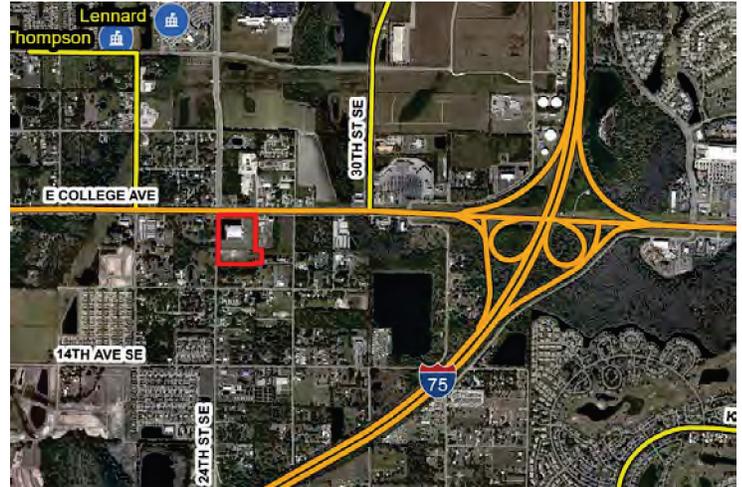


**Rezoning Application:** PD 22-0648  
**Zoning Hearing Master Date:** December 12, 2022  
**BOCC Land Use Meeting Date:** February 7, 2023

### 1.0 APPLICATION SUMMARY

**Applicant:** David Wright, TSP Companies, Inc.  
**FLU Category:** Suburban Mixed Use-6 (SMU-6)  
**Service Area:** Urban  
**Site Acreage:** 12.2  
**Community Plan Area:** Ruskin & South Shore Areawide Systems  
**Overlay:** None



#### Introduction Summary:

The applicant is requesting to rezone the subject property, located at the from AS-1, ASC-1, and RSC-56 to Planned Development (PD) in order to accommodate the development of a 40,000 square foot mini warehouse facility with up to 520 storage units. The property covers approximately 12.2 acres, is located at the southeast corner of East College Avenue and 24<sup>th</sup> Street Southeast, and is currently developed for a church with 41,310 square feet (SF).

Zoning	Existing			Proposed
District	AS-1	RSC-6	ASC-1	PD 22-0648
Typical General Use(s)	Single-Family Residential/ Agricultural	Single-Family Residential (Conventional Only)	Single-Family Residential/ Agricultural	Church & Mini Warehouse (600 units)
Acreage (+/-)	4.1	0.6	8.15	12.2
Density/Intensity	1 DU/GA; FAR: NA	6 DU/GA; FAR: NA	1 DU/GA; FAR: NA	Church: 41,310 SF Mini Warehouse: 40,000 SF
Mathematical Maximum*	4 DUs	3 DUs	8 DUs	FAR: 0.152 Church: 660 Seats Mini Warehouse: 600 units

\*number represents a pre-development approximation

Development Standards	Existing			Proposed
District	AS-1	RSC-6	ASC-1	PD 22-0648
Lot Size (SF) / Lot Width (FT)	43,560/150	7,000/70	43,560/150	3,200/40
Setbacks/ Buffering and Screening (FT)	Front: 50 Rear: 15 Sides: 15	Front: 25 Rear: 7.5 Sides: 25	Front: 50 Rear: 15 Sides: 50	Front Setback (2 fronts): 30 Rear Setback (2 rears): 20 Sides: NA North Buffer: 10/A West Buffer: N/A East & South Buffer: 20/B
Height (FT)	50	35	50	35

**APPLICATION NUMBER: PD 22-0648**

ZHM HEARING DATE: DECEMBER 12, 2022

BOCC LUM MEETING DATE: FEBRUARY 7, 2023

CASE REVIEWER: SAM BALL

**Additional Information:**

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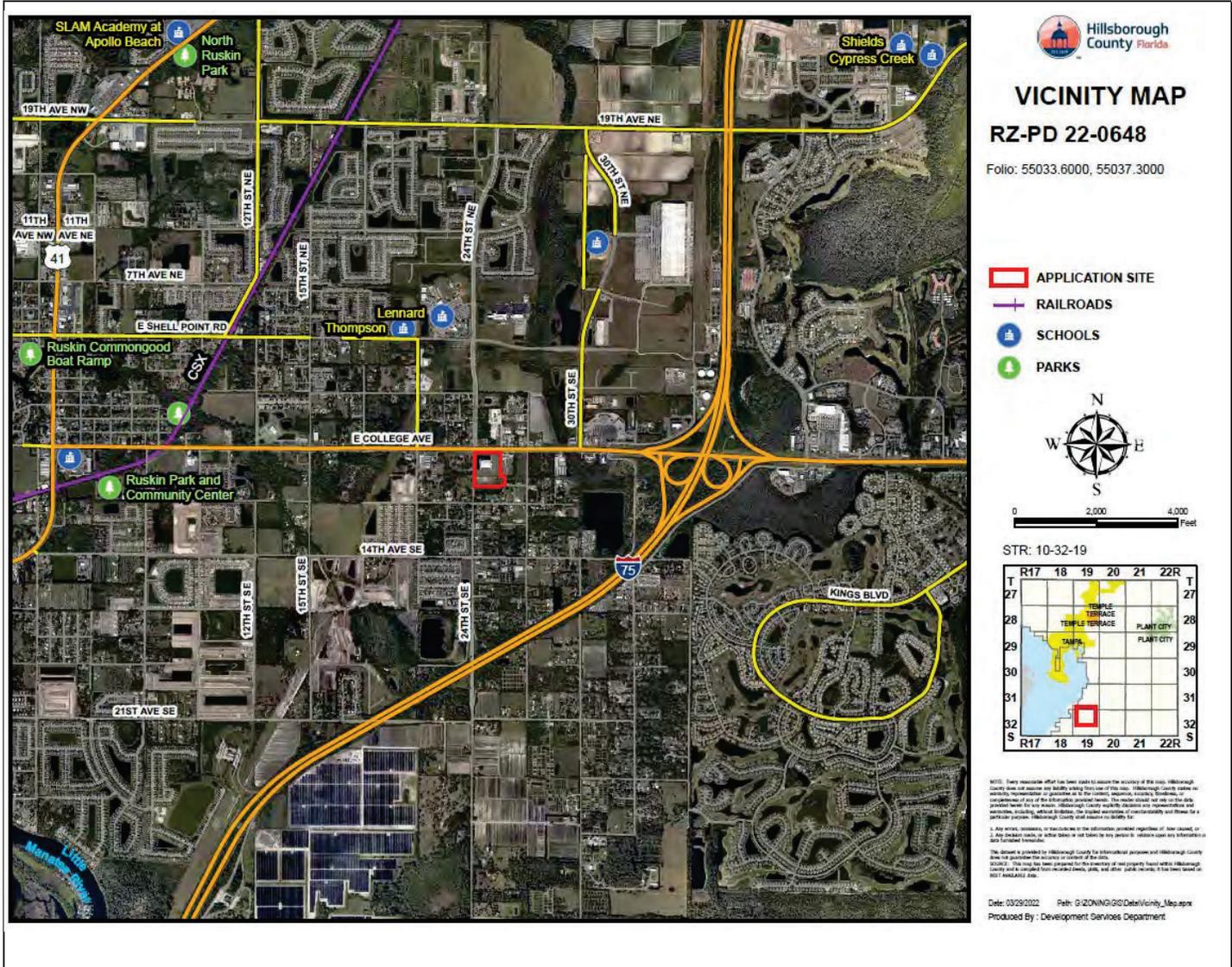
Waiver(s) to the Land Development Code	None requested as part of this application
--	--

<b>Planning Commission Recommendation:</b> Inconsistent
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<b>Development Services Recommendation:</b> Non-supportable
--

### 2.0 LAND USE MAP SET AND SUMMARY DATA

#### 2.1 Vicinity Map

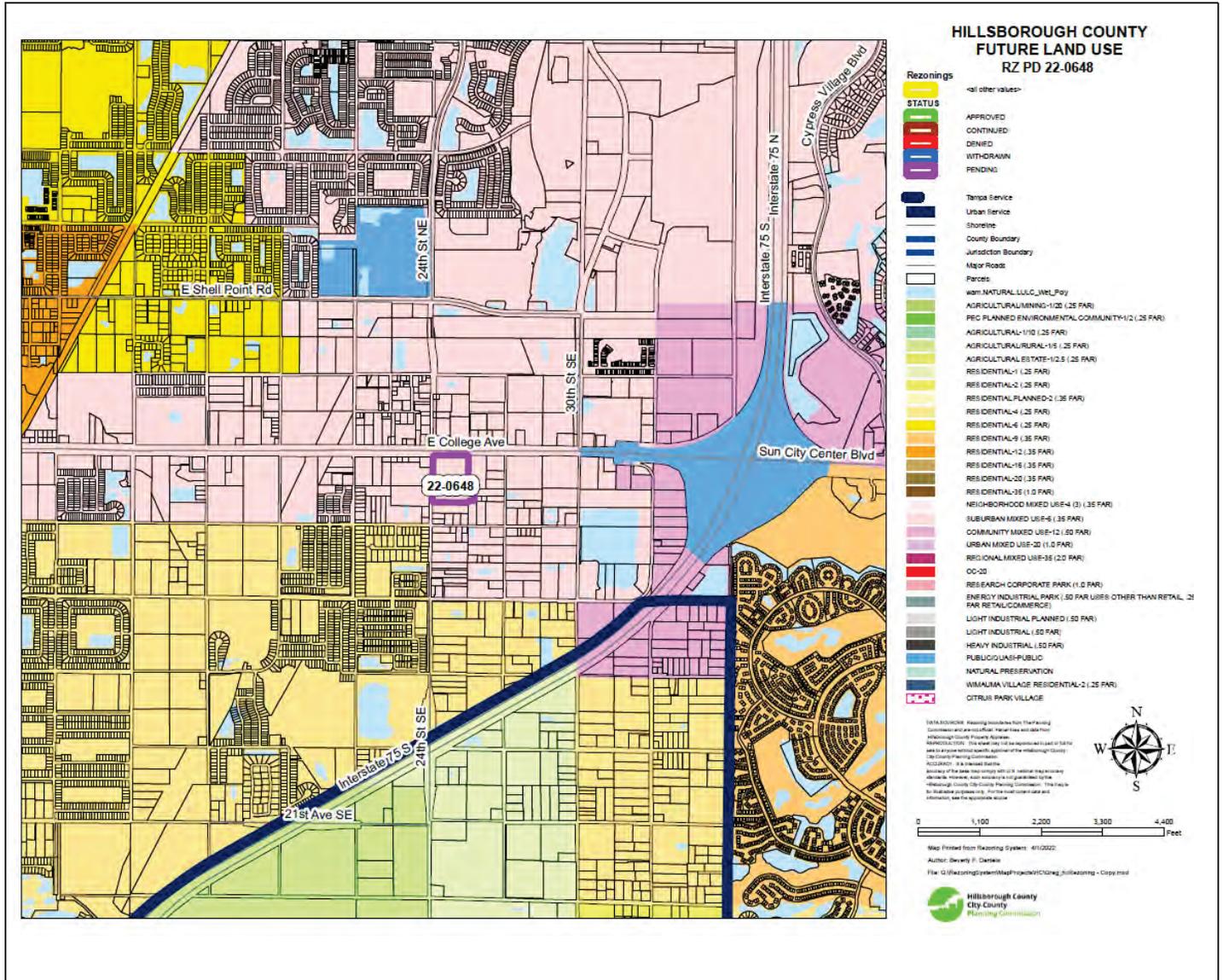


#### Context of Surrounding Area:

The subject site is located in an area with a variety of uses and zoning designation at the southeast corner of E. College Avenue and 24<sup>th</sup> Street SE. The mix of uses in the surrounding area include single-family residential, vacant commercial and residential, concrete production and distribution, strip retail, and religious. The adjacent properties to the north of E. College Avenue are developed for strip retail, concrete production and distribution, and a vacant property zoned AS-1. The adjoining properties to the south include a single-family dwelling and a vacant property zoned ASC-1. The properties located across 24<sup>th</sup> Street SE, immediately to the west include a vacant PD that allows for a mobile home park, a church parsonage, vacant church property, and vacant commercial. The properties to the east include a warehouse building and a single-family dwelling.

2.0 LAND USE MAP SET AND SUMMARY DATA

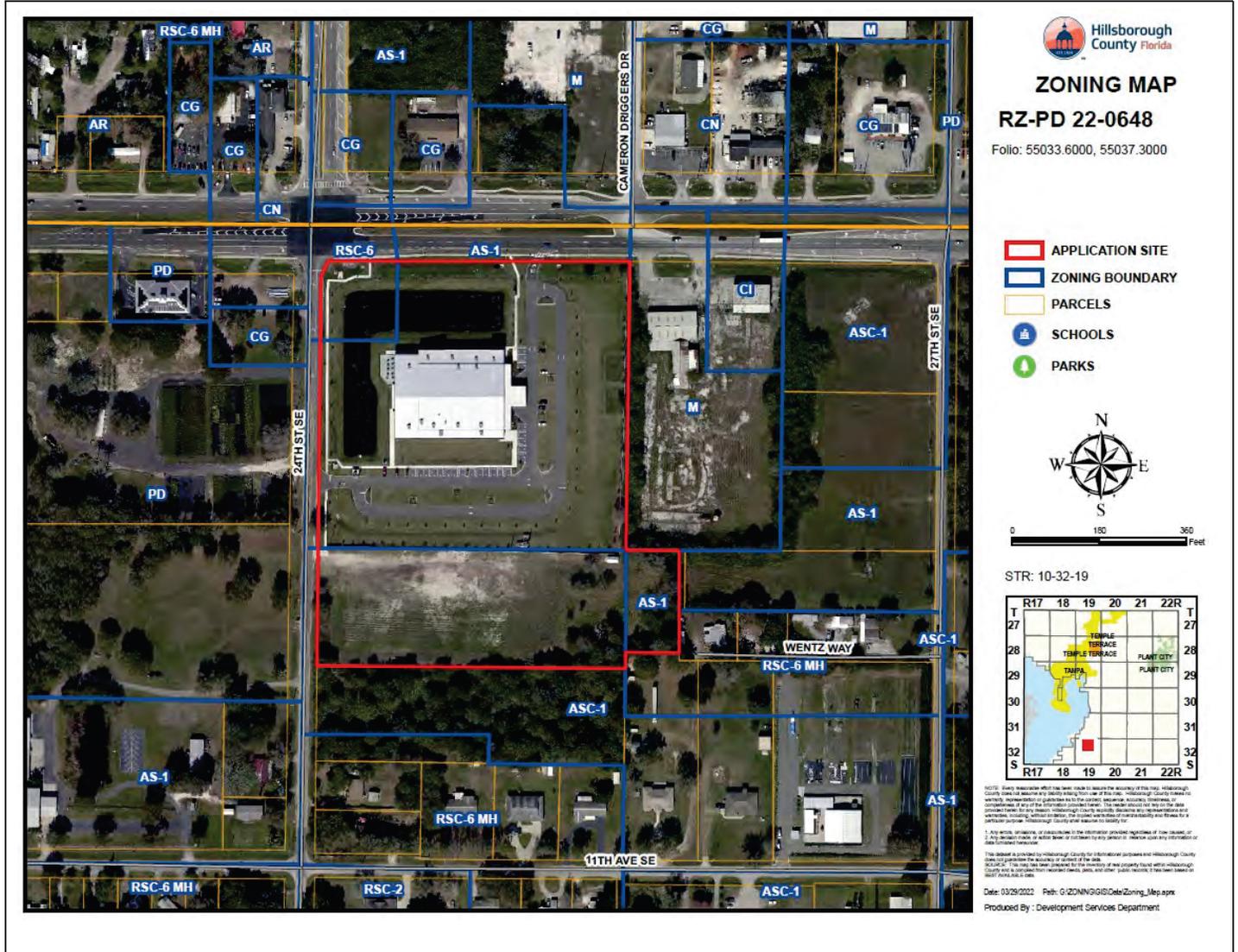
2.2 Future Land Use Map



Subject Site Future Land Use Category	Suburban Mixed Use – 6
Maximum Density/FAR	6 du/ga; FAR: 0.25
Typical Uses	Residential, suburban scale neighborhood commercial, office, research corporate park, multi-purpose light industrial, and mixed uses.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

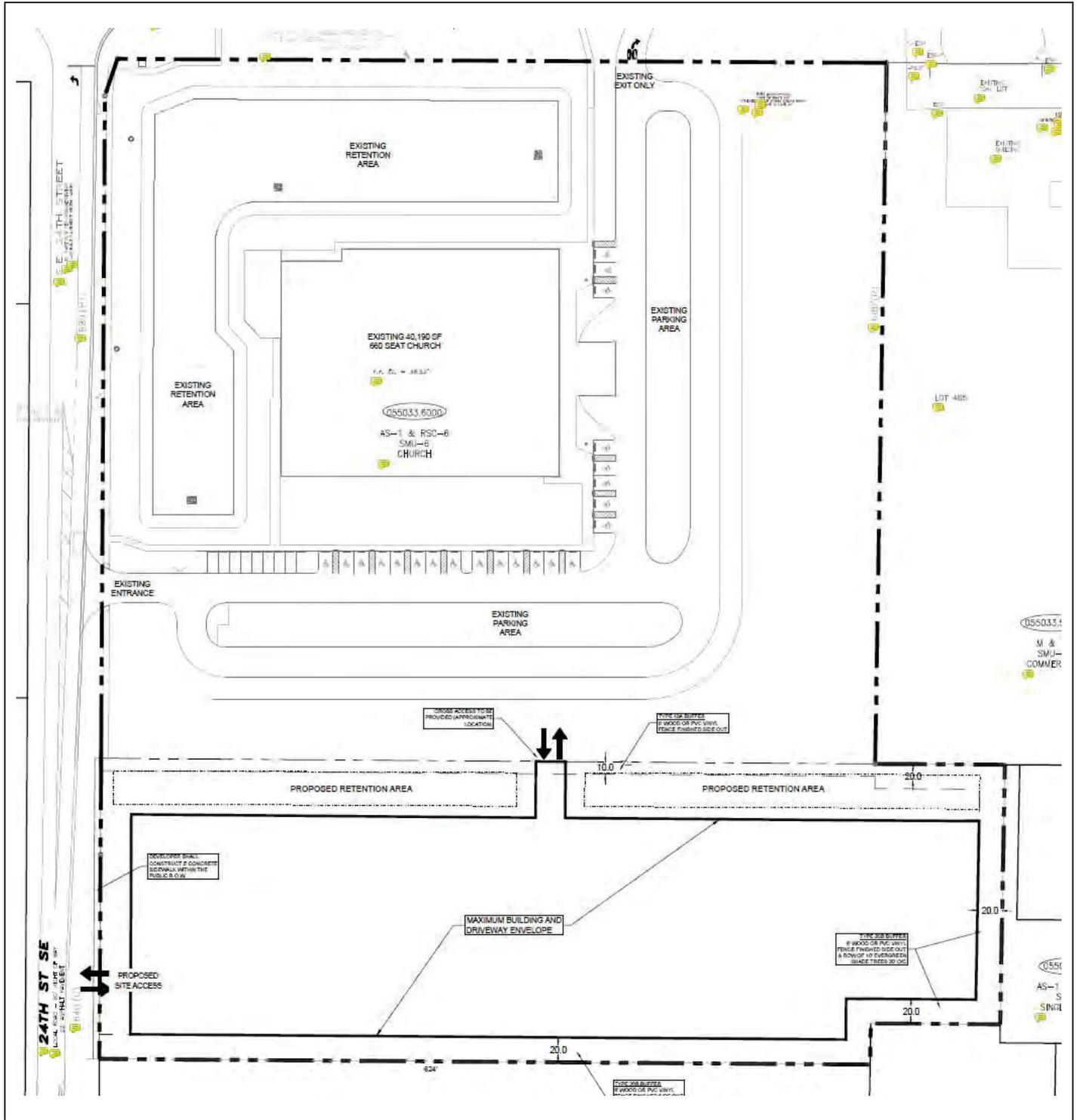


Adjacent Zonings and Uses				
Location	Zoning	Maximum Density/FAR Permitted by Zoning District	Allowable Use	Existing Use
North	CG	NA/FAR: 0.27	General Commercial, Office, and Professional Services	Strip Retail
	AS-1	1 DU per GA/NA	Single-Family Residential/Agricultural	Vacant Residential
	M	NA/FAR: 0.75	Industrial/Manufacturing	Concrete Processing
South	ASC-1	1 DU per GA/NA	Single-Family Residential/Agricultural	Vacant Residential
	RSC-6	6 DU per GA/NA	Single-Family Residential (Conventional Only)	Dwelling, Single-Family Conventional

Adjacent Zonings and Uses				
Location	Zoning	Maximum Density/FAR Permitted by Zoning District	Allowable Use	Existing Use
East	RSC-6	6 DU per GA/NA	Single-Family Residential (Conventional Only)	Dwelling, Single-Family
	AS-1	1 DU per GA/NA	Single-Family Residential/Agricultural	Dwelling, Single-Family
	M	NA/FAR: 0.75	Industrial/Manufacturing	Warehousing
West	AS-1	1 DU per GA/NA	Single-Family Residential/Agricultural	Church Parsonage & Dwelling, Single-Family
	PD 78-0221	6 DU per GA/NA	Mobile Home Park	Vacant Residential & Vacant Church
	CG	NA/FAR: 0.27	General Commercial, Office, and Professional Services	Vacant Commercial
	CN	NA/FAR: 0.20	Neighborhood Commercial, Office, and Professional Services	Vacant Commercial

## 2.0 LAND USE MAP SET AND SUMMARY DATA

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



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

<b>Adjoining Roadways (check if applicable)</b>			
Road Name	Classification	Current Conditions	Select Future Improvements
SR 674	FDOT Principal Arterial - Rural	2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
SE 24 <sup>th</sup> Street	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

<b>Project Trip Generation</b>			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	Unknown	Unknown	Unknown
Proposed	Unknown	Unknown	Unknown
Difference (+/1)	Unknown	Unknown	Unknown

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

<b>Connectivity and Cross Access</b>				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North	X	None	None	Meets LDC
South		None	None	Does Not Meet LDC
East	X	None	Vehicular	Does Not Meet LDC
West		None	None	Meets LDC

Notes: Access connection substandard, Cross-access to south required. Until applicant's transportation analysis is submitted, staff cannot evaluate whether two access connections to SE 24th St. is warranted.

<b>Design Exception/Administrative Variance</b>		
Road Name/Nature of Request	Type	Finding
SE 24 <sup>th</sup> St./Substandard Roadway	Administrative Variance Requested	Review Incomplete
SE 24 <sup>th</sup> St./Minimum Connection Spacing	Administrative Variance Requested	Review Incomplete

Notes: Applicant did not obtain findings for requested AVs before the revised plan deadline.

**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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area	<input checked="" type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input checked="" type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____			
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
<b>Transportation</b> <input checked="" type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" 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 type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	South County service area 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Impact/Mobility Fees: Urban Mobility, South Fire - Mixed Use Commercial, unspecified; including 40,000 s.f. mini-warehouse/storage.</b> Estimated Fees per 1,000 SF: (Various use types allowed. Estimates are a sample of potential development)				
Industrial	Retail - Shopping Center	Warehouse		
Mobility: \$ 3,807	Mobility: \$ 12,206	Mobility: \$ 1,239		
Fire: \$ 57	Fire: \$ 313	Fire: \$ 34		
Bank w/Drive Thru	Retail - Fast Food w/Drive Thru	Mini-Warehouse		
Mobility: \$ 18,549	Mobility: \$ 94,045	Mobility: \$ 653*40 = \$26,120		
Fire: \$ 313	Fire: \$ 313	Fire: \$ 32*40 = \$ 1,280		

APPLICATION NUMBER: PD 22-0648

ZHM HEARING DATE: DECEMBER 12, 2022

BOCC LUM MEETING DATE: FEBRUARY 7, 2023

CASE REVIEWER: SAM BALL

Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
<b>Planning Commission</b> <input checked="" type="checkbox"/> Meets Locational Criteria <input 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 checked="" type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input type="checkbox"/> No	

## **5.0 IMPLEMENTATION RECOMMENDATIONS**

### **5.1 Compatibility**

The general development plan submitted with the application was insufficient and could not be evaluated. Because the County Development Services Department received revised plans on November 30, 2022, eight days beyond the deadline, the revised plans could not be evaluated by either Transportation or Development services. Additionally, the Planning Commission found the proposed rezoning inconsistent with the Comprehensive Plan as well as insufficient for review.

### **5.2 Recommendation**

Based on the above considerations, staff finds the request non-supportable.

**6.0 PROPOSED CONDITIONS**

NA

**Zoning Administrator Sign Off:**



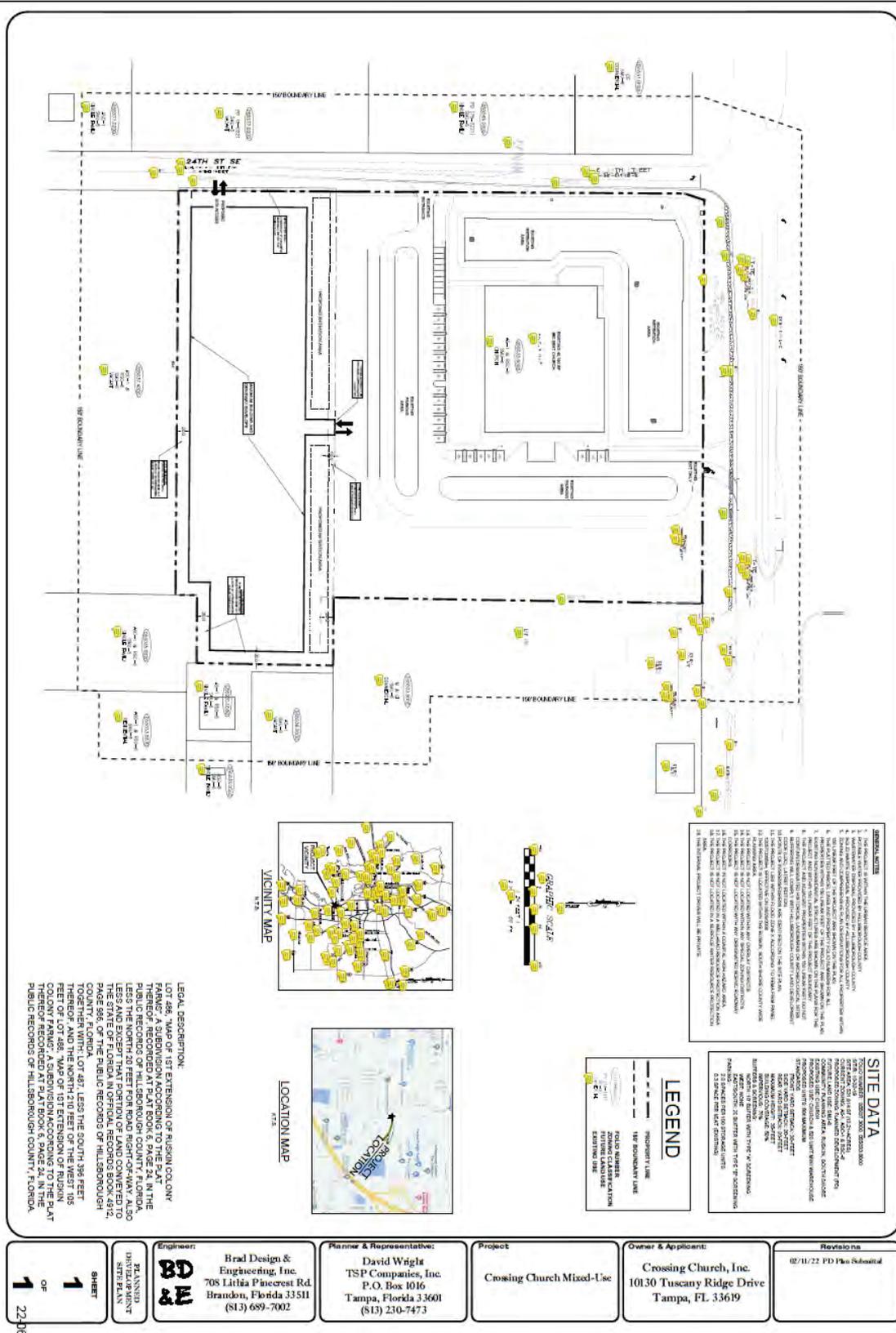
J. Brian Grady  
Fri Dec 2 2022 15:43:49

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

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

**7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS**

8.0 PROPOSED SITE PLAN (FULL)



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

## AGENCY REVIEW COMMENT SHEET

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TO: Zoning Technician, Development Services Department

DATE: 12/2/2022

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: Ruskin/South

PETITION NO: PD 22-0648

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

### RATIONALE FOR OBJECTION

Transportation Review Section Staff has the following concerns regarding the above application:

- The access connection to SE 24<sup>th</sup> St. does not meet minimum 245 feet spacing standards for a Class 6 roadway required by LDC, Section 6.04.07. A Section 6.04.02.B. Administrative Variance allowing a reduced standard will need to be recommended for approval by the County Engineer before the zoning can proceed to a hearing. Staff notes that the applicant submitted a request but failed to obtain a finding of approvability from the County Engineer by the time of this review.
- The project does not appear to meet the LDC, Sec. 6.04.03.I. requirement governing number of access connections. As such, A Section 6.04.02.B. Administrative Variance may be required; however, staff notes that until a sufficient transportation analysis has been submitted (as further described below) a final determination cannot be made.
- As SE 24<sup>th</sup> St. is a substandard roadway, the applicant is required to commit to improving the roadway to standard from the project entrance to the closest standard roadway segment or obtain a finding of approvability from the County Engineer for a Design Exception (DE) or Section 6.04.02.B. Administrative Variance (AV). This must be addressed before the zoning can proceed to a hearing. Staff notes that the applicant submitted a Section 6.04.02.B. Administrative Variance but failed to obtain the recommendation of approvability.
- The County Engineer has not made findings of approvability for the pending AV requests. Consistent with current practice, it is the applicant's responsibility to ensure that the County Engineer's finding of approvability is a part of the zoning record on or before the revised plan deadline for the hearing date being targeted. No such findings have been issued, and as such staff must recommend denial since the AVs may be denied by the County Engineer which would render the proposed project unable to be constructed at the time of plat/site/construction plan review. Staff notes that two AVs were submitted, as noted above, and the County Engineer provided comments. Subsequent submitted revised requests were not submitted by the revised plan deadline and have not been reviewed by the County Engineer. Other potential AVs may be required as previously noted.
- The proposed right-in/right-out driveway connection to SE 24<sup>th</sup> St. utilizes a driveway channelization treatment or "pork chop" which does not appear to meet TD-17 standards as found within the TTM. The

revised site plan with the proposed “pork chop” was submitted passed the revised plan deadline and therefore did not allow staff sufficient time for adequate review if the proposed treatment will allow for safe and efficient operation of the access connection. Staff believes a Design Exception, recommended for approval by the County Engineer, will be required before the case can proceed forward with the proposed design. Alternatively, a 4-foot wide raised concrete separator is the preferred solution and would not require a Design Exception to implement.

- Please redesign to provide a 4-foot wide raised concrete separator at the right-in/right-out access connection on SE 24<sup>th</sup> St. The separator will also need to be with sufficient length to ensure vehicles do not try to circumvent the separator/turning restriction.
- The PD site plan shows access to SR 674/ College Ave., an FDOT facility. The applicant has not provided any documentation of official FDOT comments regarding the proposed access. Staff notes that the Hillsborough Corridor Preservation Plan identifies SR 674/College Ave, as a future 6-lane improvement. As previously notified by staff, the applicant must reach out to the FDOT Tampa Operations Permitting regarding whether an access will be approvable, as well as any site access improvements or right-of-way preservation which may be required.
- As required by Section 6.03.02 of the LDC, the US DOJ 2010 ADA Standards and Florida Accessibility Code, a minimum 5-foot wide accessible sidewalk is required to each building entrance and site arrival point, including between each use within the PD. The proposed detailed PD site plan does not demonstrate that said sidewalk connectivity will be provided. Please provide a sidewalk adjacent to the vehicular cross-access connections between the Church use and the Mini-warehouse use; and the subject property and the adjacent folio#55037.4000.
- The adjacent property to the south (folio# 55037.400) has a future land use designation for Suburban Mixed Use -6 allowing for commercial uses. As such, a vehicular and pedestrian cross access stubout to the adjacent property is required per Section 6.04.03.Q. The detailed PD site plan fails to show compliance with this requirement. Please revise site plan to clearly label/designate a vehicular and pedestrian cross access.
- The applicant’s zoning project narrative fails to disclose all the proposed changes and appears to include incomplete or incorrect information. For example, the 3/09/22 narrative incorrectly states, “The request is proposing a single access point to 24th Street Southeast.” The revised site plan submitted after the revised plan deadline shows two access connections. The project narrative states “The maximum size of the mini warehouse is proposed to be 40,000 square feet.”, which also conflicts with the proposed PD site plan. Additionally, the narrative does not include any reference to the type of access connections being sought (i.e. full access or restricted) or the substandard nature of the access and roadway condition or how the applicant is proposing to address the substandard conditions (i.e. Administrative Variances).
- The applicant did not submit the required transportation analysis to demonstrate the project potential trip generation and justification for the number of access connections or determine if a detailed site access analysis is needed consistent with the requirements of the Hillsborough County Development Review Procedures Manual (DRPM).

Given the above, the site plan does not adequately reflect the proposed improvements or address site access issues, the application is incomplete, and there was insufficient time for staff to review that such impacts could be approved as a result of the applicant submitting a revised site plan and additional materials after the revised plan deadline. As such, staff recommends denial of the application.

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
SR 674	FDOT Arterial - Rural	2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
SE 24 <sup>th</sup> Street	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" 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	Unknown	Unknown	Unknown
Proposed	Unknown	Unknown	Unknown
Difference (+/-)	Unknown	Unknown	Unknown

\*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	X	None	None	Meets LDC
South		None	None	Does Not Meet LDC
East	X	None	None	Does Not Meet LDC
West		None	None	Meets LDC

Notes: Access connection substandard, Cross-access to south required. Until applicant's transportation analysis is submitted, staff cannot evaluate whether two access connections to SE 24<sup>th</sup> St. is warranted.

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
SE 24 <sup>th</sup> St./Substandard Roadway	Administrative Variance Requested	Review Incomplete
SE 24 <sup>th</sup> St./Minimum Connection Spacing	Administrative Variance Requested	Review Incomplete

Notes: Applicant did not obtain findings for requested AVs before the revised plan deadline.

4.0 Additional Site Information & Agency Comments Summary

Transportation	Objections	Conditions Requested	Additional Information/Comments
<input checked="" type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-Site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Staff cannot review the application until a sufficient PD site plan, narrative, transportation analysis, any required Administrative Variances/Design Exceptions and FDOT comments are submitted.

**COUNTY OF HILLSBOROUGH  
LAND USE HEARING OFFICER'S RECOMMENDATION**

<b>Application number:</b>	RZ-PD 22-0648
<b>Hearing date:</b>	December 12, 2022
<b>Applicant:</b>	David Wright, TSP Companies Inc.
<b>Request:</b>	Rezone to Planned Development
<b>Location:</b>	Southeast corner of East College Avenue and 24th Street, Southeast
<b>Parcel size:</b>	12.21 acres +/-
<b>Existing zoning:</b>	AS-1, RSC-6, and ASC-1
<b>Future land use designation:</b>	SMU-6 (6 du/ga; 0.25 FAR)
<b>Service area:</b>	Urban Services Area
<b>Community planning area:</b>	Ruskin Community Plan and Southshore Areawide Systems Plan

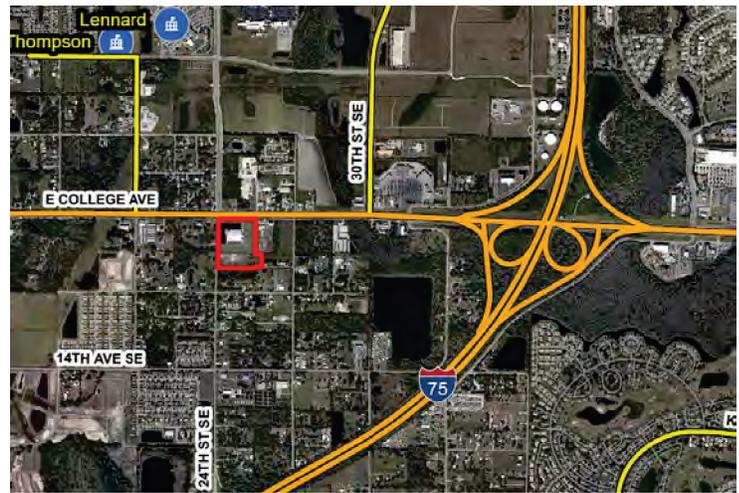
**A. APPLICATION REVIEW**

**DEVELOPMENT SERVICES STAFF REPORT  
APPLICATION REVIEW SUMMARY AND RECOMMENDATION**

**Rezoning Application:** PD 22-0648  
**Zoning Hearing Master Date:** December 12, 2022  
**BOCC Land Use Meeting Date:** February 7, 2023

### 1.0 APPLICATION SUMMARY

**Applicant:** David Wright, TSP Companies, Inc.  
**FLU Category:** Suburban Mixed Use-6 (SMU-6)  
**Service Area:** Urban  
**Site Acreage:** 12.2  
**Community Plan Area:** Ruskin & South Shore Areawide Systems  
**Overlay:** None



**Introduction Summary:**

The applicant is requesting to rezone the subject property, located at the from AS-1, ASC-1, and RSC-56 to Planned Development (PD) in order to accommodate the development of a 40,000 square foot mini warehouse facility with up to 520 storage units. The property covers approximately 12.2 acres, is located at the southeast corner of East College Avenue and 24<sup>th</sup> Street Southeast, and is currently developed for a church with 41,310 square feet (SF).

Zoning	Existing			Proposed
District	AS-1	RSC-6	ASC-1	PD 22-0648
Typical General Use(s)	Single-Family Residential/ Agricultural	Single-Family Residential (Conventional Only)	Single-Family Residential/ Agricultural	Church & Mini Warehouse (600 units)
Acreage (+/-)	4.1	0.6	8.15	12.2
Density/Intensity	1 DU/GA; FAR: NA	6 DU/GA; FAR: NA	1 DU/GA; FAR: NA	Church: 41,310 SF Mini Warehouse: 40,000 SF
Mathematical Maximum*	4 DUs	3 DUs	8 DUs	FAR: 0.152 Church: 660 Seats Mini Warehouse: 600 units

\*number represents a pre-development approximation

Development Standards	Existing			Proposed
District	AS-1	RSC-6	ASC-1	PD 22-0648
Lot Size (SF) / Lot Width (FT)	43,560/150	7,000/70	43,560/150	3,200/40
Setbacks/ Buffering and Screening (FT)	Front: 50 Rear: 15 Sides: 15	Front: 25 Rear: 7.5 Sides: 25	Front: 50 Rear: 15 Sides: 50	Front Setback (2 fronts): 30 Rear Setback (2 rears): 20 Sides: NA North Buffer: 10/A West Buffer: N/A East & South Buffer: 20/B
Height (FT)	50	35	50	35

**APPLICATION NUMBER:** PD 22-0648

ZHM HEARING DATE: DECEMBER 12, 2022

BOCC LUM MEETING DATE: FEBRUARY 7, 2023

CASE REVIEWER: SAM BALL

**Additional Information:**

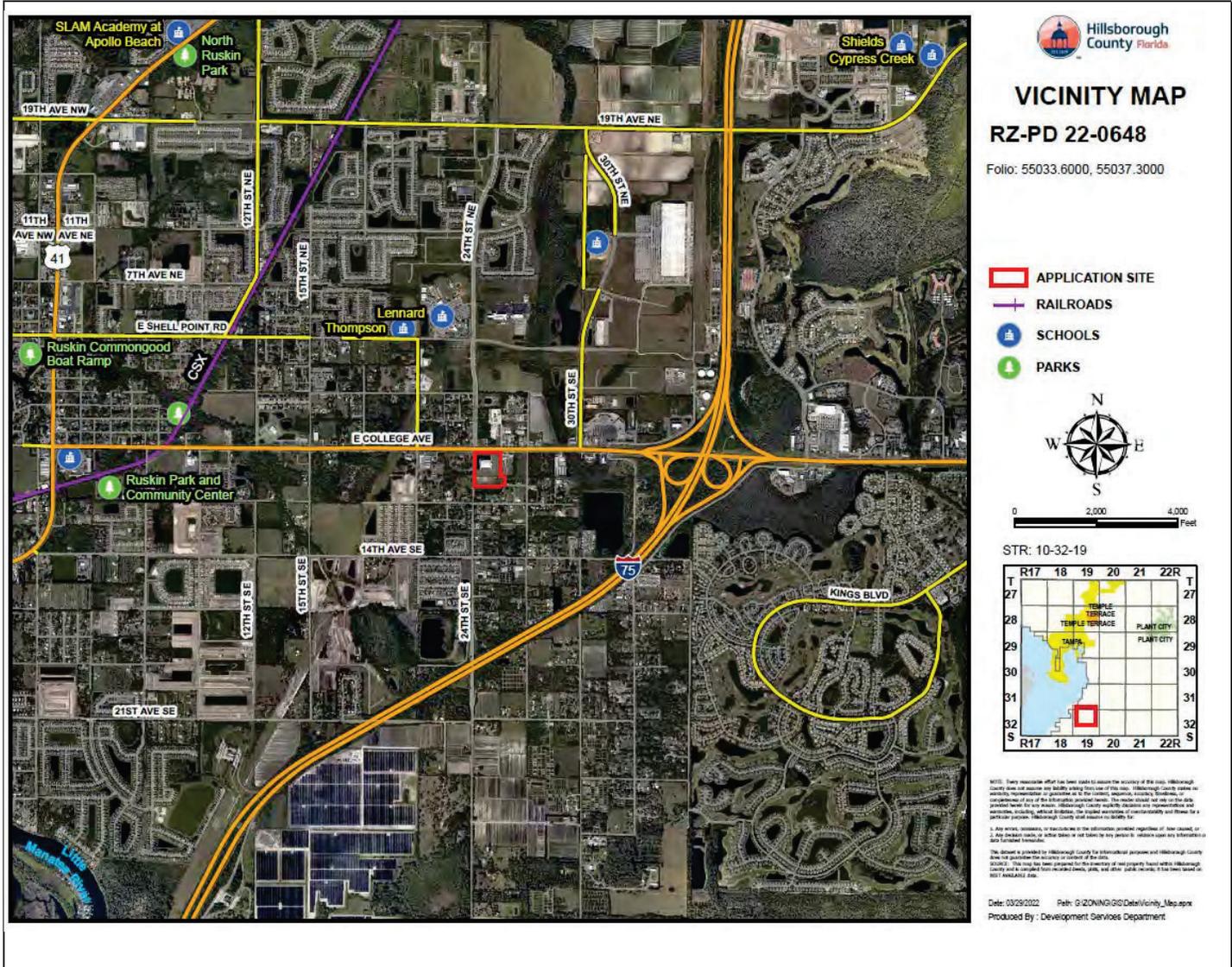
PD Variation(s)	None requested as part of this application
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Waiver(s) to the Land Development Code	None requested as part of this application
--	--

<b>Planning Commission Recommendation:</b> Inconsistent	<b>Development Services Recommendation:</b> Non-supportable
--	--

### 2.0 LAND USE MAP SET AND SUMMARY DATA

#### 2.1 Vicinity Map



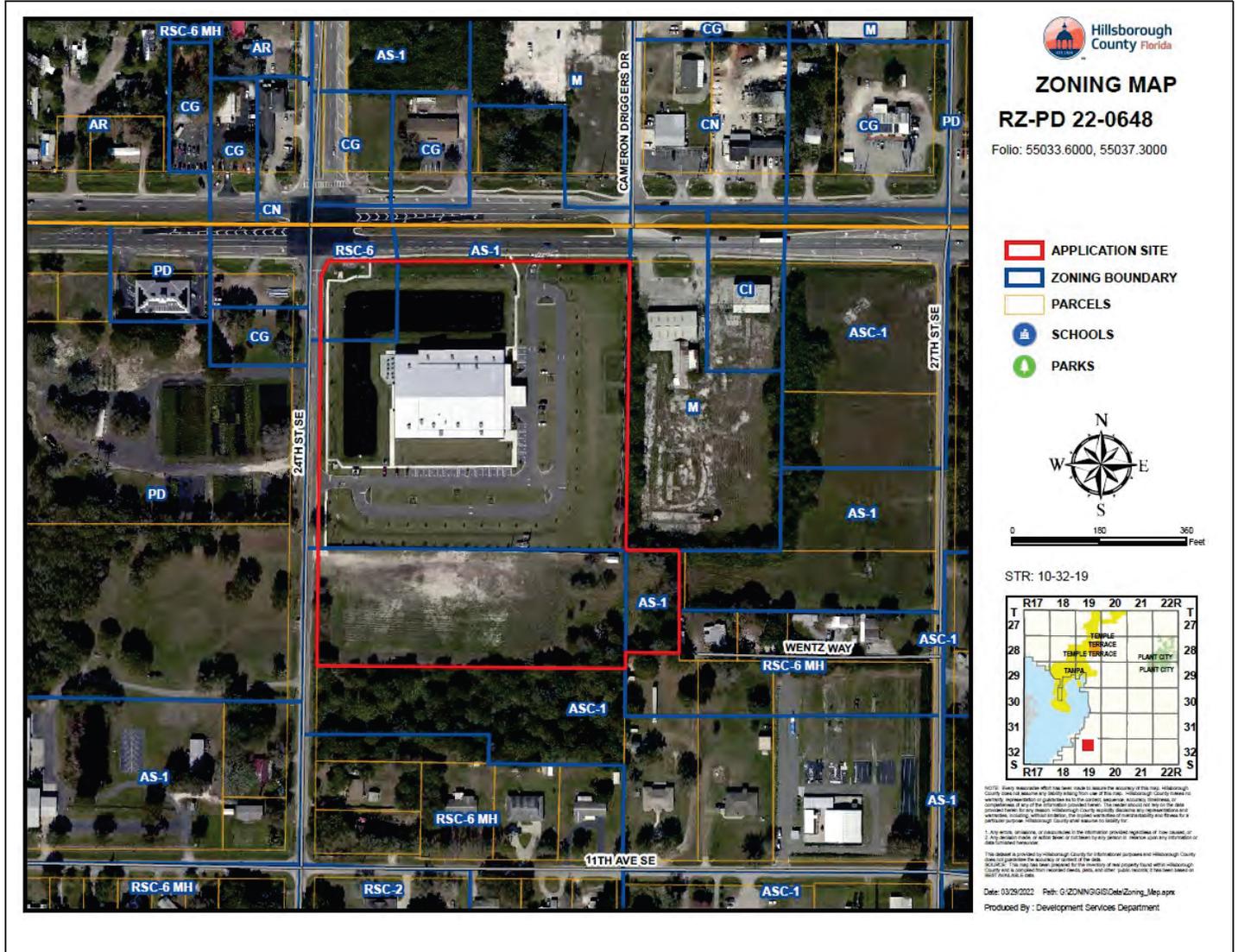
#### Context of Surrounding Area:

The subject site is located in an area with a variety of uses and zoning designation at the southeast corner of E. College Avenue and 24<sup>th</sup> Street SE. The mix of uses in the surrounding area include single-family residential, vacant commercial and residential, concrete production and distribution, strip retail, and religious. The adjacent properties to the north of E. College Avenue are developed for strip retail, concrete production and distribution, and a vacant property zoned AS-1. The adjoining properties to the south include a single-family dwelling and a vacant property zoned ASC-1. The properties located across 24<sup>th</sup> Street SE, immediately to the west include a vacant PD that allows for a mobile home park, a church parsonage, vacant church property, and vacant commercial. The properties to the east include a warehouse building and a single-family dwelling.



2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Adjacent Zonings and Uses				
Location	Zoning	Maximum Density/FAR Permitted by Zoning District	Allowable Use	Existing Use
North	CG	NA/FAR: 0.27	General Commercial, Office, and Professional Services	Strip Retail
	AS-1	1 DU per GA/NA	Single-Family Residential/Agricultural	Vacant Residential
	M	NA/FAR: 0.75	Industrial/Manufacturing	Concrete Processing
South	ASC-1	1 DU per GA/NA	Single-Family Residential/Agricultural	Vacant Residential
	RSC-6	6 DU per GA/NA	Single-Family Residential (Conventional Only)	Dwelling, Single-Family Conventional

APPLICATION NUMBER: PD 22-0648

ZHM HEARING DATE: DECEMBER 12, 2022

BOCC LUM MEETING DATE: FEBRUARY 7, 2023

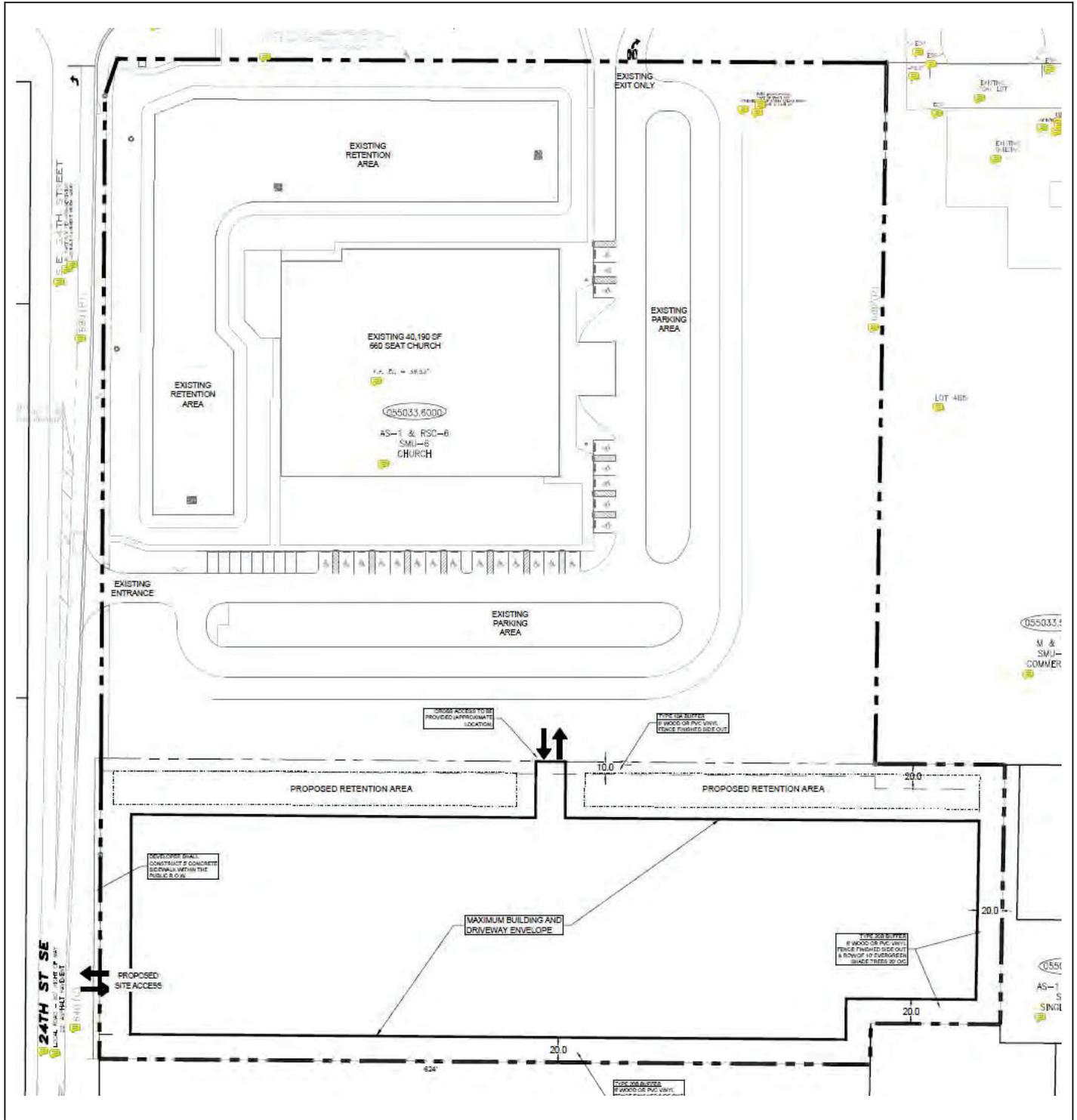
CASE REVIEWER: SAM BALL

Adjacent Zonings and Uses

Location	Zoning	Maximum Density/FAR Permitted by Zoning District	Allowable Use	Existing Use
East	RSC-6	6 DU per GA/NA	Single-Family Residential (Conventional Only)	Dwelling, Single-Family
	AS-1	1 DU per GA/NA	Single-Family Residential/Agricultural	Dwelling, Single-Family
	M	NA/FAR: 0.75	Industrial/Manufacturing	Warehousing
West	AS-1	1 DU per GA/NA	Single-Family Residential/Agricultural	Church Parsonage & Dwelling, Single-Family
	PD 78-0221	6 DU per GA/NA	Mobile Home Park	Vacant Residential & Vacant Church
	CG	NA/FAR: 0.27	General Commercial, Office, and Professional Services	Vacant Commercial
	CN	NA/FAR: 0.20	Neighborhood Commercial, Office, and Professional Services	Vacant Commercial

2.0 LAND USE MAP SET AND SUMMARY DATA

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



APPLICATION NUMBER: PD 22-0648

ZHM HEARING DATE: DECEMBER 12, 2022

BOCC LUM MEETING DATE: FEBRUARY 7, 2023

CASE REVIEWER: SAM BALL

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
SR 674	FDOT Principal Arterial - Rural	2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
SE 24 <sup>th</sup> Street	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	Unknown	Unknown	Unknown
Proposed	Unknown	Unknown	Unknown
Difference (+/1)	Unknown	Unknown	Unknown

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

Connectivity and Cross Access				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North	X	None	None	Meets LDC
South		None	None	Does Not Meet LDC
East	X	None	Vehicular	Does Not Meet LDC
West		None	None	Meets LDC

Notes: Access connection substandard, Cross-access to south required. Until applicant's transportation analysis is submitted, staff cannot evaluate whether two access connections to SE 24th St. is warranted.

Design Exception/Administrative Variance		
Road Name/Nature of Request	Type	Finding
SE 24 <sup>th</sup> St./Substandard Roadway	Administrative Variance Requested	Review Incomplete
SE 24 <sup>th</sup> St./Minimum Connection Spacing	Administrative Variance Requested	Review Incomplete

Notes: Applicant did not obtain findings for requested AVs before the revised plan deadline.

**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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area	<input checked="" type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input checked="" type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____			
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
<b>Transportation</b> <input checked="" type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" 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 type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	South County service area 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Impact/Mobility Fees: Urban Mobility, South Fire - Mixed Use Commercial, unspecified; including 40,000 s.f. mini-warehouse/storage.</b> Estimated Fees per 1,000 SF: (Various use types allowed. Estimates are a sample of potential development)				
Industrial Mobility: \$ 3,807 Fire: \$ 57	Retail - Shopping Center Mobility: \$ 12,206 Fire: \$ 313	Warehouse Mobility: \$ 1,239 Fire: \$ 34		
Bank w/Drive Thru Mobility: \$ 18,549 Fire: \$ 313	Retail - Fast Food w/Drive Thru Mobility: \$ 94,045 Fire: \$ 313	Mini-Warehouse Mobility: \$ 653*40 = \$26,120 Fire: \$ 32*40 = \$ 1,280		

APPLICATION NUMBER: PD 22-0648

ZHM HEARING DATE: DECEMBER 12, 2022

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CASE REVIEWER: SAM BALL

Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
<b>Planning Commission</b> <input checked="" type="checkbox"/> Meets Locational Criteria <input 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 checked="" type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input type="checkbox"/> No	

## **5.0 IMPLEMENTATION RECOMMENDATIONS**

### **5.1 Compatibility**

The general development plan submitted with the application was insufficient and could not be evaluated. Because the County Development Services Department received revised plans on November 30, 2022, eight days beyond the deadline, the revised plans could not be evaluated by either Transportation or Development services. Additionally, the Planning Commission found the proposed rezoning inconsistent with the Comprehensive Plan as well as insufficient for review.

### **5.2 Recommendation**

Based on the above considerations, staff finds the request non-supportable.

**6.0 PROPOSED CONDITIONS**

NA

**Zoning Administrator Sign Off:**



J. Brian Grady  
Fri Dec 2 2022 15:43:49

**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.

## **B. HEARING SUMMARY**

This case was heard by the Hillsborough County Land Use Hearing Officer on December 12, 2022. Mr. Brian Grady of the Hillsborough County Development Services Department introduced the petition.

### **Applicant**

Mr. David Wright spoke on behalf of the applicant. Mr. Wright presented the rezoning request, responded to the hearing officer's questions, and provided testimony as reflected in the hearing transcript, a copy of which is attached to and made a part of this recommendation.

### **Development Services Department**

Mr. Sam Ball, Hillsborough County Development Services Department, presented a summary of the findings and analysis as detailed in the staff report previously submitted into the record.

### **Planning Commission**

Ms. Yaneka Mills, Hillsborough County City-County Planning Commission, presented a summary of the findings and analysis as detailed in the Planning Commission report previously submitted into the record.

### **Proponents**

The hearing officer asked whether there was anyone at the hearing in person or online to speak in support of the application. There were none.

### **Opponents**

The hearing officer asked whether there was anyone at the hearing in person or online to speak in opposition to the application. There were none.

### **Development Services Department**

Mr. Grady stated Development Services Department had nothing further.

### **Applicant Rebuttal**

Mr. Wright stated the applicant had nothing further.

The hearing officer closed the hearing on RZ-PD 22-0648.

## **C. EVIDENCE SUBMITTED**

No additional documentary evidence was submitted to the record at the hearing.

## **D. FINDINGS OF FACT**

1. The Subject Property consists of approximately 12.21 acres at the southeast corner of East College Avenue and 24th Street Southeast in Ruskin.

2. The Subject Property is designated SMU-6 on the Future Land Use Map and is zoned AS-1, RSC-6, and ASC-1.
3. The Subject Property is in the Urban Services Area and is located within the boundaries of the Ruskin Community Plan and the Southshore Areawide Systems Plan.
4. The general area surrounding the Subject Property consists of single-family residential, vacant commercial and residential, concrete production and distribution, strip retail, and religious uses. Adjacent uses include East College Avenue, strip retail, concrete production and distribution, and vacant property zoned AS-1 to the north; single-family residential and a vacant property zoned ASC-1 to the south; 24th Street Southeast and a vacant property zoned PD and approved for a mobile home park, a church parsonage, vacant church property, and vacant commercial to the west; a warehouse building and single-family residential to the east.
5. The Subject Property is currently developed with a 41,310-square-foot church.
6. The applicant is requesting to rezone the Subject Property to Planned Development to accommodate the existing church and development of a 40,000-square-foot mini warehouse facility with up to 520 storage units.
7. Development Services staff found the applicant's general development plan was insufficient and could not be evaluated. The applicant submitted revised plans after the deadline and neither Development Services staff nor Transportation staff could evaluate the revised plans before the hearing date.
8. Transportation Review Section staff submitted objections related to access connection minimum spacing on 24th Street Southeast. Staff noted the applicant submitted an Administrative Variance request, but the County Engineer had not found the request approvable by the time of the staff review. Transportation staff found the proposed project does not appear to meet the LDC requirements governing the number of access connections and an Administrative Variance might be required. Staff further noted 24th Street Southeast is a substandard roadway, and the applicant submitted an Administrative Variance for substandard roadway improvements, but the County Engineer had not found the request approvable. Transportation staff found the proposed right-in/right-out driveway connection to 24th Street Southeast uses a driveway channelization treatment that does not appear to meet the TD-17 standards of the Transportation Technical Manual and a Design Exception or alternative design will be required. Transportation Staff raised a number of additional issues, objections, inaccuracies, and inadequacies related to the applicant's site plan and narrative, all of which are enumerated in the Agency Review Comment Sheet. Transportation staff concluded the applicant's "site plan does not adequately reflect the proposed improvements or address site access issues," and the application is incomplete.

9. Planning Commission staff found the applicant's site plan lacked sufficient detail to evaluate compatibility of the proposed mini-warehouse use with single-family residences to the south and southeast, and the applicant did not provide a detailed narrative explaining mitigation efforts. Planning Commission staff found the requested development not compatible with surrounding land uses and inconsistent with several comprehensive plan objectives and policies. Planning Commission staff also found the proposed development not consistent with the Ruskin Community Plan and SouthShore Areawide Systems Plan.

#### **E. FINDINGS OF COMPLIANCE OR NON-COMPLIANCE WITH COMPREHENSIVE PLAN**

It is the applicant's burden to present evidence demonstrating a proposed development order is consistent with the comprehensive plan and meets all other criteria enumerated by the local government. In this case, the record evidence demonstrates the proposed rezoning does not meet all criteria enumerated by the Hillsborough County Land Development Code. In addition, the applicant did not present evidence demonstrating the proposed rezoning is consistent with the comprehensive plan and the only record evidence on comprehensive plan consistency was the Planning Commission staff report, which found the proposed rezoning inconsistent with the comprehensive plan. Therefore, there is no record evidence demonstrating the proposed rezoning request is in compliance with, or furthers the intent of the Goals, Objectives, and Policies of the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*.

#### **F. CONCLUSIONS OF LAW**

A development order is consistent with the comprehensive plan if "the land uses, densities or intensities, and other aspects of development permitted by such order...are compatible with and further the objectives, policies, land uses, and densities or intensities in the comprehensive plan and if it meets all other criteria enumerated by the local government." § 163.3194(3)(a), Fla. Stat. (2020). Based on the evidence and testimony submitted in the record and at the hearing, including reports and testimony of Development Services Staff and Planning Commission staff, applicant's testimony and evidence, there is substantial competent evidence demonstrating the requested Planned Development rezoning does not meet all criteria enumerated in the Hillsborough County Land Development Code, is not consistent with the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*, and does not comply with the applicable requirements of the Hillsborough County Land Development Code.

#### **G. SUMMARY**

The applicant is requesting to rezone the Subject Property to Planned Development to accommodate the existing church and development of a mini-warehouse facility.

## H. RECOMMENDATION

Based on the foregoing Findings of Fact and Conclusions of Law, this recommendation is for **DENIAL** of the Planned Development rezoning request.

*Pamela Jo Hatley*  
Pamela Jo Hatley PhD, JD  
Land Use Hearing Officer

January 5, 2023

Date:



1 MR. GRADY: The next item is Agenda Item D.2, rezoning  
2 PD 22-0648. The applicant is David Wright, TSB Companies  
3 Incorporated. The request is rezone from AS-1, RC-6 and ASC-1  
4 to a plan development. Sam Ball will provide staff  
5 recommendation after presentation by the applicant.

6 MR. WRIGHT: Good evening, Madam Hearing Officer. My  
7 name is David Wright, president of TSP Companies. Our address  
8 is P.O. Box 273417, Tampa, Florida 33688. And I have been sworn  
9 in. Tonight, I'm presenting a request to rezone a property from  
10 AS-1, ASC-1 and RSC-6 to plan development to include a 300 --  
11 300 plus sheet church and a 40,000 square foot mini warehouse  
12 with up to 520 storage units. The 12.2 acre subject property is  
13 located at the southeast corner of the intersection of East  
14 College Avenue and 24th Street Southeast, has a comprehensive  
15 plan designation of suburban mixed use six and is located within  
16 the Ruskin and South Shore area wet systems plan. The property  
17 is currently utilized as a 300 plus seat church and the mini  
18 warehouse facility is proposed as an additional use of the  
19 subject property.

20 The applicant acknowledges there are unresolved  
21 planning and transportation issues as indicated by the findings  
22 of -- of inconsistent by the Planning Commission Staff and  
23 recommendation of non-supportable by Development Services Staff.  
24 We are able to address all of those concerns with revised  
25 documents. However, those revised site plan and administrative

1 variance were not completed in time for submission into the  
2 record for staff's review prior to this hearing.

3           In short, we're in the same situation as the previous  
4 application where we have met -- come up against the 100-day  
5 deadline to bring this to a hearing and my client has directed  
6 me to proceed. So that said, I am here to move this application  
7 forward at the direction of my client. And unfortunately, I  
8 have nothing further at this time. I will add that I am aware  
9 of the ramifications of taking this forward to the Board. I  
10 understand that if it's denied, then they can't -- we cannot  
11 submit this for a year. And so, I just wanted to put that on  
12 the record. Thank you.

13           HEARING MASTER: Mr. Wright, you said you had  
14 submitted documents to address the -- the objections. When did  
15 you submit those?

16           MR. WRIGHT: We have prepared documents, but we were  
17 not able to submit them in time for this hearing. So I know  
18 that we can address them, but we -- Staff has not been able to  
19 review those documents.

20           HEARING MASTER: Okay. I misunderstood then. I'm  
21 sorry. So you -- you have prepared them, you can address  
22 them -- the -- the objections, but you haven't submitted?

23           MR. WRIGHT: That is correct.

24           HEARING MASTER: Okay. All right. All right. I  
25 understand. Thank you. Development Services, please.

1 MR. BALL: Good evening. Sam Ball, Hillsborough  
2 County Development Services. The applicant is requesting to  
3 rezone the subject property from AS-1, ASC-1, RSC-6 to plan  
4 development in order to accommodate the development of a 40,000  
5 square foot mini warehouse facility, up to 520 storage units.  
6 The property covers approximately 12.2 acres. It's located at  
7 the southeast corner of East College Avenue in 24th Street  
8 Southeast and it's currently developed as a church with 41,310  
9 square feet. The property is located in an area of a variety of  
10 uses and zoning designations. Uses include single-family  
11 residential, vacant commercial, vacant residential, concrete  
12 production and distribution, strip retail and another religious  
13 facility. As proposed, the total site development would include  
14 the existing church and up to 40,000 square feet of the mini  
15 warehouse space. The building would be required have a 30-foot  
16 front setback, a 20-foot side setback and a maximum building  
17 height of 35 feet. That property would also be limited to a  
18 maximum floor area ratio of 0.25, a building coverage maximum  
19 50% and a maximum impervious surface area of 70%.

20 The applicant submitted the revised plans after the  
21 November 30th revision deadline. And as a result, the proposal  
22 cannot be fully evaluated by Development Services or  
23 Transportation based on the plans being insufficient for review.  
24 The Staff finds the request unsupportable. And that concludes  
25 my presentation.

1 HEARING MASTER: Okay. Thank you very much. Planning  
2 Commission.

3 MS. MILLS: Yeneka Mills, Planning Commission Staff.  
4 The subject property is located within the suburban mixed use  
5 six Future Land Use classification, the urban service area and  
6 the Reskin in South Shore Area Wide Systems Community Plans.  
7 The reasoning is inconsistent with Future Land Use Element  
8 Policy or Objective 7, Future Land Use Element Policy 7.1.

9 The applicant has not provided -- has provided  
10 insufficient information for Staff to fully evaluate the  
11 intensity of the calculations. The proposed development is also  
12 not compatible with the surrounding uses and does not meet the  
13 intent of Policy 1.4 in Future Land Use Element Policy 16.2,  
14 16.3 and 16.10 regarding compatibility and complementary uses.  
15 Again, the site plan and narrative lacks details to conduct a  
16 full analysis of compatibility of the proposed development with  
17 the surrounding area and uses. The rezoning is also not  
18 consistent with Object 16, Policy 16.1 and 16.3. Additionally  
19 16.5, which is the need to protect existing neighborhoods and  
20 communities that will emerge in the future. The request does  
21 not protect existing neighborhoods as a proposed mini warehouse  
22 appears to be very close to the nearby residential. And based  
23 on those considerations, the Planning Commission Staff finds the  
24 proposed rezoning inconsistent with unincorporated Hillsborough  
25 Comprehensive Plan. Thank you.

Zoning Master Hearing  
December 12, 2022

1 HEARING MASTER: All right. Thank you, Ms. Mills. Is  
2 there anyone here or online who wishes to speak in support of  
3 this application? I do not hear anyone.

4 Is there anyone here or online who wishes to speak in  
5 opposition to this application? I do not hear anyone.

6 All right. Development Services, anything further?

7 MR. GRADY: Nothing further.

8 HEARING MASTER: All right. And applicant, did you  
9 have anything further you wish to add?

10 MR. WRIGHT: Since I can't speak to a plan that Staff  
11 hasn't reviewed, I have nothing further right now. Thank you.

12 HEARING MASTER: All right. Thank you, Mr. Wright.  
13 That will close the hearing on Rezoning PD 22-0648.

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**Hillsborough County  
City-County  
Planning Commission**

<b>Unincorporated Hillsborough County Rezoning</b>	
<b>Hearing Date:</b> December 12, 2022  <b>Report Prepared:</b> November 30, 2022	<b>Petition: PD 22-0648</b>  <b>2409 East College Avenue</b>  <i>South of College Avenue East, east of 24<sup>th</sup> Street Southeast, west of 27<sup>th</sup> Street Southeast, and north of 11<sup>th</sup> Avenue Southeast</i>
<b>Summary Data:</b>	
<b>Comprehensive Plan Finding:</b>	<b>INCONSISTENT</b>
<b>Adopted Future Land Use:</b>	<b>Suburban Mixed Use-6 (6 du/ga; 0.25)</b>
<b>Service Area</b>	<b>Urban</b>
<b>Community Plan:</b>	Ruskin and Southshore Areawide Systems Plan
<b>Request:</b>	Residential Single-Family Conventional-6 (RSC-6), Agricultural Single-Family-1 (AS-1), and Agricultural Single-Family Conventional-1 (ASC-1) to Planned Development (PD) to allow a mixed-use development for 660-seat church and a 40,000 square foot mini warehouse
<b>Parcel Size (Approx.):</b>	12.8 +/- acres
<b>Street Functional Classification:</b>	College Avenue East – <b>County Principal Arterial</b> 24 <sup>th</sup> Street Southeast– <b>County Collector</b> 27 <sup>th</sup> Street Southeast – <b>Local</b> 11 <sup>th</sup> Avenue Southeast- <b>Local</b>
<b>Locational Criteria</b>	Meets
<b>Evacuation Zone</b>	None



## Context

- The subject property is 12.8 ± acres located at 2409 E. College Avenue, south of College Avenue East, east of 24th Street Southeast, west of 27th Street Southeast, and north of 11th Avenue Southeast. The property is located within the Urban Service Area (USA) and is within the limits of the Ruskin Community Plan and the Southshore Areawide Systems Plan.
- The subject property is within the Suburban Mixed-use-6 (SMU-6) Future Land Use category which allows a density of six (6) dwelling units a gross acre or a Floor Area Ratio of 0.25. The property is surrounded by the SMU-6 FLU category.
- According to the Hillsborough County Property Appraiser data, the existing use of the property is Public Institutional. To the north is light commercial, public institutional, heavy industrial and vacant parcels. To the northeast and northwest is light commercial. To the west is vacant parcel and light commercial. To the east is light industrial and to the south is vacant parcel. To the southeast is single-family residential and to the southwest is public institutional and single-family residential.
- The applicant requests a rezoning from Residential Single-family Conventional-6 (RSC-6), Agricultural Single-family-1 (AS-1), and Agricultural Single-family Conventional-1 (ASC-1) to Planned Development (PD) to allow a mixed-use development for 660-seat church and a 40,000 square foot mini warehouse.

### Compliance with Comprehensive Plan:

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

## **FUTURE LAND USE ELEMENT**

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

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

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

### ***Relationship to the Concept Plan***

***Objective 6:*** The concept plan is the overall, conceptual basis for the long range, Comprehensive Plan, and all plan amendments must be consistent with, and further the intent of the concept plan, which advocates focused clusters of growth connected by corridors that efficiently move goods and people between each of the activity centers.

**Policy 6.1:** All plan amendments and rezoning staff reports shall contain a section that explains how said report(s) are consistent with, and further, the intent of the concept plan and the Future of Hillsborough Comprehensive Plan.

### **Relationship to the Future Land Use Map**

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

**Policy 7.1:** The Future Land Use Map shall be used to make an initial determination regarding the permissible locations for various land uses and the maximum possible levels of residential densities and/or non-residential intensities, subject to any special density provisions, locational criteria and exceptions of the Future Land Use Element text.

### **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.

### **Neighborhood/Community Development**

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

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

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

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

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

1. the creation of like uses; or
2. creation of complementary uses; or
3. mitigation of adverse impacts; and
4. 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.

### **Commercial Locational Criteria**

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

**Policy 22.1:** The locational criteria for neighborhood serving non-residential uses in specified land uses categories will:

- provide a means of ensuring appropriate neighborhood serving commercial development without requiring that all neighborhood commercial sites be designated on the Future Land Use Map;
- establish a maximum square footage for each proposed neighborhood serving commercial intersection node to ensure that the scale of neighborhood serving commercial development defined as convenience, neighborhood, and general types of commercial uses, is generally consistent with surrounding residential character; and
- establish maximum frontages for neighborhood serving commercial uses at intersections ensuring that adequate access exists or can be provided.

**Policy 22.7:** Neighborhood commercial activities that serve the daily needs of residents in areas designated for residential development in the Future Land Use Element shall be considered provided that these activities are compatible with surrounding existing and planned residential development and are developed in accordance with applicable development regulations, including phasing to coincide with long range transportation improvements.

The locational criteria outlined in Policy 22.2 are not the only factors to be considered for approval of a neighborhood commercial or office use in a proposed activity center. Considerations involving land use compatibility, adequacy and availability of public services, environmental impacts, adopted service levels of effected roadways and other policies of the Comprehensive Plan and zoning regulations would carry more weight than the locational criteria in the approval of the potential neighborhood commercial use in an activity center. The locational criteria would only designate locations that could be considered, and they in no way guarantee the approval of a particular neighborhood commercial or office use in a possible activity center.

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

## **Community Design Component**

### **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 (as defined in FLUE policy 1.4) with the established character of the surrounding neighborhood.

**Policy 12-1.2:** Walls and buffering used to separate new development from the existing, lower density community should be designed in a style compatible with the community and should allow pedestrian penetration. In rural areas, perimeter walls are discouraged and buffering with berms and landscaping are strongly encouraged.

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

## **LIVABLE COMMUNITIES ELEMENT: RUSKIN COMMUNITY PLAN**

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

Strategies:

- Ensure that there are appropriate land areas zoned for office and light industrial development.
- Support eco-tourism featuring Ruskin’s natural resources, such as the Little Manatee River, Tampa Bay, the Ruskin Inlet, Marsh Creek, wildlife and wildlife habitat, parks, nature preserves and greenways and blueways trails, within and around our community.
- Promote commercial development at a scale and design that reflects the character of the community. Ensure that future commercial development avoids “strip” development patterns.
- Recognize Bahia Beach as a resort area that contributes to the economy of Ruskin.

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

- Implement the College Avenue Retail Development Guidelines.
- Locate new uses along College Avenue in the following manner:
- Commercial, office and residential uses from the intersection of 21st Street and College Avenue to the eastern boundary of the Community Plan area.
- Office and professional services, and residential uses between 12th Street and 21st Street.
- Residential uses, including higher density housing will be encouraged between 12th Street and 3rd Street. Commercial and office uses should not be permitted.
- Establish a gateway to provide a sense of arrival.

## **LIVABLE COMMUNITIES ELEMENT: SOUTHSORE AREAWIDE SYSTEMS COMMUNITY PLAN**

### **Economic Development Objective**

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

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

1. Land Use/ Transportation

- a. *Analyze, identify and market lands that are available for economic development, including: residential, commercial, office, industrial, agricultural (i.e., lands that already have development orders or lands that are not developable.)*
- b. *Recognize preferred development patterns as described in individual community plans, and implement the communities' desires to the greatest extent possible (including codification into the land development code). I.e., activity center, compatibility, design and form, pedestrian and bicycle/trail connectivity.*
- c. *Utilize the Hillsborough County Competitive Sites Program to identify potential competitive sites (e.g. SouthShore Park DRI).*
- d. *Analyze potential new economic sites, (e.g. Port Redwing) based on development*
- e. *Support the potential Ferry Study and auxiliary services around Port Redwing*
- f. *Utilize Hillsborough County Post Disaster Redevelopment Plan*

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

The subject property is 12.8 ± acres and located within the Urban Service Area (USA) and within the limits of the Ruskin Community Plan and the Southshore Areawide Systems Plan. The property has an existing Future Land Use designation of Suburban Mixed-use-6 (SMU-6). The SMU-6 FLU allows consideration of a maximum density of 6 du/ga and a maximum intensity of 0.25 FAR.

The applicant requests a rezoning from Residential Single-family Conventional-6 (RSC-6), Agricultural Single-family-1 (AS-1), and Agricultural Single-family Conventional-1 (ASC-1) to Planned Development (PD) to allow a mixed-use development for 660-seat church and a 40,000 square foot mini warehouse. The proposed rezoning is compatible with the Comprehensive Plan Objective 1 which directs at least 80 % of growth to happen within the Urban Service Area.

FLUE Policy 1.4 refers to compatibility with the surrounding neighborhood and uses. The policy defines compatibility 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. SMU-6 FLU category is a suburban land use category that allows consideration for neighborhood scale commercial.

There is a church existing on the subject property which is considered a residential support use. The proposed mini warehouse is on the same property as the church. The site plan dated March 9, 2022, depicts the existing located southeast of the 24<sup>th</sup> Street and State Road 674 intersection, and the mini-warehouse located along the southern property boundary line. On Tuesday April 26, 2022, Planning Commission staff met with the applicant and requested additional information to assist in the analysis of the proposed request. Planning Commission staff indicated that there is a concern with the mini warehouse placement close to the single-family residences to the south and southeast and requested a detailed narrative with additional mitigation efforts. Planning Commission staff also explained that the site plan lacked detail, and it was not possible to determine how close the buildings are from the nearby residential and there is insufficient information regarding cross access connections. At the time of filing this report, the applicant has not resubmitted any additional documents to consider a response to Planning Commission staff's comments or concerns.

The rezoning is not consistent with FLUE Objective 7, FLUE Policy 7.1 and FLUE Objective 8, which requires development to be consistent with the Future Land Use category. SMU-6 will allow the property to be developed with up to 76 dwelling units or 139,392 sq. ft. of non-residential use. The applicant's request indicates a 40,000 square foot mini-warehouse but the site plan indicates a maximum of 600 unit mini-warehouse. The applicant has not provided FAR calculations; therefore, staff is unable to determine whether the proposed exceeds the maximum of the Future Land Use category. The proposed development is not compatible with the surrounding uses and does not meet the intent of FLUE Policy 1.4 and FLUE Policies 16.2, 16.3, and 16.10 regarding compatibility and complementary uses. As stated above, the site plan and narrative lacks detail to conduct a full analysis of the compatibility of the proposed development with the surrounding area and uses.

The property is within the Ruskin and SouthShore Areawide Systems Community Plans. The property is in Area 3 - Central Ruskin. Goal 2 of the Ruskin Plan states to provide opportunities for business growth and jobs and to ensure there are land areas zoned for office and light industrial development. Goal 2 also supports the promotion of commercial development at a scale and design that fits the community's character. The property is also within the SouthShore Areawide Systems Community Plan. The SouthShore Community Plan encourages recognizing and implementing preferred development patterns as identified in community plans. The proposed development is not compatible with the surrounding commercial development pattern as the lack of detail and requested information did not allow staff adequate information to fully analyze the request. The proposed development is not consistent with the Ruskin Community Plan and SouthShore Areawide Systems.

The rezoning is not consistent with Objective 16, Policy 16.1, Policy 16.2, Policy 16.3, and Policy 16.5 which is the need to protect existing, neighborhoods and communities and those that will emerge in the future. The request does not protect existing neighborhoods as the proposed mini warehouse appears to be very close to the nearby residential. However, this impact may change if new information is presented with mitigation efforts that indicates otherwise.

#### **Recommendation**

Based upon the above considerations, the Planning Commission staff finds the proposed Planned Development **INCONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*.

# HILLSBOROUGH COUNTY FUTURE LAND USE RZ PD 22-0648

<all other values>

**Rezoning**

**STATUS**

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

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

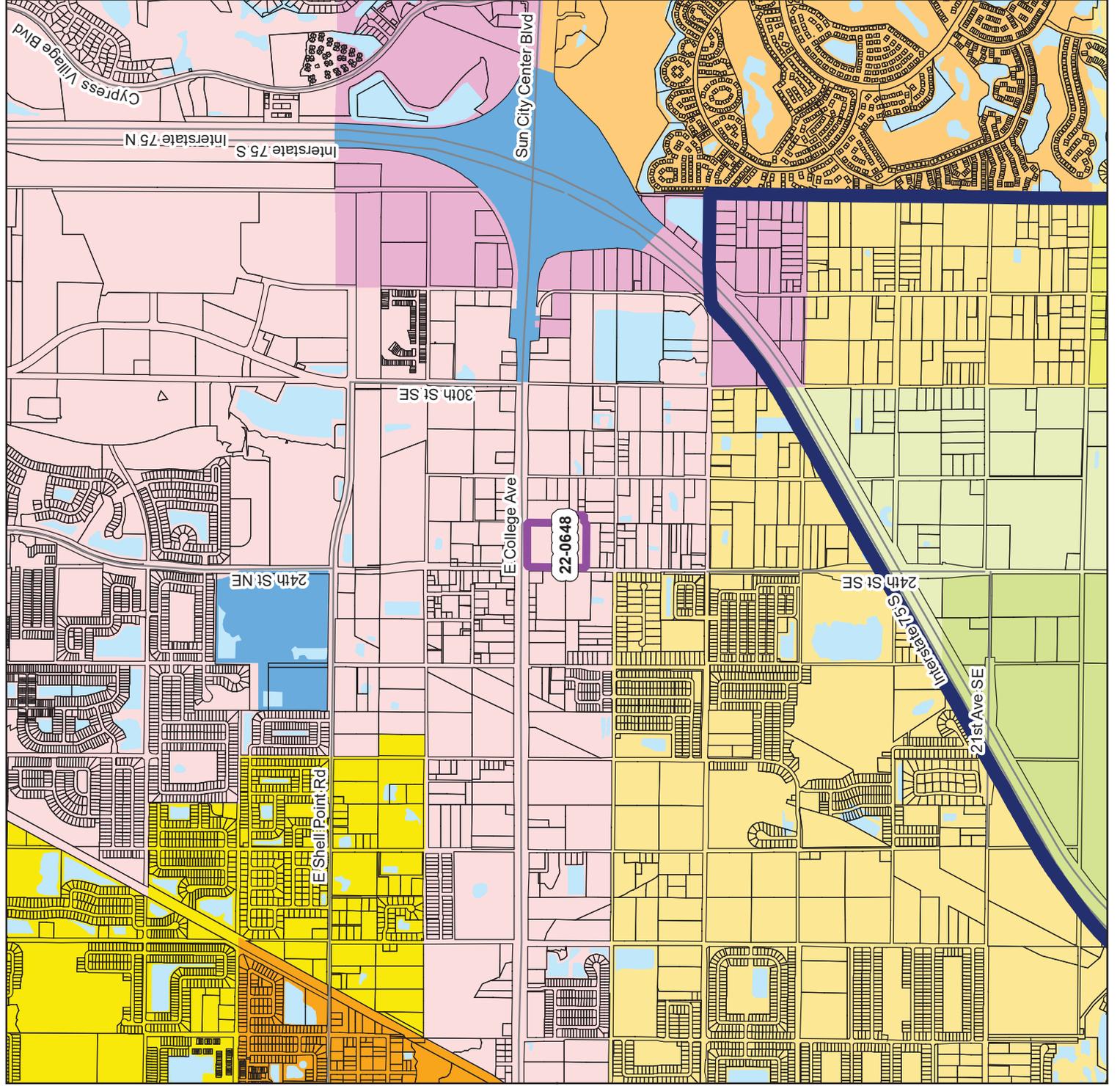
- WATER NATURAL LULC, Wet Poly
- AGRICULTURAL/MINING-120 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
- AGRICULTURAL-1/10 (.25 FAR)
- AGRICULTURAL-RURAL-1/5 (.25 FAR)
- AGRICULTURAL-ESTATE-1/2.5 (.25 FAR)
- RESIDENTIAL-1 (.25 FAR)
- RESIDENTIAL-2 (.25 FAR)
- RESIDENTIAL-PLANNED-2 (.35 FAR)
- RESIDENTIAL-4 (.25 FAR)
- RESIDENTIAL-6 (.25 FAR)
- RESIDENTIAL-9 (.35 FAR)
- RESIDENTIAL-12 (.35 FAR)
- RESIDENTIAL-16 (.35 FAR)
- RESIDENTIAL-20 (.35 FAR)
- RESIDENTIAL-35 (1.0 FAR)
- NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)
- SUBURBAN MIXED USE-6 (.35 FAR)
- COMMUNITY MIXED USE-12 (1.50 FAR)
- URBAN MIXED USE-20 (1.0 FAR)
- REGIONAL MIXED USE-35 (2.0 FAR)
- OC-20
- RESEARCH CORPORATE PARK (1.0 FAR)
- ENERGY INDUSTRIAL PARK (50 FAR USES OTHER THAN RETAIL, 25 FAR RETAIL/COMMERCE)
- LIGHT INDUSTRIAL PLANNED (50 FAR)
- LIGHT INDUSTRIAL (50 FAR)
- HEAVY INDUSTRIAL (50 FAR)
- PUBLIC/QUASIPUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE



DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. The information is for informational purposes only. It is not intended to be used as a legal document without specific approval of the Hillsborough County City-County Planning Commission.

ACCURACY: It is intended that the information is for informational purposes only. It is not intended to be used as a legal document without specific approval of the Hillsborough County City-County Planning Commission. This map is for informational purposes only. For the most current data and information, visit the appropriate website.

Map Printed from Rezoning System: 4/12/2022  
 Author: Beverly F. Daniels  
 File: G:\Rezoning\System\MapProjects\HC\Rezoning\_Hillsborough - Copy.mxd





**GENERAL  
SITE PLAN  
FOR  
CERTIFICATION**



**DEVELOPMENT SERVICES**

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

**HILLSBOROUGH COUNTY  
DEVELOPMENT SERVICES DEPARTMENT**

**GENERAL SITE PLAN REVIEW/CERTIFICATION**

**BOARD OF COUNTY  
COMMISSIONERS**

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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: CROSSING CHURCH & MINI-STORAGE

Zoning File: RZ-PD (22-0648) Modification: None

Atlas Page: None Submitted: 01/18/23

To Planner for Review: 01/18/23 Date Due: ASAP

Contact Person: DAVID WRIGHT Phone: 813-230-7473/ david@tspco.net

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:

The site plan requires revisions and cannot be supported by Staff.

Sam Ball

Reviewed by: \_\_\_\_\_ Date: 1-18-23

Date Agent/Owner notified of Disapproval: \_\_\_\_\_ 1-18-23 \_\_\_\_\_

02/11/22 PD Plan Submittal

Owner & Applicant:  
Crossing Church, Inc.  
10130 Tuscan Ridge Drive  
Tampa, FL 33619

Project:  
Crossing Church Mixed-Use

Planner & Representative:  
David Wright  
TSP Companies, Inc.  
P.O. Box 1016  
Tampa, Florida 33601  
(813) 230-7473

Engineer:  
Brad Design &  
Engineering, Inc.  
708 Latria Phincrest Rd.  
Brandon, Florida 33511  
(813) 689-7002

Engineer:  
B&B  
Engineering, Inc.  
708 Latria Phincrest Rd.  
Brandon, Florida 33511  
(813) 689-7002

PLANNED  
DEVELOPMENT  
SITE PLAN

SHEET  
**1**  
OF  
**1**

22-0648

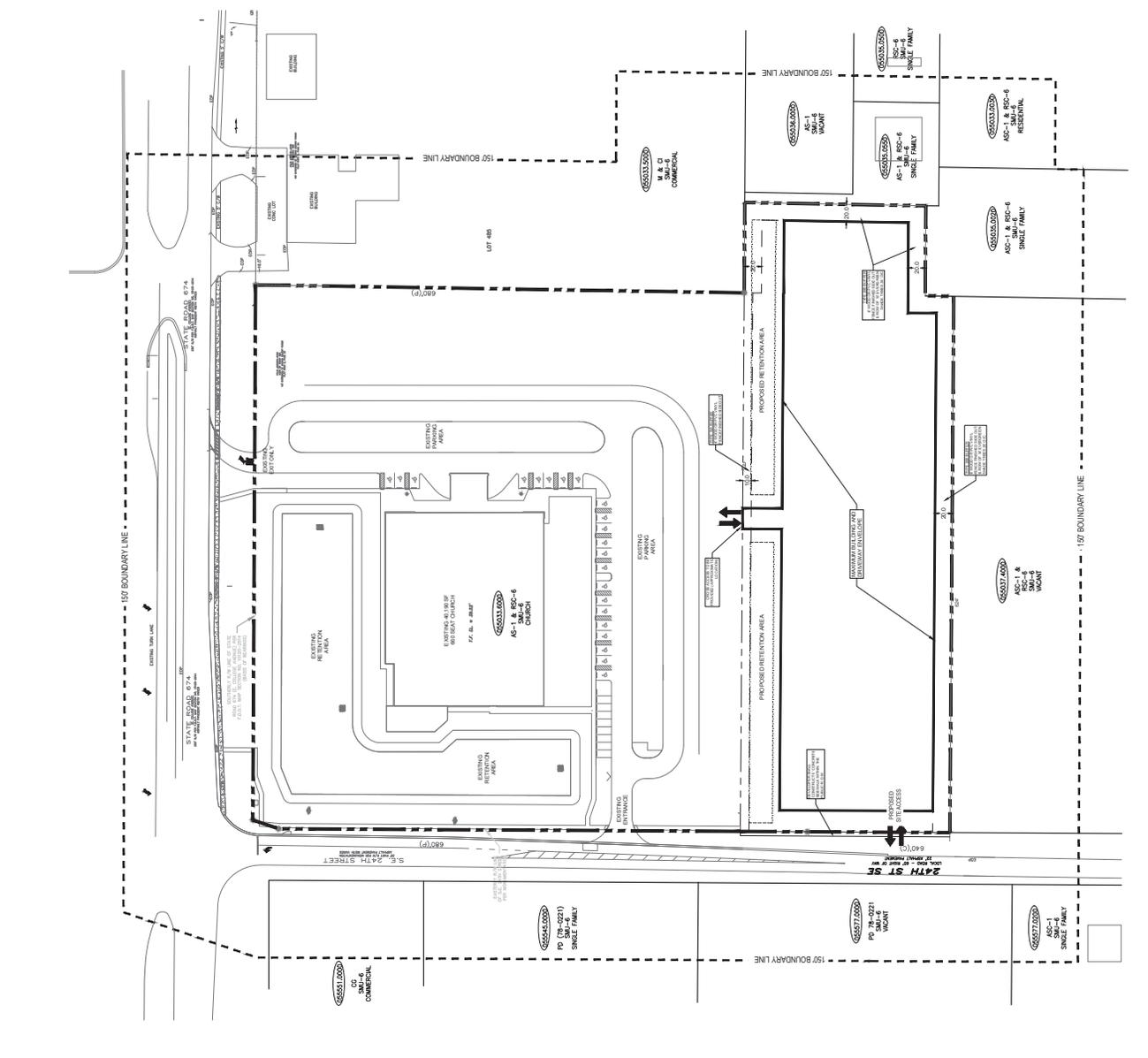
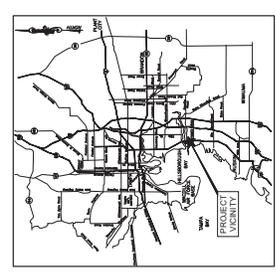
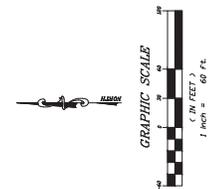
**SITE DATA**

FOLIO NUMBER: 06507.500, 06508.6000  
SITE AREA: 63.91 AC (12.4 ACRES)  
PROPOSED ZONING: PLANNED DEVELOPMENT PD  
FUTURE LAND USE: SMLU  
EXISTING USE: CHURCH  
PROPOSED UNITS: 80 MAXIMUM  
STANDARDS: 50' YARD SETBACK, 30' FEET  
SIDE YARD SETBACK, 20' FEET  
MAXIMUM HEIGHT: 30' FEET  
BUILDING COVERAGE: 50%  
IMPERVIOUS SURFACE: 50%  
BUFFERS & SCREENING:  
WEST: NONE  
SOUTH: 20' BUFFER WITH TYPE 'B' SCREENING  
PARKING: 2.0 SPACES PER 100 STORAGE UNITS  
0.3 SPACES PER SEAT (DORMITORY)

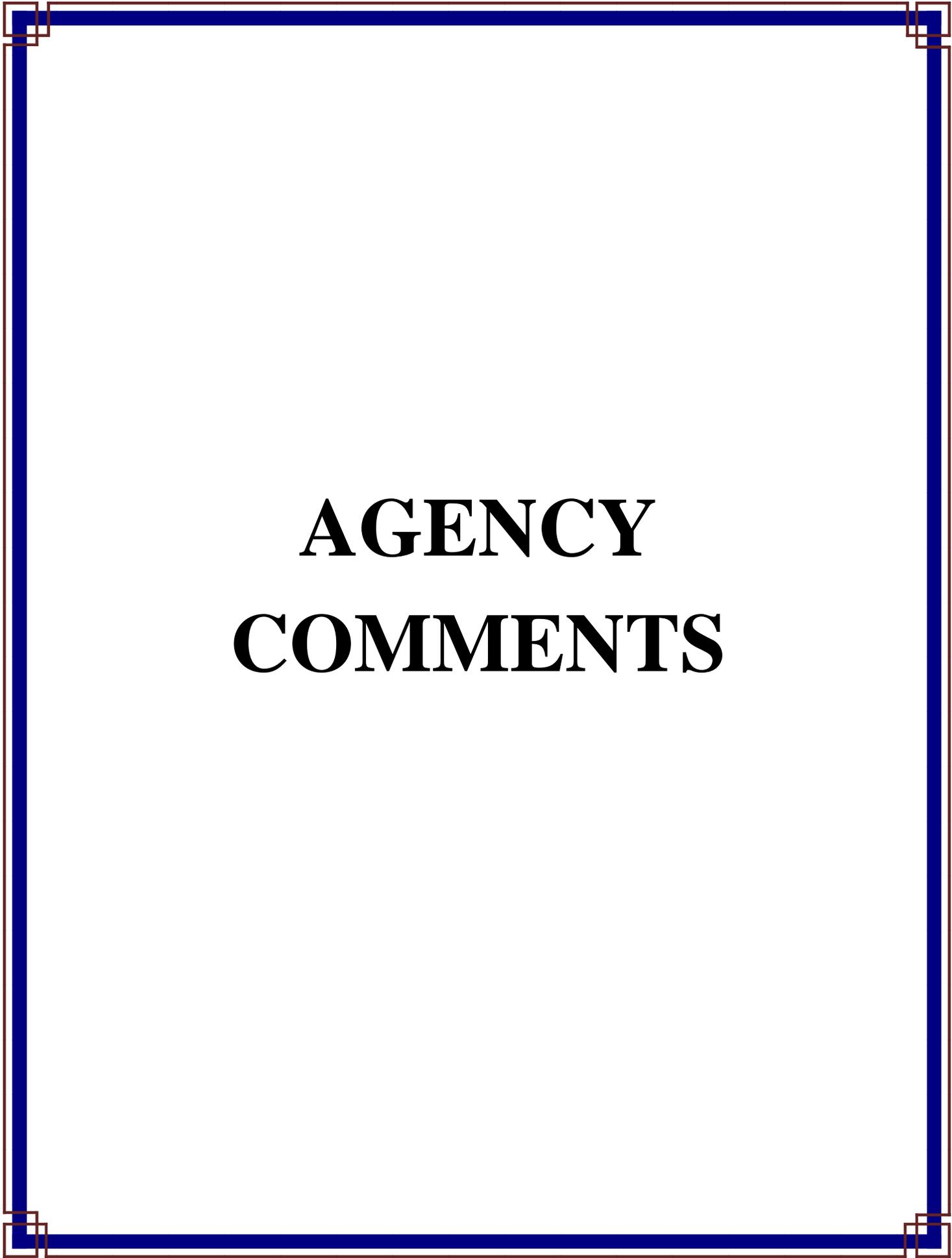
**LEGEND**

PROPERTY LINE  
150' BOUNDARY LINE  
FOLIO NUMBER  
FUTURE LAND USE  
EXISTING USE  
CHURCH  
PD (P-404)  
COMMERCIAL

- GENERAL NOTES**
1. THE PROJECT IS WITHIN THE URBAN SERVICE AREA.
  2. POTABLE WATER PROVIDED BY HILLSBOROUGH COUNTY.
  3. SANITARY SEWER PROVIDED BY HILLSBOROUGH COUNTY.
  4. SOLID WASTE DISPOSAL PROVIDED BY HILLSBOROUGH COUNTY.
  5. ZONING MAP OF THE PROJECT IS SHOWN ON THE PLAT PROPERTIES WITHIN THE PLANNED DEVELOPMENT PD.
  6. THE PLATTED PARCEL LINES AND PROPERTY FOLIO NUMBERS FOR ALL ADJACENT PROPERTIES ARE SHOWN ON THE PLAT.
  7. EXISTING NON-RESIDENTIAL STRUCTURES ARE SHOWN ON THE PLAT FOR THE PROJECT AND ADJACENT PROPERTIES WITHIN 150' LINEAR FEET DO NOT CONTAIN DESIGNATED HISTORICAL LANDMARKS OR ARCHITECTURAL DISTRICTS.
  8. THE PROJECT IS NOT LOCATED WITHIN ANY SPECIAL DISTRICTS.
  9. THE PROJECT IS NOT LOCATED WITHIN ANY SPECIAL ZONING DISTRICTS.
  10. THE PROJECT IS NOT LOCATED WITHIN A SURFACE WATER RESOURCE PROTECTION CORRIDOR.
  11. THE PROJECT IS NOT LOCATED WITHIN ANY OPEN SPACE CONTRACTS.
  12. THE PROJECT IS NOT LOCATED WITHIN A FEDERAL HIGHWAY AREA.
  13. THE PROJECT IS NOT LOCATED IN A SURFACE WATER RESOURCE PROTECTION CORRIDOR.
  14. THE PROJECT IS NOT LOCATED IN A SURFACE WATER RESOURCE PROTECTION CORRIDOR.
  15. THE PROJECT IS NOT LOCATED IN A SURFACE WATER RESOURCE PROTECTION CORRIDOR.
  16. THE PROJECT IS NOT LOCATED IN A SURFACE WATER RESOURCE PROTECTION CORRIDOR.
  17. THE PROJECT IS NOT LOCATED IN A SURFACE WATER RESOURCE PROTECTION CORRIDOR.
  18. THE PROJECT IS NOT LOCATED IN A SURFACE WATER RESOURCE PROTECTION CORRIDOR.
  19. THE PROJECT IS NOT LOCATED IN A SURFACE WATER RESOURCE PROTECTION CORRIDOR.
  20. THE PROJECT IS NOT LOCATED IN A SURFACE WATER RESOURCE PROTECTION CORRIDOR.



**LEGAL DESCRIPTION:**  
LOT 486, "MAP OF 1ST EXTENSION OF RUSKIN COLONY FARMS", A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED AT PLAT BOOK 6, PAGE 24, IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LESS THE NORTH 20 FEET FOR ROAD RIGHT-OF-WAY, ALSO LESS AND EXCEPT THAT PORTION OF LAND CONVEYED TO THE STATE OF FLORIDA IN OFFICIAL RECORDS BOOK 4812, PAGE 886, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, AND TOGETHER WITH LOT 487, LESS THE SOUTH 396 FEET THEREOF, AND THE NORTH 210 FEET OF THE WEST 105 FEET OF LOT 488, "MAP OF 1ST EXTENSION OF RUSKIN COLONY FARMS", A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED AT PLAT BOOK 6, PAGE 24, IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.



# **AGENCY COMMENTS**

## AGENCY REVIEW COMMENT SHEET

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TO: Zoning Technician, Development Services Department

DATE: 12/2/2022

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: Ruskin/South

PETITION NO: PD 22-0648

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

### RATIONALE FOR OBJECTION

Transportation Review Section Staff has the following concerns regarding the above application:

- The access connection to SE 24<sup>th</sup> St. does not meet minimum 245 feet spacing standards for a Class 6 roadway required by LDC, Section 6.04.07. A Section 6.04.02.B. Administrative Variance allowing a reduced standard will need to be recommended for approval by the County Engineer before the zoning can proceed to a hearing. Staff notes that the applicant submitted a request but failed to obtain a finding of approvability from the County Engineer by the time of this review.
- The project does not appear to meet the LDC, Sec. 6.04.03.I. requirement governing number of access connections. As such, A Section 6.04.02.B. Administrative Variance may be required; however, staff notes that until a sufficient transportation analysis has been submitted (as further described below) a final determination cannot be made.
- As SE 24<sup>th</sup> St. is a substandard roadway, the applicant is required to commit to improving the roadway to standard from the project entrance to the closest standard roadway segment or obtain a finding of approvability from the County Engineer for a Design Exception (DE) or Section 6.04.02.B. Administrative Variance (AV). This must be addressed before the zoning can proceed to a hearing. Staff notes that the applicant submitted a Section 6.04.02.B. Administrative Variance but failed to obtain the recommendation of approvability.
- The County Engineer has not made findings of approvability for the pending AV requests. Consistent with current practice, it is the applicant's responsibility to ensure that the County Engineer's finding of approvability is a part of the zoning record on or before the revised plan deadline for the hearing date being targeted. No such findings have been issued, and as such staff must recommend denial since the AVs may be denied by the County Engineer which would render the proposed project unable to be constructed at the time of plat/site/construction plan review. Staff notes that two AVs were submitted, as noted above, and the County Engineer provided comments. Subsequent submitted revised requests were not submitted by the revised plan deadline and have not been reviewed by the County Engineer. Other potential AVs may be required as previously noted.
- The proposed right-in/right-out driveway connection to SE 24<sup>th</sup> St. utilizes a driveway channelization treatment or "pork chop" which does not appear to meet TD-17 standards as found within the TTM. The

revised site plan with the proposed “pork chop” was submitted passed the revised plan deadline and therefore did not allow staff sufficient time for adequate review if the proposed treatment will allow for safe and efficient operation of the access connection. Staff believes a Design Exception, recommended for approval by the County Engineer, will be required before the case can proceed forward with the proposed design. Alternatively, a 4-foot wide raised concrete separator is the preferred solution and would not require a Design Exception to implement.

- Please redesign to provide a 4-foot wide raised concrete separator at the right-in/right-out access connection on SE 24<sup>th</sup> St. The separator will also need to be with sufficient length to ensure vehicles do not try to circumvent the separator/turning restriction.
- The PD site plan shows access to SR 674/ College Ave., an FDOT facility. The applicant has not provided any documentation of official FDOT comments regarding the proposed access. Staff notes that the Hillsborough Corridor Preservation Plan identifies SR 674/College Ave, as a future 6-lane improvement. As previously notified by staff, the applicant must reach out to the FDOT Tampa Operations Permitting regarding whether an access will be approvable, as well as any site access improvements or right-of-way preservation which may be required.
- As required by Section 6.03.02 of the LDC, the US DOJ 2010 ADA Standards and Florida Accessibility Code, a minimum 5-foot wide accessible sidewalk is required to each building entrance and site arrival point, including between each use within the PD. The proposed detailed PD site plan does not demonstrate that said sidewalk connectivity will be provided. Please provide a sidewalk adjacent to the vehicular cross-access connections between the Church use and the Mini-warehouse use; and the subject property and the adjacent folio#55037.4000.
- The adjacent property to the south (folio# 55037.400) has a future land use designation for Suburban Mixed Use -6 allowing for commercial uses. As such, a vehicular and pedestrian cross access stubout to the adjacent property is required per Section 6.04.03.Q. The detailed PD site plan fails to show compliance with this requirement. Please revise site plan to clearly label/designate a vehicular and pedestrian cross access.
- The applicant’s zoning project narrative fails to disclose all the proposed changes and appears to include incomplete or incorrect information. For example, the 3/09/22 narrative incorrectly states, “The request is proposing a single access point to 24th Street Southeast.” The revised site plan submitted after the revised plan deadline shows two access connections. The project narrative states “The maximum size of the mini warehouse is proposed to be 40,000 square feet.”, which also conflicts with the proposed PD site plan. Additionally, the narrative does not include any reference to the type of access connections being sought (i.e. full access or restricted) or the substandard nature of the access and roadway condition or how the applicant is proposing to address the substandard conditions (i.e. Administrative Variances).
- The applicant did not submit the required transportation analysis to demonstrate the project potential trip generation and justification for the number of access connections or determine if a detailed site access analysis is needed consistent with the requirements of the Hillsborough County Development Review Procedures Manual (DRPM).

Given the above, the site plan does not adequately reflect the proposed improvements or address site access issues, the application is incomplete, and there was insufficient time for staff to review that such impacts could be approved as a result of the applicant submitting a revised site plan and additional materials after the revised plan deadline. As such, staff recommends denial of the application.

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
SR 674	FDOT Arterial - Rural	2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
SE 24 <sup>th</sup> Street	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" 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	Unknown	Unknown	Unknown
Proposed	Unknown	Unknown	Unknown
Difference (+/-)	Unknown	Unknown	Unknown

\*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	X	None	None	Meets LDC
South		None	None	Does Not Meet LDC
East	X	None	None	Does Not Meet LDC
West		None	None	Meets LDC

Notes: Access connection substandard, Cross-access to south required. Until applicant's transportation analysis is submitted, staff cannot evaluate whether two access connections to SE 24<sup>th</sup> St. is warranted.

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
SE 24 <sup>th</sup> St./Substandard Roadway	Administrative Variance Requested	Review Incomplete
SE 24 <sup>th</sup> St./Minimum Connection Spacing	Administrative Variance Requested	Review Incomplete

Notes: Applicant did not obtain findings for requested AVs before the revised plan deadline.

4.0 Additional Site Information & Agency Comments Summary

Transportation	Objections	Conditions Requested	Additional Information/Comments
<input checked="" type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-Site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Staff cannot review the application until a sufficient PD site plan, narrative, transportation analysis, any required Administrative Variances/Design Exceptions and FDOT comments are submitted.

**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  
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 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> 6/13/2022</p> <p><b>PETITION NO.:</b> 22-0648</p> <p><b>EPC REVIEWER:</b> Chris Stiens</p> <p><b>CONTACT INFORMATION:</b> (813)627-2600 X1225</p> <p><b>EMAIL:</b> <a href="mailto:stiensc@epchc.org">stiensc@epchc.org</a></p>	<p><b>COMMENT DATE:</b> April 13, 2022</p> <p><b>PROPERTY ADDRESS:</b> 2409 E College Ave, Ruskin, FL</p> <p><b>FOLIOs #:</b> 055033.6000 &amp; 055037.3000</p> <p><b>STR:</b> 10-32S-19E</p>
<p><b>REQUESTED ZONING:</b> ASC-1, AS-1 &amp; RSC-6 to PD</p>	
FINDINGS	
<p><b>WETLANDS PRESENT</b></p> <p><b>SITE INSPECTION DATE</b></p> <p><b>WETLAND LINE VALIDITY</b></p> <p><b>WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)</b></p>	<p>YES</p> <p>4/11/2022</p> <p>NOT VALID</p> <p>A wetland is located in the south east portion of the project.</p>
<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</li> </ul>	

*Environmental Excellence in a Changing World*

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

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

**INFORMATIONAL COMMENTS:**

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

- The subject property contains wetland/OSW areas, which have not been delineated. Knowledge of the actual extent of the wetland and OSW are necessary in order to verify the avoidance of wetland impacts pursuant to Chapter 1-11. Prior to the issuance of any building or land alteration permits or other development, the wetlands/OSWs must be field delineated in their entirety by EPC staff or Southwest Florida Water Management District staff (SWFWMD) and the wetland line surveyed. Once delineated, surveys must be submitted for review and formal approval by EPC staff.
- 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.

cs/mst

ec: [david@tspco.net](mailto:david@tspco.net)

**AGENCY REVIEW COMMENT SHEET**

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

**DATE: 4 Apr. 2022**

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

**APPLICANT: David Wright**

**PETITION NO: RZ-PD 22-0648**

**LOCATION: Not listed**

**FOLIO NO: 55033.6000 & 55307.3000**

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

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

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



**AGENCY REVIEW COMMENT SHEET**

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

**TO:** Zoning Review, Development Services

**DATE:** 12/05/2022

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

**APPLICANT:** Crossing Church Inc.

**PETITION NO:** 22-0648

**LOCATION:** 2409 E College Ave

**FOLIO NO:** 55033.6000 55307.3000

**Estimated Fees:**

(Various use types allowed. Estimates are a sample of potential development)

Industrial (Per 1,000 s.f.) Mobility: \$4,230 Fire: \$57	Retail - Shopping Center (Per 1,000 s.f.) Mobility: \$13,562 Fire: \$313	Warehouse (Per 1,000 s.f.) Mobility: \$1,377 Fire: \$34
Bank w/Drive Thru (Per 1,000 s.f.) Mobility: \$20,610 Fire: \$313	Retail - Fast Food w/Drive Thru (Per 1,000 s.f.) Mobility: \$104,494 Fire: \$313	Mini-Warehouse (Per 1,000 s.f.) Mobility: \$725*40 = \$29,000 Fire: \$32*40 = \$1,280

**Project Summary/Description:**

Urban Mobility, South Fire - Mixed Use Commercial, unspecified; including 40,000 s.f. mini-warehouse/storage

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

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PETITION NO.: PD22-0648      REVIEWED BY: Randy Rochelle      DATE: 4/4/2022

FOLIO NO.: 55033.6000 & 55037.3000

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**WATER**

- The property lies within the \_\_\_\_\_ Water Service Area. The applicant should contact the provider to determine the availability of water service.
- A 8 inch water main exists  (adjacent to the site),  (approximately \_\_\_ feet from the site) and is located within the east Right-of-Way of 24<sup>th</sup> Street SE. 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 1460 feet from the site) and is located east of the subject property within the south Right-of-Way of 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.

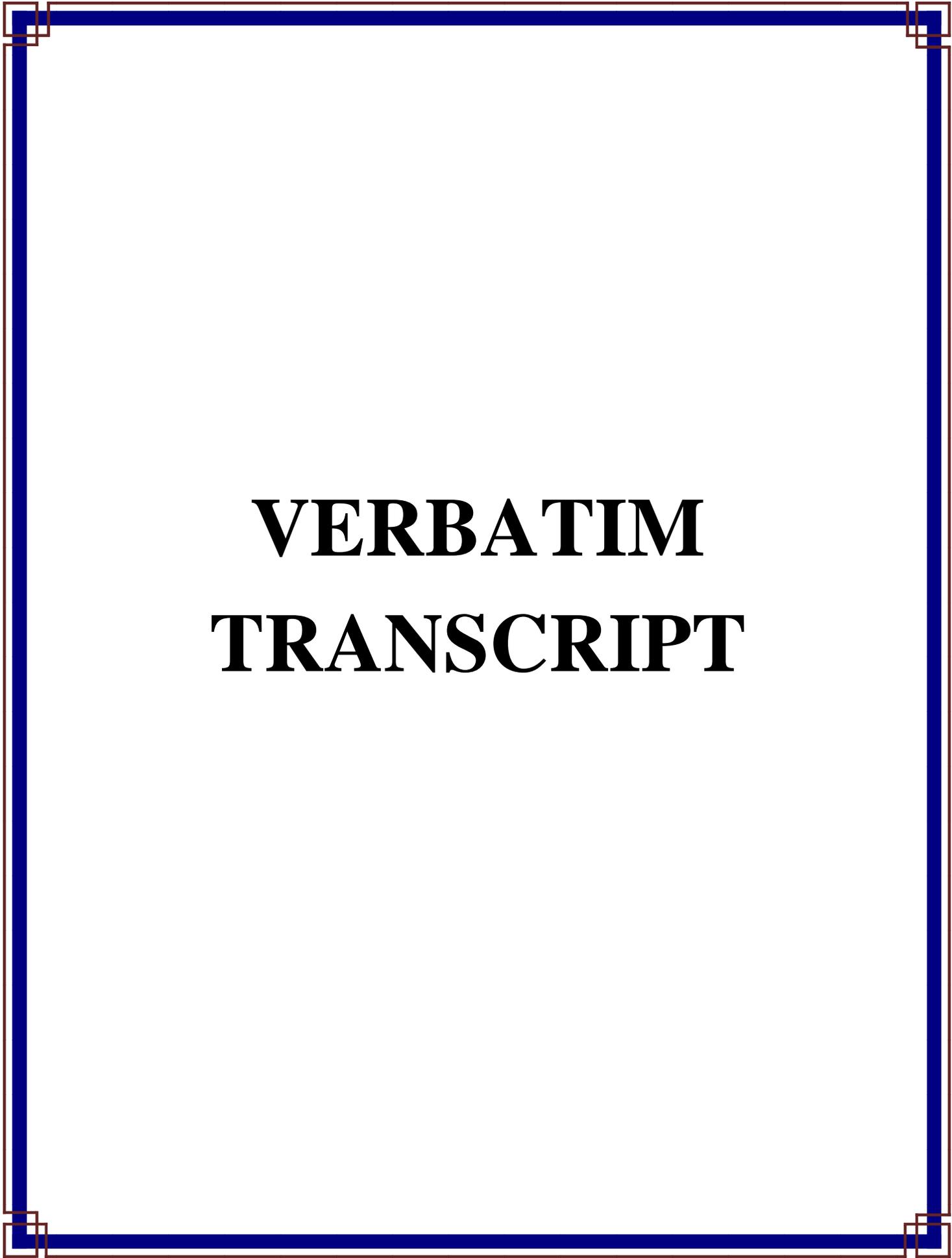
COMMENTS: The subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's potable water and wastewater systems

## 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.



# **VERBATIM TRANSCRIPT**



1 MR. GRADY: The next item is Agenda Item D.2, rezoning  
2 PD 22-0648. The applicant is David Wright, TSB Companies  
3 Incorporated. The request is rezone from AS-1, RC-6 and ASC-1  
4 to a plan development. Sam Ball will provide staff  
5 recommendation after presentation by the applicant.

6 MR. WRIGHT: Good evening, Madam Hearing Officer. My  
7 name is David Wright, president of TSP Companies. Our address  
8 is P.O. Box 273417, Tampa, Florida 33688. And I have been sworn  
9 in. Tonight, I'm presenting a request to rezone a property from  
10 AS-1, ASC-1 and RSC-6 to plan development to include a 300 --  
11 300 plus sheet church and a 40,000 square foot mini warehouse  
12 with up to 520 storage units. The 12.2 acre subject property is  
13 located at the southeast corner of the intersection of East  
14 College Avenue and 24th Street Southeast, has a comprehensive  
15 plan designation of suburban mixed use six and is located within  
16 the Ruskin and South Shore area wet systems plan. The property  
17 is currently utilized as a 300 plus seat church and the mini  
18 warehouse facility is proposed as an additional use of the  
19 subject property.

20 The applicant acknowledges there are unresolved  
21 planning and transportation issues as indicated by the findings  
22 of -- of inconsistent by the Planning Commission Staff and  
23 recommendation of non-supportable by Development Services Staff.  
24 We are able to address all of those concerns with revised  
25 documents. However, those revised site plan and administrative

1 variance were not completed in time for submission into the  
2 record for staff's review prior to this hearing.

3           In short, we're in the same situation as the previous  
4 application where we have met -- come up against the 100-day  
5 deadline to bring this to a hearing and my client has directed  
6 me to proceed. So that said, I am here to move this application  
7 forward at the direction of my client. And unfortunately, I  
8 have nothing further at this time. I will add that I am aware  
9 of the ramifications of taking this forward to the Board. I  
10 understand that if it's denied, then they can't -- we cannot  
11 submit this for a year. And so, I just wanted to put that on  
12 the record. Thank you.

13           HEARING MASTER: Mr. Wright, you said you had  
14 submitted documents to address the -- the objections. When did  
15 you submit those?

16           MR. WRIGHT: We have prepared documents, but we were  
17 not able to submit them in time for this hearing. So I know  
18 that we can address them, but we -- Staff has not been able to  
19 review those documents.

20           HEARING MASTER: Okay. I misunderstood then. I'm  
21 sorry. So you -- you have prepared them, you can address  
22 them -- the -- the objections, but you haven't submitted?

23           MR. WRIGHT: That is correct.

24           HEARING MASTER: Okay. All right. All right. I  
25 understand. Thank you. Development Services, please.

1 MR. BALL: Good evening. Sam Ball, Hillsborough  
2 County Development Services. The applicant is requesting to  
3 rezone the subject property from AS-1, ASC-1, RSC-6 to plan  
4 development in order to accommodate the development of a 40,000  
5 square foot mini warehouse facility, up to 520 storage units.  
6 The property covers approximately 12.2 acres. It's located at  
7 the southeast corner of East College Avenue in 24th Street  
8 Southeast and it's currently developed as a church with 41,310  
9 square feet. The property is located in an area of a variety of  
10 uses and zoning designations. Uses include single-family  
11 residential, vacant commercial, vacant residential, concrete  
12 production and distribution, strip retail and another religious  
13 facility. As proposed, the total site development would include  
14 the existing church and up to 40,000 square feet of the mini  
15 warehouse space. The building would be required have a 30-foot  
16 front setback, a 20-foot side setback and a maximum building  
17 height of 35 feet. That property would also be limited to a  
18 maximum floor area ratio of 0.25, a building coverage maximum  
19 50% and a maximum impervious surface area of 70%.

20 The applicant submitted the revised plans after the  
21 November 30th revision deadline. And as a result, the proposal  
22 cannot be fully evaluated by Development Services or  
23 Transportation based on the plans being insufficient for review.  
24 The Staff finds the request unsupportable. And that concludes  
25 my presentation.

1 HEARING MASTER: Okay. Thank you very much. Planning  
2 Commission.

3 MS. MILLS: Yeneka Mills, Planning Commission Staff.  
4 The subject property is located within the suburban mixed use  
5 six Future Land Use classification, the urban service area and  
6 the Reskin in South Shore Area Wide Systems Community Plans.  
7 The reasoning is inconsistent with Future Land Use Element  
8 Policy or Objective 7, Future Land Use Element Policy 7.1.

9 The applicant has not provided -- has provided  
10 insufficient information for Staff to fully evaluate the  
11 intensity of the calculations. The proposed development is also  
12 not compatible with the surrounding uses and does not meet the  
13 intent of Policy 1.4 in Future Land Use Element Policy 16.2,  
14 16.3 and 16.10 regarding compatibility and complementary uses.  
15 Again, the site plan and narrative lacks details to conduct a  
16 full analysis of compatibility of the proposed development with  
17 the surrounding area and uses. The rezoning is also not  
18 consistent with Object 16, Policy 16.1 and 16.3. Additionally  
19 16.5, which is the need to protect existing neighborhoods and  
20 communities that will emerge in the future. The request does  
21 not protect existing neighborhoods as a proposed mini warehouse  
22 appears to be very close to the nearby residential. And based  
23 on those considerations, the Planning Commission Staff finds the  
24 proposed rezoning inconsistent with unincorporated Hillsborough  
25 Comprehensive Plan. Thank you.

Zoning Master Hearing  
December 12, 2022

1 HEARING MASTER: All right. Thank you, Ms. Mills. Is  
2 there anyone here or online who wishes to speak in support of  
3 this application? I do not hear anyone.

4 Is there anyone here or online who wishes to speak in  
5 opposition to this application? I do not hear anyone.

6 All right. Development Services, anything further?

7 MR. GRADY: Nothing further.

8 HEARING MASTER: All right. And applicant, did you  
9 have anything further you wish to add?

10 MR. WRIGHT: Since I can't speak to a plan that Staff  
11 hasn't reviewed, I have nothing further right now. Thank you.

12 HEARING MASTER: All right. Thank you, Mr. Wright.  
13 That will close the hearing on Rezoning PD 22-0648.

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1 Commission, Andrea Papandrew. From the County Attorney's  
2 Office, Mary Dorman and Cameron Clark. And from our  
3 transportation review staff, Richard Perez, James Ratliff and  
4 Alex Steady. Again, there's no changes to the agenda. So I  
5 will go through the published withdrawals and continuances  
6 beginning on page four of the Agenda.

7           The first item is Item A.1 Rezoning PD 22-0567. This  
8 application is out of order -- out of order to be heard is being  
9 continued to the December 12, 2022 zoning hearing master  
10 hearing.

11           Item a A.2 Rezoning PD 22-0648. This application is  
12 out of order to be heard is being continued to the December 12,  
13 2022 zoning hearing master hearing.

14           Item A.3 major mod application 22-0671. This  
15 application is out of order to be heard and is being continued  
16 to the December 12, 2022 zoning hearing master hearing.

17           Item A.4 major mod application 22-0686. This  
18 application is out of order to be heard and is being continued  
19 to the December 12, 2022 zoning hearing master hearing.

20           Item A.5 Rezoning PD 22-0696. This application is  
21 out of order to be heard and is being continued to the  
22 December 12, 2022 zoning hearing master hearing.

23           Item A.6 Rezoning PD 22-0719. This application is out  
24 of order to be heard and is being continued to the  
25 December 12, 2022 zoning hearing master hearing.

HILLSBOROUGH COUNTY, FLORIDA  
BOARD OF COUNTY COMMISSIONERS

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IN RE: )  
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LAND USE HEARING OFFICER )  
HEARINGS )  
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LAND USE HEARING OFFICER HEARING  
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: PAMELA JO HATLEY  
Land Use Hearing Master

DATE: Monday, October 17, 2022

TIME: Commencing at 6:00 p.m.  
Concluding at 9:10 p.m.

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

Reported via Zoom Videoconference by:

Julie Desmond, Court Reporter  
U.S. Legal Support

1 PD 22-0567. This application is not awarded.  
2 The hearing is being continued to the November 14,  
3 2022, Zoning Hearing Master Hearing.

4 Item A.2, Rezoning PD 22-0648, this  
5 application is continued by the applicant to the  
6 November 14, 2022, Zoning Hearing Master Hearing.

7 Item A.3, Major Mod Application 22-0671.  
8 This application not awarded. The hearing is being  
9 continued to the November 14, 2022, Zoning Hearing  
10 Master Hearing.

11 Item A.4, Major Mod Application 22-0686. This  
12 application not awarded. The hearing is being  
13 continued to the November 14, 2022, Zoning Hearing  
14 Master Hearing.

15 Item A.5, Rezoning PD 22-0696. This  
16 application not awarded. The hearing is being  
17 continued to the November 14, 2022, Zoning Hearing  
18 Master Hearing.

19 Item A.6, Rezoning PD 22-0719. This  
20 application not awarded. The hearing is being  
21 continued to the November 14, 2022, Zoning Hearing  
22 Master Hearing.

23 Item A.7, Rezoning PD 22-0856. This  
24 application is not awarded. The hearing is being  
25 continued to the December 12, 2022, Zoning Hearing



1 to the October 17th, 2022, Zoning Hearing Master  
2 Hearing.

3 HEARING MASTER HATLEY: Thank you.

4 This is Rezoning -- actually, Major  
5 Modification 22-1112, is there anyone here or  
6 online who wishes to speak to the continuance of  
7 this item?

8 All right. I do not hear anyone or see  
9 anyone. Continuance is granted. Major  
10 Modification 22-1112 is continued to the  
11 October 17th, 2022, Zoning Hearing Master meeting.

12 MR. GRADY: That concludes the changes to  
13 the agenda. I'll now go through the public  
14 withdrawals and continuances beginning on page 4 of  
15 the agenda.

16 The first item is item A-1, Rezoning-PD  
17 22-0562. This application is being continued by  
18 the applicant to the October 17, 2022, Zoning  
19 Hearing Master Hearing.

20 Item A-2, Rezoning-PD 22-0567. This  
21 application is out of order to be heard and is  
22 being continued to the October 17, 2022, Zoning  
23 Hearing Master Hearing.

24 Item A-3, Rezoning-PD 22-0648. This  
25 application is continued by the applicant to the

1           October 17, 2022, Zoning Hearing Master Hearing.

2                   Item A-4, Major Mod Application 22-0671.

3           This application is out of order to be heard and is  
4           being continued to the October 17, 2022, Zoning  
5           Hearing Master Hearing.

6                   Item A-5, Major Mod Application 22-0686.

7           This application is being continued by the  
8           applicant to the October 17, 2022, Zoning Hearing  
9           Master Hearing.

10                  Item A-6, Major Mod Application 22-0689.

11           This application is being continued by the  
12           applicant to the October 17, 2022, Zoning Hearing  
13           Master Hearing.

14                  Item A-7, Rezoning-PD 22-0696.   This  
15           application is out of order to be heard and is  
16           being continued to the October 17, 2022, Zoning  
17           Hearing Master Hearing.

18                  Item A-8, Rezoning-PD 22-0719.   This  
19           application is out of order to be heard and is  
20           being continued to the October 17, 2022, Zoning  
21           Hearing Master Hearing.

22                  Item A-9, Rezoning-PD 22-0853.   This  
23           application is being continued by the applicant to  
24           the November 14th, 2022, Zoning Hearing Master  
25           Hearing.



1 application is out of order to be heard and is  
2 being continued to the September 19, 2022, Zoning  
3 Hearing Master Hearing.

4 Item A-6, Rezoning-Standard 22-0453. This  
5 application is being withdrawn from the Zoning  
6 Hearing Master process.

7 Item A-7, Rezoning-PD 22-0461. This  
8 application is being continued by the applicant to  
9 the September 19, 2022, Zoning Hearing Master  
10 Hearing.

11 Item A-8, Rezoning-PD 22-0567. This  
12 application is being continued by the applicant to  
13 the September 19, 2022, Zoning Hearing Master  
14 Hearing.

15 Item A-9, Rezoning-PD 22-0648. This  
16 application is out of order to be heard and is  
17 being continued to the September 19, 2022, Zoning  
18 Hearing Master Hearing.

19 Item A-10, Major Mod Application 22-0671.  
20 This application is out of order to be heard and is  
21 being continued to the September 19, 2022, Zoning  
22 Hearing Master Hearing.

23 Item A-11, Rezoning-PD 22-0684. This  
24 application is being continued by the applicant to  
25 the September 19, 2022, Zoning Hearing Master



1           Item A-12, Rezoning-PD 22-0565. This  
2 application is being continued by the applicant to  
3 the August 15, 2022, Zoning Hearing Master Hearing.

4           Item A-13, Rezoning-PD 22-0567. This  
5 application is out of order to be heard and is  
6 being continued to the August 15, 2022, Zoning  
7 Hearing Master Hearing.

8           Item A-14, Rezoning-PD 22-0648. This  
9 application is being continued by the applicant to  
10 the August 15, 2022, Zoning Hearing Master Hearing.

11           Item A-15, Rezoning-PD 22-0667. This  
12 application is being withdrawn from the Zoning  
13 Hearing Master Hearing process.

14           Item A-16, Major Mod Application 22-0671.  
15 This application is out of order to be heard and is  
16 being continued to the August 15, 2022, Zoning  
17 Hearing Master Hearing.

18           Item A-17, Rezoning-PD 22-0684. This  
19 application is being continued by the applicant to  
20 the August 15, 2022, Zoning Hearing Master Hearing.

21           Item A-18, Rezoning-PD 22-0685. This  
22 application is being continued by staff to the  
23 August 15, 2022, Zoning Hearing Master Hearing.

24           Item A-19, Major Mod Application 22-0686.  
25 This application is out of order to be heard and is

HILLSBOROUGH COUNTY, FLORIDA  
BOARD OF COUNTY COMMISSIONERS

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

BEFORE: PAMELA JO HATLEY  
Land Use Hearing Master

DATE: 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 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.

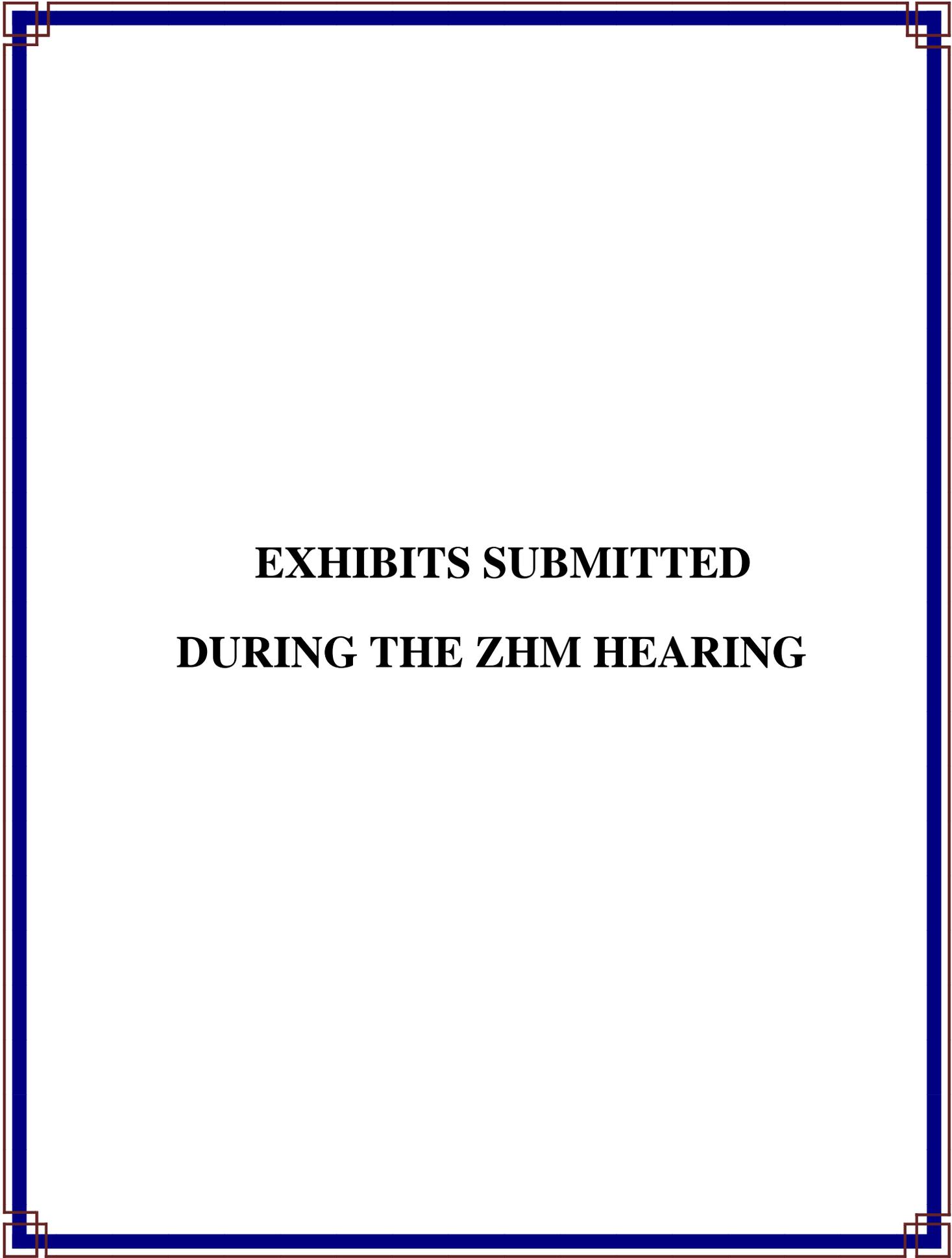
11 Item A-19, Rezoning-PD 22-0565. This  
12 application is being continued by the applicant to  
13 the July 25th, 2022, Zoning Hearing Master Hearing.

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.

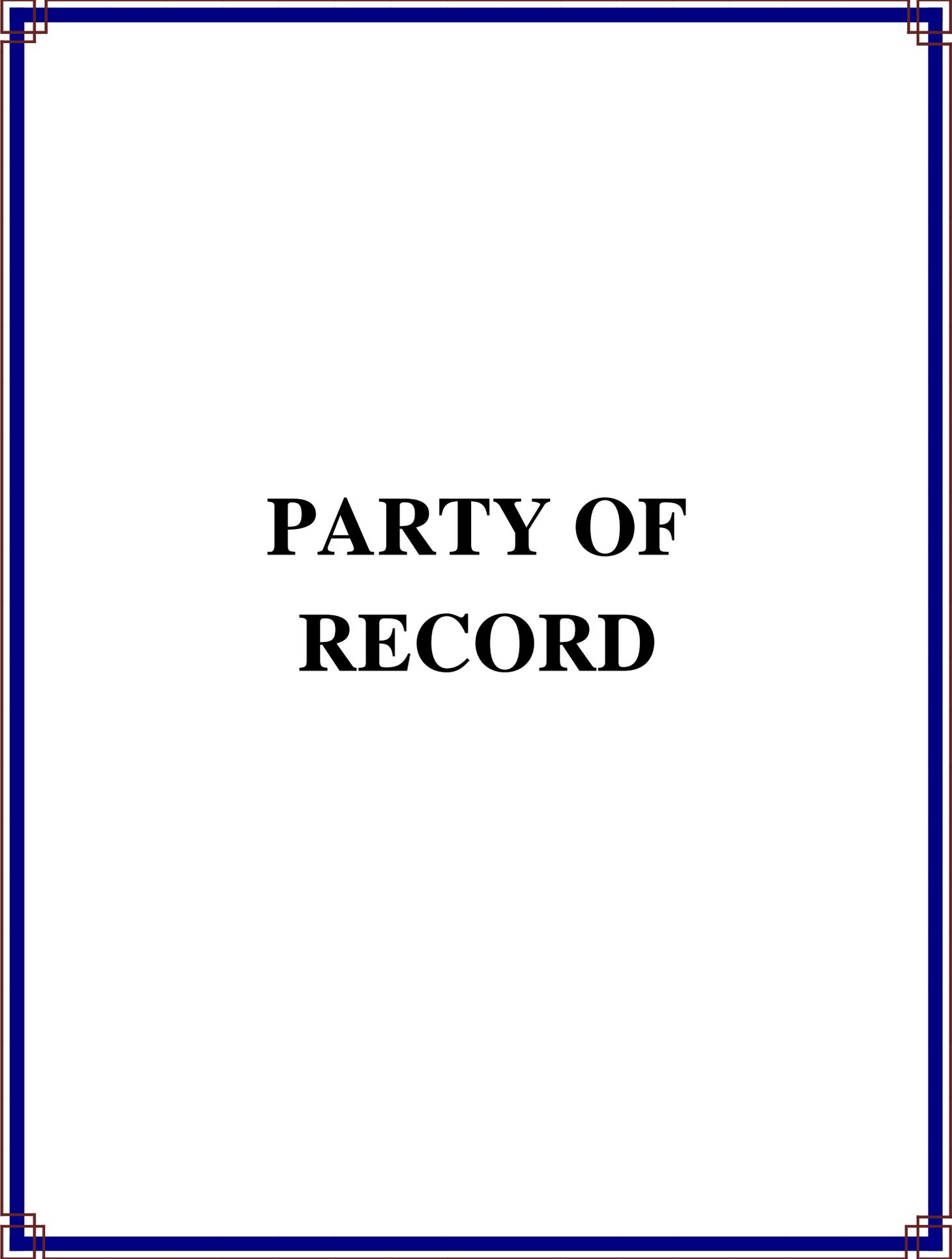
22 Item A-22, Rezoning-PD 22-0650. This  
23 application is being withdrawn from the Zoning  
24 Hearing Master process.

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



**EXHIBITS SUBMITTED  
DURING THE ZHM HEARING**

**NONE**



**PARTY OF  
RECORD**

**NONE**