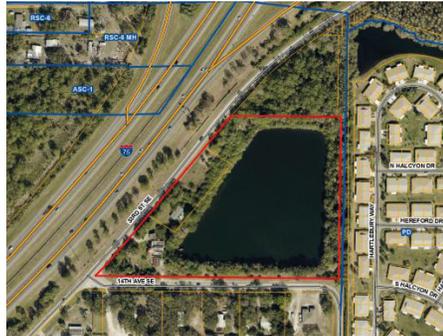


**Rezoning Application:** PD 25-0882  
**Zoning Hearing Master Date:** March 23, 2026  
**BOCC Land Use Meeting Date:** May 12, 2026

**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

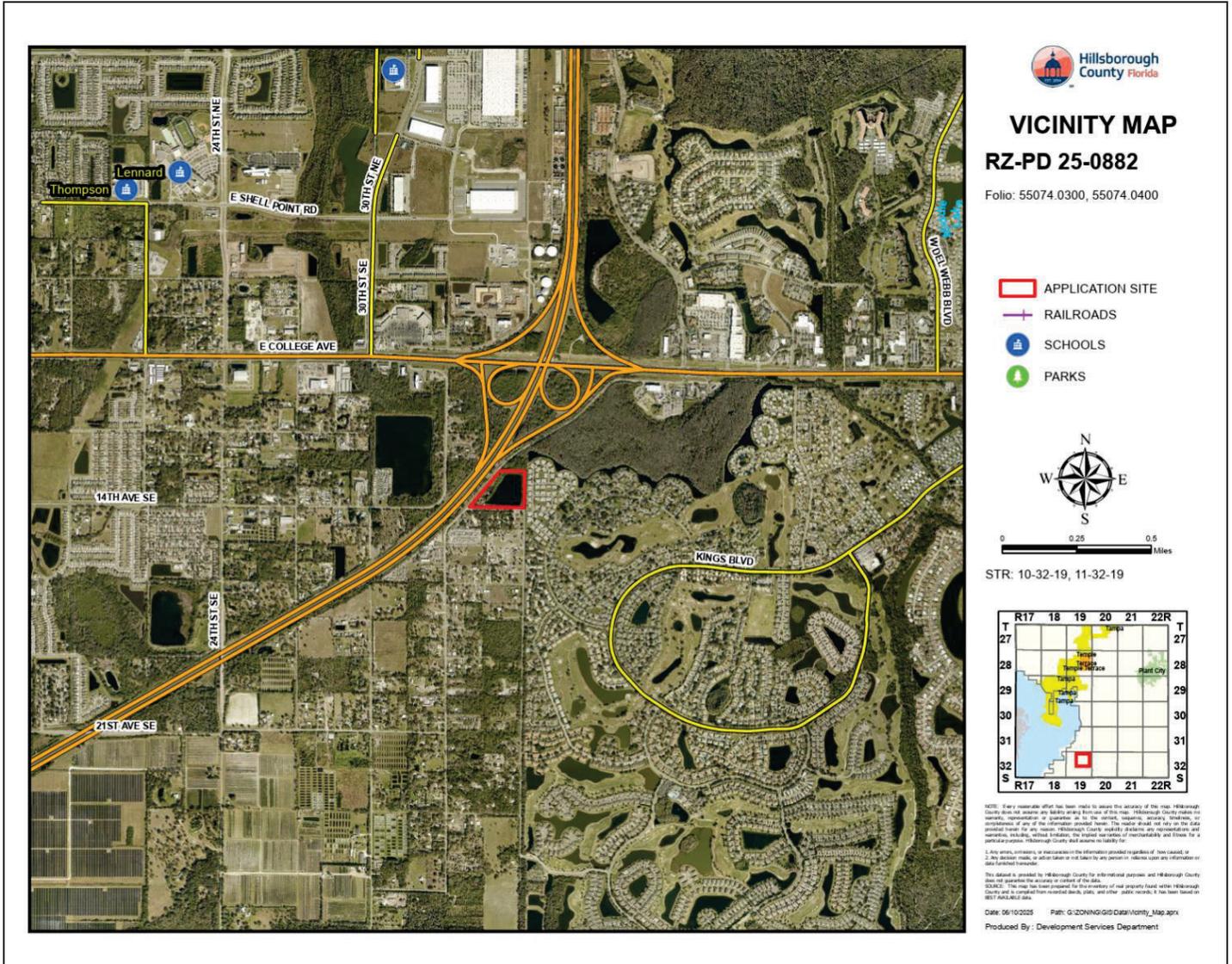
Development Standards:	Existing	Proposed
District(s)	AS-1	PD 25-0882
Lot Size / Lot Width	43,560 sf / 150'	n/a
Setbacks/Buffering and Screening	50' Front 50' Rear 15' Sides	North: 25 feet South: 25 Feet East: 50 Feet West: 10 Feet
Max Height	50'	50'

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

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

## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.1 Vicinity Map

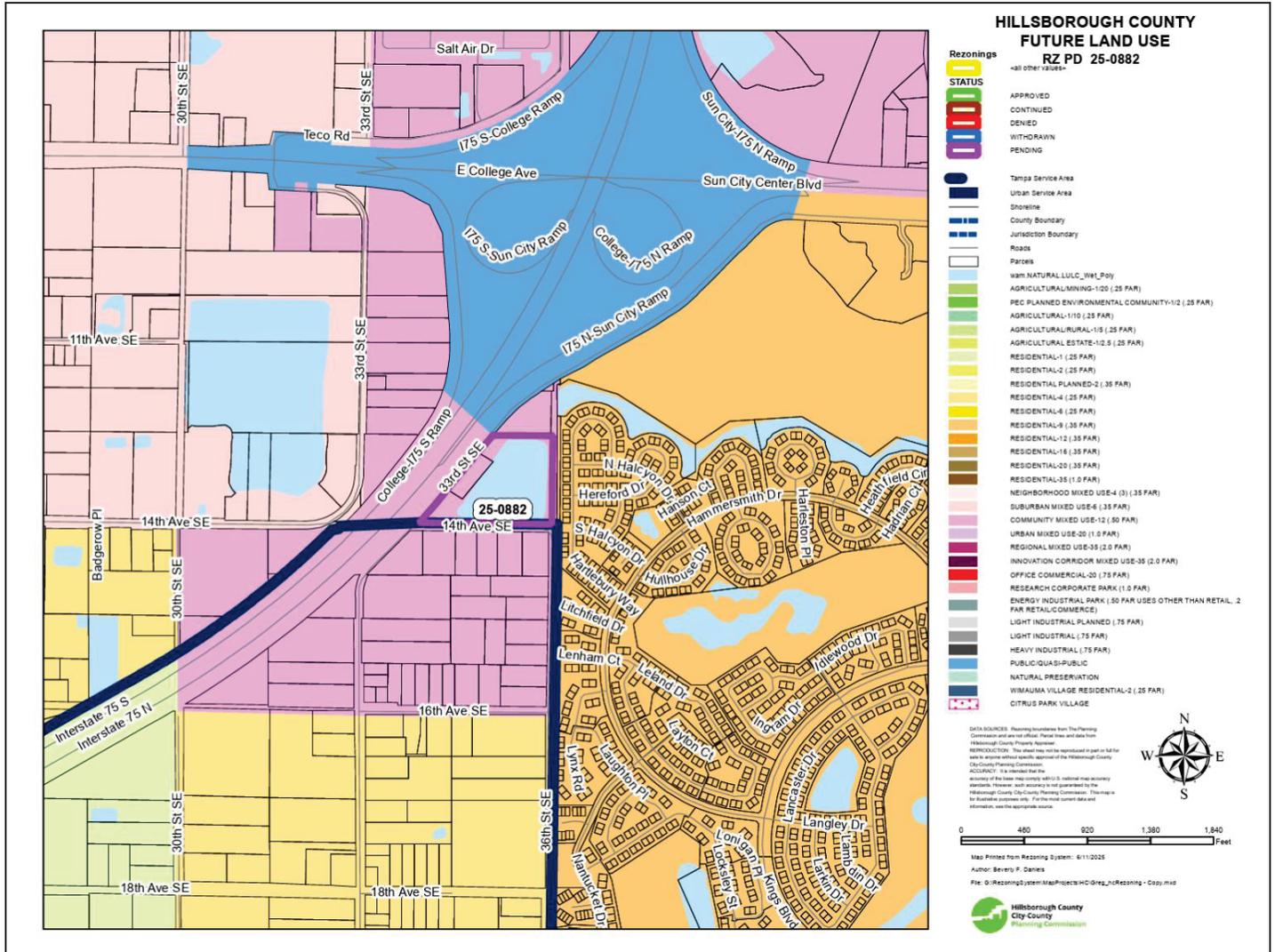


#### Context of Surrounding Area:

The 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

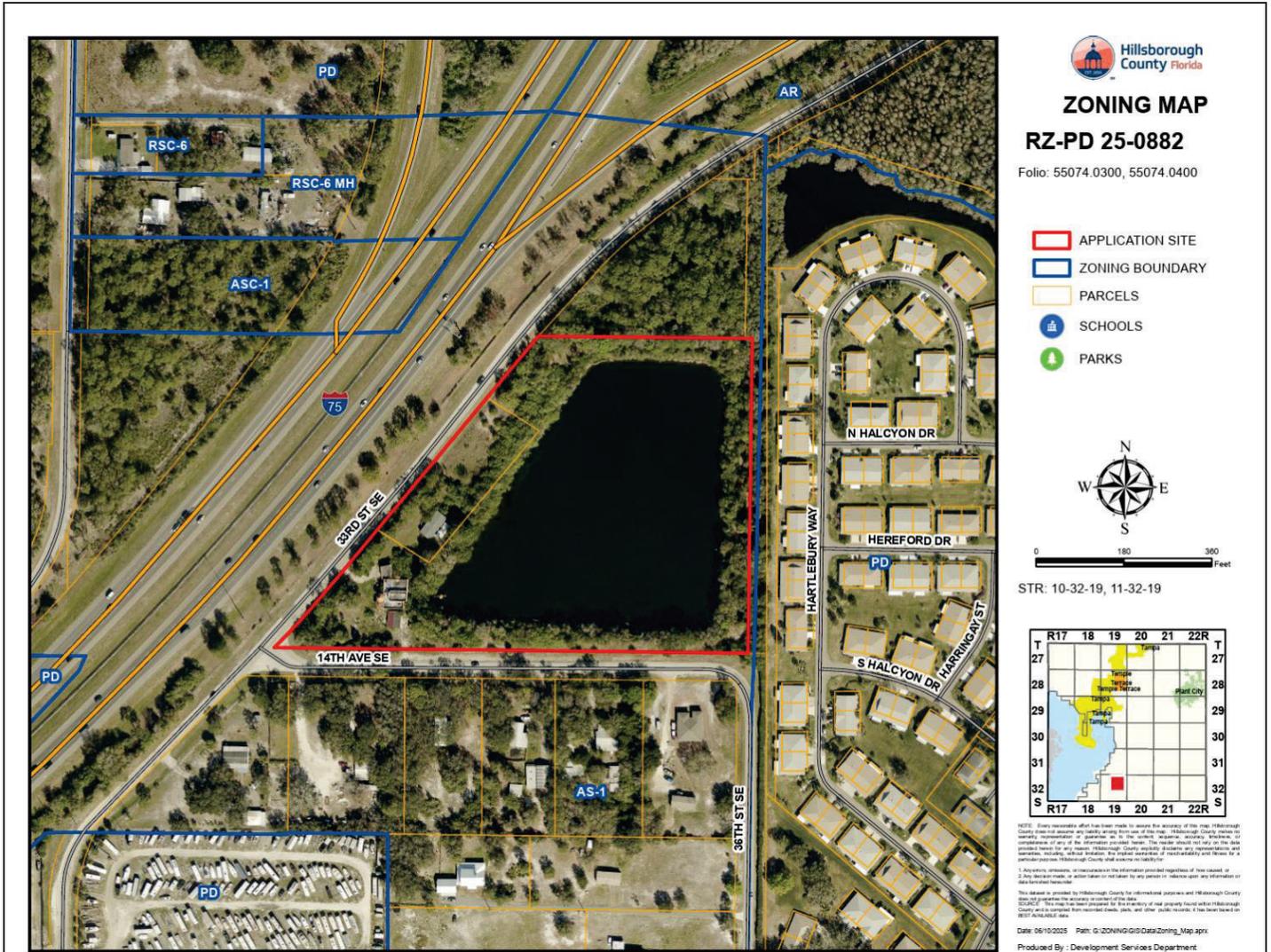
2.2 Future Land Use Map



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



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 33 <sup>rd</sup> Street SE Interstate-75



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
33 <sup>rd</sup> Street SE	FDOT Collector - Rural	2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other (TBD by FDOT)
14 <sup>th</sup> Avenue SE	County Collector - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

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

	Average 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:

APPLICATION NUMBER: PD 25-0882

ZHM HEARING DATE: March 23, 2026

BOCC HEARING DATE: May 12, 2026

Case Reviewer: Chris Grandlienard, AICP

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

<b>INFORMATION/REVIEWING AGENCY</b>				
<b>Environmental:</b>	<b>Comments Received</b>	<b>Objections</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Natural Resources	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Environmental Services	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Wetlands/Other Surface Waters</li> <li><input type="checkbox"/> Wellhead Protection Area</li> <li><input type="checkbox"/> Surface Water Resource Protection Area</li> <li><input type="checkbox"/> Potable Water Wellfield Protection Area</li> <li><input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor</li> <li><input type="checkbox"/> Airport Incompatible Use Area</li> <li><input type="checkbox"/> Other:</li> </ul>				
<b>Public Facilities:</b>	<b>Comments Received</b>	<b>Objections</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>
<b>Transportation</b> <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Report
<b>Hillsborough County School Board</b> Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Service Area/ Water &amp; Wastewater</b> <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Impact/Mobility Fees</b> 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				
<b>Comprehensive Plan:</b>	<b>Comments Received</b>	<b>Findings</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>
<b>Planning Commission</b> <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

## 5.0 IMPLEMENTATION RECOMMENDATIONS

### 5.1 Compatibility

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 14<sup>th</sup> Ave from 'local' to 'collector'
2. Revise the 5-foot-wide sidewalk along 33<sup>rd</sup> 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 33<sup>rd</sup> 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 14<sup>th</sup> Ave.
5. The developer shall construct a 6-foot-wide sidewalk along the property's 33<sup>rd</sup> 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:**



**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.

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**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.

**APPLICATION NUMBER: PD 25-0882**

ZHM HEARING DATE: March 23, 2026

BOCC HEARING DATE: May 12, 2026

Case Reviewer: Chris Grandlienard, AICP

## 7.2 ADDITIONAL INFORMATION

### Property Violation History

Agency	Number	Violation	Status
<b>Code Enforcement*</b>			
<input type="checkbox"/> None current or pending			
<input checked="" type="checkbox"/> Violation(s)	CE 24008513	Overgrowth/Open Storage	Open (\$500 per day fines accruing)
<b>Building Code Compliance*</b>			
<input checked="" type="checkbox"/> None current or pending			
<input type="checkbox"/> Violation(s)			
<b>Natural Resources*</b>			
<input checked="" type="checkbox"/> None current or pending			
<input type="checkbox"/> Violation(s)			
<b>EPC*</b>			
<input checked="" type="checkbox"/> None current or pending			
<input type="checkbox"/> Violation(s)			

\*past 12 months from intake date



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.
- 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 33<sup>rd</sup> 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 14<sup>th</sup> Ave.
- The developer shall construct a 6-foot-wide sidewalk along the property's 33<sup>rd</sup> 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 14<sup>th</sup> Ave from 'local' to 'collector'
  - Revise the 5-foot-wide sidewalk along 33<sup>rd</sup> 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
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**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
<b>Difference</b>	+ 210	+ 10	+ 16

**TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

The subject site has frontage on 33<sup>rd</sup> St and 14<sup>th</sup> Ave.

33<sup>rd</sup> 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.

14<sup>th</sup> 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 – 14<sup>th</sup> 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 14<sup>th</sup> 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 33<sup>rd</sup> St, the northern of which is proposed to be a gated emergency access connection. The project also proposes a gated emergency access connection to 14<sup>th</sup> Ave.

33<sup>rd</sup> 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 33<sup>rd</sup> 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 33<sup>rd</sup> St will be subject to review and approval by FDOT. Any off-site improvements to 33<sup>rd</sup> St required by FDOT, shall be provided by the developer.

**ROADWAY LEVEL OF SERVICE (LOS) INFORMATION**

This segment of 14<sup>th</sup> 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  
City-County  
Planning Commission**

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

<b>Unincorporated Hillsborough County Rezoning Consistency Review</b>	
<b>Hearing Date:</b> March 23, 2026 <b>Report Prepared:</b> March 12, 2026	<b>Case Number:</b> PD 25-0882 <b>Folio(s):</b> 55074.0300 & 55074.0400 <b>General Location:</b> North of 14 <sup>th</sup> Avenue Southeast, east of 33 <sup>rd</sup> Street Southeast, and south of East College Avenue
<b>Comprehensive Plan Finding</b>	<b>CONSISTENT</b>
<b>Adopted Future Land Use</b>	Community Mixed-Use-12 (12 du/ga; 0.50 FAR)
<b>Service Area</b>	Urban
<b>Community Plan(s)</b>	Sun City Center & SouthShore Areawide Systems
<b>Rezoning Request</b>	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
<b>Parcel Size</b>	+/- 9.66 acres
<b>Street Functional Classification</b>	14 <sup>th</sup> Avenue Southeast – <b>County Collector</b> 33 <sup>rd</sup> Street Southeast – <b>County Collector</b> East College Avenue – <b>State Arterial</b>
<b>Commercial Locational Criteria</b>	Not applicable

Evacuation Area	None
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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 14<sup>th</sup> Avenue Southeast, east of 33<sup>rd</sup> 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 33<sup>rd</sup> 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 14<sup>th</sup> 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 33<sup>rd</sup> Street Southeast and 14<sup>th</sup> 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 ( $2.78 \text{ ac} \times 1.25 = 3.475 \times 43,560 = 151,371 \text{ sq ft} \times 0.50 \text{ FAR} = 75,685 \text{ square feet}$ ). 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 aligns 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 33<sup>rd</sup> 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.

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### **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: SOUTHSORE 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.
  - o 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 STATUS
- APPROVED
  - CONTINUED
  - DENIED
  - WITHDRAWN
  - PENDING

- Tampa Service Area
- Urban Service Area
- Shoreline
- County Boundary
- Jurisdiction Boundary
- Roads
- Parcels

- WATER NATURAL LULC\_Wee\_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/QUASIPUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE



DATA SOURCES: Rezonings boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. The information on this map is for informational purposes only. The information is not guaranteed by the Hillsborough County City/County Planning Commission. This map is for informational purposes only. For the most current data and information, visit the appropriate website.

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 Author: Beverly F. Daniels  
 File: G:\Rezoning\System\MapProjects\HC\Reg\_H\Rezoning\_Copy.mxd

