



**PD Modification Application: MM 22-0477**

**Zoning Hearing Master Date:** July 25, 2022

**BOCC Land Use Meeting Date:** September 13, 2022

**1.0 APPLICATION SUMMARY**

**Applicant:** Broward Development

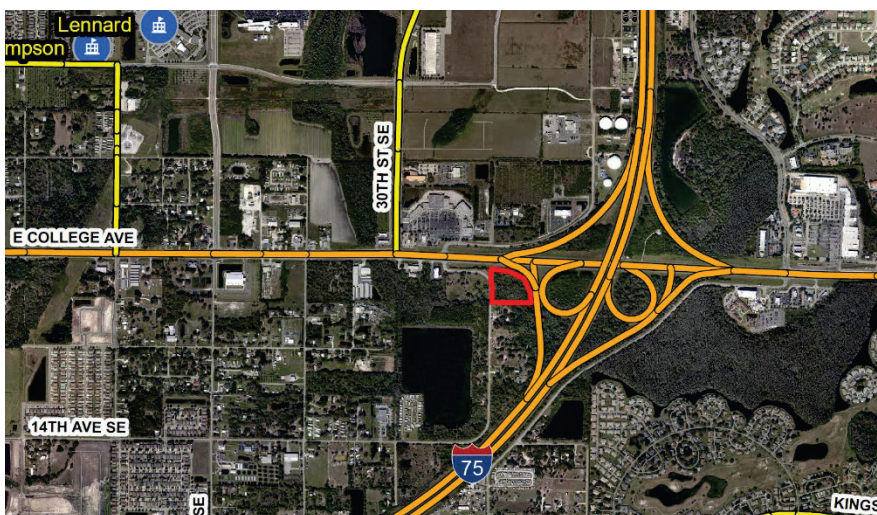
**FLU Category:** CMU-12

**Service Area:** Urban

**Site Acreage:** 4.67

**Community  
Plan Area:** Ruskin

**Overlay:** None



**Introduction Summary:**

PD 07-0471 was approved in 2007 to allow for a hotel with a maximum of 70,800 square feet and 100 rooms at the southwest corner of the E. College Avenue and Interstate 75 intersection. The applicant requests modifications to allow for a 75,000 square foot mini-warehouse facility. The site is currently vacant.

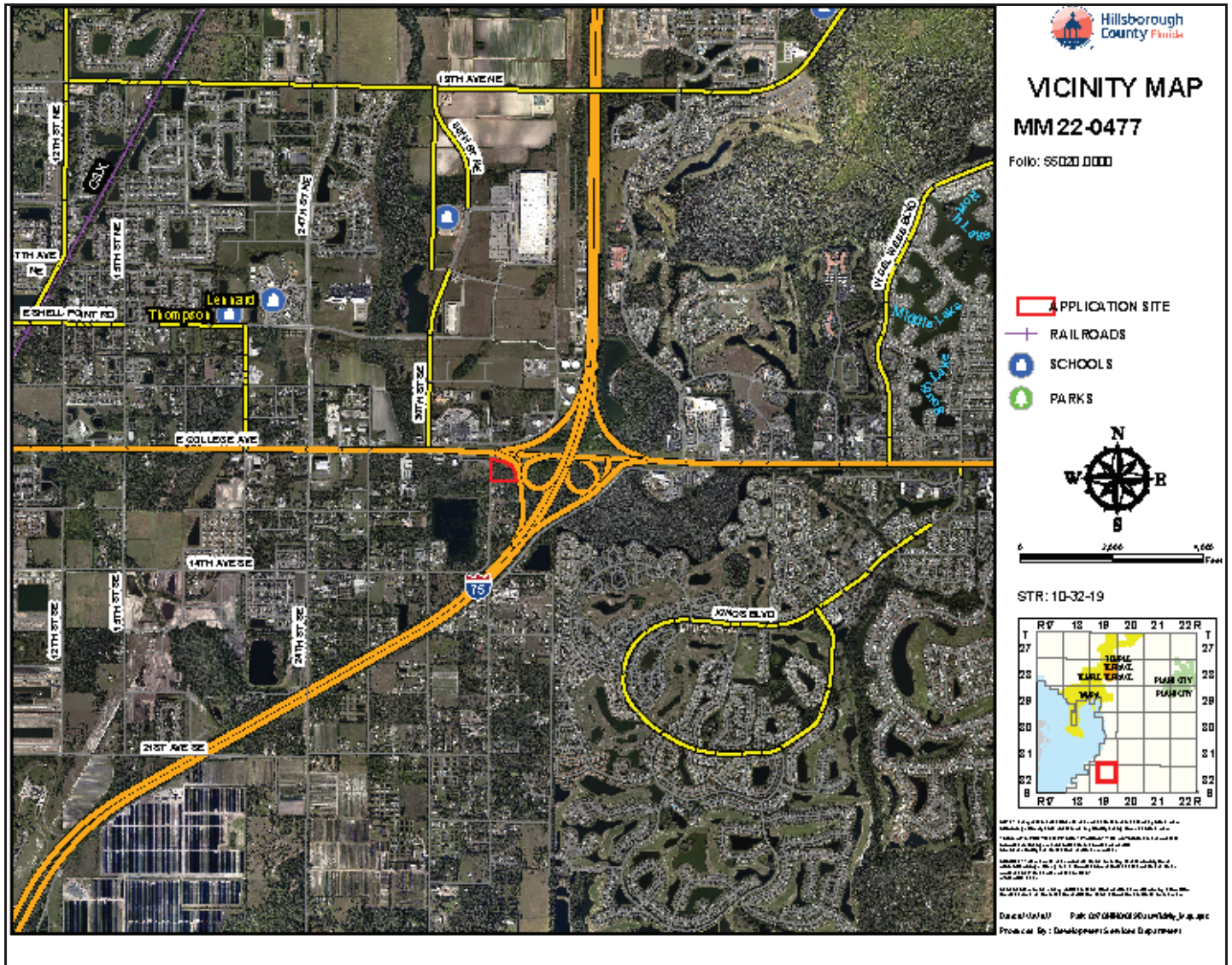
Existing Approval(s):	Proposed Modification(s):
Hotel with up to 70,800 square feet and 100 rooms.	Mini-warehouse with up to 75,000 square feet.

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

<b>Planning Commission Recommendation:</b> Consistent	<b>Development Services Recommendation:</b> Approvable, subject to proposed conditions
--	---

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

**2.1 Vicinity Map**



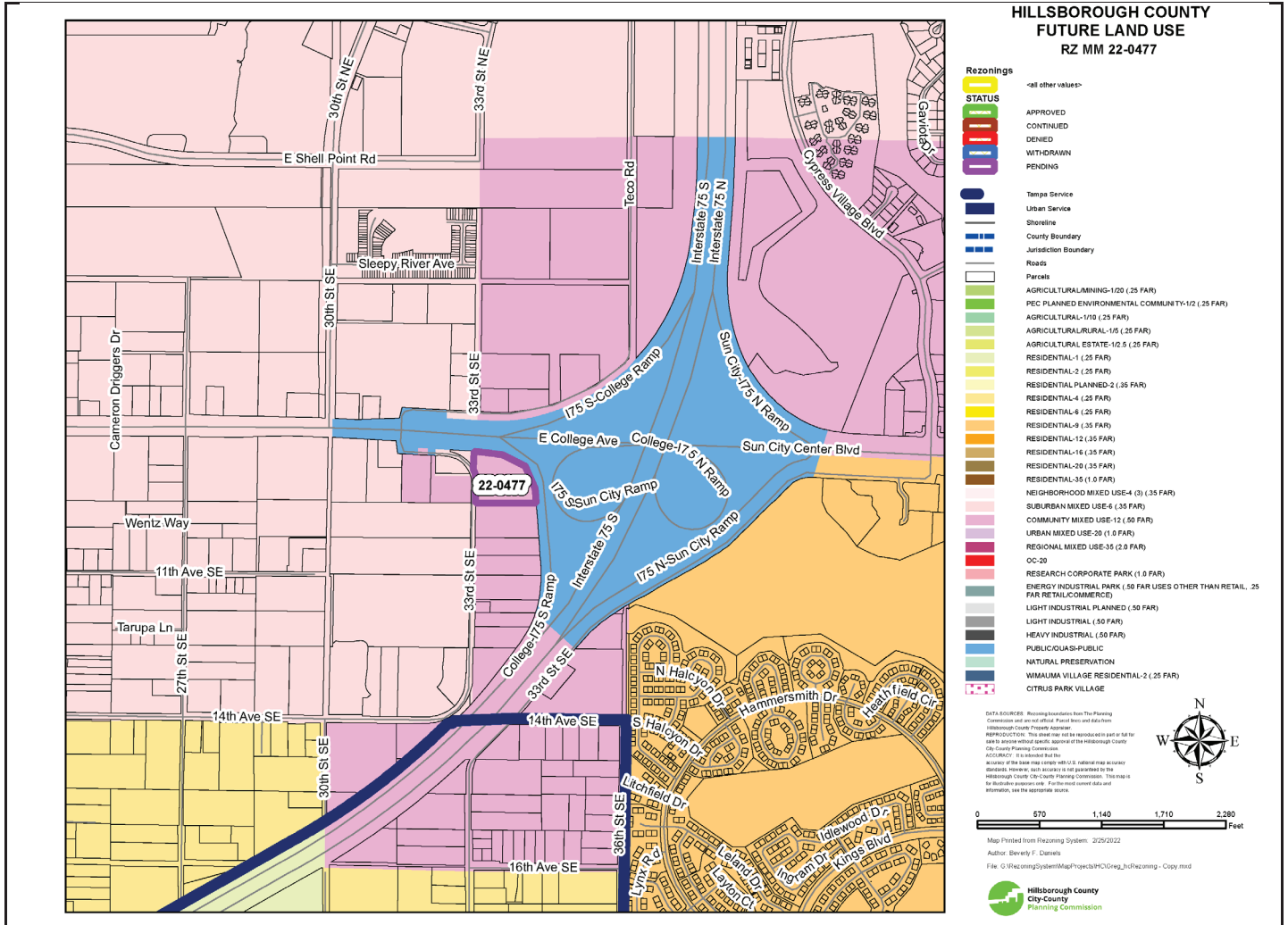
**Context of Surrounding Area:**

The surrounding area consists of a mix of uses including a single-family residence to the south, vacant commercial to the east, a financial institution and vacant residential to the north of E. College Avenue, and the southbound Interstate 75 on-ramp abuts the northeast side of the property where the right-of-way varies in width from approximately 280 feet to 2,650 feet.



2.0 LAND USE MAP SET AND SUMMARY DATA

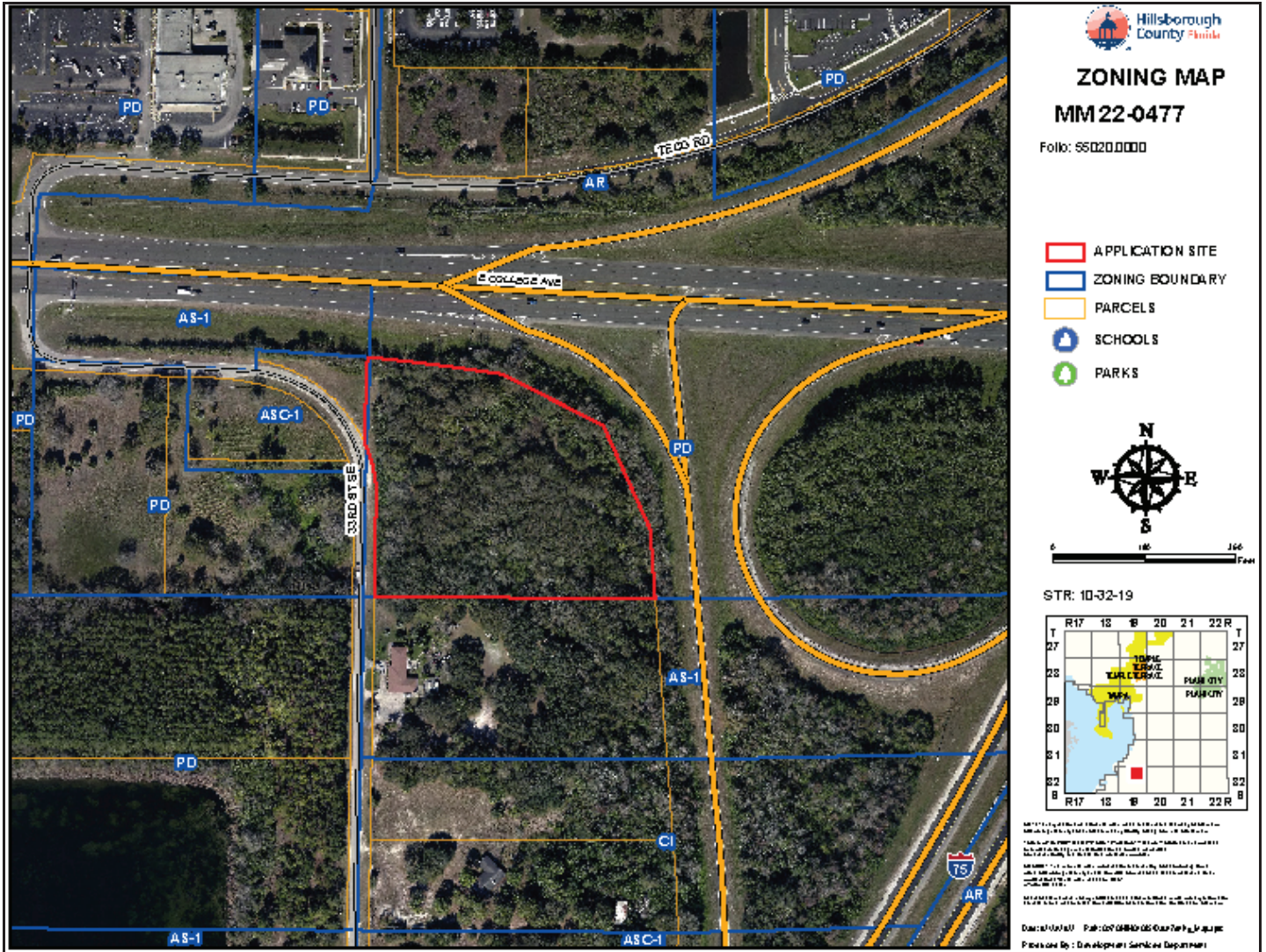
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Community Mixed Use – 12 (CMU-12)
Maximum Density/F.A.R.:	12 du per ga/0.50 F.A.R.
Typical Uses:	<p>Residential, community scale retail commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and /or mixed use projects at appropriate locations. Non-residential land uses must be compatible with residential uses through established techniques of transition or by restricting the location of incompatible uses.</p> <p>Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.</p>

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



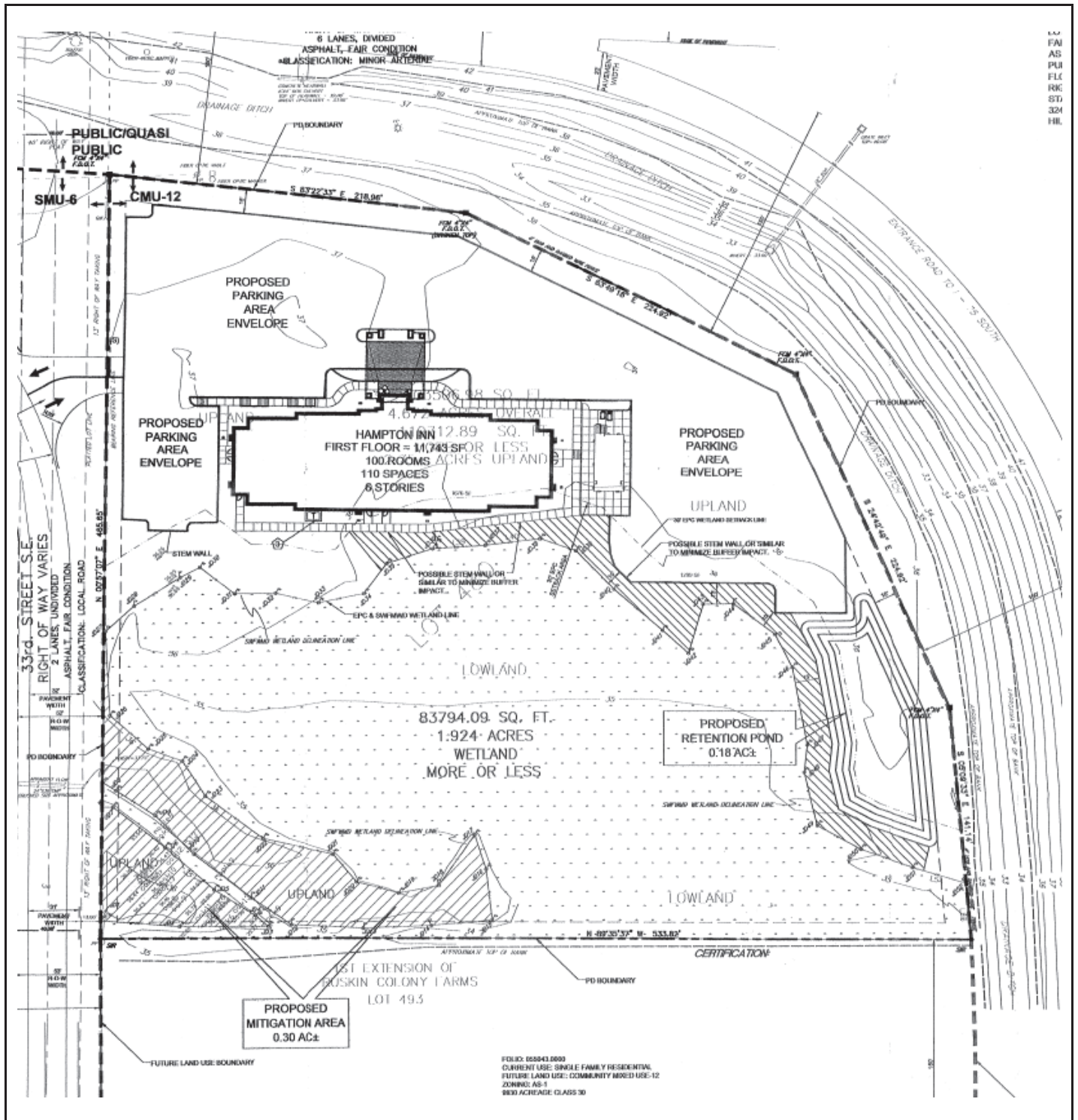
Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	AR	1 du per 5 ac F.A.R.: N/A	Agricultural and Single-Family Residential	Vacant, E. College Avenue/I-75 Ramp
South	AS-1	1 du per 1 ac F.A.R.: N/A	Agricultural and Single-Family Residential	Residential, Single-Family
East	AS-1	1 du per 1 ac F.A.R.: N/A	Agricultural and Single-Family Residential	E. College Avenue/I-75 Ramp
West	ASC-1	1 du per 1 ac F.A.R.: N/A	Agricultural and Single-Family Residential	Vacant
West	PD 05-0214	1 du per 1 ac F.A.R.: 0.50	Hotel, Restaurant, Agricultural and Single-Family Residential	Vacant



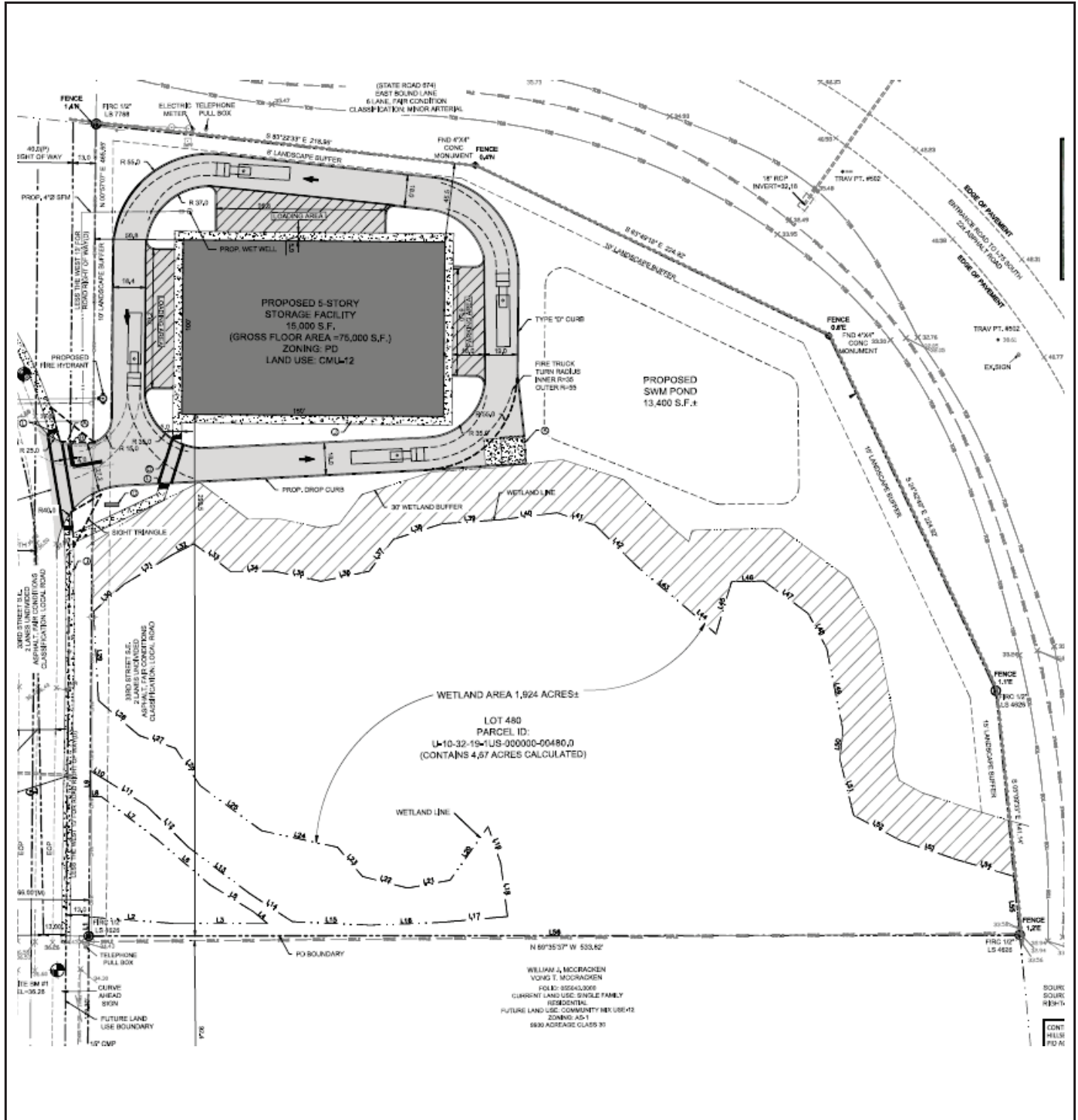
## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.4 Approved Site Plan (partial provided below for size and orientation purposes. See Section 8.1 for full site plan)



### 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.5 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.2 for full site plan)





APPLICATION NUMBER: MM 22-0477

ZHM HEARING DATE: JULY 25, 2022

**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
33 <sup>rd</sup> Street SE	FDOT Frontage Rd	2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

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

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	836	47	60
Proposed	113	8	13
Difference (+/-)	-723	-39	-47

\*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
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.

Notes:

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

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Natural Resources	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" 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 checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" 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 type="checkbox"/> Coastal High Hazard Area</li> <li><input checked="" type="checkbox"/> Urban/Suburban/Rural Scenic Corridor</li> <li><input type="checkbox"/> Adjacent to ELAPP property</li> <li><input type="checkbox"/> Other _____</li> </ul>				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
<b>Transportation</b> <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Statement of Record
<b>Hillsborough County School Board</b> Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Impact/Mobility Fees:</b> Urban Mobility, South Fire - 75,000 s.f. self-storage facility Self-Storage/Mini-Warehouse (Per 1,000 s.f.) Mobility: \$653 * 75 = \$48,975 Fire: \$32 * 75 = \$2,400				
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 type="checkbox"/> No	



## **5.0 IMPLEMENTATION RECOMMENDATIONS**

### **5.1 Compatibility**

Based on the degree of separation of the mini-warehouse facility from the single-family residence to the south, to include a 299.5-foot setback and approximately 1.9 acres of preserved wetlands; the surrounding zoning and existing development pattern in the area, staff finds the proposed major modification to the planned development compatible with the existing uses, zoning districts, and development pattern in the area.

### **5.2 Recommendation**

Based on the above considerations, staff recommends approval of the request subject to conditions.

## 6.0 PROPOSED CONDITIONS

Prior to site plan certification, applicant shall revise the site data table to remove the rows titled "Standard Size of Parking Space" and "Compact Size of Parking Space"; a replace with "Parking Spaces shall be consistent with "Hillsborough County Transportation Technical Manual Parking Lot Configuration Typical Details (TD-2)"; and revise the site data table to show the current zoning as PD 07-0471

**Approval** - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted June 1, 2022 ~~September 19, 2007~~.

1. Permitted uses shall be limited to a storage facility with a maximum of 75,000 square feet ~~hotel containing a maximum of 70,800 square feet and 100 rooms~~ subject to formal delineation of on-site conservation areas, preservation areas and water bodies and final calculation of maximum intensity (FAR) permitted by the Comprehensive Plan in accordance with the Environmentally Sensitive Lands Credits requirement of the Comprehensive Plan. If the maximum square footage for the project as permitted herein exceeds the maximum intensity (FAR) permitted by the Comprehensive Plan, per the Environmentally Sensitive Lands Credits requirement, the square footage of the project shall decrease as necessary to conform to the Comprehensive Plan.
2. The building shall contain a maximum of 6 stories with a maximum building height of 60 feet.
3. Unless otherwise specified herein, the site shall be developed in accordance with CG Zoning District standards. Building setbacks shall be as shown on the site plan.
4. A 15-foot landscaped buffer shall be provided along College Avenue. Landscaping within this buffer shall consist of shade trees (a minimum 4" caliper) planted every 40 feet along a line ten feet back from the College Avenue right-of-way. A minimum of four understory trees per 100 feet of frontage or fraction thereof shall also be planted in the buffer.
  - 4.1. A continuous shrub/hedge with a minimum height of three feet at the time of planting shall be provided where parking areas abut the 15-foot buffer.
5. A minimum of 40% of the façade of the building shall consist of windows and/or entryways. Prior to Construction Plan approval, a building elevation shall be submitted indicating compliance with this condition.
6. All dumpster / loading areas shall be screened by a masonry wall, PVC fence, or a combination masonry wall/PVC fence eight feet in height and extending the entire length of the loading service area. A buffer area with a minimum opacity of 70% shall be provided along the exterior wall.
7. Lighting shall be consistent with the Land Development Code unless otherwise provided herein.
  - 7.1 Lighting fixtures within the parking area shall not exceed 30 feet in height and lighting fixtures in any pedestrian area shall not exceed 15 feet in height.
  - 7.2 The lighting for the porte-cocheres shall be recessed.
8. The parking lot design shall incorporate a delineated pedestrian pathway network no less than 5 feet wide. The pedestrian pathways shall connect all parking areas with the building entrance and exterior public sidewalks.
9. Development of the site shall be subject to all tree preservation requirements of the Land Development Code.
10. The developer shall construct a sidewalk along the project frontage on 33rd St. SE., subject to FDOT approval. ~~The following conditions are required by the Florida Department of Transportation (FDOT)~~



- ~~10.1 The project shall be required to construct a right turn lane from their project on 33<sup>rd</sup> Street to their driveway.~~
- ~~10.2 The FDOT shall require median modifications and right turn lane subject to FDOT permitting in accordance with F.A.C. 14-96 and F.A.C. 14-97.~~
- ~~11. Minimum off-street parking spaces shall be provided for per Sec. 6.05.00 of the LDC. Subject to the review and approval by County staff, the general design, number and location of the access point(s) shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code (Land Development Code Section 6.04). The design and construction of curb cuts are subject to approval by the Hillsborough County Planning and Growth Management Department. Final design, if approved by Hillsborough County Planning and Growth Management Department may include, but is not limited to: left turn lanes, acceleration lane(s) and deceleration lane(s). Access points may be restricted in movements.~~
12. In accordance with the Land Development Code and/or the Technical Review Manual and subject to the review and approval by County Staff, based on the projected trip generation to the site, access onto the public road would be via "Type II", Minor Roadway Connection (50 - 1500 trip ends per day). Accordingly, the Land Development Code requires that all internal access (the "throat") to the driveways must be a minimum of 50 feet from the edge of pavement of the public roadway, and shall remain free of internal connections or parking spaces which might interfere with the movement of vehicles into or out of the site. The applicant has the option of submitting an analysis showing that for his particular site, a throat of less than 50 feet is appropriate and will result in no adverse impact to the public roadway system. If the Driveway is to be gated, the throat depth may exceed 50 feet in length to accommodate stacking vehicles.
- ~~13. Where applicable and subject to County standards, the developer shall construct a left turn lane into the project's driveway. If it is determined by the results of any subsequent analysis submitted by the developer, that adequate right of way does not exist to construct any needed improvements (i.e. turn lanes), then the developer shall re-submit an analysis showing alternative improvements for the safe operation of the project and the adjacent street traffic.~~
- ~~14. If required during Concurrency review, the Developer may be required to provide a traffic analysis, signed by a Professional Engineer, showing the improvements needed to mitigate the development's traffic. Improvements shall be constructed to FDOT and/or Hillsborough County standards at the expense of the developer. Improvements shall be needed to serve future background traffic plus development traffic. For any existing turn lanes, if the required turn lane storage, as identified in the transportation analysis, is greater than the length of the existing turn lane, then the Developer shall extend the turn lanes by the necessary queue storage length, while maintaining the proper taper and braking distance lengths. The only exceptions to access related roadway improvements shall be based on documented safety or environmental concerns. The Planning and Growth Management and Public Works Departments shall approve all exceptions.~~
- ~~13.15.~~ If required by FDOT, and if warranted, the developer shall provide, at his expense, additional left turn storage of sufficient length to accommodate anticipated left turning traffic, for vehicles making turns, on State Road 674 onto 33<sup>rd</sup> Street. Prior to detail site plan approval, the developer shall provide a traffic analysis, signed by a Professional Engineer, showing the amount of left turn storage needed to serve development traffic. The design and construction of this left turn lane shall be subject to FDOT approval.
- ~~14.16.~~ Where applicable and as determined by County Staff the Developer shall construct sidewalks within the right-of-way along all roadways adjacent to the property boundaries and along both sides of all internal roadways. The sidewalks shall be a minimum width of five (5) feet. Pedestrian interconnectivity shall

be provided between uses and adjacent parcels. All internal sidewalks shall meet the accessibility requirements of the Americans with Disabilities Act and/or Florida Accessibility Code.


- ~~17. Prior to the issuance of certificates of occupancy, the applicant may be required to improve/widen 33<sup>rd</sup> Street adjacent to the site to Hillsborough County Transportation Technical Manual standards. If the Developer can provide signed and sealed documentation that the current pavement and right of way width on 33<sup>rd</sup> Street meets the current standards for a two-lane collector roadway, the Developer may not be required to dedicate right of way or widen the roadway.~~
- ~~15.18.~~ The stormwater management system shall be designed and constructed in such a manner so as to not adversely impact off-site surface and groundwater elevations.
- ~~16.19.~~ The type, location, size and number of signs permitted shall be as set forth in Part 7.03.00 of the Land Development Code with the following exception(s):
- ~~16.1 19.1~~ Ground Signs shall be limited to Monument Signs.
- ~~16.2 19.2~~ Billboards, pennants and banners shall be prohibited.
- ~~16.3 19.3~~ Ground signs along College Avenue may encroach into the landscape buffer but shall be setback a minimum of 10 feet from the right-of-way.
- ~~17.20.~~ Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
- ~~18.21.~~ Approval of this rezoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to wetlands, and does not grant any implied or vested right to environmental approvals.
- ~~21.1~~ ~~Encroachment into the 30-foot wetland setback shall be permitted as shown on the site plan subject to a wetland setback enhancement planting plan that is acceptable to EPC and Planning and Growth Management Natural Resources staff. Said plan shall be submitted for review prior to Preliminary Plan approval. The developer shall utilize stemwalls or similar construction methods to minimize encroachment into the wetland setback.~~
19. 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.
20. 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).
21. 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.
22. 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.
23. The Development of the project shall proceed in strict accordance with the terms and conditions

contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.

24. Effective as of February 1, 1990, this development order/permit shall meet the concurrency requirements of Chapter 163, Part II, Florida Statutes. Approval of this development order/permit does not constitute a guarantee that there will be public facilities at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.
25. An evaluation of the property identified mature trees warranting preservation that may include Grand Oaks. The applicant is encouraged to consult with staff of the Natural Resource Unit for design input addressing these trees prior to submittal of preliminary plans through the Land Development Code's Site Development or Subdivision process.
26. The planting of required trees shall be sensitive to overhead electric utility lines. Trees that exceed a mature, overall height of 20 feet shall not be planted within 30 feet of an existing or proposed overhead electric utility line.
27. 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 and where land alterations are restricted.
28. 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.
29. 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.
30. Modifications to the approved GSP will be allowed in order to preserve Grand Oaks and other trees and/or Natural Resources requirements.
31. Water distribution system improvements will need to be completed prior to connection to the County's water system for a mini warehouse through MM 22-0477. No building permits for the mini warehouse that would create demand for water service shall be issued until either the completion by the County of funded Capital Improvement Program projects C32001 - South County Potable Water Repump Station Expansion and C32011 - Potable Water In-Line Booster Pump Station, and the projects are put into operation.
32. 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.
33. 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  
Mon Jul 18 2022 10:44:46

**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.

**APPLICATION NUMBER: MM 22-0477**

ZHM HEARING DATE: JULY 25, 2022

BOCC LUM MEETING DATE: September 13, 2022

Case Reviewer: Sam Ball

---

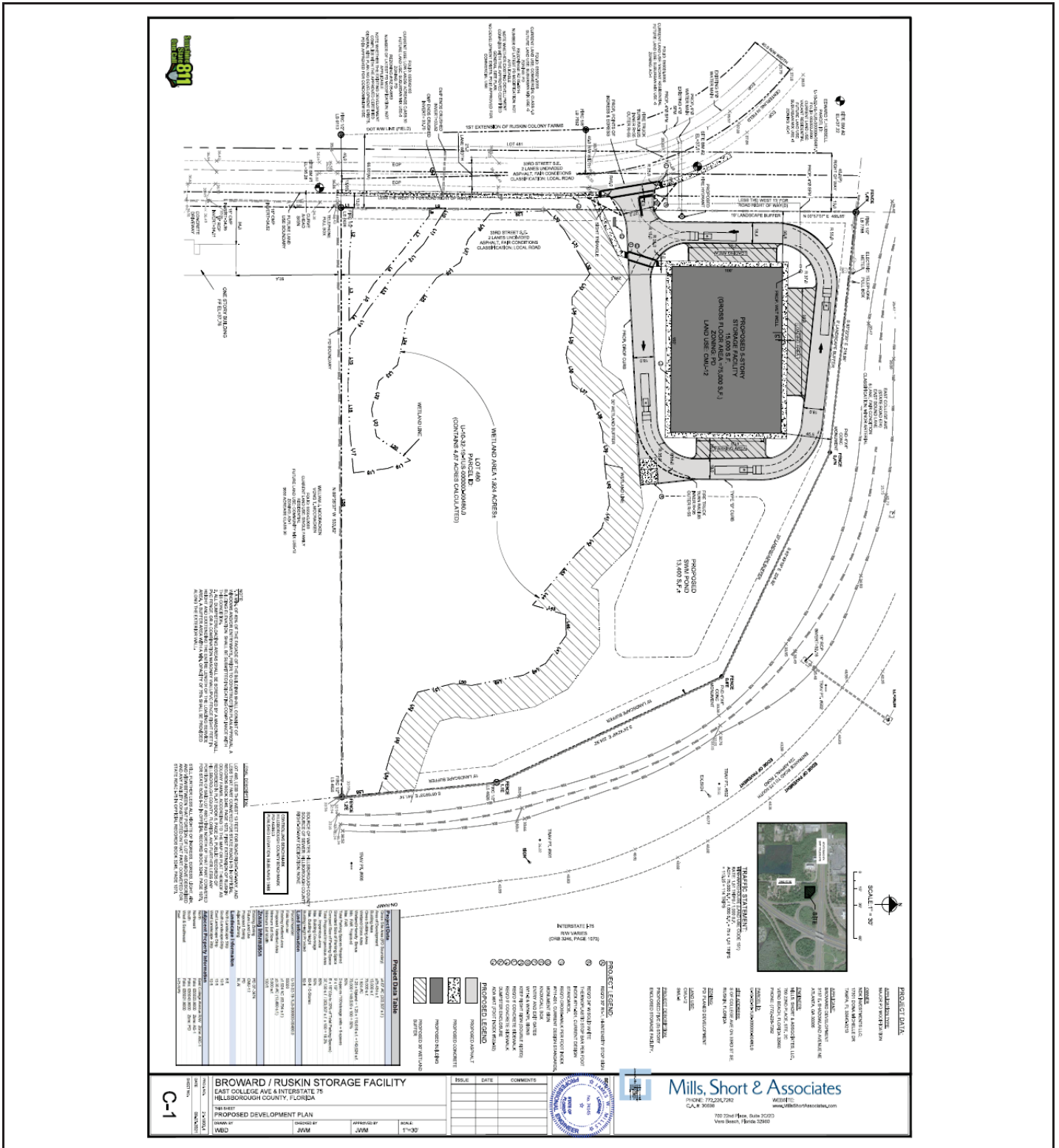
## **7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS**





8.0 SITE PLANS (FULL)

8.2 Proposed Site Plan (Full)



**APPLICATION NUMBER: MM 22-0477**

ZHM HEARING DATE: JULY 25, 2022

BOCC LUM MEETING DATE: September 13, 2022

Case Reviewer: Sam Ball

---

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

## AGENCY REVIEW COMMENT SHEET

---

---

TO: Zoning Technician, Development Services Department

DATE: 5/31/2022

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: Ruskin / South

PETITION NO: MM 22-0477

---

---

- 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

#### *REVISED CONDITIONS:*

- ~~10. The following conditions are required by the Florida Department of Transportation (FDOT)~~  
~~10.1 The project shall be required to construct a right turn lane from their project on 3<sup>rd</sup> street to their driveway.~~  
~~10.2 the FDOT shall require median modifications and right turn lane subject to FDOT permitting in accordance with F.A.C. 14-96 and F.A.C. 14-97.~~

*[These requirements are no longer applicable due to the decrease in trip generation.]*

- ~~11. Subject to the review and approval by county staff, the general design, number and location of the access point(s) shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code (Land Development Code Section 6.04). The design and construction of curb cuts are subject to approval by the Hillsborough County Planning and Growth Management Department. Final design, if approved by Hillsborough County Planning and Growth Management Department may include, but is not limited too: left turn lanes, acceleration lane(s) and deceleration lane(s). Access points may be restricted in movements.~~

*[Staff recommends deletion of this condition. By its nature, a PD is a site plan-controlled zoning district and the number and location of access points are governed by the PD site plan and conditions of approval. Furthermore, the applicant's transportation analysis indicates where auxiliary turn lanes are not anticipated. Final evaluation of turn lane warrants will be done in accordance with Section 6.04.04.D. at the time of plat/site/construction plan review.]*

- ~~14. If required during concurrency review, the developer may be required to provide a traffic analysis, signed by a professional engineer, showing the improvements needed to mitigate the development's traffic. Improvements shall be constructed to FDOT and/or Hillsborough county standards at the expense of the developer. Improvements shall be needed to serve future background traffic plus development traffic. For any existing turn lanes, if the required turn lane storage, as identified in the transportation analysis, is greater than an the length of the existing turn lane, then the developer shall extend the turn lanes by the necessary queue storage length, while maintaining the proper taper and braking distance lengths. The only exceptions to access related roadway improvements shall be based on documented safety or environmental concerns. The Planning and Growth Management and Public Works Departments shall approve all exceptions.~~



*[Staff recommends deletion of this condition, as it was based upon Hillsborough County's former system for the evaluation and mitigation of transportation impacts, i.e. transportation concurrency. Given Florida House Bill 7202 (2011), §163.3180 (Florida Statutes), and Section 40-68, et seq. (Hillsborough County Code of Ordinances), this condition is no longer enforceable.]*

~~17. Prior to the issuance of certificates of occupancy, the applicant may be required to improve/widen 33<sup>rd</sup> Street adjacent to the site to Hillsborough County Transportation Technical Manual standards. If the developer can provide signed and sealed documentation that the current pavement and right of way width on 33<sup>rd</sup> Street meets the current standards for a two lane collector roadway, the developer may not be required to dedicate right of way or widen the roadway.~~

*[Staff recommends deletion of this condition to comport with current practice. Substandard roadway improvements are determined at the time of PD rezoning. As such 33<sup>rd</sup> Street is under FDOT jurisdiction and the County will not require any improvements.]*

**NEW CONDITIONS:**

- The developer shall construct a sidewalk along the project frontage on 33<sup>rd</sup> St. SE., subject to FDOT approval.
- Minimum off-street parking spaces shall be provided for per Sec. 6.05.00 of the LDC.

**OTHER:**

- Prior to site plan certification, applicant shall revise the site data table to remove the rows titled “Standard Size of Parking Space” and “Compact Size of Parking Space”; a replace with “Parking Spaces shall be consistent with “Hillsborough County Transportation Technical Manual Parking Lot Configuration Typical Details (TD-2)”.

*[The recommended change allows for greatest flexibility to design parking configuration as the parking area shown on the PD Site Plan does not provide parking details to determine the parking space dimension (i.e. angle of parking).]*

**PROJECT SUMMARY AND ANALYSIS**

The subject property is located on the east side of 33<sup>rd</sup> St SE, south of E. College Ave. and west of I-75. The applicant is requesting a major modification to PD 07-0471 to allow a 75,000 sq. ft. storage facility with up to 600 units. The subject site is +/- 4.67 acres and designated Commercial Mixed Use 12 (CMU-12) future land use.

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a letter indicating the project would generate fewer than 50 peak hour trips and, as such, no transportation analysis was required to process this rezoning. Utilizing data from the Institute of Transportation Engineer’s Trip Generation Manual, 10<sup>th</sup> Edition, and based upon a generalized worst-case scenario, staff has prepared a comparison of the trip generation potential at project buildout under the existing and proposed zoning designations.

Approved PD 07-0471:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 100 Room Hotel (ITE LUC 310)	836	47	60

Proposed Modification:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 75,000 sf Mini-Warehouse (ITE LUC 151)	113	8	13

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference (+/-)</b>	<b>-723</b>	<b>-39</b>	<b>-47</b>

The proposed rezoning is anticipated to have a decreased maximum trip generation potential of 723 daily trips, 39 am and 47 pm peak hours trips for the subject site.

**TRANSPORTATION INFRASTRUCTURE SERVING THE SITE AND SITE ACCESS**

33<sup>rd</sup> St. SE is a FDOT maintained, 2-lane, undivided, rural local roadway serving as a frontage road to I-75. The roadway consists of +/- 10-foot travel lanes within a range of +/-66 to 98 feet of right-of-way along the project frontage. There are no sidewalks or bicycle lanes within the vicinity of the project.

**SITE ACCESS AND CONNECTIVITY**

The PD site plan proposes one access connection on 33<sup>rd</sup> St. SE.

At the time of construction/site plan review, the applicant will be required to construct a sidewalk along the project frontage on 33<sup>rd</sup> St. SE, subject to FDOT approval, and ADA/sidewalk connections from the site access points to the building entrances and parking area consistent with Section 6.02.03. B. of the LDC.

**ROADWAY LEVEL OF SERVICE**

33<sup>rd</sup> St. SE is not a regulated roadway.

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
33 <sup>rd</sup> Street SE	FDOT Frontage Rd	2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	836	47	60
Proposed	113	8	13
Difference (+/-)	-723	-39	-47

\*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 checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
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.



**COUNTY OF HILLSBOROUGH**

**RECOMMENDATION OF THE  
LAND USE HEARING OFFICER**

**APPLICATION NUMBER:** MM 22-0477

**DATE OF HEARING:** July 25, 2022

**APPLICANT:** Broward Development

**PETITION REQUEST:** The Major Modification request is to modify PD 07-0471 to permit a 75,000 square foot mini-warehouse facility

**LOCATION:** Southwest corner of E. College Ave. and the College/I-75 Southern Ramp

**SIZE OF PROPERTY:** 4.67 acres, m.o.l.

**EXISTING ZONING DISTRICT:** PD 07-0471

**FUTURE LAND USE CATEGORY:** CMU-12

**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: Broward Development

FLU Category: CMU-12

Service Area: Urban

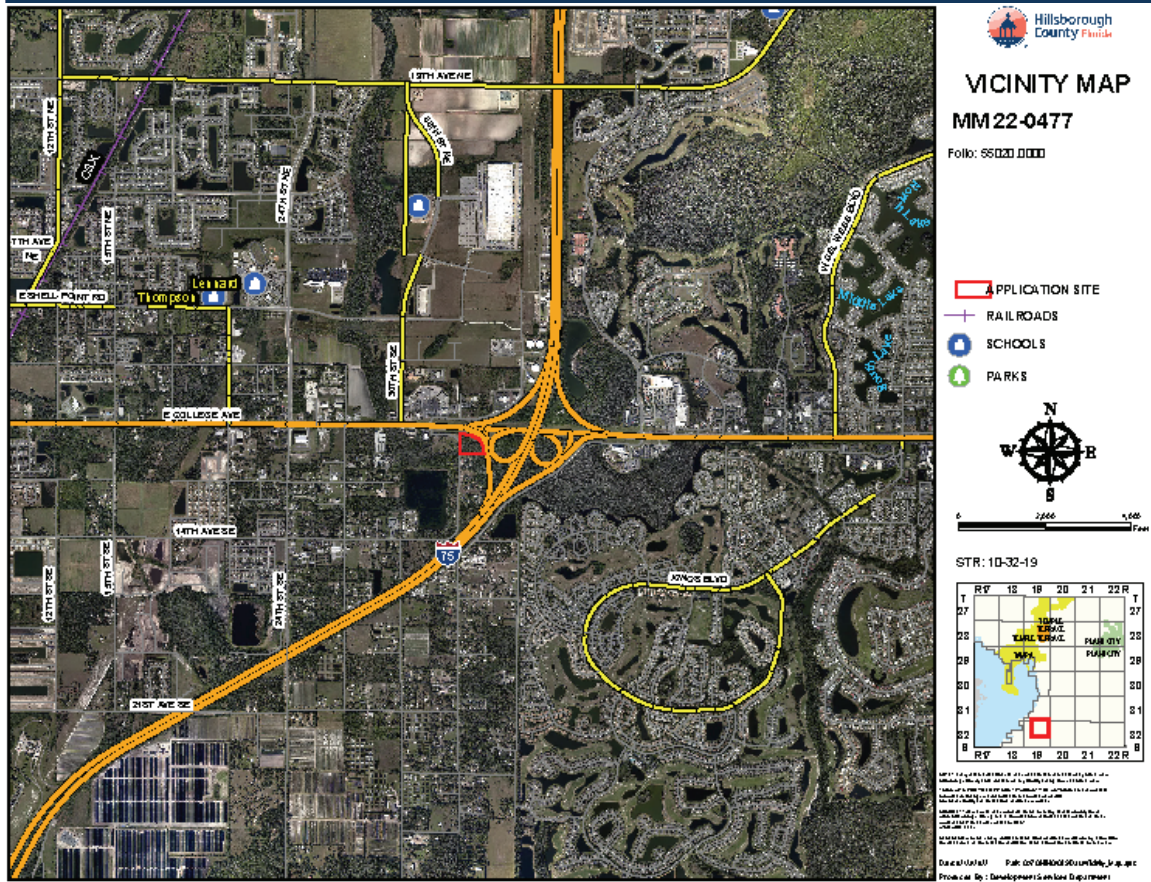
Site Acreage: 4.67

Community Plan Area: Ruskin

Overlay: None

<b>Introduction Summary:</b>	
PD 07-0471 was approved in 2007 to allow for a hotel with a maximum of 70,800 square feet and 100 rooms at the southwest corner of the E. College Avenue and Interstate 75 intersection. The applicant requests modifications to allow for a 75,000 square foot mini-warehouse facility. The site is currently vacant.	
Hotel with up to 70,800 square feet and 100 rooms.	Mini-warehouse with up to 75,000 square feet.
<b>Additional Information:</b>	
PD Variation(s):	None Requested as part of this application
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

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



### Context of Surrounding Area:

The surrounding area consists of a mix of uses including a single-family residence to the south, vacant commercial to the east, a financial institution and vacant residential to the north of E. College Avenue, and the southbound Interstate 75 on-ramp abuts the northeast side of the property where the right-of-way varies in width from approximately 280 feet to 2,650 feet.







East	- AS-1	1 du per 1 ac F.A.R.: N/A	Agricultural and Single- Family Residential	E. College Avenue/I-75 Ramp
West	ASC-1	1 du per 1 ac F.A.R.: N/A	Agricultural and Single- Family Residential	Vacant
West	PD 05- 0214	1 du per 1 ac F.A.R.: 0.50	Hotel, Restaurant, Agricultural and Single- Family Residential	Vacant







**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
33rd Street SE	FDOT Frontage Rd	2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

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

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	836	47	60
Proposed	113	8	13
Difference (+/-)	-723	-39	-47

\*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
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.

Notes:

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

Environmental Protection Commission

##### Comments Received

Yes  No

##### Conditions Requested

Yes  No

##### Additional Information/Comments

Conservation & Environ. Lands Mgmt.

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 \_\_\_\_\_

**Service Area/ Water & Wastewater**

- Urban  City of Tampa
- Rural  City of Temple Terrace

**Hillsborough County School Board**

Adequate  K-5  6-8  9-12  N/A Inadequate  K-5  6-8  9-12  N/A

**Impact/Mobility Fees:** Urban Mobility, South Fire - 75,000 s.f. self-storage facility Self-Storage/Mini-Warehouse (Per 1,000 s.f.)

Mobility:  $\$653 * 75 = \$48,975$

Fire:  $\$32 * 75 = \$2,400$

- Meets Locational Criteria  N/A
- Locational Criteria Waiver Requested  Minimum Density Met  N/A

**5.0 IMPLEMENTATION RECOMMENDATIONS**

**5.1 Compatibility**

Based on the degree of separation of the mini-warehouse facility from the single-family residence to the south, to include a 299.5-foot setback and approximately 1.9 acres of preserved wetlands; the surrounding zoning and existing development pattern in the area, staff finds the proposed major modification to the planned development compatible with the existing uses, zoning districts, and development pattern in the area.

## 5.2 Recommendation

Based on the above considerations, staff recommends approval of the request subject to conditions.

Zoning conditions were presented to the Zoning Hearing Master at the hearing and are hereby incorporated into the Zoning Hearing Master's recommendation.

### SUMMARY OF HEARING

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on July 25, 2022. Mr. Brian Grady of the Hillsborough County Development Services Department introduced the petition.

Mr. Wesley Mills testified as the civil engineer for the project and represented the applicant Broward Development. Mr. Mills stated that the project is located at South College Avenue along 33<sup>rd</sup> Street and is zoned Planned Development to permit a 100 room hotel. The proposed modification requests instead a 75,000 square foot fully enclosed self-storage facility. There are 1.94 acres of wetlands on the south side of the project which will remain and not be developed. A 30-foot wetland buffer will surround the entire wetland area. The request represents a decrease in the amount of traffic generated by the land use. Mr. Mills concluded his presentation by stating that he has coordinated with FDOT and the project is consistent with their requirements.

Mr. Sam Ball of the Development Services Department, testified regarding the County staff report. Mr. Ball testified that the request is for a Major Modification to the PD to develop a 75,000 square foot mini-warehouse facility. He identified the location of the property and stated that the property is surrounded by right-of-way on three sides except for a single-family residence to the south. The uses in the area include a vacant commercial tract to the east, a financial institution and vacant residential to the north. Mr. Ball detailed the buffering and screening that will be provided and stated that staff finds the modification approvable.

Ms. Jillian Massey of the Planning Commission testified regarding the Planning Commission staff report. Ms. Massey stated that the property is designated Community Mixed Use-12 by the Future Land Use Map and is located within the Urban Service Area and the Ruskin Community Planning Area. She testified that the request meets Objective 16 as well as Policies 16.2, 16.3, 16.5 and 17.7 regarding neighborhood protection. She concluded her presentation by stating that the modification is consistent with the Comprehensive Plan.

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

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



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

Hearing Master Finch then concluded the hearing.

### **EVIDENCE SUBMITTED**

No documents were submitted into the record.

### **PREFACE**

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

### **FINDINGS OF FACT**

1. The subject site is 4.67 acres in size and is zoned Planned Development (07-0471). The property is designated Community Mixed Use-12 (CMU-12) by the Comprehensive Plan and located in the Urban Service Area and the Ruskin Community Planning Area.
2. The Planned Development (PD) is approved for a 100-room hotel with a maximum of 70,800 square feet.
3. The Major Modification request proposes to develop a 75,000 square foot mini-warehouse facility instead of the hotel.
4. No waiver or Planned Development Variations are requested.
5. The Planning Commission staff stated that the request meets Objective 16 as well as Policies 16.2, 16.3, 16.5 and 17.7 regarding neighborhood protection. Planning Commission staff testified that the modification is consistent with the Comprehensive Plan.
6. The County's staff report states that the proposed mini-warehouse facility will generate less traffic than the approved 100-room hotel.
7. The existing wetlands on-site will not be impacted. The required 30-foot wetland buffer will surround the wetland area.
8. The request for a 75,000 square foot mini-warehouse is compatible with the land uses in the area. The Major Modification is consistent with the Land Development Code and the Comprehensive Plan.

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

The Major Modification 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 Major Modification to the Planned Development zoning is in conformance with the applicable requirements of the Land Development Code and with applicable zoning and established principles of zoning law.

**SUMMARY**

Planned Development 07-0471 is approved for a 100-room hotel with a maximum square footage of 70,800 square feet.

The Major Modification request proposes to develop a 75,000 square foot mini-warehouse facility instead of the approved hotel.

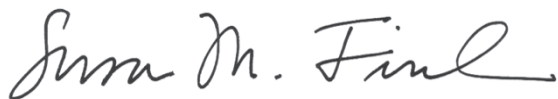
No waivers or Planned Development Variations are requested.

The Planning Commission supports the modification and found it consistent with the Comprehensive Plan.

The proposed mini-warehouse facility is compatible with the surrounding area and is consistent with the Comprehensive Plan and Land Development Code.

**RECOMMENDATION**

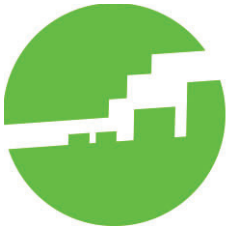
Based on the foregoing, this recommendation is for **APPROVAL** of the Major Modification to Planned Development 07-0471 as indicated by the Findings of Fact and Conclusions of Law stated above subject to the zoning conditions prepared by the Development Services Department.



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

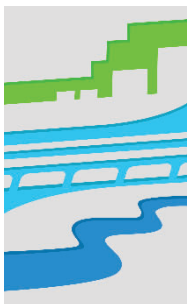
August 15, 2022

**Date**



**Hillsborough County  
City-County  
Planning Commission**

<b>Unincorporated Hillsborough County Rezoning</b>	
<b>Hearing Date:</b> July 25, 2022	<b>Petition: MM 22-0477</b>
<b>Report Prepared:</b> July 13, 2022	<b>Folio: 55020.0000</b> <i>East side of 33<sup>rd</sup> Street SE and south of College Avenue E</i>
<b>Summary Data:</b>	
<b>Comprehensive Plan Finding:</b>	<b>CONSISTENT</b>
<b>Adopted Future Land Use:</b>	<b>Community Mixed Use-12 (12 du/ga; 0.50 FAR)</b>
<b>Service Area:</b>	<b>Urban</b>
<b>Community Plan:</b>	Ruskin, Southshore
<b>Rezoning Request:</b>	Major modification to Planned Development (PD 07-0471) to allow 75,000 square foot storage facility
<b>Parcel Size (Approx.):</b>	4.67 +/- acres (203,507 square feet)
<b>Street Functional Classification:</b>	33 <sup>rd</sup> Street SE – <b>Local</b> College Ave E – <b>State Arterial</b>
<b>Locational Criteria:</b>	Not applicable
<b>Evacuation Area:</b>	None



## **Context**

- The subject site is located on the east side of 33<sup>rd</sup> Street Southeast and south of College Avenue East on approximately 4.67 acres. The site is in the Urban Service Area and within the limits of the Ruskin and Southshore Community Plans.
- The site has a Future Land Use designation of Community Mixed Use-12 (CMU-12), with typical uses such as residential, community scale retail commercial, office uses, research corporate park uses, light industrial multi-purpose, and clustered residential and/or mixed-use projects at appropriate locations.
- The subject site is surrounded by CMU-12 to the north and south, and Public/Quasi Public (P/QP) to the east. To the west is designated as Suburban Mixed Use-6 (SMU-6) and a few properties designated as CMU-12. The Interstate 75 interchange is located to the east, and this portion of College Avenue East mainly contains light commercial uses. There are some single-family dwellings and vacant land to the south on 33<sup>rd</sup> Street Southeast.
- There are approximately 1.924 acres of wetlands on the site.
- The subject site is zoned Planned Development (PD). In the general vicinity, the site is surrounded by PD zoning, Agricultural, Single-Family (AS-1) zoning and Agricultural Rural (AR) zoning.
- The original Planned Development (07-0471) is approved for a hotel use.
- The applicant requests a major modification to PD 07-0471 to allow a 75,000 square foot storage facility.

## **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***

***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.*

## **Environmental Considerations**

**Objective 13:** *New development and redevelopment shall not adversely impact environmentally sensitive areas and other significant natural systems as described and required within the Conservation and Aquifer Recharge Element and the Coastal Management Element of the Comprehensive Plan.*

### **Policy 13.3: Environmentally Sensitive Land Credit**

*Density and FAR calculations for properties that include wetlands will comply with the following calculations and requirements for determining density/intensity credits.*

- *Wetlands are considered to be the following:*
  - *Conservation and preservation areas as defined in the Conservation and Aquifer Recharge Element*
  - *Man-made water bodies as defined (including borrow pits).*
- *If wetlands are less than 25% of the acreage of the site, density and intensity is calculated based on:*
  - *Entire project acreage multiplied by Maximum intensity/density for the Future Land Use Category*

- *If wetlands are 25% or greater of the acreage of the site, density and intensity is calculated based on:*
  - *Upland acreage of the site multiplied by 1.25 = Acreage available to calculate density/intensity based on*
  - *That acreage is then multiplied by the Maximum Intensity/Density of the Future Land Use Category*

## **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.*

**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.*

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

### **4.3 COMMERCIAL CHARACTER**

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

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

## **5.0 NEIGHBORHOOD LEVEL DESIGN**

### **5.1 COMPATIBILITY**

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

**Policy 12-1.4:** *Compatibility may be achieved through the utilization of site design techniques including but not limited to transitions in uses, buffering, setbacks, open space and graduated height restrictions, to affect elements such as height, scale, mass and bulk of structures,*

pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture.

## **7.0 SITE DESIGN**

### **7.1 DEVELOPMENT PATTERN**

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

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

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

### **Environmental and Sustainability Section (E&S)**

**Objective 3.5:** *Apply adopted criteria, standards, methodologies and procedures to manage and maintain wetlands and/or other surface waters for optimum fisheries and other environmental values in consultation with EPC.*

**Policies: 3.5.1** *Collaborate with the EPC to conserve and protect wetlands and/or other surface waters from detrimental physical and hydrological alteration. Apply a comprehensive planning-based approach to the protection of wetland ecosystems assuring no net loss of ecological values provided by the functions performed by wetlands and/or other surface waters authorized for projects in Hillsborough County.*

**3.5.2:** *Collaborate with the EPC through the land planning and development review processes to prohibit unmitigated encroachment into wetlands and/or other surface waters and maintain equivalent functions.*

**3.5.4:** *Regulate and conserve wetlands and/or other surface waters through the application of local rules and regulations including mitigation during the development review process.*

### **Livable Communities Element**

#### **Ruskin Community Plan**

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

**Strategies:**

- *Locate new uses along College Avenue in the following manner:*
  - *Commercial, office and residential uses from the intersection of 21<sup>st</sup> Street and College Avenue to the eastern boundary of the Community Plan area.*

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

**The subject site is located on the east side of 33<sup>rd</sup> Street Southeast and south of College Avenue East on approximately 4.67 acres. The site is in the Urban Service Area and within the limits of the Ruskin and Southshore Community Plans. The applicant requests a major modification to PD 07-0471 to allow 75,000 square foot storage facility.**

The subject site is 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. 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 storage facility in the Urban Service Area is compatible with the existing character of development in the area as it is located off a state arterial roadway with light commercial uses along the corridor.

The proposed rezoning meets the intent of Objective 16 and Policies 16.2, 16.3, 16.5, and 17.7. The proposed storage facility is consistent with the neighborhood scale commercial development that is intended in the CMU-12 Future Land Use category. The CMU-12 allows for a 0.50 FAR and the request includes a maximum FAR of 0.50. The request does not include any waivers to setbacks or buffers. The wetlands on the southern portion of the property serve as a buffer from the single family residential to the south. Objective 9 and Policy 9.2 require that all developments be consistent with the Plan and meet all Land Development Regulations in Hillsborough County.

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. The development pattern and character of this portion of College Avenue East contains mainly light commercial uses. Goal 17 of the CDC encourages commercial developments that enhance the County's character. Objective 17-1 and Policy 17.1-4 seek to facilitate patterns of development that are organized and purposeful.

There are approximately 1.924 acres of wetlands present on the property which is over the 25% threshold outlined in Policy 13.3. The allowable square footage has been calculated as follows:  $1.25 \times \text{Uplands} = 1.25 \times 119,616 \text{ SF} = 149,520 \text{ SF}$ . 75,000 SF of building area is being proposed; therefore it is consistent with Policy 13.3. The Environmental Protection Commission (EPC) Wetlands Division has reviewed the proposed rezoning. The EPC has determined that a resubmittal is not necessary for the site plan's current configuration. 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 Objective 13 and associated policies in the FLUE and Objective 3.5 and associated policies in the E&S.

The subject site meets the intent of the Ruskin Community Plan. The Plan desires to locate commercial, office, and residential uses from the intersection of 21st Street and College Avenue to the eastern boundary of the Community Plan area. The proposed storage facility will be in this noted area.

Overall, staff finds that the proposed storage facility would allow for neighborhood commercial uses that would facilitate growth within the Urban Service Area and supports the vision of the Ruskin Community Plan. The proposed Major Modification would allow for development that is consistent with the Goals, Objectives, and Policies of the Future Land Use Element of the *Future of Unincorporated Hillsborough County Comprehensive Plan for Unincorporated Hillsborough County*. The request is compatible with the existing development pattern found within the surrounding area.

**Recommendation**

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



# HILLSBOROUGH COUNTY FUTURE LAND USE RZ MM 22-0477

Rezonings

STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

Tampa Service

Urban Service

Shoreline

County Boundary

Jurisdiction Boundary

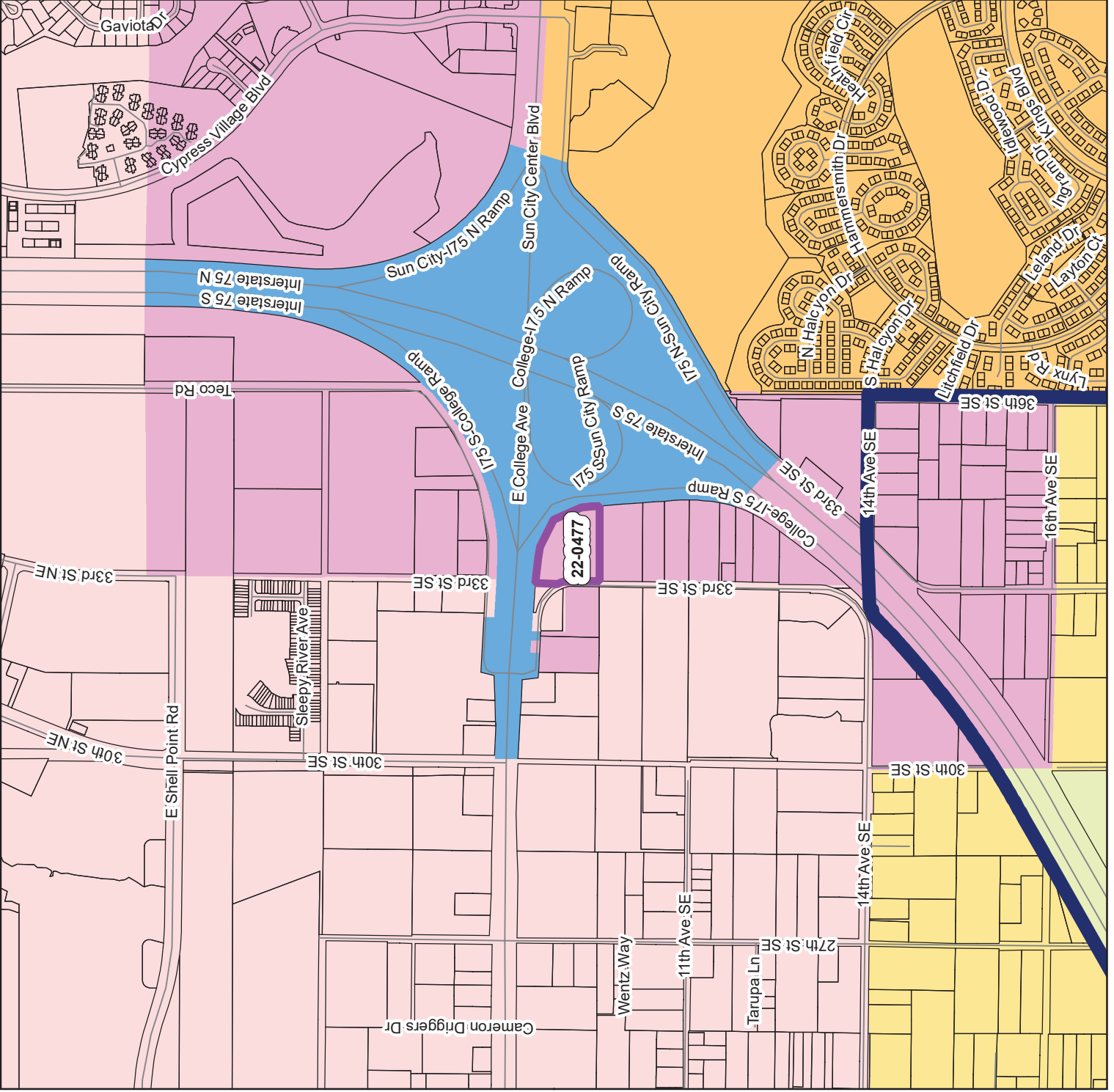
Roads

Parcels

- 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: Rezonings boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. The rezoning status is for informational purposes only. For the most current data and information, visit the appropriate source.

Map Printed from Rezoning System: 2/25/2022  
 Author: Beverly F. Daniels  
 File: G:\Rezonings\System\MapProjects\HCO\Reg\_HReZoning\_Copy.mxd





**GENERAL  
SITE PLAN  
FOR  
CERTIFICATION**



**Hillsborough  
County Florida**

**DEVELOPMENT SERVICES**

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

**HILLSBOROUGH COUNTY  
DEVELOPMENT SERVICES DEPARTMENT**

**GENERAL SITE PLAN REVIEW/CERTIFICATION**

**BOARD OF COUNTY  
COMMISSIONERS**

Harry Cohen  
Ken Hagan  
Pat Kemp

Gwendolyn "Gwen" Myers  
Kimberly Overman  
Mariella Smith  
Stacy R. White

**COUNTY ADMINISTRATOR**

Bonnie M. Wise

**COUNTY ATTORNEY**

Christine M. Beck

**INTERNAL AUDITOR**

Peggy Caskey

**DEPUTY COUNTY ADMINISTRATOR**

Gregory S. Horwedel

Project Name: Broward / Ruskin Storage Facility

Zoning File: PD 07-0471 Modification: MM 22-0477

Atlas Page: None Submitted: 08/31/2022

To Planner for Review: 08/31/2022 Date Due: 09/07/2022

Contact Person: J. Wesley Mills Phone: 772-226-7282/wmills@millsshortassociates.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: Sam Ball Date: 8-31-22

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







# **AGENCY COMMENTS**



## AGENCY REVIEW COMMENT SHEET

---

---

TO: Zoning Technician, Development Services Department

DATE: 5/31/2022

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: Ruskin / South

PETITION NO: MM 22-0477

---

---

- 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

#### *REVISED CONDITIONS:*

- ~~10. The following conditions are required by the Florida Department of Transportation (FDOT)~~  
~~10.1 The project shall be required to construct a right turn lane from their project on 3<sup>rd</sup> street to their driveway.~~  
~~10.2 the FDOT shall require median modifications and right turn lane subject to FDOT permitting in accordance with F.A.C. 14-96 and F.A.C. 14-97.~~

*[These requirements are no longer applicable due to the decrease in trip generation.]*

- ~~11. Subject to the review and approval by county staff, the general design, number and location of the access point(s) shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code (Land Development Code Section 6.04). The design and construction of curb cuts are subject to approval by the Hillsborough County Planning and Growth Management Department. Final design, if approved by Hillsborough County Planning and Growth Management Department may include, but is not limited too: left turn lanes, acceleration lane(s) and deceleration lane(s). Access points may be restricted in movements.~~

*[Staff recommends deletion of this condition. By its nature, a PD is a site plan-controlled zoning district and the number and location of access points are governed by the PD site plan and conditions of approval. Furthermore, the applicant's transportation analysis indicates where auxiliary turn lanes are not anticipated. Final evaluation of turn lane warrants will be done in accordance with Section 6.04.04.D. at the time of plat/site/construction plan review.]*

- ~~14. If required during concurrency review, the developer may be required to provide a traffic analysis, signed by a professional engineer, showing the improvements needed to mitigate the development's traffic. Improvements shall be constructed to FDOT and/or Hillsborough county standards at the expense of the developer. Improvements shall be needed to serve future background traffic plus development traffic. For any existing turn lanes, if the required turn lane storage, as identified in the transportation analysis, is greater than an the length of the existing turn lane, then the developer shall extend the turn lanes by the necessary queue storage length, while maintaining the proper taper and braking distance lengths. The only exceptions to access related roadway improvements shall be based on documented safety or environmental concerns. The Planning and Growth Management and Public Works Departments shall approve all exceptions.~~

*[Staff recommends deletion of this condition, as it was based upon Hillsborough County's former system for the evaluation and mitigation of transportation impacts, i.e. transportation concurrency. Given Florida House Bill 7202 (2011), §163.3180 (Florida Statutes), and Section 40-68, et seq. (Hillsborough County Code of Ordinances), this condition is no longer enforceable.]*

~~17. Prior to the issuance of certificates of occupancy, the applicant may be required to improve/widen 33<sup>rd</sup> Street adjacent to the site to Hillsborough County Transportation Technical Manual standards. If the developer can provide signed and sealed documentation that the current pavement and right of way width on 33<sup>rd</sup> Street meets the current standards for a two lane collector roadway, the developer may not be required to dedicate right of way or widen the roadway.~~

*[Staff recommends deletion of this condition to comport with current practice. Substandard roadway improvements are determined at the time of PD rezoning. As such 33<sup>rd</sup> Street is under FDOT jurisdiction and the County will not require any improvements.]*

**NEW CONDITIONS:**

- The developer shall construct a sidewalk along the project frontage on 33<sup>rd</sup> St. SE., subject to FDOT approval.
- Minimum off-street parking spaces shall be provided for per Sec. 6.05.00 of the LDC.

**OTHER:**

- Prior to site plan certification, applicant shall revise the site data table to remove the rows titled “Standard Size of Parking Space” and “Compact Size of Parking Space”; a replace with “Parking Spaces shall be consistent with “Hillsborough County Transportation Technical Manual Parking Lot Configuration Typical Details (TD-2)”.

*[The recommended change allows for greatest flexibility to design parking configuration as the parking area shown on the PD Site Plan does not provide parking details to determine the parking space dimension (i.e. angle of parking).]*

**PROJECT SUMMARY AND ANALYSIS**

The subject property is located on the east side of 33<sup>rd</sup> St SE, south of E. College Ave. and west of I-75. The applicant is requesting a major modification to PD 07-0471 to allow a 75,000 sq. ft. storage facility with up to 600 units. The subject site is +/- 4.67 acres and designated Commercial Mixed Use 12 (CMU-12) future land use.

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a letter indicating the project would generate fewer than 50 peak hour trips and, as such, no transportation analysis was required to process this rezoning. Utilizing data from the Institute of Transportation Engineer’s Trip Generation Manual, 10<sup>th</sup> Edition, and based upon a generalized worst-case scenario, staff has prepared a comparison of the trip generation potential at project buildout under the existing and proposed zoning designations.

Approved PD 07-0471:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 100 Room Hotel (ITE LUC 310)	836	47	60

Proposed Modification:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 75,000 sf Mini-Warehouse (ITE LUC 151)	113	8	13

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference (+/-)</b>	<b>-723</b>	<b>-39</b>	<b>-47</b>

The proposed rezoning is anticipated to have a decreased maximum trip generation potential of 723 daily trips, 39 am and 47 pm peak hours trips for the subject site.

**TRANSPORTATION INFRASTRUCTURE SERVING THE SITE AND SITE ACCESS**

33<sup>rd</sup> St. SE is a FDOT maintained, 2-lane, undivided, rural local roadway serving as a frontage road to I-75. The roadway consists of +/- 10-foot travel lanes within a range of +/-66 to 98 feet of right-of-way along the project frontage. There are no sidewalks or bicycle lanes within the vicinity of the project.

**SITE ACCESS AND CONNECTIVITY**

The PD site plan proposes one access connection on 33<sup>rd</sup> St. SE.

At the time of construction/site plan review, the applicant will be required to construct a sidewalk along the project frontage on 33<sup>rd</sup> St. SE, subject to FDOT approval, and ADA/sidewalk connections from the site access points to the building entrances and parking area consistent with Section 6.02.03. B. of the LDC.

**ROADWAY LEVEL OF SERVICE**

33<sup>rd</sup> St. SE is not a regulated roadway.

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
33 <sup>rd</sup> Street SE	FDOT Frontage Rd	2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	836	47	60
Proposed	113	8	13
Difference (+/-)	-723	-39	-47

\*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 checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
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.



Florida Department of Transportation

RON DESANTIS GOVERNOR

2822 Leslie Road Tampa, FL 33619

KEVIN J. THIBAUT, P.E. SECRETARY

April 19th, 2022

THIS DOCUMENT IS NOT A PERMIT APPROVAL. THIS PRE-APPLICATION FINDING MAY NOT BE USED AS A BASIS FOR PERMIT APPROVAL AFTER 10/19/2022.

Re: PRE-APPLICATION REVIEW FOR ACCESS CONNECTION PERMIT REQUEST

Table with 3 columns of project details: Date, Time, Applicant, Project, Location, County, Folio#, State Road#, Section ID #, Mile Post, Road Class, MPH, DW/Sig Spacing, Median Spacing.

Dear Mr. DePetris,

We appreciate your request to have a pre application meeting with The Department to review the proposed project. The intention of a pre application review is to educate both the applicant and The Department about the scope of work this project is proposing, the impact it may have on the surrounding public transit system, and the requirements to obtain a permit that allows development (or redevelopment) of property abutting the state Right of Way or modifying connections to a state road.

After reviewing and discussing the information provided in the meeting, we have determined one of the following statements,

- ☐ We disapprove the concept as presented with the following considerations
☒ We approve the concept as presented with the following conditions/considerations.



- We are prepared to continue the review of the concept as presented with the following considerations.
- We approve of the concept as submitted and we invite you to submit a permit application package to the Permit Office with engineering drawings that reflect the concept proposed in this meeting.
- We are prepared to continue the review of the concept with the District Variance Committee.

#### **Conditions For State Road Access Proposal:**

This project proposes new access to SR 93A Frontage, a class 7 roadway, with a posted speed limit of 30 MPH. Florida Administrative Code, Rule Chapter 14-97, requires 125' driveway spacing, 330' directional, 660' full median opening spacing, and 1320' signal spacing requirements. Therefore, connections would be considered **conforming** in accordance with the rule chapters 1996/97 for connection spacing.

#### **FDOT Recommendations,**

1. 5 story storage facility totaling 75,000 ft<sup>2</sup> proposing a full access driveway onto 33<sup>rd</sup> St.
2. Existing land is vacant, proposed will generate more than a 25% increase in trips, therefore constituting a significant change and will require a category B access permit.
3. This is a rural roadway, no curbing to be in the ROW. All flush shoulders.
4. Extend the sidewalk to the north side of the driveway to provide a landing zone and continue to the property line or, at least 20' past the driveway, whichever the county requires. The Department agrees with the county in the preference of the sidewalk connection being on the north side of the driveway, but it is not required.
5. The sidewalk connection cannot be built as it is shown on the plan provided, please move the connection a minimum of 5' back from the edge of the driveway. ADA requires 5' minimum "landing space"
6. Adding a crosswalk and red detectable warning mats is recommended, but for category B and under permits, they are not a requirement.
7. The facility is not proposing to be gated.
8. Driveway must have a minimum of 35' radii, however, The Department recommends a larger inbound radius to accommodate larger vehicles accessing the site.
9. Wrap the driveway shoulders (and white line) all the way around and tie into the state road shoulders
10. Submit an auto-turn template for the largest anticipated vehicle(s) circulating through the site, starting, and ending on the state road.
11. Maintain 20' pedestrian sight triangles and draw the triangles on the plans to show there are no obstructions taller than 24" within the triangles. (See example below)

12. Sign "D" (monument sign) may be within the 20'x20' pedestrian sight triangle. Relocate outside this area.
13. Adjust the stop bar and stop sign to be either 4' behind the crosswalk or 25' in front of it (see Standard Plan 711-001)
14. Properly place all typical driveway details (if applicable):
  - a. 6' wide, ladder style crosswalk straddling the detectable warning mats
  - b. 24" thermoplastic white stop bar, equal to the lane width, placed 4' behind crosswalk
  - c. 36" stop sign mounted on a 3" round post, aligned with the stop bar
  - d. Double yellow 6" lane separation lines
  - e. "Right Turn Only" sign (FTP-55R-06 or FTP-52-06) below the stop sign, if applicable
  - f. Directional arrow 25' behind the stop bar
  - g. Warning mats to be red in color, unless specified otherwise
  - h. All markings on concrete or light surfaces are to be high contrast (white with black border-shown in example)
  - i. All striping within and approaching the FDOT R/W shall be **thermoplastic.**



15. Limited access fence may not be removed or relocated, please do not disturb.
16. FDOT to look into potential access issues/requirements/conformity if the small northern property is developable and needs access to the frontage road and will report if any concerns arise within a few days of sending these meeting notes to the meeting attendees.
17. Provide existing and proposed drainage basin maps and a narrative for the work being proposed.
18. If any runoff drains to the ROW, then a drainage permit will be required, and you will need to demonstrate that the proposed runoff will not exceed the existing runoff volume.
19. If applying for an exemption, complete the attached questionnaire and submit it with the permit application.
20. A utility permit will need to be applied for if tie in requires 80 cubic ft or more of earth to be disturbed during installation.
21. **Include a copy of this letter in the application submittal.**
22. **Uploaded documents in OSP need to be titled to reflect what the document is.**
23. **Lighting of sidewalks and/or shared paths must be to current standards** (FDM section 231). Newly implemented FDOT Context classifications updated the required sidewalk widths (FDM section 222.2.1.1). Where sidewalk is being added and/or widened, the lighting will be analyzed to ensure sidewalks are properly lighted per FDOT FDM standards. Reference the following link for details: [https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/roadway/fdm/2020/2020fdm231lighting.pdf?sfvrsn=2ad35fbf\\_2](https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/roadway/fdm/2020/2020fdm231lighting.pdf?sfvrsn=2ad35fbf_2)

24. **Permits that fall within the limit of a FDOT project** must contact project manager, provide a work schedule, and coordinate construction activities prior to permit approval. Contact the Permits Department for more details and contact information.
25. **All the following project identification information must be on the Cover Sheet of the plans:**
  - a. **All Associated FDOT Permit #'s**
  - b. **SR # (& Local Road Name) and Road Section ID #**
  - c. **Mile Post # and Lt or Rt Roadway**
  - d. **Roadway Classification # and Speed Limit (MPH)**
26. All plans and applicable documents submitted in OSP need to be **signed and sealed**.

If you do not have access to a computer, and are unable to apply through our One Stop Permitting website, you must submit your application to,

**Florida Department of Transportation  
2822 Leslie Rd.  
Tampa, Fl. 33619  
Attn: Mecale' Roth**

Favorable review of the plans proposed generally means that you may develop plans that comply with the review comments and submit them with a permit application, within six months, to the Department for permit processing and further review. The pre-application meeting is an opportunity to check the proposed plans for compliance and constructability, and to look at any options, potential obstacles, or unforeseen issues. The review findings are non-binding and are subject to change. Unfavorable review generally means that a permit application, based on the design proposed, would likely be denied, and we would not encourage submitting a permit application with the unfavorable proposal. The applicant's Engineer of Record is responsible for the technical accuracy of the plans.

If you do not agree with the pre application meeting findings or wish to appeal a permit denial, you may schedule a meeting with the AMRC, contact Traffic Ops, David Ayala at 813-975-6717.

**If you have any questions or need any other assistance or would like to schedule another meeting at a later date, please feel free to contact me.**

We appreciate you giving us the opportunity to discuss this project with you and thank you for taking part in helping us make our roads safer and more efficient.

Sincerely,

*Mecale' Roth*

Permit Coordinator II  
Tampa Operations

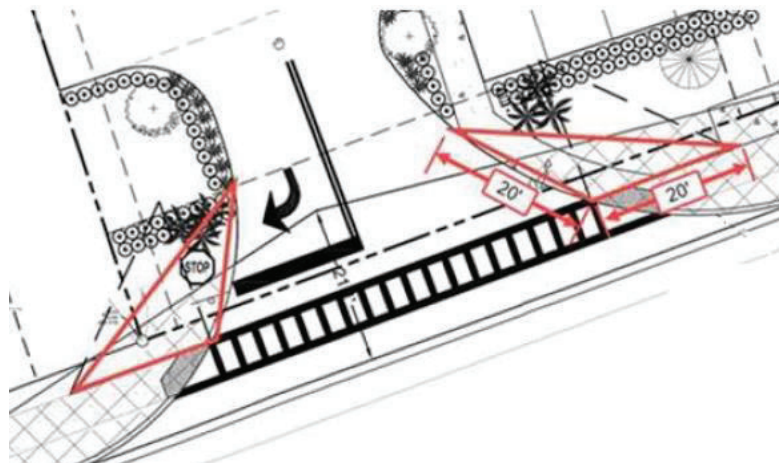
Office - 813-612-3237  
M-Th 7 AM- 5:30 PM

## Meeting Attendees:

<b>Guests-</b>	William DePetris	<a href="mailto:Wdepetris@millsshortassociates.com">Wdepetris@millsshortassociates.com</a>
	Wesley Mills	<a href="mailto:wmills@millsshortassociates.com">wmills@millsshortassociates.com</a>
	Caroline Cation Smith	
	Rick Perez	<a href="mailto:PerezRL@hillsboroughcounty.org">PerezRL@hillsboroughcounty.org</a>
<b>FDOT-</b>	Todd Croft	<a href="mailto:todd.croft@dot.state.fl.us">todd.croft@dot.state.fl.us</a>
	Mecale' Roth	<a href="mailto:mecale.roth@dot.state.fl.us">mecale.roth@dot.state.fl.us</a>
	Holly Champion	<a href="mailto:holly.champion@dot.state.fl.us">holly.champion@dot.state.fl.us</a>
	Lindsey Mineer	<a href="mailto:lindsey.miner@dot.state.fl.us">lindsey.miner@dot.state.fl.us</a>
	Antonius Lebrun	<a href="mailto:antonius.lebrun@dot.state.fl.us">antonius.lebrun@dot.state.fl.us</a>
	Ana Zea	<a href="mailto:ana.zea@dot.state.fl.us">ana.zea@dot.state.fl.us</a>

## Pedestrian Sight Triangle Example:

Driveways leading onto state roads need to have min. 20' x 20' clear 'pedestrian sight triangles' on each side of the driveway, at the edge of the sidewalk. It should be measured as 20' up the sidewalk and 20' up the driveway from the point at which the sidewalk meets the driveway. Nothing above 2' in height from the pavement elevation (except for the stop signpost) should be placed in these triangles. Also, no parking spaces should be in these triangles, not even partially. Please draw in and label these 'pedestrian sight triangles' on the plans. Here is an example of what these triangles look like and how they are positioned (see red triangles in the attached example)







**COMMISSION**

Mariella Smith CHAIR  
 Pat Kemp VICE-CHAIR  
 Harry Cohen  
 Ken Hagan  
 Gwendolyn "Gwen" W. Myers  
 Kimberly Overman  
 Stacy White



**DIRECTORS**

Janet D. Lorton EXECUTIVE DIRECTOR  
 Elaine S. DeLeeuw ADMIN DIVISION  
 Sam Elrabi, P.E. WATER DIVISION  
 Rick Muratti, Esq. LEGAL DEPT  
 Reginald Sanford, MPH AIR DIVISION  
 Steffanie L. Wickham WASTE DIVISION  
 Sterlin Woodard, P.E. WETLANDS DIVISION

**AGENCY COMMENT SHEET**

REZONING	
<p><b>HEARING DATE:</b> July 25, 2022</p> <p><b>PETITION NO.:</b> 22-0477</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> June 2, 2022</p> <p><b>PROPERTY ADDRESS:</b> East College Avenue on 33rd Street, SE in Ruskin</p> <p><b>FOLIO #:</b> 0550200000</p> <p><b>STR:</b> 10-32S-19E</p>
<p><b>REQUESTED ZONING:</b> Major Modification to an existing Planned Development</p>	
FINDINGS	
<b>WETLANDS PRESENT</b>	YES
<b>SITE INSPECTION DATE</b>	May 6, 2022
<b>WETLAND LINE VALIDITY</b>	Pending
<b>WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)</b>	Forested wetland in the southern portion of the property
<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/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be</li> </ul>	

*Environmental Excellence in a Changing World*

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

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 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.
- 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:     Tod Desch, Agent - [tod.broward@gmail.com](mailto:tod.broward@gmail.com)  
       Brian Weiner, Agent - [bweiner33@gmail.com](mailto:bweiner33@gmail.com)  
       Roselita Timoteo, Hillsborough County - [TimoteoR@hillsboroughCounty.org](mailto:TimoteoR@hillsboroughCounty.org)



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

---

**TO:** Zoning Review, Development Services

**DATE:** 05/20/2022

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

**APPLICANT:** Broward Development

**PETITION NO:** 22-0477

**LOCATION:** S of College Ave on 33rd st SE Ruskin

**FOLIO NO:** 55020.0000

---

**Estimated Fees:**

Self-Storage/Mini-Warehouse

(Per 1,000 s.f.)

Mobility: \$653 \* 75 = \$48,975

Fire: \$32 \* 75 = \$2,400

**Project Summary/Description:**

Urban Mobility, South Fire - 75,000 s.f. self storage facility

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

---

---

PETITION NO.: MM22-0447      REVIEWED BY: Randy Rochelle      DATE: 3/31/2022

FOLIO NO.: 55020.0000

---

---

**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 975 feet from the site) and is located west of the subject property within the south Right-of-Way of E. College Avenue. The water line between the Point-of-Connection and the subject property will need to be a minimum of 8-inches. 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 two funded CIP projects that are currently under construction, C32001 - South County Potable Water Repump Station Expansion and C32011 - Potable Water In-Line Booster Pump Station, and will need to be completed by the County 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 4 inch wastewater force main exists  (adjacent to the site),  (approximately 970 feet from the site) and is located west of the subject property within the south Right-of-Way of E. College Avenue. 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

## Statement of Record

The South County service area (generally south of the Alafia River) has seen significant customer growth over the recent past. As new customers are added to the system there is an increased demand for potable water that is causing delivery issues during certain periods of the year. The greatest demand for water occurs during the spring dry season, generally the months of March through May. During the dry season of 2021 the Water Resources Department was challenged to deliver water to the southern portions of the service area to meet customer expectations for pressure and flow. While Levels of Service per the Comprehensive Plan were met, customers complained of very low pressure during early morning hours. Efforts to increase flow and pressure to the south resulted in unacceptably high pressures in the north portions of the service area. The Florida Plumbing Code limits household pressure to 80 psi to prevent damage to plumbing and possible injury due to system failure. The Department had to balance the operational challenges of customer demand in the south with over pressurization in the north, and as a result, water pressure and flow in the South County service area remained unsatisfactory during the dry period of 2021.

As a result of demand challenges, the Department initiated several projects to improve pressure and flow to the south area. Two projects currently under construction CIP C32001 - South County Potable Water Repump Station Expansion and CIP C32011 - Potable Water In-Line Booster Pump will increase the delivery pressure to customers.

These projects are scheduled to be completed and operational prior to the 2022 dry season, and must demonstrate improved water delivery through the highest demand periods before additional connections to the system can be recommended.



**AGENCY REVIEW COMMENT SHEET**

---

---

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

**DATE: 1 Mar. 2022**

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

**APPLICANT: Broward Development**

**PETITION NO: MM 22-0477**

**LOCATION: Not listed**

**FOLIO NO: 55020.0000**

**SEC: 10 TWN: 32 RNG: 19**

---

---

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

COMMENTS: \_\_\_\_\_.



# **VERBATIM TRANSCRIPT**

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, July 25, 2022

TIME:                     Commencing at 6:00 p.m.  
                             Concluding at 11:20 p.m.

PLACE:                   Robert W. Saunders, Sr. Public  
                              Library  
                              Ada T. Payne Community Room  
                              1505 N. Nebraska Avenue  
                              Tampa, Florida 33602

Reported via Cisco Webex Videoconference by:

                              Christina M. Walsh, RPR  
                              Executive Reporting Service  
                              Ulmerton Business Center  
                              13555 Automobile Blvd., Suite 130  
                              Clearwater, FL 33762  
                              (800) 337-7740

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

HILLSBOROUGH COUNTY, FLORIDA  
BOARD OF COUNTY COMMISSIONERS  
  
ZONING HEARING MASTER HEARINGS  
July 25, 2022  
ZONING HEARING MASTER: SUSAN FINCH

D6:  
Application Number: MM 22-0477  
Applicant: Broward Development  
Location: SW corner of E. College Ave. &  
College - 175 S. Ramp  
Folio Number: 055020.0000  
Acreage: 4.67 acres, more or less  
Comprehensive Plan: CMU-12  
Service Area: Urban  
Existing Zoning: PD 07-0471  
Request: Major Modification to a Planned  
Development

1 MR. GRADY: The next item is agenda item  
2 D-6, Major Mod Application 22-0477. This is a  
3 Major Modification to existing Planned Development.

4 Sam Ball will provide staff recommendation  
5 after presentation by the applicant.

6 HEARING MASTER FINCH: Good evening.

7 MR. MILLS: Good evening. My name is Wesley  
8 Mills with Mills, Short & Associates. I'm the  
9 civil engineer for the project and representing  
10 Broward Development as the applicant.

11 The proposed project is located at South  
12 College Avenue along 33rd Street and was previously  
13 approved as a PD in 2007. The previous approval  
14 included 100-room hotel development site.

15 Our proposed PD modification is for a  
16 75,000-square-foot climate-controlled, fully  
17 enclosed self-storage facility. The proposed FAR  
18 for the project is 75,000 square feet.

19 There's currently 1.94 acres of wetlands on  
20 the south side of the project that we're -- remain  
21 completely and will be undeveloped, and we also in  
22 our plan have a 30-foot continuous buffer around  
23 the entire wetlands.

24 The proposed services and capacity for the  
25 project are significantly reduced from the previous



1 development. The traffic is down to about 115  
2 trips per day, and with basic, small use,  
3 consumption uses for sewer and water for the  
4 project.

5 The proposed waivers from the previous  
6 approval that just are not applicable to the  
7 project are the off-site improvements required by  
8 DOT, which included left turn lanes, right turn  
9 lanes.

10 We've coordinated with DOT. We've had  
11 preapplication meetings, and they reviewed the  
12 proposed site plan, and it seems consistent with  
13 their requirements.

14 Other than that, I believe that's what I  
15 have for the project. If there's any questions,  
16 I'd be happy to answer.

17 HEARING MASTER FINCH: I don't have any  
18 questions at this time, but thank you so much. You  
19 want to sign in with the clerk's office, please.

20 Development Services.

21 MR. BALL: Good evening. Sam Ball,  
22 Hillsborough County Development Services.

23 The applicant is requesting a Major  
24 Modification to PD 07-0471 to allow for  
25 75,000-square-foot mini warehouse facility. The

1 site is located at the southwest corner of East  
2 College Avenue and the Interstate-75 intersection  
3 and is currently vacant.

4 The property is surrounded by right-of-way  
5 on three sides except for a single-family residence  
6 to the south on AS-1 zoned property. The rest of  
7 the zoning development pattern consists of a mix of  
8 uses, including vacant commercial to the east, a  
9 financial institution, and vacant residential to  
10 the north of College Avenue.

11 Southbound interstate on-ramp abuts the  
12 northeast side of the property where the  
13 right-of-way varies in width. Approximately  
14 280 feet to 2,650 feet. The other abutting  
15 properties are zoned AR and PD to the north. ASC-1  
16 and PD to the west and AS-1 to the east.

17 If approved, permitted uses shall be limited  
18 to a storage facility of a maximum 75,000 square  
19 feet. The building will have a 15,000-square-foot  
20 footprint and would be limited to six stories up to  
21 60 feet tall.

22 The impervious surface ratio would be  
23 18.2 percent. The north, east, and west property  
24 boundaries will include landscape buffers varying  
25 from 8 to 15 feet wide. The residential property

1 to the south would also be separated from the  
2 building envelope by a 299-foot setback that's  
3 predominantly made up of wetlands.

4 Based on the Community Mixed-Use-12 Future  
5 Land Use Classification, the degree of separation  
6 from the residential properties to the south, the  
7 surrounding zoning development pattern, and the  
8 proposed use and development standards, the Planned  
9 Development zoning staff finds the request  
10 approvable subject to conditions. That concludes  
11 my presentation. I'm available for any questions.

12 HEARING MASTER FINCH: None at this time but  
13 thank you.

14 Planning Commission.

15 MS. MASSEY: This is Jillian Massey with  
16 Planning Commission staff.

17 The subject site has a Future Land Use  
18 designation of Community Mixed-Use-12. It's  
19 located within the Urban Service Area and within  
20 the limits of the Ruskin and Southshore Community  
21 Plans.

22 The subject site is surrounded by Community  
23 Mixed-Use-12 to the north and south and Public,  
24 slash, Quasi-Public to the east. To the west is  
25 designated as Suburban Mixed-Use-6 and a few

1 properties designated as Commercial Mixed-Use-12.

2 The Interstate-75 interchange is located to  
3 the east, and this portion of College Avenue East  
4 mainly contains light commercial uses. There are  
5 some single-family dwellings and vacant land to the  
6 south on 33rd Street Southeast.

7 The proposed rezoning meets the intent of  
8 Objective 16 and Policies 16.2, 16.3, 16.5, and  
9 17.7. The proposed storage facility is consistent  
10 with the neighborhood scale commercial development  
11 that is intended in the Commercial Mixed-Use-12  
12 land use category.

13 The CMU-12 allows a 0.50 FAR and the request  
14 includes a maximum FAR of 0.50. The request does  
15 not include any waivers to setbacks or buffers.  
16 There are wetlands on the southern portion of the  
17 property, and they serve as a buffer from the  
18 single-family residential to the south.

19 Objective 9 and Policy 9.2 require that all  
20 developments be consistent with the plan and meet  
21 all land development regulations in Hillsborough  
22 County.

23 The Environmental Protection Commission,  
24 wetlands division has reviewed the proposed  
25 rezoning. The EPC has determined that a

1 resubmittal is not necessary for the site plan's  
2 current configuration. The subject site meets the  
3 intent of the Ruskin Community Plan.

4 The plan desires to locate commercial office  
5 and residential uses from the intersection of 21st  
6 Street and College Avenue to the eastern boundary  
7 of the community plan area. The proposed storage  
8 facility will be in this noted area.

9 And based upon these considerations,  
10 Planning Commission staff finds the proposed Major  
11 Modification consistent with the Future of  
12 Hillsborough Comprehensive Plan for unincorporated  
13 Hillsborough County subject to the conditions  
14 proposed by the Development Services Department.  
15 Thank you.

16 HEARING MASTER FINCH: Thank you. Is there  
17 anyone in the room or online that would like to  
18 speak in support?

19 And seeing no one, anyone in opposition?  
20 Nope.

21 All right. Mr. Grady, anything else?

22 MR. GRADY: Nothing further.

23 HEARING MASTER FINCH: Sir, anything else  
24 before we close? All right. Thank you very much  
25 for your time.



1                   We'll close Major Modification 22-0477 and  
2                   go to the next case.  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

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: PAMELA JO HATLEY  
Land Use Hearing Master

DATE: Monday, June 13, 2022

TIME: Commencing at 6:00 p.m.  
Concluding at 11:56 p.m.

PLACE: Robert W. Saunders, Sr. Public  
Library  
Ada T. Payne Community Room  
1505 N. Nebraska Avenue  
Tampa, Florida 33602

Reported via Cisco Webex Videoconference by:

Christina M. Walsh, RPR  
Executive Reporting Service  
Ulmerton Business Center  
13555 Automobile Blvd., Suite 130  
Clearwater, FL 33762  
(800) 337-7740

1           This application is out of order to be heard and is  
2           being continued to the July 25th, 2022, Zoning  
3           Hearing Master Hearing.

4                   Item A-9, Rezoning-PD 22-0181. This  
5           application is out of order to be heard and is  
6           being continued to the July 25th, 2022, Zoning  
7           Hearing Master Hearing.

8                   Item A-10, Major Mod Application 22-0221.  
9           This application is continued by the applicant to  
10          the July 25th, 2022, Zoning Hearing Master Hearing.

11                   Item A-11, Rezoning-PD 22-0369. This  
12          application is being continued by staff to the  
13          July 25th, 2022, Zoning Hearing Master Hearing.

14                   Item A-12, Rezoning-PD 22-0420. This  
15          application is being continued by the applicant to  
16          the July 25th, 2022, Zoning Hearing Master Hearing.

17                   Item A-13, Rezoning-PD 22-0433. This  
18          application is being continued by the applicant to  
19          the July 25th, 2022, Zoning Hearing Master Hearing.

20                   Item A-14, Rezoning-PD 22-0461. This  
21          application is being continued by the applicant to  
22          the July 25th, 2022, Zoning Hearing Master Hearing.

23                   Item A-15, Major Mod Application 22-0477.  
24          This application is being continued by the  
25          applicant to the July 25th, 2022, Zoning Hearing

1 Master Hearing.

2 Item A-16, Rezoning-Standard 22-0557. This  
3 application is being continued by the staff to the  
4 July 25th, 2022, Zoning Hearing Master Hearing.

5 Item A-17, Rezoning-PD 22-0559. This  
6 application is being continued by the applicant to  
7 the July 25th, 2022, Zoning Hearing Master Hearing.

8 Item A-18, Rezoning-PD 22-0562. This  
9 application is being continued by the applicant to  
10 the July 25th, 2022, Zoning Hearing Master Hearing.

11 Item A-19, Rezoning-PD 22-0565. This  
12 application is being continued by the applicant to  
13 the July 25th, 2022, Zoning Hearing Master Hearing.

14 Item A-20, Rezoning-PD 22-056 -- 567. This  
15 application is out of order to be heard and is  
16 being continued to the July 25th, 2022, Zoning  
17 Hearing Master Hearing.

18 Item A-21, Rezoning-PD 22-0648. This  
19 application is out of order to be heard and is  
20 being continued to the July 25th, 2022, Zoning  
21 Hearing Master Hearing.

22 Item A-22, Rezoning-PD 22-0650. This  
23 application is being withdrawn from the Zoning  
24 Hearing Master process.

25 Item A-23, Rezoning-PD 22-0667. This

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, May 16, 2022

TIME: Commencing at 6:00 p.m.  
Concluding at 10:14 p.m.

PLACE: Robert W. Saunders, Sr. Public  
Library  
Ada T. Payne Community Room  
1505 N. Nebraska Avenue  
Tampa, Florida 33602

Reported via Cisco Webex Videoconference by:

Christina M. Walsh, RPR  
Executive Reporting Service  
Ulmerton Business Center  
13555 Automobile Blvd., Suite 130  
Clearwater, FL 33762  
(800) 337-7740



1 applicant to the June 13, 2022, Zoning Hearing  
2 Master Hearing.

3 Item A-18, Rezoning-PD 22-0420. This  
4 application is being continued by the applicant to  
5 the June 13, 2022, Zoning Hearing Master Hearing.

6 Item A-19, Rezoning-PD 22-0433. This  
7 application is being continued by the applicant to  
8 the June 13, 2022, Zoning Hearing Master Hearing.

9 Item A-20, Rezoning-PD 22-0442. This  
10 application is being continued by the applicant to  
11 the June 13, 2022, Zoning Hearing Master Hearing.

12 Item A-21, Rezoning-PD 22-0443. This  
13 application is being continued by the applicant to  
14 the June 13, 2022, Zoning Hearing Master Hearing.

15 Item A-22, Rezoning-PD 22-0444. This  
16 application is out of order to be heard and is  
17 being continued to the June 13, 2022, Zoning  
18 Hearing Master Hearing.

19 Item A-23, Rezoning-Standard 22-0453. This  
20 application is being continued by the applicant to  
21 the August 15, 2022, Zoning Hearing Master Hearing.

22 Item A-24, Rezoning-PD 22-0461. This  
23 application is being continued by the applicant to  
24 the June 13, 2022, Zoning Hearing Master Hearing.

25 Item A-25, Major Mod Application 22-0477.

1 This application is being continued by the  
2 applicant to the June 13, 2022, Zoning Hearing  
3 Master Hearing.

4 Item A-26, Rezoning-Standard 22-0557. This  
5 application is out of order to be heard and is  
6 being continued to the June 13, 2022, Zoning  
7 Hearing Master Hearing.

8 Item A-27, Major Mod Application 22-0558.  
9 This application is being continued by the  
10 applicant to the June 13, 2022, Zoning Hearing  
11 Master Hearing.

12 Item A-28, Rezoning-PD 22-0559. This  
13 application is being continued by staff to the  
14 June 13, 2022, Zoning Hearing Master Hearing.

15 Item A-29, Rezoning-PD 22-0561. This  
16 application is being continued by staff to the  
17 June 13, 2022, Zoning Hearing Master Hearing.

18 Item A-30, Rezoning-PD 22-0562. This  
19 application is being continued by the applicant to  
20 the June 13, 2022, Zoning Hearing Master Hearing.

21 Item A-31, Rezoning-Standard 22-0604. This  
22 application is out of order to be heard and is  
23 being continued to the June 13, 2022, Zoning  
24 Hearing Master Hearing.

25 And item A-32, Rezoning-Standard 22-0698.



**EXHIBITS SUBMITTED  
DURING THE ZHM HEARING**

**NONE**



**PARTY OF  
RECORD**



**NONE**