

**Rezoning Application:** RZ STD 25-0514  
**Zoning Hearing Master Date:** 05/19/2025  
**BOCC Land Use Meeting Date:** 07/22/2025



**Hillsborough  
County Florida**

Development Services Department

## 1.0 APPLICATION SUMMARY

**Applicant:** Julius P. Koblinskas Sr.  
**FLU Category:** SMU-6  
**Service Area:** Urban  
**Site Acreage:** 1.93 acres +/-  
**Community Plan Area:** Thonotosassa  
**Overlay:** None  
**Request:** 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'

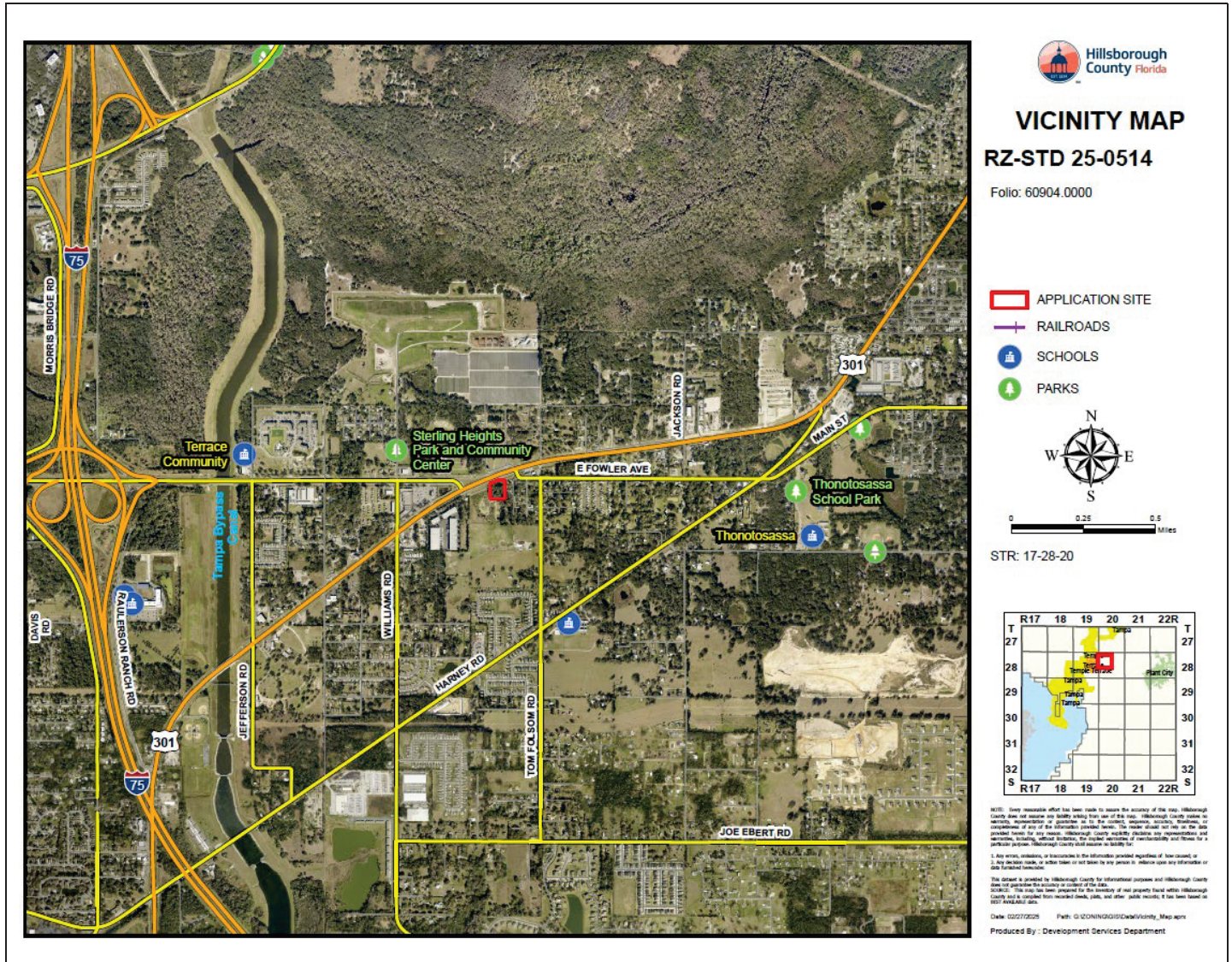
### Additional Information:

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

<b>Planning Commission Recommendation:</b> Consistent	<b>Development Services Recommendation:</b> Approvable
--	---

## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.1 Vicinity Map

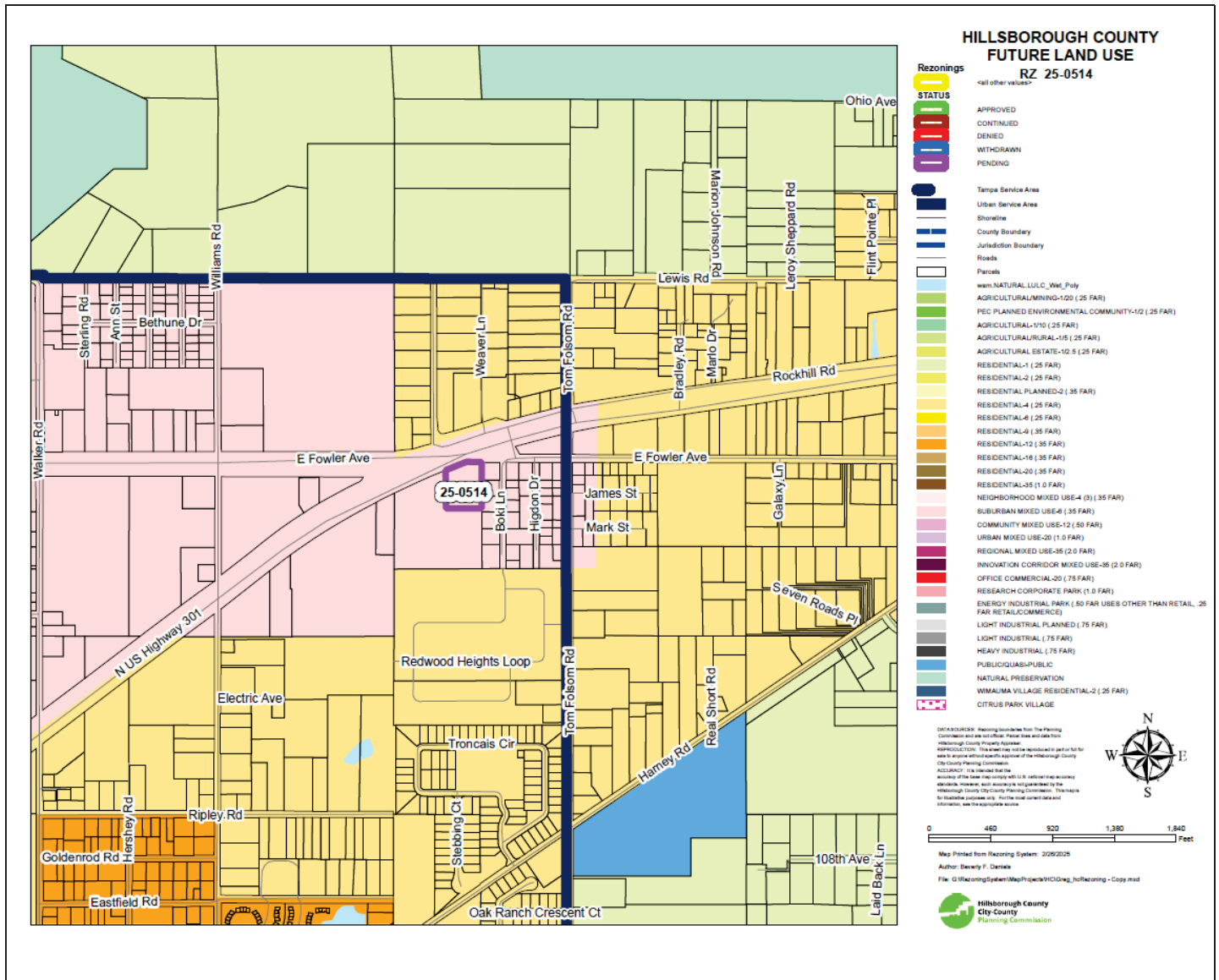


### Context of Surrounding Area:

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

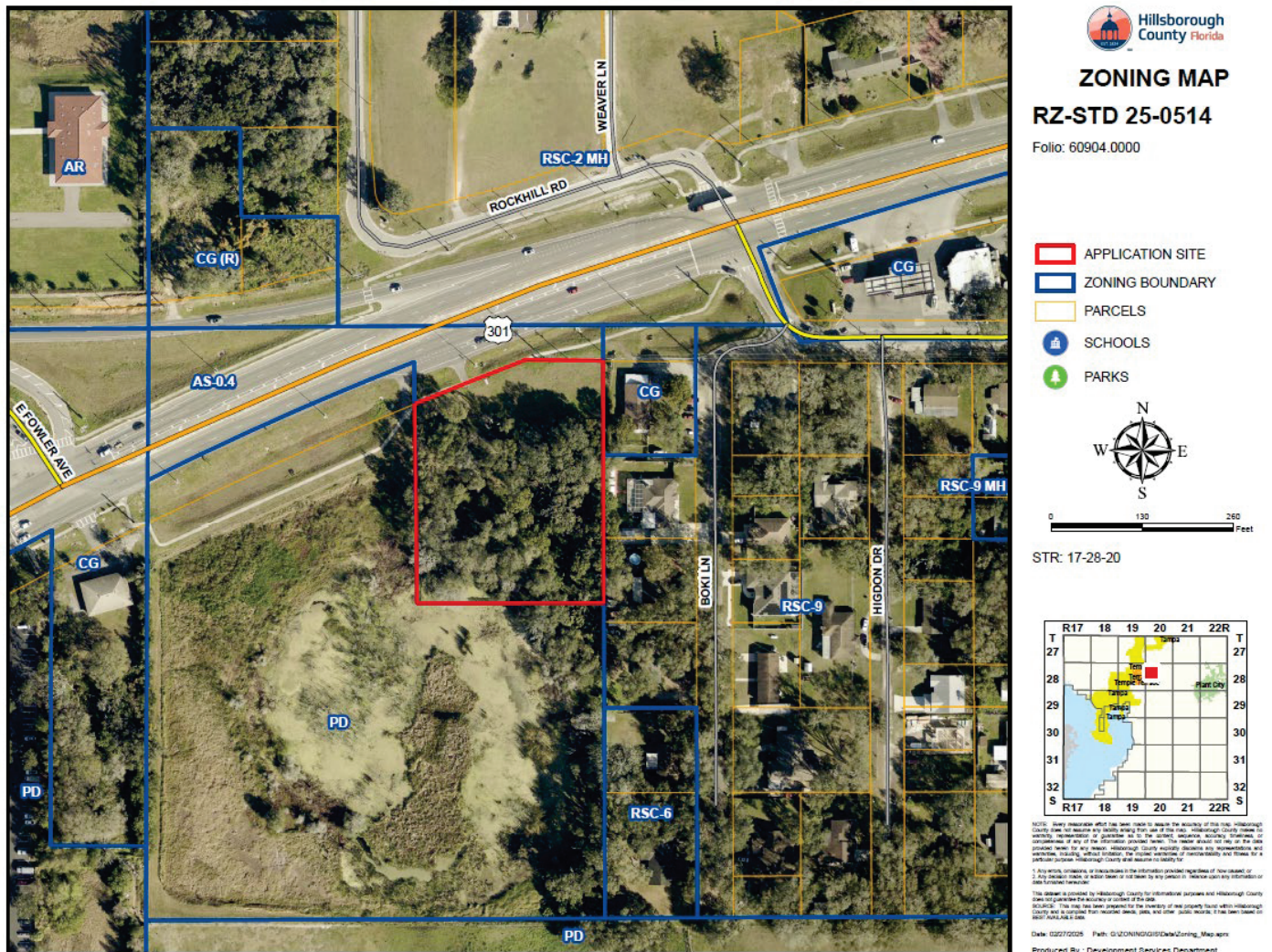
### 2.2 Future Land Use Map



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 multi-purpose 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
East	CG	0.27 FAR	General Commercial	Medical Office
	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

## 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)

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

### 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
U.S. Highway 301	FDOT Principal Arterial - Rural	4 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Roadway Not Applicable (Other Jurisdiction) <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> 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 <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.
Notes:		

## 4.0 ADDITIONAL SITE INFORMATION &amp; AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Wetlands present in southeast portion of property.
Natural Resources	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input checked="" type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
<b>Transportation</b> <input type="checkbox"/> Off-site Improvements Determination Deferred      Fully <input type="checkbox"/> Partially <input type="checkbox"/> <input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Service Area/ Water &amp; Wastewater</b> <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Connection to County water and wastewater required.
<b>Hillsborough County School Board</b> Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Impact/Mobility Fees</b>				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
<b>Planning Commission</b> <input checked="" type="checkbox"/> Meets Locational Criteria <input type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

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.

<b>Zoning Administrator Sign Off:</b>	
<b>SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN &amp; BUILDING REVIEW AND APPROVAL.</b> Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are being waived or otherwise approved. The project will be required to comply with the Site Development Plan Review approval process in addition to obtain all necessary building permits for on-site structures.	

## **7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS**

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

DATE: 05/07/2025

REVIEWER: Jessica Kowal, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA: Thonotosassa

PETITION NO: RZ 25-0514

- ☐ This agency has no comments.
- ☒ This agency has no objection.
- ☐ This agency has no objection, subject to the listed or attached conditions.
- ☐ This agency objects for the reasons set forth below.

### **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-Way Volume	Total Peak Hour Trips	
		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-Way Volume	Total Peak Hour Trips	
		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
<b>Difference</b>	+ 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 22<sup>nd</sup>, 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 with 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	To	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 Principal Arterial - Rural	4 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Roadway Not Applicable (Other Jurisdiction) <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> 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

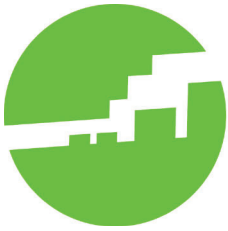
\*Trips reported are based on gross external trips unless otherwise noted.

Connectivity and Cross Access <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.
Notes:		

### 4.0 Additional Site Information & Agency Comments Summary

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



**Hillsborough County  
City-County  
Planning Commission**

**Plan Hillsborough**  
[planhillsborough.org](http://planhillsborough.org)  
[planner@plancom.org](mailto:planner@plancom.org)  
813 – 272 – 5940  
601 E Kennedy Blvd  
18<sup>th</sup> floor  
Tampa, FL, 33602

Unincorporated Hillsborough County Rezoning Consistency Review	
<b>Hearing Date:</b> May 19, 2025  <b>Report Prepared:</b> May 8, 2025	<b>Case Number:</b> RZ 25-0514  <b>Folio(s):</b> 60904.0000  <b>General Location:</b> 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
<b>Comprehensive Plan Finding</b>	<b>CONSISTENT</b>
<b>Adopted Future Land Use</b>	Suburban Mixed Use-6 (6 du/ga;0.25,0.35,0.50 FAR)
<b>Service Area</b>	Urban
<b>Community Plan(s)</b>	Thonotosassa
<b>Rezoning Request</b>	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
<b>Parcel Size</b>	+/- 1.93 acres
<b>Street Functional Classification</b>	Boki Lane – <b>Local</b> Fort King Highway – <b>State Principal Arterial</b> East Fowler Avenue – <b>State Principal Arterial</b> Tom Folsom Road – <b>County Collector</b>

<b>Commercial Locational Criteria</b>	Meets criteria
<b>Evacuation Area</b>	None

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

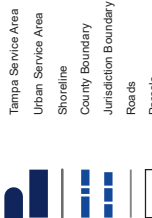
# HILLSBOROUGH COUNTY FUTURE LAND USE

RZ 25-0514

<all other values>

Rezonings

STATUS



- WATER NATURAL/LULC\_Wet\_Poly
- AGRICULTURAL/MINING-120 (25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
- AGRICULTURAL-110 (25 FAR)
- AGRICULTURAL/RURAL-1/5 (.25 FAR)
- AGRICULTURAL ESTATE-1/2.5 (25 FAR)
- RESIDENTIAL-1 (25 FAR)
- RESIDENTIAL-2 (25 FAR)
- RESIDENTIAL PLANNED-2 (35 FAR)
- RESIDENTIAL-4 (25 FAR)
- RESIDENTIAL-6 (25 FAR)
- RESIDENTIAL-9 (35 FAR)
- RESIDENTIAL-12 (35 FAR)
- RESIDENTIAL-16 (35 FAR)
- RESIDENTIAL-20 (35 FAR)
- RESIDENTIAL-35 (1.0 FAR)
- NEIGHBORHOOD MIXED USE-4 (3) (35 FAR)
- SUBURBAN MIXED USE-6 (35 FAR)
- COMMUNITY MIXED USE-12 (50 FAR)
- URBAN MIXED USE-20 (1.0 FAR)
- REGIONAL MIXED USE-35 (2.0 FAR)
- INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)
- OFFICE COMMERCIAL-20 (75 FAR)
- RESEARCH CORPORATE PARK (1.0 FAR)
- ENERGY INDUSTRIAL PARK (50 FAR USES OTHER THAN RETAIL, 25 FAR RETAIL/COMMERCE)
- LIGHT INDUSTRIAL PLANNED (75 FAR)
- LIGHT INDUSTRIAL (75 FAR)
- HEAVY INDUSTRIAL (75 FAR)
- PUBLIC/QUASIPUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (25 FAR)
- CITRUS PARK VILLAGE



Map Printed from Rezoning System: 2/26/2025

Author: Beverly F. Daniels

File: G:\Rezoning\System\MapProject\Hillsborough\hillsborough - Copy.mxd

