Rezoning Application:	PD 25-0882
Zoning Hearing Master Date:	March 23, 2026
BOCC Land Use Meeting Date:	May 12, 2026

Hillsborough County Florida

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: David Wright / TSP Companies, INC.

FLU Category: CMU-12

Service Area: Urban

Site Acreage: 9.66 MOL

Community Plan Area: Sun City Center & SouthShore

Overlay: None

Introduction Summary:
The applicant requests a rezoning of 9.66 acres from AS-1 to PD (Planned Development) to allow development of a hotel resort with up to 50 rooms in a 68,000-square-foot building and 10,000 square feet of ancillary support facilities. The site, located at the northeast corner of 33rd Street SE and 14th Avenue SE in Ruskin, lies within the SouthShore and Greater Sun City Center planning areas and the Urban Service Area. Existing residential structures will be removed, and the project will utilize an existing 6-acre man-made lake with a perimeter trail.

	Existing	Proposed
District(s)	AS-1	PD 25-0882
Typical General Use(s)	Single-Family Residential/Agricultural	Hotel Resort
Acreage	9.66 MOL	9.66 MOL
Density/Intensity	1 du/ga	0.185 F.A.R. (78,000 sf)
Mathematical Maximum*	9 units	210,394 sf per FLU

*number represents a pre-development approximation

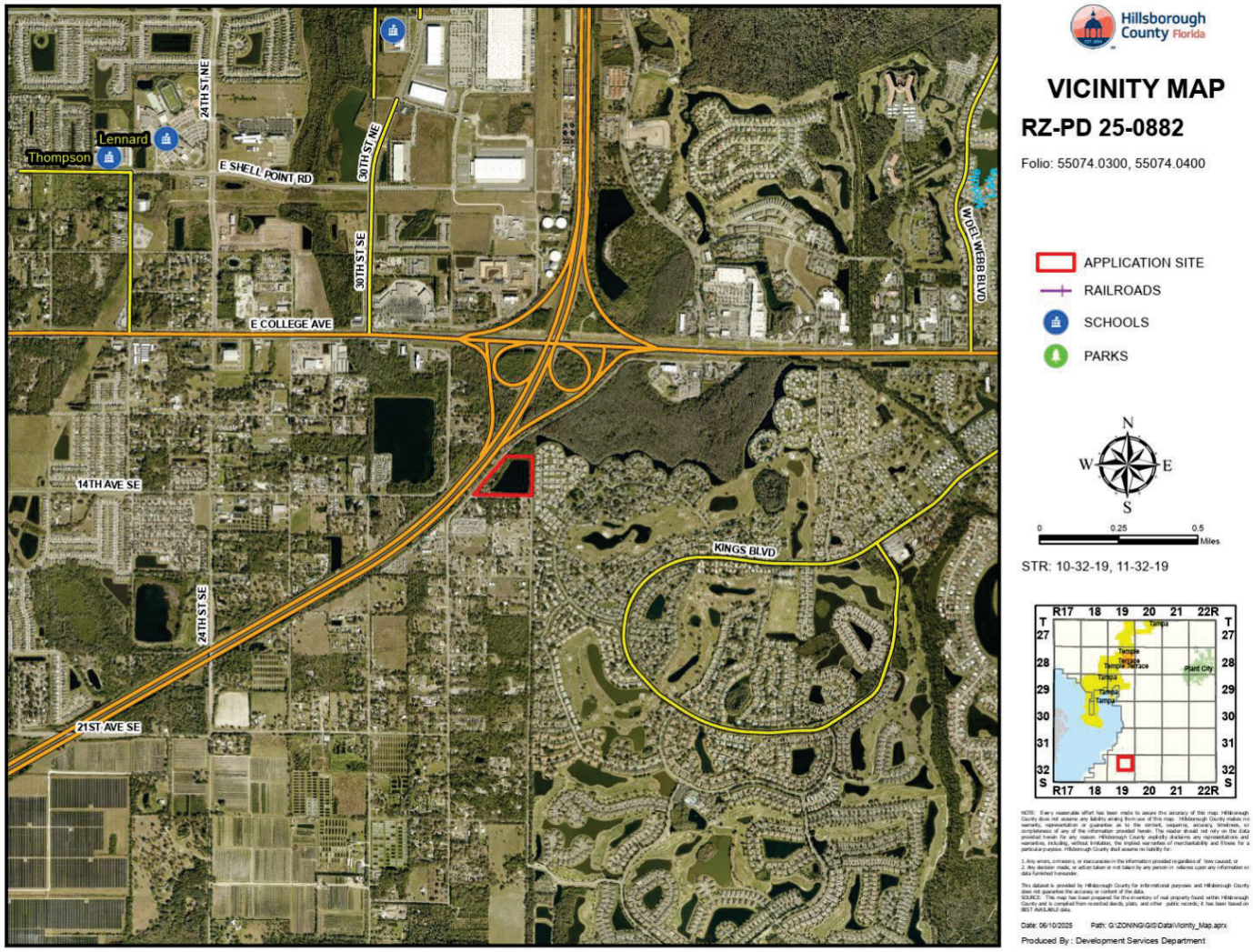
Development Standards:	Existing	Proposed
District(s)	AS-1	PD 25-0882
Lot Size / Lot Width	43,560 sf / 150’	n/a
Setbacks/Buffering and Screening	50’ Front 50’ Rear 15’ Sides	North: 25 feet South: 25 Feet East: 50 Feet West: 10 Feet
Max Height	50’	50’

Additional Information:	
PD Variation(s)	LDC Part 6.06.00 (Landscaping/Buffering)
Waiver(s) to the Land Development Code	None requested as part of this application

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

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

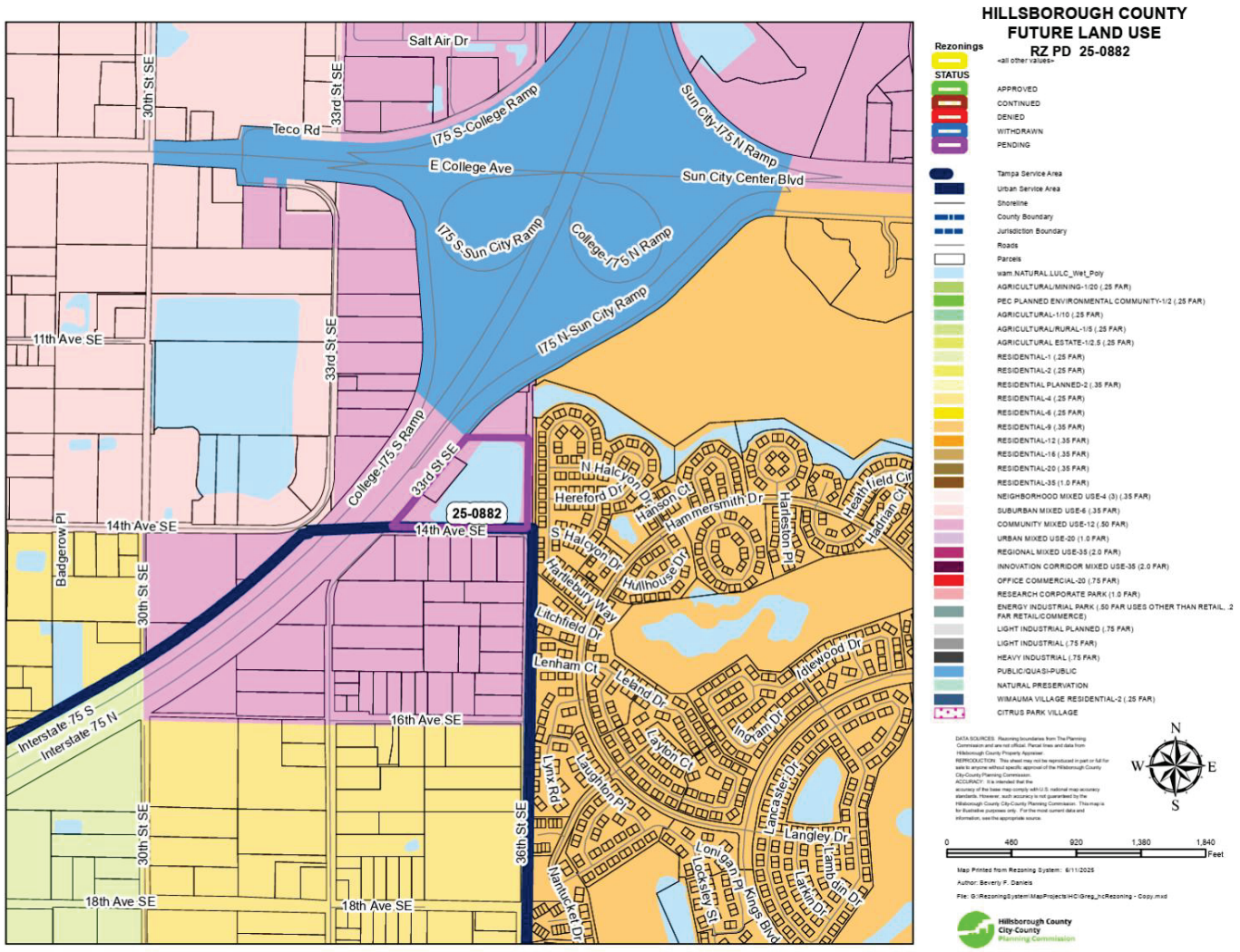


Context of Surrounding Area:

The area consists primarily of low-density single-family residential and agricultural uses, with some two-family development to the east. Adjacent to the north is vacant land zoned AS-1. To the south is single-family residential, also zoned AS-1. Adjacent to the east is a two-family residential area within PD 80-0047. To the west across Interstate 75 North are vacant parcels zoned AS-1 and ASC-1.

2.0 LAND USE MAP SET AND SUMMARY DATA

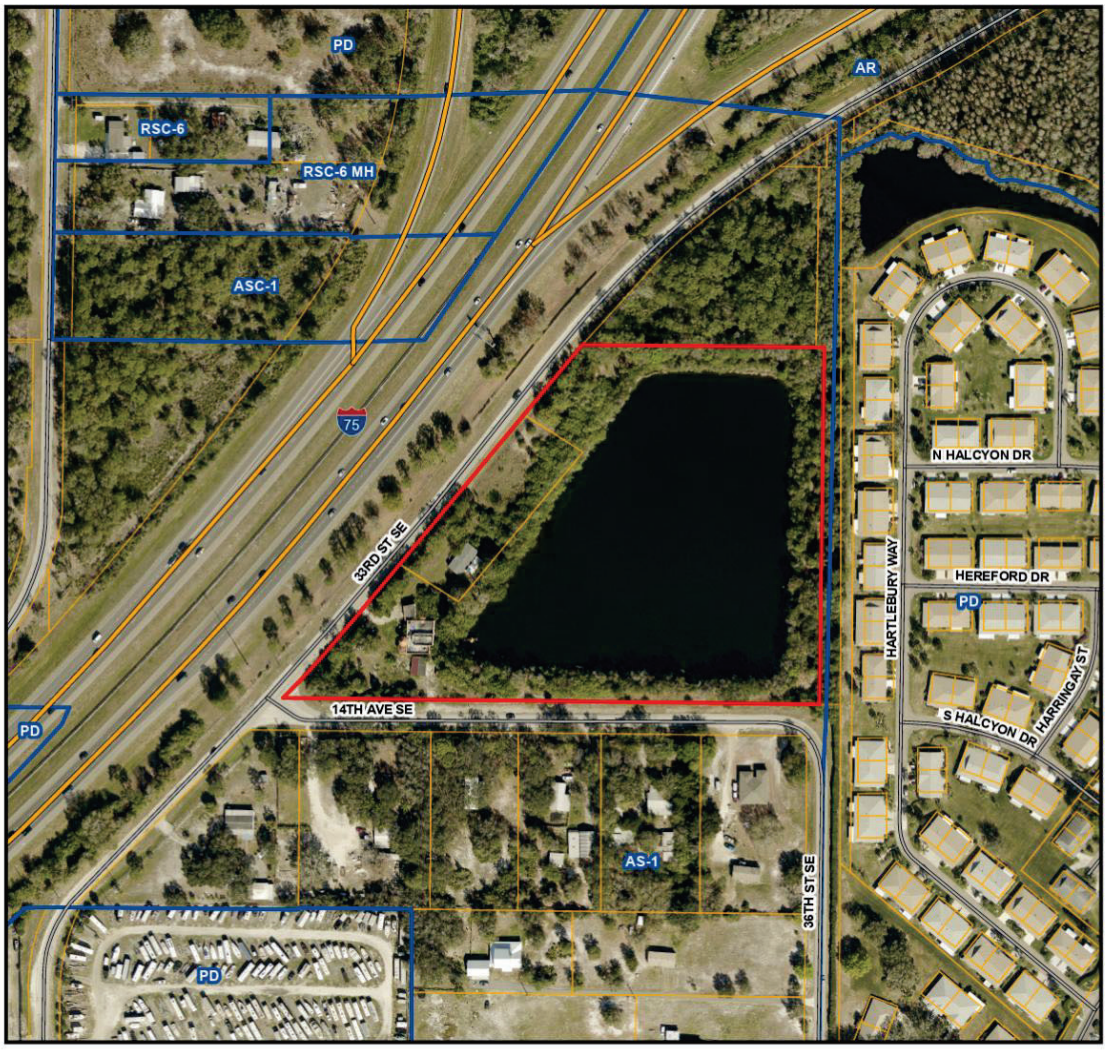
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Community Mixed-Use – 12 (CMU-12)
Maximum Density/F.A.R.:	12 du/ga; 0.50 F.A.R.
Typical Uses:	Agricultural, residential, commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed-use projects.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Hillsborough County Florida

ZONING MAP

RZ-PD 25-0882

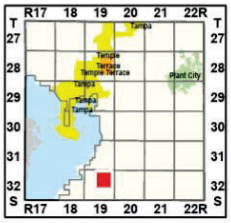
Folio: 55074.0300, 55074.0400

APPLICATION SITE
ZONING BOUNDARY
PARCELS
SCHOOLS
PARKS

N W E S

0 180 360 Feet

STR: 10-32-19, 11-32-19



NOTE: Every reasonable effort has been made to assure the accuracy of this map. Hillsborough County assumes no responsibility for errors or omissions in the information presented herein. We make no warranty, representation or guarantee as to the content, sequence, accuracy, timeliness, or completeness of any of the information provided herein. The reader should not rely on the data provided herein for any reason. Hillsborough County explicitly disclaims any representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. Hillsborough County shall assume no liability for:

1. Any errors, omissions, or inaccuracies in the information provided regardless of how caused, or
2. Any decision made, or action taken or not taken by any person in reliance upon any information or data furnished hereunder.

This dataset is provided by Hillsborough County for informational purposes and Hillsborough County does not guarantee the accuracy or content of the data.
SOURCE: This map has been prepared for the inventory of real property found within Hillsborough County and is compiled from recorded deeds, plats, and other public records. It has been based on BEST AVAILABLE data.

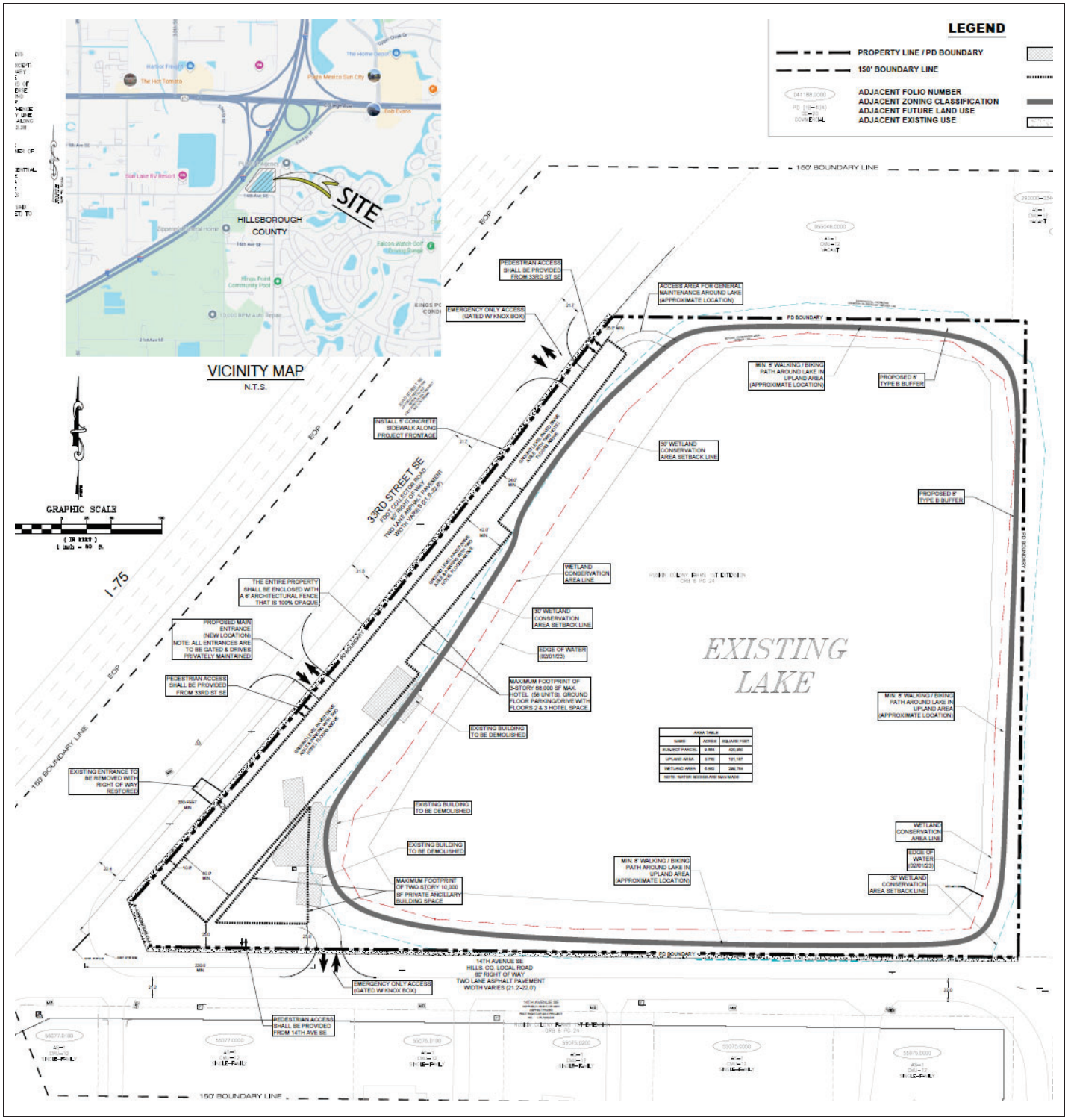
Date: 06/10/2025 Path: G:\ZONING\GIS\Data\Zoning_Map.aprx

Produced By : Development Services Department

Adjacent Zonings and Uses				
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	AS-1	1 du/ga	Single-Family Residential/Agricultural	Vacant
South	AS-1	1 du/ga	Single-Family Residential/Agricultural	Single-Family Residential
East	PD 80-0047	10 du/ga	Two-Family Residential	Two-Family Residential
West	AS-1, ASC-1	1 du/ga	Single-Family Residential/Agricultural	Vacant 33rd Street SE Interstate-75

2.0 LAND USE MAP SET AND SUMMARY DATA

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



APPLICATION NUMBER:	PD 25-0882
ZHM HEARING DATE:	March 23, 2026

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

Adjoining Roadways (check if applicable)

Road Name	Classification	Current Conditions	Select Future Improvements
33rd Street SE	FDOT Collector - Rural	2 Lanes ☐Substandard Road ☐Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☒ Other (TBD by FDOT)
14th Avenue SE	County Collector - Rural	2 Lanes ☒ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other

Project Trip Generation ☐Not applicable for this request

	Average Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	82	7	8
Proposed	292	17	24
Difference (+/-)	+210	+10	+16

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

Connectivity and Cross Access ☐Not applicable for this request

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

Design Exception/Administrative Variance ☒Not applicable for this request

Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
Notes:		

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	**Comments Received**	**Objections**	**Conditions Requested**	**Additional Information/Comments**
Environmental Protection Commission	☒ Yes ☐ No	☐ Yes ☒ No	☒Yes ☐No	
Conservation & Environ. Lands Mgmt.	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Natural Resources	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	
Environmental Services	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Check if Applicable: ☒ Wetlands/Other Surface Waters ☐ Wellhead Protection Area ☐ Surface Water Resource Protection Area	☐ Potable Water Wellfield Protection Area ☐ Urban/Suburban/Rural Scenic Corridor ☐ Airport Incompatible Use Area ☐ Other:			
Public Facilities:	**Comments Received**	**Objections**	**Conditions Requested**	**Additional Information/Comments**
Transportation ☐ Design Exc./Adm. Variance Requested ☐ Off-site Improvements Provided	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	See Report
Hillsborough County School Board Adequate ☐ K-5 ☐ 6-8 ☐ 9-12 ☒ N/A Inadequate ☐ K-5 ☐6-8 ☐9-12 ☒ N/A	☐ Yes ☒ No	☐ Yes ☐ No	☐ Yes ☐ No	
Service Area/ Water & Wastewater ☒ Urban ☐ City of Tampa ☐Rural ☐ City of Temple Terrace	☒ Yes ☐No	☐ Yes ☒ No	☐ Yes ☒ No	
Impact/Mobility Fees Hotel (Per room Mobility) (Per 1,000 sq ft Fire) Mobility: $4,168 * 50 = $208,400 Fire: $313 * 78 = $24,414	Hotel (all Suites) (Per room Mobility) (Per 1,000 sq ft Fire) Mobility: $3,314 = $165,700 Fire: $313 * 78 = $24,414			
Comprehensive Plan:	**Comments Received**	**Findings**	**Conditions Requested**	**Additional Information/Comments**
Planning Commission ☐ Meets Locational Criteria ☒ N/A ☐ Locational Criteria Waiver Requested ☐ Minimum Density Met ☒ N/A	☒ Yes ☐ No	☐ Inconsistent ☒ Consistent	☐Yes ☒No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

To mitigate compatibility impacts of the 78,000 square foot hotel resort, the applicant proposes development standards and buffer enhancements, including building setbacks of 10 feet along the western boundary, 25 feet along the northern and southern boundaries, and 50 feet along the eastern boundary. Landscape buffers are provided along all sides of the site, with Type B screening along the northern and eastern boundaries to reinforce visual separation from nearby residences. In addition, the applicant proposes enclosing the site with a 6-foot, 100% opaque fence to address potential views and noise transmission.

The project also integrates existing environmental features to support overall compatibility. The approximately 6-acre man-made borrow pit lake will be preserved and incorporated as a central element of the development, with an 8-foot walking and biking path around its upland perimeter. This configuration provides internal open space and establishes physical separation between the hotel structure, and adjacent multifamily and single-family uses located to the east and south.

Compatibility is further addressed through the placement of the hotel structure along the western portion of the site, oriented toward 33rd Street SE and the I-75 corridor rather than toward existing residential properties. The proposed maximum building height of 50 feet is positioned within an area already influenced by interstate adjacency. Internal circulation, parking areas, and ancillary facilities are arranged around the lake and within developable upland areas, maintaining distance from nearby residences.

Based on the surrounding development pattern, the buffering measures proposed by the applicant, the project's preservation of existing environmental features, and the site layout, the proposed PD provides defined transitions to adjacent properties and demonstrates compatibility with surrounding development.

5.2 Recommendation

Approval, subject to proposed conditions.

6.0 PROPOSED CONDITIONS

Prior to site plan certification, the PD Site Plan shall be revised to:

1. Revise the functional classification of 14th Ave from 'local' to 'collector'

2. Revise the 5-foot-wide sidewalk along 33rd St to provide a sidewalk 6 feet in width

3. Revise the north & east buffer and screening to 10' Type B

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted March 3, 2026.

1. Development on the site shall be limited to a 68,000-square-foot hotel, not to exceed 50 guest rooms, and 10,000 square feet of ancillary facilities, including a clubhouse, snack bar, swimming pool, conference rooms, and areas designated for maintenance, housekeeping, and storage.

2. Development Standards:

Setbacks:

Front / West:	10'
Front / South:	25'
Side / North:	25'
Rear / East:	50'
Maximum Building Height:	50'
Maximum F.A.R.:	0.185
Maximum Building Coverage:	9.3% Maximum
Impervious Area:	19.0%

Buffers & Screening:

West:	8' Landscape Buffer
South:	8' Landscape Buffer
North & East:	10' Buffer with Type B Screening

3. The project shall be permitted one (1) vehicular access connection and one (1) gated emergency access connection to 33rd St, subject to FDOT review and approval and any site access improvements required by FDOT.

4. The project shall also be permitted one (1) gated emergency access connection to 14th Ave.

5. The developer shall construct a 6-foot-wide sidewalk along the property's 33rd St frontage.

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

7. Construction access shall be limited to those access points shown on the PD site plan. The developer shall include a note indicated same on each site/construction plan submittal.

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. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. Every effort must be made to avoid the removal of and design the site around these trees. The site plan may be modified from the Certified Site Plan to avoid tree removal.

13. 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.

14. Any interim agricultural operations shall not result in the destruction of trees or the natural plant community vegetation on the property. Any application to conduct land alteration activities on the property must be submitted to the Natural Resources Team of the Development Services Department for review and approval. Use of the agricultural exemption provision to the Land Alteration regulations is prohibited.

15. 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.

16. 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.

17. 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.

18. 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

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.

7.1 ADDITIONAL INFORMATION

Variation Request: LDC Section 6.06.00 – Buffering and Screening Requirements (Buffer Width and Screening Type)

A variation to Section 6.06.00 is requested to permit a 10-foot-wide buffer with Type B screening along the north and east PD boundaries. Under standard buffering requirements, a 20-foot buffer with Type B screening would normally be required along these property edges.

The applicant seeks relief from the width requirement to accommodate site design constraints while still providing Type B screening to ensure adequate separation from adjacent residential and undeveloped properties located to the north and east. The applicant maintains that the proposed configuration will continue to provide appropriate buffering and compatibility with surrounding uses.

Staff notes that existing natural vegetation and environmental features on the site provide additional visual screening, which helps mitigate the reduction from a 20-foot buffer to a 10-foot buffer. This natural vegetation enhances the functional effectiveness of the proposed Type B screening and supports compatibility along the affected boundaries.

Staff supports the requested variation. Although the LDC would typically require a 20-foot Type B buffer, the proposed 10-foot buffer, supplemented by Type B screening and existing natural screening, continues to meet the intent of the buffering standards by maintaining adequate visual and functional separation. As the variation does not create adverse impacts on adjacent properties and aligns with the intent of the code, staff recommends approval.

7.2 ADDITIONAL INFORMATION

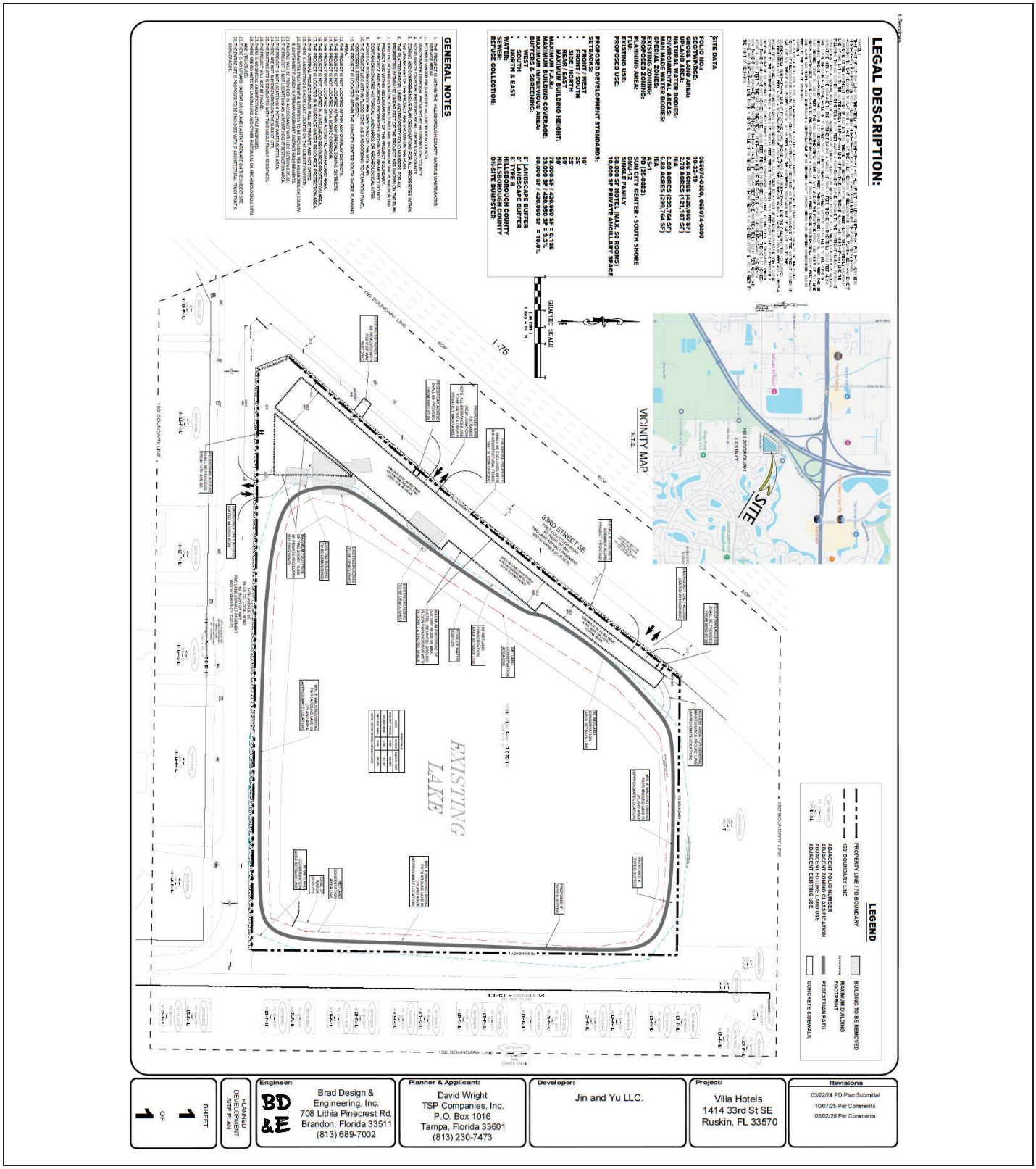
Property Violation History

Agency	Number	Violation	Status
Code Enforcement*			
☐ None current or pending			
☒ Violation(s)	CE 24008513	Overgrowth/Open Storage	Open ($500 per day fines accruing)
Building Code Compliance*			
☒ None current or pending			
☐ Violation(s)			
Natural Resources*			
☒ None current or pending			
☐ Violation(s)			
EPC*			
☒ None current or pending			
☐ Violation(s)			

*past 12 months from intake date

8.0 PROPOSED SITE PLAN (FULL)

8.1.1 Proposed Site Plan (Full)



9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department	DATE: 03/16/2025
REVIEWER: Jessica Kowal, MPA, Principal Planner	AGENCY/DEPT: Transportation
PLANNING AREA: Sun City Center	PETITION NO: PD 25-0882

[ ] This agency has no comments.

[ ] This agency has no objection.

[X] This agency has no objection, subject to the listed or attached conditions.

[ ] This agency objects for the reasons set forth below.

CONDITIONS OF APPROVAL

- The project shall be permitted one (1) vehicular access connection and one (1) gated emergency access connection to 33rd St, subject to FDOT review and approval and any site access improvements required by FDOT.
- The project shall also be permitted one (1) gated emergency access connection to 14th Ave.
- The developer shall construct a 6-foot-wide sidewalk along the property's 33rd St frontage.
- Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along PD project boundaries.
- Construction access shall be limited to those access points shown on the PD site plan. The developer shall include a note indicated same on each site/construction plan submittal.

Other Conditions

- Prior to site plan certification, the PD Site Plan shall be revised to:
  - Revise the functional classification of 14th Ave from 'local' to 'collector'
  - Revise the 5-foot-wide sidewalk along 33rd St to provide a sidewalk 6 feet in width

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone a +/- 9.66-acre site from Agricultural, Single-Family (AS-1) to Planned Development (PD). The center of the subject site contains a wetland which accounts for a majority (+/- 6.8 acres) of the property's noted acreage. The applicant is proposing a 50-room hotel.

The future land use designation is Community Mixed-Use 12 (CMU-12).

Trip Generation Analysis

The applicant submitted a trip generation and site access analysis as required by the Development Review Procedures Manual (DRPM). Staff prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's *Trip Generation Manual, 12th Edition*.

Approved Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM

AS-1, Single-Family Detached/9 Dwelling Units (ITE Code 210)	82	7	8

Proposed Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, Hotel/50 Rooms (ITE Code 310)	292	17	24

Trip Generation Difference:

	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+ 210	+ 10	+ 16

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The subject site has frontage on 33rd St and 14th Ave.

33rd St is a 2-lane, undivided, FDOT-maintained collector roadway for the segment along the project's frontage. The roadway is characterized by +/- 22 feet of pavement in average condition, no bike lanes or sidewalks along the roadway, and is within a +/-80-foot-wide right of way.

14th Ave is a 2-lane, undivided, substandard collector roadway characterized by +/- 21 feet of pavement in average condition, no bike lanes or sidewalks along the roadway, and is within a +/-75-foot-wide right of way.

SUBSTANDARD ROAD – 14th Ave:

According to the Hillsborough County Transportation Technical Manual (TTM) a TS-4 urban collector (2-lane undivided) typical section has 11-foot-wide lanes with 7-foot-wide bike lanes and 5-foot-wide sidewalks on both sides within a minimum of 64 feet of right of way.

As access to 14th Ave is proposed to be a gated emergency-only access, no substandard road improvements are required.

SITE ACCESS AND CONNECTIVITY

The project proposes two access connections to 33rd St, the northern of which is proposed to be a gated emergency access connection. The project also proposes a gated emergency access connection to 14th Ave.

33rd St is an FDOT maintained facility, therefore a Pre-Application Meeting with the FDOT, Hillsborough County Transportation Review Staff, and the applicant's team was held on August 19, 2025, to discuss the proposed project. During the meeting it was noted a 6-foot-wide sidewalk would be required along the property's 33rd St frontage. At the time this report was filed, there were no additional comments nor was an objection from FDOT filed in the record for this proposed project.

Coordination between FDOT and the developer will continue as the presence, location and design of any proposed connection to 33rd St will be subject to review and approval by FDOT. Any off-site improvements to 33rd St required by FDOT, shall be provided by the developer.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

This segment of 14th Ave is not included in the 2024 Hillsborough County Level of Service (LOS) Report, therefore no level of service information can be provided for this roadway.

HILLSBOROUGH COUNTY

RECOMMENDATION OF THE LAND USE HEARING OFFICER

APPLICATION NUMBER:	RZ PD 25-0882
DATE OF HEARING:	March 23, 2026
APPLICANT:	David Wright/TSP Companies, Inc.
PETITION REQUEST:	PD
LOCATION:	1410 and 1414 SE 33rd Street
SIZE OF PROPERTY:	9.66 acres
EXISTING ZONING:	AS-1
FUTURE LAND USE CATEGORY:	CMU-12
SERVICE AREA:	Urban
COMMUNITY PLANNING AREA:	Sun City Center and Southshore

SUMMARY OF APPLICATION

The application is a request to rezone an approximate 9.66 acre parcel located on the east side of SE 33rd Street. The site is more generally located at the southeast quadrant of I-75 and SR 674 in the Sun City Center area.

The parcel has a FLUE Map designation of CMU-12. The current zoning is AS-1.

The request for a PD is for a 68,000 sq. ft. hotel with 10,000 sq. ft. of additional ancillary support space. The hotel will have a maximum of 50 rooms. The hotel will have three floors, a garage/parking on the ground floor and two floors above the garage/parking area.

The 9.66 acre site is constrained by an approximate 6 acre pond located in the center of the lot. There is an EPC wetland jurisdictional survey showing the lake and permitter vegetation as wetlands.

The net impact is that the proposed development is located on the only viable upland that fronts on SE 33rd Street. SE 33rd Street acts like a frontage road to I-75 at this location. The proposed hotel use essentially has visibility frontage along I-75.

The applicant has also requested landscaping buffer yard variance.

> The applicant has requested a variance to the Type B screening and 20 ft. buffer requirement along the northern and eastern boundaries. The request is to provide for a 10 buffer and Type B screening.

SUMMARY OF HEARING

The applicant representative, David Wright, provided testimony in support of the request.

It was stated that the Planned Development is to allow for a hotel resort consisting of a maximum of 68,000 sq. ft. of hotel space and 10,000 sq. ft. of ancillary support facilities. The hotel will have a maximum of 50 rooms.

It was stated that the hotel is proposed to be located on the western edge of the 9.66 acre parcel as a large approximate 6 acre lake is located in the center of the subject site. The lake was created as a result of a former borrow pit operation.

The hotel will front on SE 33rd Street which essentially results in the hotel having a visible frontage along I-75.

The applicant stated that the hotel will need to evaluate traffic impacts at the time of site development. The hotel use generates minimal A.M. and P.M. peak hour traffic. However, at the time of site plan review FDOT will require the intersection of SE 33rd Street and SR 674 intersection to be evaluated.

No wetland impacts are proposed.

Development Services finds the rezoning approvable subject to conditions.

The Planning Commission staff finds the proposed rezoning consistent with the Comprehensive Plan under the CMU-12 designation.

No one spoke in support or opposition at the hearing.

EVIDENCE SUBMITTED

The applicant, David Wright, provided oral testimony supplementing the file on record.

FINDINGS OF FACT

The subject site is approximately 9.66 acres in size and is located at the southeast quadrant of the I-75 and SR 674 interchange in the Sun City Center area of southern Hillsborough County. The parcel is accessed via SE 33rd Street which intersects with SR 674 approximately 1,400 east of the I-75/SE 33rd Street signalized intersection.

The subject parcel is located on the east side of SE 33rd Street, approximately one mile south of the SR 674/SE 33rd Street signalized intersection.

SE 33rd Street in this location acts in part like a frontage road to I-75 in this location. In this location SE 33rd Street is running parallel to I-75. While the site has vehicular access to SE 33rd Street the site has visibility frontage to I-75. Access to I-75 is via 33rd Street and the then SR 674.

The proposed rezoning is for a hotel/resort that will have a maximum of 50 hotel rooms, a maximum of 68,000 sq. ft. for the hotel and an additional 10,000 sq. ft. for ancillary facilities (pool, patios, storage facilities, etc.).

The parcel, as described above includes an approximate 6 acre man-made pond in the center of the parcel. The applicant indicated that the pond is the result of a former borrow pit operation. In addition, the pond/lake and edges of the pond/lake are identified per an EPC wetland survey as wetlands. Thus, the pond/wetlands substantially limit the development viability of the parcel.

The useable remaining upland is located on the western edge of the site, that portion of the site closest to I-75. The PD site plan shows the hotel and ancillary facilities, parking, site circulation and stormwater ponds located along the western edge of the site. Access is limited to one driveway connection to 33rd Street.

The applicant stated that wetlands are not proposed to be impacted.

The height of the hotel is shown as two stories above parking. Maximum building height is 50 feet.

The applicant proposes a 6 ft tall opaque fence around the perimeter of the site.

Given the pond/site constraints and location of the proposed hotel use, there is a substantial separation of the hotel use from single family residential that is located in excess of 500 ft to the east. There is a substantial approximately 100 ft. wide natural vegetated area along the eastern property boundary.

The south side of the subject parcel is separated from adjacent residential uses by 33rd Street. The south side of the parcel will be screened from the road by a 6 ft. opaque fence.

It is found that the proposed hotel site is well buffered and screened from the adjacent residential land uses.

It is found that the location of the hotel use on the subject site as proposed by the applicant and as conditioned by Development Services staff will be a compatible land use for the subject site.

It is found that the existing natural vegetation along the eastern property boundary and roadways along the northern property boundary mitigate the need for a 20 ft. buffer yard in these locations. The buffer yard variance is supported.

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

The rezoning request is in compliance with and does further the intent of the Goals, Objectives and the Policies of the Future of Hillsborough Comprehensive Plan.

CONCLUSIONS OF LAW

Based on the Findings of Fact cited above, there is substantial competent evidence to demonstrate that the requested Planned Development rezoning is in conformance with the applicable requirements of the Land Development Code and with applicable zoning and established principles of zoning law.

DECISION

Based on the foregoing, this recommendation is for **APPROVAL** of the Planned Development rezoning as indicated by the Findings of Fact and conclusions of Law stated above subject to the zoning conditions prepared by the Development Services Department.

Steven K. Luce 4/10/2026

Steven K. Luce **Date**

Land Use Hearing Officer

Hillsborough County City-County Planning Commission

Plan Hillsborough
planhillsborough.org
planner@plancom.org
813 – 272 – 5940
601 E Kennedy Blvd
18th floor
Tampa, FL, 33602

Unincorporated Hillsborough County Rezoning Consistency Review	
Hearing Date: March 23, 2026 **Report Prepared**: March 12, 2026	**Case Number**: PD 25-0882 **Folio(s)**: 55074.0300 & 55074.0400 **General Location**: North of 14th Avenue Southeast, east of 33rd Street Southeast, and south of East College Avenue
Comprehensive Plan Finding	**CONSISTENT**
Adopted Future Land Use	Community Mixed-Use-12 (12 du/ga; 0.50 FAR)
Service Area	Urban
Community Plan(s)	Sun City Center & SouthShore Areawide Systems
Rezoning Request	Rezone from Agricultural Single Family (AS-1) to Planned Development (PD) to permit the development of an up to 68,000 square foot hotel and 10,000 square feet of ancillary facilities
Parcel Size	+/- 9.66 acres
Street Functional Classification	14th Avenue Southeast – **County Collector** 33rd Street Southeast – **County Collector** East College Avenue – **State Arterial**
Commercial Locational Criteria	Not applicable

Evacuation Area	None

Table 1: COMPARISON OF SURROUNDING PROPERTIES			
Vicinity	**Future Land Use Designation**	**Zoning**	**Existing Land Use**
Subject Property	Community Mixed-Use-12	AS-1	Single-Family Residential
North	Community Mixed-Use-12 + Public/Quasi-Public	AS-1 + AR + PD + RSC-6	Single-Family Residential + Vacant
South	Community Mixed-Use-12 + Residential-4	AS-1 + PD + RSC-6	Single-Family Residential + Heavy Industrial + Vacant + Light Industrial
East	Residential-9	PD + AR	Public/Quasi-Public + HOA/Common Property + Recreation/Open Space
West	Community Mixed-Use-12 + Residential-4 + Suburban Mixed-Use-6	AS-1 + ASC-1 + PD	Vacant + Mobile Home Park

Staff Analysis of Goals, Objectives and Policies:

The ±9.66-acre subject site is generally located north of 14th Avenue Southeast, east of 33rd Street Southeast, and south of East College Avenue. The site is in the Urban Service Area (USA) and is within the limits of the Sun City Center Community Plan and the SouthShore Areawide Systems Plan. The subject site has a Future Land Use designation of Community Mixed-Use-12 (CMU-12), which is intended for areas urban in intensity and density of uses. Commercial areas should be clustered at arterial and collector intersections and rezonings should be approved through a planned unit development rezoning. The request is to rezone from Agricultural Single Family (AS-1) to Planned Development (PD) to permit the development of an up to 68,000 square foot hotel and 10,000 square feet of ancillary facilities, including clubhouse, snack bar, swimming pool, conference rooms, and maintenance, housekeeping, and storage. There is a manmade lake on the site, encompassing the majority of the subject property. This lake will be used for recreational purposes, such as paddleboats, and canoes and will include a walking/biking trail around the lake's perimeter.

The subject site is in the Urban Service Area where, according to Objective 1.1 of the Future Land Use Section (FLUS), 80 percent of the county's growth is to be directed. FLUS Objective 3.1 states that new developments should recognize the existing community and be designed in a way that is compatible (as defined in FLUS Policy 3.1.3) with the established character of the surrounding neighborhood. FLUS Policy 3.1.3 requires all new developments to be compatible with the surrounding area, noting that

"compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development." According to the Hillsborough County Property Appraiser, the site consists of single-family residential uses. The existing house and other structures on the property are proposed to be demolished. To the west of the site is 33rd Street Southeast, with Interstate-75 just beyond that. North of the site there is vacant land, as well as the exit from I-75 that leads into East College Avenue. There are single-family residential uses to the northwest and south of the site, with Homeowners Association (HOA)/Common property located to the east. Also south of the site, there are some heavy industrial parcels and a light industrial parcel across 14th Avenue Southeast.

The established character of the surrounding area is mostly residential in nature, with a few parcels of industrial land south of the site. FLUS Policy 3.1.2 emphasizes the need for gradual transitions of intensities and densities between different land uses to 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. Screening and buffering used to separate new development from the existing, lower-density community should be designed in a style compatible with the community and allow pedestrian penetration. The proposed introduction of a hotel with ancillary facilities to the area would bring a new use into the community that must integrate appropriately with the surrounding development pattern. The most recent site plan uploaded into Optix on March 3, 2026, includes buffering and screening mitigation measures designed to provide a gradual transition between the proposed use and the adjacent properties. Along the eastern boundary, a man-made lake separates the project site from the existing residential uses, creating a natural buffer. This is supplemented by an 8-foot buffer with a Type B screening along the east boundary. The northern boundary of the site also includes an 8-foot buffer with a Type B screening, which abuts vacant land to the north. The west and south sides of the property, which front 33rd Street Southeast and 14th Avenue Southeast respectively, each include 8-foot landscape buffers. These sides do not directly abut residential uses. With the lake creating a natural buffer from the residential area to the east, and the additional mitigation measures proposed, the request effectively integrates into the surrounding development and is compatible with the existing uses in the area. FLUS Policy 3.1.4 states that lots on the edges of new developments that have both a physical and visual relationship to adjacent property that is parceled or developed at a lower density should mitigate such impact with substantial buffering and/or compatible uses. The Future Land Use category adjacent to the site to the east is Residential-9, which is lower in density than the site's category of CMU-12. In accordance with policy 3.1.4, substantial buffering must be provided to help with mitigation, which is being achieved by the large lake between the proposed property and the residential uses in the RES-9 category. With the compatibility measures in place and the nature of the proposed use, the request is consistent with FLUS Objective 3.1 and its associated policies.

Per Objective 2.2, Future Land Use categories outline the maximum level of intensity or density, and range of permitted land uses allowed in each category. As outlined in FLUS Policy 2.2.1, Table 2.2 contains a description of the character and intent permitted in each of the Future Land Use categories. The subject site is within the Community Mixed-Use-12 Future Land Use category, allowing for the consideration of uses such as agricultural, residential, commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed-use projects. The maximum density for the CMU-12 category is 12 dwelling units per gross acre (du/ga) and the maximum non-residential development potential is a 0.50 Floor Area Ratio (FAR). FLUS Policy 2.3.9 outlines the environmentally sensitive land density calculation. Density and floor area ratio calculations for properties with 25% or greater wetlands and/or man-made water bodies (including borrow pits) shall be subject to an environmentally sensitive land calculation. Upland acreage of the site multiplied by 1.25 yields the base acreage for the density calculation. That acreage is then multiplied by the maximum intensity/density of the Future Land Use

Category. The site's upland acreage is 2.78 acres, which would result in a total maximum non-residential development potential of 75,685 square feet (2.78 ac x 1.25 = 3.475 x 43,560 = 151,371 sq ft x 0.50 FAR = 75,685 square feet). The proposed development for the site is 68,000 square feet which is within the maximum potential for this site. With the proposal's use and development potential being consistent with the CMU-12 Future Land Use category, this request algins with the intent of FLUS Objective 2.2, Policy 2.2.1, and Policy 2.3.9.

The Comprehensive Plan requires that all development meet or exceed the land development regulations in Hillsborough County (FLUS Objective 4.1, FLUS Policy 4.1.1 and FLUS Policy 4.1.2). However, at the time of uploading this report, Transportation comments were not yet available in Optix and thus were not taken into consideration for analysis of this request.

FLUS Objective 4.2 states that all development in the mixed-use categories shall be integrated and interconnected to each other. Specifically, FLUS Policy 4.2.1 declares that projects proposed in all mixed-use plan categories are required to develop with a minimum of two land uses within a single building or within a single project in separate buildings. Requirements for two land uses will apply to properties 10 acres or greater in the RMU-35, UMU-20 and CMU-12 land use categories and to properties 20 acres or greater in the SMU-6 and NMU-4 land use categories. As the property is less than 10 acres, this policy does not apply to this request.

FLUS Objective 4.4 and FLUS Policy 4.4.1 require new development to be compatible to the surrounding neighborhood. In this case, the surrounding land use pattern consists primarily of residential uses. FLUS Policy 4.4.1 states that any density or intensity increases shall be compatible with existing, proposed or planned surrounding development. Development and redevelopment shall be integrated with the adjacent land uses through the creation of like uses, creation of complementary uses, mitigation of adverse impacts, transportation and pedestrian connections, and gradual transitions of intensity. The development of a hotel on this site would not adversely impact the surrounding uses, as there are adequate mitigation measures in place such as buffering and screening. The west boundary of the site abuts 33rd Street Southeast, with Interstate-75 located directly adjacent to that. To the north. The property borders a vacant parcel, while the eastern boundary is substantially buffered by an existing lake. Along the southern boundary, single-family residential homes are located across the street, providing a separation between the proposed use and the nearby residential areas. The majority of the southern boundary is encompassed by the lake, with the proposed use sitting on the western portion of the site. FLUS Policy 4.4.8 outlines that new development or redevelopment must mitigate the adverse impacts to include, but not limited to noise, visual, odor and vibration impacts created by that development upon all adjacent land uses. Given the placement of the proposed use on the site and the mitigation measures incorporated into the project design, the development adequately minimizes potential impacts to the surrounding neighborhoods. As a result, the proposed use is expected to integrate with the adjacent land uses and is consistent with Objective 4.4 and its associated Policies on neighborhood and community development.

In the Mobility Section of the Comprehensive Plan, Objective 5.7 encourages building a comprehensive bicycle/pedestrian system, including multi-use trails or side paths, sidewalks, pedestrian crossings and on-road bicycle facilities, to attract more people to walk and bicycle for all trip purposes. Policy 5.7.6 specifically states to provide access to trailheads, especially those serving coastal resources, lakes, and other natural areas for residents and ecotourism. The development proposed for this site includes a walking/biking trail around the lakes perimeter and the lake will be used for recreational purposes. This

initiative supports the mobility policy by providing access to trails, especially ones with lakes, and by promoting ecotourism with recreational activities.

FLUS Objective 3.2 and Policy 3.2.4 require community plans throughout the county to be consistent with the Comprehensive Plan. The site is within the limits of the Sun City Center Community Plan & the SouthShore Areawide Systems Plan. In the Sun City Center Community Plan, the recreation goal encourages walking trails throughout the community, as well as new opportunities for businesses. The SouthShore Areawide Systems Plan encourages the identification of linkages, and the integration of environmental resources within prospective development plans. The cultural/historical objective of the plan desires to utilize the environmental features of the area as assets for ecotourism as well as respecting the natural environment. The proposed request supports these objectives by promoting recreational opportunities, supporting economic activity, and recognizing the value of the site's environmental features. Accordingly, the request is consistent with the goals of both community plans.

Overall, staff finds that the proposed request allows for uses that can be considered in the Community-Use-12 (CMU-12) Future Land Use category and is compatible with the existing development pattern found within the surrounding area. The proposed Planned Development would allow for development that is consistent with the Goals, Objectives and Policies of the *Unincorporated Hillsborough County Comprehensive Plan*.

Recommendation

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

Staff Identified Goals, Objectives and Policies of the *Unincorporated Hillsborough County Comprehensive Plan* Related to the Request:

FUTURE LAND USE SECTION

Urban Service Area

Objective 1.1: *Direct at least 80% of new population growth into the USA and adopted Urban expansion areas through 2045. Building permit activity and other similar measures will be used to evaluate this objective.*

Future Land Use Categories

Objective 2.2*: The Future Land Use Map (FLUM) Shall identify Land Use Categories, summarized in table 2.2 of the Future Land Use Element, that establish permitted land uses and maximum densities and intensities.*

Policy 2.2.1*: The character of each land use category is defined by building type, residential density, functional use, and the physical composition of the land. The integration of these factors sets the general atmosphere and character of each land use category. Each category has a range of potentially permissible uses which are not exhaustive, but are intended to be illustrative of the character of uses permitted within*

the land use designation. Not all of those potential uses are routinely acceptable anywhere within that land use category.

Environmentally Sensitive Land Density Calculation

Policy 2.3.9*: Density and FAR calculations for properties that include wetlands will comply with the following calculations and requirements for determining density/intensity. Wetlands shall:*

- *Exclude land below the mean high water line*
- *Include conservation and preservation areas*
- *Include wetlands associated with man-made water bodies as defined (including borrow pits).*

Density and floor area ratio calculations for properties with 25% or greater wetlands and/or man-made water bodies (including borrow pits) shall be subject to an environmentally sensitive land calculation. Upland acreage of the site multiplied by 1.25 yields the base acreage for the density calculation. That acreage is then multiplied by the maximum intensity/density of the Future Land Use Category

Compatibility

Objective 3.1: *New developments should recognize the existing community and be designed in a way that is compatible (as defined in FLUE Policy 3.1.3) with the established character of the surrounding neighborhood.*

Policy 3.1.2*: Gradual transitions of intensities and densities 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. Screening and buffering used to separate new development from the existing, lower-density community should be designed in a style compatible with the community and allow pedestrian penetration. In rural areas, perimeter walls are discouraged and buffering with berms and landscaping are strongly encouraged.*

Policy 3.1.3: *Any density increase shall be compatible with existing, proposed or planned surrounding development. 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.*

Policy 3.1.4: *Lots on the edges of new developments that have both a physical and visual relationship to adjacent property that is parceled or developed at a lower density should mitigate such impact with substantial buffering and/or compatible lot sizes.*

Community Planning

Objective 3.2: *Hillsborough County is comprised of many diverse communities and neighborhoods. The comprehensive plan is effective in providing an overall growth management strategy for development within the entire County. Strategies shall be developed that ensure the longrange viability of its communities through a community and special area studies planning effort.*

Policy 3.1.4: *The County shall assist the Hillsborough County City-County Planning Commission in developing community plans for each planning area that are consistent with and further the Goals, Objectives and Policies of the Comprehensive Plan. The community plans will be adopted as part of the Comprehensive Plan in the Livable Communities Element. These community-specific policies will apply in guiding the development of the community. Additional policies regarding community planning and the adopted community plans can be found in the Livable Communities Element.*

Development

Objective 4.1: *Efficiently utilize land to optimize economic benefits while ensuring a choice of living environments and protecting natural resources.*

Policy 4.1.1*: Each land use plan category shall have a set of zoning districts that may be permitted within that land use plan category, and development shall not be approved for zoning that is inconsistent with the plan.*

Policy 4.1.2: *Developments must meet or exceed the requirements of all land development regulations as established and adopted by Hillsborough County, the state of Florida and the federal government unless such requirements have been previously waived by those governmental bodies.*

Mixed-Use Land Use Categories

Objective 4.2: *All development in the mixed-use categories shall be integrated and interconnected to each other.*

Policy 4.2.1*: Projects proposed in all mixed-use plan categories shall be required to develop with a minimum of two land uses within a single building or within a single project in separate buildings in accordance with the following:*

- *Requirements for two (2) land uses will apply to properties 10 acres or greater in the RMU-35, UMU-20 and CMU-12 land use categories and to properties 20 acres or greater in the SMU-6 and NMU-4 land use categories.*
- *For primarily non-residential projects, at least 10% of the total building square footage in the project shall be used for uses other than for the primary use.*
- *The mix of uses may be achieved by utilizing off-site uses of a different type located within ¼ mile of the project, on the same side of the street of a collector or arterial roadway connected by a continuous pedestrian sidewalk.*
- *The land uses that may be included in a mixed-use project include: retail commercial, office, light industrial, residential, residential support uses and civic uses provided that the use is permitted in the land use category. Different housing types (multi-family, attached single-family or detached single-family) may be considered as separate/different uses.*
- *These requirements do not apply within ½ mile of an identified Center or Connection (see Objective 2.4) or when the project is exclusively industrial.*

Neighborhood/Community Development

Objective 4.4: *Neighborhood Protection – Enhance and preserve existing neighborhoods and communities. Design neighborhoods which are related to the predominant character of their surroundings.*

Policy 4.4.1: *Any density or intensity increases shall be compatible with existing, proposed or planned surrounding development. Development and redevelopment shall be integrated with the adjacent land uses through:*
a) the creation of like uses; and
b) creation of complementary uses; and
c) mitigation of adverse impacts; and
d) transportation/pedestrian connections; and
e) Gradual transitions of intensity

Policy 4.4.8: New development and redevelopment must mitigate the adverse impacts to include, but not limited to noise, visual, odor and vibration impacts created by that development upon all adjacent land uses.

MOBILITY SECTION

Objective 5.7: *Build a comprehensive bicycle/pedestrian system, including multiuse trails or side paths, sidewalks, pedestrian crossings and onroad bicycle facilities, to attract more people to walk and bicycle for all trip purposes.*

Policy 5.7.6: *Provide access to trailheads, especially those serving coastal resources, lakes and other natural areas for residents and "ecotourism."*

LIVABLE COMMUNITIES ELEMENT: SUN CITY CENTER COMMUNITY PLAN

Recreation Goal:

1. ***New Opportunities***
- *Encourage additional recreational businesses such as restaurants, movie theaters and dance clubs.*

2. ***Walking Trails***
- *Encourage developers, community organizations, and County government to create hiking trails throughout the community*

LIVABLE COMMUNITIES ELEMENT: SOUTHSHORE AREAWIDE SYSTEMS PLAN

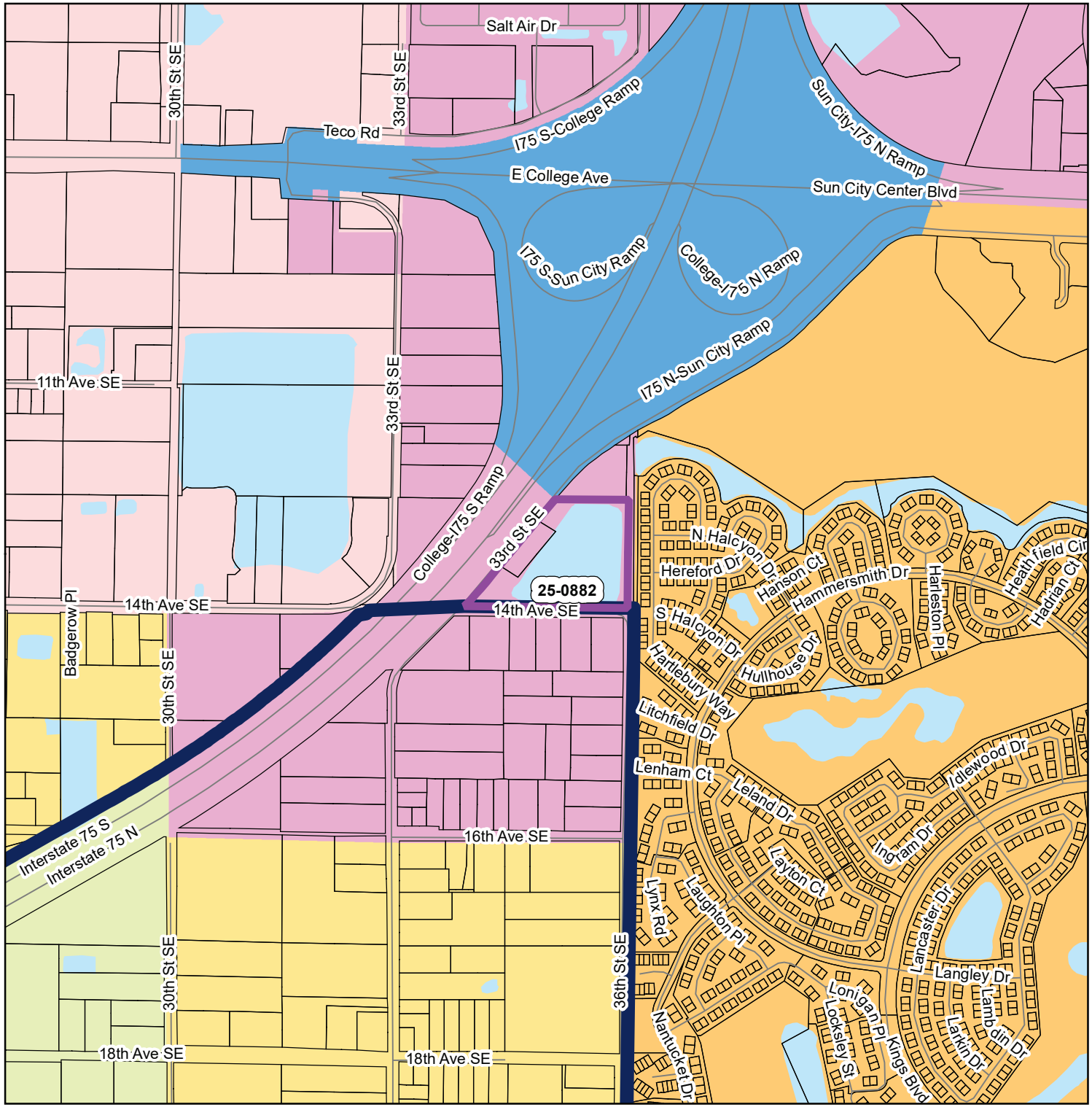
Environmental Objective:

1. Sustainability - Manage environmental resources and species habitats to maintain, protect and enhance the flora and fauna using an integrated, inclusive approach.
    - Encourage the identification of environmental linkages, and the integration of associated environmental resources (i.e. waterways and greenways) within prospective development plans.

Cultural/Historical Objective:

2. Utilize the environmental features of SouthShore as assets that attract tourism to the area. Promote the development of ecotourism opportunities for both economic and educational benefit.

HILLSBOROUGH COUNTY
FUTURE LAND USE
RZ PD 25-0882



Rezonings

<all other values>

STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

- Tampa Service Area
- Urban Service Area
- Shoreline
- County Boundary
- Jurisdiction Boundary
- Roads
- Parcels
- wam.NATURAL.LULC_Wet_Poly
- AGRICULTURAL/MINING-1/20 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
- AGRICULTURAL-1/10 (.25 FAR)
- AGRICULTURAL/RURAL-1/5 (.25 FAR)
- AGRICULTURAL ESTATE-1/2.5 (.25 FAR)
- RESIDENTIAL-1 (.25 FAR)
- RESIDENTIAL-2 (.25 FAR)
- RESIDENTIAL PLANNED-2 (.35 FAR)
- RESIDENTIAL-4 (.25 FAR)
- RESIDENTIAL-6 (.25 FAR)
- RESIDENTIAL-9 (.35 FAR)
- RESIDENTIAL-12 (.35 FAR)
- RESIDENTIAL-16 (.35 FAR)
- RESIDENTIAL-20 (.35 FAR)
- RESIDENTIAL-35 (1.0 FAR)
- NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)
- SUBURBAN MIXED USE-6 (.35 FAR)
- COMMUNITY MIXED USE-12 (.50 FAR)
- URBAN MIXED USE-20 (1.0 FAR)
- REGIONAL MIXED USE-35 (2.0 FAR)
- INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)
- OFFICE COMMERCIAL-20 (.75 FAR)
- RESEARCH CORPORATE PARK (1.0 FAR)
- ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)
- LIGHT INDUSTRIAL PLANNED (.75 FAR)
- LIGHT INDUSTRIAL (.75 FAR)
- HEAVY INDUSTRIAL (.75 FAR)
- PUBLIC/QUASI-PUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE

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

N W E S

0 460 920 1,380 1,840 Feet

Map Printed from Rezoning System: 6/11/2025

Author: Beverly F. Daniels

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

Hillsborough County City-County Planning Commission

GENERAL
SITE PLAN
FOR
CERTIFICATION

Hillsborough County Florida

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

BOARD OF COUNTY COMMISSIONERS
Chris Boles
Donna Cameron Cepeda
Harry Cohen
Ken Hagan
Christine Miller
Gwendolyn "Gwen" Myers
Joshua Wostal
COUNTY ADMINISTRATOR
Bonnie M. Wise
COUNTY ATTORNEY
Julia Mandell
COUNTY INTERNAL AUDITOR
Melinda Jenzarli

DEPUTY COUNTY ADMINISTRATOR
Gregory S. Horwedel

HILLSBOROUGH COUNTY
DEVELOPMENT SERVICES DEPARTMENT

GENERAL SITE PLAN REVIEW/CERTIFICATION

Project Name: Villa Hotel

Zoning File: RZ-PD 25-0882 **Modification:** None

Atlas Page: None **Submitted:** 04/27/26

To Planner for Review: 04/27/26 **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: Christopher Grandlienard Date: 04-27-26

Date Agent/Owner notified of Disapproval: _____

Received
April 27, 2026
Development
Services

LEGAL DESCRIPTION:

PARCEL I
THAT PART OF LOT 509 LYING SOUTHEASTERLY OF I-75 RIGHT-OF-WAY AND ALL OF LOT 510 LESS RIGHT-OF-WAY FOR I-75, ALSO LESS RIGHT-OF-WAY FOR FRONTAGE ROAD; ALSO LESS RIGHT-OF-WAY FOR S.R. NO. 93-A, FIRST EXTENSION OF RUSKIN COLONY FARMS, ACCORDING TO PLAT RECORDED IN PLAT BOOK 6, PAGE 24, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. LESS AND EXCEPT: COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 510; THENCE N.89 DEGREES 23'41"W., 413.56 FEET ALONG THE NORTHERLY BOUNDARY LINE OF SAID LOT 510 TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF FRONTAGE ROAD; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) CURVES: SOUTHWESTERLY 93.77 FEET ALONG A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVINGA RADIUS OF 1745.86 FEET AND A CENTRAL ANGLE OF 03 DEGREES 04'38" (CHORD BEARS S.38 DEGREES 40'54"W., 93.76 FEET) TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 7895.44 FEET; THENCE SOUTHWESTERLY 70.42 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00 DEGREES 30'40" (CHORD BEARS S.37 DEGREES 23'54"W., 70.42 FEET) TO THE POINT OF BEGINNING; THENCE NON-TANGENT SAID CURVE S.57 DEGREES 43'58"E., 126.00 FEET; THENCE S.38 DEGREES 56'03" W., 352.38 FEET; THENCE N.57 DEGREES 43'58" W., 126.00 FEET TO THE SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FRONTAGE ROAD, SAID RIGHT-OF-WAY LINE BEINGA NON-TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 7895.44 FEET; THENCE NORTHEASTERLY 352.41 FEET ALONG SAID CURVE AND RIGHT-OF-WAY LINE TOUGH A CENTRALANGLE OF 02 DEGREES 33'27" (CHORD BEARS N.38 DEGREES 55'08'10"E., 352.38 FEET) TO THE POINT OF BEGINNING.
PARCEL II
A PORTION OF LOTS 509 & 510, FIRST EXTENSION OF RUSKIN COLONY FARMS, AS RECORDED IN PLAT BOOK 6, PAGE 24 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 510; THENCE N.89 DEGREES 23'41"W., 413.56 FEET ALONG THE NORTHERLY BOUNDARY LINE OF SAID LOT 510 TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF FRONTAGE ROAD; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) CURVES: SOUTHWESTERLY 93.77 FEET ALONG A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 1745.86 FEET AND A CENTRAL ANGLE OF 03 DEGREES 04'38" (CHORD BEARS S.38 DEGREES 40'54"W., 93.76 FEET) TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 7895.44 FEET; THENCE SOUTHWESTERLY 70.42 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00 DEGREES 30'40" (CHORD BEARS S.37 DEGREES 23'154'11"W., 70.42 FEET) TO THE POINT OF BEGINNING; THENCE NON-TANGENT SAID CURVE S.57 DEGREES 43'58"E., 126.00 FEET; THENCE S.38 DEGREES 56'03" W., 352.38 FEET; THENCE N.57 DEGREES 43'58" W., 126.00 FEET TO THE SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FRONTAGE ROAD, SAID RIGHT-OF-WAY LINE BEINGA NON-TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 7895.44 FEET; THENCE NORTHEASTERLY 352.41 FEET ALONG SAID CURVE AND RIGHT-OF-WAY LINE TOUGH A CENTRAL ANGLE OF 02 DEGREES 33'27" (CHORD BEARS N.38 DEGREES 55'58" E., 352.38 FEET) TO THE POINT OF BEGINNING.

SITE DATA

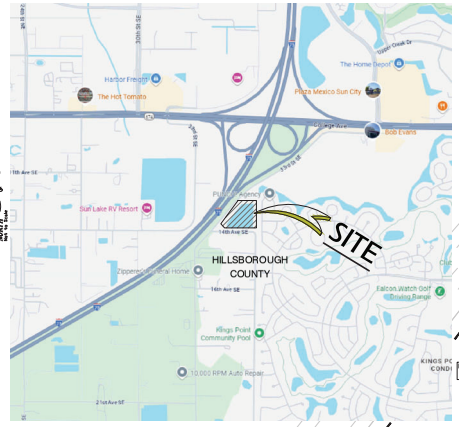
FOLIO NO.:	**055074-0300, 055074-0400**
SEC/TWP/RGE:	**10-32-19**
GROSS LAND AREA:	**9.66 ACRES (420,950 SF)**
UPLAND AREA:	**2.78 ACRES (121,187 SF)**
NATURAL WATER BODIES:	**N/A**
ENVIRONMENTAL AREAS:	**6.88 ACRES (299,764 SF)**
MAN MADE WATER BODIES:	**6.88 ACRES (299,764 SF)**
SPECIAL ZONES:	**N/A**
EXISTING ZONING:	**AS-1**
PROPOSED ZONING:	**PD (25-0882)**
PLANNING AREA:	**SUN CITY CENTER - SOUTH SHORE**
FLU:	**CMU-12**
EXISTING USE:	**SINGLE FAMILY**
PROPOSED USE:	**68,000 SF HOTEL (MAX. 50 ROOMS)** **10,000 SF PRIVATE ANCILLARY SPACE**

PROPOSED DEVELOPMENT STANDARDS:

SETBACKS:	
• **FRONT / WEST**	**10'**
• **FRONT / SOUTH**	**25'**
• **SIDE / NORTH**	**25'**
• **REAR / EAST**	**50'**
• **MAXIMUM BUILDING HEIGHT:**	**50'**
MAXIMUM F.A.R.:	**78,000 SF / 420,950 SF = 0.185**
MAXIMUM BUILDING COVERAGE:	**39,000 SF / 420,950 SF = 9.3%**
MAXIMUM IMPERVIOUS AREA:	**80,000 SF / 420,950 SF = 19.0%**
BUFFERS & SCREENING:	
• **WEST**	**8' LANDSCAPE BUFFER**
• **SOUTH**	**8' LANDSCAPE BUFFER**
• **NORTH & EAST**	**10' TYPE B**
WATER:	**HILLSBOROUGH COUNTY**
SEWER:	**HILLSBOROUGH COUNTY**
REFUSE COLLECTION:	**ON-SITE DUMPSTER**

GENERAL NOTES

1. THE PROJECT IS WITHIN THE HILLSBOROUGH COUNTY WATER & WASTEWATER SERVICE AREAS.
2. POTABLE WATER PROVIDED BY HILLSBOROUGH COUNTY.
3. WASTEWATER DISPOSAL PROVIDED BY HILLSBOROUGH COUNTY.
4. SOLID WASTE DISPOSAL PROVIDED BY HILLSBOROUGH COUNTY.
5. ZONING AND COMPREHENSIVE PLAN DESIGNATIONS FOR ALL PROPERTIES WITHIN 150 LINEAR FEET OF THE PROJECT ARE SHOWN ON THE PLAN.
6. THE PLATTED PARCEL LINES AND PROPERTY FOLIO NUMBERS FOR ALL PROPERTIES WITHIN 150 LINEAR FEET OF THE PROJECT ARE SHOWN ON THE PLAN.
7. EXISTING NON-RESIDENTIAL STRUCTURES ARE SHOWN ON THE PLANS FOR THE PROJECT AND WITHIN 150 LINEAR FEET OF THE PROJECT BOUNDARY.
8. THE PROJECT AND ADJACENT PROPERTIES WITHIN 150 LINEAR FEET DO NOT CONTAIN DESIGNATED HISTORICAL LANDMARKS OR ARCHEOLOGICAL SITES.
9. POINTS OF INGRESS/EGRESS ARE IDENTIFIED ON THE SITE PLAN.
10. THE PROJECT LIES WITHIN FLOOD ZONE A & X ACCORDING TO FEMA FIRM PANEL 12057C0065J, EFFECTIVE ON 10/07/21.
11. THE PROJECT IS LOCATED WITHIN THE SUN CITY CENTER SOUTH SHORE PLANNING AREA.
12. THE PROJECT IS NOT LOCATED WITHIN ANY OVERLAY DISTRICTS.
13. THE PROJECT IS NOT LOCATED WITHIN ANY SPECIAL ZONING DISTRICTS.
14. THE PROJECT IS NOT LOCATED ON A SCENIC CORRIDOR.
15. THE PROJECT IN NOT LOCATED WITHIN A COASTAL HIGH HAZARD AREA.
16. THE PROJECT IS NOT LOCATED IN A WELLHEAD RESOURCE PROTECTION AREA.
17. THE PROJECT IS LOCATED IN A SURFACE WATER RESOURCE PROTECTION AREA.
18. THE INTERNAL PROJECT DRIVES WILL BE PRIVATE AND NOT GATED.
19. THERE IS AN EXISTING 6.0-ACRE LAKE LOCATED ON THE SUBJECT PROPERTY.
20. STORMWATER TREATMENT & RETENTION TO BE PROVIDED PER HILLSBOROUGH COUNTY & SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT REQUIREMENTS.
21. PARKING WILL BE PROVIDED IN ACCORDANCE WITH LDC SECTION 6.05.02.
22. THE PROJECT IS NOT LOCATED IN AN AIRPORT HEIGHT RESTRICTION AREA.
23. THE PROJECT IS NOT LOCATED IN A POTABLE WATER BUFFER AREA.
24. THERE ARE NOT ANY EASEMENTS ON THE SUBJECT SITE.
25. THE EXISTING SITE IS DEVELOPED WITH TWO SINGLE FAMILY RESIDENCES.
26. THE PROJECT WILL NOT BE PHASED.
27. THERE IS NO SPECIAL ARCHITECTURAL STYLE PROPOSED.
28. THERE ARE NO HISTORIC LANDMARKS AND OTHER HISTORICAL OR ARCHAEOLOGICAL SITES AND STRUCTURES.
29. THERE IS NO UPLAND HABITAT OR UPLAND HABITAT AREA ARE ON THE SUBJECT SITE.
30. THE ENTIRE SITE IS PROPOSED TO BE ENCLOSED WITH 6' ARCHITECTURAL FENCE THAT IS 100% OPAQUE.

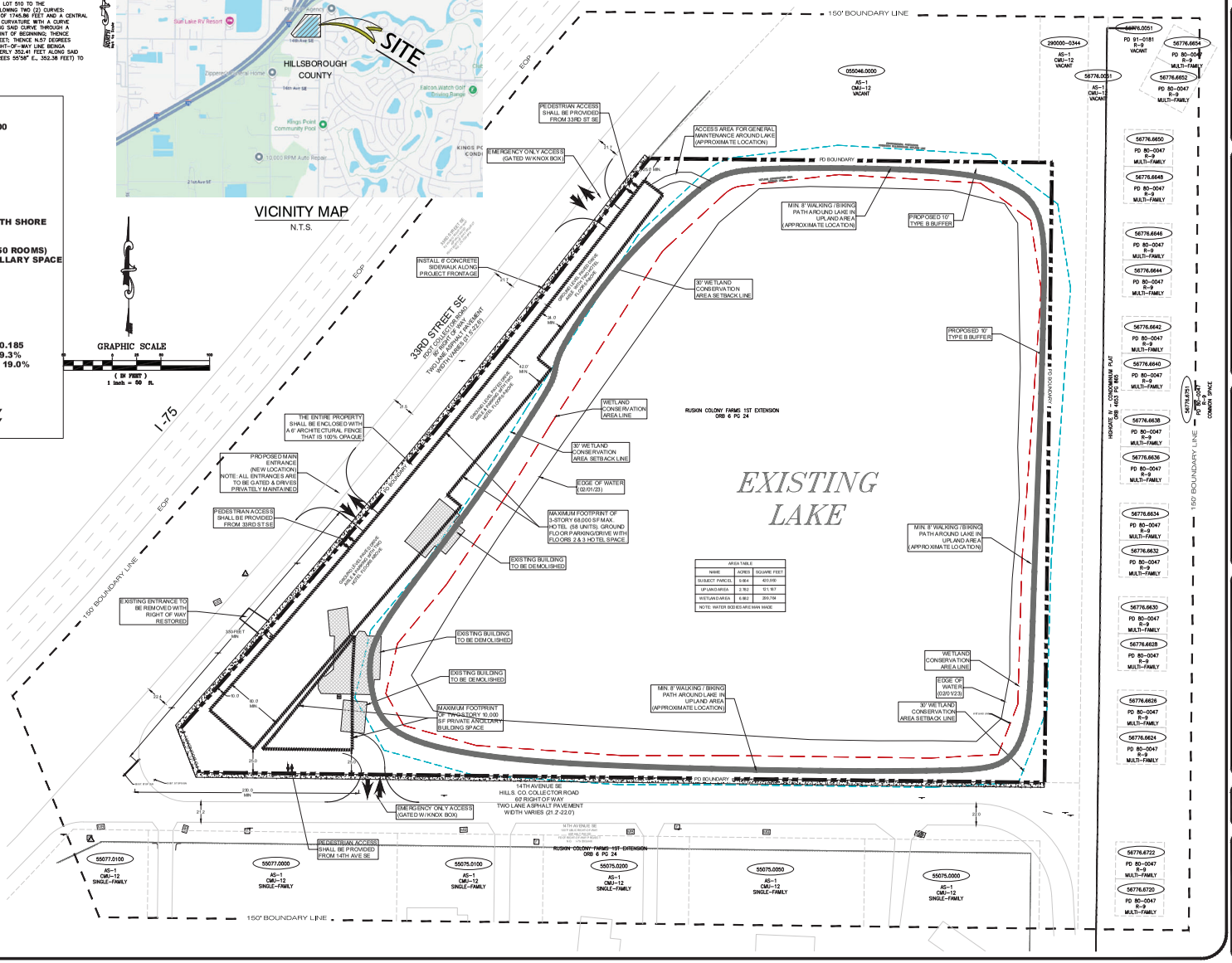


VICINITY MAP
N.T.S.

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

LEGEND

PROPERTY LINE / PD BOUNDARY	BUILDING TO BE REMOVED
150' BOUNDARY LINE	MAXIMUM BUILDING FOOTPRINT
041188.0000 / PD (18-404) / CC-20 / COMMERCIAL — ADJACENT FOLIO NUMBER, ADJACENT ZONING CLASSIFICATION, ADJACENT FUTURE LAND USE, ADJACENT EXISTING USE	PEDESTRIAN PATH
	CONCRETE SIDEWALK



Revisions
03/22/24 PD Plan Submittal
10/07/25 Per Comments
03/02/26 Per Comments
03/17/26 Per Comments

Project: Villa Hotels
1414 33rd St SE
Ruskin, FL 33570

Developer: Jin and Yu LLC.

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

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

PLANNED DEVELOPMENT SITE PLAN

SHEET 1 OF 1

25-0882

AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department	DATE: 03/16/2025
REVIEWER: Jessica Kowal, MPA, Principal Planner	AGENCY/DEPT: Transportation
PLANNING AREA: Sun City Center	PETITION NO: PD 25-0882

[ ] This agency has no comments.

[ ] This agency has no objection.

[X] This agency has no objection, subject to the listed or attached conditions.

[ ] This agency objects for the reasons set forth below.

CONDITIONS OF APPROVAL

- The project shall be permitted one (1) vehicular access connection and one (1) gated emergency access connection to 33rd St, subject to FDOT review and approval and any site access improvements required by FDOT.
- The project shall also be permitted one (1) gated emergency access connection to 14th Ave.
- The developer shall construct a 6-foot-wide sidewalk along the property's 33rd St frontage.
- Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along PD project boundaries.
- Construction access shall be limited to those access points shown on the PD site plan. The developer shall include a note indicated same on each site/construction plan submittal.

Other Conditions

- Prior to site plan certification, the PD Site Plan shall be revised to:
  - Revise the functional classification of 14th Ave from 'local' to 'collector'
  - Revise the 5-foot-wide sidewalk along 33rd St to provide a sidewalk 6 feet in width

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone a +/- 9.66-acre site from Agricultural, Single-Family (AS-1) to Planned Development (PD). The center of the subject site contains a wetland which accounts for a majority (+/- 6.8 acres) of the property's noted acreage. The applicant is proposing a 50-room hotel.

The future land use designation is Community Mixed-Use 12 (CMU-12).

Trip Generation Analysis

The applicant submitted a trip generation and site access analysis as required by the Development Review Procedures Manual (DRPM). Staff prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's *Trip Generation Manual, 12th Edition*.

Approved Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM

AS-1, Single-Family Detached/9 Dwelling Units (ITE Code 210)	82	7	8

Proposed Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, Hotel/50 Rooms (ITE Code 310)	292	17	24

Trip Generation Difference:

	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+ 210	+ 10	+ 16

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The subject site has frontage on 33rd St and 14th Ave.

33rd St is a 2-lane, undivided, FDOT-maintained collector roadway for the segment along the project's frontage. The roadway is characterized by +/- 22 feet of pavement in average condition, no bike lanes or sidewalks along the roadway, and is within a +/-80-foot-wide right of way.

14th Ave is a 2-lane, undivided, substandard collector roadway characterized by +/- 21 feet of pavement in average condition, no bike lanes or sidewalks along the roadway, and is within a +/-75-foot-wide right of way.

SUBSTANDARD ROAD – 14th Ave:

According to the Hillsborough County Transportation Technical Manual (TTM) a TS-4 urban collector (2-lane undivided) typical section has 11-foot-wide lanes with 7-foot-wide bike lanes and 5-foot-wide sidewalks on both sides within a minimum of 64 feet of right of way.

As access to 14th Ave is proposed to be a gated emergency-only access, no substandard road improvements are required.

SITE ACCESS AND CONNECTIVITY

The project proposes two access connections to 33rd St, the northern of which is proposed to be a gated emergency access connection. The project also proposes a gated emergency access connection to 14th Ave.

33rd St is an FDOT maintained facility, therefore a Pre-Application Meeting with the FDOT, Hillsborough County Transportation Review Staff, and the applicant's team was held on August 19, 2025, to discuss the proposed project. During the meeting it was noted a 6-foot-wide sidewalk would be required along the property's 33rd St frontage. At the time this report was filed, there were no additional comments nor was an objection from FDOT filed in the record for this proposed project.

Coordination between FDOT and the developer will continue as the presence, location and design of any proposed connection to 33rd St will be subject to review and approval by FDOT. Any off-site improvements to 33rd St required by FDOT, shall be provided by the developer.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

This segment of 14th Ave is not included in the 2024 Hillsborough County Level of Service (LOS) Report, therefore no level of service information can be provided for this roadway.

Florida Department of Transportation

RON DESANTIS
GOVERNOR

11201 North McKinley Drive
Tampa, FL 33612

JARED W. PERDUE, P.E.
SECRETARY

MEMORANDUM

DATE: June 25, 2025

TO: David Wright, TSP Companies, Inc.

FROM: Lindsey Mineer, FDOT

COPIES: Daniel Santos, FDOT
David Ayala, FDOT
Mecale' Roth, FDOT
Richard Perez, Hillsborough County

SUBJECT: RZ-PD 25-0882, Folios: 55074.0300 and 55074.0400
1410 and 1414 SE 33rd St, Ruskin

This project is on a state road, SE 33rd St, an I-75 frontage road.

It is recommended that the applicant meet with FDOT before zoning approval to discuss turn lanes, access and emergency access. A virtual or in-person pre-application meeting may be scheduled through Ms. Mecale' Roth in the District Seven Tampa Operations offices. Ms. Roth can be reached at **Mecale.Roth@dot.state.fl.us** or 813-612-3237.

Thank you for the opportunity to comment.

END OF MEMO

COMMISSION

Gwendolyn "Gwen" W. Myers CHAIR
Harry Cohen VICE-CHAIR
Chris Boles
Donna Cameron Cepeda
Ken Hagan
Christine Miller
Joshua Wostal

DIRECTORS

Janet D. Lorton EXECUTIVE DIRECTOR
Elaine S. DeLeeuw ADMIN DIVISION
Sam Elrabi, P.E. WATER DIVISION
Diana M. Lee, P.E. AIR DIVISION
Michael Lynch WETLANDS DIVISION
Rick Muratti, Esq. LEGAL DEPT
Steffanie L. Wickham WASTE DIVISION

AGENCY COMMENT SHEET

REZONING	
HEARING DATE: September 15, 2025 **PETITION NO.:** 25-0882 **EPC REVIEWER:** Kelly M. Holland **CONTACT INFORMATION:** (813) 627-2600 x 1222 **EMAIL:** hollandk@epchc.org	**COMMENT DATE:** July 2, 2025 **PROPERTY ADDRESSES:** 1410 and 1414 33rd Street SE, Ruskin **FOLIO #s:** 0550740300 and 0550740400 **STR:** 10-32S-19E
REQUESTED ZONING: Rezone from AS-1 to PD	

FINDINGS	
WETLANDS PRESENT	YES
SITE INSPECTION DATE	NA
WETLAND LINE VALIDITY	NA
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Large borrow pit / lake occupies most of the area proposed for the rezoning.

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:

- 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.

- 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.

- 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).

- 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 may contain 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.

- Chapter 1-11 prohibits wetland impacts unless they are necessary for reasonable use of the property. Staff of the EPC recommends that this requirement be taken into account during the earliest stages of site design so that wetland impacts are avoided or minimized to the greatest extent possible. The size, location, and configuration of the wetlands may result in requirements to reduce or reconfigure the improvements depicted on the plan.

- The Hillsborough County Land Development Code (LDC) defines wetlands and other surface waters as Environmentally Sensitive Areas. Pursuant to the LDC, wetlands and other surface waters are further defined as Conservation Areas or Preservation Areas and these areas must be designated as such on all development plans and plats. A minimum setback must be maintained around the Conservation/Preservation Area and the setback line must also be shown on all future plan submittals.

- Any activity interfering with the integrity of wetland(s) or other surface water(s), such as clearing, excavating, draining or filling, without written authorization from the Executive Director of the EPC or authorized agent, pursuant to Section 1-11.07, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of Chapter 1-11.

Kmh / app

ec: Leslie Bai, property owner – Leslie.Bai@outlook.com
David Wright, applicant – david@tspco.net

HILLSBOROUGH COUNTY CODE ENFORCEMENT
3629 QUEEN PALM DR.
TAMPA FL 33619-1309

Print Date: 02-25-2026

CASE INFORMATION SHEET FOR CASE NUMBER: CE24008513 CRM SR NUMBER: 0

CASE STATUS: Fine Run

CURRENTLY ASSIGNED TO: Mike Eres

START DATE:	06/18/2024	END DATE:		NEXT INSPECTION DATE:	07/15/2024
STRUCTURE TYPE:	Block	OCCUPANCY:	Vacant	FORECLOSURE:	No
ADDRESS:	1414 33RD ST SE RUSKIN FL 33570				
ZONED:	AS-1	PARCEL #	055074.0300		

ORIGINAL COMPLAINT DESCRIPTION:

CN0187559, Customer is reporting that at 1414 33RD ST SE there are multiple five gallon buckets backed up along the gate and two large plastic barrels. This is occurring along 14TH AVE SE.

PEOPLE ASSOCIATED WITH THIS CASE

Owner	JIN AND YU LLC 775 MONTAGUE EXPY MILPITAS, CA 95035	Phone:
Complainant	BARBARA CLIME 3417 SE 14TH AVE , 33570	Phone:

VIOLATIONS CITED

PM OVERGROWTH

HILLSBOROUGH COUNTY CODE OF ORDINANCES AND LAWS, PART A, SECTION 8-116(b)- PROPERTY STANDARDS

ACTION REQUIRED: MOW AND MAINTAIN

06/20/2024 It is unlawful to allow at any time for the grass, weeds and underbrush that makes up the lawn of the premises to exceed 10 inches in height. Mow and maintain.

Z OUTSIDE/OPEN STORAGE

HILLSBOROUGH COUNTY CODE OF ORDINANCES AND LAWS, SECTIONS 2.02.01/2.02.02- LAND DEVELOPMENT CODE

ACTION REQUIRED: CEASE OR ACQUIRE APPROVALS

06/20/2024 The storage outside of a structure of materials, supplies, merchandise, equipment, truck trailers and metal containers including those used for storage is prohibited. To include the blue barrels and 5 gallon buckets along the fence on 14th ave.

CASE COMMENTS

06/21/2024 By: Wehman, Leslie

Comment :Wehman, 06/21/2024, 1212 hrs NOV APPRVD

08/29/2024 By: MCDOWELLS

McDowell 08.29.24 0910hrs Responded to 1414 33rd St SE for a reinspection. Upon arrival the overgrowth is still present and the buckets are still present along the fence. Due to there being no improvement on the property I am referring the case to a hearing.

08/29/2024 By: BROWNRH

Brown, 08/29/2024, 13:01:2746hrs – a Final Notice for this case was printed, mailed, and added to the Documents section of this case. A new case affidavit as also been prepared for upload into DocuSign.

09/18/2024 By: DANIELL

DanielL 09/18/2024 0630 hrs: Final notice returned to the office. A copy has been uploaded to OnBase.

12/02/2024 By: MCDOWELLS

McDowell 12.2.24 1420hrs Responded to 1414 33rd St SE for a reinspection of a pre-hearing case. Upon arrival I observed the violations remain. The case can continue.

03/31/2025 By: ERESM

McDowell / Eres 3-31-2025 @ 1135 hrs. We arrived on scene and verified the violations continue to exist.

04/01/2025 By: BROWNRH

Brown, 04/01/2025, 10:02:25hrs. An Affidavit of Non-Compliance was printed and uploaded to DocuSign for the officer's signature. Once signed, it will be directed to CBS for processing.

CASE ACTIONS

Initial Site Visit	06/20/2024	By: MCDOWELL, SHEA	Action: NOV Issued	Time Exp:

It is unlawful to allow at any time for the grass, weeds and underbrush that makes up the lawn of the premises to exceed 10 inches in height. Mow and maintain.^|^NOV APPRVD^|^The storage outside of a structure of materials, supplies, merchandise, equipment, truck trailers and metal containers including those used for storage is prohibited. To include the blue barrels and 5 gallon buckets along the fence on 14th ave.®®lhn_tab_comments:193 - 15-Day NOV Completed (added by script)®®McDowell 6.20.24 1145hrs Responded to the above location for a complaint of buckets placed along the fence of the property. Upon arrival I observed the buckets and 2 large barrels along the gate on the south side of the property. The grass is also overgrown. The photos taken will be uploaded to the case file. The LLC does not have a agent in Florida. The property is vacant and the gates are closed so I cannot gain entry to the property. I am requesting a 15 day NOV.
®®SpauldingM, 06/24/2024, 0750 hrs. On 06/24/2024 Notice of Violation for this case was printed, mailed, and added to OnBase.

Inspection	07/15/2024	By: MCDOWELL, SHEA	Action: No Violation	Time Exp:

lhn_tab_comments:193 - 7-Site Notice Left at Property (added by script)®®CASE REVIEW COMPLETED (added by script)®®McDowell 7.15.24 1010hrs
Responded to the above address for an re-inspection. Upon arrival I observed the front had been mowed however a majority of the property remains overgrown. I spoke to the person who filed the complaint and she said that someone was at the home and was mowing but then left. I am granting a 7 day extension and if there is no improvement the case will be referred to a hearing.

Follow-up Inspection	08/29/2024	By: McDowell	Action: Referred	Time Exp:
Pre-Hearing Inspection	12/02/2024	By: McDowell	Action: In Violation	Time Exp:
Pre-Hearing Inspection	03/07/2025	By: McDowell	Action: In Violation	Time Exp:
Post-Hearing Inspection	03/31/2025	By: McDowell	Action: Non-Compliant	Time Exp:

AFFIDAVIT OF NON-COMPLIANCE

Post-Hearing Inspection	03/31/2025	By: Eres	Action: Scheduled	Time Exp:
Admin Send Letter	06/18/2024	By: McDowell, Shea	Action: Action Status Complete	

Case Affidavit	08/30/2024	By: Daniel	Action: Case Affidavit Sent
Follow-up Investigation	08/29/2024	By: McDowell	Action: Referred
Updated by IRSA Inspection			
Supervisor Review	08/29/2024	By: Converse	Action: Final Letter Approved

BOARD/MAGISTRATE INFORMATION

HEARING DATE:	03/14/2025	**ORDER DATE:**	03/19/2025	**EXTENSION ORDER:**	
TOTAL FEES/FINES:	$6,000.00	**TOTAL PAYMENTS:**	$0.00	**CURRENT BALANCE:**	$0.00

	CORRECT BY	FINE AMOUNT	ORDER	STARTED	ENDED	TOTAL $
No Order	03/28/2025	$500		03/29/2025		$6000

PRINCIPAL LIEN RECORDING INFORMATION

REC DATE:	05/16/2025	**BOOK/PAGE:**	2025214767	**REL DATE:**		**BOOK PAGE:**	

SECONDARY LIEN RECORDING INFORMATION

REC DATE:		**BOOK/PAGE:**		**REL DATE:**		**BOOK PAGE:**	

Hillsborough County Florida
Development Services

AGENCY REVIEW COMMENT SHEET

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

TO:	Zoning Review, Development Services	**DATE:**	03/11/2026
REVIEWER:	Ron Barnes, Impact & Mobility Fee Coordinator		
APPLICANT:	Jin & Yu LLC	**PETITION NO:**	25-0882
LOCATION:	1410 & 1414 SE 33rd St		
FOLIO NO:	55074.0300 55017.0400		

Estimated Fees:

Hotel
(Per room Mobility)
(Per 1,000 sq ft Fire)
Mobility: $4,168 * 50 = $208,400
Fire: $313 * 78 = $24,414

Hotel (all Suites)
(Per room Mobility)
(Per 1,000 sq ft Fire)
Mobility: $3,314 = $165,700
Fire: $313 * 78 = $24,414

Project Summary/Description:

Urban Mobility, South Fire - Hotel 78,000 total sq ft, 50 rooms

AGENCY COMMENT SHEET

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

FROM: **Reviewer**: Andria McMaugh **Date:** 07/02/2025

Agency: Natural Resources **Petition #:** 25-0882

( ) This agency has **no comment**

( ) This agency has **no objections**

(X) This agency has **no objections, subject to listed or attached conditions**

( ) This agency **objects, based on the listed or attached issues.**

1. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. Every effort must be made to avoid the removal of and design the site around these trees. The site plan may be modified from the Certified Site Plan to avoid tree removal. **This statement should be identified as a condition of the rezoning.**

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. Any interim agricultural operations shall not result in the destruction of trees or the natural plant community vegetation on the property. Any application to conduct land alteration activities on the property must be submitted to the Natural Resources Team of the Development Services Department for review and approval. Use of the agricultural exemption provision to the Land Alteration regulations is prohibited.

4. 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.

5. 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.

6. 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.

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management **DATE:** 25 Jun. 2025

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

APPLICANT: David Wright **PETITION NO:** RZ-PD 25-0882

LOCATION: 1414 SE 33rd St., Ruskin, FL 33573

FOLIO NO: 55074.0300, 55074.0400 **SEC:** 10 **TWN:** 32 **RNG:** 19

☒ This agency has no comments.

☐ This agency has no objection.

☐ This agency has no objection, subject to listed or attached conditions.

☐ This agency objects, based on the listed or attached conditions.

COMMENTS: _____.

Hillsborough County Florida

ENVIRONMENTAL SERVICES DIVISION
PO Box 1110
Tampa, FL 33601-1110

Agency Review Comment Sheet

NOTE: Wellhead Resource Protection Areas (WRPA), Potable Water Wellfield Protection Areas (PWWPA), and Surface Water Resource Protection Areas (SWRPA) reviews are based on the most current available data on the Hillsborough County maps, as set forth in Part 3.05.00 of the Land Development Code.

TO:	Zoning Review, Development Services	**REQUEST DATE:**	6/11/2025
REVIEWER:	Kim Cruz, Environmental Supervisor	**REVIEW DATE:**	6/24/2025
PROPERTY OWNER:	Jin And Yu, LLC	**PID:**	25-0882
APPLICANT:	David Wright/TSP Companies, Inc.		
LOCATION:	1414 SE 33rd St. Ruskin, FL 33573 1410 SE 33rd St. Ruskin, FL 33570		
FOLIO NO.:	55074.0300, 55074.0400		

AGENCY REVIEW COMMENTS:

At this time, according to the Hillsborough County BOCC approved maps adopted in the Comprehensive Plan, the site is not located within a Wellhead Resource Protection Area (WRPA) and/or Surface Water Resource Protection Area (SWRPA), as defined in Part 3.05.00 of the Hillsborough County Land Development Code (LDC).

At this time, according to the Florida Department of Environmental Protection well location information, the site is not located within 500-feet of non-transient non-community and/or community water system wells; therefore, the site is not located within a Potable Water Wellfield Protection Area (PWWPA).

At this time, Hillsborough County Environmental Services Division has no objection to the applicant's request as it relates to the County's wellhead and surface water protection regulations.

WATER RESOURCE SERVICES
REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER

PETITION NO.: RZ-PD 25-0882 **REVIEWED BY:** Clay Walker, E.I. **DATE:** 6/24/2025

FOLIO NO.: 55074.0300, 55017.0400

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 ☒ (approximately 2,900 feet from the site), ☒ (adjacent to the site), and is located northeast of the subject property within the south Right-of-Way of 3rd Street Southeast. 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 _____ and will need to be completed by the _____ 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 forcemain exists ☒ (approximately 3,400 feet from the project site), ☐ (adjacent to the site) and is located northeast of the subject property within the south Right-of-Way of 3rd Street Southeast. 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. The subject area is located within the Hillsborough County Wastewater Service Area and will be served by the South County Wastewater Treatment Plant. If all of the development commitments for the referenced facility are added together, they would exceed the existing reserve capacity of the facility. However, there is a plan in place to address the capacity prior to all of the existing commitments connecting and sending flow to the referenced facility. As such, an individual permit will be required based on the following language noted on the permits: The referenced facility currently does not have, but will have prior to placing the proposed project into operation, adequate reserve capacity to accept the flow from this project.

VERBATIM TRANSCRIPT

1 HILLSBOROUGH COUNTY, FLORIDA

2 BOARD OF COUNTY COMMISSIONERS

3

4 IN RE:

5 ZONING HEARING MASTER MEETING

6

7

8 ZONING HEARING MASTER MEETING

9 TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

10

11 BEFORE: Steve Luce

12 Zoning Hearing Master

13 DATE: 03/23/2026

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

15 TIME: Concluded at 10:05 p.m.

16

17 LOCATION: Hillsborough County BOCC
Development Services Department
18 601 East Kennedy Boulevard
Second Floor
19 Tampa, Florida 33602

20

21

22

23 Reported by:

24 Kate Khvostova

25

1 MS. HEINRICH: Our next application is Item D.1. PD
2 25-0882. The applicant is requesting to rezone the property
3 from AS-1 to Planned Development. Christopher Grandlienard,
4 with Development Services, will present staff findings after
5 the applicant's presentation.
6 HEARING OFFICER: Okay. Applicant?
7 MR. WRIGHT: Good evening. My name is David
8 Wright, President of TSP Companies. Address is 8956
9 Westerland Drive, Land O' Lakes, Florida.
10 I'm requesting the rezoning of a 9.66 acre property
11 from AS-1 to Planned Development, to permit the development
12 of a hotel resort with up to 50 rooms and a 68,000 square
13 foot building with 10,000 square feet of ancillary support
14 uses, including clubhouse, snack bar, swimming pool, and
15 conference rooms.
16 Property is comprised of two parcels, identified by
17 folio numbers 55074.0300 and 55074.0400 in Ruskin. Property
18 consists of 2.782 acres uplands and 6.882 acres of wetlands.
19 The wetlands are a man-made lake borrow pit that is proposed
20 as a central feature of the development to be used for
21 recreational purposes associated with the resort hotel.
22 The record includes a wetland delineation survey
23 and the wetland conservation line is included on the PD site
24 plan. No impacts to the wetlands are proposed. Buffers and
25 screening are proposed, in accordance with the land

development code, and a PD variation is requested to LDC section 6.06.00 to permit a 10-foot wide buffer with type B screening along the north and east perimeter of the PD.

The variation is requested to accommodate the site constraints, and staff supports the variation based on the preservation of existing natural vegetation and environmental features on the site, providing -- which provide additional visual screening to mitigate the reduced buffer.

The PD was also designed with the hotel and accessory buildings along the PD's west perimeter, adjacent to I-75. Therefore, the lake effectively increases the buffer between the proposed buildings and the uses to the north and east.

The application proposes a single full access to 33rd Street Southeast and gated emergency access to 33rd Street Southeast and 14th Avenue Southeast, at the locations depicted on the site plan. A trip generation letter is included in the application, resulting in 17 a.m. peak hour trips and 24 p.m. peak hour trips.

The proposal was less than the 50 trip threshold requirement for a transportation analysis. Hillsborough County Transportation staff has no objection to the request.

33rd Street Southeast is an FDOT roadway, and an FDOT pre-application meeting was held on August 19th of 2025. I've got a copy of the pre-application meeting notes that

1 I'll submit into the record.

2 HEARING OFFICER: Okay.

3 MR. WRIGHT: FDOT will require a traffic study and
4 analysis at the intersection of Highway 674 and 14th Street
5 during site development permit review. The property is
6 located within the urban service area, and will be required
7 to connect to the Hillsborough County Public Utility System.
8 We completed a public notice, as required by the Land
9 Development Code. and received a single response from
10 citizen, Barbara Klein. Ms. Klein was concerned about gopher
11 tortoises located on the subject property, and I assured her
12 that the gopher tortoise survey and relocation of any
13 tortoises to another suitable habitat will be required prior
14 to any land development of the property. Ms. Klein stated
15 she was satisfied with my response.

16 Development Services staff has recommended approval
17 subject to proposed conditions, and Planning Commission staff
18 found the request to be consistent with the comprehensive
19 plan. I don't have anything further. I'm here for any
20 questions, and I request your recommendation for approval.

21 HEARING OFFICER: All right. Very good. Thank
22 you, sir.

23 Okay. And Development Services staff?

24 MR. GRANDLIENARD: Good evening. Chris
25 Grandlienard, Planning and Development Services presenting PD

1 25-0882 to request to rezone 9.66 acres at the northeast
2 corner of 33rd Street Southeast and 14th Avenue Southeast in
3 Ruskin from AS-1 to planned development.
4 The proposal is for a 68,000 square foot hotel
5 resort, with up to 50 rooms and 10,000 square feet of
6 ancillary facilities. The project also incorporates an
7 existing six-acre man-made lake with an eight-foot walking
8 and biking path around its upland perimeter.
9 The surrounding uses include single-family
10 residential to the south, two-family residential to the east,
11 and vacant land to the north and west. To address
12 compatibility with nearby homes, the applicant proposes
13 setbacks of 25 feet to the north and south, and 50 foot east
14 to the -- 50 foot east and 10 foot west. The -- there are
15 also -- there's an 8-foot buffer on the west and south, and a
16 10-foot type B buffer on the north and east, and a 6-foot
17 opaque perimeter fence.
18 The hotel building is placed on the western side of
19 the site, oriented towards 33rd Street Southeast and I-75,
20 with the lake providing internal open space and separation
21 from residential areas.
22 Environmental conditions address wetlands, surface
23 waters, and tree preservation, including incorporating the
24 EPC wetland line into all future site plans and avoiding
25 significant trees where possible.

1 Variation is requested to allow a 10-foot type B
2 buffer instead of the standard 20-foot requirement along the
3 north and east. Staff supports this due to existing natural
4 vegetation and that continues to provide adequate separation.
5 Development Services finds the request approvable, subject to
6 the conditions in the staff report. That concludes my
7 presentation. I'm available for any questions you might
8 have.
9 HEARING OFFICER: Very good. Thank you, sir.
10 MR. GRANDLIENARD: Thank you.
11 HEARING OFFICER: All right. Planning Commission
12 staff?
13 MR. ROYAL: Thank you. Tyrek Royal, Planning
14 Commission staff. The site is designated community mixed
15 use-12, which supports higher intensity, clustered, and
16 mixed-use development in urbanized areas.
17 The request aligns with FLU Objective 1.1 by
18 directing growth in the urban service area, and FLU Objective
19 3.1 and Policy 2.1.3, by ensuring compatibility with
20 surrounding land uses, which are predominantly residential,
21 with some nearby industrial and mixed-use influences.
22 Although the project introduces more intensive use,
23 it incorporates substantial buffering design features, such
24 as the central lake, landscape buffers, and screening that
25 create appropriate transitions and reduce impacts on the

1 adjacent residential areas.

2 Consistent with FLU Policies 3.1.2.2 and 3.1.4, the

3 proposal also complies with FLU Objective 2.2 and relates to

4 other related policies.

5 The hotel and ancillary uses fall within the

6 allowable intensities and development parameters of the

7 CMU-12 designation, including environmental sensitive land

8 calculations that confirm the project remains within

9 permitted limits.

10 Additionally, the development supports mobility and

11 recreation goals, under the comprehensive plan, by

12 incorporating pedestrian and bicycle amenities around the

13 lake.

14 Overall, staff finds the proposed planned

15 development to be compatible with the surrounding area and

16 consistent with the Hillsborough County Comprehensive Plan,

17 subject to conditions. Thank you.

18 HEARING OFFICER: Okay. And just to clarify and

19 reinforce for the record, the calculations in the staff

20 report, as to how you get to the maximum square footage, in

21 the report it states 75,685 square feet are permitted, and

22 the applicant's request is for 68,000 square feet of a hotel

23 building and 10,000 square foot of ancillary support space,

24 which is includes a pool, and probably some recreational

25 areas that are not building square footage. You're satisfied

1 that the application, itself, falls within the 75,685 square
2 foot threshold?
3 MR. ROYAL: Yes, sir. I believe there's also the
4 1.25, you know, environmentally sensitive land credit as
5 well. So that incorporates both non-residential uses as
6 well.
7 HEARING OFFICER: Okay. Very good. Thank you.
8 At this point in time, is there anyone in the
9 audience that wishes to speak in support of the application?
10 I see no one responding.
11 Anyone in the audience wish to speak in opposition
12 to the application? I see no one responding.
13 Development Services, anything further?
14 MS. HEINRICH: No, sir.
15 HEARING OFFICER: Okay. Applicant, opportunity for
16 rebuttal.
17 MR. WRIGHT: No, thank you.
18 HEARING OFFICER: All right. Very good. Thank
19 you. With that, that concludes this application.
20 Ms. Heinrich, we're ready for the next item.
21
22
23
24
25

EXHIBITS SUBMITTED

DURING THE ZHM HEARING

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO

DATE/TIME: 3-23-26 6pm HEARING MASTER: Steve Luce

PLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION #	PLEASE PRINT
MM 26-0215	NAME Isabelle Albert MAILING ADDRESS 1000 N. Ashley Dr #9100 CITY Tampa STATE FL ZIP 33602 PHONE 813 331.0976
APPLICATION # RZ 25-0270 RZ26-0283	PLEASE PRINT NAME [illegible] MAILING ADDRESS 200 2nd Ave S. #[illegible] CITY St Pete STATE FL ZIP 337[illegible] PHONE 727-[illegible]
APPLICATION # RZ 25-1338	PLEASE PRINT NAME SYED ALI MAILING ADDRESS 602 OCONEE AVE CITY TAMPA STATE FL ZIP 33606 PHONE 8132608502
APPLICATION # RZ 26-0359	PLEASE PRINT NAME Matthew Spro MAILING ADDRESS 311 W palm ave APT 423 tampa FL 33602 CITY Tampa STATE fl ZIP 33602 PHONE 321-754-7550
APPLICATION # RZ 26-0359	PLEASE PRINT NAME BOBBY SHIVER MAILING ADDRESS 2101 FAIRFIELD AVE CITY BRANDON STATE FL ZIP 33510 PHONE 813 594 8248
APPLICATION # RZ 26-0457	PLEASE PRINT NAME DON THOMPSON MAILING ADDRESS 10829 ALONZION RD. CITY LITHIA STATE FL. ZIP 33547 PHONE 813 220.2046

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO

DATE/TIME: 3-23-26 6pm HEARING MASTER: Steve Luce

PLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION #	PLEASE PRINT
RZ 26-0468	NAME ART GILLETTE MAILING ADDRESS 10910 BALM RIVERVIEW RD. CITY RIVERVIEW STATE FL. ZIP 33569 PHONE 813 441-9591
RZ 25-0882	NAME DAVID WRIGHT MAILING ADDRESS 8956 WESTERLAND DR. CITY LAND O LAKES STATE FL ZIP 34637 PHONE 813-238-7473
RZ 25-0939	NAME Todd Tuesburg MAILING ADDRESS 200 2nd Ave S #451 CITY St Pete STATE FL ZIP 33701 PHONE 727-896-1760
RZ 25-1386	NAME Isabelle Albert MAILING ADDRESS 1000 N. Ashley Dr #900 CITY Tampa STATE FL ZIP 33602 PHONE 813 3310976
RZ 25-1386	NAME William J Molloy MAILING ADDRESS 315 S Zack CITY Tampa STATE FL ZIP PHONE 3760
RZ 25-1386	NAME MICHAEL YATES MAILING ADDRESS PALM TRAFFIC 4006 S MacDill Ave CITY TAMPA STATE FL ZIP 33611 PHONE 8132058057

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO

DATE/TIME: 3-23-26 6pm HEARING MASTER: Steve Luce

PLEASE **PRINT CLEARLY,** THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION #	PLEASE PRINT
RZ 25-1387	NAME GERRY DEDONBACH MAILING ADDRESS 11601 Research Drive CITY Alachua STATE FL ZIP 32615 PHONE 352 331.1976
RZ 26-0070	NAME Jake Cremer MAILING ADDRESS 2002 W Cleveland St #203 CITY Tampa STATE FL ZIP 33606 PHONE 813-419-3914
RZ 26-0070	NAME MICHAEL YATES MAILING ADDRESS PALM TRAFFIC 4006 S MACDILL AVE CITY TAMPA STATE FL ZIP 33611 PHONE 813 205 8057
RZ 26-0070	NAME Cynthia Spodell MAILING ADDRESS 2002 W. Cleveland St. CITY Tampa STATE FL ZIP PHONE 8134193914
RZ 26-0070	NAME Rodney Smith MAILING ADDRESS 10016 Ohio Ave CITY Thonotosassa STATE FL ZIP 33592 PHONE 813 494-5048
RZ 26-0070	NAME Ray Foster MAILING ADDRESS 10724 Williams Rd CITY Thonotosassa STATE FL. ZIP 33592 PHONE 813-763-3990

SIGN-IN SHEET: RFR, (ZHM) PHM, LUHO

DATE/TIME: 3-23-26 6pm HEARING MASTER: Steve Luce

PLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION #	PLEASE PRINT
RZ 26-0213	NAME Michael Brooks MAILING ADDRESS 400 N Tampa FL Ste 1910 CITY Tampa STATE FL ZIP 33602 PHONE
RZ 26-0213	NAME Isabelle Albert MAILING ADDRESS 1000 N. Ashley Dr # 900 CITY Tampa STATE FL ZIP 33602 PHONE 813 331 0976
RZ 26-0213	NAME MICHAEL YATES MAILING ADDRESS PALM TRAFFIC 4006 S. MACDILL AVE CITY TAMPA STATE FL ZIP 33611 PHONE 8132058057
RZ 26-0213	NAME JUAN MANUD MAILING ADDRESS 17403 Chelsea Downs Cir CITY Lithia STATE fl ZIP 33547 PHONE 760 489 5170
RZ 26-0213	NAME Travis Baumgardner MAILING ADDRESS 10139 Bryant Rd CITY Lithia STATE FL ZIP 33547 PHONE 813-766 0619
RZ 26-0213	NAME Brendan McCafferty MAILING ADDRESS 6620 Fishhawk Crossing Blvd CITY Lithia STATE FL ZIP 33547 PHONE 813-785-7040

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO

DATE/TIME: 3-23-26 6pm HEARING MASTER: Steve Luce

PLEASE **PRINT CLEARLY,** THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION #	PLEASE PRINT
RZ 26-0213	NAME Ashani Fairclough MAILING ADDRESS 731 Kensington Lake Cir CITY Riverview STATE FL ZIP 33511 PHONE 813 446 5294
RZ 26-0213	NAME Rasnah Davis MAILING ADDRESS 5402 Osprey Ridge Dr. CITY Lithia STATE FL ZIP 33547 PHONE 352-213-1149
RZ 26-0213	NAME William Kent Ihrig MAILING ADDRESS 15222 Lithia Pinecrest Road CITY Tampa STATE FL ZIP [illegible] PHONE 813-503-[illegible]
RZ 26-0213	NAME Eric W. Smith MAILING ADDRESS 617 W. Lumsden Rd. CITY Brandon STATE FL ZIP 33511 PHONE 813 662 7429
RZ 26-0213	NAME Katherine Wiggins MAILING ADDRESS 18808 Boyette Rd CITY Lithia STATE FL ZIP 33547 PHONE 813-546-7137
RZ 26-0213	NAME David Secret MAILING ADDRESS 18920 Boyette Rd CITY Lithia STATE FL ZIP 33547 PHONE 813 685-8448

SIGN-IN SHEET: RFR, (ZHM), PHM, LUHO

DATE/TIME: 3-23-26 6pm HEARING MASTER: Steve Luce

PLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION #	PLEASE PRINT
RZ 26-0213	NAME Lavonne Kendrick MAILING ADDRESS 18833 Bouette Rd CITY Lithia STATE OH ZIP 33547 PHONE 813-298-3421
RZ 26-0213	NAME Gary Taylor MAILING ADDRESS 10005 Bryant Rd CITY Lithia STATE FL ZIP PHONE 8134604726
RZ 26-0214	NAME Kami Corbett MAILING ADDRESS 101 E Kennedy Blvd Ste 3700 CITY TAMPA STATE FL ZIP 33602 PHONE 813-227-8422
MM 26-0335	NAME RYAN MANASSE MAILING ADDRESS 400 N. ASHLEY DR. STE. 3100 CITY TAMPA STATE FL ZIP 33602 PHONE 813-225-2500
MM 26-0346	NAME Isabelle Albert MAILING ADDRESS 10000 Ashley Dr #900 CITY Tampa STATE FL ZIP 33602 PHONE 813 3310976
MM 26-0346	NAME William Molle MAILING ADDRESS 325 S Blvd CITY Tampa STATE FL ZIP PHONE 8 6129 8752

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO

DATE/TIME: 3-23-26 6pm HEARING MASTER: Steve Luce

PLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION #	PLEASE PRINT
15 MM 26-0346	NAME David Lopez MAILING ADDRESS 201 E. Kennedy Blvd CITY Tampa STATE FL ZIP 33602 PHONE
15 MM 26-0346	NAME Shameyah Francis MAILING ADDRESS 9501 Tocobaga Place CITY Riverview STATE FL ZIP 33578 PHONE
VS MM 26-0346	NAME Edwin Gaines JR MAILING ADDRESS 9517 Tocobaga Place CITY Riverview STATE FL ZIP 33578 PHONE
VS MM 26-0346	NAME Dr Laura Hauser MAILING ADDRESS 9515 Tocobaga Place CITY Riverview STATE FL ZIP 33578 PHONE
MM 26-0346	NAME MICHAEL YATES MAILING ADDRESS PALM TRAFFIC 4006 S. MACDILL AVE CITY TAMPA STATE FL ZIP 33611 PHONE 8132058057
	NAME MAILING ADDRESS CITY STATE ZIP PHONE

HEARING TYPE: ZHM, PHM, VRH, LUHO **DATE:** 3/23/2026

HEARING MASTER: Steve Luce **PAGE:** 1 of 1

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
RZ 25-0882	David Wright	1. Applicant Presentation Packet	No
RZ 25-0939	Todd Pressman	1. Applicant Presentation Packet - Thumb drive	No
RZ 25-1386	Isabelle Albert	1. Applicant Presentation Packet - Thumb drive	No
RZ 25-1386	Ashley Rome	1. Revised Staff Report	Yes (Copy)
RZ 25-1387	Gerry Dedenbach	1. Applicant Presentation Packet - Thumb drive	No
RZ26-0213	Isabelle Albert	1. Applicant Presentation Packet - Thumb drive	No
RZ 26-0213	Eric Smith	2. Opposition Presentation Packet - Thumb drive	No
RZ 26-0214	Kami Corbett	1. Applicant Presentation Packet - Thumb drive	No
MM 26-0335	Ryan Manasse	1. Applicant Presentation Packet - Thumb drive	No
MM 26-0335	Ashley Rome	2. Revised Staff Report	Yes (Copy)
MM 26-0346	Isabelle Albert	1. Applicant Presentation Packet - Thumb drive	No

MARCH 23, 2026 – ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, March 23, 2026, at 6:00 p.m., in the Boardroom, Frederick B. Karl County Center, Tampa, Florida, and held virtually.

▶ Steve Luce, ZHM, called the meeting to order at 6:00 p.m. and led in the pledge of allegiance to the flag.

A. WITHDRAWALS AND CONTINUANCES

▶ Michelle Heinrich, Development Services (DS), introduced staff and reviewed the changes/withdrawals/continuances.

▶ Steve Luce, ZHM, overview of ZHM process.

▶ Senior Assistant County Attorney Mary Dorman, overview of evidence/ZHM/BOCC Land Use agenda process.

▶ Steve Luce, ZHM, Oath.

B. REMANDS

B.1. RZ 25-1338

▶ Michelle Heinrich, DS, called RZ 25-1338.

▶ Testimony provided.

▶ Steve Luce, ZHM, closed RZ 25-1338.

C. REZONING STANDARD (RZ-STD):

C.1. RZ 26-0359

▶ Michelle Heinrich, DS, called RZ 26-0359.

▶ Testimony provided.

▶ Steve Luce, ZHM, closed RZ 26-0359.

C.2. RZ 26-0457

▶ Michelle Heinrich, DS, called RZ 26-0457.

▶ Testimony provided.

▶ Steve Luce, ZHM, closed RZ 26-0457.

C.3. RZ 26-0468

- Michelle Heinrich, DS, called RZ 26-0468.
- Testimony provided.
- Steve Luce, ZHM, closed RZ 26-0468.

D. REZONING-PLANNED DEVELOPMENT (RZ-PD) & MAJOR MODIFICATION (MM):

D.1. RZ 25-0882

- Michelle Heinrich, DS, called RZ 25-0882.
- Testimony provided.
- Steve Luce, ZHM, closed RZ 25-0882.

D.2. RZ 25-0939

- Michelle Heinrich, DS, called RZ 25-0939.
- Testimony provided.
- Steve Luce, ZHM, closed RZ 25-0939.

D.3. MM 25-1239

- Michelle Heinrich, DS, announced application MM 25-1239 was withdrawn.

D.4. RZ 25-1386

- Michelle Heinrich, DS, called RZ 25-1386.
- Testimony provided.
- Steve Luce, ZHM, closed RZ 25-1386.

D.5. RZ 25-1387

- Michelle Heinrich, DS, called RZ 25-1387.
- Testimony provided.
- Steve Luce, ZHM, closed RZ 25-1387.

MONDAY, MARCH 23, 2026

D.6. RZ 26-0070

- Michelle Heinrich, DS, called RZ 26-0070.
- Testimony provided.
- Steve Luce, ZHM, closed RZ 26-0070.

D.7. RZ 26-0213

- Michelle Heinrich, DS, called RZ 26-0213.
- Testimony provided.
- Steve Luce, ZHM, closed RZ 26-0213.

D.8. RZ 26-0214

- Michelle Heinrich, DS, called RZ 26-0214.
- Testimony provided.
- Steve Luce, ZHM, closed RZ 26-0214.

D.9. MM 26-0215

- Michelle Heinrich, DS, called MM 26-0215.
- Testimony provided.
- Steve Luce, ZHM, continued MM 26-0215 to April 27, 2026, ZHM hearing.

D.10. MM 26-0335

- Michelle Heinrich, DS, called MM 26-0335.
- Testimony provided.
- Steve Luce, ZHM, closed MM 26-0335.

D.11. MM 26-0346

- Michelle Heinrich, DS, called MM 26-0346.
- Testimony provided.

- Steve Luce, ZHM, closed MM 26-0346.

D.12. RZ 26-0349

- Michelle Heinrich, DS, RZ 26-0349 continued to April 27, 2026, ZHM hearing.

E. ZHM SPECIAL USE – **None.**

ADJOURNMENT

- Steve Luce, ZHM, adjourned the meeting at 10:05 p.m.

PRE APPLICATION PROJECT INFORMATION

Meeting Date 8/19/2025
Project Title Villa Hotel
FDOT Coordinator Mecale' Roth 813-612-3237 or mecale.roth@dot.state.fl.us
Location/Address 1414 33rd St SE (eastern frontage road)
State Road 93A **Section ID** 10 075 370 **MP** 0.38 **L/R Roadway** Rt
Road Class 7 **Speed Limit** 35 **MPH** **Connection Spacing** 125'
Folio #(s) 55074-0300 & 55074-0400 **County Case #** RZ-PD-25-0882

Attendees David Wright, Jason Kendall, Mike Raysor, Rick Perez, Jessica Kowal

FDOT Staff Todd Croft, Mecale' Roth, Allison Carroll, Selena Gonzalez, Nick Leipsky, Lindsey Mineer, Dan Santos, Kathy Matos, Tanya King, Efrain Torres

- All checked boxes apply to the project and the information provided and reviewed in the meeting
- All comments are non-binding and subject to change at any time
- All comments related to FDOT specs and standards automatically update to the current version when the standards are revised. Plans should reflect the current standards at time of submittal

FDOT CONSTRUCTION PROJECTS IN THE AREA

Project #	Start	Project Manager/Contact	Work Type
		N/A	

PERMIT APPLICATION CHECKLIST

☑	Property owner's information	☑	Notarized LOA - letter(s) of authorization from owner for anyone representing on their behalf (EOR, PM, Construction Coordinator, etc.), Including 3rd-party
☑	Deed or other proof of ownership		
☑	EOR's contact information		
☑	EOR certification	☑	Local approval(s) - Approvals by all other local agencies (county, city, SWFWMD, EPA, etc.)
☑	MOT tech (use EOR's info in application; update when the MOT Tech is chosen)		
		☑	Plans - signed and sealed

ACCESS PERMIT REQUIRED INFORMATION

****Please see attached Access Management notes/checklist****

☑	Access permit required		
	☐ Category A or B (single family residential)	☐	Safety Upgrade
	☑ Category C, D, E, F, or G	☐	Governmental Agency
☐	Existing land use		
☐	Existing ADT's		
☑	Proposed land use		
☑	Proposed ADT's		
☑	Access to State Road proposed		
	☑ Conforming access	☐	Non conforming access - subject to removal in the future when alternative access is available
☐	Remove existing curb cut(s) and restore to original condition		

Application No. 25-0882
Name: David Wright
Entered at Public Hearing: ZHM
Exhibit # 1 Date: 3-23-26

☐	Court recorded cross access agreement	
☐	Land donation & easement	
☑	COI - liability insurance	
☑	Auto turn template	
☑	Traffic study	
☐	Design variation	
☑	MOT indices in permit and/or plan set	
☐	TTCP plan	

CONSTRUCTION AGREEMENT REQUIRED INFORMATION

☐	Construction agreement needed	TBD by TIA	
	☐ Turn lane	☐	Dedication or easement
	☐ Median Modification	☐	Notification letters
	☐ Sidewalk	☐	Dedication or easement
	☐ Other	☐	MOA
☐	Cost estimate - signed & sealed		
☐	Security Instrument		
☐	LOA - construction coordinator, EOR, developer, etc.		

DRAINAGE PERMIT REQUIRED INFORMATION

****See the attached DCP checklist and drainage notes below for additional requirements****

☑	Drainage permit required		
	☐ DCP	☑ Exception questionnaire	
	☐ Exception		
	☑ Unsure, TBD		
☑	Survey		
☑	SWFWMD, ERP, Local approval(s)		
☑	Site Photos (no Google Earth images allowed)		
☑	Pre and post drainage maps		
	☐ Open basin ☐ Closed basin	TBD	

UTILITY PERMIT REQUIRED INFORMATION

☑	Utility permit required	☐	TBD
	☐ Water	TBD	
	☑ Sanitary sewer		
	☐ Other		
☐	HDD or Jack & Bore		
☑	Positive response and 10 day notification letter to all known utilities at location required with submittal		

ADDITIONAL NOTES

1. Comments made are specific to the design and discussion had at today's meeting and may not be valid for for different site designs. Feel free to email the coordinator any updated site plan or traffic study to be reviewed prior to submitting permit packages
2. Trips will be for 58 rooms as opposed to 35 (as shown in the traffic study provided for the meeting) which is closer to 710 trips (not 428)

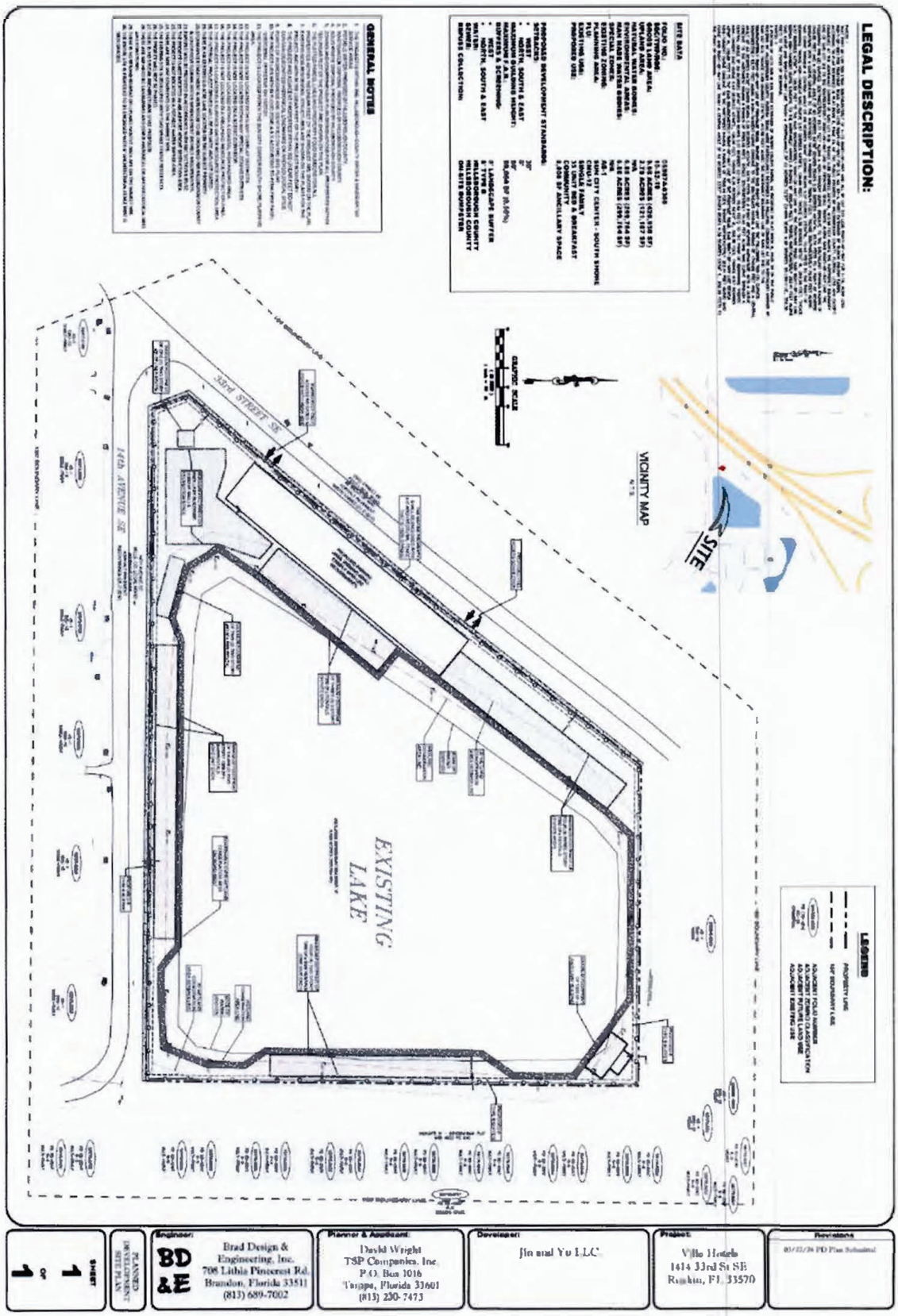
ADDITIONAL NOTES CONTINUED

3. Will need to provide analysis for the intersections at 674 and 14th St.
4. 8,000ft^2 ancillary building will need some specification provided to ensure it is accurately represented
    a. it may need to be specifically accounted for in the trip gen separately from the hotel units
    b. Specify if it is strictly to be used by guests or if it is available to local residents
5. Emergency access on the state road will be allowed if:
    a. It is gated and remains closed at all times until an emergency requires using it
    b. If it is conforming
    c. If there is not additional access on the side street (no 3rd access point)
6. Property is not proposing to be gated or fenced in (except for the emergency access)
7. Provide Auto turn for largest anticipated vehicle
    a. Show solid waste location and pick up movements
8. Upgrade the access to current Standards
    a. 16' ingress (labeled on plans)
    b. 12' egress (labeled on plans)
    c. 35' radii
    d. 30'-50' throat depth
    e. 36' wide max
9. Look up context class for sidewalk requirements
    a. Provide HC with a note stating this is an FDOT requirement
10. Apply for separate utility permits as applicable
11. Trail will be considered an existing condition and will have no affect on trips
12. Hillsborough County requests that you withdraw the variance you have with them
13. Submit a DCP application
14. Fill out and provide the Exception Questionnaire to determine qualification
15. Include a drainage report with project narrative, calculations, and supporting documentation for the site
16. Develop pre and post condition drainage maps for the site. Include the following:
    a. Contours with elevations
    b. Drainage areas with pervious and impervious sub-areas
    c. Flow arrows
    d. Outfall locations
17. If the site drains to the FDOT right of way, provide the following information:
    a. Provide storm for storm analysis of the site using 14-86 criteria, if proposing a connection to a ditch system
    b. Meet Q-connect criteria if connecting to a closed system
        i. Utilize NOAA rainfall data for the area
        ii. Provide model inputs and results for the storms and a summary table for comparison purposes
        iii. Provide a node link diagram
18. If the site acts as a closed basin, provide the following information:
    a. Provide pre and post condition stages for the wetland/depression/pond
    b. Provide storm for storm analysis as mentioned above with the additional closed basin criteria as mentioned in the checklist
    c. See DCP checklist for closed basin recovery criteria
19. For drainage systems that do not impact the FDOT storm system directly or indirectly, model the 100 year critical duration storms or the 100 year 24 hour SWFWMD storm event to establish the 100 year DHW District 7 requires 1' of freeboard from the 100 year Design High Water to the top of bank

ADDITIONAL NOTES CONTINUED

20. If existing ditches within the FDOT right of way are impacted or if ditches are proposed, provide ditch conveyance calcs for the 10-year design storm. See checklist for freeboard criteria
21. If driveway culverts within the FDOT right of way are proposed/impacted, provide calculations to confirm sizing. Note that FDOT does not permit bubble structures or riprap in the ROW
22. Provide TOC and CN calculations for the site
23. Provide storm tabs for the site based on 5-year frequency event with 100 yr tailwater in the pond
24. For the on-site pond:
    a. Maintain 1' of freeboard to the 100-Yr critical stage elevation
    b. See DCP checklist for initial stage criteria for touting calculations
25. Provide photos of the site and that portion of the site that abuts the FDOT right of way. Please note that google street view imagery is no longer accepted by District 7
26. Provide a Geotech Report
27. Provide a Boundary Survey
28. Provide a full set of Plans with sections showing the pond and shared right of way boundary
29. Ensure all plans and reports are signed and sealed
30. Maximum area for purposes of runoff to be sent to FDOT in the post-condition is constrained to that of the pre-condition
31. Provide a copy of the Water Management District Permit/Exemption for the site
32. See DCP/Exception checklist for additional requirements

FIGURE 2.0 | **PLANNED DEVELOPMENT SITE PLAN**



PARTY OF RECORD

Received February 16, 2026
Development Services

From: THERESA BARB
To: Hearings
Subject: APP. NO.: RZ-PD 25-0882 Rezoning Meeting
Date: Saturday, February 14, 2026 3:30:32 PM

External email: Use caution when clicking on links, opening attachments or replying to this email.

Dear Madam or Sir,

How do I find out more about this proposed rezoning application? Specifically:

- How do I find out what the property lines are of this parcel?
- How it is currently zoned?
- Why is a developer asking for it to be rezoned?
- What is the developer asking for it to be rezoned to?

I live at 2023 Hereford Drive which, as the crow flies, is very near to this site so this concerns me.

Thank you for some direction.

Sincerely,
Theresa A. Barb
tabarb@mac.com

Rivas, Keshia

From: Doug Bergmoser <bergy22009@outlook.com>
Sent: Wednesday, March 11, 2026 11:53 AM
To: Hearings
Subject: RE; RZ-PD 25-0882

External email: Use caution when clicking on links, opening attachments or replying to this email.

We moved from the city to avoid the traffic we now have on 674. This is now like Woodward Ave Detroit !!!!

Stop this crazy business. We have a water shortage, lost a Nuclear Power plant north of Tampa. I'm sorry and do not wish to be selfish but you have to stop this before YOU have a problem YOU cannot solve. Do not make Florida another California.

Douglas Bergmoser
1908 Inverness Greens
Sun City Center, FL
33573

Rivas, Keshia

From: Art Clark <artclark2407@gmail.com>
Sent: Tuesday, March 17, 2026 10:19 AM
To: Hearings
Subject: Oppose RZ-PD25-0882

External email: Use caution when clicking on links, opening attachments or replying to this email.

This is to inform you that I oppose the building of more homes in the 33573 (and surrounding zip codes). The traffic on the 674, 301 and I-75 is absolutely atrocious already. We moved from the LA area where the I5 and the 475 were typically parking lots and I see this happenng here. Our roads and highways cannot handle any more traffic. There is gridlock already which is worse when the snowbirds are here.

Please listen to the people who are full time residents like myself. We don't want to live with city traffic. Gridlock is already causing people to lose patience and drive dangerously (speeding, swerving lanes, running red lights) and never police to enforce safety.

Thank you,
Arthur Clark
2407 Nantucket Drive
SCC 33573

m my iPhone

Rivas, Keshia

From: Trish Clark <trishclark0977@gmail.com>
Sent: Tuesday, March 17, 2026 9:20 AM
To: Hearings
Subject: Oppose RZ-PD25-0882

External email: Use caution when clicking on links, opening attachments or replying to this email.

This is to inform you that I oppose the building of more homes in the 33573 (and surrounding zip codes). The traffic on the 674, 301 and I-75 is absolutely atrocious already.

Our roads and highways cannot handle any more traffic. There is gridlock already which is worse when the snowbirds are here.

Please listen to the people who are full time residents like myself. We don't want to live with city traffic.

Thank you,
Patricia Clark
2407 Nantucket Drive
SCC 33573

Sent from my iPhone

Rivas, Keshia

From: Jerri Huff <gr8mom2002@aol.com>
Sent: Wednesday, March 11, 2026 11:11 AM
To: Hearings
Subject: RZ-PD-25-0882

External email: Use caution when clicking on links, opening attachments or replying to this email.

I just saw a notice of a rezoning meeting for a piece of property in Ruskin. Apparently there was a request to rezone this for planed development.

I've been a resident of Sun City Center 21 years. Our little retirement town seems to be caught in the middle of continuous growth in Ruskin and Wimauma.

We are trying to curtail development here in town on closed golf clubs due to traffic and infastructure issues. Driving a golf cart here can be dangerous as so many people use Sun City Blvd. to get to 75, they run red lights and speed.

Please take that into consideration when evaluating additional housing.

Thank you.

Jerri Huff

Sent from AOL on Android

Rivas, Keshia

From: KARYN KURTZ <kmlk0551@yahoo.com>
Sent: Friday, March 13, 2026 1:27 AM
To: Hearings
Cc: kmlk0551@yahoo.com
Subject: REZONING

External email: Use caution when clicking on links, opening attachments or replying to this email.

Greetings;

FYI, I am a 74 year old resident within Kings Point in Sun City Center, FL.

Due to the lack of infrastructure, I oppose the rezoning of our area as designated under RZ-PD 25-0882. The current state of our water, electricity, streets, etc., can not handle the onslaught resulting from the approval of this measure.

Please oppose the rezoning of our area.

Thank you, in advance, for your earnest considerations.

Sincerely;

Karyn M Kurtz
825 McCallister Ave
SCC, Fl., 33573

Rivas, Keshia

From: John lea <jlboater@hotmail.com>
Sent: Tuesday, March 10, 2026 6:34 PM
To: Hearings
Subject: RZ-PD 25-0882

External email: Use caution when clicking on links, opening attachments or replying to this email.

Please do not rezone this area. We current residents are swamped with heavy traffic already. Highway 674 is almost impassable at times. We are also concerned with infrastructure of roads, water and sewer. We are already surrounded by several new homes and apartment developments. Please!!!! No More
John Lea
232 Amesbury Circle
Sun City Center, Fl

Rivas, Keshia

From: G. Pfi <russginp@gmail.com>
Sent: Sunday, March 15, 2026 7:25 PM
To: Hearings
Subject: NO More BUILDING in Southshore... Hearing : RZ-PD 25-0882.

External email: Use caution when clicking on links, opening attachments or replying to this email.

St Rt 674. Ambulances cannot get thru to Our Elderly in this sanctioned Retirement Community. 25 minutes for an ambulance for four miles is unacceptable due to traffic jams on St Rt 674.

WATER SHORTAGE ??? This was going on when I lived in Florida in the mid 1950s. YOU, The Greedy Politicians, have made it worse.
We All need water to survive and this means you too.

V.M. Pfister
2250 Oakley Green Dr, Sun City Center, FL 33573