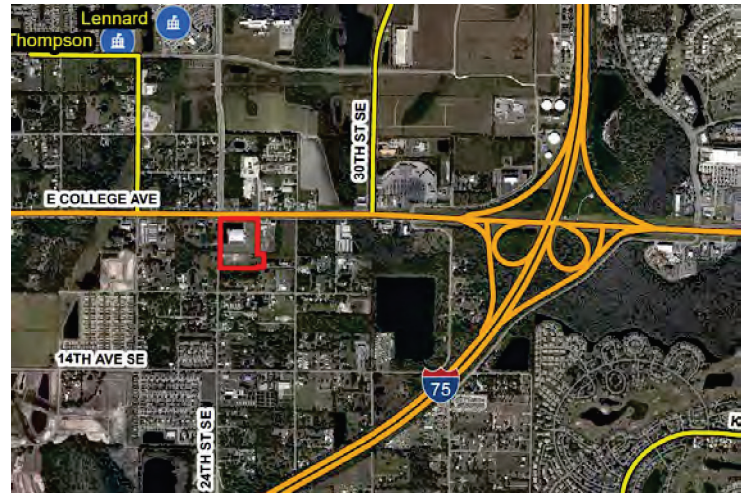


**Rezoning Application:** PD 22-0648  
**Zoning Hearing Master Date:** July 24, 2023  
**BOCC Land Use Meeting Date:** September 12, 2023

### 1.0 APPLICATION SUMMARY

**Applicant:** David Wright, TSP Companies, Inc.  
**FLU Category:** Suburban Mixed Use-6 (SMU-6)  
**Service Area:** Urban  
**Site Acreage:** 12.21  
**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 24<sup>th</sup> 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

**APPLICATION NUMBER: PD 22-0648**

ZHM HEARING DATE: JULY 24, 2023

BOCC LUM MEETING DATE: SEPTEMBER 12, 2023

CASE REVIEWER: SAM BALL

Height (FT)	50	35	50	35
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**Additional Information:**

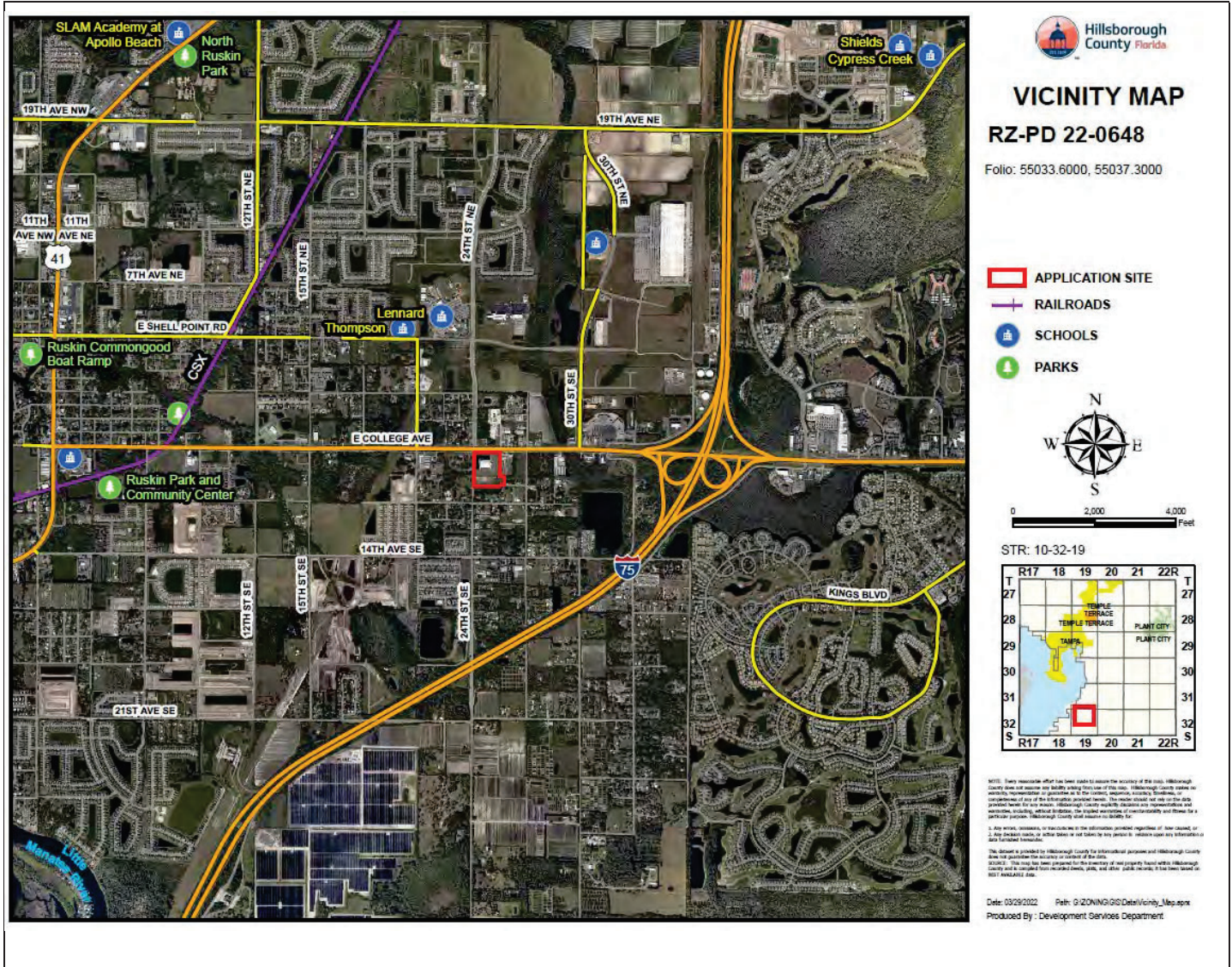
PD Variation(s)	None requested as part of this application
-----------------	--

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

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

## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.1 Vicinity Map

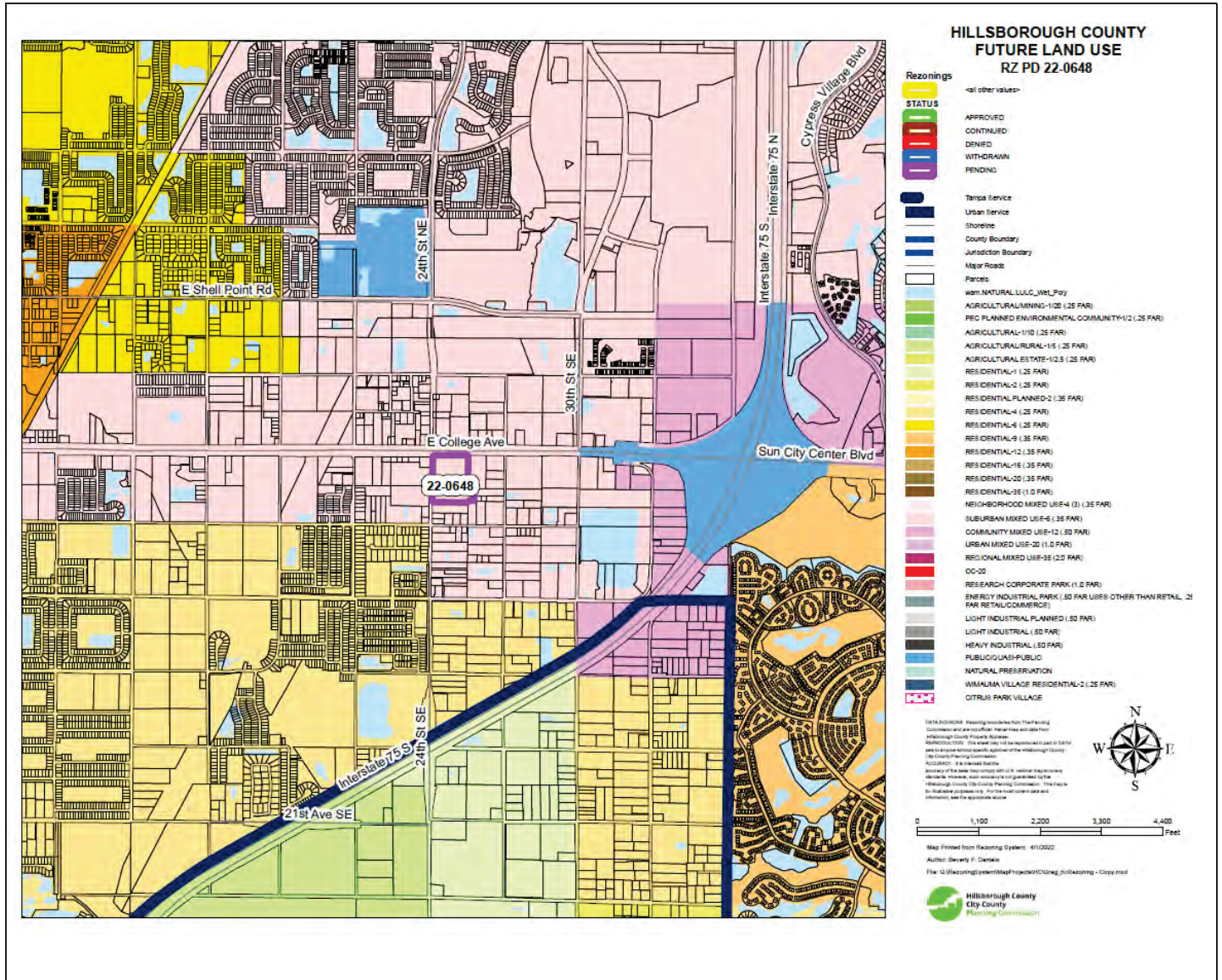


#### Context of Surrounding Area:

The 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

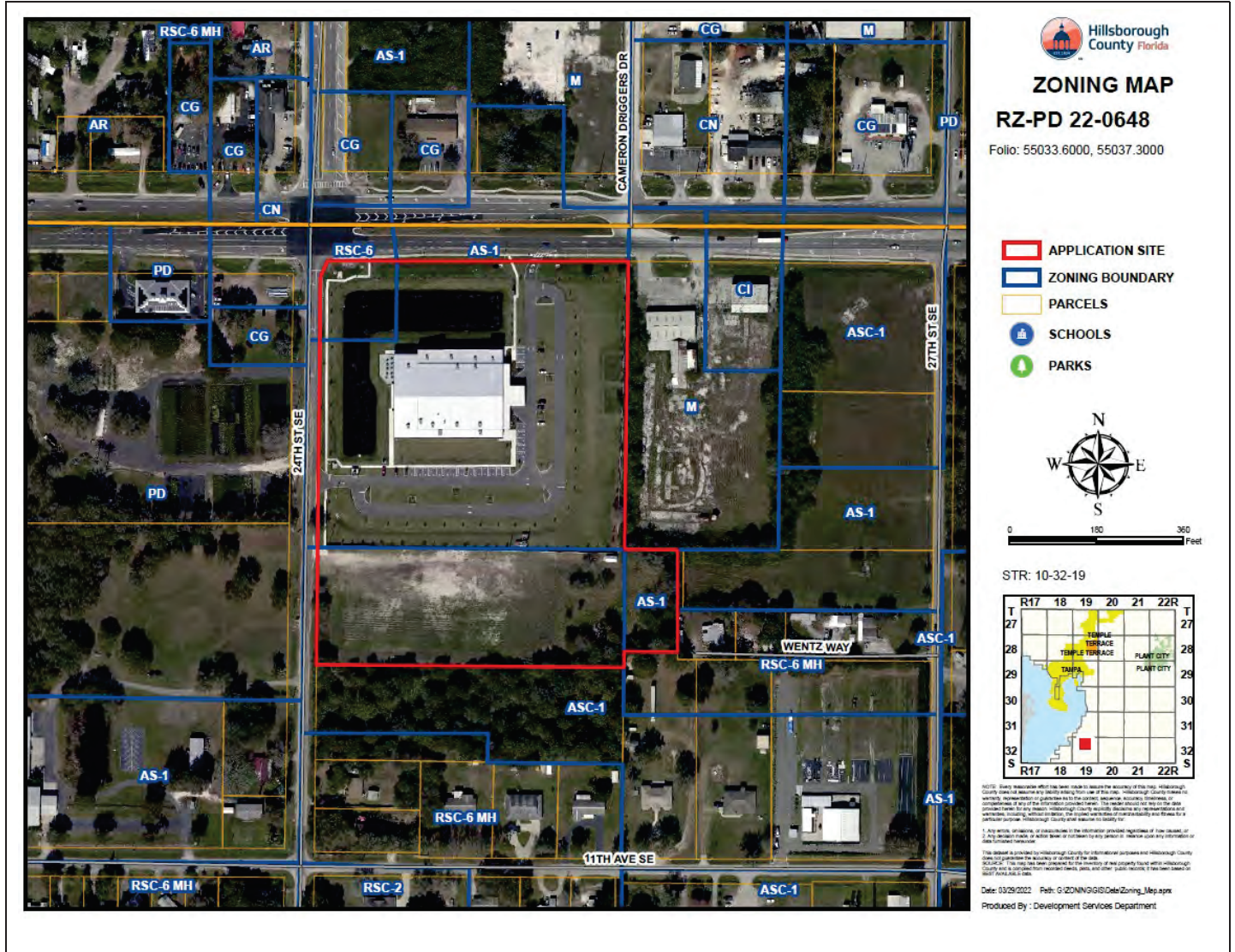
### 2.2 Future Land Use Map



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

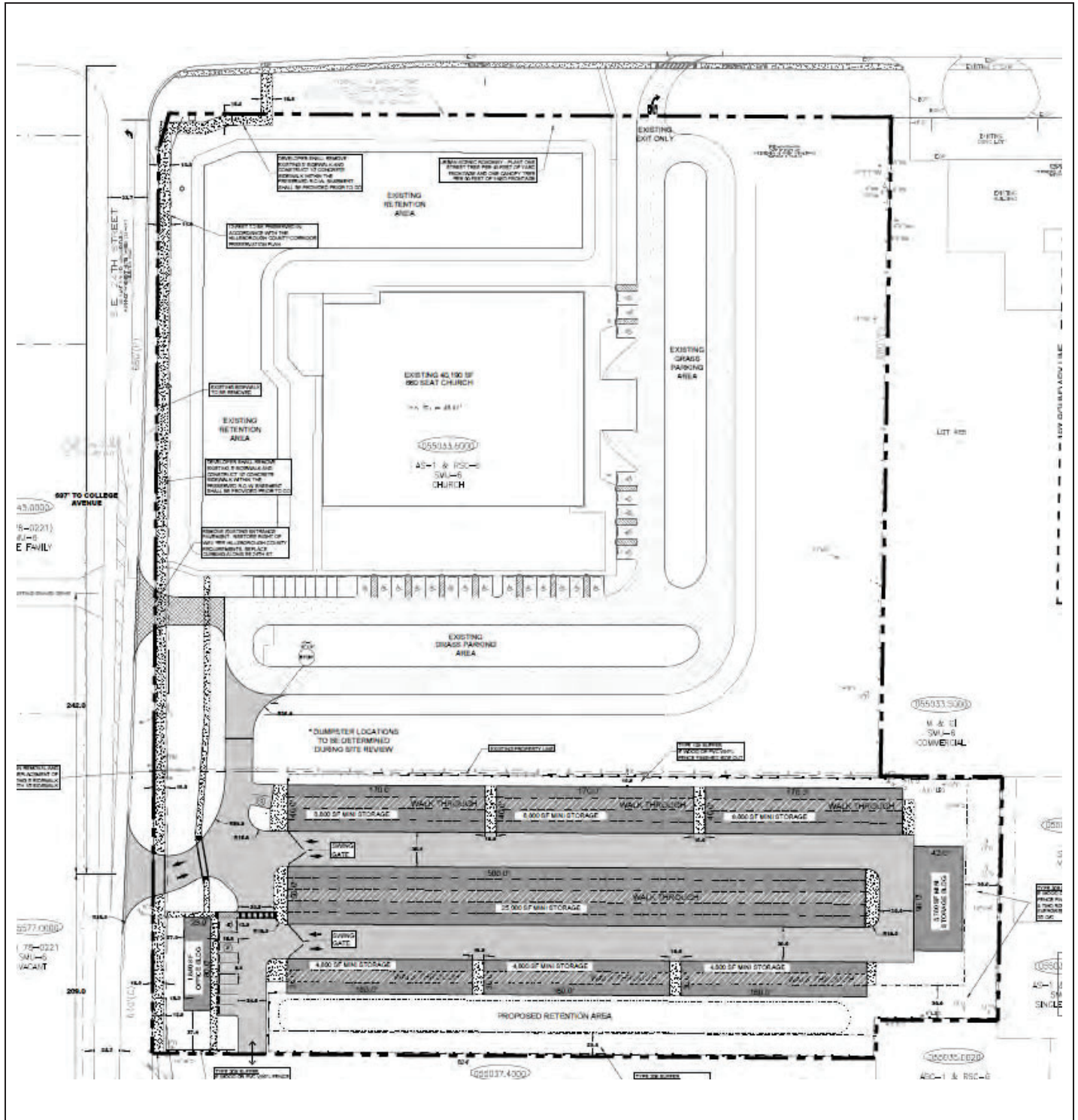


Adjacent Zonings and Uses				
Location	Zoning	Maximum Density/FAR Permitted by Zoning District	Allowable Use	Existing Use
North	CG	NA/FAR: 0.27	General Commercial, Office, and Professional Services	Strip Retail
	AS-1	1 DU per GA/NA	Single-Family Residential/Agricultural	Vacant Residential
	M	NA/FAR: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

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	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 24 <sup>th</sup> 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	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Natural Resources	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Service Area/ Water &amp; Wastewater</b> <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Hillsborough County School Board</b> Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input 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 checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Impact/Mobility Fees: 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: \$ 4,230 Fire: \$ 57	Retail - Shopping Center Mobility: \$ 13,562 Fire: \$ 313	Warehouse Mobility: \$ 1,377 Fire: \$ 34		
Bank w/Drive Thru Mobility: \$ 20,610 Fire: \$ 313	Retail - Fast Food w/Drive Thru Mobility: \$ 104,494 Fire: \$ 313	Mini-Warehouse Mobility: \$ 725*40 = \$29,000 Fire: \$ 32*40 = \$ 1,280		

APPLICATION NUMBER: PD 22-0648

ZHM HEARING DATE: JULY 24, 2023

BOCC LUM MEETING DATE: SEPTEMBER 12, 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 type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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:**



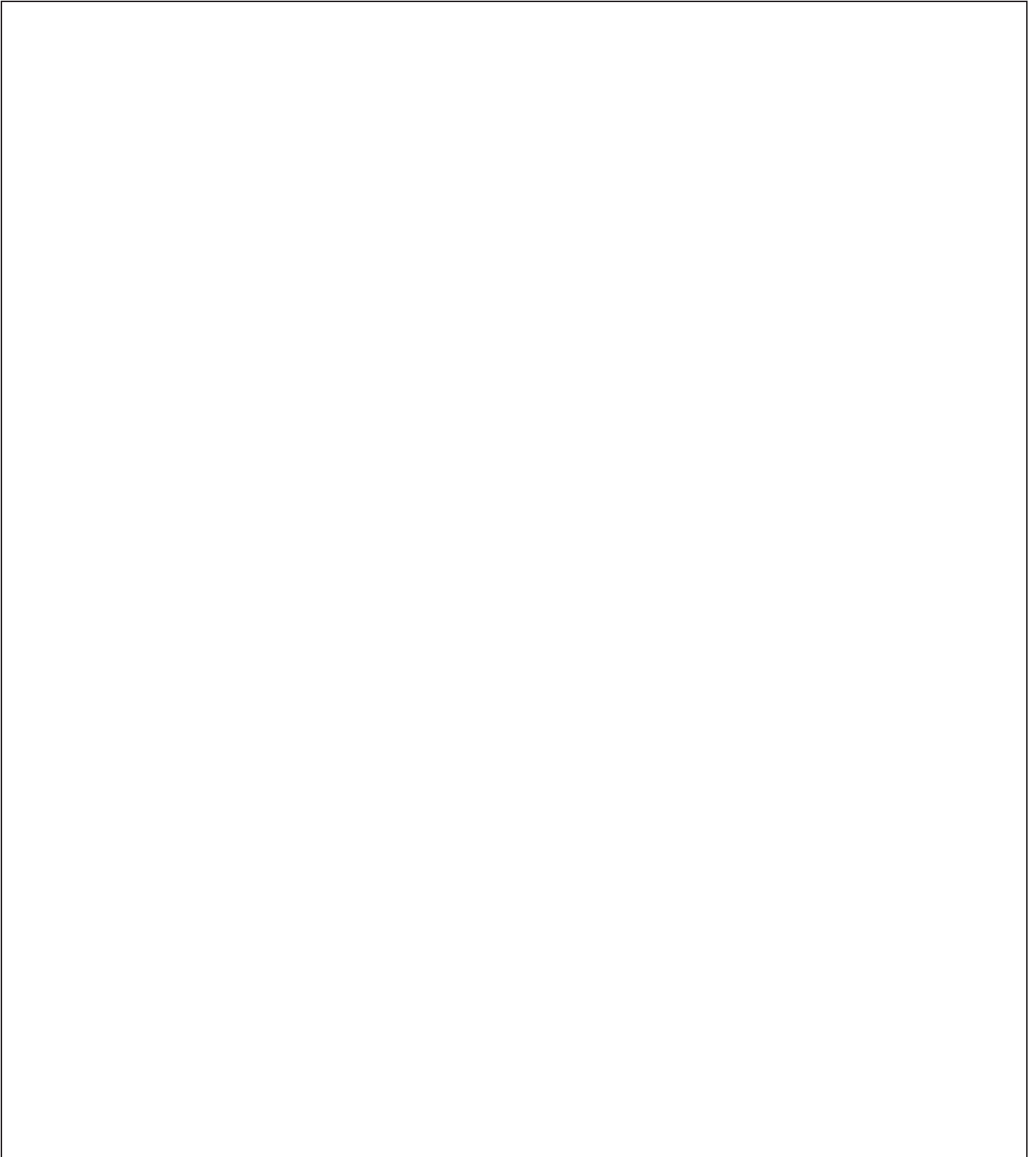
J. Brian Grady  
Thu Jun 29 2023 10:32:05

**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)**





**LEGEND**

PROPERTY LINE  
150' BOUNDARY LINE

FOLD NUMBER  
ZONING CLASSIFICATION  
EXISTING USE

311M-0000  
P (14-44)  
COMMERCIAL

**PROJECT DATA TABLE**

FOLD NUMBER: 052577-0000\_052533-0000  
SITE AREA: 531,814 SF (12.24-ACRES)  
OVERLAY DISTRICT: PROJECT IS NOT WITHIN AN OVERLAY DISTRICT  
SPECIAL ZONE: PROJECT IS NOT WITHIN AN OVERLAY DISTRICT  
NECROLOGICAL LANDMARKS: NONE WITHIN 150' FROM THE PROJECT BOUNDARY  
EXISTING ZONING: AS-1, AS-2 & RS-6  
PROPOSED ZONING: PLANNED DEVELOPMENT (PD448)

**PROJECT INFORMATION**

EXISTING USE: 960 SEAT (42,760 SQ. FT.) CHURCH (WAS)  
PROPOSED USE: 550 UNIT (66,240 SQ. FT.) MIN. WAREHOUSE (MAX.)  
MAXIMUM SF OF NON-RESIDENTIAL USES: 109,910 SF  
MAXIMUM SF OF RESIDENTIAL USES: 109,910 SF (21,614 SF - 0.23)  
SETBACKS: 20 FEET  
MIN. YARDS: 20 FEET  
SIDE YARDS: 20 FEET  
REAR YARDS: 20 FEET  
10' BUFFER WITH TYPE 'A' SCREENING NORTH  
10' BUFFER WITH TYPE 'B' SCREENING EAST  
WEST SIDE YARD: 10' BUFFER WITH TYPE 'A' SCREENING  
NORTH  
10' BUFFER TO RIGHT OF WAY  
10' BUFFER WITH TYPE 'B' SCREENING EAST  
MINIMUM BUILDING HEIGHT: 10' (MIN. STORAGE)  
MAXIMUM BUILDING HEIGHT: 10' (MIN. STORAGE)  
MAXIMUM BUILDING COVERAGE: 50%  
MINIMUM LOT COVERAGE: 50%  
PLANNED DEVELOPMENT PLAN: 50%  
MINIMUM LOT COVERAGE: 50%  
MINIMUM LOT COVERAGE: 50%  
UTILITY SERVICE AREA: 0.0 ACRES  
PARKING: HILLSBOROUGH COUNTY URBAN SERVICE AREA  
SMALL COMPLY WITH LOCAL REQUIREMENTS

**GENERAL NOTES**

1. THE PROJECT IS NOT WITHIN AN OVERLAY DISTRICT.
2. POTABLE WATER PROVIDED BY HILLSBOROUGH COUNTY.
3. WASTEWATER DISPOSAL PROVIDED BY HILLSBOROUGH COUNTY.
4. ZONING AND COMPENSATING PLAN ELEVATIONS FOR ALL PROPERTIES WITHIN THE PROJECT BOUNDARY.
5. THE RELATED PARCEL LINES AND PROPERTY FOLD NUMBERS FOR ALL PROPERTIES WITHIN THE PROJECT BOUNDARY ARE SHOWN ON THE PLAN.
6. THE PROJECT IS NOT WITHIN AN OVERLAY DISTRICT.
7. PROJECT AND WITHIN 100 LINEAR FEET OF THE PROJECT BOUNDARY, THERE ARE NO HISTORICAL LANDMARKS OR ARCHAEOLOGICAL SITES.
8. COASTAL HIGH HAZARD AREAS ARE SHOWN ON THE ARCHAEOLOGICAL SITES MAP.
9. SOAK PITS, LATRINES, AND OTHER ON-SITE SANITATION ARE NOT PERMITTED ON THIS PROJECT.
10. POINTS OF INTEREST ARE IDENTIFIED ON THE SITE PLAN.
11. THE PROJECT IS NOT LOCATED WITHIN A SPECIAL SCHEME DISTRICT.
12. THE PROJECT IS NOT LOCATED WITHIN A COASTAL HIGH HAZARD AREA.
13. THE PROJECT IS NOT LOCATED WITHIN A SURFACE WATER RESOURCE PROTECTION AREA.
14. THE PROJECT IS NOT LOCATED WITHIN ANY DESIGNATED SCHEME ROADWAY.
15. THE PROJECT IS NOT LOCATED WITHIN A COASTAL HIGH HAZARD AREA.
16. THE PROJECT IS NOT LOCATED WITHIN A SURFACE WATER RESOURCE PROTECTION AREA.
17. THE PROJECT IS NOT LOCATED WITHIN A SURFACE WATER RESOURCE PROTECTION AREA.
18. THE PROJECT IS NOT LOCATED WITHIN A SURFACE WATER RESOURCE PROTECTION AREA.
19. THE INTERNAL PROJECT DRIVES WILL BE PRIVATE.

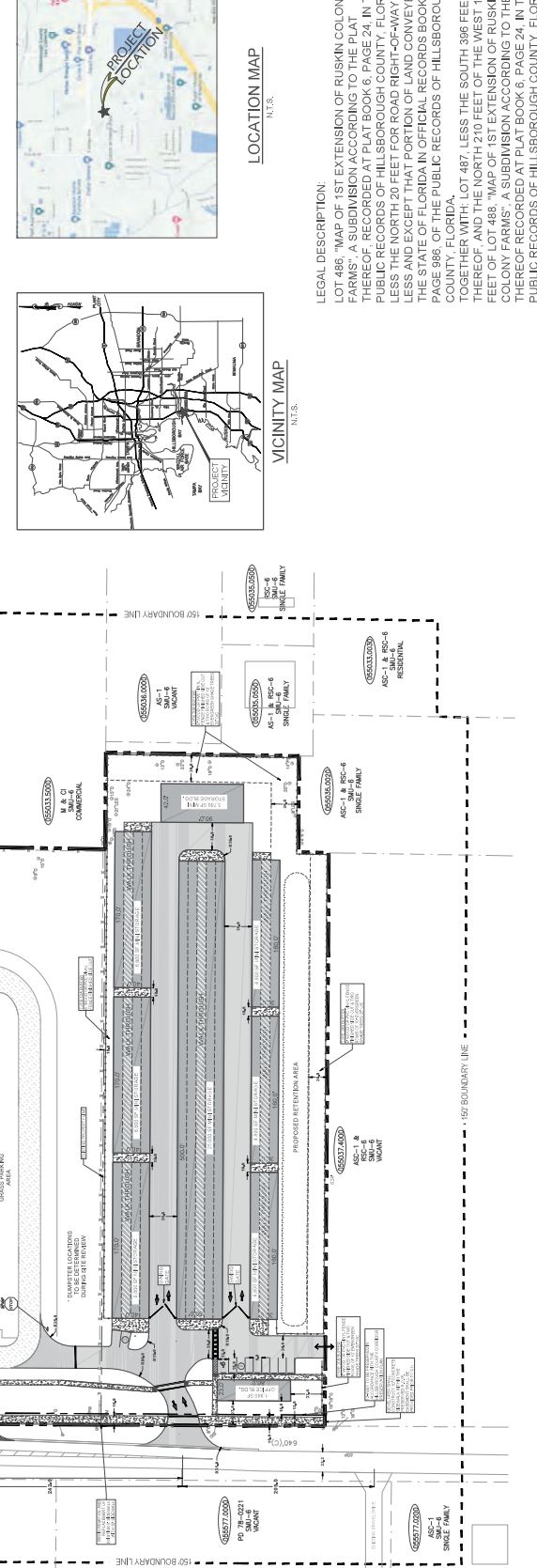
**OWNER & APPLICANT**  
Crossing Church, Inc.  
10130 Tuscany Ridge Drive  
Tampa, FL 33619

**PLANNER & REPRESENTATIVE**  
David Wright  
TSP Companies, Inc.  
P.O. Box 1016  
Tampa, Florida 33601  
(813) 230-7473

**ENGINEER**  
Brad Design & Engineering, Inc.  
708 Lelia Phinches Rd.  
Brandon, Florida 33511  
(813) 689-7002

**REVISIONS**

02/11/22	PD Plan Submittal
01/17/22	Per Comments
01/17/22	Per Comments
05/09/23	Per Comments



**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 4892, PAGE 866, 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.

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

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

Applicant: David Wright, TSP Companies, Inc.

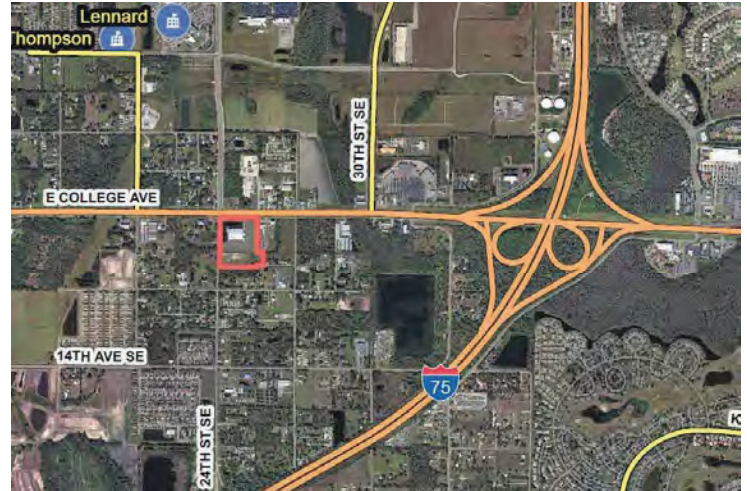
FLU Category: Suburban Mixed Use-6 (SMU-6)

Service Area: Urban

Site Acreage: 12.21

Community Plan Area: Ruskin &amp; South Shore Areawide Systems

Overlay: None


**Introduction Summary:**

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Zoning	Existing			Proposed
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Typical General Use(s)	Single-Family Residential/ Agricultural	Single-Family Residential (Conventional Only)	Single-Family Residential/ Agricultural	Church & Mini Warehouse (600 units)
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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

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Development Standards	Existing			Proposed
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Lot Size (SF) / Lot Width (FT)	43,560/150	7,000/70	43,560/150	3,200/40
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**AGENCY REVIEW COMMENT SHEET**

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TO: Zoning Technician, Development Services Department

DATE: 12/2/2022

REVISED: 4/06/2023

REVISED: 6/07/2023

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.

**CONDITIONS OF ZONING APPROVAL**

- The project shall have one right-out access on SR 674 (College Ave.) and one full access connection on SE 24<sup>th</sup> Street. The existing full access connection shall be removed and restored to the County typical section consistent with the existing roadway.
- As SE 24<sup>th</sup> 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 24<sup>th</sup> St. The developer shall construct improvements to SE 24<sup>th</sup> 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 24<sup>th</sup> 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, 11<sup>th</sup> 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
<b>TOTAL:</b>	<b>344</b>	<b>16</b>	<b>23</b>

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
<b>TOTAL:</b>	<b>456</b>	<b>19</b>	<b>28</b>

Trip Generation Difference:

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

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 15<sup>th</sup> 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 24<sup>th</sup> 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 24<sup>th</sup> St. in lieu of improving the roadway to standard. See the Design Exception request section below for additional detail.

SE 24<sup>th</sup> 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 24<sup>th</sup> 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 – 24<sup>TH</sup> STREET**

As SE 24<sup>th</sup> St. is a substandard collector roadway, the applicant’s Engineer of Record (EOR) submitted a Design Exception request for SE 24<sup>th</sup> 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 24<sup>th</sup> 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 24<sup>th</sup> St. is not a regulated roadway.

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

Source: Hillsborough County 2022 Multimodal Level of Service Report.

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

<b>Application number:</b>	RZ-PD 22-0648 (Remand)
<b>Hearing date:</b>	July 24, 2023
<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**

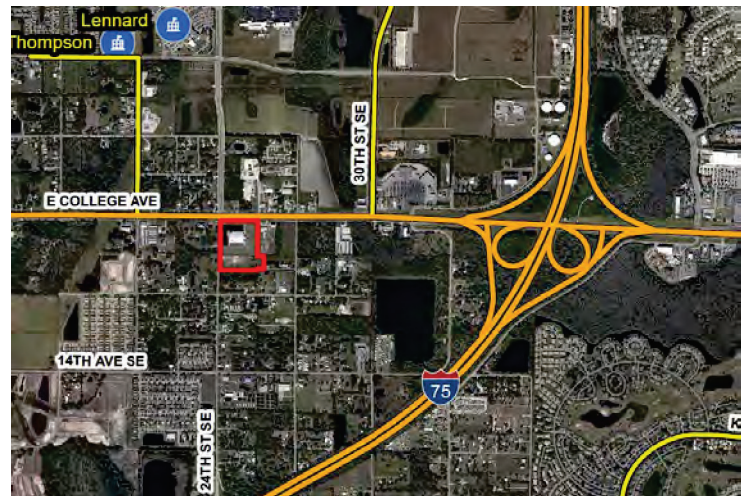
**DEVELOPMENT SERVICES STAFF REPORT  
APPLICATION REVIEW SUMMARY AND RECOMMENDATION**



**Rezoning Application:** PD 22-0648  
**Zoning Hearing Master Date:** July 24, 2023  
**BOCC Land Use Meeting Date:** September 12, 2023

**1.0 APPLICATION SUMMARY**

**Applicant:** David Wright, TSP Companies, Inc.  
**FLU Category:** Suburban Mixed Use-6 (SMU-6)  
**Service Area:** Urban  
**Site Acreage:** 12.21  
**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 24<sup>th</sup> 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

**APPLICATION NUMBER: PD 22-0648**

ZHM HEARING DATE: JULY 24, 2023

BOCC LUM MEETING DATE: SEPTEMBER 12, 2023

CASE REVIEWER: SAM BALL

Height (FT)	50	35	50	35
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**Additional Information:**

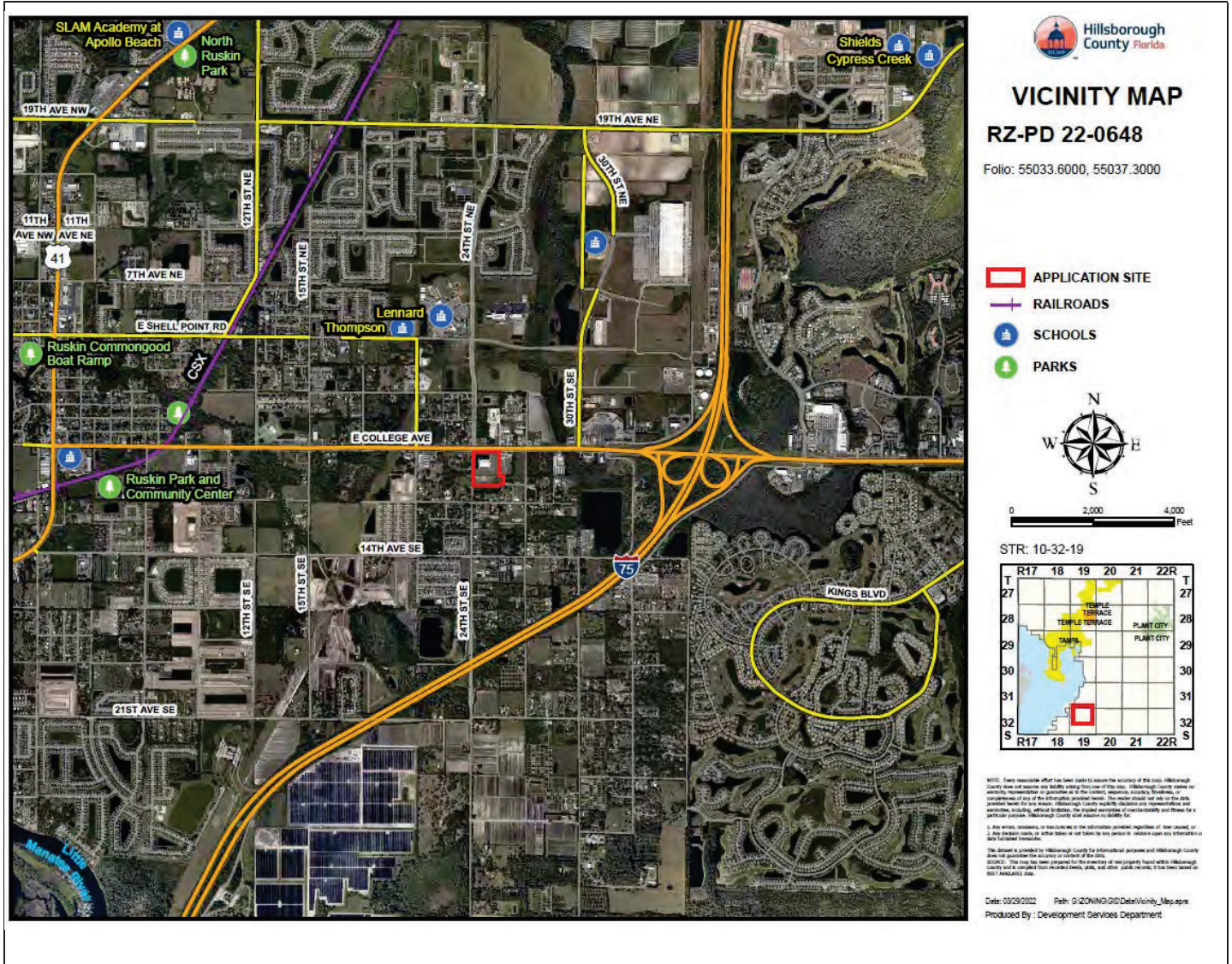
PD Variation(s)	None requested as part of this application
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Waiver(s) to the Land Development Code	None requested as part of this application
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<b>Planning Commission Recommendation:</b> Consistent	<b>Development Services Recommendation:</b> Approvable, subject to proposed conditions
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## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.1 Vicinity Map

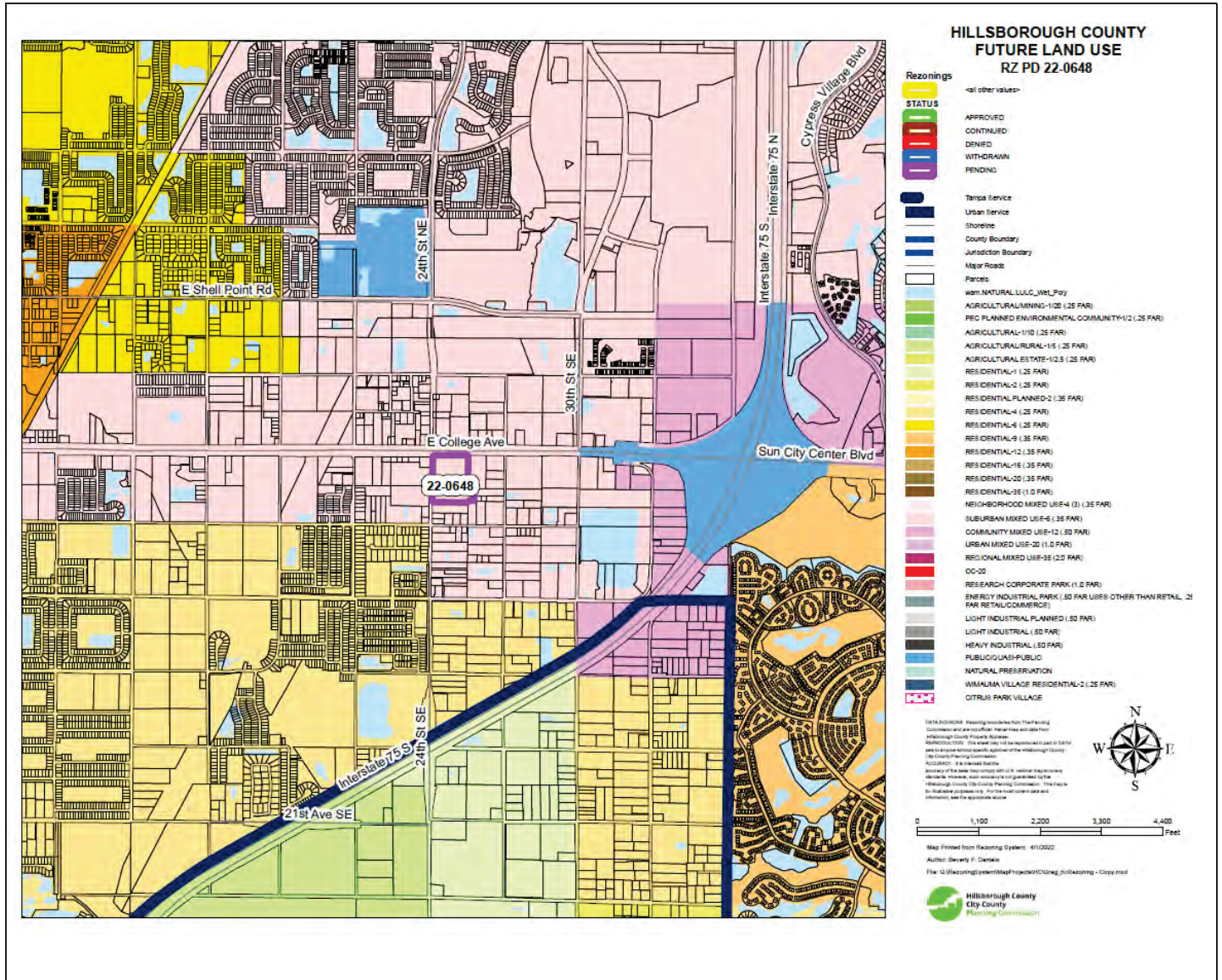


#### Context of Surrounding Area:

The subject site is 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

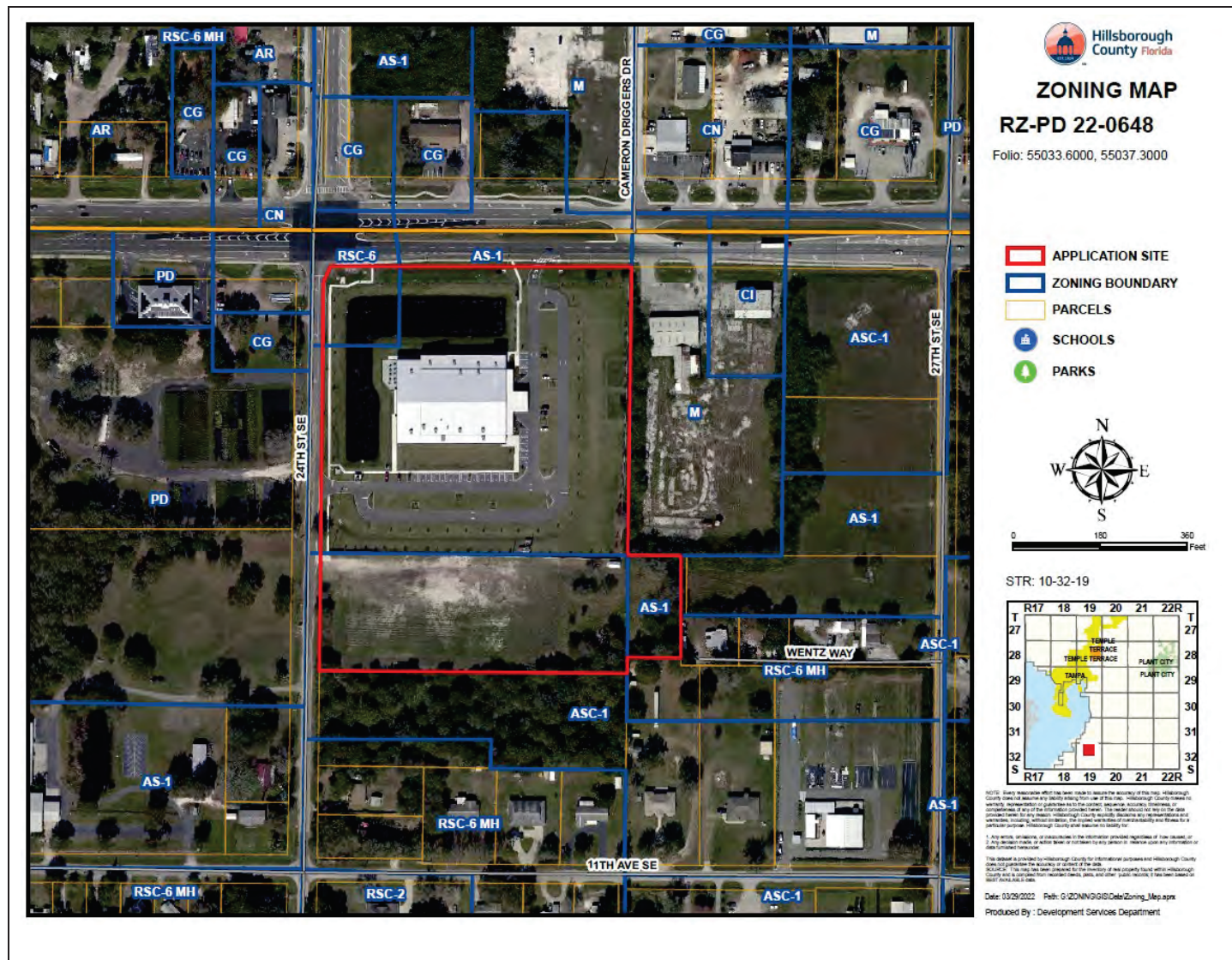
2.2 Future Land Use Map



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

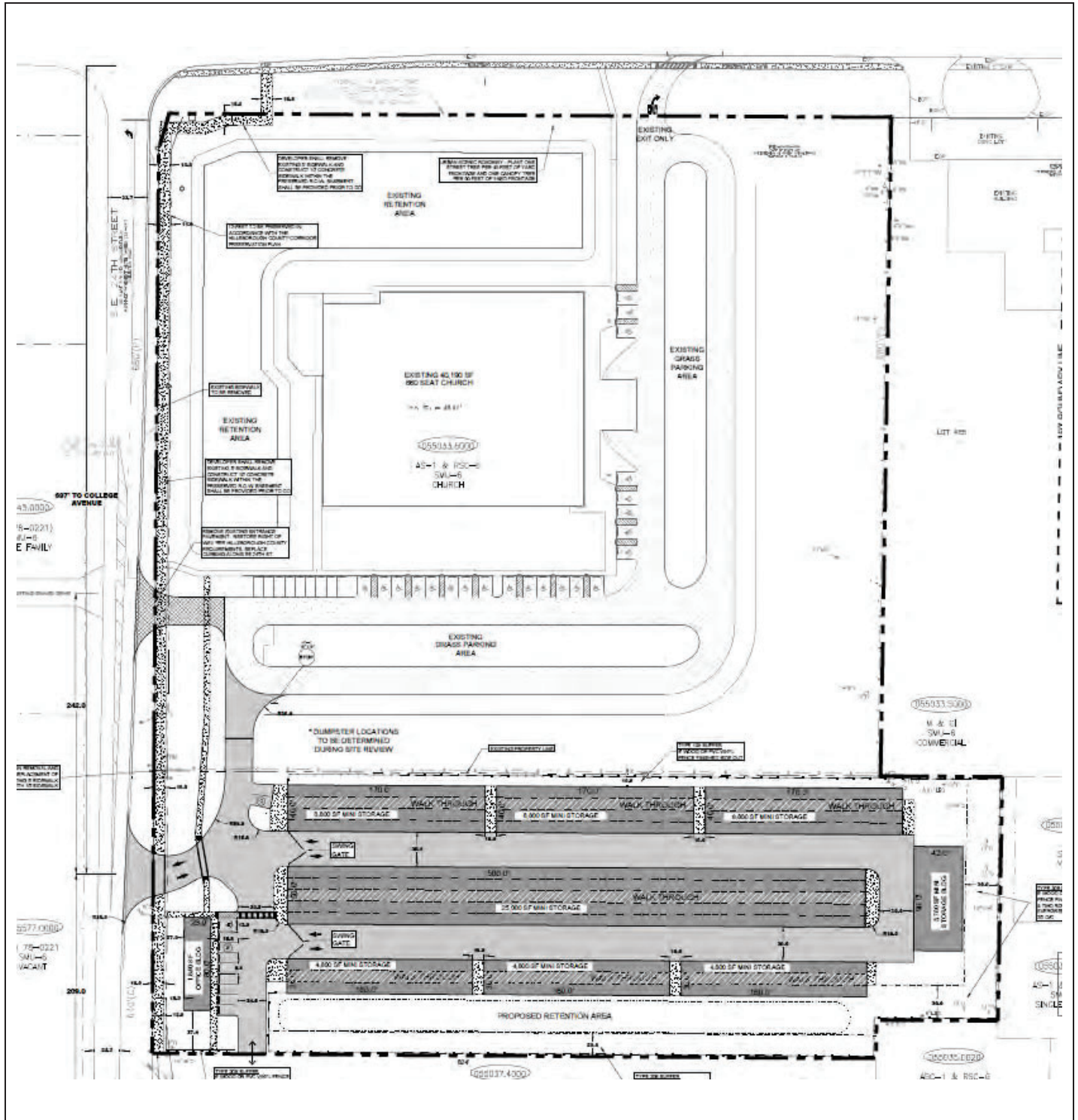


Adjacent Zonings and Uses				
Location	Zoning	Maximum Density/FAR Permitted by Zoning District	Allowable Use	Existing Use
North	CG	NA/FAR: 0.27	General Commercial, Office, and Professional Services	Strip Retail
	AS-1	1 DU per GA/NA	Single-Family Residential/Agricultural	Vacant Residential
	M	NA/FAR: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

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	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 24 <sup>th</sup> 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	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Natural Resources	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Service Area/ Water &amp; Wastewater</b> <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Hillsborough County School Board</b> Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input 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 checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Impact/Mobility Fees: 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: \$ 4,230 Fire:     \$    57	Retail - Shopping Center Mobility: \$ 13,562 Fire:     \$    313	Warehouse Mobility: \$ 1,377 Fire:     \$     34		
Bank w/Drive Thru Mobility: \$ 20,610 Fire:     \$    313	Retail - Fast Food w/Drive Thru Mobility: \$ 104,494 Fire:     \$    313	Mini-Warehouse Mobility: \$ 725*40 = \$29,000 Fire:     \$ 32*40 = \$ 1,280		

APPLICATION NUMBER: PD 22-0648

ZHM HEARING DATE: JULY 24, 2023

BOCC LUM MEETING DATE: SEPTEMBER 12, 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 type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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.

<p><b>Zoning Administrator Sign Off:</b></p>	 <p>J. Brian Grady Thu Jun 29 2023 10:32:05</p>
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**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 July 24, 2022. Ms. Michelle Heinrich 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 to the record.

### **Planning Commission**

Ms. Andrea Papendrew, 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**

Ms. Heinrich stated the 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 660-seat place of worship, which the Hillsborough County Property Appraiser's website shows was built in 2019 and has a gross area of 44,550 square feet.
6. The applicant is requesting to rezone the Subject Property to Planned Development to accommodate the existing place of worship and development of a 40,000-square-foot mini warehouse facility with up to 520 storage units.
7. This variance was heard at the December 12, 2022 Zoning Hearing Officer meeting. The Zoning Hearing Master recommended denial. At the February 7, 2023 Board of County Commissioners Land Use Meeting, the applicant requested a remand to the April 17, 2023 Zoning Hearing Master meeting. The case was subsequently continued to the July 24, 2023 Zoning Hearing Master meeting.
8. The applicant has not requested any PD variations or waivers to the Land Development Code. The applicant has requested a Design Exception related to the substandard roadway improvements on Southeast 24th Street. The County Engineer found the Design Exception approvable. The developer will be required to construct a 10-foot-wide sidewalk along the Subject Property's frontage on Southeast 24th Street and tie into the existing sidewalk on State Road 674 (East College Avenue).
9. Development Services Department staff found the proposed Planned Development rezoning compatible with the existing zoning districts and development pattern in the surrounding area, and approvable subject to conditions.
10. Planning Commission staff found the proposed development is compatible with the surrounding development pattern, and the proposed buildings are comparable or consistent to the building mass and scale in the surrounding area. Staff found the



proposed Planned Development consistent with the Ruskin Community Plan, South Shore Areawide Systems Plan, and the Unincorporated Hillsborough County Comprehensive Plan.

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

Therefore, the record evidence demonstrates the proposed rezoning request is in compliance with and furthers the intent of the Goals, Objectives, and Policies of Unincorporated Hillsborough County Comprehensive Plan.

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

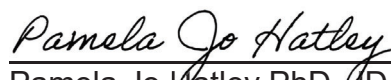
A development order is consistent with the comprehensive plan if “the land uses, densities or intensities, and other aspects of development permitted by such order...are compatible with and further the objectives, policies, land uses, and densities or intensities in the comprehensive plan and if it meets 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 meet all criteria enumerated in the Hillsborough County Land Development Code, is consistent with the Unincorporated Hillsborough County Comprehensive Plan, and does 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 place of worship and development of a 40,000-square-foot mini warehouse facility with up to 520 storage units. The applicant has requested a Design Exception related to the substandard roadway improvements on Southeast 24th Street. The County Engineer found the Design Exception approvable.

#### **H. RECOMMENDATION**

Based on the foregoing Findings of Fact and Conclusions of Law, this recommendation is for **APPROVAL** of the Planned Development rezoning request, subject to the conditions set out in the Development Services Department staff report based on the applicant’s general site plan submitted May 11, 2023.

  
Pamela Jo Hatley PhD, JD  
Land Use Hearing Officer

August 14, 2023  
Date:

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, July 24,  
2023

TIME: Commencing at 6:00  
p.m.  
Concluding at 9:30 p.m.

Reported via Cisco Webex Videoconference by:  
Samantha Kozlowski, Digital Reporter

1 MS. HEINRICH: Our next item is Item B.2, PD 22-0648.  
2 This is a request to rezone property to plan development.  
3 Sam Ball with Development Services will present Staff findings  
4 after the applicant's presentation.

5 HEARING MASTER: All right. Thank you. Applicant.

6 MR. WRIGHT: Good evening, Madam Hearing Officer. My  
7 name is David Wright, president of TSP Companies. Address is  
8 P.O. Box 273417, Tampa, Florida 33688.

9 And as you can probably hear, I have very limited  
10 voice tonight, so I'm going to be brief. This is also a  
11 remanded application. To be quite honest with you, we were not  
12 prepared for the first zoning hearing master hearing. We were  
13 still working with Transportation Staff and Planning Commission  
14 staff on several issues. One was compatibility and we've made  
15 substantial changes to the plan between the last hearing and  
16 tonight to ensure compatibility with the surrounding properties.  
17 Those included restricting the height of the proposed storage  
18 buildings to one-story, reduced the scale of the buildings that  
19 are adjacent to the agricultural residential uses, increase the  
20 buffer width from 20 to 30 feet. The length of the east  
21 property line and a portion of the south property line and to  
22 save existing trees along the east property line to provide  
23 better buffering, in addition to the additional planting that  
24 we've proposed.

25 We've also limited the FAR of the storage facility to

1 0.15 instead of 0.25, which is permitted within the SMU-6  
2 category.

3           And also working with Transportation Staff, we've been  
4 able to prepare and -- and have the county engineer find  
5 approvable a design exception for improvements to SE 24 -- 24th  
6 Street. And with that, we have reviewed the staff reports  
7 prepared by Zoning Staff and Planning Commission Staff. We're  
8 in agreement with those staff reports and all the conditions.  
9 And I will in my presentation be available for questions. Thank  
10 you.

11           HEARING MASTER: All right. Thank you, Mr. Wright.  
12 So we'll hear from Staff.

13           MR. BALL: Good evening. Sam Ball, Development  
14 Services.

15           The applicant is requesting to rezone 12.2 acres  
16 located at the southeast corner of East College Avenue and 24th  
17 Street SE from AS-1, ASC-1 and RSC-6 to plan development in  
18 order to accommodate the development of a mini warehouse  
19 facility. The property is currently developed for a church with  
20 40,190 -- 190 square feet and 660 seats. The subject site is  
21 located in an area of a variety of uses and zoning designation.  
22 This mix of uses include single-family residential, vacant  
23 commercial and residential concrete production and distribution,  
24 strip retail and religious institutions. The adjacent  
25 properties to the north of East College Avenue are developed for

1 strip retail, concrete production and distribution and a vacant  
2 property zoned AS-1. The adjoining properties to the south  
3 include a single-family dwelling and a vacant property zoned  
4 ASC-1. The property is located across 24th Street SE to the  
5 west, include a vacant PD that allows for a mobile home park, a  
6 church parsonage, vacant church property and vacant commercial.  
7 The properties to the east include a -- a warehouse building and  
8 a single-family dwelling.

9           As proposed, in addition to the existing 660 seat  
10 church, additional site development would be allowed to include  
11 up to 65,420 square feet of mini warehouse space with up to 520  
12 storage units. The storage building would be required to have  
13 30-foot front setbacks, 20-foot side setbacks and a maximum  
14 height of one-story up to 35 feet. 30-foot Type B buffers will  
15 be along -- required along the east and eastern portion of the  
16 south property boundary that abuts the single-family residential  
17 property. A 20-foot Type B buffer will be required along the  
18 remaining southern buffer and a ten-foot type a buffer would be  
19 required between the storage building and the church site.

20           As proposed, the development result in an overall  
21 floor area ratio of 0.15 and the maximum impervious surface area  
22 would be limited to 70%. If PD 22648 is approved, the County  
23 engineer will approve a design exception related to the  
24 substandard road improvements on SE 24th. The developer would  
25 be required to construct a ten-foot sidewalk along SE 24th and

1 tie into the existing sidewalk on State Road 674. Additionally,  
2 SE 24th Street is identified on the Hillsborough Corridor of  
3 Preservation plan as a future two-lane enhanced improvement  
4 where the developers shall designate approximately 12-feet of  
5 right-of-way preservation as shown on the PD site plan. The  
6 building setbacks will also be measured from the future  
7 right-of-way line.

8           Based on the adjacent zonings, the incompatible use  
9 buffering enhancement requirements and the proposed height  
10 restrictions, staff finds the proposed plan development  
11 compatible with the existing zoning districts and development  
12 pattern in the area and finds the request approvable, subject to  
13 conditions. That concludes my presentation.

14           HEARING MASTER: All right. Thank you. No questions  
15 for you. We'll hear from planning commission.

16           MS. PAPANDREW: Andrea Papandrew, Planning Commission  
17 Staff.

18           The site is within the suburban mixed use six Future  
19 Land Use Category and the Ruskin Community Plan in the South  
20 Shore Area Wide Systems Plan. At -- as stated, this has been  
21 remanded to address planning commission compatibility comments.  
22 The proposed is within allowable intensity that can be  
23 considered under the suburban mixed use six Future Land Use  
24 Category. It is compatible with Policy 1.4 on compatibility of  
25 the surrounding neighborhood and uses.

1           There is an existing church on the north parcel, which  
2 was -- is considered a residential support use. The proposed  
3 mini warehouse on the south parcel abuts single-family  
4 residential homes to the southeast and east. That south  
5 building has an approximate distance of 50-feet to the southern  
6 property boundary line.

7           Applicant is proposing to restrict the height of the  
8 commercial buildings to one-story and place a retention pond  
9 along the southern boundary. They're also proposing to save the  
10 existing vegetation located to the east property boundary to  
11 help buffer and screen the non-residential use from the adjacent  
12 single-family. So these mitigation techniques are -- are  
13 accepted as a step in the right direction towards achieving  
14 compatibility.

15           The proposed is compatible with the surrounding uses.  
16 It meets the intent of Policy 1.4, Objective 16, Policies 16.1,  
17 16.2, 16.3, 16.5 and 16.10 on compatibility, complementary uses  
18 and the need to protect existing neighborhoods and communities.  
19 And this is done by the 30-feet. The warehouse is at least  
20 30-feet away from single-family with dense vegetation. The  
21 property is within the Ruskin Community Plan, area three Central  
22 Ruskin and meets school two provide -- for providing  
23 opportunities for business growth and jobs. Also meets a Goal 2  
24 on supporting promotion of commercial development, that's at a  
25 scale and design that fits the community's character. And also

1 is consistent with the South Shore Community Plan on  
2 implementing preferred development patterns.

3 Based on this, Planning Commission Staff finds the  
4 proposed plan development consistent with the Unincorporated  
5 Hillsborough County Comprehensive Plan, subject to the  
6 conditions proposed by the Development Services Department.

7 HEARING MASTER: All right. Thank you.

8 All right. Is there anyone here or online who wishes  
9 to speak in support of this application? I do not hear anyone.

10 Is there anyone here or online who wishes to speak in  
11 opposition to this application? All right. I do not hear  
12 anyone?

13 We'll go back to development Services, anything  
14 further?

15 MS. HEINRICH: Nothing further.

16 HEARING MASTER: All right. And applicant, did you  
17 have anything further?

18 MR. WRIGHT: No, thank you. Nothing further.

19 HEARING MASTER: All right. Thank you. Then we'll  
20 close the hearing on Rezoning PD 22-0648.

21

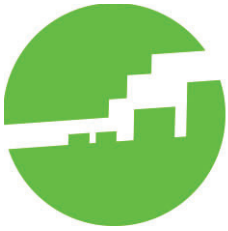
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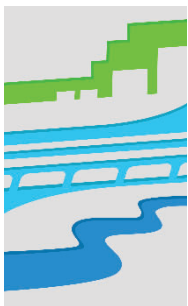
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**Hillsborough County  
City-County  
Planning Commission**

<b>Unincorporated Hillsborough County Rezoning</b>	
<b>Hearing Date</b> July 24, 2023  <b>Report Prepared</b> July 11, 2023	<b>REMAND 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>CONSISTENT</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 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
<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



Plan Hillsborough  
[planhillsborough.org](http://planhillsborough.org)  
[planner@plancom.org](mailto:planner@plancom.org)  
 813 – 272 – 5940  
 601 E Kennedy Blvd  
 18<sup>th</sup> floor  
 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**

- 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.)*
- 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.*
- Utilize the Hillsborough County Competitive Sites Program to identify potential competitive sites (e.g. SouthShore Park DRI).*
- Analyze potential new economic sites, (e.g. Port Redwing) based on development*
- Support the potential Ferry Study and auxiliary services around Port Redwing*
- 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 27<sup>th</sup> street is a commercial building approximately 250 feet in length, and to the west of 24<sup>th</sup> 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 24<sup>th</sup> Street and College Avenue. For purposes of Commercial Locational Criteria, College Avenue is a 4-lane roadway and 24<sup>th</sup> 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 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

<all other values>

**Rezoning**

**STATUS**

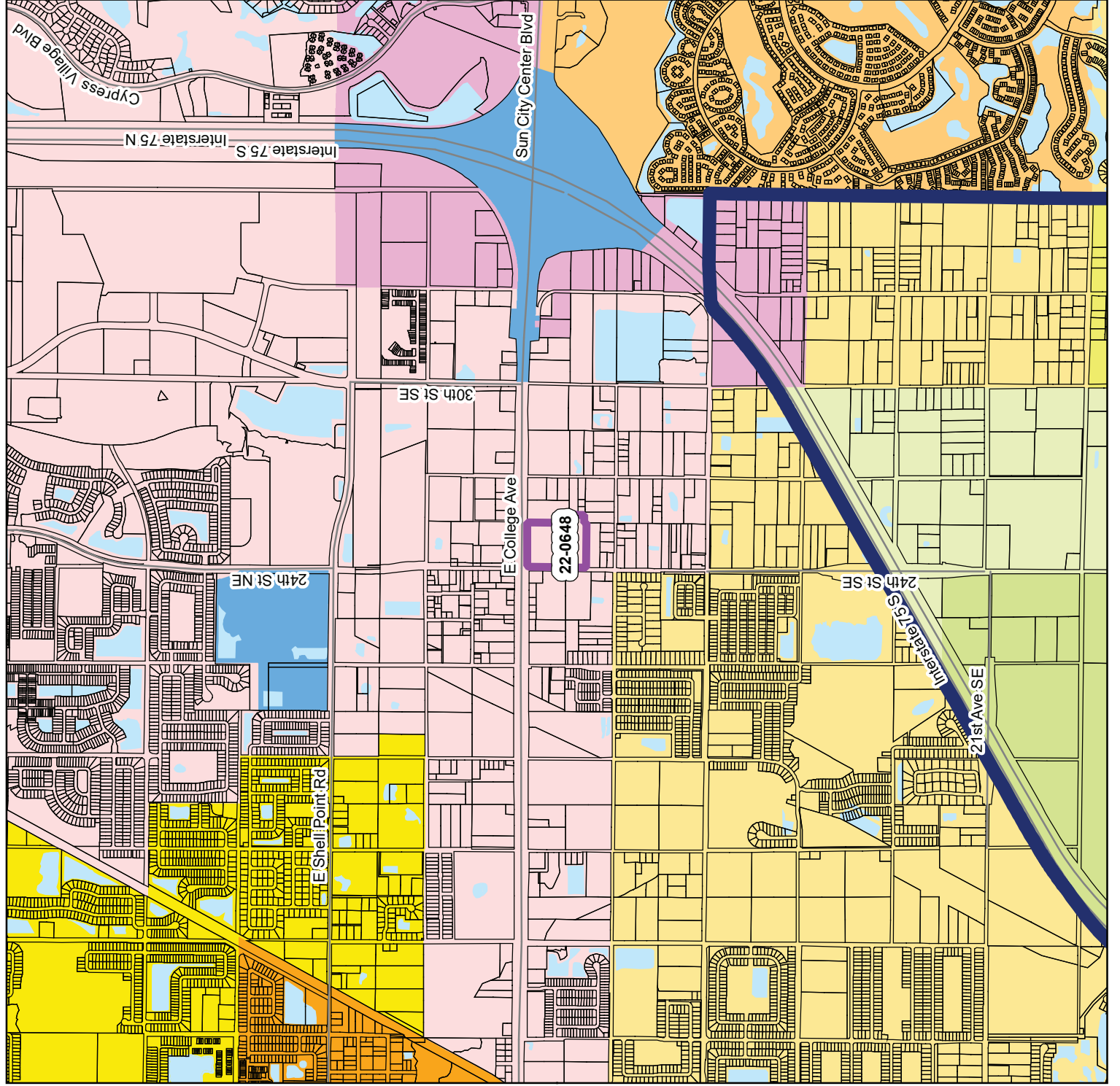
- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

- 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 (.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/QUASH-PUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE



Map Printed from Rezoning System: 4/12/2022  
 Author: Beverly F. Daniels  
 File: G:\Rezoning\System\MapProjects\HC\Reg\_H\Rezoning\_Copy.mxd





**GENERAL  
SITE PLAN  
FOR  
CERTIFICATION**



**DEVELOPMENT SERVICES**

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

**HILLSBOROUGH COUNTY  
DEVELOPMENT SERVICES DEPARTMENT**

**GENERAL SITE PLAN REVIEW/CERTIFICATION**

**BOARD OF COUNTY  
COMMISSIONERS**

Harry Cohen  
Ken Hagan  
Pat Kemp

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

**COUNTY ADMINISTRATOR**

Bonnie M. Wise

**COUNTY ATTORNEY**

Christine M. Beck

**INTERNAL AUDITOR**

Peggy Caskey

**DEPUTY COUNTY ADMINISTRATOR**

Gregory S. Horwedel

Project Name: CROSSING CHURCH

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

Atlas Page: None Submitted: 08/21/23

To Planner for Review: 08/21/23 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:

Reviewed by: Sam Ball Date: 8-21-23

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

07/11/22 PD Plan Submittal Revisions	08/17/23 Per Comments	08/25/23 Per Comments
10/17/22 Per Comments	01/28/23 Per Comments	05/09/23 Per Comments
02/11/22 PD Plan Submittal Revisions	08/17/23 Per Comments	08/25/23 Per Comments

### PROJECT DATA TABLE

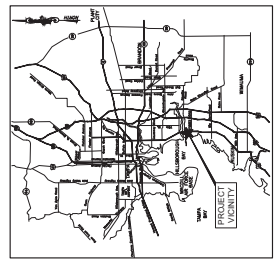
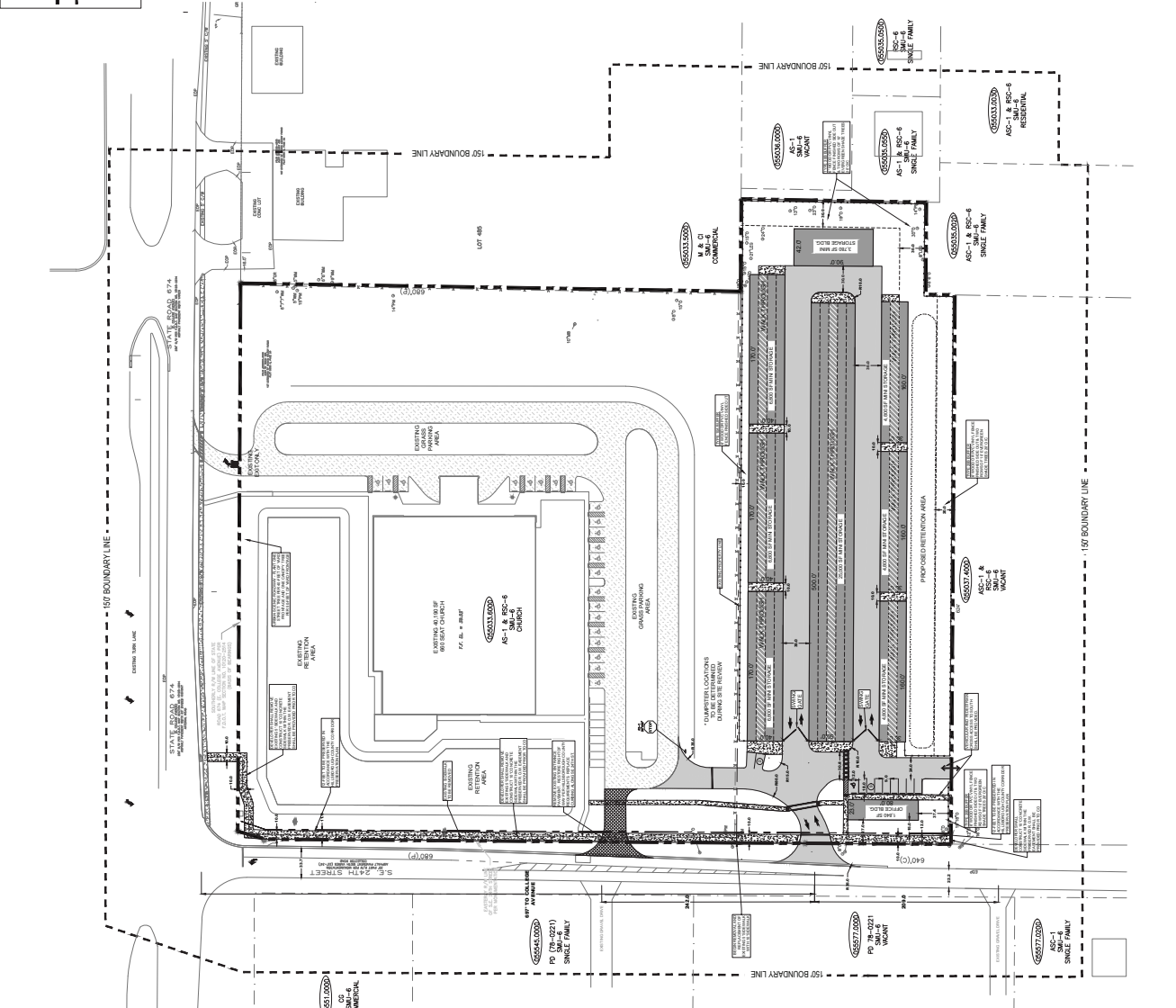
**PROJECT DATA TABLE**  
 052077.000.050303.0000  
 5318.14 SF (12.2-ACRES)  
 OVERLAY DISTRICT  
 PROJECT IS NOT WITHIN AN OVERLAY DISTRICT  
 SPECIAL ZONE  
 PROJECT IS NOT WITHIN AN OVERLAY DISTRICT  
 150' BOUNDARY LINE  
 AS TO RCL LANDMARKS  
 NONE WITHIN 150' FROM THE PROJECT BOUNDARY  
 AS-1, ASC-1 & RSC-6  
 PLANNED DEVELOPMENT (PD-488)

### PROJECT INFORMATION

**PROJECT INFORMATION**  
 EXISTING USE:  
 600 SEAT (40,100 SF) CHURCH  
 1000 SEAT (60,000 SF) MAIN WAREHOUSE (MAX)  
 100,000 SF  
 100,000 SF  
 MAXIMUM SF OF NON-RESIDENTIAL USES:  
 100,000 SF  
 100,000 SF  
 100,000 SF  
 MAXIMUM SF OF RESIDENTIAL USES:  
 100,000 SF  
 100,000 SF  
 100,000 SF  
 SETBACKS:  
 20 FEET  
 20 FEET  
 20 FEET  
 REAR YARDS:  
 10' BUFFER WITH TYPE 'A' SCREENING  
 NORTH  
 20' BUFFER WITH TYPE 'B' SCREENING  
 EAST  
 WEST  
 MAXIMUM BUILDING HEIGHT:  
 N/A (ADJACENT TO RIGHT OF WAY)  
 PLANNED DEVELOPMENT (PD-488)  
 PLU PER THE COMPREHENSIVE PLAN  
 MAXIMUM WATER MAIN DUCTIVE AREAS  
 MAXIMUM WATER MAIN DUCTIVE AREAS  
 UTILITY SERVICE AREA  
 0.0 ACRES  
 HILLSBOROUGH COUNTY URBAN SERVICE AREA  
 SMALL COMPANY WITH U.G. REQUIREMENTS

### LEGEND

**LEGEND**  
 PROPERTY LINE  
 150' BOUNDARY LINE  
 FLOOD NUMBER  
 FLOODING CLASSIFICATION  
 EXISTING USE  
 EXISTING USE



**GENERAL NOTES**  
 1. ALL UTILITIES SHALL BE DEEPENED TO 36" BELOW FINISH GRADE.  
 2. POTABLE WATER PROVIDED BY HILLSBOROUGH COUNTY.  
 3. WASTEWATER DISPOSAL PROVIDED BY HILLSBOROUGH COUNTY.  
 4. ALL UTILITIES SHALL BE DEEPENED TO 36" BELOW FINISH GRADE.  
 5. ZONING AND COMPREHENSIVE PLAN DESIGNATIONS FOR ALL PROPERTIES WITHIN THE PROJECT SHALL BE AS-1, ASC-1 & RSC-6.  
 6. THE RELATED PARCEL LINES AND PROPERTY TOWN NUMBERS SET FOR ALL PROPERTIES WITHIN THE PROJECT SHALL BE AS-1, ASC-1 & RSC-6.  
 7. THE PROJECT IS NOT LOCATED WITHIN ANY SPECIAL CONSERVATION DISTRICTS.  
 8. THE PROJECT IS NOT LOCATED WITHIN ANY SPECIAL CONSERVATION DISTRICTS.  
 9. THE PROJECT IS NOT LOCATED WITHIN ANY SPECIAL CONSERVATION DISTRICTS.  
 10. PORTS OF APPROXIMATIONS ARE IDENTIFIED ON THE SITE PLAN.  
 11. THE PROJECT IS NOT LOCATED WITHIN THE REGIONAL SOUTH SHORE COUNTY WIDE CORRIDOR.  
 12. THE PROJECT IS NOT LOCATED WITHIN THE REGIONAL SOUTH SHORE COUNTY WIDE CORRIDOR.  
 13. THE PROJECT IS NOT LOCATED WITHIN ANY SPECIAL CONSERVATION DISTRICTS.  
 14. THE PROJECT IS NOT LOCATED WITHIN ANY SPECIAL CONSERVATION DISTRICTS.  
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**LEGAL DESCRIPTION:**  
 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, 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 868, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LESS THE SOUTH 396 FEET THEREOF, AND THE NORTH 210 FEET 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  
REVISED: 4/06/2023  
REVISED: 6/07/2023

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.

**CONDITIONS OF ZONING APPROVAL**

- The project shall have one right-out access on SR 674 (College Ave.) and one full access connection on SE 24<sup>th</sup> Street. The existing full access connection shall be removed and restored to the County typical section consistent with the existing roadway.
- As SE 24<sup>th</sup> 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 24<sup>th</sup> St. The developer shall construct improvements to SE 24<sup>th</sup> 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 24<sup>th</sup> 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, 11<sup>th</sup> 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
<b>TOTAL:</b>	<b>344</b>	<b>16</b>	<b>23</b>

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
<b>TOTAL:</b>	<b>456</b>	<b>19</b>	<b>28</b>

Trip Generation Difference:

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

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 15<sup>th</sup> 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 24<sup>th</sup> 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 24<sup>th</sup> St. in lieu of improving the roadway to standard. See the Design Exception request section below for additional detail.

SE 24<sup>th</sup> 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 24<sup>th</sup> 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 – 24<sup>TH</sup> STREET**

As SE 24<sup>th</sup> St. is a substandard collector roadway, the applicant’s Engineer of Record (EOR) submitted a Design Exception request for SE 24<sup>th</sup> 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 24<sup>th</sup> 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 24<sup>th</sup> St. is not a regulated roadway.

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

Source: Hillsborough County 2022 Multimodal Level of Service Report.



Transportation Comment Sheet

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

<b>Adjoining Roadways (check if applicable)</b>			
<b>Road Name</b>	<b>Classification</b>	<b>Current Conditions</b>	<b>Select Future Improvements</b>
SR 674 (College Ave.)	FDOT Arterial - Rural	2 Lanes <input type="checkbox"/> Substandard Road <input checked="" 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 checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

<b>Project Trip Generation</b> <input type="checkbox"/> Not applicable for this request			
	<b>Average Annual Daily Trips</b>	<b>A.M. Peak Hour Trips</b>	<b>P.M. Peak Hour Trips</b>
Existing	344	16	23
Proposed	456	19	28
Difference (+/-)	+112	+3	+5

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

<b>Connectivity and Cross Access</b> <input type="checkbox"/> Not applicable for this request				
<b>Project Boundary</b>	<b>Primary Access</b>	<b>Additional Connectivity/Access</b>	<b>Cross Access</b>	<b>Finding</b>
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.

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

Notes: Proposed 10-foot multi-use path.

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

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

**COMMISSION**

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



**DIRECTORS**

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

**AGENCY COMMENT SHEET**

REZONING	
<p><b>HEARING DATE:</b> 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	
<b>WETLANDS PRESENT</b>	YES
<b>SITE INSPECTION DATE</b>	4/11/2022
<b>WETLAND LINE VALIDITY</b>	NOT VALID
<b>WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)</b>	A wetland is located in the south east portion of the project.
<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 COMMENT SHEET

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

FROM: **Reviewer:** Carla Shelton Knight **Date:** April 13, 2023

**Agency:** Natural Resources **Petition #:** 22-0648

- This agency has **no comment**
- This agency has **no objections**
- This agency has **no objections, subject to listed or attached conditions**
- This agency **objects, based on the listed or attached issues.**

1. 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.
2. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the condition of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas.
3. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
4. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
5. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.



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

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**TO:** Zoning Review, Development Services **DATE:** 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

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**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

**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: \_\_\_\_\_.

**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**

HILLSBOROUGH COUNTY, FLORIDA  
BOARD OF COUNTY COMMISSIONERS

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

BEFORE: PAMELA JO HATLEY  
Land Use Hearing Master

DATE: Monday, July 24,  
2023  
TIME: Commencing at 6:00  
p.m.  
Concluding at 9:30 p.m.

Reported via Cisco Webex Videoconference by:  
Samantha Kozlowski, Digital Reporter

1 MS. HEINRICH: Our next item is Item B.2, PD 22-0648.  
2 This is a request to rezone property to plan development.  
3 Sam Ball with Development Services will present Staff findings  
4 after the applicant's presentation.

5 HEARING MASTER: All right. Thank you. Applicant.

6 MR. WRIGHT: Good evening, Madam Hearing Officer. My  
7 name is David Wright, president of TSP Companies. Address is  
8 P.O. Box 273417, Tampa, Florida 33688.

9 And as you can probably hear, I have very limited  
10 voice tonight, so I'm going to be brief. This is also a  
11 remanded application. To be quite honest with you, we were not  
12 prepared for the first zoning hearing master hearing. We were  
13 still working with Transportation Staff and Planning Commission  
14 staff on several issues. One was compatibility and we've made  
15 substantial changes to the plan between the last hearing and  
16 tonight to ensure compatibility with the surrounding properties.  
17 Those included restricting the height of the proposed storage  
18 buildings to one-story, reduced the scale of the buildings that  
19 are adjacent to the agricultural residential uses, increase the  
20 buffer width from 20 to 30 feet. The length of the east  
21 property line and a portion of the south property line and to  
22 save existing trees along the east property line to provide  
23 better buffering, in addition to the additional planting that  
24 we've proposed.

25 We've also limited the FAR of the storage facility to

1 0.15 instead of 0.25, which is permitted within the SMU-6  
2 category.

3           And also working with Transportation Staff, we've been  
4 able to prepare and -- and have the county engineer find  
5 approvable a design exception for improvements to SE 24 -- 24th  
6 Street. And with that, we have reviewed the staff reports  
7 prepared by Zoning Staff and Planning Commission Staff. We're  
8 in agreement with those staff reports and all the conditions.  
9 And I will in my presentation be available for questions. Thank  
10 you.

11           HEARING MASTER: All right. Thank you, Mr. Wright.  
12 So we'll hear from Staff.

13           MR. BALL: Good evening. Sam Ball, Development  
14 Services.

15           The applicant is requesting to rezone 12.2 acres  
16 located at the southeast corner of East College Avenue and 24th  
17 Street SE from AS-1, ASC-1 and RSC-6 to plan development in  
18 order to accommodate the development of a mini warehouse  
19 facility. The property is currently developed for a church with  
20 40,190 -- 190 square feet and 660 seats. The subject site is  
21 located in an area of a variety of uses and zoning designation.  
22 This mix of uses include single-family residential, vacant  
23 commercial and residential concrete production and distribution,  
24 strip retail and religious institutions. The adjacent  
25 properties to the north of East College Avenue are developed for

1 strip retail, concrete production and distribution and a vacant  
2 property zoned AS-1. The adjoining properties to the south  
3 include a single-family dwelling and a vacant property zoned  
4 ASC-1. The property is located across 24th Street SE to the  
5 west, include a vacant PD that allows for a mobile home park, a  
6 church parsonage, vacant church property and vacant commercial.  
7 The properties to the east include a -- a warehouse building and  
8 a single-family dwelling.

9           As proposed, in addition to the existing 660 seat  
10 church, additional site development would be allowed to include  
11 up to 65,420 square feet of mini warehouse space with up to 520  
12 storage units. The storage building would be required to have  
13 30-foot front setbacks, 20-foot side setbacks and a maximum  
14 height of one-story up to 35 feet. 30-foot Type B buffers will  
15 be along -- required along the east and eastern portion of the  
16 south property boundary that abuts the single-family residential  
17 property. A 20-foot Type B buffer will be required along the  
18 remaining southern buffer and a ten-foot type a buffer would be  
19 required between the storage building and the church site.

20           As proposed, the development result in an overall  
21 floor area ratio of 0.15 and the maximum impervious surface area  
22 would be limited to 70%. If PD 22648 is approved, the County  
23 engineer will approve a design exception related to the  
24 substandard road improvements on SE 24th. The developer would  
25 be required to construct a ten-foot sidewalk along SE 24th and

1 tie into the existing sidewalk on State Road 674. Additionally,  
2 SE 24th Street is identified on the Hillsborough Corridor of  
3 Preservation plan as a future two-lane enhanced improvement  
4 where the developers shall designate approximately 12-feet of  
5 right-of-way preservation as shown on the PD site plan. The  
6 building setbacks will also be measured from the future  
7 right-of-way line.

8           Based on the adjacent zonings, the incompatible use  
9 buffering enhancement requirements and the proposed height  
10 restrictions, staff finds the proposed plan development  
11 compatible with the existing zoning districts and development  
12 pattern in the area and finds the request approvable, subject to  
13 conditions. That concludes my presentation.

14           HEARING MASTER: All right. Thank you. No questions  
15 for you. We'll hear from planning commission.

16           MS. PAPANDREW: Andrea Papandrew, Planning Commission  
17 Staff.

18           The site is within the suburban mixed use six Future  
19 Land Use Category and the Ruskin Community Plan in the South  
20 Shore Area Wide Systems Plan. At -- as stated, this has been  
21 remanded to address planning commission compatibility comments.  
22 The proposed is within allowable intensity that can be  
23 considered under the suburban mixed use six Future Land Use  
24 Category. It is compatible with Policy 1.4 on compatibility of  
25 the surrounding neighborhood and uses.

1           There is an existing church on the north parcel, which  
2 was -- is considered a residential support use. The proposed  
3 mini warehouse on the south parcel abuts single-family  
4 residential homes to the southeast and east. That south  
5 building has an approximate distance of 50-feet to the southern  
6 property boundary line.

7           Applicant is proposing to restrict the height of the  
8 commercial buildings to one-story and place a retention pond  
9 along the southern boundary. They're also proposing to save the  
10 existing vegetation located to the east property boundary to  
11 help buffer and screen the non-residential use from the adjacent  
12 single-family. So these mitigation techniques are -- are  
13 accepted as a step in the right direction towards achieving  
14 compatibility.

15           The proposed is compatible with the surrounding uses.  
16 It meets the intent of Policy 1.4, Objective 16, Policies 16.1,  
17 16.2, 16.3, 16.5 and 16.10 on compatibility, complementary uses  
18 and the need to protect existing neighborhoods and communities.  
19 And this is done by the 30-feet. The warehouse is at least  
20 30-feet away from single-family with dense vegetation. The  
21 property is within the Ruskin Community Plan, area three Central  
22 Ruskin and meets school two provide -- for providing  
23 opportunities for business growth and jobs. Also meets a Goal 2  
24 on supporting promotion of commercial development, that's at a  
25 scale and design that fits the community's character. And also

1 is consistent with the South Shore Community Plan on  
2 implementing preferred development patterns.

3 Based on this, Planning Commission Staff finds the  
4 proposed plan development consistent with the Unincorporated  
5 Hillsborough County Comprehensive Plan, subject to the  
6 conditions proposed by the Development Services Department.

7 HEARING MASTER: All right. Thank you.

8 All right. Is there anyone here or online who wishes  
9 to speak in support of this application? I do not hear anyone.

10 Is there anyone here or online who wishes to speak in  
11 opposition to this application? All right. I do not hear  
12 anyone?

13 We'll go back to development Services, anything  
14 further?

15 MS. HEINRICH: Nothing further.

16 HEARING MASTER: All right. And applicant, did you  
17 have anything further?

18 MR. WRIGHT: No, thank you. Nothing further.

19 HEARING MASTER: All right. Thank you. Then we'll  
20 close the hearing on Rezoning PD 22-0648.

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HILLSBOROUGH COUNTY, FLORIDA  
Board of County Commissioners

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

BEFORE:                              Susan Finch  
  Zoning Hearing Master

DATE:                                  Tuesday, June 20, 2023

TIME:                                  Commencing at 6:32 p.m.  
  Concluding at 10:28 p.m.

PLACE:                                Hillsborough County Board of  
  Commissioners  
  601 East Kennedy Boulevard  
  Second Floor  
  Tampa, Florida 33601

Reported via Zoom Videoconference by:  
Jennifer Cope, Court Reporter No. GG 187564

1 we have Brian Grady to my left. With the County  
2 Attorney's Office we have Mary Dorman. And with  
3 the Planning Commission we have Andrea Papandrew.

4 And I'll go ahead and go over the unpublished  
5 continuances. The first one is Agenda, Page 6,  
6 Item B-1, PD 22-0648. Staff is requesting a  
7 continuance to the July 24th, 2023 ZHM Hearing.  
8 And the second one is Agenda, Page 6, Item C-1.  
9 This is a standard rezoning, 22-1681. And the  
10 applicant has requested a continuance to the July  
11 24th, 2023 ZHM Hearing.

12 HEARING MASTER FINCH: All right. Is the  
13 applicant here?

14 MS. HEINRICH: Oh, I apologize for -- the  
15 second item, Agenda, Page 6, C-1 Standard Rezoning  
16 22-1681. This application is being continued to  
17 the January 24th hearing. It was not made by the  
18 applicant.

19 HEARING MASTER FINCH: Oh, you mean July 24th?

20 MS. HEINRICH: Yes, thank you.

21 HEARING MASTER FINCH: Okay. All right. And  
22 so the applicant, there's no reason to call them?

23 MS. HEINRICH: Correct.

24 HEARING MASTER FINCH: All right. Thank you  
25 so much.

1           So just for the record, make sure everybody got  
2           that. That's Agenda, Page 6, Item B-1, Rezoning PD  
3           22-04- -- 0648 being continued to the July 24th  
4           ZHM, and also Agenda, Page 6, Item C-1, Rezoning  
5           22-1681 also being continued to July 24th, 2023.

6           Ms. Heinrich, you want to continue with the  
7           changes?

8           MS. HEINRICH: Okay. Sure. The first one is  
9           Item A-1, PD 22-0075. This application is being  
10          continued by the applicant to the July 24th, 2023  
11          ZHM Hearing. Item A-2, Major Mod 22-0671. This  
12          application is out of order to be heard and is  
13          being continued to the July 24th, 2023 ZHM Hearing.

14          Item A-3, PD 22-0877. This application is  
15          being withdrawn from the ZHM process. Item A-4,  
16          Standard Rezoning 22-1431. This application is  
17          withdrawn by the zoning administrator in accordance  
18          with LDC Section 10.03.02.C.2.

19          Item A-5, PD Application 22-1503. This  
20          application is out of order to be heard and is  
21          being continued to the July 24th, 2023 ZHM Hearing.

22          Item A-6, Major Mod 22-1510. This application is  
23          out of order to be heard and is being continued to  
24          the July 24th, 2023 ZHM Hearing.

25          Item A-7, PD 22-1577. This application is out

HILLSBOROUGH COUNTY, FLORIDA  
Board of County Commissioners

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ZONING HEARING MASTER HEARING  
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE:                  Susan Finch and Pamela Jo Hatley  
                                  Zoning Hearing Masters

DATE:                    Monday, May 15, 2023

TIME:                    Commencing at 6:00 p.m.  
                                  Concluding at 9:30 p.m.

PLACE:                   Hillsborough County Board of County  
                                  Commissioners  
                                  601 East Kennedy Boulevard, 2nd Floor  
                                  Tampa, Florida 33601

Reported via Cisco Webex Videoconference by:  
Diane DeMarsh, CER No. 1654

1 go through the changes to the agenda and introduce staff. Thank  
2 you.

3 MS. HEINRICH: Good evening. Before we begin, we also  
4 have with us, as you heard Brian Grady from Development  
5 Services, Cameron Clark with the County Attorney's Office and  
6 Karla Llanos with the Planning Commission.

7 And I will start off by going over one of the changes  
8 to tonight's agenda. And that is agenda Page 7, Item D.3, which  
9 is PD Rezoning 22-1390. Staff is requesting continuance of this  
10 item to June 20, 2023, ZHM Hearing.

11 HEARING MASTER HATLEY: All right. Thank you. Do we  
12 need to hear from the applicant on this, or the public or?

13 MS. HEINRICH: (No audible response.)

14 HEARING MASTER HATLEY: Okay. Is the applicant here?  
15 All right. So it's just a staff requesting continuance?

16 MS. HEINRICH: It is.

17 HEARING MASTER HATLEY: All right. So this -- this is  
18 item Rezoning PD 22-1390. It's agenda item D.3. And this item  
19 is continued to the June 20, 2023, Zoning Hearing Master  
20 Meeting.

21 MS. HEINRICH: Thank you. I'll go through the  
22 published withdrawals and continuances, starting with item A.1,  
23 PD 22-0648. Application is being continued by the applicant to  
24 the June 20, 2023, ZHM hearing.

25 Item A.2, Major Modification 22-0671. This

HILLSBOROUGH COUNTY, FLORIDA  
BOARD OF COUNTY COMMISSIONERS

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ZONING HEARING MASTER HEARING  
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE:                  Susan Finch  
                            Land Use Hearing Master

DATE:                    Monday, April 17, 2023

TIME:                    Commencing at 6:00 p.m.  
                            Concluding at 9:43 p.m.

Reported via Cisco Webex Videoconference by:  
                            Diane DeMarsh, CER No. 1654

1 requesting a continuance of this application to the  
2 May 15, 2000 -- 2023 Zoning Hearing Master Hearing.

3 And Agenda page ten. And that is PD 22-1706 and Staff  
4 is requesting a continuance to the May 15, 2023 Zoning Hearing  
5 Master Hearing. Thank you so much.

6 HEARING MASTER: Okay. That concludes changes and now  
7 we'll go through withdrawals and continuances.

8 MS. HEINRICH: The first item is Item A.1, PD 22-0648.  
9 This application is being continued by the applicant to the  
10 May 15, 2023 ZHM Hearing.

11 Item A.2, Major Mod 22-0671. This application is  
12 continued by the applicant to the May 15, 2023 hearing.

13 Item A.3, Major Mod 22-0689. This application is out  
14 of order to be heard and is being continued to the May 15, 2023  
15 ZHM hearing.

16 Item A.4, PD 22-0877. This application is being  
17 continued by the applicant to the May 15, 2023 Zoning Hearing  
18 Master Hearing.

19 Item A.5, 22 -- or Major Mod 22-1239. This  
20 application is out of order to be heard and is continued to the  
21 May 15, 2023 ZHM Hearing.

22 Item A.6, PD 22-1257. This application is out of  
23 order to be heard and is being continued to the May 15, 2023 ZHM  
24 Hearing.

25 Item A.7, PD 22-1330. This application is being

HILLSBOROUGH COUNTY, FLORIDA  
BOARD OF COUNTY COMMISSIONERS

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ZONING HEARING MASTER HEARING  
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE:           SUSAN FINCH  
                  Land Use Hearing Master

DATE:             Monday, July 25, 2022

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

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

Reported via Cisco Webex Videoconference by:

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



1           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

Zoning Master Hearing  
December 12, 2022

HILLSBOROUGH COUNTY, FLORIDA  
BOARD OF COUNTY COMMISSIONERS

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

BEFORE: PAMELA JO HATLEY  
Land Use Hearing Master

DATE: Monday, December 12, 2022

TIME: Commencing at 6:04 p.m.  
Concluding at 9:15 p.m.

Reported via Cisco Webex Videoconference by:  
Vicki Parent, CER No. 1255

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 seat 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, 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: Susan Finch, Zoning Hearing Master  
Land Use Hearing Master

DATE: Monday, November 14, 2022

TIME: Commencing at 6:00 p.m.  
Concluding at 10:13 p.m.

Reported via Cisco Webex Videoconference by:  
LaJon Irving, CER No. 1256



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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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



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**