Rezoning Application: RZ STD 25-0514

Zoning Hearing Master Date: 05/19/2025 **BOCC Land Use Meeting Date:** 07/22/2025



Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Julius P. Keblinskas Sr.

FLU Category: SMU-6

Service Area: Urban

Site Acreage: 1.93 acres +/-

Community Plan Area: Thonotosassa

Overlay: None

Reguest: Rezone from AS-0.4 to CG-R



Introduction Summary:

The applicant is requesting a rezoning from AS-0.4 (Agricultural, Single-Family Estate) to CG-R (Commercial, General with Restrictions). The current proposed use is an indoor pickleball court. The applicant agreed to restrict development to a 0.25 FAR for all CG uses except for office uses, research corporate park uses, and mixed-use projects, to comply with the property's SMU-6 Future Land Use Designation in the Comprehensive Plan.

Zoning:	Existing	Proposed		
District(s)	AS-0.4	CG-R		
Typical General Use(s)	Single-Family Residential/Agricultural	General Commercial, Office and Personal		
Typical delicial ose(s)	Single Fairing Residential/Agricultural	Services		
Acreage	1.93 +/-	1.93 +/-		
		0.25 FAR; or		
Density/Intensity	1 dwelling unit / 2.5 acres	0.27 FAR for offices, research corporate parl		
		uses, and mixed-use projects		
Mathematical Maximum*	1 dwelling unit	21,017 sq ft or 22,699 sq ft		

^{*}number represents a pre-development approximation

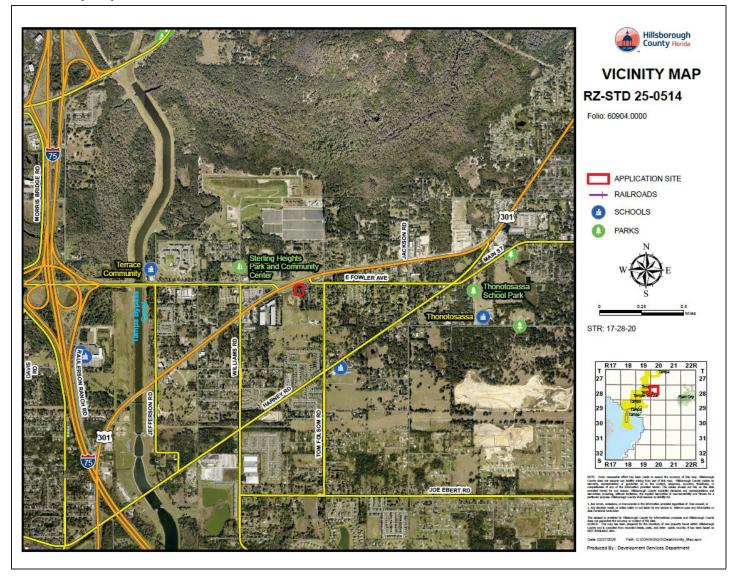
Development Standards:	Existing	Proposed		
District(s)	AS-0.4	CG-R		
Lot Size / Lot Width	2.5 acres / 150'	10,000 sq ft / 75'		
Setbacks/Buffering and Screening	Front: 50' Sides: 25' Rear: 50'	Front: 30' Side (East): 20' Type B along RSC-9 zoned properties. None required along CG property. Side (West): None required. Rear (South): None required.		
Height	50′	50′		

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

Planning Commission Recommendation:	Development Services Recommendation:
Consistent	Approvable

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

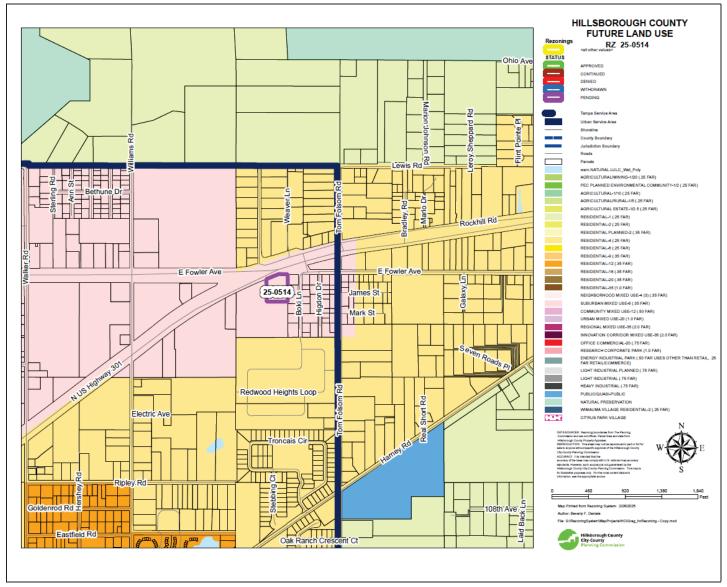


Context of Surrounding Area:

The property is located in the Thonotosassa area off of US Hwy 301, around a mile east of I-75. The surrounding area is composed of mixed uses. Commercial uses are concentrated along US Hwy 301 and E Fowler Ave. Single-family residential properties zoned RSC-9, RSC-6, RSC-2, or PD exist in the immediate area.

2.0 LAND USE MAP SET AND SUMMARY DATA

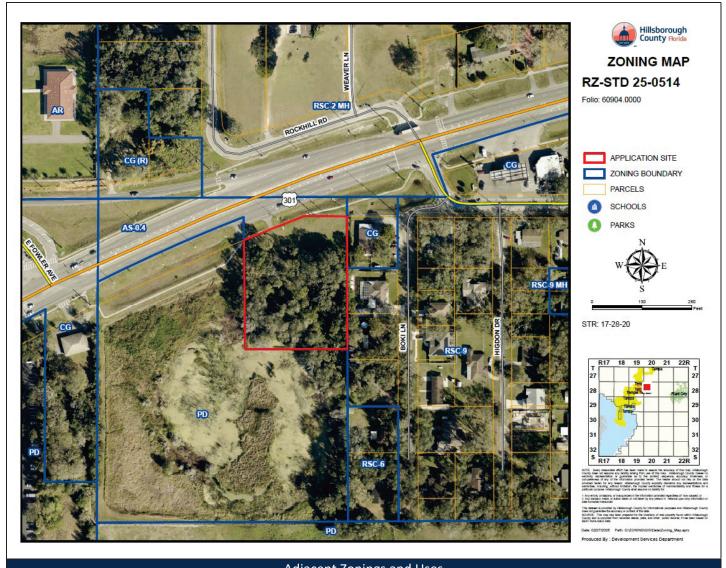
2.2 Future Land Use Map



Future Land Use Category:	SMU-6 (Suburban Mixed-Use – 6)
Maximum Density/F.A.R.:	Density: 6 DU / GA FAR: Neighborhood commercial up to 175,000 sq ft or 0.25 FAR, whichever is less intense or 20% of the projects land area when part of larger planned research/corporate park. Office, research corporate park uses, light industrial multipurpose and mixed-use projects up to a 0.35 FAR.
Typical Uses:	Agricultural, residential, neighborhood commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed-use. Office uses are not subject to locational criteria.

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-2 (MH)	2 DU / GA	Single-Family	Single-Family Residences	
South	PD 86-0108	0.03 FAR or 10,000 sq ft	Neighborhood Commercial	FDOT Owned Land	
Foot	CG	0.27 FAR	General Commercial	Medical Office	
East	RSC-9	9 DU / GA	Single-Family, Conventional	Single-Family Residences	
West	PD 86-0108	0.03 FAR or 10,000 sq ft	Neighborhood Commercial	FDOT Owned Land	

APPLICATION NUMBER:	RZ-STD 25-0514	
ZHM HEARING DATE: BOCC LUM MEETING DATE:	May 19, 2025 July 22, 2025	Case Reviewer: Michelle Montalbano
2.0 LAND USE MAP SET	AND SUMMARY DATA	
2.4 Proposed Site Plan	(partial provided below for size	e and orientation purposes. See Section 8.0 for full site plan)
		N/A

APPLICATION NUMBER: RZ-STD 25-0514

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BOCC LUM MEETING DATE: July 22, 2025 Case Reviewer: Michelle Montalbano

3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 OF STAFF REPORT)

Adjoining Roadways (check if applicable)					
Road Name	Classification	Current Conditions	Select Future Improvements		
			□ Corridor Preservation Plan		
U.S. Highway 301	FDOT Principal Arterial - Rural	4 Lanes	☐ Site Access Improvements		
		□Substandard Road	Substandard Roadway Not Applicable		
		☐Sufficient ROW Width	(Other Jurisdiction)		
			☐ Other		

Project Trip Generation ☐ Not applicable for this request						
	Average Daily Trips A.M. Peak Hour Trips P.M. Peak Hour Trips					
Existing	15	1	1			
Proposed	9,186	847	784			
Difference (+/-)	+9,171	+846	+783			

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

Primary Access	Additional Connectivity/Access Choose an item.	Cross Access Choose an item.	Finding Choose an item.
	Choose an item.	Choose an item.	Choose an item.
	Choose an item.	Choose an item.	Choose an item.
	Choose an item.	Choose an item.	Choose an item.
	Choose an item.	Choose an item.	Choose an item.
		Choose an item.	Choose an item. Choose an item.

Design Exception/Administrative Variance ■Not applicable for this request				
Road Name/Nature of Request Type Finding				
	Choose an item.	Choose an item.		
Notes:				

APPLICATION NUMBER: RZ-STD 25-0514

ZHM HEARING DATE: May 19, 2025

BOCC LUM MEETING DATE: July 22, 2025

Case Reviewer: Michelle Montalbano

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	⊠ Yes □ No	☐ Yes ☑ No	□ Yes ⊠ No	Wetlands present in southeast portion of property.
Natural Resources	⊠ Yes □ No	☐ Yes ⊠ No	☐ Yes ⊠ No	
Conservation & Environ. Lands Mgmt.	⊠ Yes □ No	☐ Yes ⊠ No	☐ Yes ⊠ No	
Check if Applicable: ☑ Wetlands/Other Surface Waters ☐ Use of Environmentally Sensitive Land Credit ☐ Wellhead Protection Area ☐ Surface Water Resource Protection Area	☐ Significant☐ Coastal Hig☑ Urban/Sub☐ Adjacent to	ater Wellfield Prot Wildlife Habitat gh Hazard Area urban/Rural Sceni o ELAPP property	c Corridor	
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation ☐ Off-site Improvements Determination Deferred Fully ☐ Partially ☐ ☐ Design Exception/Adm. Variance Requested ☐ Off-site Improvements Provided	⊠ Yes □ No	☐ Yes ⊠ No ☐ N/A	□ Yes ⊠ No	
Service Area/ Water & Wastewater ⊠Urban □ City of Tampa □Rural □ City of Temple Terrace	⊠ Yes □ No	☐ Yes ⊠ No	□ Yes ⊠ No	Connection to County water and wastewater required.
Hillsborough County School Board Adequate □ K-5 □ 6-8 □ 9-12 ⊠ N/A Inadequate □ K-5 □ 6-8 □ 9-12 ⊠ N/A	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	
Impact/Mobility Fees				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission	⊠ Yes □ No	☐ Inconsistent ☑ Consistent	□ Yes ⊠ No	

APPLICATION NUMBER: RZ-STD 25-0514
ZHM HEARING DATE: May 19, 2025

BOCC LUM MEETING DATE: July 22, 2025 Case Reviewer: Michelle Montalbano

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The property takes access from US Hwy 301, a 5-lane principal arterial roadway. The majority of properties along the south side of N US Hwy 301 from Williams Rd. to Bradley Rd. are zoned for commercial uses (CN, CG, CI, M or PD districts allowing commercial uses). Directly abutting the property to the east is an existing medical office zoned CG. Surrounding the property to the south and west is a vacant 8.5-acre parcel zoned PD 86-0108, which permits neighborhood commercial uses. The proposed rezoning to CG-R would be a continuation of the commercial development pattern in the immediate area.

The single-family residential properties zoned RSC-2 to the north of the rezoning are separated by 9 vehicular traffic lanes (US Hwy 301 and Rockhill Rd.) and have over 200-feet of front setback area, buffering the residential uses from the rezoning site. The residential properties zoned RSC-6 abutting the site to the west shall be buffered with a 20-foot Type B landscaping buffer, as required by LDC Section 6.06.06.

To be compliant with the property's SMU-6 Future Land Use designation in the Comprehensive Plan, the applicant agreed to restrict the development to a 0.25 FAR for most uses, excluding office uses, research corporate park uses, and mixed-use projects, which shall be subject to the 0.27 FAR permitted in the CG zoning district.

Due to the above considerations, staff finds the CG-R rezoning request compatible with the zoning districts, uses, and development pattern of the surrounding area.

5.2 Recommendation

Staff finds the request **approvable**, subject to the proposed restrictions:

1. Except for office uses, research corporate park uses, and mixed-use projects, the maximum FAR shall be 0.25.

J. Brian Grady

Zoning Administrator Sign Off:

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

Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are being waived or otherwise approved. The project will be required to comply with the Site Development Plan Review approval process in addition to obtain all necessary building permits for onsite structures.

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ZHM HEARING DATE:	May 19, 2025	
BOCC LUM MEETING DATE:	July 22, 2025	Case Reviewer: Michelle Montalbano

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

Not applicable.

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		oning Technician, Development Services Department	DATE: 05/07/2025
	REVIE	EWER: Jessica Kowal, Principal Planner	AGENCY/DEPT: Transportation
	PLAN	NING AREA: Thonotosassa	PETITION NO: RZ 25-0514
=			
		This agency has no comments.	
X	X This agency has no objection.		
This agency has no objection, subject to the listed or attached conditions.			
	This agency objects for the reasons set forth below.		

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone a parcel of land totaling +/- 1.93 acres from Agricultural, Single-Family Estate (AS-0.4) to Commercial, General – Restricted (CG-R). The site is located on the south side of U.S. Highway 301 approximately 350 feet west of the intersection of Fowler Avenue and U.S. Highway 301. The Future Land Use designation of the site is Suburban Mixed-Use – 6 (SMU-6) which permits commercial uses barring the floor area ratio (FAR) is 0.25 or less. The applicant has agreed to restrict the FAR to 0.25 for commercial uses on the subject site limiting the commercial development to a maximum of 21,017 square feet.

Trip Generation Analysis

In accordance with the Development Review Procedures Manual (DRPM), no transportation analysis was required to process the proposed rezoning. Staff prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized, reasonable worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's *Trip Generation Manual*, 11th Edition.

Approved Zoning:

Zoning, Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
AS-0.4, Single-Family Detached/1 dwelling unit (ITE Code 210)	15	1	1

Proposed Zoning:

Zoning, Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
CG, 9,000 square feet of Fast-Food Restaurant with Drive-Through (ITE Code 934)	4,207	401	297
CG, 7,000 square feet of Convenience Store with Gas Station; 9-15 Vehicle Fueling Positions (ITE Code 945)	4,475	396	382
CG, 5,017 square feet of Drive-in Bank (ITE Code 912)	504	50	105

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+ 9,171	+ 846	+ 783

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on U.S. Highway 301. U.S. Highway 301 is a 4-lane, divided, FDOT maintained, rural, principal arterial roadway. The roadway is characterized by +/- 12-foot travel lanes in good condition, +/- 5-foot bike lanes, +/- 5-foot sidewalks on either side of the roadway within the vicinity of the proposed project, and within +/- 190 feet of right of way. Approximately a quarter of a mile east of the subject site, U.S. Highway 301 becomes a 2-lane, undivided roadway; however, FDOT has completed the *US 301 (SR 41) PD&E Study* (No. 255796-1) to widen U.S. Highway 301 from 2- to 4-lanes east of the subject site and into Pasco County at SR 56.

SITE ACCESS

It is anticipated that the subject parcel will take access to U.S. Highway 301, subject to FDOT's approval.

As U.S. Highway 301 is an FDOT maintained roadway, staff notified the applicant that they will need to coordinate access with and obtain access permits from FDOT to be granted access to U.S. Highway 301. A Pre-Application Meeting took place on April 22nd, 2025, with Hillsborough County Staff, the applicant, and FDOT to discuss the subject site. At the time of the filing of this report the FDOT has not submitted written comments from this meeting.

Generally, for projects with a Euclidean zoning designation, a project's potential transportation impacts, site layout and design, other issues related to project access, and compliance with other applicable Hillsborough County Comprehensive Plan, Hillsborough County Land Development Code (LDC), Hillsborough County Transportation Technical Manual (TTM), and FDOT requirements are evaluated at the time of plat/site/construction plan review. Given the limited information available as is typical of all Euclidean zoned properties and/or non-regulatory nature of any conceptual plans provided, Transportation Review Section staff did review the proposed rezoning to determine (to the best of our ability) whether the zoning is generally consistent with applicable policies of the Hillsborough County Comprehensive Plan, LDC and TTM (e.g. to ensure that the proposed rezoning would not result in a violation of the requirement whereby access to commercial properties cannot be taken through residentially or agriculturally zoned properties), and/or whether, in staff's opinion, some reasonable level of development under the proposed zoning designation could be supported.

Transportation Review Section staff did not identify any concerns that would require a more detailed staff report to be filed. Staff notes that, regardless of this review, the developer/property owner will be required to comply will all Comprehensive Plan, LDC, TTM, FDOT, and other applicable rules and regulations at the time of plat/site/construction plan review. As such, staff has no objection to this request.

Staff notes that any plans or graphics presented as a part of a Euclidean zoning case are non-binding and will have no regulatory value at the time of plat/site/construction plan review.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

The roadway level of service provided for U.S. Highway 301 is for information purposes only.

Generalized Level of Service				
Roadway	From	То	LOS Standard	Peak Hr. Directional LOS
U.S. Highway 301	Fowler Ave	Harney Rd	D	F

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
U.S. Highway 301	FDOT Dringing		
		4 Lanes	☐ Site Access Improvements
	FDOT Principal Arterial - Rural	☐Substandard Road	
	Arterial - Kurai	☐Sufficient ROW Width	(Other Jurisdiction)
			☐ Other

Project Trip Generation ☐ Not applicable for this request				
	Average Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips	
Existing	15	1	1	
Proposed	9,186	847	784	
Difference (+/-)	+9,171	+846	+783	

^{*}Trips reported are based on gross 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	Туре	Finding
	Choose an item.	Choose an item.
Notes:		

4.0 Additional Site Information & Agency Comments Summary			
Transportation	Objections	Conditions Requested	Additional Information/Comments
 □ Off-Site Improvement Determination □ Deferred Fully □ Partially □ □ Design Exception/Adm. Variance Requested □ Off-Site Improvements Provided 	☐ Yes ⊠ No ☐N/A	☐ Yes ⊠ No	

COUNTY OF HILLSBOROUGH ZONING HEARING MASTER'S RECOMMENDATION

Application number:	RZ-STD 25-0514
Hearing date:	May 19, 2025
Applicant:	Julius P. Keblinskas, Sr.
Request:	Rezone to CG (R)
Location:	11487 N. Highway 301, Thonotosassa
Parcel size:	1.93 acres +/-
Existing zoning:	AS-0.4
Future land use designation:	SMU-6 (6 du/ga; 0.25, 0.35 / 0.50 FAR)
Service area:	Urban Services Area
Community planning area:	Thonotosassa

A. APPLICATION REVIEW

DEVELOPMENT SERVICES STAFF REPORT APPLICATION REVIEW SUMMARY AND RECOMMENDATION

Rezoning Application: RZ STD 25-0514

Zoning Hearing Master Date: 05/19/2025 **BOCC Land Use Meeting Date:** 07/22/2025



Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Julius P. Keblinskas Sr.

FLU Category: SMU-6

Service Area: Urban

Site Acreage: 1.93 acres +/-

Community Plan Area: Thonotosassa

Overlay: None

Reguest: Rezone from AS-0.4 to CG-R



Introduction Summary:

The applicant is requesting a rezoning from AS-0.4 (Agricultural, Single-Family Estate) to CG-R (Commercial, General with Restrictions). The current proposed use is an indoor pickleball court. The applicant agreed to restrict development to a 0.25 FAR for all CG uses except for office uses, research corporate park uses, and mixed-use projects, to comply with the property's SMU-6 Future Land Use Designation in the Comprehensive Plan.

Zoning:	Existing	Proposed	
District(s)	AS-0.4	CG-R	
Typical General Use(s)	Single-Family Residential/Agricultural	General Commercial, Office and Personal Services	
Acreage	1.93 +/-	1.93 +/-	
Density/Intensity	1 dwelling unit / 2.5 acres	0.25 FAR; or 0.27 FAR for offices, research corporate park uses, and mixed-use projects	
Mathematical Maximum*	1 dwelling unit	21,017 sq ft or 22,699 sq ft	

^{*}number represents a pre-development approximation

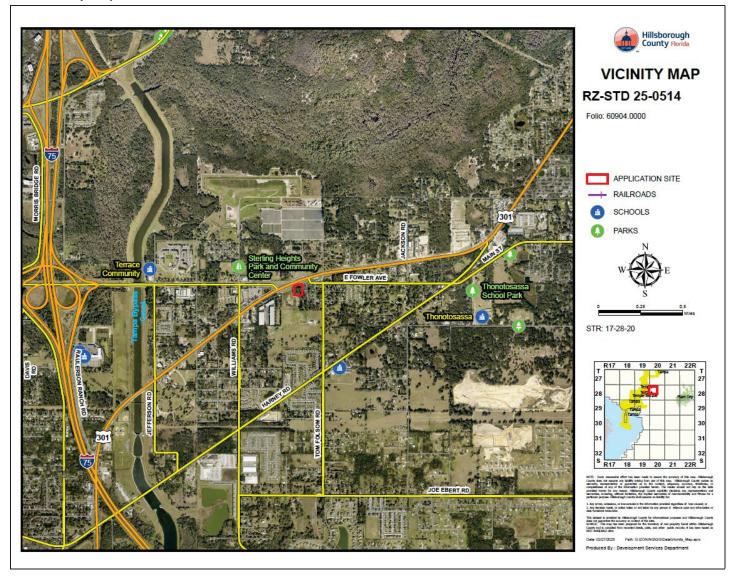
Development Standards:	Existing	Proposed
District(s)	AS-0.4	CG-R
Lot Size / Lot Width	2.5 acres / 150'	10,000 sq ft / 75'
Setbacks/Buffering and Screening	Front: 50' Sides: 25' Rear: 50'	Front: 30' Side (East): 20' Type B along RSC-9 zoned properties. None required along CG property. Side (West): None required. Rear (South): None required.
Height	50′	50′

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

Planning Commission Recommendation:	Development Services Recommendation:
Consistent	Approvable

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

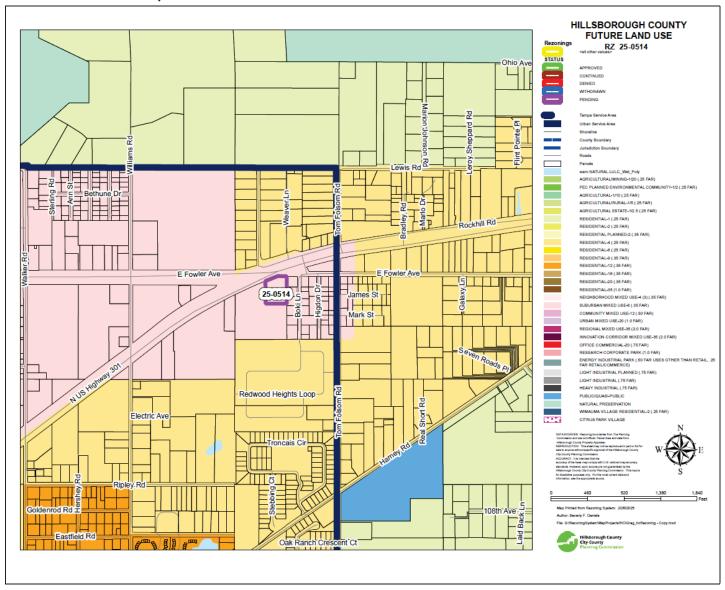


Context of Surrounding Area:

The property is located in the Thonotosassa area off of US Hwy 301, around a mile east of I-75. The surrounding area is composed of mixed uses. Commercial uses are concentrated along US Hwy 301 and E Fowler Ave. Single-family residential properties zoned RSC-9, RSC-6, RSC-2, or PD exist in the immediate area.

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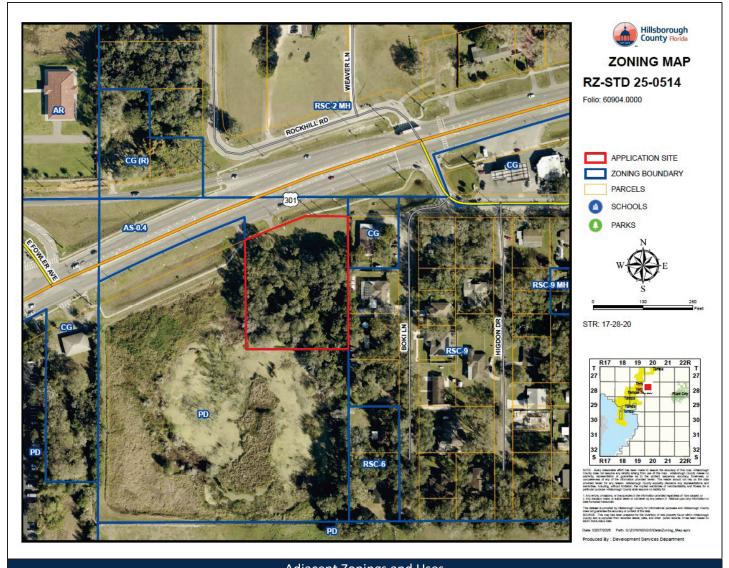
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Future Land Use Category:	SMU-6 (Suburban Mixed-Use – 6)
Maximum Density/F.A.R.:	Density: 6 DU / GA FAR: Neighborhood commercial up to 175,000 sq ft or 0.25 FAR, whichever is less intense or 20% of the projects land area when part of larger planned research/corporate park. Office, research corporate park uses, light industrial multipurpose and mixed-use projects up to a 0.35 FAR.
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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:	
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Foot	CG	0.27 FAR	General Commercial	Medical Office	
East	RSC-9	9 DU / GA	Single-Family, Conventional	Single-Family Residences	
West	PD 86-0108	0.03 FAR or 10,000 sq ft	Neighborhood Commercial	FDOT Owned Land	

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

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3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 OF STAFF REPORT)

Adjoining Roadways (check if applicable)				
Road Name	Classification	Current Conditions	Select Future Improvements	
			□ Corridor Preservation Plan	
	S. Highway 301 FDOT Principal Arterial - Rural	4 Lanes	☐ Site Access Improvements	
U.S. Highway 301		□Substandard Road	Substandard Roadway Not Applicable	
	Arterial Marai	☐Sufficient ROW Width	(Other Jurisdiction)	
			☐ Other	

Project Trip Generation ☐Not applicable for this request					
	Average Daily Trips A.M. Peak Hour Trips P.M. Peak Hour Trips				
Existing	15	1	1		
Proposed	9,186	847	784		
Difference (+/-)	+9,171	+846	+783		

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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.		
Notes:				

APPLICATION NUMBER: RZ-STD 25-0514

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Case Reviewer: Michelle Montalbano

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	⊠ Yes □ No	☐ Yes ⊠ No	□ Yes ⊠ No	Wetlands present in southeast portion of property.
Natural Resources		☐ Yes ⊠ No	☐ Yes ⊠ No	
Conservation & Environ. Lands Mgmt.	⊠ Yes □ No	☐ Yes ⊠ No	☐ Yes 図 No	
Check if Applicable:	☐ Potable W	ater Wellfield Prot	ection Area	
□ Wetlands/Other Surface Waters	☐ Significant	Wildlife Habitat		
☐ Use of Environmentally Sensitive Land	☐ Coastal Hig	gh Hazard Area		
Credit	□ Urban/Sub □	ourban/Rural Sceni	c Corridor	
☐ Wellhead Protection Area	☐ Adjacent to	o ELAPP property		
☐ Surface Water Resource Protection Area	☐ Other	☐ Other		
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation				
☐ Off-site Improvements Determination		☐ Yes		
Deferred Fully \square Partially \square	⊠ Yes	□ Yes □ ⊠ No	□ Yes	
☐ Design Exception/Adm. Variance Requested	□ No	□ N/A	⊠ No	
☐ Off-site Improvements Provided				
Service Area/ Water & Wastewater ⊠Urban ☐ City of Tampa ☐Rural ☐ City of Temple Terrace	⊠ Yes □ No	☐ Yes ⊠ No	□ Yes ⊠ No	Connection to County water and wastewater required.
Hillsborough County School Board				
Adequate □ K-5 □6-8 □9-12 図N/A	☐ Yes	☐ Yes	☐ Yes	
Inadequate ☐ K-5 ☐6-8 ☐9-12 ☒N/A	□ No	□ No	□ No	
Impact/Mobility Fees	1		<u> </u>	
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission				
☑ Meets Locational Criteria □ N/A	⊠ Yes	☐ Inconsistent	☐ Yes	
☐ Locational Criteria Waiver Requested	□No		⊠ No	
\square Minimum Density Met \boxtimes N/A				

APPLICATION NUMBER: RZ-STD 25-0514
ZHM HEARING DATE: May 19, 2025

BOCC LUM MEETING DATE: July 22, 2025 Case Reviewer: Michelle Montalbano

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The property takes access from US Hwy 301, a 5-lane principal arterial roadway. The majority of properties along the south side of N US Hwy 301 from Williams Rd. to Bradley Rd. are zoned for commercial uses (CN, CG, CI, M or PD districts allowing commercial uses). Directly abutting the property to the east is an existing medical office zoned CG. Surrounding the property to the south and west is a vacant 8.5-acre parcel zoned PD 86-0108, which permits neighborhood commercial uses. The proposed rezoning to CG-R would be a continuation of the commercial development pattern in the immediate area.

The single-family residential properties zoned RSC-2 to the north of the rezoning are separated by 9 vehicular traffic lanes (US Hwy 301 and Rockhill Rd.) and have over 200-feet of front setback area, buffering the residential uses from the rezoning site. The residential properties zoned RSC-6 abutting the site to the west shall be buffered with a 20-foot Type B landscaping buffer, as required by LDC Section 6.06.06.

To be compliant with the property's SMU-6 Future Land Use designation in the Comprehensive Plan, the applicant agreed to restrict the development to a 0.25 FAR for most uses, excluding office uses, research corporate park uses, and mixed-use projects, which shall be subject to the 0.27 FAR permitted in the CG zoning district.

Due to the above considerations, staff finds the CG-R rezoning request compatible with the zoning districts, uses, and development pattern of the surrounding area.

5.2 Recommendation

Staff finds the request **approvable**, subject to the proposed restrictions:

1. Except for office uses, research corporate park uses, and mixed-use projects, the maximum FAR shall be 0.25.

J. Brian Grady

Zoning Administrator Sign Off:

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

Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are being waived or otherwise approved. The project will be required to comply with the Site Development Plan Review approval process in addition to obtain all necessary building permits for onsite structures.

B. HEARING SUMMARY

This case was heard by the Hillsborough County Zoning Hearing Master on May 19, 2025. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the petition.

Applicant

Mr. Julius P. Keblinskas, Sr. spoke on behalf of the applicant. Mr. Keblinskas presented the rezoning request and provided testimony as reflected in the hearing transcript.

Development Services Department

Ms. Michelle Montalbano, Hillsborough County Development Services Department, presented a summary of the findings and analysis as detailed in the staff report previously submitted to the record and provided testimony as reflected in the hearing transcript.

Planning Commission

Ms. Alexis Myers, 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 and provided testimony as reflected in the hearing transcript.

Proponents

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

Opponents

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

Development Services Department

Ms. Heinrich stated the Development Services Department had nothing further.

Applicant Rebuttal

Mr. Keblinskas stated the applicant had nothing further.

The zoning master closed the hearing on RZ-STD 25-0514.

C. EVIDENCE SUMBITTED

No additional documentary evidence was submitted to the record at the hearing.

D. FINDINGS OF FACT

1. The Subject Property consists of approximately 1.93 acres of unimproved land located at 11487 North U.S. Highway 301, Thonotosassa.

- 2. The Subject Property is designated SMU-6 on the Future Land Use Map and is zoned AS-0.4.
- 3. The Subject Property is in the Urban Services Area and is located within the boundaries of the Thonotosassa Community Plan.
- 4. The general area surrounding the Subject Property consists of residential single-family conventional, and commercial uses. Adjacent properties include a veterinary clinic and residential subdivision to the east; a stormwater retention area owned by the Department of Transportation to the south and west; and U.S. Highway 301 and residential properties to the north.
- 5. The applicant's deed shows the property owner acquired the Subject Property on January 9, 2000 via Warranty Deed recorded February 17, 2000 as instrument 2000044946, public records of Hillsborough County, Florida.
- 6. The Subject Property was determined to be a legal nonconforming lot under NCL 25-0633 because it has an area of less than 2.5 acres and is in the AS-0.4 zoning district.
- 7. The applicant is requesting to rezone the Subject Property to CG with restrictions to allow for development of an indoor pickleball court and office space. To comply with the Subject Property's SMU-6 Future Land Use designation, the applicant is requesting to restrict development to 0.25 FAR for all CG uses except for office, research corporate park, and mixed-use projects, which shall be subject to the 0.27 FAR allowed in the CG zoning district.
- 8. Development Services Department staff found the proposed CG-R rezoning is compatible with the zoning districts, uses, and development pattern of the surrounding area. Staff found the rezoning request approvable, subject to the proposed restriction providing the maximum FAR shall be 0.25 for all CG uses except office, research corporate park, and mixed-use projects.
- 9. Hillsborough County Transportation Review staff stated no objections.
- 10. Planning Commission staff found the proposed development is an allowable use in the SMU-6 Future Land Use category, is compatible with the existing development pattern of the surrounding area, and supports the vision of the Thonotosassa Community Plan. Staff concluded the proposed rezoning is consistent with the *Unincorporated Hillsborough County Comprehensive Plan*.

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

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

F. CONCLUSIONS OF LAW

A development order is consistent with the comprehensive plan if "the land uses, densities or intensities, and other aspects of development permitted by such order...are compatible with and further the objectives, policies, land uses, and densities or intensities in the comprehensive plan and if it meets all other criteria enumerated by the local government." § 163.3194(3)(a), Fla. Stat. (2024). 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 consistent with the *Unincorporated Hillsborough County Comprehensive Plan* and does comply with the applicable requirements of the Hillsborough County Land Development Code.

G. SUMMARY

The applicant is requesting to rezone the Subject Property to CG-R.

H. RECOMMENDATION

Based on the foregoing Findings of Fact and Conclusions of Law, this recommendation is for **APPROVAL** of request to rezone the Subject Property to CG-R, with the following restriction:

The maximum FAR shall be 0.25 FAR except for office uses, research corporate park uses, and mixed-use projects, which shall be subject to the maximum 0.27 FAR allowed in the CG zoning district.

Pamela Jo Hatley June 5, 2025

Pamela Jo Hatley PhD, D Land Use Hearing Officer Date:



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

Unincorporated Hillsborough County Rezoning Consistency Review			
Hearing Date: May 19, 2025	Case Number: RZ 25-0514		
Report Prepared: May 8, 2025	Folio(s): 60904.0000		
	General Location: South of Fort King Highway, east of the intersection of East Fowler Avenue and Fort King Highway, and west of Tom Folsom Road and Boki Lane		
Comprehensive Plan Finding	CONSISTENT		
Adopted Future Land Use	Suburban Mixed Use-6 (6 du/ga;0.25,0.35,0.50 FAR)		
Service Area	Urban		
Community Plan(s)	Thonotosassa		
Rezoning Request	Rezone from Agricultural Single-Family Estate (AS-0.4) to Commercial General – Restricted (CG-R) to utilize the property as an indoor pickleball arena building		
Parcel Size	+/- 1.93 acres		
Street Functional Classification	Boki Lane – Local Fort King Highway – State Principal Arterial East Fowler Avenue – State Principal Arterial Tom Folsom Road – County Collector		

Commercial Locational Criteria	Meets criteria
Evacuation Area	None

Table 1: COMPARISON OF SURROUNDING PROPERTIES					
Vicinity	Future Land Use Designation	Zoning	Existing Land Use		
Subject Property	Suburban Mixed Use-6	AS-0.4	Vacant		
North	Suburban Mixed Use-6 + Residential-4	AS-0.4 + RSC-2	Single-Family Residential + Vacant		
South	Suburban Mixed Use-6 + Residential-4	PD	Public/Quasi-Public + Vacant + Single-Family Residential		
East	Suburban Mixed Use-6 + Residential-4	CG + RSC-6 + RSC-9	Single-Family Residential + Light Commercial + Vacant		
West	Suburban Mixed Use-6	PD + CG + AS-0.4	Public/Quasi-Public + Light Commercial + Light Industrial		

Staff Analysis of Goals, Objectives and Policies:

The ± 1.93-acre subject site is located south of Fort King Highway, east of the intersection of East Fowler Avenue and Fort King Highway, and west of Tom Folsom Road and west of Boki Lane. The site is in the Urban Service Area and is within the limits of the Thonotosassa Community Plan. The applicant is requesting to rezone from Agriculture Single-Family Estate (AS-0.4) to Commercial General (CG) to develop the property with an indoor pickleball arena building.

The subject site is in the Urban Service Area where, according to Objective 1.1 of the Future Land Use Section (FLUS), 80 percent of the county's growth is to be directed. Policy 3.1.3 requires all new developments to be compatible with the surrounding area, noting that "compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development." The site is currently vacant. There are single-family residential and light commercial uses to the east. The light commercial use directly adjacent to the east is operating as an animal hospital. There are public/quasi-public/institution uses to the south and west of the site, which is designated with the Department of Transportation. There are also single-family residences to the north

of the site; however, they are located across Fort King Highway, creating a distinct buffer and separating from the site. Additionally, there are existing Commercial General (CG) zoning designations near the property, including a parcel to the northeast and additional CG uses to the northwest and west. The proposal for a rezoning from AS-0.4 to CG would be compatible with the surrounding development and aligns with the intent of FLUS Objective 1.1.

Per Objective 2.2, Future Land Use categories outline the maximum level of intensity or density, and range of permitted land uses allowed in each category. Table 2.2 contains a description of the character and intent permitted in each of the Future Land use categories. The site is in the Suburban Mixed Use-6 (SMU-6) Future Land Use category. The SMU-6 Future Land Use category allows for the consideration of agricultural, residential, neighborhood commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed-use. Office uses are not subject to locational criteria. As the language states above, commercial uses are allowed and therefore, the proposal meets Objective 2.2 and the associated policies. Under the SMU-6 Future Land Use category, the maximum Floor Area Ratio (FAR) for neighborhood commercial uses is 0.25. To ensure consistency, a restriction has been implemented stating, "Except for office uses, research corporate park uses, and mixed-use projects, the maximum FAR shall be 0.25". This limitation ensures that future development remains aligned with the intended scale and intensity of commercial uses envisioned in the SMU-6 designation.

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

The proposal meets the intent of FLUS Objective 4.4 and FLUS Policy 4.4.1 that require new development to be compatible to the surrounding neighborhood. In this case, the surrounding land use pattern is comprised mostly of public/quasi-public , vacant, and light commercial uses. The public/quasi-public use adjacent to the site is owned by the Department of Transportation and exists as a retention area with freshwater marshes. The light commercial use to the east of the site is operating as an animal hospital. While single-family residential uses are present to the north, they are separated from the site by Fort King Highway, creating a natural buffer. Additional residential uses are located further south of the site on the southeast side of the property and are bordered by a natural buffer of trees. The proposed request will relate to the predominant character of the surroundings and will complement the area.

The subject site is within the limits of the Thonotosassa Community Plan. The proposed rezoning supports Goal 1 of the Thonotosassa Community Plan by aligning with the community's vision for managing future growth in a way that reflects local values and priorities. The request is consistent with the surrounding development pattern and has been given the necessary restrictions to align with the Comprehensive Plan. The request complements the adjacent land uses and will ensure that growth occurs in a thoughtful manner. Additionally, the proposal aligns with Goal 2 of the Thonotosassa Community Plan by maintaining the area's unique character and contributing to the sense of place. The proposed commercial use is appropriately scaled and situated to serve local needs without disrupting the predominantly rural and residential nature of the community. This approach fosters a cohesive development pattern while preserving the identity and integrity of Thonotosassa.

Overall, staff finds that the proposed use is an allowable use in the SMU-6, is compatible with the existing development pattern found within the surrounding area and does support the vision of the Thonotosassa

Community Plan. The proposed Planned Development would allow for development that is consistent with the Goals, Objectives, and Policies of the Future Land Use Section of the *Unincorporated Hillsborough County Comprehensive Plan*.

Recommendation

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

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

FUTURE LAND USE ELEMENT

Urban Service Area

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

Relationship to the Future Land Use Map

Goal 2: Ensure that the character, compatibility and location of land uses optimize the combined potential for economic benefit, fiscal sustainability, protection of natural resources and maintaining viable agriculture. Ensure density and intensities are maintained through the Future Land Use Map.

Objective 2.1: The Future Land Use Map is a regulatory tool governing the pattern of development in unincorporated Hillsborough County through the year 2045.

Policy 2.1.1: The Future Land Use Map shall identify Future Land Use categories, summarized in Table 2.2 and further described in Appendix A, that establish permitted land uses and maximum densities and intensities.

Future Land Use Categories

Objective 2.2: The Future Land Use Map (FLUM) Shall identify Land Use Categories, summarized in table 2.2 of the Future Land Use Element.

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

Compatibility

- **Policy 3.1.1:** Restrict incompatible land uses to protect established and planned neighborhoods and communities by utilizing planning principles that limit commercial development in residential Future Land Use categories. Commercial and mixed-use in residential Future Land Use categories shall be limited to neighborhood serving guided by the commercial locational criteria in Objective 4.7.
- **Policy 3.1.2**: Gradual transitions of intensities and densities between different land uses shall be provided for as new development is proposed and approved through the use of professional site planning, buffering and screening techniques and control of specific land uses. Screening and buffering used to separate new development from the existing, lower-density community should be designed in a style compatible with the community and allow pedestrian penetration. In rural areas, perimeter walls are discouraged and buffering with berms and landscaping are strongly encouraged.
- **Policy 3.1.3:** Any density increase shall be compatible with existing, proposed or planned surrounding development. Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.

Development

- **Policy 4.1.1**: Each land use plan category shall have a set of zoning districts that may be permitted within that land use plan category, and development shall not be approved for zoning that is inconsistent with the plan.
- **Policy 4.1.2:** Developments must meet or exceed the requirements of all land development regulations as established and adopted by Hillsborough County, the state of Florida and the federal government unless such requirements have been previously waived by those governmental bodies.
- **Policy 4.1.6**: 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 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.

Neighborhood/Community Development

- **Objective 4.4: Neighborhood Protection** Enhance and preserve existing neighborhoods and communities. Design neighborhoods which are related to the predominant character of their surroundings.
- **Policy 4.4.1:** Any density or intensity increases shall be compatible with existing, proposed or planned surrounding development. Development and redevelopment shall be integrated with the adjacent land uses through:
- a) the creation of like uses; and
- b) creation of complementary uses; and
- c) mitigation of adverse impacts; and

- d) transportation/pedestrian connections; and
- e) Gradual transitions of intensity

LIVABLE COMMUNITIES ELEMENT: THONOTOSASSA COMMUNITY PLAN

Goal 1: Community Control – Empower the residents, property owners and business owners in setting the direction and providing ongoing management of Thonotosassa's future growth and development, toward a community that adds value and enhances quality of life.

Goal 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.

HILLSBOROUGH COUNTY **FUTURE LAND USE**

RZ 25-0514

Tampa Service Area Urban Service Area Jurisdiction Boundary

PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)

AGRICULTURAL/RURAL-1/5 (.25 FAR)

RESIDENTIAL-2 (.25 FAR)

RESIDENTIAL PLANNED-2 (.35 FAR) RESIDENTIAL-4 (.25 FAR)

RESIDENTIAL-6 (.25 FAR)

RESIDENTIAL-12 (.35 FAR) RESIDENTIAL-16 (.35 FAR)

RESIDENTIAL-35 (1.0 FAR)

NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR) SUBURBAN MIXED USE-6 (.35 FAR)

REGIONAL MIXED USE-35 (2.0 FAR) URBAN MIXED USE-20 (1.0 FAR)

INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR) OFFICE COMMERCIAL-20 (.75 FAR)

RESEARCH CORPORATE PARK (1.0 FAR)

ENERGY INDUSTRIAL PARK (50 FAR USES OTHER THAN RETAIL, 25 FAR RETAIL/COMMERCE)

LIGHT INDUSTRIAL PLANNED (.75 FAR)

HEAVY INDUSTRIAL (.75 FAR) LIGHT INDUSTRIAL (.75 FAR)

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



Map Printed from Rezoning System: 2/26/2025

AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department		oning Technician, Development Services Department	DATE: 05/07/2025
REVIEWER: Jessica Kowal, Principal Planner		EWER: Jessica Kowal, Principal Planner	AGENCY/DEPT: Transportation
PLANNING AREA: Thonotosassa		NING AREA: Thonotosassa	PETITION NO: RZ 25-0514
=			
		This agency has no comments.	
7	X	This agency has no objection.	
This agency has no objection, subject to the listed or attached conditions.			ditions.
		This agency objects for the reasons set forth below.	

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone a parcel of land totaling +/- 1.93 acres from Agricultural, Single-Family Estate (AS-0.4) to Commercial, General – Restricted (CG-R). The site is located on the south side of U.S. Highway 301 approximately 350 feet west of the intersection of Fowler Avenue and U.S. Highway 301. The Future Land Use designation of the site is Suburban Mixed-Use – 6 (SMU-6) which permits commercial uses barring the floor area ratio (FAR) is 0.25 or less. The applicant has agreed to restrict the FAR to 0.25 for commercial uses on the subject site limiting the commercial development to a maximum of 21,017 square feet.

Trip Generation Analysis

In accordance with the Development Review Procedures Manual (DRPM), no transportation analysis was required to process the proposed rezoning. Staff prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized, reasonable worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's *Trip Generation Manual*, 11th Edition.

Approved Zoning:

Zoning, Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
AS-0.4, Single-Family Detached/1 dwelling unit (ITE Code 210)	15	1	1

Proposed Zoning:

Zoning, Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
CG, 9,000 square feet of Fast-Food Restaurant with Drive-Through (ITE Code 934)	4,207	401	297
CG, 7,000 square feet of Convenience Store with Gas Station; 9-15 Vehicle Fueling Positions (ITE Code 945)	4,475	396	382
CG, 5,017 square feet of Drive-in Bank (ITE Code 912)	504	50	105

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips	
	way volume	AM	PM
Difference	+ 9,171	+ 846	+ 783

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on U.S. Highway 301. U.S. Highway 301 is a 4-lane, divided, FDOT maintained, rural, principal arterial roadway. The roadway is characterized by +/- 12-foot travel lanes in good condition, +/- 5-foot bike lanes, +/- 5-foot sidewalks on either side of the roadway within the vicinity of the proposed project, and within +/- 190 feet of right of way. Approximately a quarter of a mile east of the subject site, U.S. Highway 301 becomes a 2-lane, undivided roadway; however, FDOT has completed the *US 301 (SR 41) PD&E Study* (No. 255796-1) to widen U.S. Highway 301 from 2- to 4-lanes east of the subject site and into Pasco County at SR 56.

SITE ACCESS

It is anticipated that the subject parcel will take access to U.S. Highway 301, subject to FDOT's approval.

As U.S. Highway 301 is an FDOT maintained roadway, staff notified the applicant that they will need to coordinate access with and obtain access permits from FDOT to be granted access to U.S. Highway 301. A Pre-Application Meeting took place on April 22nd, 2025, with Hillsborough County Staff, the applicant, and FDOT to discuss the subject site. At the time of the filing of this report the FDOT has not submitted written comments from this meeting.

Generally, for projects with a Euclidean zoning designation, a project's potential transportation impacts, site layout and design, other issues related to project access, and compliance with other applicable Hillsborough County Comprehensive Plan, Hillsborough County Land Development Code (LDC), Hillsborough County Transportation Technical Manual (TTM), and FDOT requirements are evaluated at the time of plat/site/construction plan review. Given the limited information available as is typical of all Euclidean zoned properties and/or non-regulatory nature of any conceptual plans provided, Transportation Review Section staff did review the proposed rezoning to determine (to the best of our ability) whether the zoning is generally consistent with applicable policies of the Hillsborough County Comprehensive Plan, LDC and TTM (e.g. to ensure that the proposed rezoning would not result in a violation of the requirement whereby access to commercial properties cannot be taken through residentially or agriculturally zoned properties), and/or whether, in staff's opinion, some reasonable level of development under the proposed zoning designation could be supported.

Transportation Review Section staff did not identify any concerns that would require a more detailed staff report to be filed. Staff notes that, regardless of this review, the developer/property owner will be required to comply will all Comprehensive Plan, LDC, TTM, FDOT, and other applicable rules and regulations at the time of plat/site/construction plan review. As such, staff has no objection to this request.

Staff notes that any plans or graphics presented as a part of a Euclidean zoning case are non-binding and will have no regulatory value at the time of plat/site/construction plan review.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

The roadway level of service provided for U.S. Highway 301 is for information purposes only.

Generalized Level of Service				
Roadway	From	То	LOS Standard	Peak Hr. Directional LOS
U.S. Highway 301	Fowler Ave	Harney Rd	D	F

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	
	FDOT Principal Arterial - Rural			
		4 Lanes	☐ Site Access Improvements	
U.S. Highway 301		☐Substandard Road		
		☐Sufficient ROW Width	(Other Jurisdiction)	
			☐ Other	

Project Trip Generation ☐ Not applicable for this request			
	Average Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	15	1	1
Proposed	9,186	847	784
Difference (+/-)	+9,171	+846	+783

^{*}Trips reported are based on gross 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		Finding
	Choose an item.	Choose an item.
Notes:		

4.0 Additional Site Information & Agency Comments Summary			
Transportation	Objections	Conditions Requested	Additional Information/Comments
 □ Off-Site Improvement Determination □ Deferred Fully □ Partially □ □ Design Exception/Adm. Variance Requested □ Off-Site Improvements Provided 	☐ Yes ⊠ No ☐N/A	☐ Yes ⊠ No	



RON DESANTIS GOVERNOR

11201 North McKinley Drive Tampa, FL 33612 JARED W. PERDUE, P.E. SECRETARY

MEMORANDUM

DATE: March 25, 2025

TO: Julius P Keblinskas Sr.

FROM: Lindsey Mineer, FDOT

COPIES: Daniel Santos, FDOT

David Ayala, FDOT Mecale' Roth, FDOT Leanna Schaill, FDOT

Richard Perez, Hillsborough County

SUBJECT: RZ-STD 25-0514, Folio: 60904.0000

11487 N. US Highway 301, Thonotosassa

This project is on a state road, US 301.

Rule Chapter 14-96.003(2), F.A.C. requires developments generating more than 600 daily trips to have a pre-application meeting. It is recommended that the applicant meet with FDOT before zoning approval. Early coordination may minimize conflicts at application time.

A virtual or in-person pre-application meeting may be scheduled through Ms. Mecale' Roth in the District Seven Tampa Operations offices. Ms. Roth can be reached at Mecale.Roth@dot.state.fl.us or 813-612-3237.

Thank you for the opportunity to comment.

END OF MEMO

COMMISSION

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



DIRECTORS

Janet D. Lorton executive director Elaine S. DeLeeuw admin division Sam Elrabi, P.E. water division Diana M. Lee, P.E. air division Michael Lynch wetlands division Rick Muratti, Esq. legal dept Steffanie L. Wickham waste division

AGENCY COMMENT SHEET

REZONING		
HEARING DATE: May 19, 2025	COMMENT DATE: May 7, 2025	
PETITION NO.: 25-0514	PROPERTY ADDRESS: 11487 North US 301	
EPC REVIEWER: Kelly M. Holland	Hwy, Thonotosassa FOLIO #: 0609040000	
CONTACT INFORMATION: (813) 627-2600 x 1222	STR: 17-28S-20E	
EMAIL: hollandk@epchc.org	31K. 17-203-20E	

REQUESTED ZONING: Rezoning from AS-0.4 to CG

FINDINGS		
WETLANDS PRESENT	YES	
SITE INSPECTION DATE	NA	
WETLAND LINE VALIDITY	NA	
WETLANDS VERIFICATION (AERIAL PHOTO,	In the southwest portion of the property	
SOILS SURVEY, EPC FILES)		

Please allow these comments to supersede and cancel the comments issued to Hillsborough County on March 26, 2025 in their entirety.

The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:

- Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the
 Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary
 for the development as proposed will be issued, does not itself serve to justify any impact to wetlands,
 and does not grant any implied or vested right to environmental approvals.
- The construction and location of any wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.

- Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
- Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.

INFORMATIONAL COMMENTS:

The following specific comments are made for informational purposes only and to provide guidance as to the EPC review process. However, future EPC staff review is not limited to the following, regardless of the obviousness of the concern as raised by the general site plan and EPC staff may identify other legitimate concerns at any time prior to final project approval.

- The subject property contains wetland/OSW areas, which have not been delineated. Knowledge of the actual extent of the wetland and OSW are necessary in order to verify the avoidance of wetland impacts pursuant to Chapter 1-11. Prior to the issuance of any building or land alteration permits or other development, the wetlands/OSWs must be field delineated in their entirety by EPC staff or Southwest Florida Water Management District staff (SWFWMD) and the wetland line surveyed. Once delineated, surveys must be submitted for review and formal approval by EPC staff.
- The Hillsborough County Land Development Code (LDC) defines wetlands and other surface
 waters as Environmentally Sensitive Areas. Pursuant to the LDC, wetlands and other surface waters
 are further defined as Conservation Areas or Preservation Areas and these areas must be designated
 as such on all development plans and plats. A minimum setback must be maintained around the
 Conservation/Preservation Area and the setback line must also be shown on all future plan
 submittals.
- Any activity interfering with the integrity of wetland(s) or other surface water(s), such as clearing, excavating, draining or filling, without written authorization from the Executive Director of the EPC or authorized agent, pursuant to Section 1-11.07, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of Chapter 1-11.

kmh / app

ec: Timothy Muscaro, Property Owner - milind1003@gmail.com
Julius P Keblinskas Sr, Applicant - <u>jkeblinskas@jsbmi.com</u>
Michelle Montalbano, Hillsborough County Planner - MontalbanoM@hcfl.gov

AGENCY COMMENT SHEET

TO: Zoning/Code Administration, Development Services Department

FROM: **Reviewer**: Andria McMaugh **Date:** 03/24/2025

Agency: Natural Resources **Petition #:** 25-0514

- () This agency has **no comment**
- () This agency has **no objections**
- (X) This agency has **no objections**, subject to listed or attached conditions
- () This agency objects, based on the listed or attached issues.
- 1. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the condition of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas.
- 2. Any interim agricultural operations shall not result in the destruction of trees or the natural plant community vegetation on the property. Any application to conduct land alteration activities on the property must be submitted to the Natural Resources Team of the Development Services Department for review and approval. Use of the agricultural exemption provision to the Land Alteration regulations is prohibited.
- 3. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
- 4. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.

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

ENVIRONMENTAL SERVICES DIVISION



PO Box 1110 Tampa, FL 33601-1110

Agency Review Comment Sheet

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

TO: Zoning Review, Development Services REQUEST DATE: 2/25/2025

REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 3/5/2025

PROPERTY OWNER: Timothy Muscaro PID: 25-0514

APPLICANT: Julius P. Keblinskas Sr.

LOCATION: 11487 N 301 Hwy. Thonotosassa, FL

FOLIO NO.: 60904.0000

AGENCY REVIEW COMMENTS:

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

At this time, Hillsborough County EVSD has no objections to the applicant's request.

AGENCY REVIEW COMMENT SHEET

10: Z	CONING TECHNICIAN, Planning Growth Man	agement DATE:	27 Feb. 2025
REVIE	EWER: Bernard W. Kaiser, Conservation and	Environmental Lands Manas	<u>gement</u>
APPL	ICANT: Julius Keblinskas	PETITION NO: RZ-STD 2	25-0514
LOCA	TION: 11487 N. U.S. Hwy. 301, Thonotosassa, 1	FL 33592	
FOLIC	O NO: 60904.0000	SEC: <u>178</u> TWN: <u>28</u> RNO	G: <u>20</u>
	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 atta	ached conditions.	
COMMI	ENTS:		

WATER RESOURCE SERVICES REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER

	TION NO.: RZ-STD 25-0514 REVIEWED BY: Clay Walker, E.I. DATE: 2/25/2025
FOLI	O NO.: 60904.0000
	WATER
	The property lies within the Water Service Area. The applicant should contact the provider to determine the availability of water service.
\boxtimes	A <u>8</u> inch water main exists <u>(approximately _ feet from the site)</u> , <u>(adjacent to the site)</u> , <u>and is located north of the subject property within the south Right-of-Way of North U.S. Highway 301</u> . 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 prior to June 1, 2022, 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 forcemain exists \(\) (approximately \(\frac{1,100}{1,100} \) feet from the project site), \(\) (adjacent to the site) \(\) and is located southwest of the subject property within the south Right-of-Way of North U.S. Highway 301. While this site would be a Hillsborough County customer, the wastewater in this area is pumped through the City of Temple Terrace and there are currently hydraulic limitations between the two systems. In order to resolve those limitations, additional offsite improvements will be required. Those offsite improvements require extending the Williams Rd force main several miles to the south, or replacing pipe within the Temple Terrace collection system. The exact improvements within the Temple Terrace system are as of yet undefined. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
	Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include and will need to be completed by the prior to issuance of any building permits that will create additional demand on the system

COMMENTS: The subject rezoning includes parcels that are within the Urban Service Area and would require connections to the County's potable water and wastewater Systems.

VERBATIM TRANSCRIPT

HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

IN RE:

ZONE HEARING MASTER MEETING

ZONE HEARING MASTER MEETING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: Pamela Jo Hatley

Zone Hearing Master

DATE: Monday, May 19, 2025

TIME: Commencing at 6:00 p.m.

Concluding at 8:17 p.m.

LOCATION: Board of County Commissioners Boardroom

601 East Kennedy Boulevard

Tampa, Florida 33602

Reported by: Diane DeMarsh, AAERT No. CER-1654 Digital Reporter

MS. HEINRICH: Sure. Our first item is Item C.1., Standard Rezoning 25-0514. The applicant is requesting a rezoning from AS-0.4 to CG-R. Michelle Montalbano with Development Services will provide staff findings after the applicant's presentation.

MR. KEBLINSKAS: Julius Keblinskas, 806 East James, Tampa, Florida 337 -- 33603. So yeah, I'm representing -- I am the applicant on -- for this rezoning. And we're looking to rezone the property from its current AS-0.4 to Commercial General for the use of a indoor pickleball facility. And part of the building will be used for -- is new space, somewhere about 5,000 square feet, so ultimately a 21,000 square foot building. The majority of which, 60,000 square foot being used for indoor pickleball. And then a portion of it being used for whatever will be allowed within the CG zoning.

Therefore, being a nonconforming lot, we were able to do this. However, wanting to be able to rent out some of the space, we figured we'd go through the zoning process to be sure what limitations are for that space and availability. Other than that, it's pretty set forward. We had our pre-application meetings with FDOT. We've been going back and forth a few times. And at this point, we're ready to move forward.

HEARING MASTER: Okay. I don't have any questions for you then. Thank you. Be sure and sign in with the Clerk over here on your right. All right. Development Services, please.

MS. MONTALBANO: Michelle Montalbano. Development Services. The applicant is requesting to rezone approximately 1.93 acres of property from AS-0.4 to C-2 with restrictions in order to develop for commercial uses. The current proposal is for an indoor pickleball cart -- court facility.

The property is located in -- in the Thonotosassa area along US Highway 301. The applicant has agreed to restrict development to a 0.25 FAR for all uses, except for office uses, research corporate park uses, and mixed-use projects in order to comply with the SMU-6 Future Land Use Standards in the Comprehensive Plan.

The proposed CG-R district would be a continuation of the commercial development pattern in the immediate area. The majority of the properties along the south side of US Highway 301 from -- from Williams Road to Bradley Road are zoned for commercial uses. Let me know if you have any questions. Thanks.

HEARING MASTER: All right. Thank you very much. I have no questions for you. All right. Planning Commission.

MS. MYERS: Alexis Myers. Planning Commission Staff. The zoning site is located in the Suburban Mixed Use Future Land Use Category. It is in the Urban Service Area, and within the limits of the Thonotosassa Community Plan. The proposal for the rezoning from AS-0.1, I'm sorry, 0.4 to CG will be compatible with the surrounding development and aligns with the intent of

1	Future Land Use Section Objective 1.1, as well as Objective 4.4,
2	and Policy 4.4.1, as the surrounding land use pattern is
3	comprised mostly of public, quasi-public, vacant, and light
4	commercial uses.
5	Based upon those considerations, Planning Commission
6	staff find the proposed rezoning consistent with the
7	Unincorporated Hillsborough County Comprehensive Plan.
8	HEARING MASTER: All right. Thank you very much.
9	Okay. Is there anyone here or online who wishes to speak in
10	support of this Item? I do not hear anyone. Is there anyone
11	here or online who wishes to speak in opposition to this Item?
12	I do not hear anyone.
13	Then Development Services, anything further?
14	MS. HEINRICH: No, ma'am.
15	HEARING MASTER: Okay. And applicant, did you have
16	anything further for the record?
17	MR. KEBLINSKAS: Not this time. Thank you.
18	HEARING MASTER: All right. Thank you. This will
19	close the hearing on Rezoning Standard 25-0514.
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EXHIBITS SUBMITTED DURING THE ZHM HEARING

NONE

PARTY OF RECORD

NONE