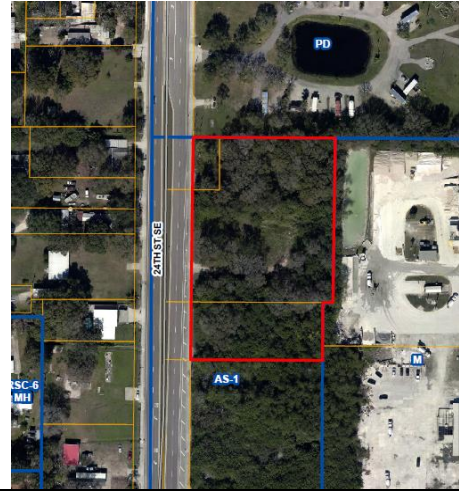


**Rezoning Application:** PD 22-1688  
**Zoning Hearing Master Date:** July 24, 2023  
**BOCC Land Use Meeting Date:** September 12, 2023

**1.0 APPLICATION SUMMARY**

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



**Introduction Summary:**

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

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

\*number represents a pre-development approximation

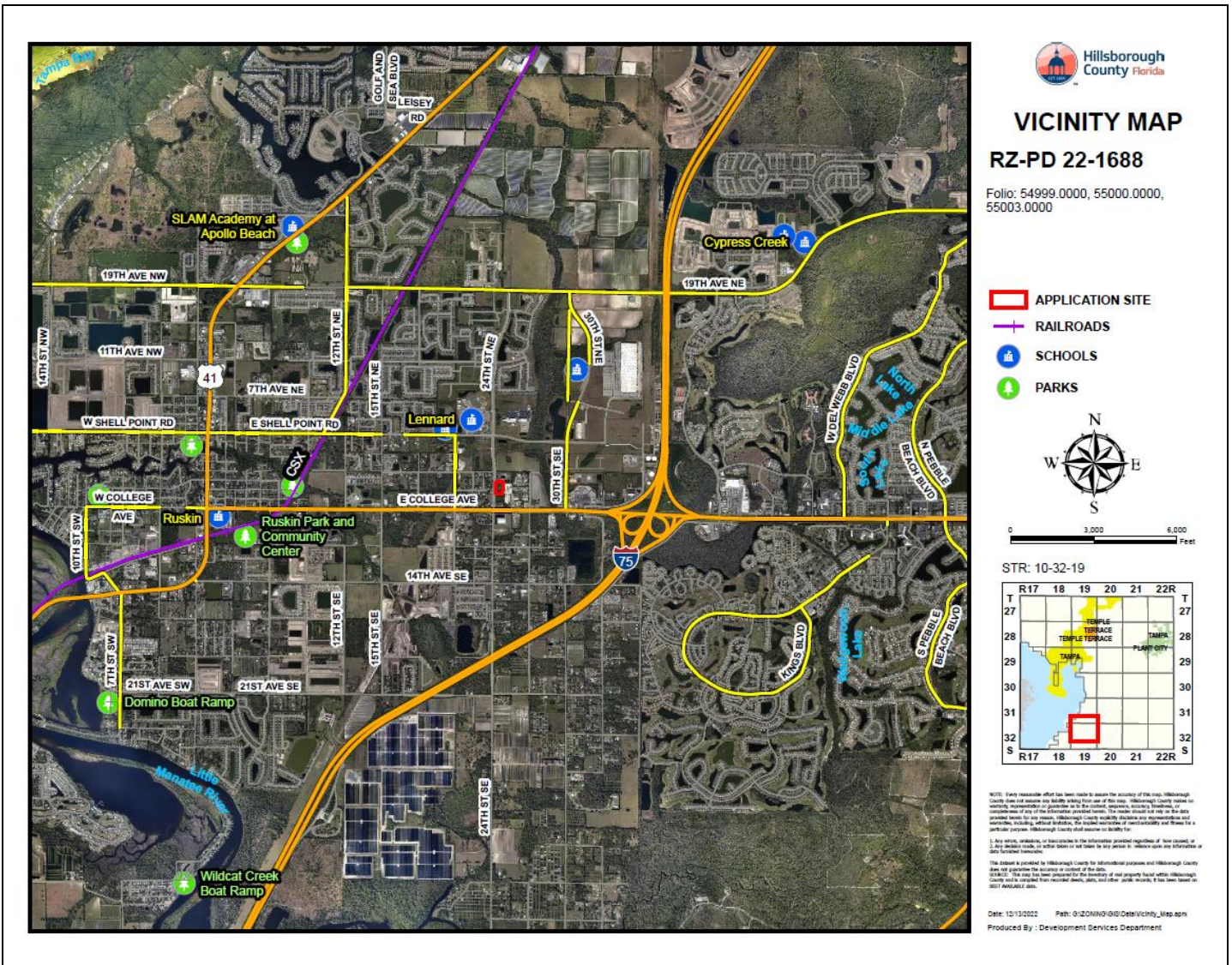
Development Standards:	Existing	Proposed
District(s)	AS-1	PD
Lot Size / Lot Width	43,560 sf / 150’	43,560 sf / 100’
Setbacks/Buffering and Screening	50’ Front 50’ Rear 15’ Sides	30’ Front Building Setback (West) 20’ Rear Building Setback (East) 20’ Side Building Setback (North, South)  20’ Buffer, type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

**Additional Information:**

PD Variation(s)	None requested as part of this application
Waiver(s) to the Land Development Code	None requested as part of this application
Planning Commission Recommendation: Consistent	Development Services Recommendation: Approvable, subject to proposed conditions

## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.1 Vicinity Map

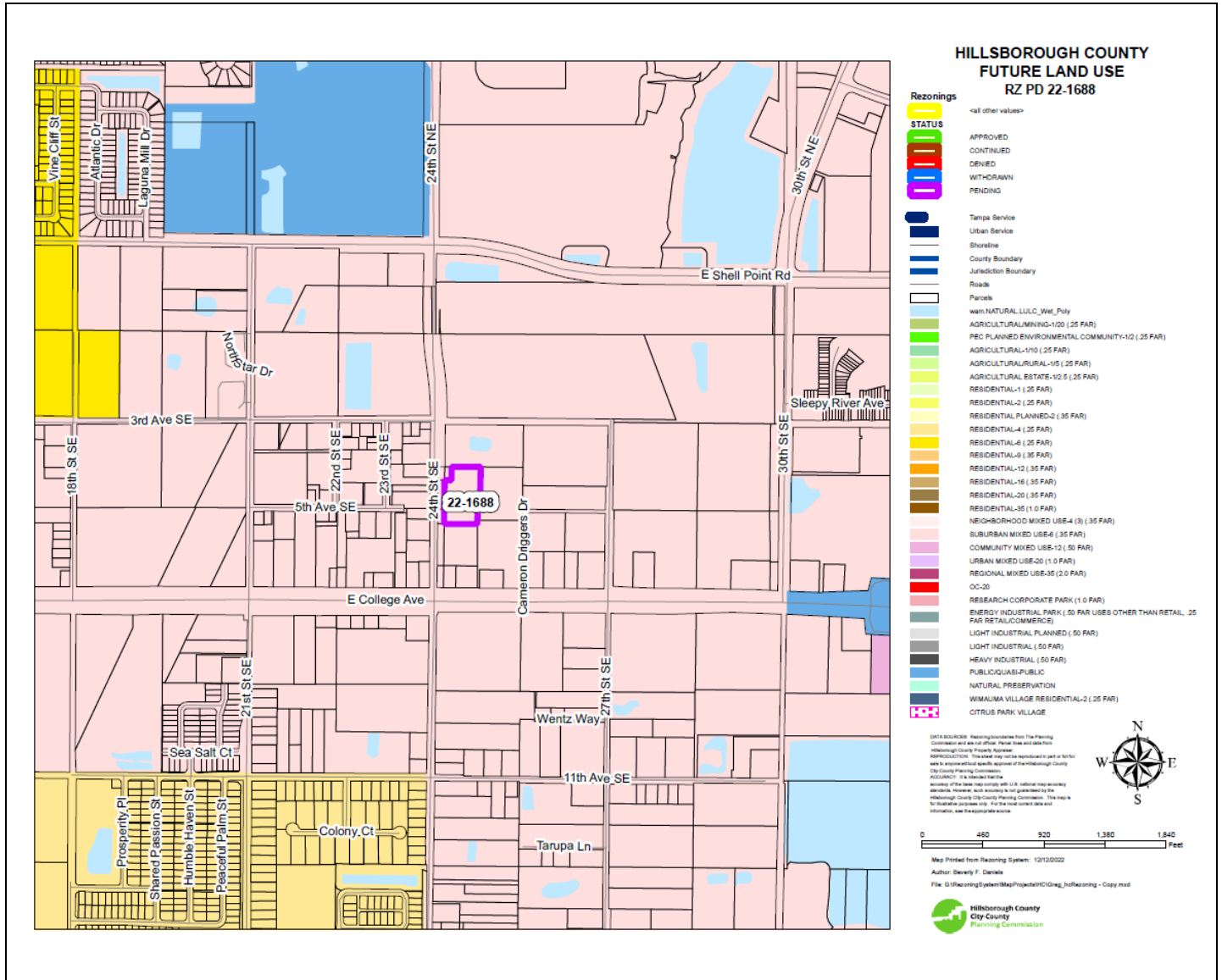


### Context of Surrounding Area:

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

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

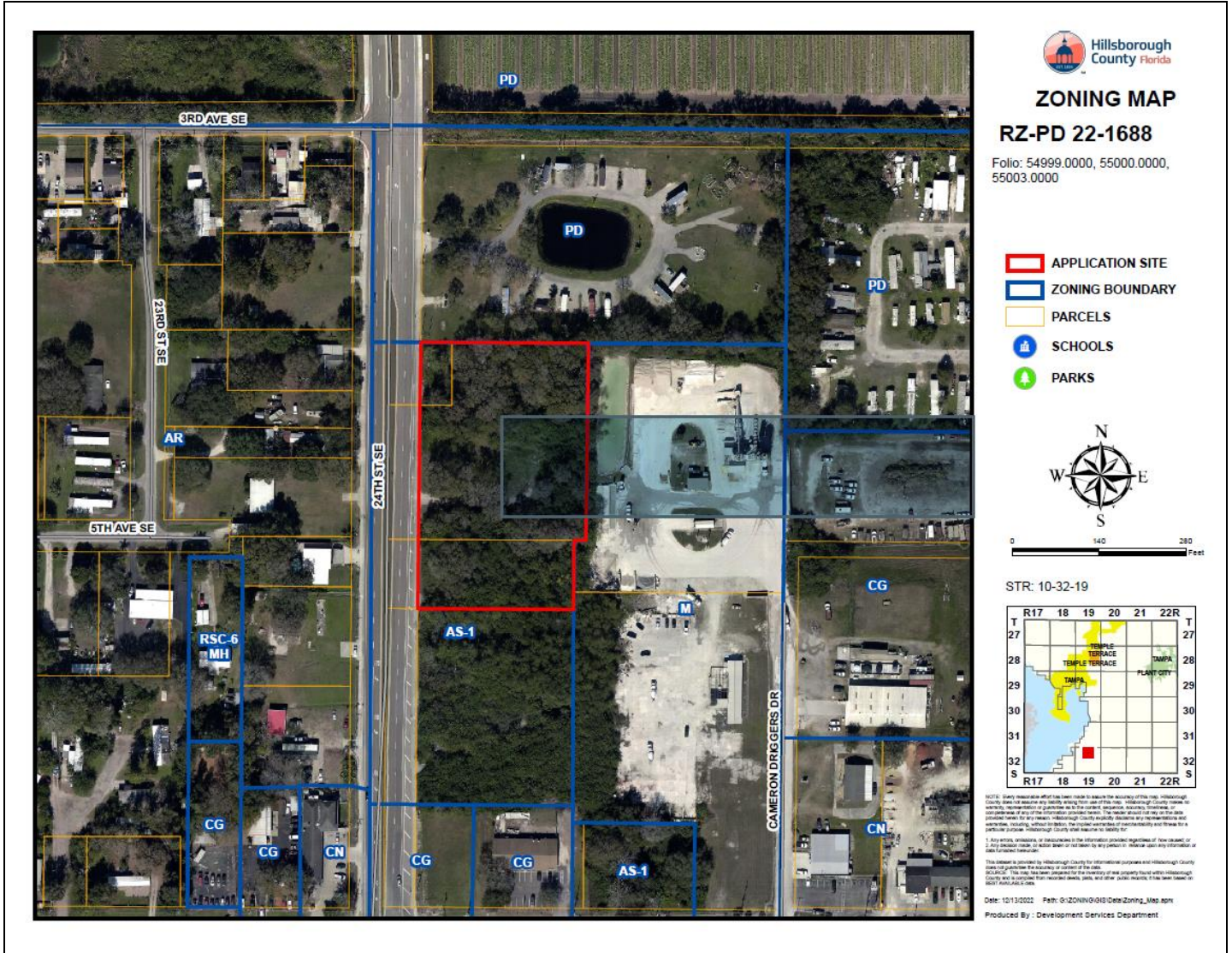
**2.2 Future Land Use Map**



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

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

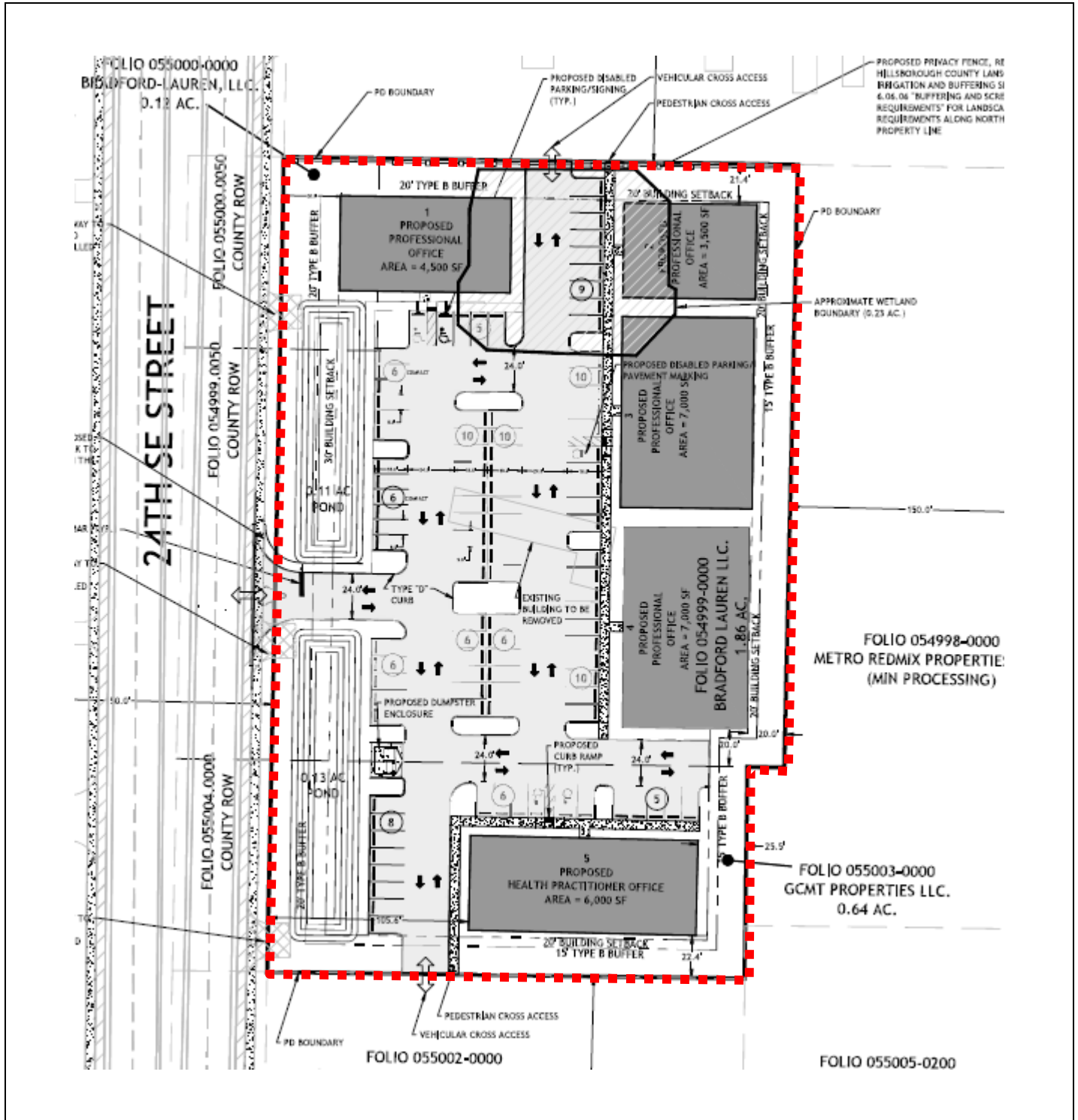


Adjacent Zonings and Uses

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

## 2.0 LAND USE MAP SET AND SUMMARY DATA

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



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

**Adjoining Roadways (check if applicable)**

Road Name	Classification	Current Conditions	Select Future Improvements
SE 24 <sup>th</sup> Street	County Collector - Urban	4 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

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

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	19	1	2
Proposed	547	71	76
Difference (+/-)	+528	+70	+74

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

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

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

Notes:

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

Road Name/Nature of Request	Type	Finding
N/A	Choose an item.	Choose an item.

Notes:



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 type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

**5.0 IMPLEMENTATION RECOMMENDATIONS**

**5.1 Compatibility**

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

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

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

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

**5.2 Recommendation**

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



## 6.0 PROPOSED CONDITIONS

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

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

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

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

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

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

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

3. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.

4. The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.

5. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans,

labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).

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

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

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

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

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

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

**Zoning Administrator Sign Off:**

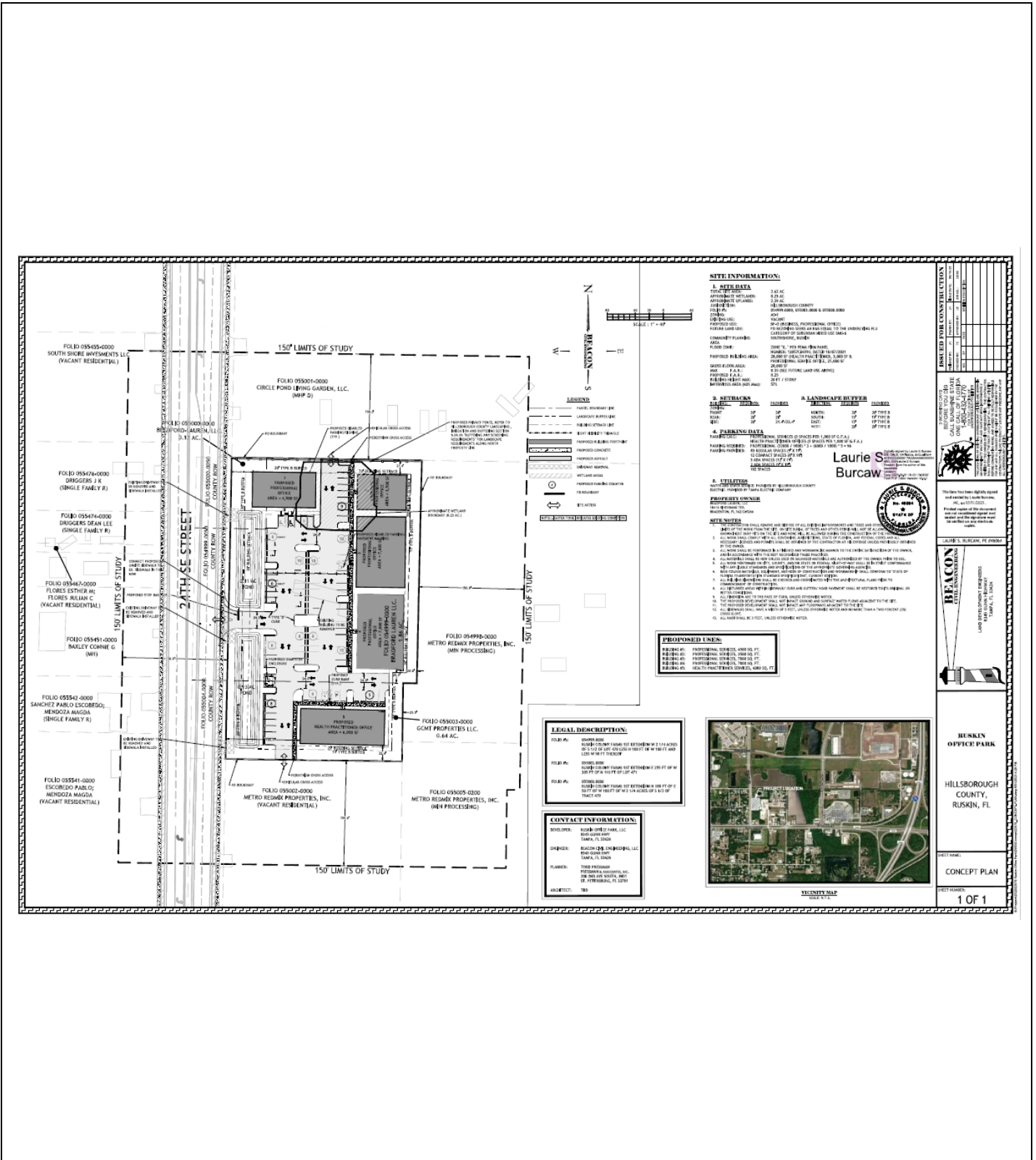


**SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.**

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

**7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS**

**8.0 PROPOSED SITE PLAN (FULL)**



**SITE INFORMATION:**

**1. SITE DATA**

TOTAL AREA: 2.62 AC  
 APPROXIMATE VETLANDS: 0.28 AC  
 APPROXIMATE SWAMP: 0.28 AC  
 COUNTY: HILLSBOROUGH COUNTY  
 PARCEL NO.: 055405-0000 & 055407-0000  
 ZONING: R-10  
 PROJECT NO.: 22-1688  
 PROJECT NAME: METRO REDMAX PROPERTIES, INC. (MHP PROCESSING)  
 PROJECT OWNER: METRO REDMAX PROPERTIES, INC.  
 PROJECT ADDRESS: 1501 24TH STREET, SUITE 100, RUSKIN, FL 33857  
 PROJECT PHONE: (813) 941-1111  
 PROJECT FAX: (813) 941-1111  
 PROJECT EMAIL: INFO@METROREDMAX.COM  
 PROJECT WEBSITE: WWW.METROREDMAX.COM

**2. SETBACKS**

TYPE	FRONT	REAR	LEFT	RIGHT
MINIMUM	5 FT	5 FT	5 FT	5 FT
MAXIMUM	10 FT	10 FT	10 FT	10 FT

**3. LANDSCAPE BUFFER**

TYPE	FRONT	REAR	LEFT	RIGHT
MINIMUM	5 FT	5 FT	5 FT	5 FT
MAXIMUM	10 FT	10 FT	10 FT	10 FT

**4. PARKING DATA**

TYPE	FRONT	REAR	LEFT	RIGHT
MINIMUM	5 FT	5 FT	5 FT	5 FT
MAXIMUM	10 FT	10 FT	10 FT	10 FT

**5. UTILITIES**

UTILITY INFORMATION: PROJECT IS SUBJECT TO HILLSBOROUGH COUNTY REGULATIONS AND ORDINANCES. ALL UTILITIES SHALL BE DELETED BY THE CONTRACTOR AT HIS/HER OWN RISK AND COST. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES. ALL UTILITIES SHALL BE DELETED BY THE CONTRACTOR AT HIS/HER OWN RISK AND COST. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES. ALL UTILITIES SHALL BE DELETED BY THE CONTRACTOR AT HIS/HER OWN RISK AND COST. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.

**6. PROPOSED USES**

- PROPOSED USE 01: PROFESSIONAL SERVICES, USE 01.01
- PROPOSED USE 02: PROFESSIONAL SERVICES, USE 02.01
- PROPOSED USE 03: PROFESSIONAL SERVICES, USE 03.01
- PROPOSED USE 04: PROFESSIONAL SERVICES, USE 04.01
- PROPOSED USE 05: PROFESSIONAL SERVICES, USE 05.01

**LEGAL DESCRIPTION:**

FOLIO 055405-0000: 2.62 AC. 055405-0000 (MHP PROCESSING)  
 FOLIO 055407-0000: 0.64 AC. 055407-0000 (MHP PROCESSING)  
 FOLIO 055408-0000: 0.64 AC. 055408-0000 (MHP PROCESSING)

**CONTACT INFORMATION:**

DEVELOPER: METRO REDMAX PROPERTIES, INC.  
 ENGINEER: BEACON CIVIL ENGINEERING, LLC  
 PLANNER: TUDOR PLANNING  
 ARCHITECT: TBC



**BEACON CIVIL ENGINEERING**  
 1501 24TH STREET, SUITE 100, RUSKIN, FL 33857  
 (813) 941-1111  
 WWW.BEACONCIVIL.COM

**Laurie S. Burcaw**  
 CIVIL ENGINEER  
 LICENSE NO. 12888  
 HILLSBOROUGH COUNTY, FLORIDA

**BURNIN OFFICE PARK**  
 HILLSBOROUGH COUNTY, RUSKIN, FL

**CONCEPT PLAN**  
 SHEET NUMBER: 1 OF 1

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

**AGENCY REVIEW COMMENT SHEET**

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

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

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

**CONDITIONS OF APPROVAL**

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

**PROJECT SUMMARY AND ANALYSIS**

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

***Trip Generation Analysis***

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

**Approved Zoning:**

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

**Proposed Zoning:**

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

**Trip Generation Difference:**

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

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

**TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

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

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

**SITE ACCESS**

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

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

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

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

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

**LEVEL OF SERVICE (LOS)**

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



Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
SE 24 <sup>th</sup> Street	County Collector - Urban	4 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	19	1	2
Proposed	547	71	76
Difference (+/-)	+528	+70	+74

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

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

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

4.0 Additional Site Information & Agency Comments Summary

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

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**Hillsborough County  
City-County  
Planning Commission**

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



### **Context**

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

### **Compliance with Comprehensive Plan:**

The following Goals, Objectives, and Policies apply to this rezoning request and are used as a basis for a consistency finding.

### **FUTURE LAND USE ELEMENT**

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

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

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

## **Land Use Categories**

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

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

## **Relationship to Land Development Regulations**

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

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

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

## **Neighborhood/Community Development**

**Objective 16:** Neighborhood Protection The neighborhood is a functional unit of community development. There is a need to protect existing neighborhoods and communities and those that

will emerge in the future. To preserve, protect and enhance neighborhoods and communities, all new development must conform to the following policies.

**Policy 16.1:** Established and planned neighborhoods and communities shall be protected by restricting incompatible land uses through mechanisms such as:

- locational criteria for the placement of non-residential uses as identified in this Plan,
- limiting commercial development in residential land use categories to neighborhood scale;
- requiring buffer areas and screening devices between unlike land uses.

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

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

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

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

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

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

*Strategies:*

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

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

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

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

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

The subject site is located in the Urban Service Area where according to Objective 1 of the Future Land Use Element (FLUE), 80 percent of the county's growth is to be directed. The proposed request is consistent with this policy direction. FLUE Policy 1.4 requires all new developments to be compatible with the surrounding area, noting that "*Compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.*" The proposed change from AS-1 to a Planned Development to allow for office uses is compatible with the existing character of development in the area, as the current development pattern contains other non-residential uses directly to the east of the subject property. In addition, the applicant is meeting all buffering and screening requirements, which will help to mitigate the proposed use from the existing mobile home park to the north. Rather than one large 28,000 square foot building, the applicant is proposing to break up the total square footage into five smaller buildings and each building is limited to no more than 20 feet in height. This effort will help to keep the proposed development in scale with the surrounding development, consistent with FLUE Policy 1.4.

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

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

Overall, the proposed rezoning would allow for development that is consistent with the Goals, Objectives and Policies of the *Comprehensive Plan for Unincorporated Hillsborough County* and is compatible with the existing and planned development pattern found in the surrounding area.

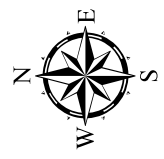
### **Recommendation**

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

# HILLSBOROUGH COUNTY FUTURE LAND USE RZ PD 22-1688

<all other values>

- Rezoning**
- APPROVED
  - CONTINUED
  - DENIED
  - WITHDRAWN
  - PENDING
  - Tampa Service
  - Urban Service
  - Shoreline
  - County Boundary
  - Jurisdiction Boundary
  - Reads
  - Parcels
  - w/m NATURAL LULC, Wet Poly
  - AGRICULTURAL/MINING-1/20 (.25 FAR)
  - PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
  - AGRICULTURAL-1/10 (.25 FAR)
  - AGRICULTURAL/RURAL-1/5 (.25 FAR)
  - AGRICULTURAL ESTATE-1/2.5 (.25 FAR)
  - RESIDENTIAL-1 (.25 FAR)
  - RESIDENTIAL-2 (.25 FAR)
  - RESIDENTIAL PLANNED-2 (.35 FAR)
  - RESIDENTIAL-4 (.25 FAR)
  - RESIDENTIAL-6 (.25 FAR)
  - RESIDENTIAL-9 (.35 FAR)
  - RESIDENTIAL-12 (.35 FAR)
  - RESIDENTIAL-16 (.35 FAR)
  - RESIDENTIAL-20 (.35 FAR)
  - RESIDENTIAL-35 (1.0 FAR)
  - NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)
  - SUBURBAN MIXED USE-6 (.35 FAR)
  - COMMUNITY MIXED USE-12 (.50 FAR)
  - URBAN MIXED USE-20 (1.0 FAR)
  - REGIONAL MIXED USE-35 (2.0 FAR)
  - OC-20
  - RESEARCH CORPORATE PARK (1.0 FAR)
  - ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)
  - LIGHT INDUSTRIAL PLANNED (.50 FAR)
  - LIGHT INDUSTRIAL (.50 FAR)
  - HEAVY INDUSTRIAL (.50 FAR)
  - PUBLIC/QUASIPUBLIC
  - NATURAL PRESERVATION
  - WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
  - CITRUS PARK VILLAGE



DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. The rezoning map is for informational purposes only. It is intended that the rezoning map be used in conjunction with the official City-County Planning Commission. ACCURACY: It is intended that the rezoning map be used in conjunction with the official 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: 12/12/2022  
 Author: Beverly F. Daniels  
 File: G:\Rezoning\System\MapProjects\HCG\Reg\_HReZoning\_Copy.mxd

