent of the Ruskin Community Plans  
23 and the South Shore Areawide systems plans.

24           Based upon those considerations, Planning Commission  
25 Staff find the proposed planned development consistent with the

1 Unincorporated Hillsborough County Comprehensive plan, subject  
2 to the proposed conditions by the Development Services  
3 Department.

4 HEARING MASTER: Thank you so much. Is there anyone  
5 in the room or online that would like to speak in support?

6 Anyone in favor. I'm seeing no one.

7 Anyone in opposition?

8 All right. Ms. Heinrich, anything else?

9 MS. HEINRICH: No, ma'am.

10 HEARING MASTER: Mr. Molloy, you have the last word if  
11 you'd like it.

12 MR. MOLLOY: William Molloy again, 325 South  
13 Boulevard.

14 Just for the record, more often than not, when we're  
15 up here talking about open storage someone's in trouble or about  
16 to be in trouble. This is not the case tonight. This is  
17 entirely applicant initiated. I just wanted to make that clear.

18 HEARING MASTER: All right.

19 MR. MOLLOY: Thank you.

20 HEARING MASTER: Thank you so much. I appreciate it.

21 All right. Then with that, we'll close Rezoning  
22 24-0239 and go to the next case.

23

24

25





1           Item A.2, PD 23-0918. This application is being  
2 withdrawn by the zoning administrator in accordance with LDC  
3 Section 10.3.02.C.2.

4           Item A.3, Major Mod 24-0034. This application is out  
5 order to be heard and is being continued to the June 17, 2024  
6 ZHM hearing.

7           Item A.4, PD 24-0044. This application is out of  
8 order to be heard and is being continued to the June 17, 2024  
9 ZHM hearing.

10           Item A.5, PD 24-0124. This application is out of  
11 order to be heard and is being continued to the June 17, 2024  
12 ZHM hearing.

13           Item A.6, PD 24-0141. This application is being  
14 continued by the applicant to the June 17, 2024 ZHM hearing.

15           Item A.7, PD 24-0238. This application is out of  
16 order to be heard and is being continued to the July 22, 2024  
17 ZHM hearing.

18           Item A.8, PD 24-0239. This application is out of  
19 order to be heard and is being continued to the June 17, 2024  
20 ZHM hearing.

21           Item A.9, Major Mod 24-0240. This application is  
22 being withdrawn from the hearing process.

23           Item A.10, Special Use 24-0257. This application is  
24 being continued by the applicant to be June 17, 2024 ZHM  
25 hearing.



1           Item A.2, MM 23-0904. This application is being  
2 continued by the applicant to the May 14, 2024, ZHM Hearing.

3           Item A.3, PD 23-0997. This application is being  
4 continued by the applicant to the May 14, 2024, ZHM Hearing.

5           Item A.4, MM 24-0034. This application is being  
6 continued by the applicant to the May 14, 2024, ZHM Hearing.

7           Item A.5, PD 24-0044. This application is being  
8 continued by the applicant to the May 14th ZHM Hearing.

9           PD 24-0124. This application is out of order to be  
10 heard and is continued to the May 14, 2024, ZHM Hearing.

11           Item A.7. This application is out of order to be  
12 heard, which is PD 24-0141. This application is out order to be  
13 heard and is being continued to the May 14, 2024, ZHM Hearing.

14           Item A.8, RZ-STD 24-0232. This application is out of  
15 order to be heard and is being continued to the May 14, 2024,  
16 ZHM Hearing.

17           Item A.9, PD 24-0239. This application out of order  
18 to be heard and is being continued to the May 14, 2024, ZHM  
19 Hearing.

20           Item A.10, SU-GEN 24-0257. This application is being  
21 continued by the applicant to the May 14, 2024 ZHM Hearing.

22           Item A.11, PD 24-0293. This application is out of  
23 order to be hearing is being continued to the May 14, 2024, ZHM  
24 Hearing.

25           Item A.12, MM 24-0300. This application is being

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  
Land Use Hearing Master

DATE: Monday, March 25, 2024

TIME: Commencing at 6:00 p.m.  
Concluding at 10:24 p.m.

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

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

1 order to be heard and is being continued to the April 15, 2024  
2 ZHM Hearing.

3 Item A.10, Standard Rezoning 24-0171. This  
4 application has been withdrawn from the hearing process.

5 Item A.11, PD 24-0183. This application is being  
6 continued by the applicant to the April 15, 2024 ZHM Hearing.

7 Item A.12, PD 24-0238. This application is out of  
8 order to be heard and is being continued to the May 14, 2024 ZHM  
9 Hearing.

10 Item A.13, PD 24-0239. This application is out of  
11 order to be heard and is being continued to the April 15, 2024  
12 ZHM Hearing.

13 Item A.14, Major Mod 24-0240. This application is out  
14 of order to be heard and is being continued to the May 14, 2024  
15 ZHM Hearing.

16 Item A.15, PD 24-0242. This application is out of  
17 order to be heard and is being continuing to the April 15, 2024  
18 ZHM Hearing.

19 Item A.6 (sic), Standard Rezoning 24-0265. This  
20 application has been withdrawn from the hearing process.

21 Item A.17, Standard Rezoning 24-0273. This  
22 application is out of order to be heard and is being continued  
23 to the April 15, 2024 ZHM Hearing.

24 Item A.18, Standard Rezoning 24-0315. This  
25 application has been withdrawn from the hearing process.



**EXHIBITS SUBMITTED  
DURING THE ZHM HEARING**

DATE/TIME: 6/17/24 6:00pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ 24-0681</u>	PLEASE PRINT NAME <u>Todd Pressman</u> MAILING ADDRESS <u>200 2<sup>nd</sup> Ave S #451</u> CITY <u>St. Pete</u> STATE <u>FL</u> ZIP <u>33704</u> PHONE <u>727-804-1760</u>
APPLICATION # <u>RZ 24-0044</u>	PLEASE PRINT NAME <u>"The" Kami Corbett</u> MAILING ADDRESS <u>101 E Kennedy Blvd Ste 3700</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-227-8421</u>
APPLICATION # <u>RZ 24-0044</u>	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>33629</u> PHONE <u>813-331-0976</u>
APPLICATION # <u>RZ 24-0141</u>	PLEASE PRINT NAME <u>Todd Pressman</u> MAILING ADDRESS <u>200 2<sup>nd</sup> Ave S #451</u> CITY <u>St. Pete</u> STATE <u>FL</u> ZIP <u>33704</u> PHONE <u>727-804-1760</u>
APPLICATION # <u>RZ 24-0239</u>	PLEASE PRINT NAME <u>William Molloy</u> MAILING ADDRESS <u>325 S Bl-1</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33600</u> PHONE _____
APPLICATION # <u>RZ 24-0239</u>	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>33629</u> PHONE <u>813-331-0976</u>

DATE/TIME: 6/17/24 6:00pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ 24-0393</u> <u>VS</u>	PLEASE PRINT NAME <u>Ava Russo</u> MAILING ADDRESS <u>10009 Gallant Lane</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33625</u> PHONE <u>609-513-7501</u>
APPLICATION # <u>RZ 24-0393</u> <u>VS</u>	PLEASE PRINT NAME <u>Michael Hoffman</u> MAILING ADDRESS <u>1009 Gallant Lane</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33625</u> PHONE <u>321-794-6465</u>
APPLICATION # <u>RZ 24-0393</u>	PLEASE PRINT NAME <u>Maria Elena D'Amico</u> MAILING ADDRESS <u>16105 Dannel Rd</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33549</u> PHONE <u>813-230-4091</u>
APPLICATION # <u>MM 24-0758</u>	PLEASE PRINT NAME <u>Renneth A. Tinkler Carltonfields (Tinkler)</u> MAILING ADDRESS <u>4201 W Bay Scott Blvd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-223-7000</u>
APPLICATION # <u>MM 24-0758</u>	PLEASE PRINT NAME <u>Shelby Fuente</u> MAILING ADDRESS <u>777 S Harbor Island Blvd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>727-420-9197</u>
APPLICATION # <u>SU 24-0257</u>	PLEASE PRINT NAME <u>Kelly Ferguson</u> MAILING ADDRESS <u>200 2nd Ave S. #151</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-223-1760</u>



DATE/TIME: 6/17/24 6:00pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION #  <u>SU 24-0257</u>	PLEASE PRINT NAME <u>Thelma Frias (Thelma Frias)</u> MAILING ADDRESS <u>1107 W 44 92 Lot 1</u> CITY <u>Seffner</u> STATE <u>FL</u> ZIP <u>33584</u> PHONE <u>813 360 3736</u>
APPLICATION #  <u>SU 24-0257</u>	PLEASE PRINT NAME <u>Lee Stevens (Stevens)</u> MAILING ADDRESS <u>P.O. Box 237</u> CITY <u>Gibson</u> STATE <u>FL</u> ZIP <u>33534</u> PHONE <u>813 334 4324</u>
APPLICATION #  <u>SU 24-0257</u>	PLEASE PRINT NAME <u>PEGGY WILLIAMS</u> MAILING ADDRESS <u>3011 LEMON TERRACE DR</u> CITY <u>WIMAUMA</u> STATE <u>FL</u> ZIP <u>33598</u> PHONE <u>608-332-7778</u>
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 _____



JUNE 17, 2024 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, June 17, 2024, 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 6:00 p.m., led in the pledge of allegiance to the flag, and introduction.

A. WITHDRAWALS AND CONTINUANCES

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

▶ Susan Finch, ZHM, overview of ZHM process.

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

▶ Susan Finch, ZHM, Oath.

B. REMANDS - None.

C. REZONING STANDARD (RZ-STD):

C.1. RZ 24-0681

▶ Michelle Heinrich, DS, called RZ 24-0681.

▶ Testimony provided.

▶ Susan Finch, ZHM, closed RZ 24-0681.

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

D.1. MM 23-0904

▶ Michelle Heinrich, DS, called MM 23-0904, withdrawn application.

D.2. RZ 24-0044

▶ Michelle Heinrich, DS, called RZ 24-0044.

▶ Testimony provided.

▶ Susan Finch, ZHM, closed RZ 24-0044.

MONDAY, JUNE 17, 2024

D.3. RZ 24-0141

- ▶ Michelle Heinrich, DS, called RZ 24-0141.
- ▶ Testimony provided.
- ▶ Susan Finch, ZHM, closed RZ 24-0141.

D.4. RZ 24-0239

- ▶ Michelle Heinrich, DS, called RZ 24-0239.
- ▶ Testimony provided.
- ▶ Susan Finch, ZHM, closed RZ 24-0239.

D.5. RZ 24-0393

- ▶ Michelle Heinrich, DS, called RZ 24-0393.
- ▶ Testimony provided.
- ▶ Susan Finch, ZHM, closed RZ 24-0393.

D.6. MM 24-0758

- ▶ Michelle Heinrich, DS, called MM 24-0758.
- ▶ Testimony provided.
- ▶ Susan Finch, ZHM, closed MM 24-0758.

E. ZHM SPECIAL USE (SU)

E.1. (SU) 24-0257

- ▶ Michelle Heinrich, DS, called SU 24-0257.
- ▶ Testimony provided.
- ▶ Susan Finch, ZHM, closed SU 24-0257.

ADJOURNMENT

- ▶ Susan Finch, ZHM, adjourned the meeting at 7:39 p.m.



**Hillsborough County  
City-County  
Planning Commission**

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

Unincorporated Hillsborough County Rezoning Consistency Review	
Hearing Date: June 17, 2024 Report Prepared: June 17, 2024	Case Number: PD 24-0239 Folio(s): 55629.0100, 55630.0100 & 55628.0200 General Location: East of 3rd Street Northeast and 15th Avenue Northeast and south of 19th Avenue Northeast
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Light Industrial Planned (No residential; 0.75 FAR) & Residential-6 (6 du/ga; 0.25 FAR)
Service Area	Urban
Community Plan(s)	Ruskin & Southshore Areawide Systems
Rezoning Request	Planned Development for open storage of boat, trailers, RV and commercial vehicle, up to 215,404 sq. ft. of mini-warehouse and a cell tower
Parcel Size	+/- 35.66 acres
Street Functional Classification	North US Highway 41 – State Principal Arterial 15 <sup>th</sup> Avenue Northeast – Local 3 <sup>rd</sup> Street Northeast – Local 19 <sup>th</sup> Avenue Northeast – Arterial
Commercial Locational Criteria	Waiver Submitted
Evacuation Area	A

Application No. 22 24-0239  
Name: Alexis Myers  
Entered at Public Hearing: ZHM  
Exhibit # 1 Date: 6/17/24

**Table 1: COMPARISON OF SURROUNDING PROPERTIES**

Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Light Industrial Planned & Residential-6	PD, AI & AR	Heavy Industrial, Light Industrial, Vacant & Agricultural
North	Office Commercial-20	CG, PD & AR	Heavy Commercial, Agricultural, Light Commercial & Vacant Land
South	Residential-6	AR, PD, ASC-1 & RMC-12	Agricultural land, Vacant, Public Institutional Uses & Single-Family Residential
East	Residential-6	PD & AR	Agricultural land, Public Institutional Uses, Single-Family Residential & HOA/Common Property
West	Office Commercial-20, Light Industrial Planned & Residential-12	PD, RMC-12, CI, CG & CN; Southwest: RCT-2	Public Institutional Uses, Multi-Family Residential, Light Commercial, Light Industrial & Vacant

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

The 35.66 ± acre subject site is located on the east of 3<sup>rd</sup> Street Northeast and 15<sup>th</sup> Avenue Northeast and south of 19<sup>th</sup> Avenue Northeast. The site is in the Urban Service Area and located within the limits of the Ruskin Community Plan and the Southshore Areawide Systems Plan. The applicant requests a Planned Development for open storage of boat, trailers, RV and commercial vehicle, up to 215,404 sq. ft. of mini-warehouse and a cell tower. The cell tower is also already approved for the site (SU 97-0357) on folio 55628.0200 and there are no changes proposed. The applicant is requesting to keep the existing entitlements, expand open storage, allow mini-warehouse and remove the eight-foot masonry wall and chain link fence approved with the 06-1799 major modification. The site is in the Coastal High Hazard Area. As shown on the latest site plan, there are 5 labeled pods to show the different proposed uses.

- Pod A - Open storage of boat, RV and commercial vehicles
- Pod B - Open storage of boat and trailers
- Pod C - Open storage boat, RV and commercial vehicles and a cell tower
- Pod D – Mini-warehouse and open storage
- Pod E – Open space

The subject site is in the Urban Service Area, where at least 80% of all population growth shall occur during the horizon of the Comprehensive Plan per Objective 1. The proposal is consistent with this guideline. Similarly, the site is located adjacent to a variety of uses including commercial, industrial, public institutional, residential, agricultural, and vacant. The proposed use compatible and complementary to the surrounding development pattern and is consistent with Future Land Use Element (FLUE) Policy 1.4.

The subject site is in the Light Industrial-Planned (LI-P) and Residential-6 (RES-6) Future Land Use categories. Approximately 31.66 acres of the site are located within LI-P and 4.0 acres are located within RES-6. There are 3.36 acres of wetlands on the site, approximately 10.6% of the total subject site. Per the Ruskin Community Plan, density calculations will be based on upland areas and no density credits will be assigned to wetland areas for new development. Since no density is proposed on site and the site is under 25% wetlands, the full acreage can be used to calculate intensity. Up to 0.75 FAR or 1,034,332 sq. ft. is allowed in the LI-P portion of the site. The RES-6 category allows up to a 0.25 FAR or 43,560 sq. ft. on 4.0 acres. The applicant is proposing 215,404 sq. ft. of mini warehouse, well below the maximum allowed. The cell tower is proposed on the northeastern portion of the site, folio 55628.0200, but the site plan indicates no associated square footage. The applicant is also proposing open storage on the entire 31.66 acres of the LI-P portion of the site. The Residential-6 FLU category only allows neighborhood serving commercial uses which does not include Commercial Intensive (CI) zoning district uses. Open storage is a Commercial Intensive use. Per a condition of approval, Commercial Intensive uses will not be permitted on POD E, the RES-6 portion of the site. Only open space will be permitted on RES-6. This condition of approval is key to Planning Commission staff's consistency finding. The proposal is consistent with the allowable uses under the LI-P and RES-6 Future Land Use categories and is therefore consistent with Objective 8 and Policies 8.1 and 8.2 of the Future Land Use Element (FLUE).

According to FLUE Objective 9 and Policy 9.2, all development proposals must meet or exceed all local, state, and federal land development regulations. The applicant has amended their application and is not requesting any variations. There are internal drive aisles on the site plan however, the site plan does note that these may change during permitting. Per the technical experts, County Transportation staff, the applicant will be required to meet the Land Development Code requirements to pave drive aisles and parking at the time of site construction plan approvals. At the time of uploading this report, official comments from Transportation Section staff and Zoning staff were not yet available in Optix. Natural Resources provided specific conditions of approval for avoiding adverse impacts to Grand Oak trees.

The site does not meet Commercial Locational Criteria. Per Policy 22.2, the nearest qualifying intersection is North U.S. Highway 41 and 19<sup>th</sup> Avenue Northeast. The subject site is over 3,500 feet southeast of this intersection and a waiver is required. The applicant submitted a waiver request stating that the request is not for new development but an extension of permitted existing uses approved in 2002 and 2006 and does not create compatibility concerns.

The proposed rezoning meets the intent of Objective 16 and associated policies relating to neighborhood protection. The subject site is surrounded by commercial, industrial, public institutional, residential, agricultural and vacant. The proposed mini-warehouse and open storage is already approved for the LI-P portion of the site and the applicant is requesting to place the warehouse at the southeastern portion of the site near the RES-6 category. The RES-6 portion of the site is composed mostly of wetlands which will act as a buffer to the single family residential to the southeast. Gated access will be on 3<sup>rd</sup> Street Northeast. The existing chain link fence will be replaced with a six-foot PVC fence on 3<sup>rd</sup> Street Northeast with a security residence. 32-feet of ROW will be preserved on the south for a future 11<sup>th</sup> Avenue Northeast connection. 26-feet of ROW will be preserved on the north for a future 15<sup>th</sup> Avenue Northeast connection.

The applicant is proposing a 30 foot buffer with existing vegetation to remain on the southern end of the site. The application is consistent with Policies 16.1, 16.2 and 16.3 of the FLUE. Per Policy 16.5, development of higher intensity non-residential use are restricted to collectors and arterials and locations external to established and developing neighborhoods. Per Policy 17.7, redevelopment or new development must mitigate any adverse impacts on adjacent land uses. While 33<sup>rd</sup> Street is a local road, the subject site is an existing LI-P Future Land Use category which allows light industrial uses. In addition, there are agricultural land and public institutional uses on the east and northeast and agricultural land on the south that act as a buffer to established neighborhoods. Residential uses about the property but are located external to the proposed site, which meets the intent of Policy 16.5. Planning Commission staff recommend approval of the Commercial Locational Criteria waiver and forward this recommendation on to the Board of County Commissioners.

Objective 12-1 and Policy 12-1.4 of the Community Design Component (CDC) discuss how new development shall be compatible with the established character of the surrounding area. CDC Objective 13-1 and Policy 13-1.3 and Mobility Section Goal 4, Objective 4.1 and Policy 4.1.2 discuss designing communities around a grid network and interconnections. The proposed right of way preservation on 11<sup>th</sup> Avenue Northeast and 15<sup>th</sup> Avenue Northeast permits a future potential grid connection. CDC Policy 17-2-4 discusses connecting areas internal to development using continuous sidewalk. Planning Commission staff had concerns about the internal connectivity of the site and accessing the proposed mini-warehouse in Pod D. However, County Transportation staff have informed Planning Commission staff that conditions of approval will be included to require internal sidewalk connections that are ADA compliant.

The site is within the Coastal High Hazard Area and the proposal meets the intent of Objective 13 and associated policies in the FLUE and Objective 3.5 in the Environmental and Sustainability Section (ESS) as it relates to environmental considerations. There are approximately 3.36 acres of wetlands on the site. The Environmental Protection Commission Wetlands Division has reviewed the proposed site and has determined that a resubmittal is not necessary. Given that there is a separate approval process for wetland impacts with the Environmental Protection Commission and they currently do not object, Planning Commission staff finds this request consistent with the associated policy direction.

The subject site meets the intent of the Ruskin Community Plan and the Southshore Areawide Systems Plan. While the Ruskin Plan discourages features such as gates, the development is preserving right-of-way on the north and south end of the site for future roadway connections which will provide future interconnectivity within the Ruskin community. The site meets the intent of the Ruskin plan Goals 5 and 8 that developments should continue and/or replicate the traditional grid street pattern. In addition, the applicant will be providing sidewalks on 3<sup>rd</sup> Street Northeast. The proposed also meets the SouthShore Areawide Systems Plan objectives on Economic Development and Transportation.

Overall, staff finds that the proposed request would allow for development that is consistent with the Urban Service Area and the LI-P and RES-6 Future Land Use categories. The proposed Planned Development would allow for development that is consistent with the Goals, Objectives, and Policies of the *Unincorporated Hillsborough County Comprehensive Plan*.

#### **Recommendation**

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



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

**FUTURE LAND USE ELEMENT**

***Urban Service Area (USA)***

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

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

***Land Use Categories***

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

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

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

***Relationship to Land Development Regulations***

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

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

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

### **Neighborhood/Community Development**

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

**Policy 16.2:** *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.*

### **Objective 17: Neighborhood and Community Serving Uses**

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

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

### **COMMERCIAL-LOCATIONAL CRITERIA**

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

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

range configuration of the roadways involved. The five year transportation Capital Improvement Program, MPO Transportation Improvement Program or Long Range Transportation Needs Plan shall be used as a guide to phase the development to coincide with the ultimate roadway size as shown on the adopted Long Range Transportation Plan.

Roadways listed in the table as 2 or 4 lane roadways must be shown on the Highway Cost Affordable Long Range Transportation Plan; major local roadways are defined in the definitions section of this element.

At least 75% of the subject property must fall within the specified distance from the intersection. All measurements should begin at the edge of the road right-of-way.

\* A Planned Development established by the PEC ½ category shall be exempt from the locational criteria listed in the above chart.

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

## Community Design Component (CDC)

### 5.0 NEIGHBORHOOD LEVEL DESIGN

#### 5.1 COMPATIBILITY

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

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

#### 5.2 URBAN/SUBURBAN

**Goal 13:** Make it possible to develop in a traditional urban pattern in designated urbanizing areas of the County. (Continued)

**Objective 13-1:** Those areas within the County which may be considered as urban in character, or which are moving in that direction, shall be targeted for community planning to determine appropriate modifications to land development and other regulations. (Continued)

**Policy 13-1.4:** *Where conditions permit, design communities around a grid network of streets, or a modified grid, which will improve interconnections between neighborhoods and surrounding neighborhood-serving uses.*

## **7.2 SETBACKS**

**Goal 17:** *Develop commercial areas in a manner which enhances the County's character and ambiance. (Continued)*

**Objective 17-2:** *Promote the use of setbacks that encourage multi-modal travel.*

**Policy 17-2-4:** *Connect areas internal to development as well as with adjacent land uses using continuous sidewalks. Ensure that sidewalks interconnect with existing or future sidewalks on adjacent properties and on the public right-of-way.*

## **MOBILITY SECTION**

### **Promote Connectivity**

**Goal 4:** *Provide safe and convenient connections within the transportation network that support multimodal access to key destinations, such as community focal points, employment centers and services throughout the County.*

**Objective 4.1:** *In urban and suburban contexts, design communities around a grid network of streets, or a modified grid, which will improve interconnections between neighborhoods and surrounding neighborhood-serving uses.*

**Policy 4.1.2:** *Require pedestrian and bicycle interconnections between adjacent, compatible development, and where appropriate, require vehicular interconnections.*

## **LIVABLE COMMUNITIES ELEMENT: Ruskin Community Plan**

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

*Strategies:*

- *Ensure that there are appropriate land areas zoned for office and light industrial development.*

**Goal 3. Environment –** *Protect and enhance Ruskin's natural environment and ensure that it remains an integral part of the community.*

*Strategies:*

- *Density calculations will be based on upland areas and no density credits will be assigned to wetland areas for new development within the Ruskin Community Plan area.*

**Goal 5: Community and Neighborhood Character –** *Provide for a diversity of home styles and types while protecting Ruskin's small town character.*

*Strategies:*

- *Encourage development that is connected with, and integrated into, the Ruskin community. Design features (e.g. walls, gates) that isolate or segregate development from the community is inconsistent with the community's character and should be discouraged.*
- *Developments should continue and/or replicate the traditional "grid" street pattern found in Ruskin to the greatest extent practicable.*

**Goal 8:** *Transportation – Ensure a balanced transportation system that reflects the community's character and provides for options including walking, bicycling and transit.*

*Strategies:*

- *Ensure that roadways are designed to preserve the community character of Ruskin.*
- *Preserve and enhance the traditional "grid" pattern of roadways.*
- *Expand and enhance opportunities for biking and walking.*

**LIVABLE COMMUNITIES ELEMENT: Southshore Areawide Systems Plan**

**Transportation Objective**

*The community desires to:*

- *Preserve current and future rights-of-way to meet existing and future transportation system needs while accommodating pedestrian traffic (i.e. sidewalks, trails and bike paths). These preserved corridors should be acquired, as development is planned or occurs, supplementing the established system of acquiring right-of-way during project implementation.*

*2. Coordination - Coordinate transportation planning and greenway trails planning, right-of-way and corridor protection whenever possible and/or feasible to accommodate future development. In order to protect the rights-of-way needed to implement the Countywide Corridor plan map and to avoid encroachment into such rights-of-way by buildings, parking areas and other types of developments, acquiring the needed rights-of-way in advance of development is necessary.*

*a. Support the provision of adequate space for alternative modes of transportation such as bikeways, and sidewalks along appropriate transportation corridors.*

*b. Support the review of new development to determine if the development is within or adjacent to rights-of-way identified on the map to ensure adequate space is available for alternative modes.*

*c. Support that additional buffering and wildlife undercrossing(s) are considered for the following roadways:*

- *Rhodine Road Extension*
- *Big Bend Road Extension*

*3. Livable Roadways - In the future, improved roadway corridors should reflect surrounding character, neighborhood and/or historical and environmental features whenever possible and/or feasible through strategies such as;*

*e. As development occurs, provide for interconnection of internal neighborhood streets, and interconnection to the surrounding transportation network by establishing a basic grid network of*

*access and open space, as identified in "Principles for Good Neighborhoods" endorsed by the BOCC in April 1992.*

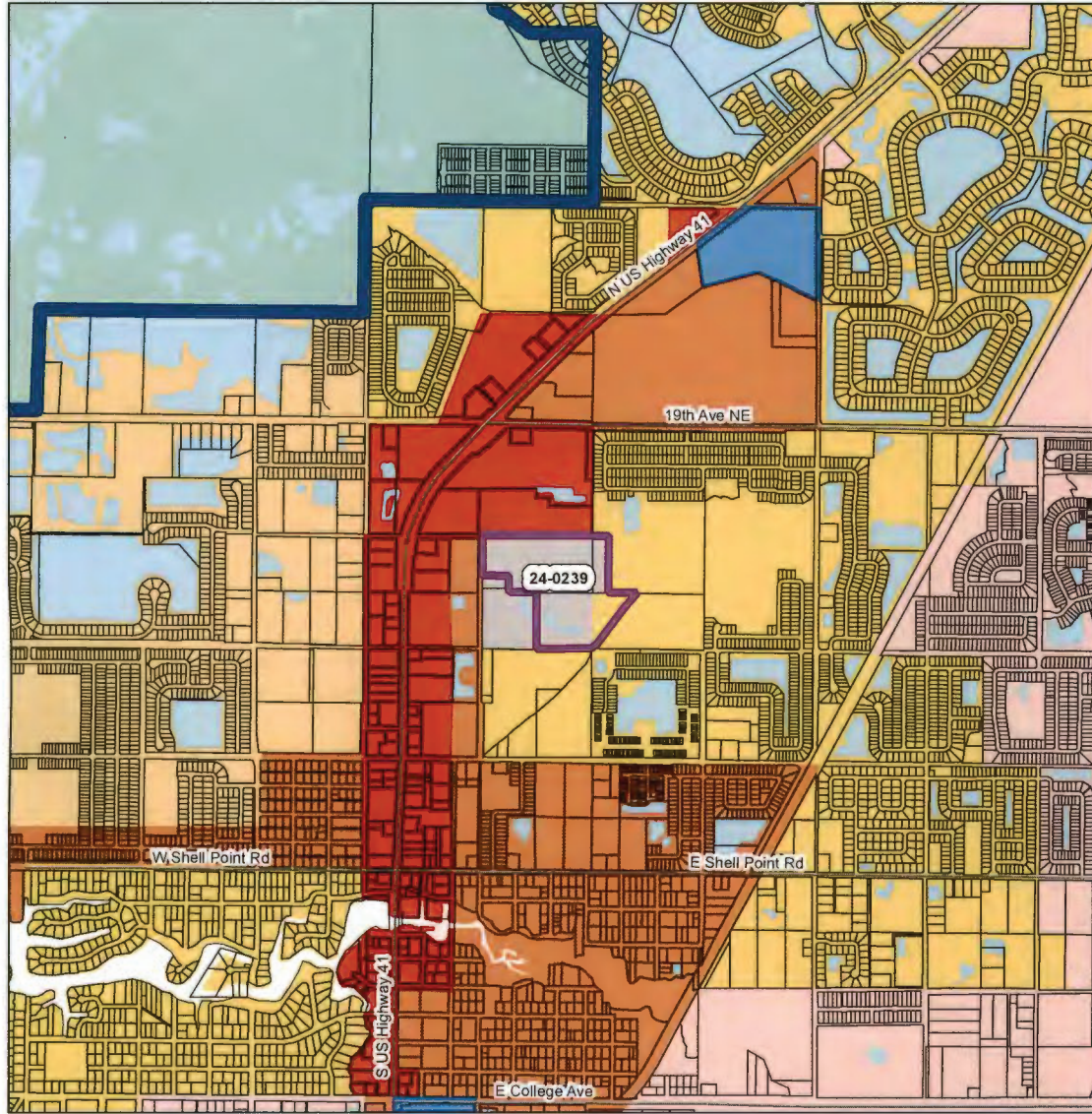
5. *Pedestrian Pathways - Link and expand the network of greenway trails, sidewalks, bikeways, golf cart paths where permissible, and other pedestrian pathways creating a walkable environment by:*
- a. Implementing "Hillsborough County MPO Pedestrian System Needs Assessment", adopted November, 1998.*
  - b. Participating in and monitoring updates to the Hillsborough County Master Sidewalk Plan.*
  - c. Implementing of the Hillsborough County Greenways Master Plan.*
  - d. Implementation of the adopted Scenic Corridor Map and associated regulations.*

***Economic Development Objective***

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

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

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



### HILLSBOROUGH COUNTY FUTURE LAND USE RZ PD 24-0239

- Rezoning**  
-all other values
- STATUS**
- APPROVED
  - CONTINUED
  - DENIED
  - WITHDRAWN
  - PENDING
- Tampa Service  
 Urban Service  
 Shoreline  
 County Boundary  
 Jurisdiction Boundary  
 Major Roads  
 Parcels  
 wem NATURAL/LULC\_WM\_Poly  
 AGRICULTURAL/HHHHS-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-8 (.35 FAR)  
 RESIDENTIAL-12 (.35 FAR)  
 RESIDENTIAL-18 (.35 FAR)  
 RESIDENTIAL-30 (.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 (1.0 FAR)  
 RESEARCH CORPORATE PARK (1.0 FAR)  
 ENERGY INDUSTRIAL PARK (50 FAR USES OTHER THAN RETAIL, 25 FAR RETAIL/COMMERC)  
 LIGHT INDUSTRIAL PLANNED (1.75 FAR)  
 LIGHT INDUSTRIAL (1.75 FAR)  
 HEAVY INDUSTRIAL (1.75 FAR)  
 PUBLIC/QUAS-PUBLIC  
 NATURAL PRESERVATION  
 WMMUMA 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 Assessor.  
 REPRODUCTION: This report may not be reproduced in part or in full for any purpose without specific approval of the Hillsborough County City/County Planning Commission.  
 ACCURACY: It is intended that the accuracy of this 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: 12/20/2023  
 Author: Beverly P. Daniels  
 File: C:\R\rezoning\System\Map\Project\CHG\reg\_hdr\Rezoning - Copy.mxd



Application No. RZ 24-0239  
Name: Isabelle Albert  
Entered at Public Hearing: ZHM  
Exhibit # 2 Date: 6/17/24

**PD 24-0239**

**Zoning Hearing Master Hearing**

June 17, 2024



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## LOCATION

LOCATED IN RUSKIN

35.66 ACRES

### ZONING:

PLANNED DEVELOPMENT (02-1307) (MM 06-1799)  
AGRICULTURAL INDUSTRIAL  
AGRICULTURAL RURAL

### FUTURE LAND USE:

LIGHT INDUSTRIAL PLANNED  
RESIDENTIAL-6 (AR PORTION)

RUSKING & SOUTHSHORE AREA-WIDE SYSTEMS  
COMMUNITY PLAN



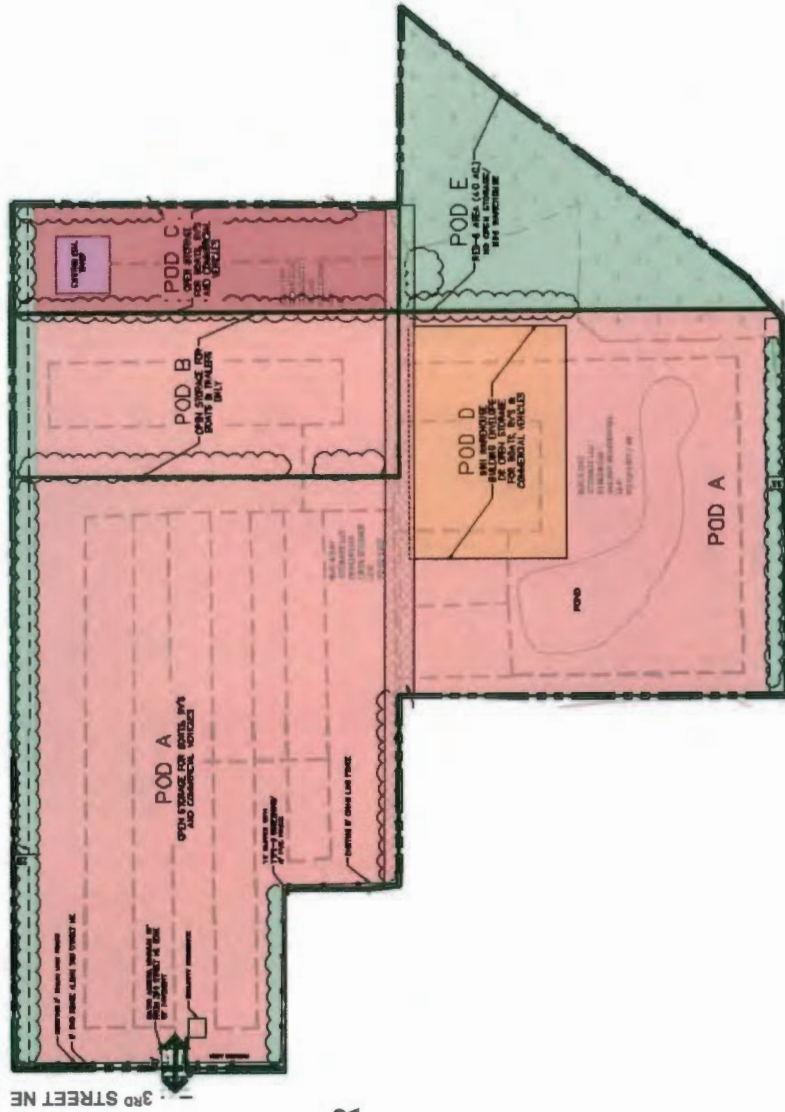
# PROPOSAL

EXPANDING PD TO ADD PODS C & E

MAINTAIN EXISTING USES OF OPEN STORAGE FOR BOATS & RV'S, MINIWAREHOUSE, AND CELLULAR TOWER

REMOVING FENCE CONDITION NO LONGER APPLICABLE

ADMINISTRATIVE VARIANCE FOR 3<sup>RD</sup> STREET NE



# COMPATIBILITY



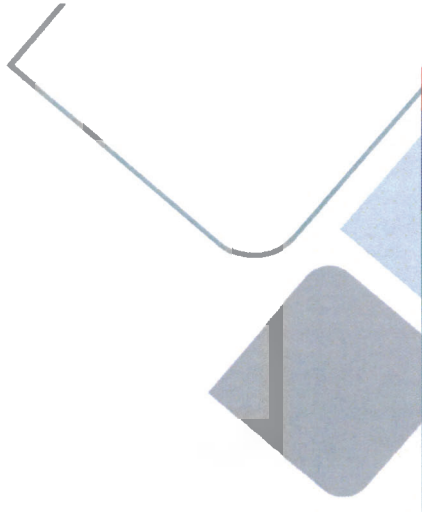
## STAFF FINDINGS

PLANNING COMMISSION STAFF FOUND THE REQUEST CONSISTENT WITH THE FUTURE LAND USE ELEMENT & LIVABLE COMMUNITY ELEMENTS OF THE SOUTHSHORE AREAWIDE SYSTEMS PLAN.

DEVELOPMENT SERVICES FOUND THE REQUEST APPROVABLE SUBJECT TO CONDITIONS OF APPROVAL.

COUNTY ENGINEER FOUND ADMINISTRATIVE VARIANCE APPROVABLE.

NO OBJECTIONS FROM REVIEWING AGENCIES.



**Thank you**

**PD 24-0239**





**PARTY OF  
RECORD**

**NONE**