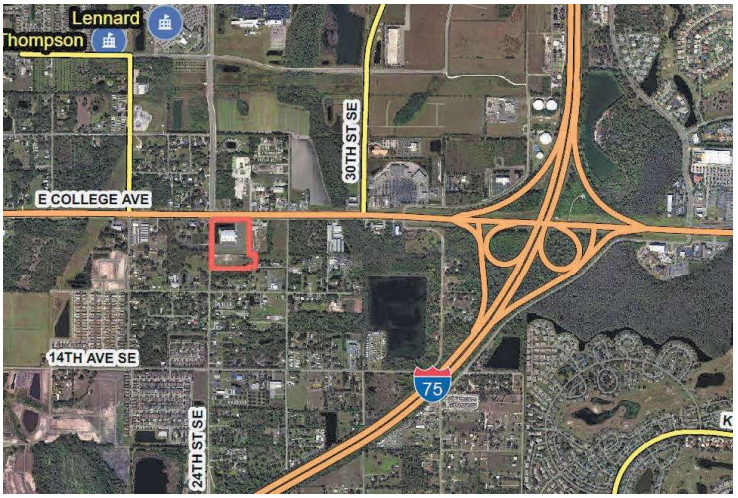
Rezoning Application:	PD 22-0648
Zoning Hearing Master Date:	**June 20, 2023**
BOCC Land Use Meeting Date:	**August 8, 2023**

Hillsborough County Florida
Development Services Department

1.0 APPLICATION SUMMARY

Applicant:	David Wright, TSP Companies, Inc.
FLU Category:	Suburban Mixed Use-6 (SMU-6)
Service Area:	Urban
Site Acreage:	12.21
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-6 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 24th Street SE and is currently developed for a church with 40,190 square feet (SF). At the regularly scheduled Board of County Commissioners Land Use meeting on February 7, 2023, the applicant requested a remand to the April 17, 2023 Zoning Hearing Master hearing.

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	12.21
Density/ Intensity	1 DU/GA; FAR: NA	6 DU/GA; FAR: NA	1 DU/GA; FAR: NA	Church: 40,190 SF Mini Warehouse: 65,420 SF
Mathematical Maximum*	4 DUs	3 DUs	8 DUs	FAR: 0.152 Church: 660 Seats Mini Warehouse: 520 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 Side Setback (2 sides): 20 Rear: NA North Buffer: 10/A West Buffer: N/A East & Eastern South Buffer: 30/B Western South: 20'B

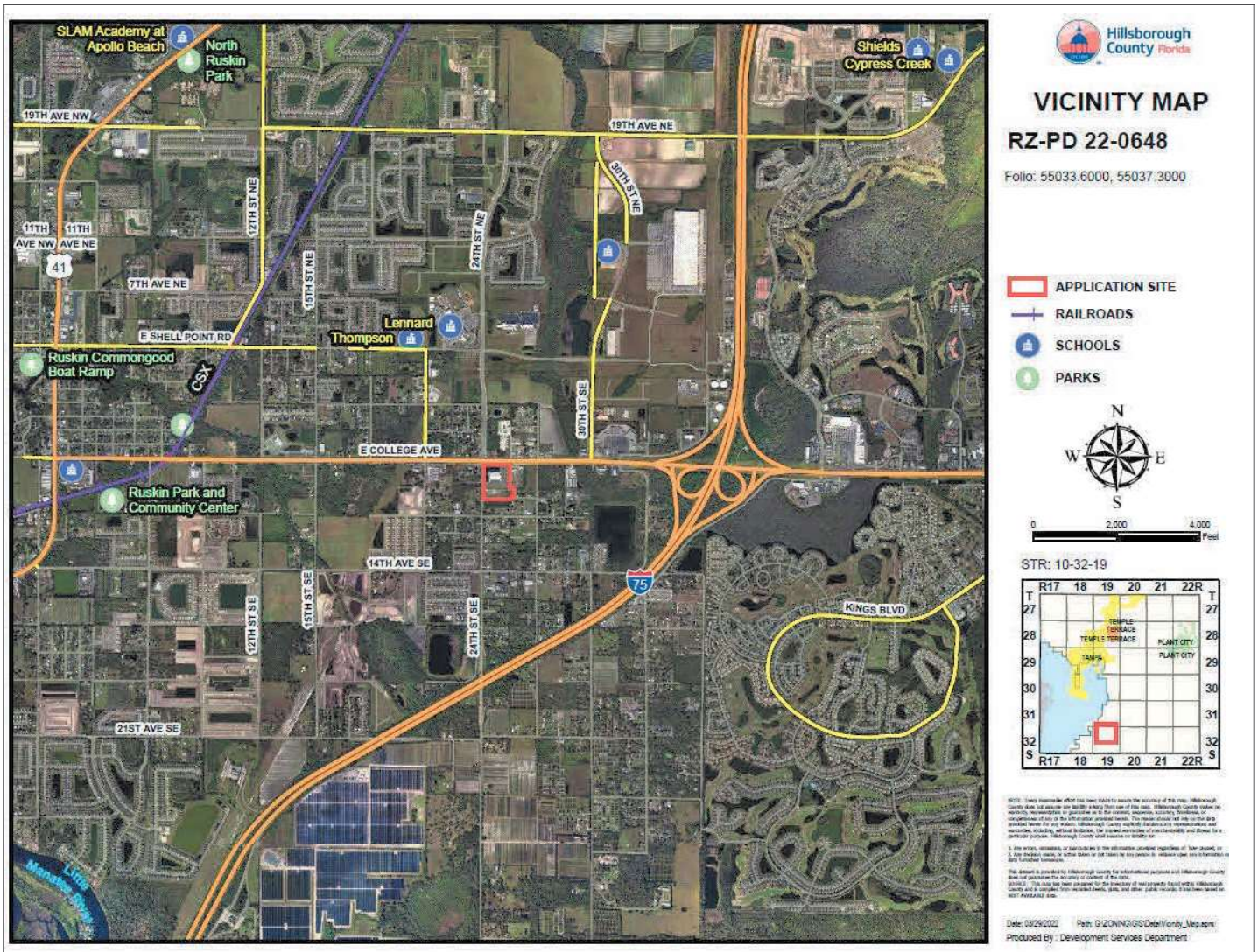
Height (FT)	50	35	50	35

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

Planning Commission Recommendation:	**Development Services Recommendation:**
Consistent	Approvable, subject to proposed conditions

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

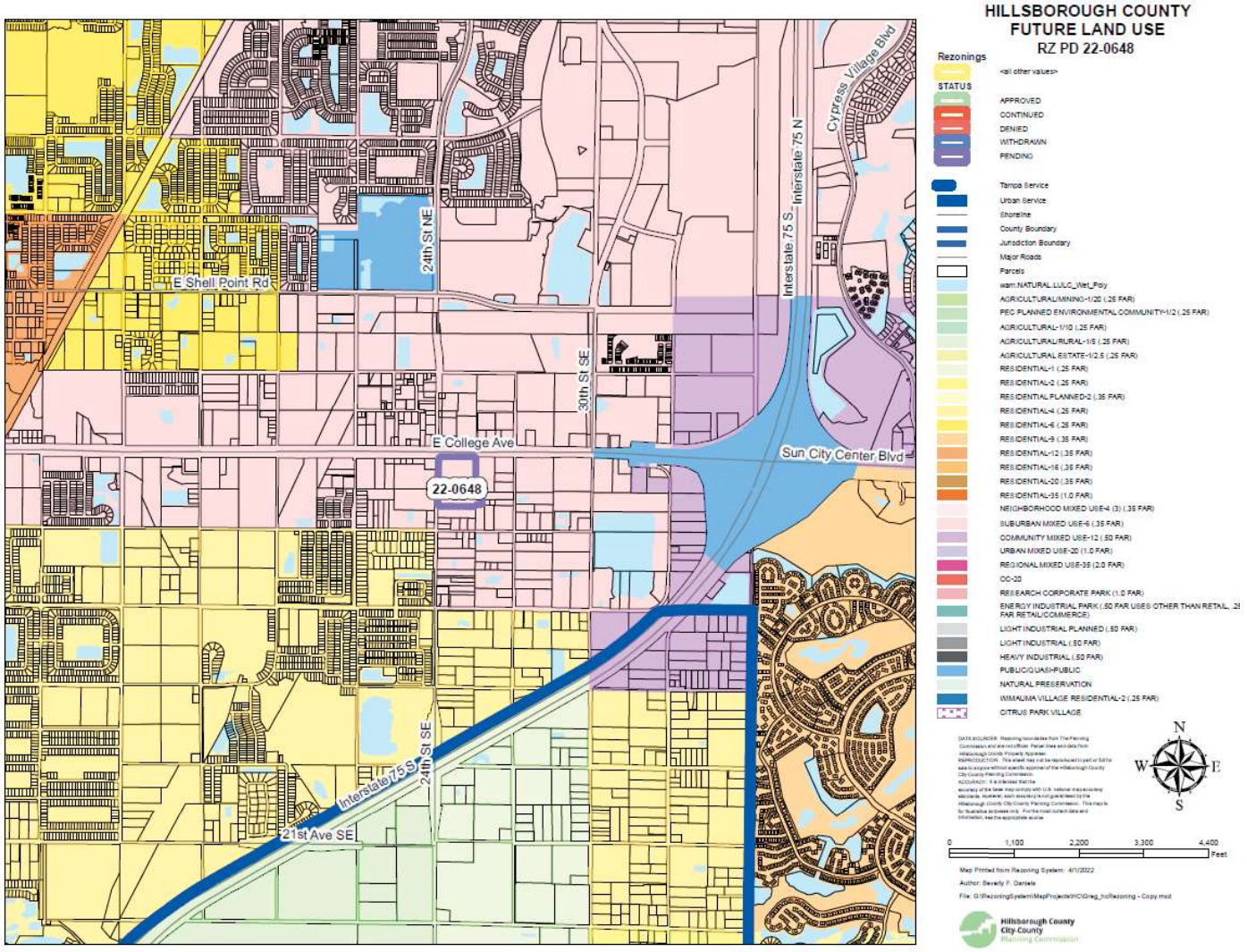


Context of Surrounding Area:

The subject site is located in an area with a variety of uses and zoning designation at the southeast corner of E College Avenue and 24th 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 24th 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

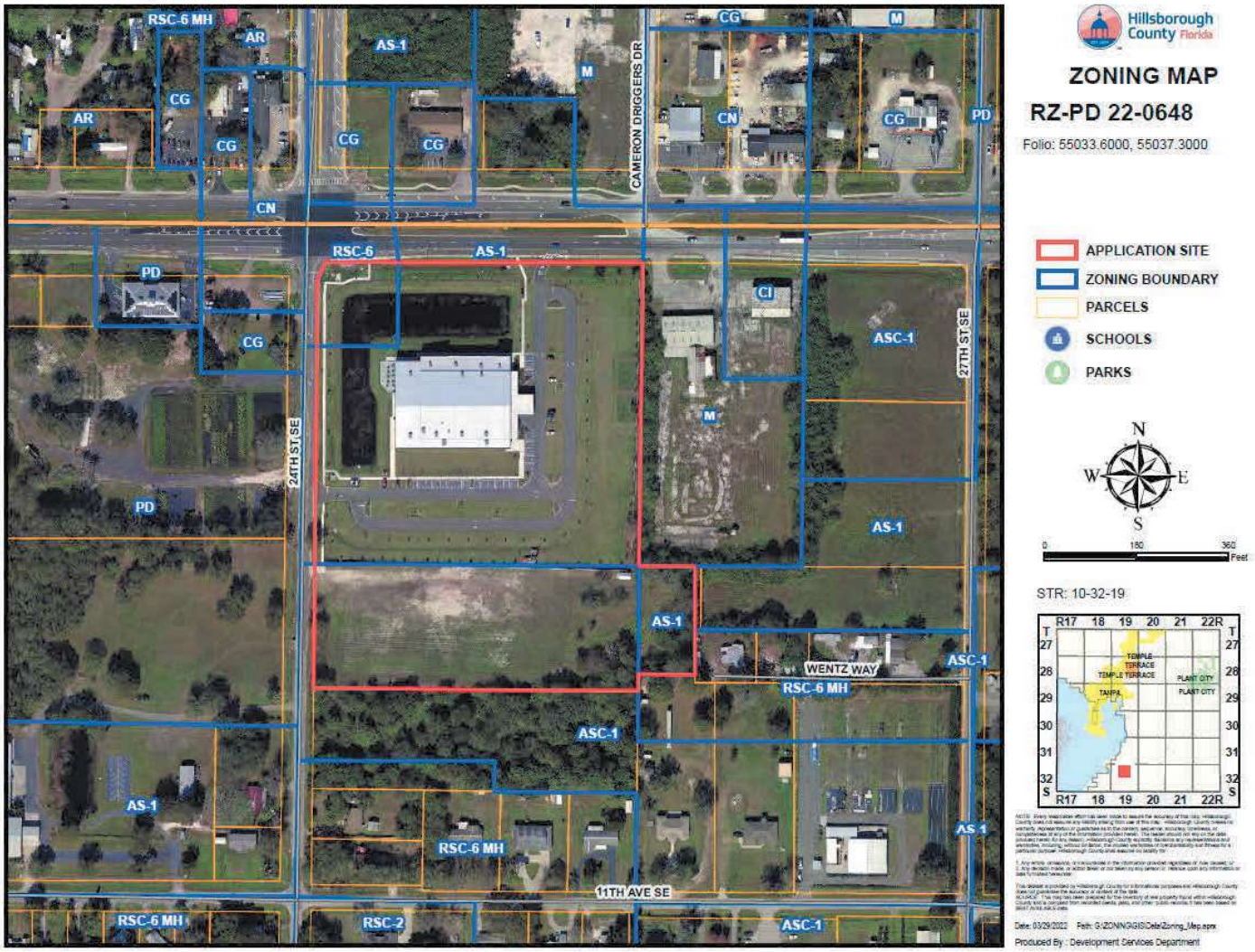
2.2 Future Land Use Map



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

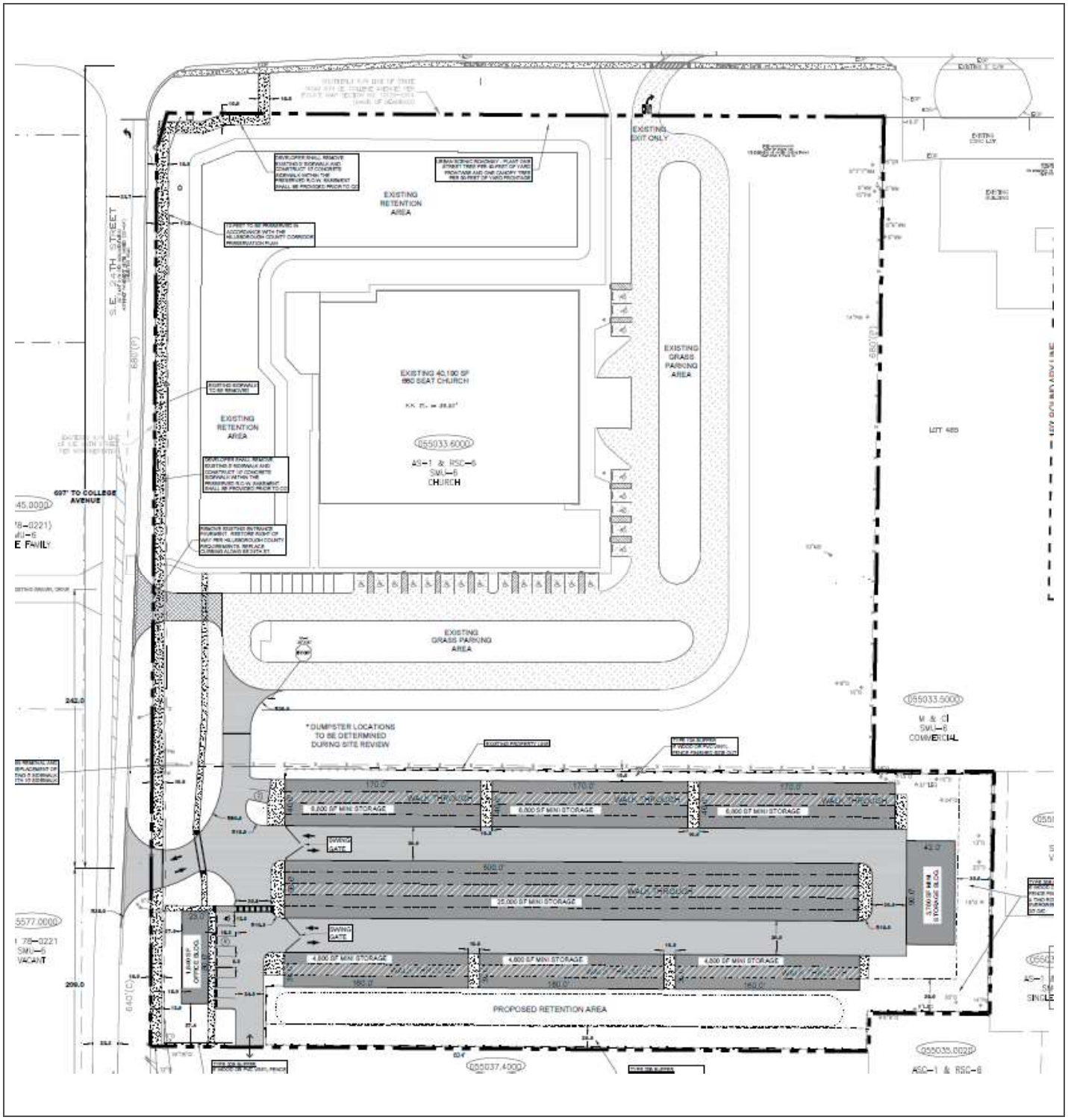


Adjacent Zonings and Uses				
Location	Zoning	Maximum Density/FAR Permitted by Zoning District	Allowable Use	Existing Use
North	CG	NA/FAR: 0.27	General Commercial, Office, and Professional Services	Strip Retail
	AS-1	1 DU per GA/NA	Single-Family Residential/ Agricultural	Vacant Residential
	M	NA/FAR: 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)

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
SR 674	FDOT Principal Arterial - Rural	2 Lanes ☐Substandard Road ☐Sufficient ROW Width	☒ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other
SE 24th Street	County Local - Urban	2 Lanes ☒ Substandard Road ☐ Sufficient ROW Width	☒ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other

Project Trip Generation			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	344	16	23
Proposed	456	19	28
Difference (+/1)	+112	+3	+5

*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	Vehicular & Pedestrian	Meets LDC
East	X	None	None	Meets 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 24th St./Substandard Roadway	Design Exception Requested	Approvable
Notes: Proposed 10-foot multi-use path		

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	**Comments Received**	**Objections**	**Conditions Requested**	**Additional Information/Comments**
Environmental Protection Commission	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	
Natural Resources	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	
Conservation & Environ. Lands Mgmt.	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Check if Applicable: ☒ Wetlands/Other Surface Waters ☐ Use of Environmentally Sensitive Land Credit ☐ Wellhead Protection Area ☐ Surface Water Resource Protection Area	☒ Potable Water Wellfield Protection Area ☐ Significant Wildlife Habitat ☐ Coastal High Hazard Area ☒ Urban/Suburban/Rural Scenic Corridor ☐ Adjacent to ELAPP property ☐ Other _____			
Public Facilities:	**Comments Received**	**Objections**	**Conditions Requested**	**Additional Information/Comments**
Transportation ☒ Design Exc./Adm. Variance Requested ☐ Off-site Improvements Provided	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	
Service Area/ Water & Wastewater ☒Urban ☐ City of Tampa ☐Rural ☐ City of Temple Terrace	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Hillsborough County School Board Adequate ☐ K-5 ☐6-8 ☐9-12 ☒N/A Inadequate ☐ K-5 ☐6-8 ☐9-12 ☒N/A	☐ Yes ☒ No	☐ Yes ☒ No	☐ Yes ☒ No	

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

Estimated Fees per 1,000 SF: (Various use types allowed. Estimates are a sample of potential development)

Industrial	Retail - Shopping Center	Warehouse
Mobility: $ 4,230	Mobility: $ 13,562	Mobility: $ 1,377
Fire: $ 57	Fire: $ 313	Fire: $ 34

Bank w/Drive Thru	Retail - Fast Food w/Drive Thru	Mini-Warehouse
Mobility: $ 20,610	Mobility: $ 104,494	Mobility: $ 725*40 = $29,000
Fire: $ 313	Fire: $ 313	Fire: $ 32*40 = $ 1,280

Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission ☒ Meets Locational Criteria ☐N/A ☐ Locational Criteria Waiver Requested ☐ Minimum Density Met ☐ N/A	☒ Yes ☐ No	☐ Inconsistent ☒ Consistent	☐ Yes ☒ No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

Based on the adjacent zonings, the incompatible use buffering enhancement requirements, and the proposed restrictions to limit the mini-warehouse buildings to one story, staff finds the proposed planned development compatible with the existing zoning districts and development pattern in the area.

5.2 Recommendation

Based on the above considerations, staff finds the request approvable, subject to conditions.

6.0 PROPOSED CONDITIONS

Prior to certification, the applicant shall revise the proposed PD site plan to label the driveway and sidewalk stubouts to the adjacent parcel to the south, folio# 55037.4000, as vehicular and pedestrian cross access.

Approval – Approval of the request, subject to the conditions listed below, is based on the general site plan submitted May 11, 2023.

1. Permitted uses shall be limited to an existing 660-seat church and a mini warehouse with up to 520 storage units and maximum gross floor area of 65,420 square feet.

2. Development standards shall be as follows:

   2.1 Maximum gross floor area may not exceed 105,610 square feet combined.

   2.2 Building heights may not exceed 35 feet.

   2.3 The mini warehouse structures may not exceed 1 story in height.

   2.4 The floor area ratio may not exceed 0.20.

   2.5 Minimum setbacks shall be as follows:

   Front Yards: 30 feet; and

   Side Yards: 20 feet.

   2.6 Maximum building coverage may not exceed 50%.

   2.7 Maximum impervious surface area may not exceed 70%.

   2.8 Buffers and screening shall be as follows:

   North: A 10-foot buffer with Type “A” screening shall be provided between the mini-warehouse and the church sites;

   South (western – adjoining parcel identified with folio 055037.4000): 20-foot buffer with Type “B” screening;

   East and eastern south: a 30-foot-wide buffer with Type B screening shall be provided along the south and east boundaries of the mini-warehouse site that adjoin the parcels identified with folio numbers 055035.0550 and 55035.0020. Screening is required to include a six-foot wood or PVC vinyl fence with the finished side facing out and two rows of 10-foot evergreen shade trees spaced 20-feet off-center; and

   West: NA

   2.9 The planting of required trees shall be sensitive to overhead electric utility lines. Trees that exceed a mature, overall height of 20 feet shall not be planted within 30 feet of an existing or proposed overhead electric utility line.

3. The project shall have one right-out access on SR 674 (College Ave.) and one full access connection on SE 24th Street. The existing full access connection shall be removed and restored to the County typical section consistent with the existing roadway.

4. As SE 24th St. is identified on the Hillsborough County Corridor Preservation Plan as a future 2-lane enhanced improvement, the developer shall designate +/- 12 feet of right of way preservation along the project frontage

on Causeway Blvd. as shown on the PD site plan. Building setbacks shall be calculated from the future right-of-way line.

5. If PD 22-0648 is approved, the County Engineer will approve a Design Exception related to the substandard road improvements on SE 24th St. The developer shall construct improvements to SE 24th St. consistent with the Design Exception (dated March 28, 2023) and found approvable by the County Engineer (April 2, 2023). Specifically, the developer shall construct a 10-foot wide sidewalk along the SE 24th Street project frontage and tie into the existing sidewalk on SR 674.

6. Vehicular and pedestrian cross access is required to folio# 55037.4000.

7. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.

8. 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.

9. 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.

10. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).

11. 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.

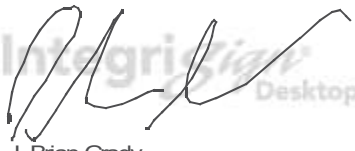
12. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the condition of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas.

13. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.

14. The construction and location of any proposed environmental impacts are not approved by this correspondence but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.

15. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

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

Zoning Administrator Sign Off:	 J. Brian Grady Mon Jun 12 2023 08:07:31

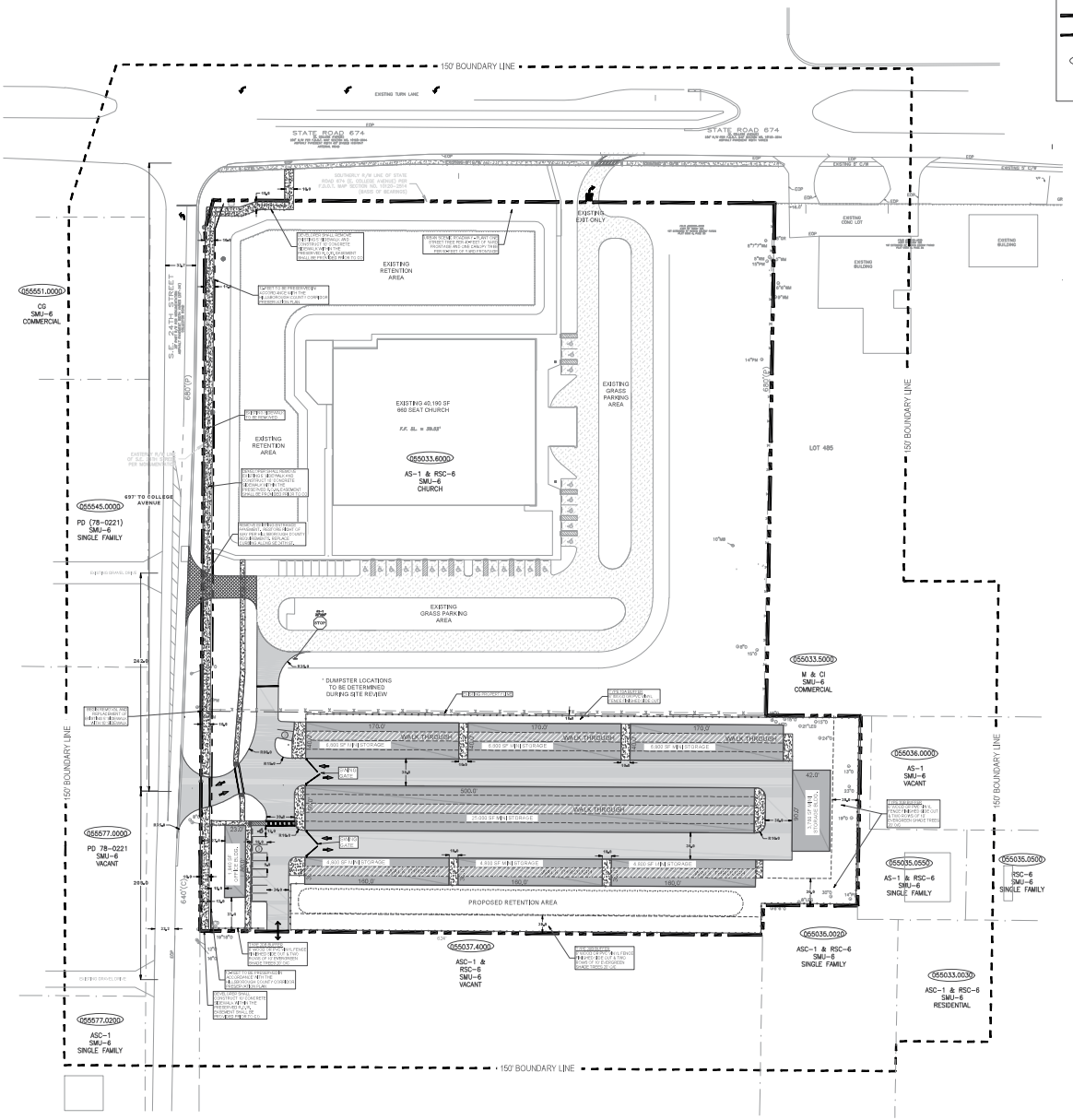
SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

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)

Received May 11, 2023
Development Services



LEGEND

- PROPERTY LINE
- 150' BOUNDARY LINE
- 041188.0000 / PD (18-404) / CC-20 / COMMERCIAL — FOLIO NUMBER, ZONING CLASSIFICATION, FUTURE LAND USE, EXISTING USE

PROJECT DATA TABLE

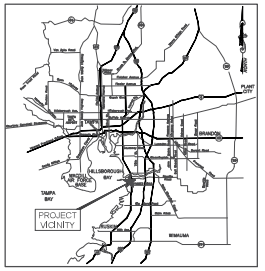
FOLIO NUMBER:	055037.3000, 055033.6000
S/T/R:	10-32-19
SITE AREA:	531,814 SF (12.21-ACRES)
COMMUNITY PLANNING AREA:	RUSKIN, SOUTH SHORE
OVERLAY DISTRICT:	PROJECT IS NOT WITHIN AN OVERLAY DISTRICT
SPECIAL ZONE:	PROJECT IS NOT WITHIN AN OVERLAY DISTRICT
SCENIC ROADWAY CORRIDOR:	S.R. 674 IS URBAN SCENIC ROADWAY
HISTORIC LANDMARKS:	NONE WITHIN 150' FROM THE PROJECT BOUNDARY
PLATS:	NONE WITHIN 150' FROM THE PROJECT BOUNDARY
EXISTING ZONING:	AS-1, ASC-1 & RSC-6
PROPOSED ZONING:	PLANNED DEVELOPMENT (22-0648)

PROJECT INFORMATION

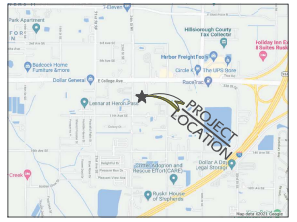
EXISTING USE:	660 SEAT (40,190 SF) CHURCH
PROPOSED USES:	660 SEAT (40,190 SF) CHURCH (MAX.) 520 UNIT (65,420 SF) MINI WAREHOUSE (MAX.)
MAXIMUM SF OF NON-RESIDENTIAL USES:	105,810 SF
F.A.R. OF NON-RESIDENTIAL USES:	105,610 / 531,814 SF = 0.20
SETBACKS:	
FRONT YARDS:	25-FEET
SIDE YARDS:	20-FEET
REAR YARDS:	20-FEET
BUFFERS & SCREENING:	
NORTH:	10' BUFFER WITH TYPE "A" SCREENING
SOUTH:	30' BUFFER WITH TYPE "B" SCREENING
EAST:	30' BUFFER WITH TYPE "B" SCREENING
WEST:	N/A (ADJACENT TO RIGHT OF WAY)
MAXIMUM BUILDING HEIGHT:	35-FEET (PROPOSED ONE STORY MINI STORAGE)
MAXIMUM BUILDING COVERAGE:	50%
MAXIMUM IMPERVIOUS AREA:	70%
F.L.U. PER THE COMPREHENSIVE PLAN:	SMU-6
ENVIRONMENTALLY SENSITIVE AREAS:	0.0 ACRES
MAN MADE WATER BODY ACREAGE:	
UTILITY SERVICE AREA:	HILLSBOROUGH COUNTY URBAN SERVICE AREA
PARKING:	SHALL COMPLY WITH L.D.C. REQUIREMENTS

GENERAL NOTES

1. THE PROJECT IS WITHIN THE URBAN SERVICE AREA.
2. POTABLE WATER PROVIDED BY HILLSBOROUGH COUNTY.
3. WASTEWATER DISPOSAL PROVIDED BY HILLSBOROUGH COUNTY.
4. SOLID WASTE DISPOSAL PROVIDED BY HILLSBOROUGH COUNTY.
5. ZONING AND COMPREHENSIVE PLAN DESIGNATIONS FOR ALL PROPERTIES WITHIN 150 LINEAR FEET OF THE PROJECT ARE SHOWN ON THE PLAN.
6. THE PLATTED PARCEL LINES AND PROPERTY FOLIO NUMBERS FOR ALL PROPERTIES WITHIN 150 LINEAR FEET OF THE PROJECT ARE SHOWN ON THE PLAN.
7. EXISTING NON-RESIDENTIAL STRUCTURES ARE SHOWN ON THE PLANS FOR THE PROJECT AND WITHIN 150 LINEAR FEET OF THE PROJECT BOUNDARY.
8. THE PROJECT AND ADJACENT PROPERTIES WITHIN 150 LINEAR FEET DO NOT CONTAIN DESIGNATED HISTORICAL LANDMARKS OR ARCHEOLOGICAL SITES.
9. BUFFERING WILL COMPLY WITH HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE (LDC), LATEST EDITION.
10. POINTS OF INGRESS/EGRESS ARE IDENTIFIED ON THE SITE PLAN.
11. THE PROJECT LIES WITHIN FLOOD ZONE X ACCORDING TO FEMA FIRM PANEL 12057C0055H, EFFECTIVE ON 08/28/2008.
12. THE PROJECT IS LOCATED WITHIN THE RUSKIN, SOUTH SHORE COUNTY WIDE PLANNING AREA.
13. THE PROJECT IS NOT LOCATED WITHIN ANY OVERLAY DISTRICTS.
14. THE PROJECT IS NOT LOCATED WITHIN ANY SPECIAL ZONING DISTRICTS.
15. THE PROJECT IS NOT LOCATED WITH ANY DESIGNATED SCENIC ROADWAY CORRIDORS.
16. THE PROJECT IN NOT LOCATED WITHIN A COASTAL HIGH HAZARD AREA.
17. THE PROJECT IS NOT LOCATED IN A WELLHEAD RESOURCE PROTECTION AREA.
18. THE PROJECT IS NOT LOCATED IN A SURFACE WATER RESOURCE PROTECTION AREA.
19. THE INTERNAL PROJECT DRIVES WILL BE PRIVATE.



VICINITY MAP
N.T.S.



LOCATION MAP
N.T.S.

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 4912, PAGE 986, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
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.

Revisions
02/11/22 PD Plan Submittal
10/12/22 Per Comments
03/28/23 Per Comments
05/09/23 Per Comments

Owner & Applicant:
Crossing Church, Inc.
10130 Tuscany 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 Lithia Pinecrest Rd.
Brandon, Florida 33511
(813) 689-7002

PLANNED DEVELOPMENT SITE PLAN

SHEET 1 OF 1

22-0648

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

DATE: 12/2/2022
REVISED: 4/06/2023
REVISED: 6/07/2023

TO: Zoning Technician, Development Services Department

REVIEWER: Richard Perez, AICP AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: Ruskin/South PETITION NO: PD 22-0648

☐ 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.

CONDITIONS OF ZONING APPROVAL

- The project shall have one right-out access on SR 674 (College Ave.) and one full access connection on SE 24th Street. The existing full access connection shall be removed and restored to the County typical section consistent with the existing roadway.

- As SE 24th St. is identified on the Hillsborough County Corridor Preservation Plan as a future 2-lane enhanced improvement, the developer shall designate +/-12 feet of right of way preservation along the project frontage on Causeway Blvd. as shown on the PD site plan. Building setbacks shall be calculated from the future right-of-way line.

- If PD 22-0648 is approved, the County Engineer will approve a Design Exception related to the substandard road improvements on SE 24th St. The developer shall construct improvements to SE 24th St. consistent with the Design Exception (dated March 28, 2023) and found approvable by the County Engineer (April 2, 2023). Specifically, the developer shall construct a 10-foot wide sidewalk along the SE 24th Street project frontage and tie into the existing sidewalk on SR 674.

- Vehicular and pedestrian cross access is required to folio# 55037.4000.

- Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.

Other Conditions:

- Prior to certification, the applicant shall revise the proposed PD site plan to label the driveway and sidewalk stubouts to the adjacent parcel to the south, folio#55037.4000, as vehicular and pedestrian cross access.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone two parcels, totaling +/- 12.7 ac. from Agricultural Single-Family – 1 (AS-1), Residential Suburban Conventional – 6 (RSC-6) and Agricultural Suburban Conventional - 1 (ASC-1) to a PD to allow for a 660-seat Church and a 520-unit Mini-warehouse. The future land use designation is Suburban Mixed Use – 6 (SMU-6).

As provided for in the Development Review Procedures Manual (DRPM), the applicant provided a transportation analysis to demonstrate the proposed project's trip generation. Staff prepared the following analysis of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. The information below is based on data from the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition.

Approved Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RSC-6/AS-1: Church (ITE LUC 560)	306	13	20
ASC-1, 4 Single Family Detached Dwelling Unit (ITE LUC 210)	38	3	3
TOTAL:	**344**	**16**	**23**

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: Church (ITE LUC 560)	306	13	20
PD: 520-Unit, Self-Storage (ITE LUC 151)	150	6	8
TOTAL:	**456**	**19**	**28**

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	**(+) 112**	**(+) 3**	**(+) 5**

The proposed rezoning is anticipated to have an increased maximum trip generation potential of + 112 daily trips, +3 am peak hour and +5 pm peak hours trips for the subject site.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

SR 674 is a FDOT maintained, 4-lane, divided rural arterial roadway. It is characterized by +/-12-foot travel lanes, paved shoulders varying from +/-2-4 feet wide, and +/- 40-sodded median. There are sidewalks on both sides of the roadway. The right-of-way width is +/-206 within the vicinity of the project.

Pursuant to the Hillsborough County Corridor Preservation Plan, SR 674 is planned to be improved to 6-lanes from Interstate 75 to 15th St SE. The FDOT SR 674 PD&E study (State Project No. 10120-1511) shows the proposed typical section for SR 674 along the project frontage to be 206 feet. Therefore, no right-of-way preservation is needed.

SE 24th St. is a 2-lane, substandard, publicly maintained, collector roadway characterized by +/- 20 feet of pavement in average condition. The roadway lies within a +/- 62-foot wide right-of-way along the project's frontage. There is a sidewalk on the east side of the roadway along project frontage, except for the southernmost +/-241 feet. There are no bicycle lanes within the vicinity of the project. There is no curb along the southernmost

+/-70 feet of the project frontage and approximately +/- 215 feet of open swale along the southernmost portion of the project frontage,

Pursuant to the Hillsborough County Transportation Technical Manual, an urban collector roadway shall meet the typical section TS-4 standard. The TS-4 standard includes 11-foot-wide lanes and 5-foot-wide sidewalks on both sides with curb and gutter within a minimum of 64 feet of right-of-way.

The applicant is requesting a design exception to construct a 10-foot sidewalk along the project frontage on SE 24th St. in lieu of improving the roadway to standard. See the Design Exception request section below for additional detail.

SE 24th St. is identified as a future enhanced 2-lane collector roadway in the Hillsborough County Corridor Preservation Plan. The future roadway improvement will require a total of 88 feet of right-of-way to accommodate a TS-4 typical section with the northbound left turn lane and enhancement. As such the applicant has submitted a PD site plan showing +/-12 feet of corridor preservation being designated along the project frontage on said roadway.

SITE ACCESS AND CONNECTIVITY

The PD site plan proposes to maintain the existing restricted right-out only access connection on SR 674. The right-out only serves primarily trips exiting the church use. The applicant is not proposing to make any changes.

The PD site plan proposed to move the existing full access connection on SE 24th St. further south along the self-storage facility frontage.

Vehicular and pedestrian cross access is required to the south (folio# 55037.4000).

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

REQUESTED DESIGN EXCEPTION – 24TH STREET

As SE 24th St. is a substandard collector roadway, the applicant's Engineer of Record (EOR) submitted a Design Exception request for SE 24th St. (dated March 28, 2023) to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer found the Design Exception request approvable (on April 3, 2023). The developer will be required to construct a 10-foot sidewalk along the project frontage on 24th St.

If this zoning is approved, the County Engineer will approve the Design Exception request.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Level of Service (LOS) information is reported below. Note, SE 24th St. is not a regulated roadway.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
SR 674	21ST STREET	30TH STREET	D	C

Source: Hillsborough County 2022 Multimodal Level of Service Report.

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 (College Ave.)	FDOT Arterial - Rural	2 Lanes ☐ Substandard Road ☒ Sufficient ROW Width	☒ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other
SE 24th Street	County Local - Urban	2 Lanes ☒ Substandard Road ☐ Sufficient ROW Width	☒ Corridor Preservation Plan ☐ Site Access Improvements ☒ Substandard Road Improvements ☐ Other

Project Trip Generation ☐ Not applicable for this request			
	Average Annual Daily Trips	**A.M. Peak Hour Trips**	**P.M. Peak Hour Trips**
Existing	344	16	23
Proposed	456	19	28
Difference (+/-)	+112	+3	+5

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

Connectivity and Cross Access ☐ Not applicable for this request				
Project Boundary	**Primary Access**	**Additional Connectivity/Access**	**Cross Access**	**Finding**
North	X	None	None	Meets LDC
South		None	Vehicular & Pedestrian	Meets LDC
East	X	None	None	Meets LDC
West		None	None	Meets LDC
Notes: Access connection is restricted to right-out only.				

Design Exception/Administrative Variance ☐ Not applicable for this request		
Road Name/Nature of Request	**Type**	**Finding**
SE 24th St./Substandard Roadway	Design Exception Requested	Approvable
Notes: Proposed 10-foot multi-use path.		

4.0 Additional Site Information & Agency Comments Summary			
Transportation	**Objections**	**Conditions Requested**	**Additional Information/Comments**
☒ Design Exception/Adm. Variance Requested ☒ Off-Site Improvements Provided	☐ Yes ☐N/A ☒ No	☒ Yes ☐ No	See Transportation Review comments.

Hillsborough County
City-County
Planning Commission

Unincorporated Hillsborough County Rezoning	
Hearing Date June 20, 2023 **Report Prepared** June 7, 2023	**REMAND PD 22-0648** ***2409 East College Avenue*** *South of College Avenue East, east of 24th Street Southeast, west of 27th Street Southeast, and north of 11th Avenue Southeast*
Summary Data:	
Comprehensive Plan Finding	**CONSISTENT**
Adopted Future Land Use	**Suburban Mixed Use-6 (6 du/ga; 0.25)**
Service Area	**Urban**
Community Plan	Ruskin and Southshore Areawide Systems Plan
Request	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 for a mixed-use development with a total combined 105,610 square feet of non-residential uses composed of a 65,420 square foot mini warehouse, a 40,190 square foot church and a 1,840 square foot office
Parcel Size (Approx.)	12.8 +/- acres
Street Functional Classification	College Avenue East – **County Principal Arterial** 24th Street Southeast– **County Collector** 27th Street Southeast – **Local** 11th Avenue Southeast- **Local**
Locational Criteria	Meets
Evacuation Zone	None

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Tampa, FL, 33602

Context

- The subject property is 12.8 ± acres located at 2409 E. College Avenue, south of East College Avenue, 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 per gross acre or a Floor Area Ratio (FAR) of 0.25 for retail uses, a 0.35 FAR for office and residential support uses and a 0.50 FAR for industrial uses. The property is surrounded by the SMU-6 Future Land Use 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 for a mixed-use development with a total combined 105,610 square feet of non-residential uses composed of a 65,420 square foot mini warehouse, a 40,190 square foot church and a 1,840 square foot office.

- At the regularly scheduled Board of County Commissioners Land Use meeting on February 7, 2023, the applicant requested a remand to the April 17, 2023 Zoning Hearing Master to address Planning Commission compatibility comments.

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

FUTURE LAND USE ELEMENT

Urban Service Area (USA)

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

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

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: SOUTHSHORE 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 composed of two parcels approximately 12.8 acres in size. It is 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 Future Land Use allows consideration of a maximum density of six (6) dwelling units per gross acre or a Floor Area Ratio (FAR) of 0.25 for retail uses, a 0.35 FAR for office and residential support uses and a 0.50 FAR for industrial uses. 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 for a mixed-use development with a total combined 105,610 square feet of non-residential uses composed of a 65,420 square foot mini warehouse, a 40,190 square foot church and a 1,840 square foot office. At the regularly scheduled Board of County Commissioners Land Use meeting on February 7, 2023, the applicant requested a remand to the April 17, 2023 Zoning Hearing Master to address Planning Commission compatibility comments.

The proposed development is within the allowable intensity that can be considered under the SMU-6 Future Land Use category. The applicant's request indicates a total combined 105,610 square feet of non-residential use. SMU-6 Future Land Use allows the property to be developed with up to 76 dwelling units or 139,392 square feet of non-residential use.

The proposed rezoning is compatible with Future Land Use Element (FLUE) Policy 1.4 which 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.

There is an existing church on the north parcel which is considered a residential support use. The proposed mini warehouse is located on the south parcel, which abuts single-family residential homes to the southeast and east. Directly south of the property is vacant parcel designated with a Future Land Use category of SMU-6, which indicates that the property could be developed with residential as well. The site plan dated May 11, 2023 shows a 660-seat church located on the northern portion of the PD site plan. The site plan also depicts seven (7) self-storage buildings between 90-170 feet in length located north and south of the 500-foot-long self-storage building for a total of eight (8) self-storage buildings on the site. The south building has an approximate distance of 50-feet to the southern property boundary line. To the south is also a retention area that is approximately 30 feet wide and is followed by a 20-foot setback. Located to the far eastern boundary of the property is a 3,780 square foot self-storage building adjacent to single-family residential use. The building is approximately 30 feet to east property boundary. An 1,840 square foot office building is also shown on the far west property boundary.

The applicant has submitted a narrative dated March 28, 2023, with proposed mitigation techniques. The applicant is proposing to restrict the height of the commercial buildings to one story and establish the placement of the retention pond along the southern property boundary. On April 19, 2023, the applicant proposed to save the existing vegetation located to the east property boundary to help buffer and screen the non-residential use from offsite view on the adjacent single-family uses.

The applicant's site plan, as described above, and the applicant's mitigation techniques are accepted as a step in the right direction towards achieving compatibility. Therefore, the current request and the site plan's current condition is comparable or consistent with the surrounding development patterns. Further, to the east of 27th street is a commercial building approximately 250 feet in length, and to the west of 24th Street is a commercial building showing a length of 130 feet. The applicant's proposed buildings are larger than what is typically observed in the area. However, they are proposing dense vegetation to help with mitigation.

Therefore, the proposed development is compatible with the surrounding uses and meets the intent of FLUE Policy 1.4, FLUE Objective 16 or FLUE Policies 16.1, 16.2, 16.3, 16.5 and 16.10 regarding compatibility, complementary uses, and the need to protect existing neighborhoods and communities and those that will emerge in the future. The rezoning does protect existing neighborhoods as the proposed mini warehouse is at least 30 feet away with dense vegetation from single-family use.

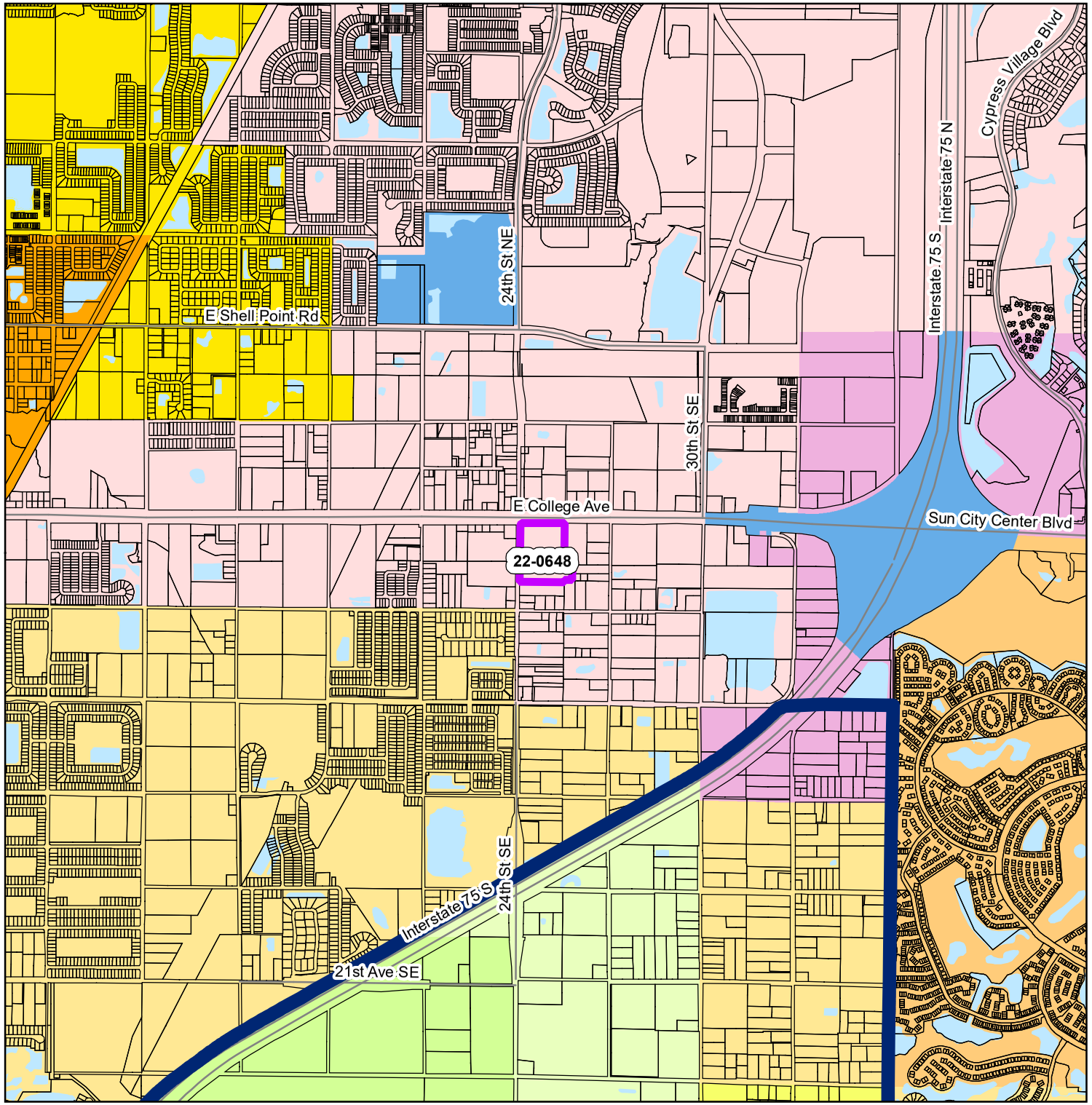
The property is subject to Commercial Locational Criteria pursuant to FLUE Policy 22.2. The nearest qualifying intersection is 24th Street and College Avenue. For purposes of Commercial Locational Criteria, College Avenue is a 4-lane roadway and 24th Street SE is a 2-lane roadway. The maximum building square footage permitted for neighborhood serving commercial uses per quadrant within 900 feet of a 2 and 4 lane roadway intersection is 150,000 square feet for the SMU-6 Future Land Use category. The property occupies the entire southeast quadrant of the intersection and is within the required is 900 feet of the intersection. Therefore, the subject site meets Commercial Locational Criteria.

The property is within the Ruskin Community Plan and SouthShore Areawide Systems Plan. 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 compatible with the surrounding development pattern. The proposed buildings are comparable or consistent to building mass or scale within the area. The proposed development is consistent with the Ruskin Community Plan and the SouthShore Areawide Systems Plan.

Recommendation

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



HILLSBOROUGH COUNTY FUTURE LAND USE

RZ PD 22-0648

Rezonings

- <all other values>

STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

- Tampa Service
- Urban Service
- Shoreline
- County Boundary
- Jurisdiction Boundary
- Major Roads
- Parcels
- wam.NATURAL.LULC_Wet_Poly
- AGRICULTURAL/MINING-1/20 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
- AGRICULTURAL-1/10 (.25 FAR)
- AGRICULTURAL/RURAL-1/5 (.25 FAR)
- AGRICULTURAL ESTATE-1/2.5 (.25 FAR)
- RESIDENTIAL-1 (.25 FAR)
- RESIDENTIAL-2 (.25 FAR)
- RESIDENTIAL PLANNED-2 (.35 FAR)
- RESIDENTIAL-4 (.25 FAR)
- RESIDENTIAL-6 (.25 FAR)
- RESIDENTIAL-9 (.35 FAR)
- RESIDENTIAL-12 (.35 FAR)
- RESIDENTIAL-16 (.35 FAR)
- RESIDENTIAL-20 (.35 FAR)
- RESIDENTIAL-35 (1.0 FAR)
- NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)
- SUBURBAN MIXED USE-6 (.35 FAR)
- COMMUNITY MIXED USE-12 (.50 FAR)
- URBAN MIXED USE-20 (1.0 FAR)
- REGIONAL MIXED USE-35 (2.0 FAR)
- 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/QUASI-PUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE

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

N W E S

0 1,100 2,200 3,300 4,400 Feet

Map Printed from Rezoning System: 4/1/2022

Author: Beverly F. Daniels

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

Hillsborough County City-County Planning Commission

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