

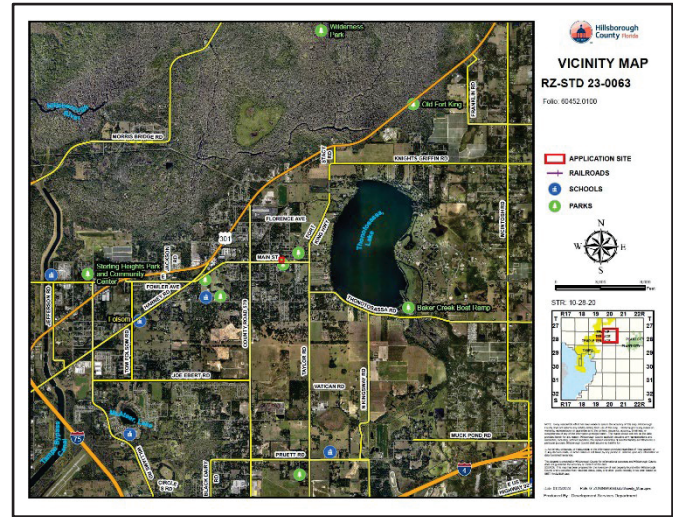
Rezoning Application: 23-0063
Zoning Hearing Master Date: March 20, 2023
BOCC Land Use Meeting Date: May 9, 2023



Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Mervat Kalbani
FLU Category: Residential -6 (Res-6)
Service Area: Rural
Site Acreage: 1.94 +/-
Community Plan Area: Thonotosassa
Overlay: Thonotosassa Main Street
Request: Rezone from **Single-Family Residential Conventional-6 Mobile Home Overlay (RSC-6 MH) and Commercial Neighborhood (CN) to Commercial General-Restricted (CG-R)**



Request Summary:

The request is to rezone from the existing Single-Family Residential Conventional -6 Mobile Home Overlay (RSC-6 MH) and Commercial Neighborhood (CN) zoning districts to the proposed Commercial General with Restrictions (CG-R) zoning district. The proposed zoning for CG permits development limited to retail uses and personal services in freestanding buildings or small shopping centers to serve residential neighborhoods, on lots containing a minimum of 7,000 square feet (sq. ft). The applicant has proposed restrictions to certain commercial uses; and proposed additional screening and setbacks along the northern property line and other property lines that abut RSC-6 MH zoned properties.

Zoning:

	Current RSC-6 MH Zoning	Current CN Zoning	Proposed CG-R Zoning
Uses	Single Family Residential Conventional and Mobile Home	Commercial Neighborhood	Commercial General
Acreage	0.99+/- Acres (ac)	0.95 +/- ac	1.94+/- ac
Density / Intensity	1 dwelling unit (du)/ 7,000 square feet (sf)	Floor Area Ratio (FAR)0.20	FAR0.27
Mathematical Maximum*	6 dwelling units	8,276 sf	22,817 sf

Development Standards:

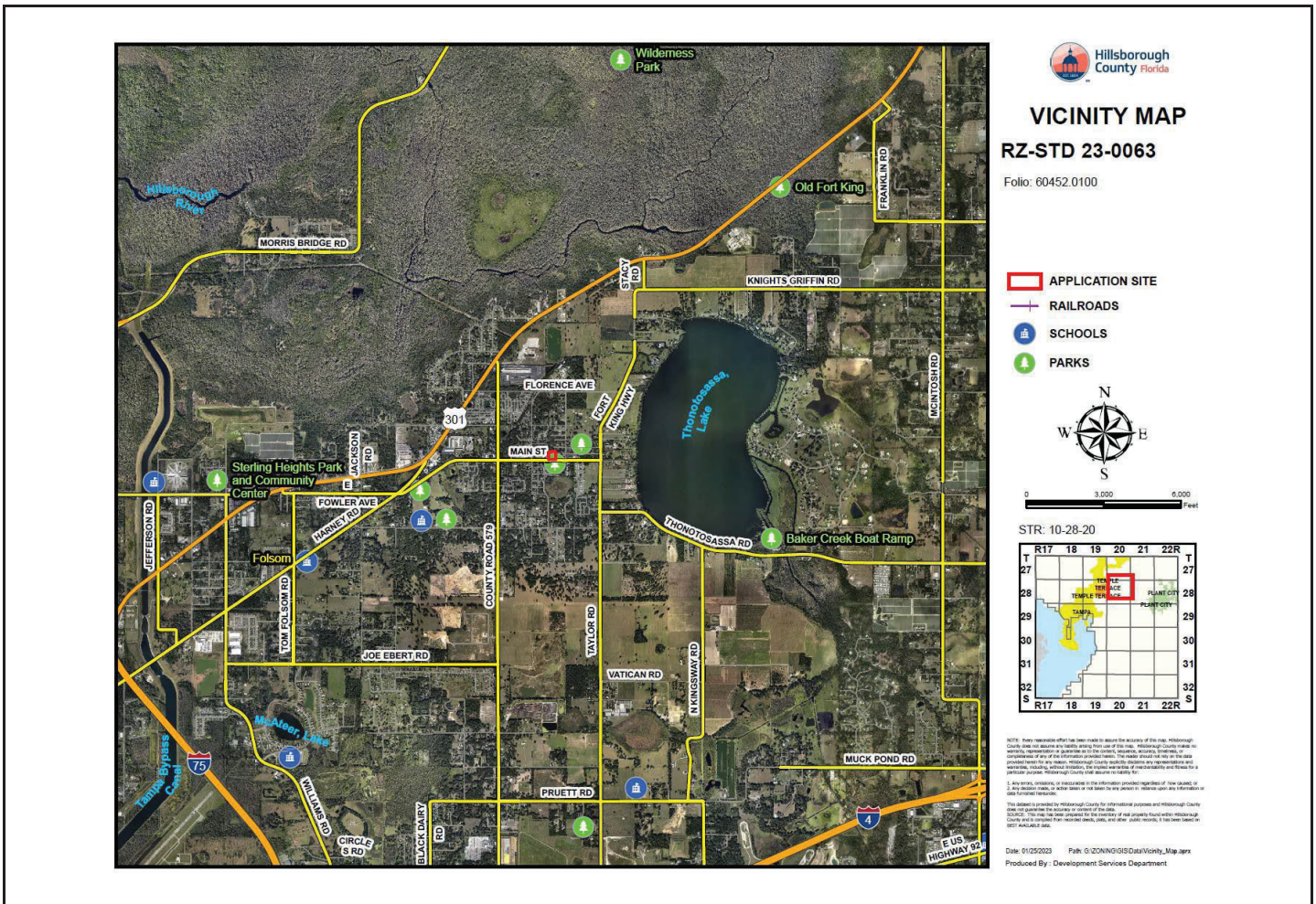
	Current RSC-6 MH Zoning	Current CN Zoning	Proposed CG-R Zoning
Density / Intensity	1 du/14,520 sf	FAR 0.20	FAR 0.27
Lot Size / Lot Width	0.3 acres (14,520 sf)/75'	7,000 sf / 70'	10,000 sf / 70'
Setbacks/Buffering and Screening	25' - Front (South) 7.5' – Sides (East & West) 25' – Rear (North)	30' - Front (South) 20' – Sides (East & West) 20' – Rear (North) 20' Type B Buffering– Rear & Sides	30' - Front (South) 20' – Sides (East & West) 20' – Rear (North) 20' Type B Buffering – Rear & Sides

Height	35'	50'	50'
Additional Information:			
PD Variations	N/A		
Waiver(s) to the Land Development Code	None		

Additional Information:	
Planning Commission Recommendation	Inconsistent
Development Services Department Recommendation	Approvable

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

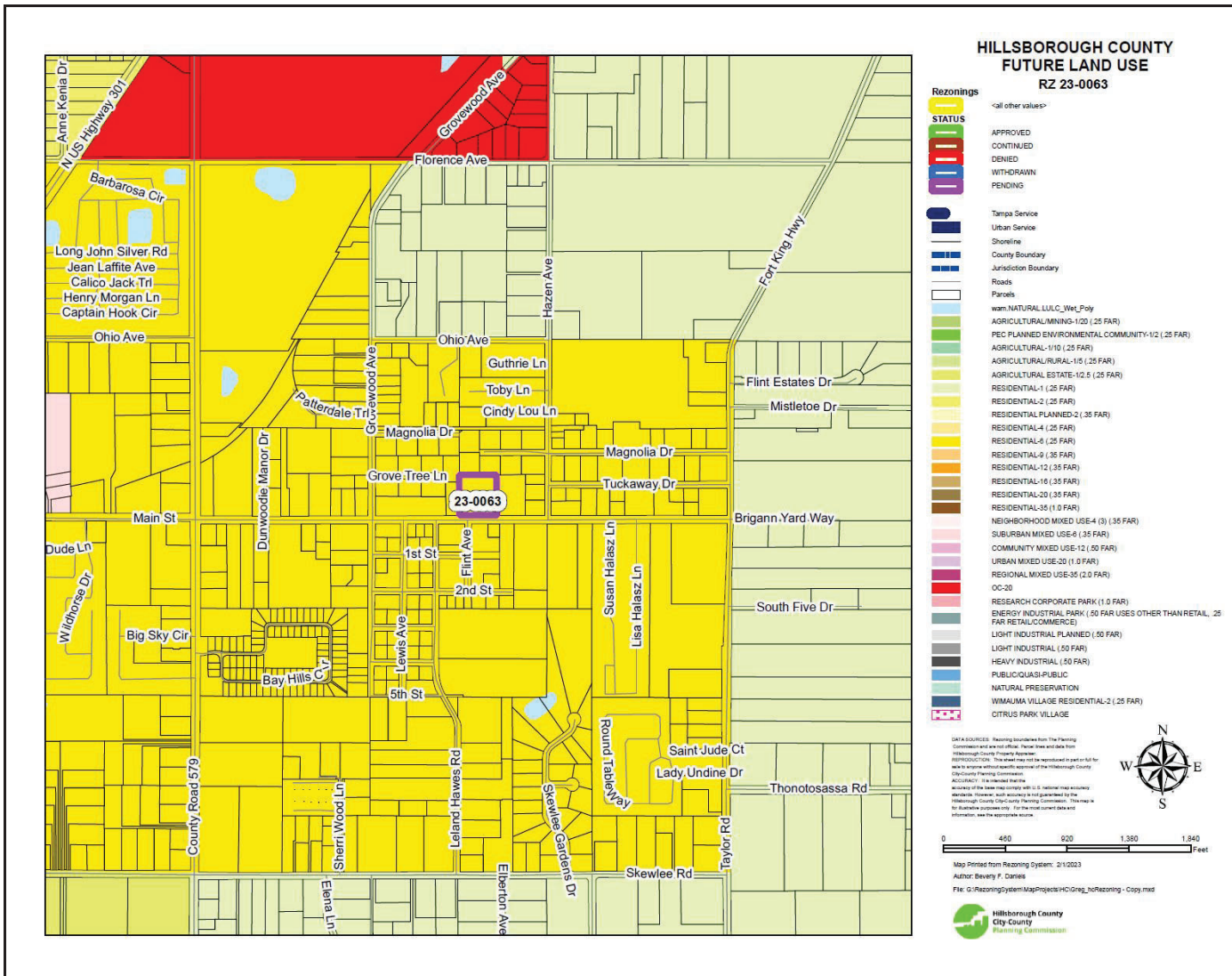


Context of Surrounding Area:

The site is located in an area comprised of mixed-uses, to include commercial general and commercial neighborhood and single-family residential uses with mobile home overlay. The surrounding uses include a single-family to the north, north-west, commercial uses to the South-west, and a Roadway to the south. The adjacent properties are zoned RSC-6 MH (to the north, north-west and east), Commercial General (CG) (to the west) and Thonotosassa Main Street (to the south).

2.0 LAND USE MAP SET AND SUMMARY DATA

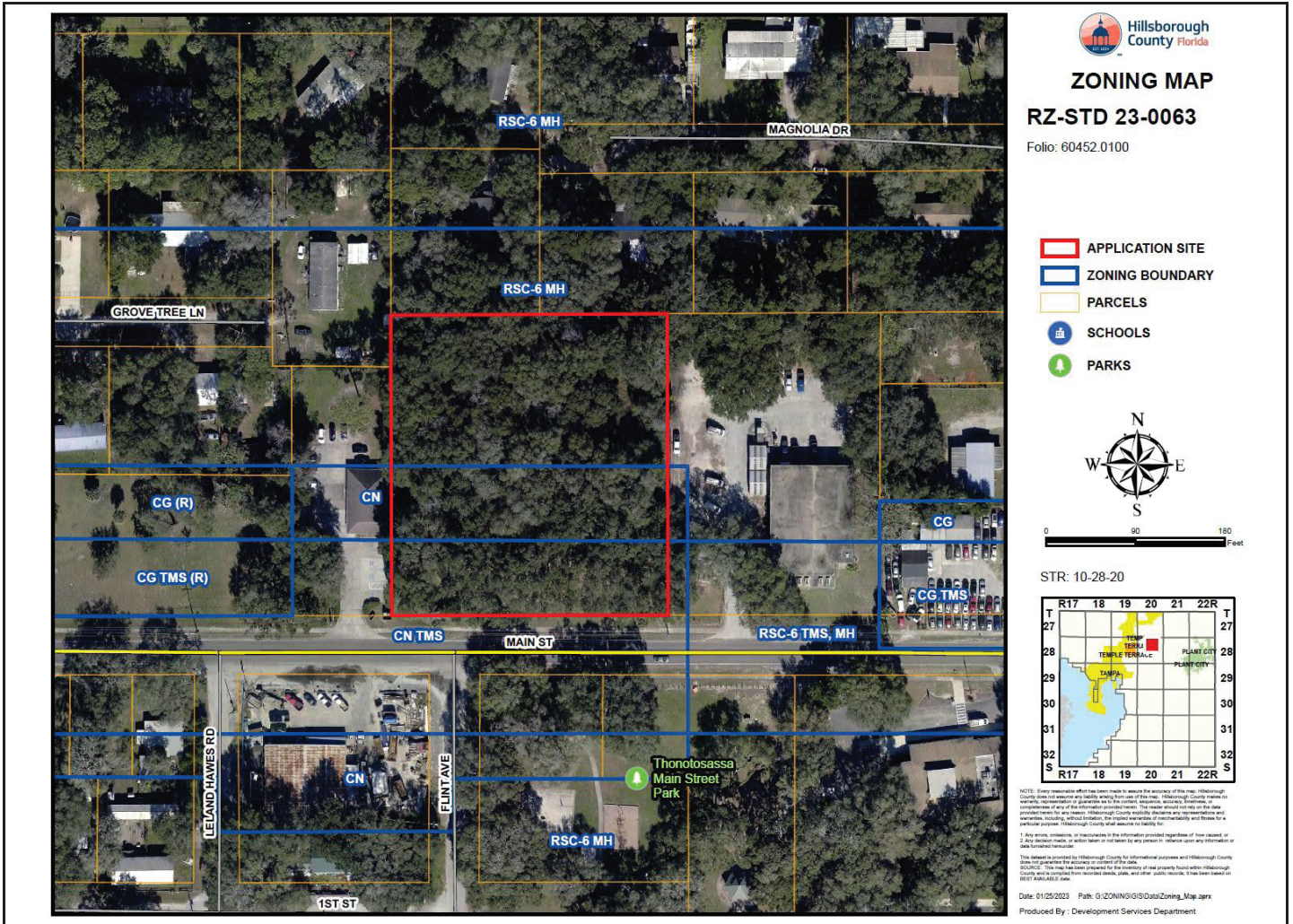
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential 6 (Res-6)
Maximum Density/F.A.R.:	6 dwelling unit per Gross Acre (ga)/ 0.25 F.A.R.
Typical Uses:	Residential, suburban scale neighborhood commercial, office uses, multi-purpose projects and mixed-use development. Nonresidential uses shall meet established locational criteria for specific land use. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.

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	RSC-6 MH	1 du / 7,000 sq ft	Single-Family Residential (Conventional/Mobile Home)	Single Family Residential
South	Street	N/A	Steet	Thonotosassa Main Street
West	RSC-6 MH	1 du / 7,000 sq ft	Single-Family Residential (Conventional/Mobile Home)	Residential
	CN	FAR 0.20	Neighborhood Commercial, Office and Personal Services	Office
East	RSC-6 MH	1 du / 7,000 sq ft	Single-Family Residential (Conventional/Mobile Home)	Public Utility Building

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)

Not Applicable

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
Main Street	County Collector - Urban	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 Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	930	35	44
Proposed	3,803	159	153
Difference (+/-)	+2,873	+124	+109

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

Connectivity and Cross Access Not applicable for this request

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.

Notes:

Design Exception/Administrative Variance Not applicable for this request

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

Notes:

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY			
Environmental:	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Review at time of development
Natural Resources	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	No Comments
Conservation & Environmental Lands Mgmt.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	This agency has no comments.
Check if Applicable: <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input checked="" type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input checked="" type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____			
Public Facilities:	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
Utilities Service Area/ Water & Wastewater <input type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input checked="" type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Impact/Mobility Fees N/A			
Comprehensive Plan:	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Locational Criteria Wavier Submitted.

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The site is located in an area comprised of mixed-uses, to include commercial general and commercial neighborhood and single-family residential uses with mobile home overlay. The surrounding uses include a single-family to the north, north-west, commercial uses to the South-west, and a Roadway to the south. The adjacent properties all have a Future Land Use (FLU) designation of Residential- 4 (R-4) and are zoned RSC-6 MH (to the north, north-west and east), Commercial General (CG) (to the west) and Thonotosassa Main Street (to the south).

The parcel is located in the Thonotosassa Main Street Overlay District and subject to the requirements of Part 3.18.00 of the Land Development Code.

Additionally, Thonotosassa Main Street is designated as a scenic corridor, which may trigger additional buffering and tree plantings as required by Part 6.06.03.I of the Land Development Code.

The property is located within 500 feet of a mapped Potable Water Well. Therefore, allowable uses may be further prohibited or restricted in accordance with the requirements of Part 3.05.05 of the Land Development Code.

The subject site is located outside of the Hillsborough County Urban Service Area, therefore water and/or wastewater service is not generally allowed. If the site is required or otherwise allowed to connect to the potable water and/or wastewater systems, there will be offsite improvements required that extend beyond a connection to the closest location with existing infrastructure. These points-of-connection will have to be determined at the time of application of service as additional analysis will be required to make the final determination.

The subject site does not meet Commercial Locational Criteria. To address compatibility, the applicant has proposed that the following uses be prohibited on the subject site: Car wash, Self-serve laundry, Major vehicle repair, Blood/Plasma donation, Free standing emergency room (24 hours, sirens, etc.), Recreation uses, Outdoor Ambulance service, and Recyclable recovery facility. The applicant has also proposed enhanced setbacks (minimum 35 feet) and screening in the form of additional tree plantings within the required buffers adjacent to RSC-6 (MH) zoned properties along the northern property line. While the proposed zoning proposes commercial zoning at a depth from Main Street greater than adjacent commercial zoning districts to east and west, the parcel adjacent to the immediate east is developed with a public utility use and the majority of the adjacent area to the immediate west contains a parcel similarly situated in that it is split zoned (CN and RSC-6(MH)) and is developed with a non-residential use. To further address compatibility with existing residential to the north and northwest the applicant has proposed enhanced screening and use restrictions. The existing CG zoning districts to the west and east of the subject parcel along Main Street, while not at the same depth as the subject parcel, are also located adjacent to existing residential uses along their northern boundaries and do not include provisions for enhanced screening, setbacks or limitations on uses to the same degree as the subject application. With the proposed restrictions, staff finds the proposed zoning to be consistent and compatible with the existing zoning and development pattern along Thonotosassa Main Street and with the residential uses/zoning districts in the area.


5.2 Recommendation

Based on the above considerations, staff finds the request approvable, with the following applicant proposed restrictions:

1. Commercial development of the subject property shall include additional setbacks (minimum 35 feet) and a thicker buffering, in conjunction with the required 20-foot buffer with Type B screening along the northern and other property lines that abut RSC-6 MH zoned properties. (Evergreen trees will be planted at 10' apart versus 20' apart as required, along with all the other buffer type "B" requirements, along the North Property line.)

2. The subject site shall prohibit the following CG Uses:

- Car wash
- Self-serve laundry
- Major vehicle repair
- Blood/Plasma donation
- Free standing emergency room (24 hours, sirens, etc)
- Recreation uses, outdoor
- Ambulance service
- Recyclable recovery facility

Zoning Administrator Sign Off:	 <p>J. Brian Grady Mon Mar 13 2023 15:39:26</p>
---------------------------------------	--

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

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

N/A

8.0 PROPOSED SITE PLAN (FULL)

Not Applicable

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department
 REVIEWER: Alex Steady, Senior Planner
 PLANNING AREA/SECTOR: Thonotosassa/Northeast

DATE: 03/10/2023
 AGENCY/DEPT: Transportation
 PETITION NO.: STD 23-0063

- This agency has no comments.
- This agency has no objection.
- This agency objects for the reasons set forth below.

REPORT SUMMARY AND CONCLUSIONS

- The proposed rezoning would result in a n increase of trips potentially generated by development of the subject site by 2,873 average daily trips, 124 trips in the a.m. peak hour, and 109 trips in the p.m. peak hour.
- As this is a Euclidean zoning request, access will be reviewed at the time of plat/site/construction plan review for consistency with applicable rules and regulations within the Hillsborough County Land Development Code and Transportation Technical Manual.
- Transportation Review Section staff has no objection to the proposed rezoning.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone one parcel totaling +/- 1.93 acres from Commercial Neighborhood (CN) and Residential Single Family Convectional – 6 (RSC-6) to Commercial General (CG). The site is located on the north side of Main Street +/- 0.33 miles west of the intersection of Taylor Road and Main Street. The Future Land Use designation of the site is Residential-6 (RES-6).

Trip Generation Analysis

In accordance with the Development Review Procedures Manual (DRPM), no transportation analysis was required to process the proposed rezoning. Staff has 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, 10th Edition.

Approved Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RSC-6, 6 Single Family Dwelling Units (ITE Code 210)	57	4	6
CN, 8,000 sf Pharmacy/Drugstore with Drive - Through Window (ITE Code 881)	873	31	82
Subtotal	930	35	88
<i>Less Internal Capture:</i>	Not Available	0	6
<i>Passerby Trips:</i>	Not Available	0	38
<i>Net External Trips:</i>	930	35	44

Proposed Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
CG, 5,000 Bank (ITE Code 912)	500	48	102
CG, 13,000 sf Pharmacy/Drugstore with Drive - Through Window (ITE Code 881)	1,419	50	134
CG, 4,000 sf Fast Food Restaurant with Drive Through Window (ITE Code 934)	1,884	161	131
Subtotal	3,803	259	367
<i>Less Internal Capture:</i>	Not Available	10	90
<i>Passerby Trips:</i>	Not Available	90	124
<i>Net External Trips:</i>	3,803	159	153

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+2,873	+124	+109

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Main Street. Main Street is a 2-lane, substandard, undivided, Hillsborough County maintained, collector roadway. Main Street lies within +/- 51 feet of Right of Way in the vicinity of the project. Main Street has sidewalk on both sides of the roadway and no bike lanes or curb and gutter on either side of the roadway within the vicinity of the project.

SITE ACCESS

It is anticipated that the site will have access to Main Street. As this is a Euclidean zoning request, access will be reviewed at the time of plat/site/construction plan review for consistency with applicable rules and regulations within the Hillsborough County Land Development Code and Transportation Technical Manual.

ROADWAY LEVEL OF SERVICE

Level of Service (LOS) information is reported below.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
MAIN ST	US HWY 301	FORT KING RD	C	B

Source: [2020 Hillsborough County Level of Service \(LOS\) Report](#)

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

Application number:	RZ-STD 23-0063
Hearing date:	March 20, 2023
Applicant:	Mervat Kalbani
Request:	Rezone to CG-R
Location:	North side of Main Street and Flint Avenue Intersection, Thonotosassa
Parcel size:	1.94 acres +/-
Existing zoning:	CN and RSC-6 (MH)
Future land use designation:	Res-6 (6 du/ga; .25 FAR)
Service area:	Rural Services Area
Community planning area:	Thonotosassa Community Plan

A. APPLICATION REVIEW

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

Rezoning Application: 23-0063
Zoning Hearing Master Date: March 20, 2023
BOCC Land Use Meeting Date: May 9, 2023

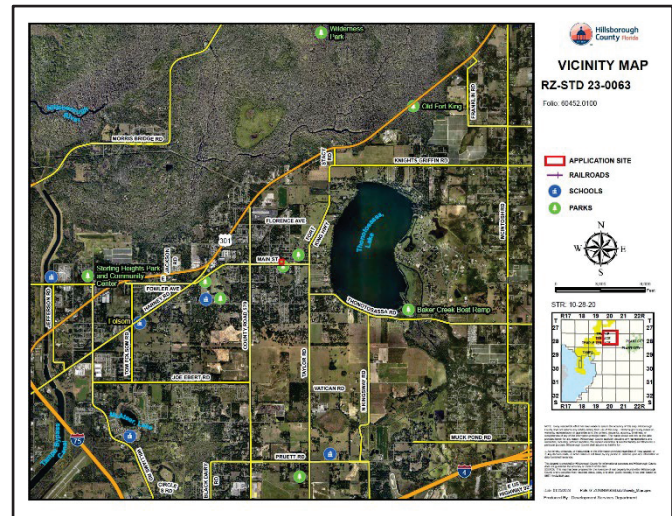


Hillsborough County Florida

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Mervat Kalbani
FLU Category: Residential -6 (Res-6)
Service Area: Rural
Site Acreage: 1.94 +/-
Community Plan Area: Thonotosassa
Overlay: Thonotosassa Main Street
Request: Rezone from **Single-Family Residential Conventional-6 Mobile Home Overlay (RSC-6 MH) and Commercial Neighborhood (CN) to Commercial General-Restricted (CG-R)**



Request Summary:

The request is to rezone from the existing Single-Family Residential Conventional -6 Mobile Home Overlay (RSC-6 MH) and Commercial Neighborhood (CN) zoning districts to the proposed Commercial General with Restrictions (CG-R) zoning district. The proposed zoning for CG permits development limited to retail uses and personal services in freestanding buildings or small shopping centers to serve residential neighborhoods, on lots containing a minimum of 7,000 square feet (sq. ft). The applicant has proposed restrictions to certain commercial uses; and proposed additional screening and setbacks along the northern property line and other property lines that abut RSC-6 MH zoned properties.

Zoning:

	Current RSC-6 MH Zoning	Current CN Zoning	Proposed CG-R Zoning
Uses	Single Family Residential Conventional and Mobile Home	Commercial Neighborhood	Commercial General
Acreage	0.99+/- Acres (ac)	0.95 +/- ac	1.94+/- ac
Density / Intensity	1 dwelling unit (du)/ 7,000 square feet (sf)	Floor Area Ratio (FAR)0.20	FAR0.27
Mathematical Maximum*	6 dwelling units	8,276 sf	22,817 sf

Development Standards:

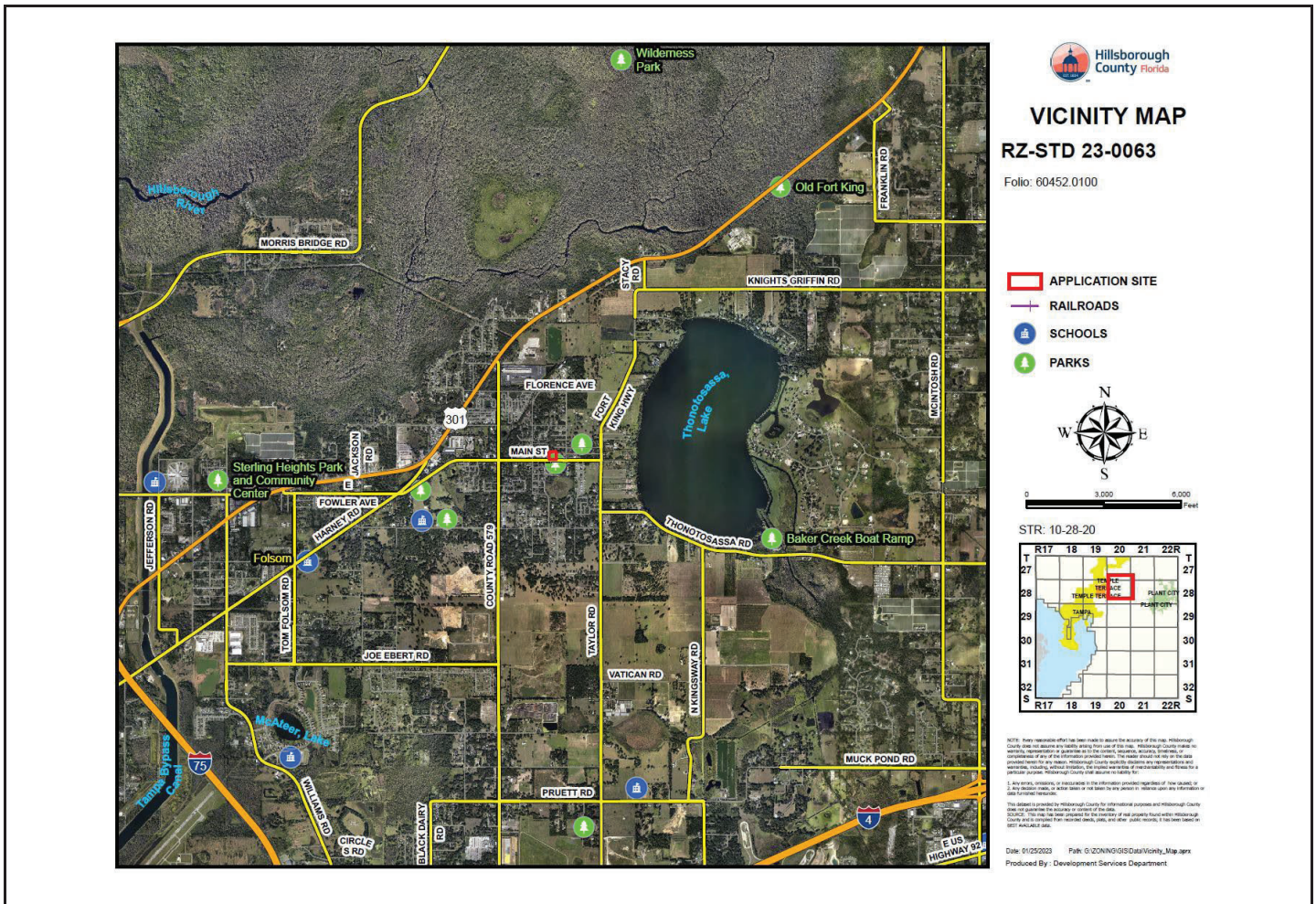
	Current RSC-6 MH Zoning	Current CN Zoning	Proposed CG-R Zoning
Density / Intensity	1 du/14,520 sf	FAR 0.20	FAR 0.27
Lot Size / Lot Width	0.3 acres (14,520 sf)/75'	7,000 sf / 70'	10,000 sf / 70'
Setbacks/Buffering and Screening	25' - Front (South) 7.5' – Sides (East & West) 25' – Rear (North)	30' - Front (South) 20' – Sides (East & West) 20' – Rear (North) 20' Type B Buffering– Rear & Sides	30' - Front (South) 20' – Sides (East & West) 20' – Rear (North) 20' Type B Buffering – Rear & Sides

Height	35'	50'	50'
Additional Information:			
PD Variations	N/A		
Waiver(s) to the Land Development Code	None		

Additional Information:	
Planning Commission Recommendation	Inconsistent
Development Services Department Recommendation	Approvable

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

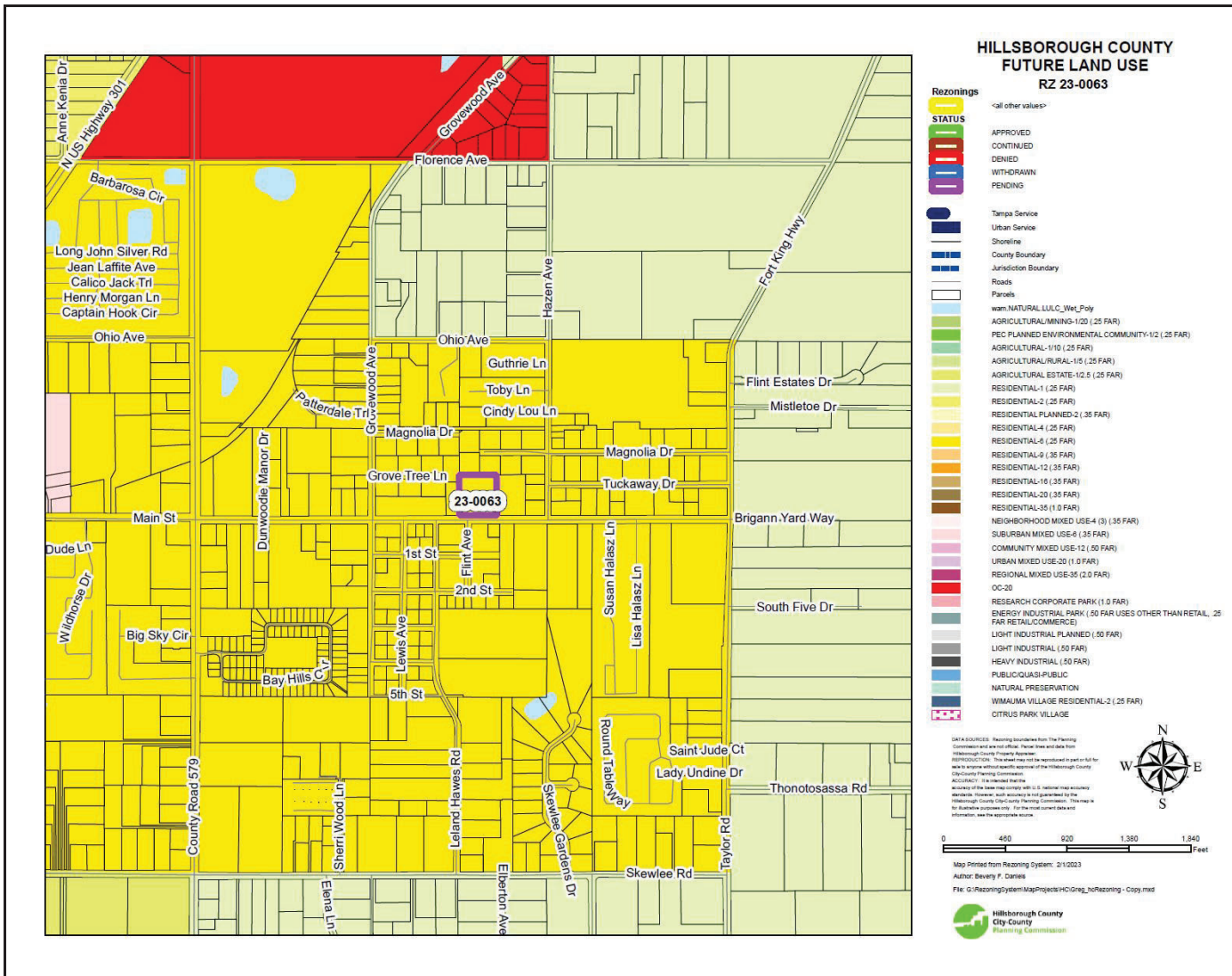


Context of Surrounding Area:

The site is located in an area comprised of mixed-uses, to include commercial general and commercial neighborhood and single-family residential uses with mobile home overlay. The surrounding uses include a single-family to the north, north-west, commercial uses to the South-west, and a Roadway to the south. The adjacent properties are zoned RSC-6 MH (to the north, north-west and east), Commercial General (CG) (to the west) and Thonotosassa Main Street (to the south).

2.0 LAND USE MAP SET AND SUMMARY DATA

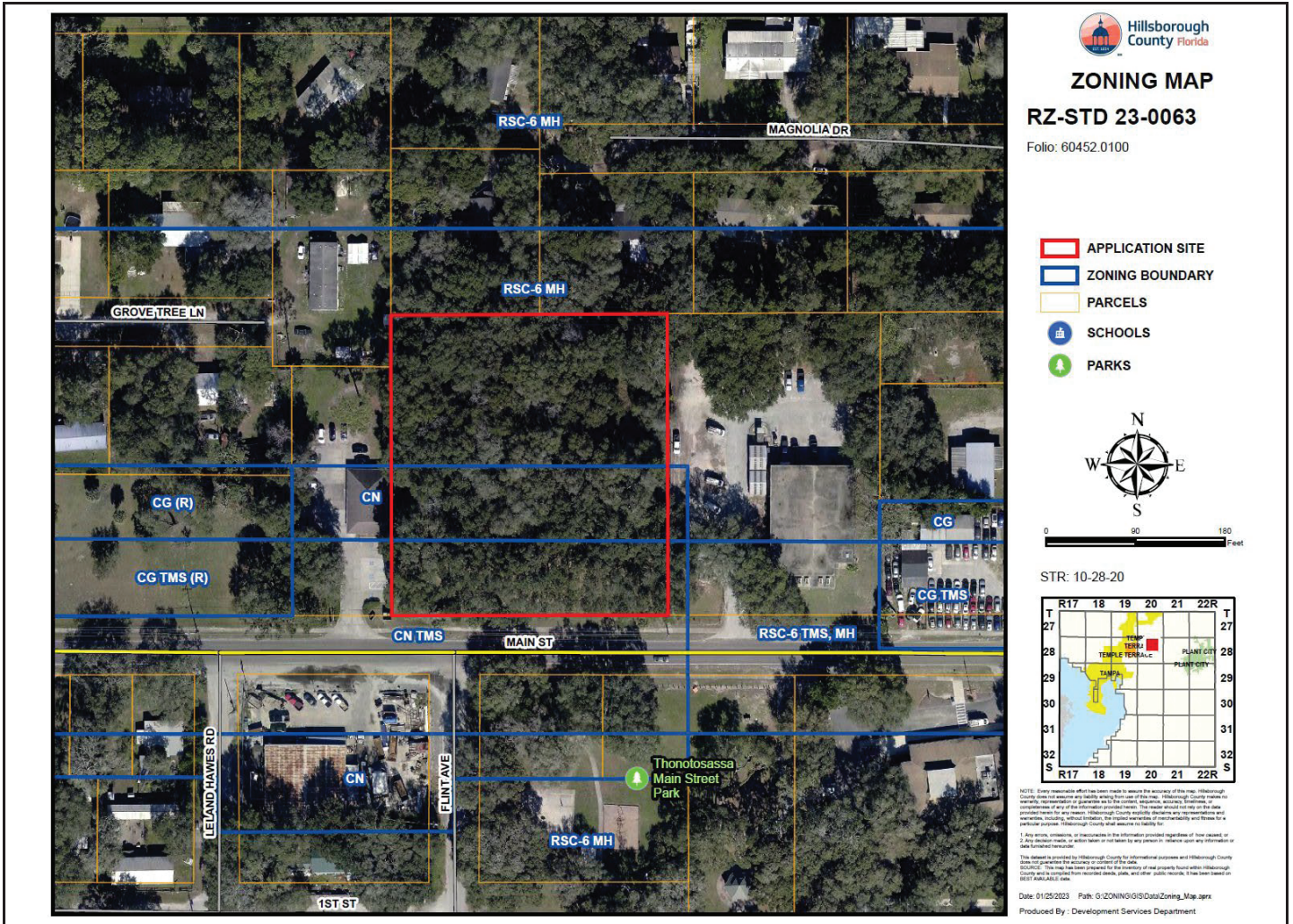
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential 6 (Res-6)
Maximum Density/F.A.R.:	6 dwelling unit per Gross Acre (ga)/ 0.25 F.A.R.
Typical Uses:	Residential, suburban scale neighborhood commercial, office uses, multi-purpose projects and mixed-use development. Nonresidential uses shall meet established locational criteria for specific land use. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.

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	RSC-6 MH	1 du / 7,000 sq ft	Single-Family Residential (Conventional/Mobile Home)	Single Family Residential
South	Street	N/A	Steet	Thonotosassa Main Street
West	RSC-6 MH	1 du / 7,000 sq ft	Single-Family Residential (Conventional/Mobile Home)	Residential
	CN	FAR 0.20	Neighborhood Commercial, Office and Personal Services	Office
East	RSC-6 MH	1 du / 7,000 sq ft	Single-Family Residential (Conventional/Mobile Home)	Public Utility Building

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)

Not Applicable

APPLICATION NUMBER: RZ STD 23-0063

ZHM HEARING DATE: March 20, 2023

BOCC LUM MEETING DATE: May 9, 2023

Case Reviewer: Isis Brown

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
Main Street	County Collector - Urban	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 Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	930	35	44
Proposed	3,803	159	153
Difference (+/-)	+2,873	+124	+109

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

Connectivity and Cross Access Not applicable for this request

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.

Notes:

Design Exception/Administrative Variance Not applicable for this request

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

Notes:

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY			
Environmental:	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Review at time of development
Natural Resources	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	No Comments
Conservation & Environmental Lands Mgmt.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	This agency has no comments.
Check if Applicable: <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input checked="" type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input checked="" type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____			
Public Facilities:	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
Utilities Service Area/ Water & Wastewater <input type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input checked="" type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Impact/Mobility Fees N/A			
Comprehensive Plan:	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Locational Criteria Wavier Submitted.

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The site is located in an area comprised of mixed-uses, to include commercial general and commercial neighborhood and single-family residential uses with mobile home overlay. The surrounding uses include a single-family to the north, north-west, commercial uses to the South-west, and a Roadway to the south. The adjacent properties all have a Future Land Use (FLU) designation of Residential- 4 (R-4) and are zoned RSC-6 MH (to the north, north-west and east), Commercial General (CG) (to the west) and Thonotosassa Main Street (to the south).

The parcel is located in the Thonotosassa Main Street Overlay District and subject to the requirements of Part 3.18.00 of the Land Development Code.

Additionally, Thonotosassa Main Street is designated as a scenic corridor, which may trigger additional buffering and tree plantings as required by Part 6.06.03.I of the Land Development Code.

The property is located within 500 feet of a mapped Potable Water Well. Therefore, allowable uses may be further prohibited or restricted in accordance with the requirements of Part 3.05.05 of the Land Development Code.

The subject site is located outside of the Hillsborough County Urban Service Area, therefore water and/or wastewater service is not generally allowed. If the site is required or otherwise allowed to connect to the potable water and/or wastewater systems, there will be offsite improvements required that extend beyond a connection to the closest location with existing infrastructure. These points-of-connection will have to be determined at the time of application of service as additional analysis will be required to make the final determination.

The subject site does not meet Commercial Locational Criteria. To address compatibility, the applicant has proposed that the following uses be prohibited on the subject site: Car wash, Self-serve laundry, Major vehicle repair, Blood/Plasma donation, Free standing emergency room (24 hours, sirens, etc.), Recreation uses, Outdoor Ambulance service, and Recyclable recovery facility. The applicant has also proposed enhanced setbacks (minimum 35 feet) and screening in the form of additional tree plantings within the required buffers adjacent to RSC-6 (MH) zoned properties along the northern property line. While the proposed zoning proposes commercial zoning at a depth from Main Street greater than adjacent commercial zoning districts to east and west, the parcel adjacent to the immediate east is developed with a public utility use and the majority of the adjacent area to the immediate west contains a parcel similarly situated in that it is split zoned (CN and RSC-6(MH)) and is developed with a non-residential use. To further address compatibility with existing residential to the north and northwest the applicant has proposed enhanced screening and use restrictions. The existing CG zoning districts to the west and east of the subject parcel along Main Street, while not at the same depth as the subject parcel, are also located adjacent to existing residential uses along their northern boundaries and do not include provisions for enhanced screening, setbacks or limitations on uses to the same degree as the subject application. With the proposed restrictions, staff finds the proposed zoning to be consistent and compatible with the existing zoning and development pattern along Thonotosassa Main Street and with the residential uses/zoning districts in the area.


5.2 Recommendation

Based on the above considerations, staff finds the request approvable, with the following applicant proposed restrictions:

1. Commercial development of the subject property shall include additional setbacks (minimum 35 feet) and a thicker buffering, in conjunction with the required 20-foot buffer with Type B screening along the northern and other property lines that abut RSC-6 MH zoned properties. (Evergreen trees will be planted at 10' apart versus 20' apart as required, along with all the other buffer type "B" requirements, along the North Property line.)

2. The subject site shall prohibit the following CG Uses:

- Car wash
- Self-serve laundry
- Major vehicle repair
- Blood/Plasma donation
- Free standing emergency room (24 hours, sirens, etc)
- Recreation uses, outdoor
- Ambulance service
- Recyclable recovery facility

Zoning Administrator Sign Off:	 <p>J. Brian Grady Mon Mar 13 2023 15:39:26</p>
---------------------------------------	--

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

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

N/A

B. HEARING SUMMARY

This case was heard by the Hillsborough County Land Use Hearing Officer on February 20, 2023. Mr. Brian Grady of the Hillsborough County Development Services Department introduced the petition.

Applicant

Mr. Todd Pressman spoke on behalf of the applicant. Mr. Pressman presented the rezoning request and provided testimony as reflected in the hearing transcript attached to and made a part of this recommendation.

Development Services Department

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

Mr. Grady clarified the proposed restriction on the Subject Property's north area consists of a 20-foot buffer with additional tree plantings set 10 feet apart within the 20-foot buffer, and then an additional minimum building setback of 35 feet measured from the buffer's south boundary line.

Planning Commission

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

Proponents

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

Opponents

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

Development Services Department

Mr. Grady stated the Development Services Department had nothing further.

Applicant Rebuttal

Mr. Pressman stated he appreciated Mr. Grady's clarification but the north area of the Subject Property is heavily forested and it would be counterintuitive to reduce the existing forestation down to 20-feet and install trees every 10 feet. He stated the expectation is the Subject Property will remain forested in the 35-foot area.

The hearing officer closed the hearing RZ-STD 23-0063.

C. EVIDENCE SUBMITTED

Mr. Pressman submitted to the record at the hearing a copy of the applicant's presentation slides.

D. FINDINGS OF FACT

1. The Subject Property is approximately 1.94 acres of undeveloped land on the north side of Main Street at the intersection of Flint Avenue in Thonotosassa.
2. The Subject Property is zoned CN and RSC-6 and is designated Res-6 on the comprehensive plan's Future Land Use Map.
3. The Subject Property is located within the boundaries of the Thonotosassa Community Plan and is within the Rural Services Area. The Subject Property is within the Thonotosassa Main Street Overlay and is subject to LDC section 3.18.00. Thonotosassa Main Street is designated as a scenic corridor, which may trigger additional buffering and tree plantings as required by LDC section 6.06.03.1.
4. The Subject Property is within a potable water wellfield protection area and allowable uses may be prohibited or restricted under the requirements of LDC section 3.05.05.
5. The surrounding area consists of a mix of uses that include Commercial General, Commercial Neighborhood, and Residential with Mobile Home Overlay uses. Adjacent parcels include three properties to the north and northwest zoned RSC-6 (MH) and improved with manufactured homes; a property to the east zoned RSC-6 (MH) in use as a Frontier Communications facility; Main Street to the south and a county park and a property zoned CN on the south side of Main Street; and a property to the west zoned CN and RSC-6 (MH) and in use as a medical office.
6. The applicant is requesting to rezone the Subject Property to Commercial General-Restricted (CG-R), to allow development limited to retail uses and personal services in freestanding buildings or small shopping centers to serve residential neighborhoods, on lots containing a minimum of 7,000 square feet (sq. ft). The applicant has proposed restrictions to certain commercial uses and has proposed additional screening and setbacks along the northern property line and other property lines that abut properties zoned RSC-6 (MH).
7. The Subject Property does not meet commercial locational criteria, and the applicant has requested a waiver. As justification for a waiver, the applicant stated the proposed rezoning would allow uses that are compatible with other uses and zoning districts in the immediate surrounding area. The applicant noted that CG zoning is located west of the Subject Property and the proposed rezoning would

be compatible with the uses and zoning along Main Street. The applicant's justifications also contend a wider buffer and greater setback would ensure that development on the Subject Property is sensitive to the residential uses located to the north while achieving compatibility with the zoning and uses located to the south.

8. The applicant has proposed that certain uses be prohibited on the Subject Property to address compatibility concerns. Proposed prohibited uses include the following: car wash, self-serve laundry, major vehicle repair, blood or plasma donation, free standing emergency room, recreation uses, outdoor ambulance service, and recyclable recovery facility. The applicant has also proposed minimum setbacks of 35 feet and screening in the form of additional tree plantings within the required buffers adjacent to RSC-6 (MH) zoned properties along the northern property line.
9. County transportation staff found the proposed rezoning would result in an increase of trips potentially generated by development of the Subject Property by 2,873 average daily trips, 124 trips in the a.m. peak hour and 109 trips in the p.m. peak hour. Transportation staff raised no objections to the rezoning request.
10. Development Services Department staff and Planning Commission staff found the rezoning request consistent and compatible with the existing zoning and development pattern along Thonotosassa Main Street and with the residential uses and zoning districts in the area. Development Services staff found the rezoning request approvable with the restrictions proposed by the applicant and enumerated in the staff report.
11. Planning Commission staff found proposed rezoning would allow for commercial encroachment into the single-family residential uses located directly northwest and north of the Subject Property, and therefore is inconsistent with Future Land Use Objective 4. Planning Commission staff found the proposed rezoning does not meet the intent of Future Land Use Objective 16 and Policies 16.1, 16.2, 16.3 and 16.5 because the resulting development would foster compatibility conflicts and would allow for a range of activities that would not allow gradual transition of intensity between the subject site and the parcels to the north and northwest. Planning Commission staff recommends the Board of County Commissioners not grant the applicant's request for waiver of locational criteria because the allowable range of CG uses outside the scope of the applicant's restrictions would conflict with the residential uses north and northwest of the Subject Property. Planning Commission staff found the Subject Property's existing zoning pattern allows for neighborhood-serving commercial uses on the south portion of the parcel and ensures compatibility with residential uses to the north. Planning Commission staff found that even with the proposed restrictions, the scale of the proposed rezoning would allow for commercial development that is not complementary to the community, and inconsistent with the comprehensive plan's Community Design Component. Planning Commission staff concluded the proposed rezoning is not consistent with the comprehensive plan or the Thonotosassa Community Plan.

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

The record evidence demonstrates the proposed rezoning request is not in compliance with, and does not further the intent of the Goals, Objectives, and Policies of the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*.

F. CONCLUSIONS OF LAW

A development order is consistent with the comprehensive plan if “the land uses, densities or intensities, and other aspects of development permitted by such order...are compatible with and further the objectives, policies, land uses, and densities or intensities in the comprehensive plan and if it meets all other criteria enumerated by the local government.” § 163.3194(3)(a), Fla. Stat. (2022). Based on the evidence and testimony submitted in the record and at the hearing, including reports and testimony of Development Services Staff and Planning Commission staff, applicant’s testimony and evidence, there is substantial competent evidence demonstrating the requested rezoning is not consistent with the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*, and does not comply with the applicable requirements of the Hillsborough County Land Development Code.

G. SUMMARY

The applicant is requesting to rezone the Subject Property to Commercial General-Restricted (CG-R), to allow development limited to retail uses and personal services in freestanding buildings or small shopping centers to serve residential neighborhoods, on lots containing a minimum of 7,000 square feet (sq. ft). The applicant has proposed restrictions to certain commercial uses and has proposed additional screening and setbacks along the northern property line and other property lines that abut properties zoned RSC-6 (MH).

The Subject Property does not meet commercial locational criteria, and the applicant has requested a waiver. The applicant has proposed that certain uses be prohibited on the Subject Property to address compatibility concerns. Proposed prohibited uses include the following: car wash, self-serve laundry, major vehicle repair, blood or plasma donation, free standing emergency room, recreation uses, outdoor ambulance service, and recyclable recovery facility. The applicant has also proposed minimum setbacks of 35 feet and screening in the form of additional tree plantings within the required buffers adjacent to RSC-6 (MH) zoned properties along the northern property line.

H. RECOMMENDATION

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

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

April 10, 2023
Date:

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

-----X
)
IN RE:)
)
ZONE HEARING MASTER)
HEARINGS)
)
-----X

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: PAMELA JO HATLEY
Land Use Hearing Master
DATE: Monday, March 20, 2023
TIME: Commencing at 6:00 p.m.
Concluding at 8:08 p.m.
PLACE: Hillsborough County Board of
County Commissioners
601 East Kennedy Boulevard
2nd Floor Boardroom
Tampa, Florida 33601

Reported in person by:
Brittany Bridges, CER No. 1607
U.S. Legal Support
4200 West Cypress Street, Suite 750
Tampa, Florida 33607
(813)223-7321

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

ZONING HEARING MASTER HEARINGS
March 20, 2023
ZONING HEARING MASTER: PAMELA JO HATLEY

C.2.:
Application Number: RZ-STD 23-0063
Applicant: Todd Pressman
Location: N side of Main St & Flint Ave Intersection
Folio Number: 060452.0100
Acreage: 1.93 acres, more of less
Comprehensive Plan: R-6
Service Area: Rural
Existing Zoning: CN & RSC-6
Request: Rezone to CG (R)

1 MR. GRADY: The next item is Agenda Item C2, Rezoning
2 Standard 23-0063. The applicant is Todd Pressman. The
3 request is a rezone from commercial neigh -- neighborhood
4 and RSC 6 to commercial general with restrictions. Isis
5 Brown will provide Staff recommendation after presentation
6 by the applicant.

7 HEARING MASTER HATLEY: Yes, Mr. Pressman.

8 MR. PRESSMAN: Thank you, Hearing Officer. I have
9 PowerPoint up; are you -- are you able to see that?

10 HEARING MASTER HATLEY: I see it, yes.

11 MR. PRESSMAN: Okay. Great. So this is RZ 23-0063,
12 located Northwest Hillsborough County in Thonotosassa. You
13 can see the site designated there with the star, and this
14 is as the property appraiser has it, currently vacant,
15 right along Main Street.

16 The issue is a rezoning from CN to CGR. The
17 restrictions are a 35-foot landscape buffer along the
18 north, which would be a Type B. Additionally, evergreens
19 planted every 10 feet versus every 20 feet. We have
20 restricted uses which include car wash, self-service
21 laundry, blood plasma donation, emergency room, recreation,
22 outdoor, ambulance, and recycle recovery uses.

23 So the forestation in the rear would be left in place,
24 which is, again, I'm showing an approximate of the 35-foot
25 buffer on the north. Future land use map has everything as

1 R6 in the vicinity. Zoning does carry intensive CG and CN
2 uses along Main Street, as you can see. Some of the CGs on
3 the south are very deep; this site would be a little deeper
4 than what you typically see, which is why we're looking at
5 making restrictions both for buffer and for uses.

6 Looking at the site from the aerial along Main Street,
7 there's clearly intensive uses; strip center, car lot,
8 repair, library. Public utility is located right next
9 door, with a WellMed office on the other side. Across the
10 street is a welding and fabrication use. This is what's
11 located across the street, and then you have these uses on
12 either side; one is a WellMed, one is utility function --
13 functional office and maintenance of some sort. That is
14 the repair facility -- sales and some repair facility on
15 Main Street a little bit further down the road.

16 Zoning Staff supports the address in terms of our
17 addressing compatibility that we have proposed specific
18 uses to be prohibited on the site, and the enhanced setback
19 constraint that I reviewed. They note the existing CG
20 districts to the west and east, while not at the same depth
21 as the subject parcel, are also located adjacent to
22 existing residential uses along their northern boundaries,
23 and do not include provisions for enhanced screening,
24 setback limitations that we're proposing. And with those
25 proposed restrictions, Staff did find the proposed zoning

1 to be consistent and compatible with the existence zoning
2 development pattern along Main Street.

3 Planning Commission did present quite a few number of
4 policies. What I wanted to mentioned is, in the report
5 they -- they refer to Policy 16.5 that asserts the higher
6 intensity nonresidential land uses that are adjacent to
7 established neighborhoods shall be restricted to collectors
8 and arterials, which we are. And although the pros -- and
9 as they note, although the proposed rezoning resembles
10 similar development directly west and -- west and the south
11 of the subject site, Planning Commission Staff recognizes
12 that Policy 9-1.3 encourages new commercial zoning to be
13 located at activity centers such as Main Street corner and
14 Thonotosassa.

15 So with that, we looked very hard and close at the
16 site to make it compatible and make it a use that's similar
17 along Main Street, and we believe that we've done that, and
18 we appreciate your consideration. As well, I checked the
19 file this morning; there were no letters of opposition, and
20 I'm not aware of any phone calls that came through. Thank
21 you.

22 HEARING MASTER HATLEY: All right. Thank you,
23 Mr. Pressman.

24 Okay. Development Services.

25 MS. BROWN: Good evening. Isis Brown, Hillsborough

1 County Development Services, presenting Application
2 23-0063.

3 The request is for a subject site approximately 1.94
4 acres with -- to rezone from RSC 6 with a mobile home
5 overlay and commercial neighborhood. Approximately 0.99
6 acres is currently RSC 6 with the mobile home overlay and
7 0 -- the remaining 0.95 acre is currently CN, commercial
8 neighborhood.

9 The request is to rezone from existing single-family
10 residential RSC 6 and commercial neighborhood zoning
11 district through the purposed CG with restrictions. The
12 proposed zoning for CG permits development limited to
13 retail uses and personal and freestanding buildings or
14 small shopping centers to serve residential neighborhoods
15 on lots containing a minimum of 7,000 square feet. The
16 applicant proposes restrictions to certain concerns.

17 The site is located in an area comprising of mixed use
18 to include commercial general and commercial neighborhood
19 and single family residential uses with mobile home
20 overlay. The parcel is located in the Thono -- I can never
21 get that right -- Thonotosassa Main Street overlay district
22 and additional requirements for per LEC Part 3.1 -- 18.00
23 of the Land Development Code. Additionally, the Main
24 Street is designated as a scenic corridor, and may trigger
25 additional buffers and tree planting as required by LEC

1 Part 6.06.3.I.

2 The site does not meet commercial -- commercial
3 locational criteria. To address the compatibility issues,
4 the applicant has proposed certain restrictions. Based on
5 the restrictions proposed, Staff finds the request
6 approvable with the following proposed: Commercial
7 development of the subject parcel shall have -- include an
8 additional 35 -- minimum 35 feet, thicker buffering in
9 conjunction with the required 20 buffer with Type B
10 screening, and the applicant has offered to do 10 feet
11 apart versus 20 feet apart. And then the subject site
12 shall prohibit the following CG uses: Car washes,
13 self-serve laund -- laundry, major vehicular repair, blood
14 and plasma don -- donation, freestanding emergency room,
15 24-hour siren, et cetera, recreational uses outdoor,
16 ambulance services, and recycle -- recyclable recovery
17 facilities.

18 I am available for any questions.

19 HEARING MASTER HATLEY: All right. Thank you,
20 Ms. Brown.

21 MR. GRADY: Madam Hearing Officer, before we go to the
22 Planning Commission's presentation, just to clarify for the
23 record, the proposed restriction -- 'cause the applicant
24 characterized it as a 30-foot buffer; what actually is
25 proposed is a -- is a 35-foot max -- minimum setback with a

1 20-foot buffer. So just to -- want to clarify for the
2 record so that, you know, the buffer would be 20 feet with
3 additional tree plantings within a 20-foot buffer, and then
4 an additional building setback of 35 feet.

5 HEARING MASTER HATLEY: Okay. As I'm reading the --
6 the restriction as it's stated in the staff report,
7 commercial development of the subject property shall
8 include additional setbacks, minimum of 35 feet. So that's
9 a building setback --

10 MR. GRADY: Yes.

11 HEARING MASTER HATLEY: -- correct? And a thick --

12 MR. GRADY: Correct.

13 HEARING MASTER HATLEY: -- thicker buffering --

14 MR. GRADY: Which consists of the -- as an outline in
15 his -- in his -- again, his restriction is the additional
16 tree plantings.

17 HEARING MASTER HATLEY: Okay.

18 MR. GRADY: Yeah.

19 HEARING MASTER HATLEY: So the thicker buffering then
20 refers to the 10 feet apart versus 20 feet apart?

21 MR. GRADY: Correct, correct, yes.

22 HEARING MASTER HATLEY: Okay. All right. And what
23 would the setback -- the building setback ordinarily be?

24 MR. GRADY: It could be to that 20-foot buffer line.

25 HEARING MASTER HATLEY: Okay. All right.

1 MR. GRADY: Yes.

2 HEARING MASTER HATLEY: So we have a 20-foot buffer
3 and an -- an additional 35 feet; is that correct?

4 MR. GRADY: Correct.

5 HEARING MASTER HATLEY: Okay. Thank you very much for
6 clarifying that.

7 All right. Planning Commission.

8 MS. MASSEY: Jillian Massey with Planning Commission
9 Staff. The subject site is in the Residential 6 Future
10 Land Use category. It's in the rural area and located
11 within the limits of the Thonotosassa Community Plan.
12 Residential 6 surrounds the subject site on all sides, and
13 the Residential 1 Future Land Use category extends further
14 northeast and southeast of the site.

15 As mentioned, it's in the rural area where, according
16 to Objective 4, Future Land Use Element, rural residential
17 uses can exist without the threat of urban or suburban
18 encroachment. The proposed request is inconsistent with
19 this policy direction as the proposed rezoning would allow
20 for commercial encroachment to the single-family
21 residential uses located directly northwest and north of
22 the subject side. The proposed rezoning does not meet the
23 intent of Future Land Use Element Objective 16 and Future
24 Land Use Element Policy 16.1, 16.2, 16.3, and 16.5 that
25 require proposed uses to meet the intent of the Residential

1 6 Future Land Use category.

2 Although the applicant has proposed a 35-foot -- this
3 says landscape buffer, but now I understand it's a
4 setback -- on the north side of the parcel. The proposed
5 rezoning to CGR would still foster compatibility conflicts
6 with the single-family residential uses that are located
7 directly northwest and north of the subject side. The
8 restricted uses would still allow for a range of activities
9 that would not allow grand -- gradual transition of
10 intensity between the subject site and the parcels to the
11 north and northwest. The current zoning pattern of the
12 subject site provides adequate transition of intensity.

13 Furthermore, the subject site does not meet commercial
14 locational criteria as defined in Future Land Use Element
15 Objective 22. Planning Commission Staff has reviewed the
16 waiver request. Commercial general uses are subject --
17 subject to commercial locational criteria regardless of the
18 applicant's interpretation of the intended uses and
19 benefits. The locational criteria outlined in Policy 22.2
20 are not the only factors to be considered for approval of a
21 neighborhood commercial use.

22 And, finally, Thonotosassa Community Plan also seeks
23 to designate Main Street as a central gathering place and
24 focal point of commercial and community activity. The
25 current zoning pattern on the site meets the intent of this

1 policy direction already on a scale that is appropriate for
2 the overall character of the community, and a rezoning to
3 CGR would allow for range of uses that would conflict with
4 this goal, and is therefore not consistent with the
5 community plan.

6 And based on these considerations, the Planning
7 Commission staff finds that the proposed rezoning is
8 inconsistent with the Unincorporated Hillsborough County
9 Comprehensive Plan.

10 HEARING MASTER HATLEY: All right. Thank you.

11 We'll go to the public. Is there anyone here or
12 online who wishes to speak in support of this application?
13 Do not hear anyone.

14 Is there anyone here or online who wishes to speak in
15 opposition to this application? All right. Don't hear
16 anyone.

17 Development Services, anything further?

18 MR. GRADY: Nothing further.

19 HEARING MASTER HATLEY: Okay. Applicant, anything
20 further?

21 MR. PRESSMAN: Thank you. I do appreciate Mr. Gra --
22 Grady's clarification, but I think what we will see there
23 is that that rear area is heavily forested; it would be
24 very counterintuitive to take that down to the 20 foot and
25 put up 10 foot every evergreen tree. So I think every

1 expectation is that the area will just remain a thick
2 forestation that 35-foot area.

3 HEARING MASTER HATLEY: All right. Thank you.

4 MR. PRESSMAN: Thank you.

5 HEARING MASTER HATLEY: This will close the hearing
6 then on Rezoning Standard 23-0063.

7

8

9

10

11

12

13

14

15

16

17

18

19

20

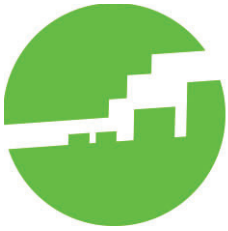
21

22

23

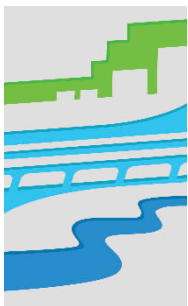
24

25



**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: March 20, 2023 Report Prepared: March 8, 2023	Petition: RZ 23-0063 0 Main Street, Thonotosassa, FL 33592 <i>On the north side of Main Street, east of Grovewood Avenue and west of Hazen Avenue</i>
Summary Data:	
Comprehensive Plan Finding	INCONSISTENT
Adopted Future Land Use	Residential-6 (6 du/ga; 0.25 FAR)
Service Area	Rural Area
Community Plan	Thonotosassa
Requested Zoning	Rezoning from Commercial Neighborhood (CN) and Residential Single Family Conventional (RSC-6) to Commercial General - Restricted (CG-R)
Parcel Size (Approx.)	1.99 acres +/- (86,684 square feet)
Street Functional Classification:	Main Street – Collector Grovewood Avenue – Local Hazen Avenue – Local
Locational Criteria	Does not meet; waiver submitted
Evacuation Zone	None



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

Context

- The 1.99 +/- acre subject site is located on the north side of Main Street, east of Grovewood Avenue and west of Hazen Avenue.
- The subject site is located within the Rural Area and is within the limits of the Thonotosassa Community Plan.
- The subject site is located within the Future Land Use category of Residential-6 (RES-6), which can be considered for a maximum density of up to 6 dwelling units per gross acre and a maximum intensity of 0.25 FAR. The RES-6 Future Land Use category is intended for areas that are suitable for low density residential development. Suburban scale neighborhood commercial, office and mixed-use projects serving the area may be permitted subject to the Goals, Objectives and Policies of the Land Use Element and established locational criteria for specific land uses. Typical uses of RES-6 include residential, suburban scale neighborhood commercial, office uses, multi-purpose projects and mixed-use development.
- RES-6 surrounds the subject site on all sides. The Residential-1 (RES-1) Future Land Use category extends further northeast and southeast of the site.
- According to the Hillsborough County Property Appraiser data, the subject site is currently vacant. A public communications facility owned by Verizon Florida Incorporated is located directly east of the subject site, followed by a mix of light commercial and single family residential uses. One parcel on the southwest side of the subject site contains a light commercial use, followed by a vacant parcel further west. Single family residential uses directly abut the subject site on the northwest and north sides of the parcel. Additional single family and mobile home uses are located further north. To the south, there are public institutional, light commercial uses directly across Main Street. Single family uses extend further south. The area has a variety of public and commercial uses located directly along main street, with notable single family residential uses that extend further north and south.
- The subject site is currently split zoned pattern, with Residential Single Family Conventional (RSC-6) zoning located on the north half of the parcel and Commercial Neighborhood (CN) zoning located on the south half of the parcel. RSC-6 abuts the west, north and east sides of the subject site. There is additional CN zoning located south of the site along Main Street. RSC-6 zoning extends further south of the CN zoning as well.
- The applicant is requesting to rezone the entire subject site from Residential Single Family Conventional (RSC-6) and Commercial Neighborhood (CN) to Commercial General with restrictions (CG-R).

Compliance with Comprehensive Plan:

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

FUTURE LAND USE ELEMENT

Rural Area

Objective 4: *The Rural Area will provide areas for long term, agricultural uses and large lot, low density rural residential uses which can exist without the threat of urban or suburban*

encroachment, with the goal that no more than 20% of all population growth within the County will occur in the Rural Area.

Relationship to Land Development Regulations

Objective 9: All existing and future land development regulations shall be made consistent with the Comprehensive Plan, and all development approvals shall be consistent with those development regulations as per the timeframe provided for within Chapter 163, Florida Statutes. Whenever feasible and consistent with Comprehensive Plan policies, land development regulations shall be designed to provide flexible, alternative solutions to problems.

Policy 9.1: 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 9.2: 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.

Neighborhood/Community Development

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

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

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

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

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

- a) the creation of like uses; or
- b) creation of complementary uses; or
- c) mitigation of adverse impacts; and
- d) transportation/pedestrian connections

Policy 16.5:

Development of higher intensity non-residential land uses that are adjacent to established neighborhoods shall be restricted to collectors and arterials and to locations external to established and developing neighborhoods.

Commercial Locational Criteria

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

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

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

Policy 22.2: The maximum amount of neighborhood-serving commercial uses permitted in an area shall be consistent with the locational criteria outlined in the table and diagram below. The table identifies the intersection nodes that may be considered for non-residential uses. The locational criteria is based on the land use category of the property and the classification of the intersection of roadways as shown on the adopted Highway Cost Affordable Long Range Transportation Plan. The maximums stated in the table/diagram may not always be achieved, subject to FAR limitations and short-range roadway improvements as well as other factors such as land use compatibility and environmental features of the site.

In the review of development applications consideration shall also be given to the present and short-range configuration of the roadways involved. The five-year transportation Capital Improvement Program, MPO Transportation Improvement Program or Long-Range Transportation Needs Plan shall be used as a guide to phase the development to coincide with the ultimate roadway size as shown on the adopted Long Range Transportation Plan.

Policy 22.7: Neighborhood commercial activities that serve the daily needs of residents in areas designated for residential development in the Future Land Use Element shall be considered provided that these activities are compatible with surrounding existing and planned residential development and are developed in accordance with applicable development regulations, including phasing to coincide with long range transportation improvements. The locational criteria outlined in Policy 22.2 are not the only factors to be considered for approval of a neighborhood commercial or office use in a proposed activity center. Considerations involving land use compatibility, adequacy and availability of public services, environmental impacts, adopted service levels of effected roadways and other policies of the Comprehensive Plan and zoning regulations would carry more weight than the locational criteria in the approval of the potential neighborhood commercial use in an activity center. The locational criteria would only designate locations that could be considered, and they in no way guarantee the approval of a particular neighborhood commercial or office use in a possible activity center.

Policy 22.8: The Board of County Commissioners may grant a waiver to the intersection criteria for the location of commercial uses outlined in Policy 22.2. The waiver would be based on the compatibility of the use with the surrounding area and would require a recommendation by the

Planning Commission staff. Unique circumstances and specific findings should be identified by the staff or the Board of County Commissioners which would support granting a waiver to this section of the Plan. The Board of County Commissioners may reverse or affirm the Planning Commission staff's recommendation through their normal review of rezoning petitions. The waiver can only be related to the location of the neighborhood serving commercial or agriculturally oriented community serving commercial zoning or development. The square footage requirement of the plan cannot be waived.

4.0 COMMUNITY LEVEL DESIGN

4.3 COMMERCIAL CHARACTER

GOAL 9: *Evaluate the creation of commercial design standards in a scale and design that complements the character of the community.*

Policy 9-1.3: *New commercial zoning is encouraged to locate at activity centers and commercial redevelopment areas.*

5.0 NEIGHBORHOOD LEVEL DESIGN

5.1 COMPATIBILITY

GOAL 12: *Design neighborhoods which are related to the predominant character of the surroundings.*

OBJECTIVE 12-1: *New developments should recognize the existing community and be designed in a way that is compatible (as defined in FLUE policy 1.4) with the established character of the surrounding neighborhood.*

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

7.0 SITE DESIGN

7.1 DEVELOPMENT PATTERN

GOAL 17: *Develop commercial areas in a manner which enhances the County's character and ambiance.*

OBJECTIVE 17-1: *Facilitate patterns of site development that appear purposeful and organized.*

Policy 17-1.4: *Affect the design of new commercial structures to provide an organized and purposeful character for the whole commercial environment.*

LIVABLE COMMUNITIES ELEMENT: Thonotosassa Community Plan

Goals

2. Sense of Community – *Ensure that new development maintains and enhances Thonotosassa’s unique character and sense of place, and provides a place for community activities and events.*

Comprehensive Plan Strategies

Designate Main Street as Thonotosassa’s downtown, develop a central gathering place and make downtown a focal point of commercial and community activity.

Staff Analysis of Goals, Objectives and Policies

The 1.99+/- acre subject site is located on the north side of Main Street, east of Grovewood Avenue and west of Hazen Avenue. The subject site is located within the Rural Area and is within the limits of the Thonotosassa Community Plan. The subject site’s Future Land Use classification on the Future Land Use Map (FLUM) is Residential-6 (RES-6). The applicant is requesting to rezone the entire subject site from Residential Single Family Conventional (RSC-6) and Commercial Neighborhood (CN) to Commercial General with Restrictions (CG-R).

The subject site is located in the Rural Area where according to Objective 4 of the Future Land Use Element (FLUE), rural residential uses can exist without the threat of urban or suburban encroachment. The proposed request is inconsistent with this policy direction, as the proposed rezoning would allow for commercial encroachment into the single-family residential uses located directly northwest and north of the subject site.

The proposed rezoning does not meet the intent of FLUE Objective 16 and FLUE Policies 16.1, 16.2, 16.3 and 16.5 that require proposed uses to meet the intent of the RES-6 Future Land Use category. Although the applicant has proposed a 35-foot landscape buffer on the north side of the parcel, the proposed rezoning to CG-R would still foster compatibility conflicts with the single-family residential uses that are located directly northwest and north of the subject site. The restricted uses would still allow for a range of activities that would not allow gradual transition of intensity between the subject site and the parcels to the north and northwest. The current zoning pattern on the subject site provides adequate transition of intensity. It mitigates potential adverse effects from the CN zoning on the south of the site with the RSC-6 zoning on the north of the site. FLUE Policy 16.5 asserts that higher intensity non-residential land uses that are adjacent to established neighborhoods shall be restricted to collectors and arterials and to locations external to established and developing neighborhoods. Although Main Street is a collector road, the proposed rezoning conflicts with this policy direction since it would infringe on the established neighborhood located directly north of the site. It is inconsistent with the aforementioned Neighborhood Protection objectives and policies.

The subject site does not meet Commercial Locational Criteria as defined in FLUE Objective 22 and modifying FLUE Policies 22.1, 22.2, 22.7 and 22.8. The nearest qualifying intersection is identified at Main Street and Fort King Highway. The intersection is located approximately 1,700 linear feet away from the subject property, which is greater than the 900-foot distance as required per FLUE Policy 22.2. The applicant has requested a waiver to Commercial Locational Criteria as permitted by FLUE Policy 22.8. The waiver (submitted on March 1st, 2023) states that the proposed use is compatible with the immediate area’s uses and zoning categories. The waiver notes that CG zoning is located west of the site and that the proposal would be compatible with the uses and zoning along Main Street. The waiver also contends that a thicker buffer and greater setback would ensure that the site

is sensitive to the residential uses located north while achieving compatibility with the zoning and uses located on the south end of the subject site.

Planning Commission staff have reviewed the waiver request and finds the request inconsistent for several reasons. Commercial General uses are subject to Commercial Locational Criteria regardless of the applicant's interpretation of the intended uses and benefits. The locational criteria outlined in Policy 22.2 are not the only factors to be considered for approval of a neighborhood commercial use. The waiver request is contradictory to Policy 22.7 of the Future Land Use Element, which requires neighborhood commercial activities to be compatible with surrounding existing and planned residential developments. Although the proposed rezoning resembles similar development patterns directly west and south of the subject site, the allowable range of CG uses outside the scope of the applicant's restrictions would conflict with the northwestern and northern parcels that utilize single family residential uses. As it currently exists, the zoning pattern on the subject site allows for neighborhood serving commercial uses on the south end of the parcel, while ensuring residential compatibility on the north end of the parcel. Allowing the entire parcel to be rezoned as CG-R would conflict with the aforementioned objective and policies. Therefore, Planning Commission Staff recommends that the Board of County Commissioners not grant the applicant a waiver to Commercial Locational Criteria.

Goal 9 and Policy 9-1.3 of The Community Design Component (CDC) in the FLUE evaluate the creation of commercial design standards in a scale and design that complements the character of the community. Planning Commission staff recognize that Policy 9-1.3 encourages new commercial zoning to locate at activity centers, such as the Main Street corridor in Thonotosassa. However, the scale of the proposed rezoning would allow for commercial development that is not complementary to the community, specifically with regard to the community's single-family homes located north of the subject site. Additionally, since the site does not meet Commercial Locational Criteria, the proposed rezoning does not meet the intent of these policy directions from the CDC.

Goal 12, Objective 12-1, and Policy 12-1.4 of the Community Design Component in the FLUE offer policy direction for compatible neighborhood level design. The existing zoning pattern of the subject site is in compliance with Goal 12, which encourages neighborhood design to reflect the prominent character of the surroundings. Objective 12-1 and Policy 12-1.4 require new developments to be compatible with their surroundings through the utilization of site design techniques such as transitions in uses, buffering, setbacks, and open space. The applicant has submitted a list of restricted uses and buffering methods that would be implemented on the subject upon approval. Planning Commission staff recognize these restrictions and buffering techniques, but still find the proposed rezoning to CG-R inconsistent with this goal, objective, and policy due to compatibility concerns with the potential intensity of the proposed zoning district. The current zoning pattern is in compliance with the aforementioned CDC policy directions, whereas the proposed rezoning would not allow for uses that are not complimentary to the entire community or the surrounding area north of the subject site.

Goal 17 of the CDC encourages developments that improve the ambiance of commercial development in the county. CDC Objective 17-1, and Policy 17-1.4 seek to facilitate patterns of development that are organized and purposeful. The subject site's zoning pattern is already in compliance with these policy directions, as it currently allows for commercial uses along Main Street. The Commercial Neighborhood (CN) zoning pattern on the south end of the subject site is organized in accordance with the adjacent

commercial properties directly to the west. Rezoning the entire subject site to CG-R would allow for commercial development that would negatively impact the organized zoning pattern on the site and would allow for adverse effects on the ambiance throughout the area.

The Thonotosassa Community Plan establishes guidance on new developments and commercial activities throughout the community. Goal 2 of the Community Plan encourages new developments that maintain and enhance Thonotosassa's unique character and sense of place. The range of allowable uses outside of the applicant's list of restricted uses may conflict with this goal, as they would conflict with the character of Thonotosassa's single-family homes. The Community Plan also seeks to designate Main Street as a central gathering place and focal point of commercial and community activity. The current zoning pattern on the site meets the intent of this policy direction on a scale that is appropriate for the overall character of the community. A rezoning to CG-R would allow for a range of uses that would conflict with this goal and is therefore not consistent with the Thonotosassa Community Plan.

Overall, the proposed rezoning would conflict with the goals and objectives regarding the Rural Area and would allow for a development that is not consistent with the Goals, Objectives, and Policies of the Comprehensive Plan for Unincorporated Hillsborough County.

Recommendation

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

HILLSBOROUGH COUNTY FUTURE LAND USE

RZ 23-0063

Rezonings
STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

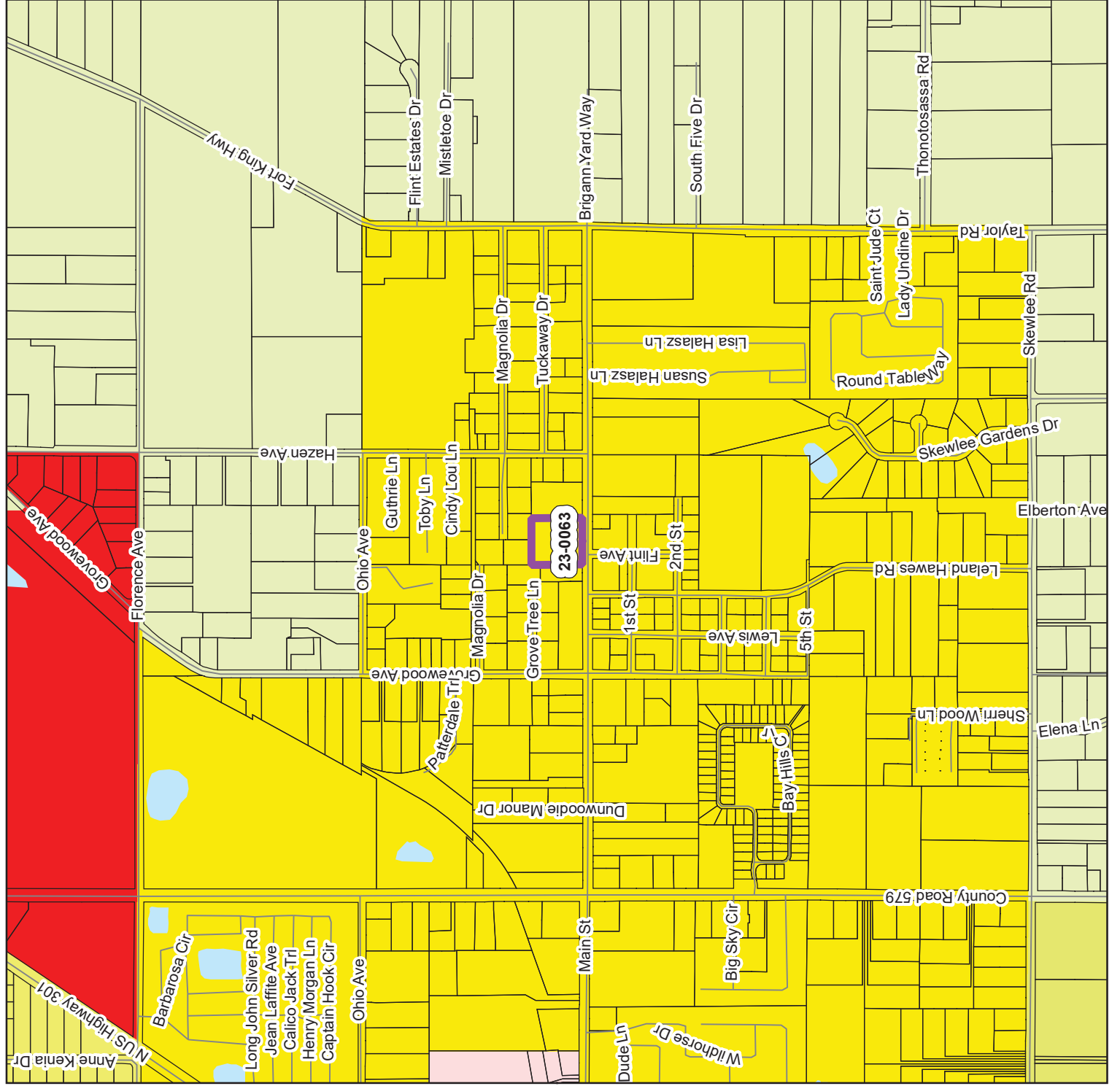
- Tampa Service
- Urban Service
- Shoreline
- County Boundary
- Jurisdiction Boundary
- Roads
- Parcels

- WATER NATURAL LULC, Wet Poly
- AGRICULTURAL/MINING-120 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
- AGRICULTURAL-1/10 (.25 FAR)
- AGRICULTURAL/RURAL-1/5 (.25 FAR)
- AGRICULTURAL ESTATE-1/2.5 (.25 FAR)
- RESIDENTIAL-1 (.25 FAR)
- RESIDENTIAL-2 (.25 FAR)
- RESIDENTIAL PLANNED-2 (.35 FAR)
- RESIDENTIAL-4 (.25 FAR)
- RESIDENTIAL-6 (.25 FAR)
- RESIDENTIAL-9 (.35 FAR)
- RESIDENTIAL-12 (.35 FAR)
- RESIDENTIAL-16 (.35 FAR)
- RESIDENTIAL-20 (.35 FAR)
- RESIDENTIAL-35 (1.0 FAR)
- NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)
- SUBURBAN MIXED USE-6 (.35 FAR)
- COMMUNITY MIXED USE-12 (.50 FAR)
- URBAN MIXED USE-20 (1.0 FAR)
- REGIONAL MIXED USE-35 (2.0 FAR)
- OC-20
- RESEARCH CORPORATE PARK (1.0 FAR)
- ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)
- LIGHT INDUSTRIAL PLANNED (.50 FAR)
- LIGHT INDUSTRIAL (.50 FAR)
- HEAVY INDUSTRIAL (.50 FAR)
- PUBLIC/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. This map is intended to be used as a guide and is not intended to be used as a legal document. It is intended that the ACCURACY: It is intended that the information 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, visit the appropriate website.



Map Printed from Rezoning System: 2/17/2023
 Author: Beverly F. Daniels
 File: G:\Rezonings\System\MapProjects\HC\Gres_HilReZoning_Copy.mxd





AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department
REVIEWER: Alex Steady, Senior Planner
PLANNING AREA/SECTOR: Thonotosassa/Northeast

DATE: 03/10/2023
AGENCY/DEPT: Transportation
PETITION NO.: STD 23-0063

- This agency has no comments.
- This agency has no objection.
- This agency objects for the reasons set forth below.

REPORT SUMMARY AND CONCLUSIONS

- The proposed rezoning would result in a n increase of trips potentially generated by development of the subject site by 2,873 average daily trips, 124 trips in the a.m. peak hour, and 109 trips in the p.m. peak hour.
- As this is a Euclidean zoning request, access will be reviewed at the time of plat/site/construction plan review for consistency with applicable rules and regulations within the Hillsborough County Land Development Code and Transportation Technical Manual.
- Transportation Review Section staff has no objection to the proposed rezoning.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone one parcel totaling +/- 1.93 acres from Commercial Neighborhood (CN) and Residential Single Family Convectional – 6 (RSC-6) to Commercial General (CG). The site is located on the north side of Main Street +/- 0.33 miles west of the intersection of Taylor Road and Main Street. The Future Land Use designation of the site is Residential-6 (RES-6).

Trip Generation Analysis

In accordance with the Development Review Procedures Manual (DRPM), no transportation analysis was required to process the proposed rezoning. Staff has 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, 10th Edition.

Approved Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RSC-6, 6 Single Family Dwelling Units (ITE Code 210)	57	4	6
CN, 8,000 sf Pharmacy/Drugstore with Drive - Through Window (ITE Code 881)	873	31	82
Subtotal	930	35	88
<i>Less Internal Capture:</i>	Not Available	0	6
<i>Passerby Trips:</i>	Not Available	0	38
<i>Net External Trips:</i>	930	35	44

Proposed Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
CG, 5,000 Bank (ITE Code 912)	500	48	102
CG, 13,000 sf Pharmacy/Drugstore with Drive - Through Window (ITE Code 881)	1,419	50	134
CG, 4,000 sf Fast Food Restaurant with Drive Through Window (ITE Code 934)	1,884	161	131
Subtotal	3,803	259	367
<i>Less Internal Capture:</i>	Not Available	10	90
<i>Passerby Trips:</i>	Not Available	90	124
<i>Net External Trips:</i>	3,803	159	153

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+2,873	+124	+109

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Main Street. Main Street is a 2-lane, substandard, undivided, Hillsborough County maintained, collector roadway. Main Street lies within +/- 51 feet of Right of Way in the vicinity of the project. Main Street has sidewalk on both sides of the roadway and no bike lanes or curb and gutter on either side of the roadway within the vicinity of the project.

SITE ACCESS

It is anticipated that the site will have access to Main Street. As this is a Euclidean zoning request, access will be reviewed at the time of plat/site/construction plan review for consistency with applicable rules and regulations within the Hillsborough County Land Development Code and Transportation Technical Manual.

ROADWAY LEVEL OF SERVICE

Level of Service (LOS) information is reported below.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
MAIN ST	US HWY 301	FORT KING RD	C	B

Source: [2020 Hillsborough County Level of Service \(LOS\) Report](#)

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Main Street	County Collector - Urban	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 <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	930	35	44
Proposed	3,803	159	153
Difference (+/-)	+2,873	+124	+109

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

Connectivity and Cross Access <input checked="" type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.
Notes:				

Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

4.0 Additional Site Information & Agency Comments Summary

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

COMMISSION

Joshua Wostal CHAIR
 Harry Cohen VICE-CHAIR
 Donna Cameron Cepeda
 Ken Hagan
 Pat Kemp
 Gwendolyn “Gwen” W. Myers
 Michael Owen



DIRECTORS

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

AGENCY COMMENT SHEET

REZONING	
<p>HEARING DATE: March 20, 2023</p> <p>PETITION NO.: 23-0063</p> <p>EPC REVIEWER: Kelly M. Holland</p> <p>CONTACT INFORMATION: (813) 627-2600 X 1222</p> <p>EMAIL: hollandk@epchc.org</p>	<p>COMMENT DATE: February 3, 2023</p> <p>PROPERTY ADDRESS: Vacant lot on Main Street, Thonotosassa</p> <p>FOLIO #: 0604520100</p> <p>STR: 10-28S-20E</p>
<p>REQUESTED ZONING: Rezone the entire parcel to CG-R</p>	
FINDINGS	
WETLANDS PRESENT	NO
SITE INSPECTION DATE	February 3, 2023
WETLAND LINE VALIDITY	NA
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	No onsite wetlands
<p>INFORMATIONAL COMMENTS:</p> <p>Wetlands Division staff of the Environmental Protection Commission of Hillsborough County (EPC) inspected the above referenced site in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using the methodology described within Chapter 62-340, Florida Administrative Code, and adopted into Chapter 1-11. The site inspection revealed that no wetlands or other surface waters exist within the above referenced parcel.</p> <p>Please be advised this wetland determination is informal and non-binding. A formal wetland delineation may be applied for by submitting a “WDR30 - Delineation Request Application”. Once approved, the formal wetland delineation would be binding for five years.</p>	

kmh / app

ec: Todd Pressman, Agent - todd@pressmaninc.com



School Impact Review – No Comment or Objection

Date Issued: 3/20/2023	Acreage: 1.93 (+/- acres)
Jurisdiction: Hillsborough County	Proposed Zoning: CG-R
Case Number: RZ 23-0063	Future Land Use: R-6
Address: 0 Main Street	Maximum Residential Units: n/a
Parcel Folio Number(s): 60452.0100	Residential Type: n/a

The District has no comment. The proposed development would not meet the threshold for School Concurrency.

The District has no objection, subject to listed or attached conditions.

NOTE:

The information provided above is valid for sixth months from the date issued. Please contact the School District for an updated review as necessary.

Andrea A. Stingone

Andrea A. Stingone, M.Ed.
Department Manager, Planning & Siting
Growth Management Department
Hillsborough County Public Schools
E: andrea.stingone@hcps.net
P: 813.272.4429 C: 813.345.6684

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 27 January 2023

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

APPLICANT: Todd Pressman

PETITION NO: RZ-STD 23-0063

LOCATION: _____

FOLIO NO: 60452.0100

SEC: _____ TWN: _____ RNG: _____

- This agency has no comments.

- This agency has no objection.

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

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

COMMENTS: _____.

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

PETITION NO.: STD23-0063 REVIEWED BY: Randy Rochelle DATE: 2/6/2023

FOLIO NO.: 60452.0100

WATER

- The property lies within the _____ Water Service Area. The applicant should contact the provider to determine the availability of water service.

- A ___ inch water main exists (adjacent to the site), (approximately ___ feet from the site) _____. 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 ___ inch wastewater gravity main exists (adjacent to the site), (approximately ___ feet from the site) _____. 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 site is located outside of the Hillsborough County Urban Service Area, therefore water and/or wastewater service is not generally allowed. If the site is required or otherwise allowed to connect to the potable water and/or wastewater systems, there will be offsite improvements required that extend beyond a connection to the closest location with existing infrastructure. These points-of-connection will have to be determined at time of application of service as additional analysis will be required to make the final determination.



VERBATIM TRANSCRIPT

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

-----X
)
IN RE:)
)
ZONE HEARING MASTER)
HEARINGS)
)
-----X

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: PAMELA JO HATLEY
Land Use Hearing Master

DATE: Monday, March 20, 2023

TIME: Commencing at 6:00 p.m.
Concluding at 8:08 p.m.

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

Reported in person by:

Brittany Bridges, CER No. 1607
U.S. Legal Support
4200 West Cypress Street, Suite 750
Tampa, Florida 33607
(813)223-7321

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

ZONING HEARING MASTER HEARINGS
March 20, 2023
ZONING HEARING MASTER: PAMELA JO HATLEY

C.2.:
Application Number: RZ-STD 23-0063
Applicant: Todd Pressman
Location: N side of Main St & Flint Ave Intersection
Folio Number: 060452.0100
Acreage: 1.93 acres, more of less
Comprehensive Plan: R-6
Service Area: Rural
Existing Zoning: CN & RSC-6
Request: Rezone to CG (R)

1 MR. GRADY: The next item is Agenda Item C2, Rezoning
2 Standard 23-0063. The applicant is Todd Pressman. The
3 request is a rezone from commercial neigh -- neighborhood
4 and RSC 6 to commercial general with restrictions. Isis
5 Brown will provide Staff recommendation after presentation
6 by the applicant.

7 HEARING MASTER HATLEY: Yes, Mr. Pressman.

8 MR. PRESSMAN: Thank you, Hearing Officer. I have
9 PowerPoint up; are you -- are you able to see that?

10 HEARING MASTER HATLEY: I see it, yes.

11 MR. PRESSMAN: Okay. Great. So this is RZ 23-0063,
12 located Northwest Hillsborough County in Thonotosassa. You
13 can see the site designated there with the star, and this
14 is as the property appraiser has it, currently vacant,
15 right along Main Street.

16 The issue is a rezoning from CN to CGR. The
17 restrictions are a 35-foot landscape buffer along the
18 north, which would be a Type B. Additionally, evergreens
19 planted every 10 feet versus every 20 feet. We have
20 restricted uses which include car wash, self-service
21 laundry, blood plasma donation, emergency room, recreation,
22 outdoor, ambulance, and recycle recovery uses.

23 So the forestation in the rear would be left in place,
24 which is, again, I'm showing an approximate of the 35-foot
25 buffer on the north. Future land use map has everything as

1 R6 in the vicinity. Zoning does carry intensive CG and CN
2 uses along Main Street, as you can see. Some of the CGs on
3 the south are very deep; this site would be a little deeper
4 than what you typically see, which is why we're looking at
5 making restrictions both for buffer and for uses.

6 Looking at the site from the aerial along Main Street,
7 there's clearly intensive uses; strip center, car lot,
8 repair, library. Public utility is located right next
9 door, with a WellMed office on the other side. Across the
10 street is a welding and fabrication use. This is what's
11 located across the street, and then you have these uses on
12 either side; one is a WellMed, one is utility function --
13 functional office and maintenance of some sort. That is
14 the repair facility -- sales and some repair facility on
15 Main Street a little bit further down the road.

16 Zoning Staff supports the address in terms of our
17 addressing compatibility that we have proposed specific
18 uses to be prohibited on the site, and the enhanced setback
19 constraint that I reviewed. They note the existing CG
20 districts to the west and east, while not at the same depth
21 as the subject parcel, are also located adjacent to
22 existing residential uses along their northern boundaries,
23 and do not include provisions for enhanced screening,
24 setback limitations that we're proposing. And with those
25 proposed restrictions, Staff did find the proposed zoning

1 to be consistent and compatible with the existence zoning
2 development pattern along Main Street.

3 Planning Commission did present quite a few number of
4 policies. What I wanted to mentioned is, in the report
5 they -- they refer to Policy 16.5 that asserts the higher
6 intensity nonresidential land uses that are adjacent to
7 established neighborhoods shall be restricted to collectors
8 and arterials, which we are. And although the pros -- and
9 as they note, although the proposed rezoning resembles
10 similar development directly west and -- west and the south
11 of the subject site, Planning Commission Staff recognizes
12 that Policy 9-1.3 encourages new commercial zoning to be
13 located at activity centers such as Main Street corner and
14 Thonotosassa.

15 So with that, we looked very hard and close at the
16 site to make it compatible and make it a use that's similar
17 along Main Street, and we believe that we've done that, and
18 we appreciate your consideration. As well, I checked the
19 file this morning; there were no letters of opposition, and
20 I'm not aware of any phone calls that came through. Thank
21 you.

22 HEARING MASTER HATLEY: All right. Thank you,
23 Mr. Pressman.

24 Okay. Development Services.

25 MS. BROWN: Good evening. Isis Brown, Hillsborough

1 County Development Services, presenting Application
2 23-0063.

3 The request is for a subject site approximately 1.94
4 aces with -- to rezone from RSC 6 with a mobile home
5 overlay and commercial neighborhood. Approximately 0.99
6 acres is currently RSC 6 with the mobile home overlay and
7 0 -- the remaining 0.95 acre is currently CN, commercial
8 neighborhood.

9 The request is to rezone from existing single-family
10 residential RSC 6 and commercial neighborhood zoning
11 district through the purposed CG with restrictions. The
12 proposed zoning for CG permits development limited to
13 retail uses and personal and freestanding buildings or
14 small shopping centers to serve residential neighborhoods
15 on lots containing a minimum of 7,000 square feet. The
16 applicant proposes restrictions to certain concerns.

17 The site is located in an area comprising of mixed use
18 to include commercial general and commercial neighborhood
19 and single family residential uses with mobile home
20 overlay. The parcel is located in the Thono -- I can never
21 get that right -- Thonotosassa Main Street overlay district
22 and additional requirements for per LEC Part 3.1 -- 18.00
23 of the Land Development Code. Additionally, the Main
24 Street is designated as a scenic corridor, and may trigger
25 additional buffers and tree planting as required by LEC

1 Part 6.06.3.I.

2 The site does not meet commercial -- commercial
3 locational criteria. To address the compatibility issues,
4 the applicant has proposed certain restrictions. Based on
5 the restrictions proposed, Staff finds the request
6 approvable with the following proposed: Commercial
7 development of the subject parcel shall have -- include an
8 additional 35 -- minimum 35 feet, thicker buffering in
9 conjunction with the required 20 buffer with Type B
10 screening, and the applicant has offered to do 10 feet
11 apart versus 20 feet apart. And then the subject site
12 shall prohibit the following CG uses: Car washes,
13 self-serve laund -- laundry, major vehicular repair, blood
14 and plasma don -- donation, freestanding emergency room,
15 24-hour siren, et cetera, recreational uses outdoor,
16 ambulance services, and recycle -- recyclable recovery
17 facilities.

18 I am available for any questions.

19 HEARING MASTER HATLEY: All right. Thank you,
20 Ms. Brown.

21 MR. GRADY: Madam Hearing Officer, before we go to the
22 Planning Commission's presentation, just to clarify for the
23 record, the proposed restriction -- 'cause the applicant
24 characterized it as a 30-foot buffer; what actually is
25 proposed is a -- is a 35-foot max -- minimum setback with a

1 20-foot buffer. So just to -- want to clarify for the
2 record so that, you know, the buffer would be 20 feet with
3 additional tree plantings within a 20-foot buffer, and then
4 an additional building setback of 35 feet.

5 HEARING MASTER HATLEY: Okay. As I'm reading the --
6 the restriction as it's stated in the staff report,
7 commercial development of the subject property shall
8 include additional setbacks, minimum of 35 feet. So that's
9 a building setback --

10 MR. GRADY: Yes.

11 HEARING MASTER HATLEY: -- correct? And a thick --

12 MR. GRADY: Correct.

13 HEARING MASTER HATLEY: -- thicker buffering --

14 MR. GRADY: Which consists of the -- as an outline in
15 his -- in his -- again, his restriction is the additional
16 tree plantings.

17 HEARING MASTER HATLEY: Okay.

18 MR. GRADY: Yeah.

19 HEARING MASTER HATLEY: So the thicker buffering then
20 refers to the 10 feet apart versus 20 feet apart?

21 MR. GRADY: Correct, correct, yes.

22 HEARING MASTER HATLEY: Okay. All right. And what
23 would the setback -- the building setback ordinarily be?

24 MR. GRADY: It could be to that 20-foot buffer line.

25 HEARING MASTER HATLEY: Okay. All right.

1 MR. GRADY: Yes.

2 HEARING MASTER HATLEY: So we have a 20-foot buffer
3 and an -- an additional 35 feet; is that correct?

4 MR. GRADY: Correct.

5 HEARING MASTER HATLEY: Okay. Thank you very much for
6 clarifying that.

7 All right. Planning Commission.

8 MS. MASSEY: Jillian Massey with Planning Commission
9 Staff. The subject site is in the Residential 6 Future
10 Land Use category. It's in the rural area and located
11 within the limits of the Thonotosassa Community Plan.
12 Residential 6 surrounds the subject site on all sides, and
13 the Residential 1 Future Land Use category extends further
14 northeast and southeast of the site.

15 As mentioned, it's in the rural area where, according
16 to Objective 4, Future Land Use Element, rural residential
17 uses can exist without the threat of urban or suburban
18 encroachment. The proposed request is inconsistent with
19 this policy direction as the proposed rezoning would allow
20 for commercial encroachment to the single-family
21 residential uses located directly northwest and north of
22 the subject side. The proposed rezoning does not meet the
23 intent of Future Land Use Element Objective 16 and Future
24 Land Use Element Policy 16.1, 16.2, 16.3, and 16.5 that
25 require proposed uses to meet the intent of the Residential

1 6 Future Land Use category.

2 Although the applicant has proposed a 35-foot -- this
3 says landscape buffer, but now I understand it's a
4 setback -- on the north side of the parcel. The proposed
5 rezoning to CGR would still foster compatibility conflicts
6 with the single-family residential uses that are located
7 directly northwest and north of the subject side. The
8 restricted uses would still allow for a range of activities
9 that would not allow grand -- gradual transition of
10 intensity between the subject site and the parcels to the
11 north and northwest. The current zoning pattern of the
12 subject site provides adequate transition of intensity.

13 Furthermore, the subject site does not meet commercial
14 locational criteria as defined in Future Land Use Element
15 Objective 22. Planning Commission Staff has reviewed the
16 waiver request. Commercial general uses are subject --
17 subject to commercial locational criteria regardless of the
18 applicant's interpretation of the intended uses and
19 benefits. The locational criteria outlined in Policy 22.2
20 are not the only factors to be considered for approval of a
21 neighborhood commercial use.

22 And, finally, Thonotosassa Community Plan also seeks
23 to designate Main Street as a central gathering place and
24 focal point of commercial and community activity. The
25 current zoning pattern on the site meets the intent of this

1 policy direction already on a scale that is appropriate for
2 the overall character of the community, and a rezoning to
3 CGR would allow for range of uses that would conflict with
4 this goal, and is therefore not consistent with the
5 community plan.

6 And based on these considerations, the Planning
7 Commission staff finds that the proposed rezoning is
8 inconsistent with the Unincorporated Hillsborough County
9 Comprehensive Plan.

10 HEARING MASTER HATLEY: All right. Thank you.

11 We'll go to the public. Is there anyone here or
12 online who wishes to speak in support of this application?
13 Do not hear anyone.

14 Is there anyone here or online who wishes to speak in
15 opposition to this application? All right. Don't hear
16 anyone.

17 Development Services, anything further?

18 MR. GRADY: Nothing further.

19 HEARING MASTER HATLEY: Okay. Applicant, anything
20 further?

21 MR. PRESSMAN: Thank you. I do appreciate Mr. Gra --
22 Grady's clarification, but I think what we will see there
23 is that that rear area is heavily forested; it would be
24 very counterintuitive to take that down to the 20 foot and
25 put up 10 foot every evergreen tree. So I think every

1 expectation is that the area will just remain a thick
2 forestation that 35-foot area.

3 HEARING MASTER HATLEY: All right. Thank you.

4 MR. PRESSMAN: Thank you.

5 HEARING MASTER HATLEY: This will close the hearing
6 then on Rezoning Standard 23-0063.

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25



**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

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

PAGE 1 OF 3

DATE/TIME: 3/20/23 / 6pm

HEARING MASTER: Pamela J. Hulley

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

<p>APPLICATION # <u>B.I</u> <u>MM 22-0686</u></p>	<p>PLEASE PRINT NAME <u>MICHAEL BROOKS</u></p> <p>MAILING ADDRESS <u>400 N. TAMPA ST / Suite 1910</u></p> <p>CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813</u></p>
<p>APPLICATION # <u>RZ</u> <u>23-0035</u></p>	<p>PLEASE PRINT NAME <u>Todd Pressman</u></p> <p>MAILING ADDRESS <u>200 2nd Ave South</u></p> <p>CITY <u>St Petersburg</u> STATE <u>FL</u> ZIP <u>33701</u> PHONE <u>727-8044760</u></p>
<p>APPLICATION # <u>RZ 23-0035</u></p>	<p>PLEASE PRINT NAME <u>Grace McComas</u></p> <p>MAILING ADDRESS <u>805 Old Derby St</u></p> <p>CITY <u>Seffner</u> STATE <u>FL</u> ZIP <u>33587</u> PHONE <u>813-240-3907</u></p>
<p>APPLICATION # <u>RZ 23-0063</u></p>	<p>PLEASE PRINT NAME <u>Todd Pressman</u></p> <p>MAILING ADDRESS <u>200 2nd Ave South</u></p> <p>CITY <u>St Petersburg</u> STATE <u>FL</u> ZIP <u>33701</u> PHONE <u>727-844760</u></p>
<p>APPLICATION # <u>RZ 22-0856</u></p>	<p>PLEASE PRINT NAME <u>MARK BENTLEY</u></p> <p>MAILING ADDRESS <u>401 E JACKSON ST. STE 3100</u></p> <p>CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33506</u> PHONE <u>813-225-2500</u></p>
<p>APPLICATION # <u>RZ 22-0856</u></p>	<p>PLEASE PRINT NAME <u>RYAN MANASSE</u></p> <p>MAILING ADDRESS <u>401 E JACKSON ST. STE 3100</u></p> <p>CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33506</u> PHONE <u>813-225-2500</u></p>

DATE/TIME: 3/20/23, 6pm HEARING MASTER: Pamela Jo HaskyPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # RZ 22-0856	PLEASE PRINT NAME <u>Nicole Neugebauer</u> MAILING ADDRESS <u>401 E Jackson Avc</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE _____
APPLICATION # MM 22-1086	PLEASE PRINT NAME <u>Kami Corbett</u> MAILING ADDRESS <u>101 E Kennedy Blvd, Ste 3700</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-227-8421</u>
APPLICATION # MM 22-1086	PLEASE PRINT NAME <u>John LaRocca</u> MAILING ADDRESS <u>3225 S. McDill Ave</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33629</u> PHONE <u>813 695-0469</u>
APPLICATION # MM 22-1126	PLEASE PRINT NAME _____ <u>Todd Pressman</u> MAILING ADDRESS <u>200 2nd Ave South</u> CITY <u>St Petersburg</u> STATE <u>FL</u> ZIP <u>33701</u> PHONE _____
APPLICATION # MM 22-1126 V.S.	PLEASE PRINT NAME <u>Jim Thomas</u> MAILING ADDRESS <u>15957 N. Florida Ave</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33549</u> PHONE _____
APPLICATION # MM 22-1340	PLEASE PRINT NAME <u>William Molloy</u> MAILING ADDRESS <u>325 S Blvd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33606</u> PHONE _____


DATE/TIME: 3/20/23 6pm HEARING MASTER: Pamela Jo Hatley

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

APPLICATION # <u>RZ 22-1705</u>	PLEASE PRINT NAME <u>Clayton Brice Meyer</u> MAILING ADDRESS <u>101 E. KENNEDY, SUITE 5700</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>(813) 957-7227</u>
APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____
APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____
APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____
APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____
APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____


MARCH 20, 2023 - ZONING HEARING MASTER


The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, March 20, 2023, at 6:00 p.m., in the Boardroom, Frederick B. Karl County Center, Tampa, Florida, and held virtually.

 Pamela Jo Hatley, ZHM, calls the meeting to order and leads in the pledge of allegiance to the flag.

A. WITHDRAWALS AND CONTINUANCES

 Brian Grady, Development Services, reviews changes/withdrawals/continuances.

 Pamela Jo Hatley, ZHM, overview of ZHM process.

 Senior Assistant County Attorney Mary Dorman, overview of oral argument/ZHM process.

 Pamela Jo Hatley, ZHM, oath.

B. REMANDS

B.1. MM 22-0686

 Brian Grady, Development Services, calls MM 22-0686.

 Pamela Jo Hatley, ZHM, closes MM 22-0686.

C. REZONING STANDARD (RZ-STD) :

C.1. RZ 23-0035

 Brian Grady, Development Services, calls RZ 23-0035.

 Pamela Jo Hatley, ZHM, closes RZ 23-0035.

C.2. RZ 23-0063

 Brian Grady, Development Services, calls RZ 23-0063.

 Pamela Jo Hatley, ZHM, closes RZ 23-0063.

MONDAY, MARCH 20, 2023

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

D.1. RZ 22-0856

 Brian Grady, Development Services, calls RZ 22-0856.

 Pamela Jo Hatley, ZHM, closes RZ 22-0856.

D.2. MM 22-1086

 Brian Grady, Development Services, calls MM 22-1086.

 Pamela Jo Hatley, ZHM, closes MM 22-1086.

D.3. MM 22-1126

 Brian Grady, Development Services, calls MM 22-1126.

 Pamela Jo Hatley, ZHM, closes MM 22-1126.

D.4. MM 22-1340

 Brian Grady, Development Services, calls MM 22-1340.

 Pamela Jo Hatley, ZHM, closes MM 22-1340.

D.5. RZ 22-1705

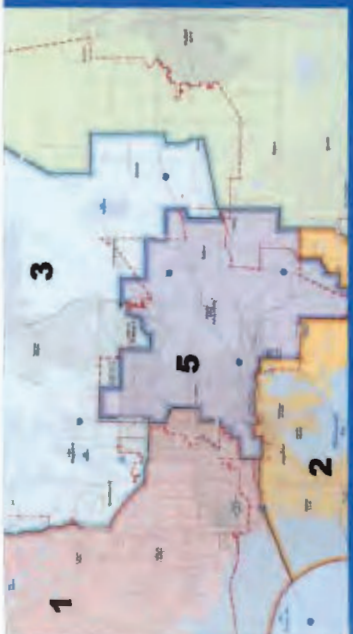
 Brian Grady, Development Services, calls RZ 22-1705.

 Pamela Jo Hatley, ZHM, closes RZ 22-1705.

ADJOURNMENT

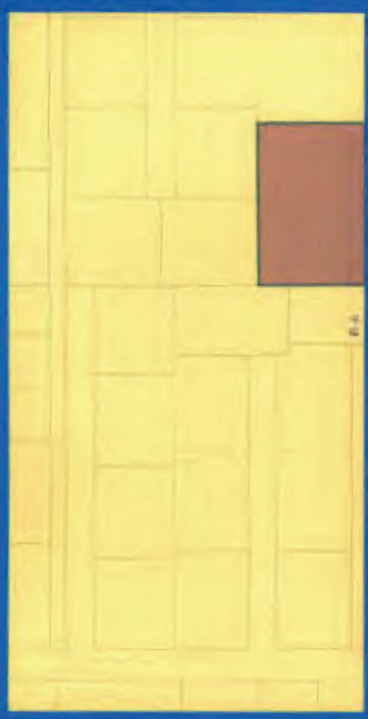
 Pamela Jo Hatley, ZHM, adjourns the meeting.

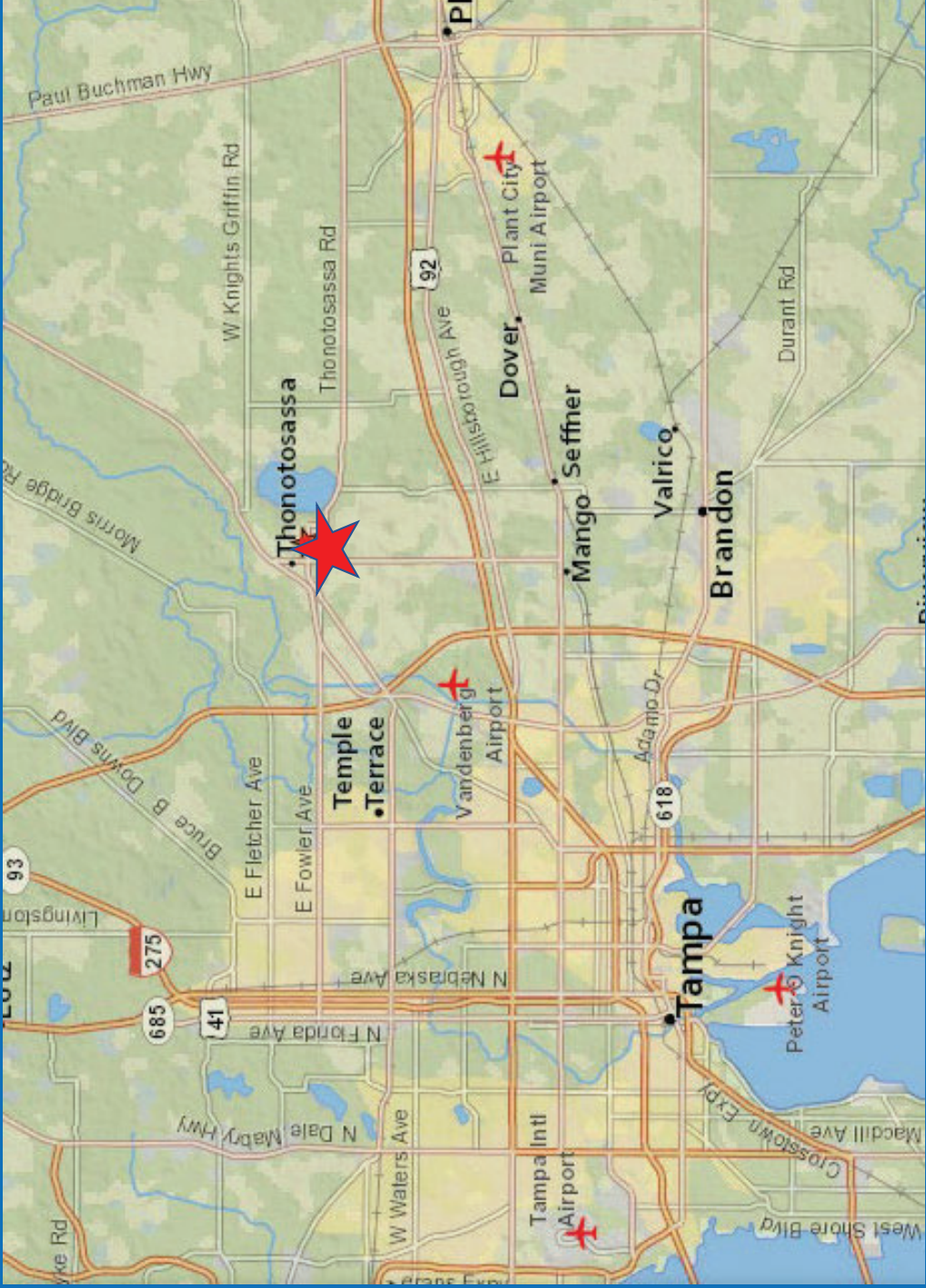
Application No. RZ 23-0063
Name: Todd Pesman
Entered at Public Hearing: 2/17/23
Exhibit # 2 Date: 3/20/23

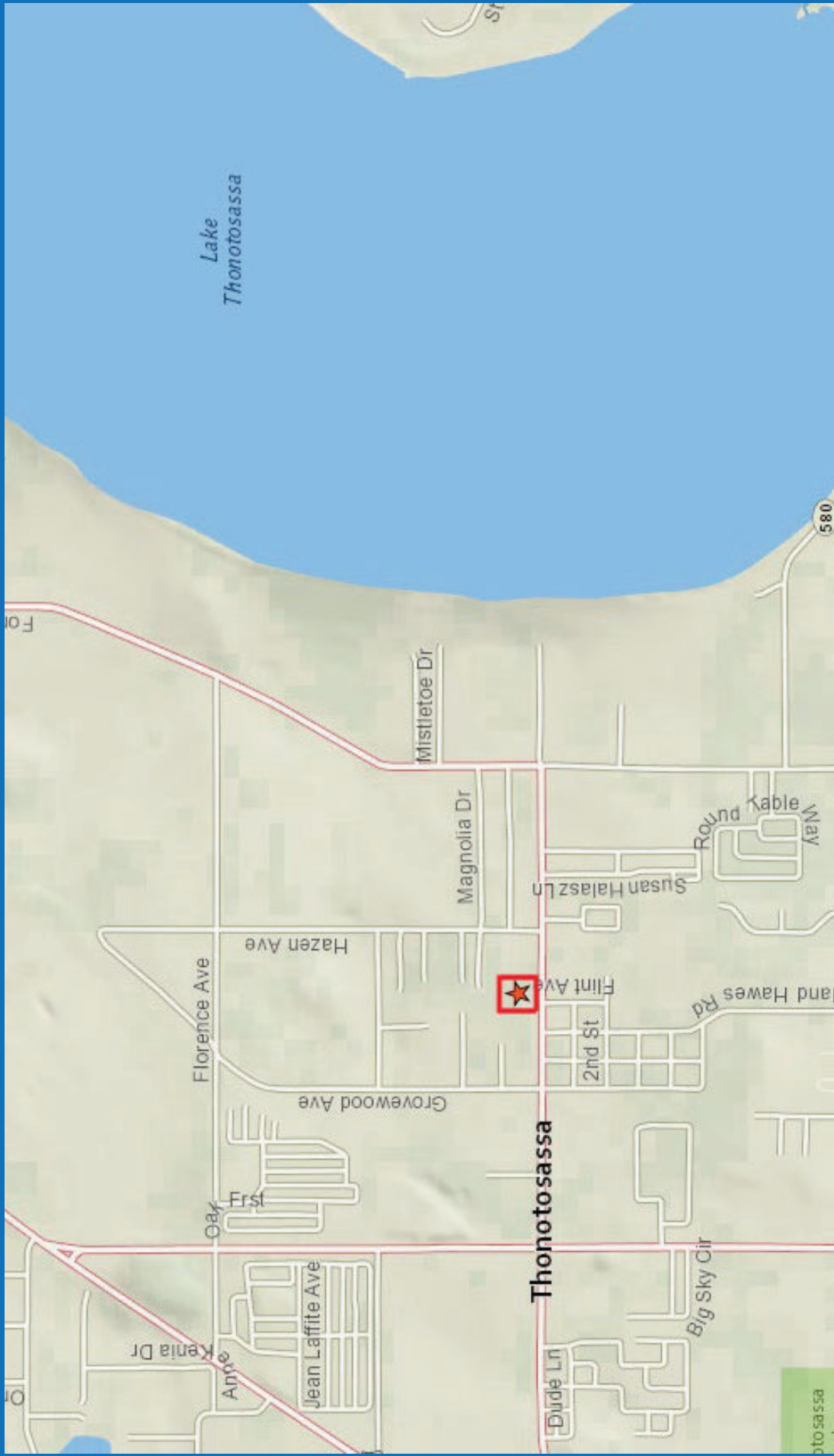


RZ 23-0063

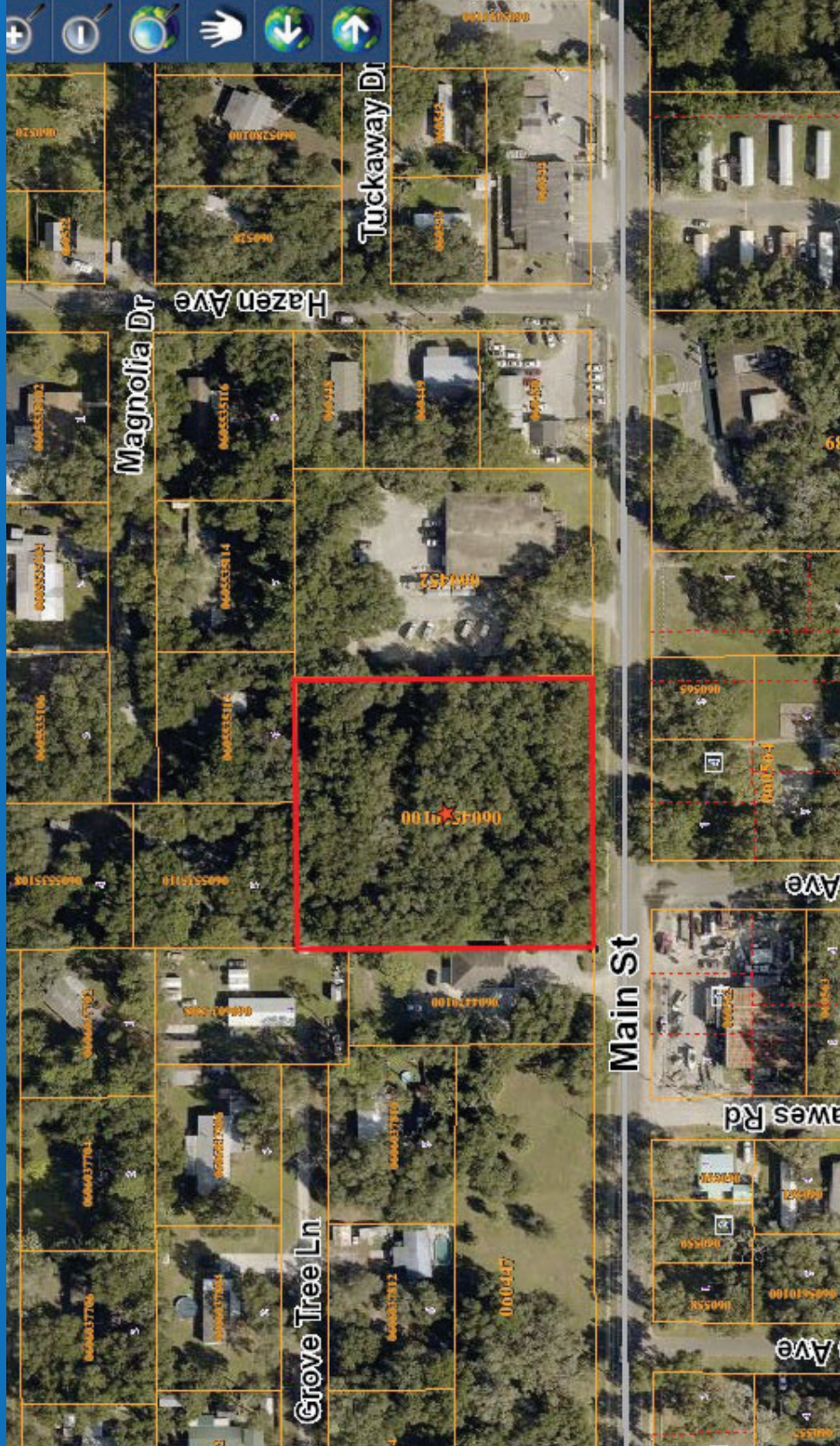
FLU Map







Property Appraiser



Issue: Rezoning from CN to CG-R

Restrictions:

- 35' landscape buffer along the North, Type "B"
- Evergreens planted every 10' versus every 20'
- Restricted uses: car wash, self serve laundry, blood/plasma donation, emergency room, recreation outdoor, ambulance, recycle recovery

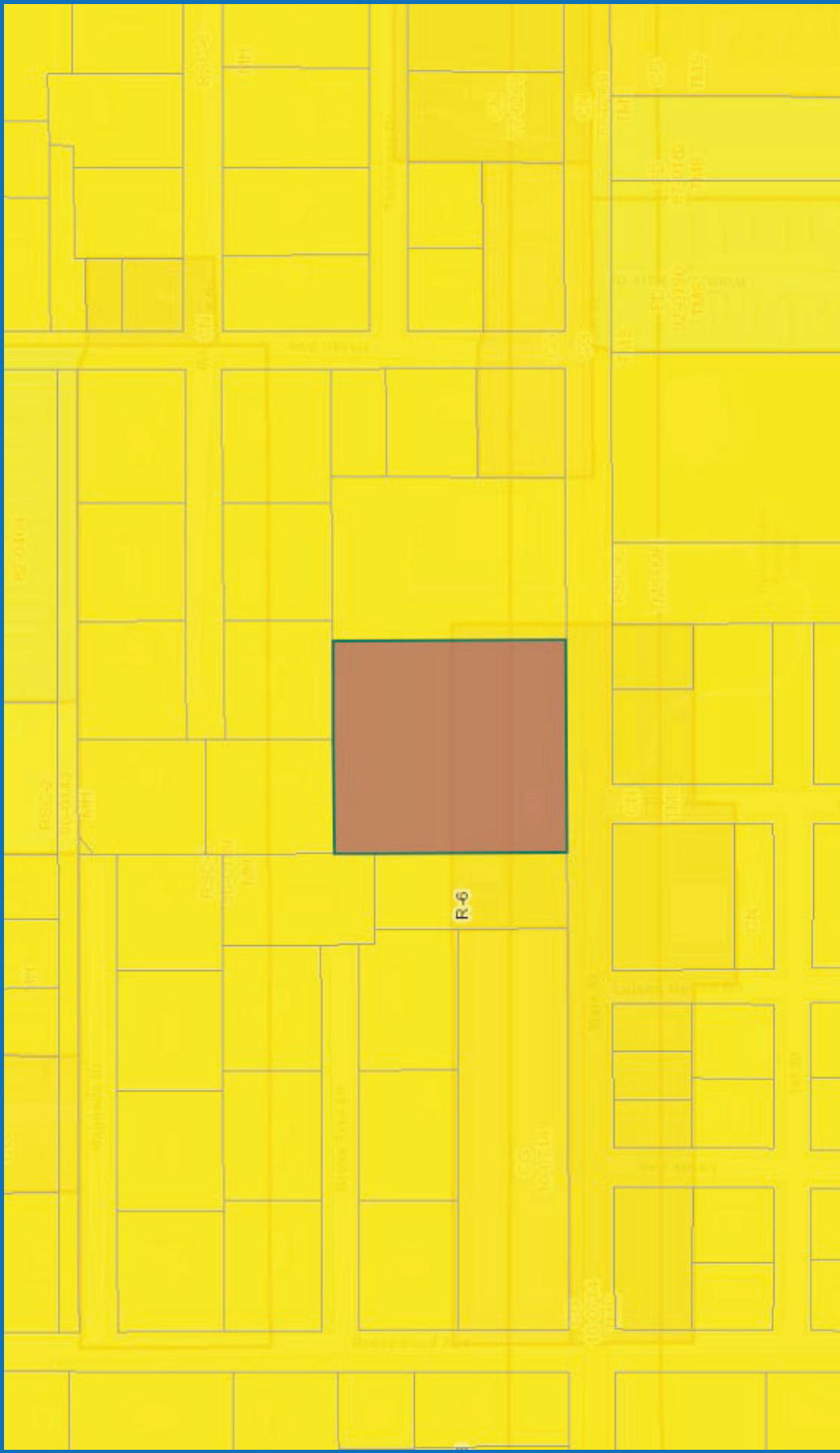
Approx. 35' Buffer

0604520100

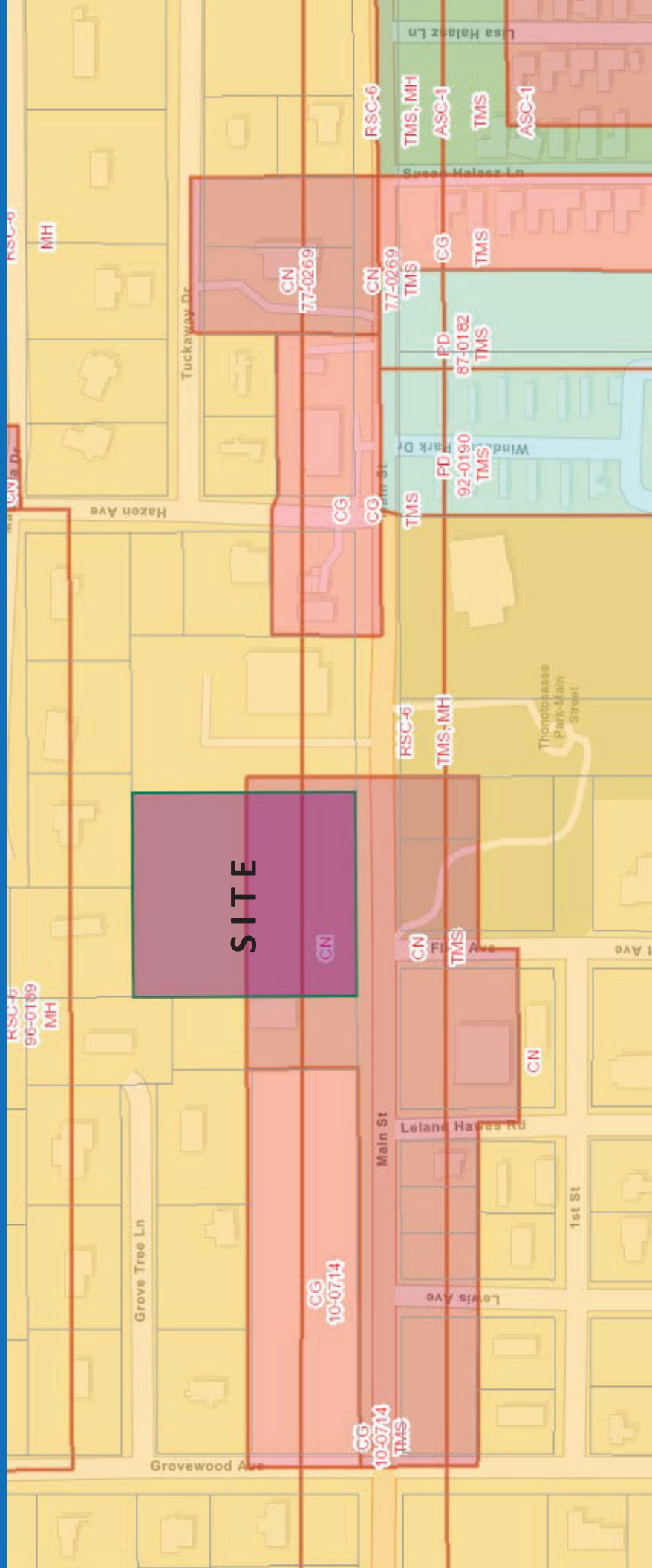
Forestation
left in place as
buffer

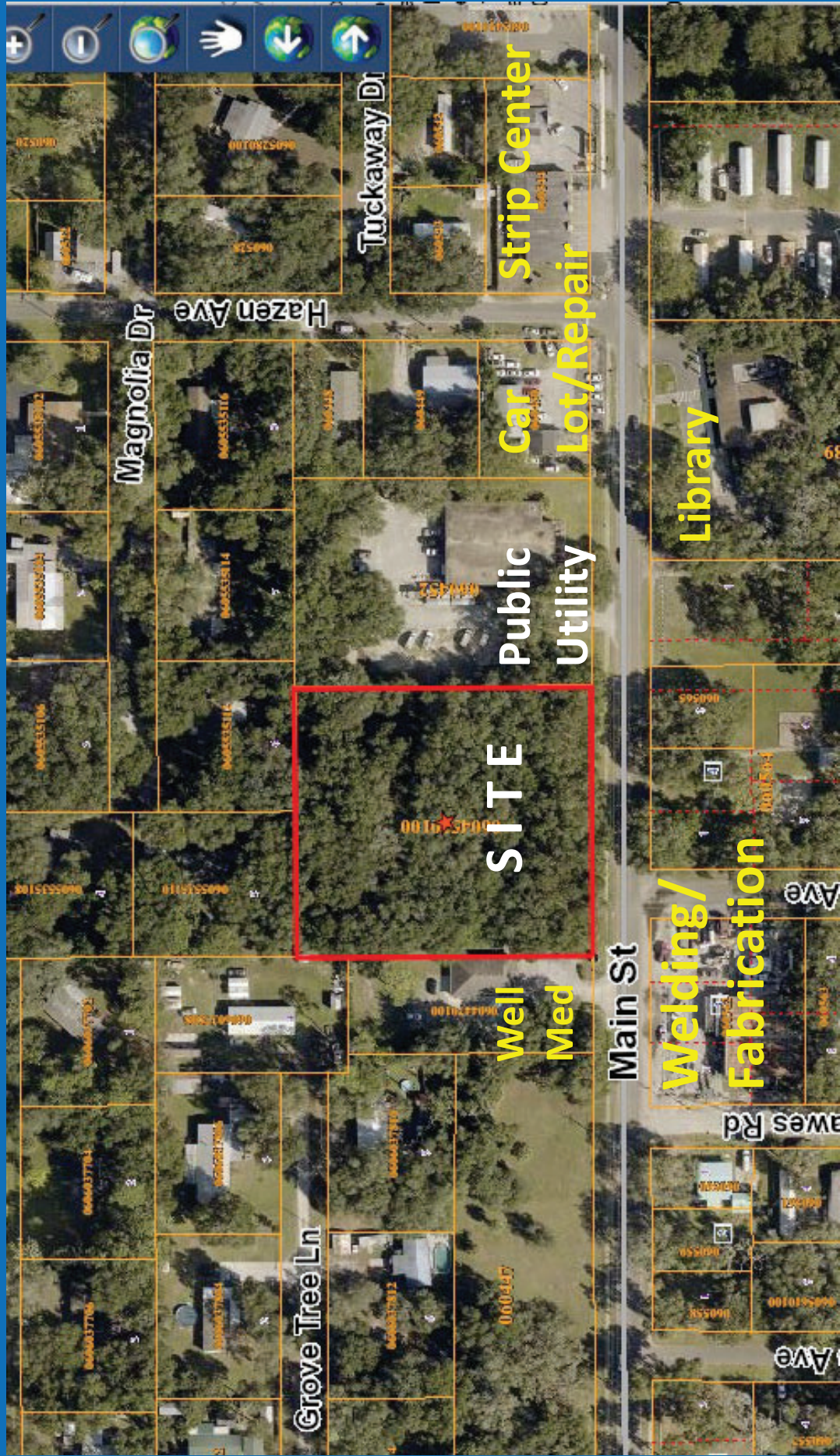


FLU Map

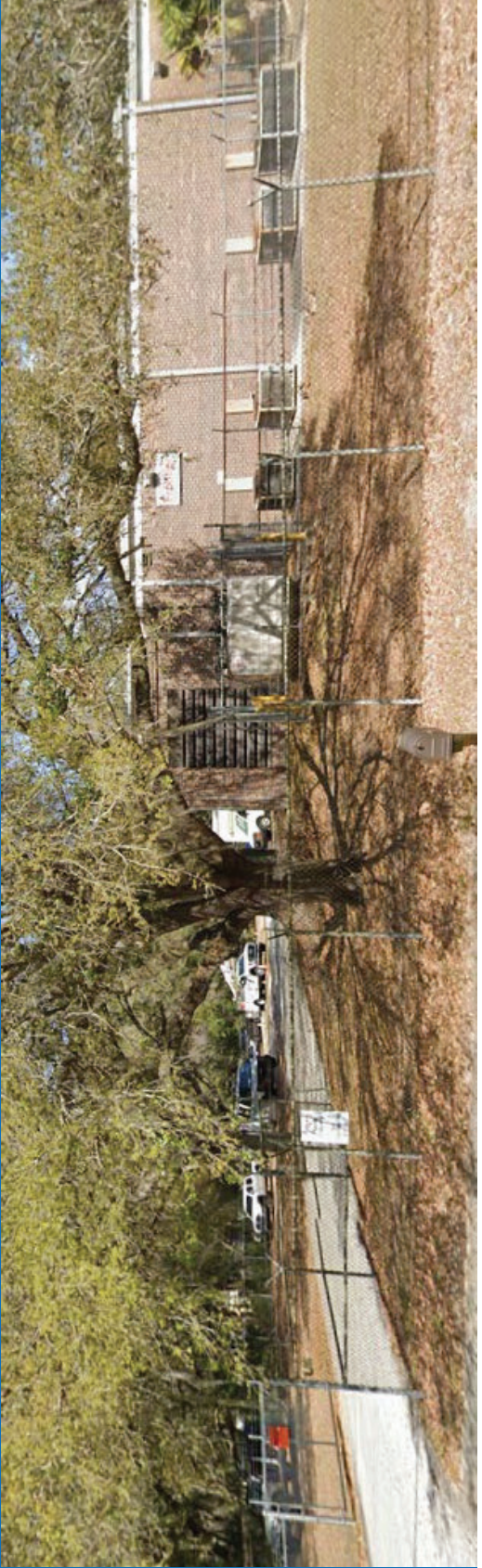


Zoning











Zoning Staff:

“To address compatibility, the applicant has proposed that the following uses be prohibited on the subject site...and enhanced setbacks & screening.”

“The existing CG zoning districts to the west and east...while not at the same depth as the subject parcel, are also located adjacent to existing residential uses along their northern boundaries and do not include provisions for enhanced screening, setbacks or limitations on uses to the same degree as the subject application” .

“With the proposed restrictions ,staff finds the proposed zoning to be consistent and compatible with the existing zoning and development pattern along Thonotosassa Main Street and with the residential uses/zoning districts in the area” .

Planning Commission

“FLUE Policy 16.5 asserts that higher intensity non-residential land uses that are adjacent to established neighborhoods shall be restricted to collectors and arterials..”

“Although the proposed rezoning resembles similar development patterns directly west and south of the subject site...”

“Planning Commission staff recognize that Policy 9-1.3 encourages new commercial zoning to locate at activity centers, such as the Main Street corridor in Thonotosassa” .



**PARTY OF
RECORD**

NONE