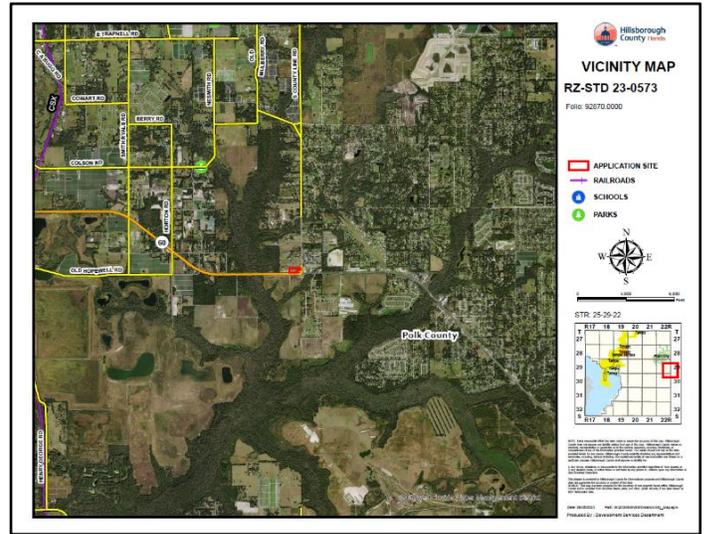


**Rezoning Application:** 23-0573  
**Zoning Hearing Master Date:** September 18, 2023  
**BOCC Land Use Meeting Date:** November 7, 2023

**1.0 APPLICATION SUMMARY**

**Applicant:** 3 Nickels, LLC  
**FLU Category:** Agricultural Estate-1/.25 (AE-1/2.5)  
**Service Area:** Rural  
**Site Acreage:** 3.74  
**Community Plan Area:** N/A  
**Overlay:** None



**Request Summary:**  
 Request to rezone a split-zoned parcel from Agricultural – Single-Family (AS-0.4) & Commercial General (CG) to Commercial General Restricted (CG-R) to allow for commercial uses. Restrictions include additional requirements to buffer and screening standards along the north property line and preservation of vegetation along the western property line.

Zoning:	Existing		Proposed
District(s)	AS-0.4	CG	CG-R
Typical General Use(s)	Single-Family Residential (Conventional/Mobile Home)	General Commercial, Office and Personal Services	General Commercial, Office and Personal Services
Acreage	1.95 (84,942 sf)	1.79 (77,972.4 sf)	3.74 (162,914.4 sf)
Density/Intensity	1 unit per acre	.27 FAR	.27 FAR
Mathematical Maximum*	1 unit	21,052.54 sf	43,986.88 sf

\*number represents a pre-development approximation

Development Standards:	Existing		Proposed
District(s)	AS-0.4	CG	CG-R
Lot Size / Lot Width	43,560 sf / 150'	10,000 sf / 75'	10,000 sf / 75'
Setbacks/Buffering and Screening	50' Front (East) 50' Rear (West) 15' Sides (North & South)	30' Front (East) 20' Side Buffer/Type B Screening (North) 0' Side Buffer/No Screening (South) 20' Rear Buffer/Type B Screening (West)	50' Front (East) 50' Front (South) 20' Side B-Screening (North), plus restrictions 20' Side B-Screening (West)
Height	50'	50'	50'

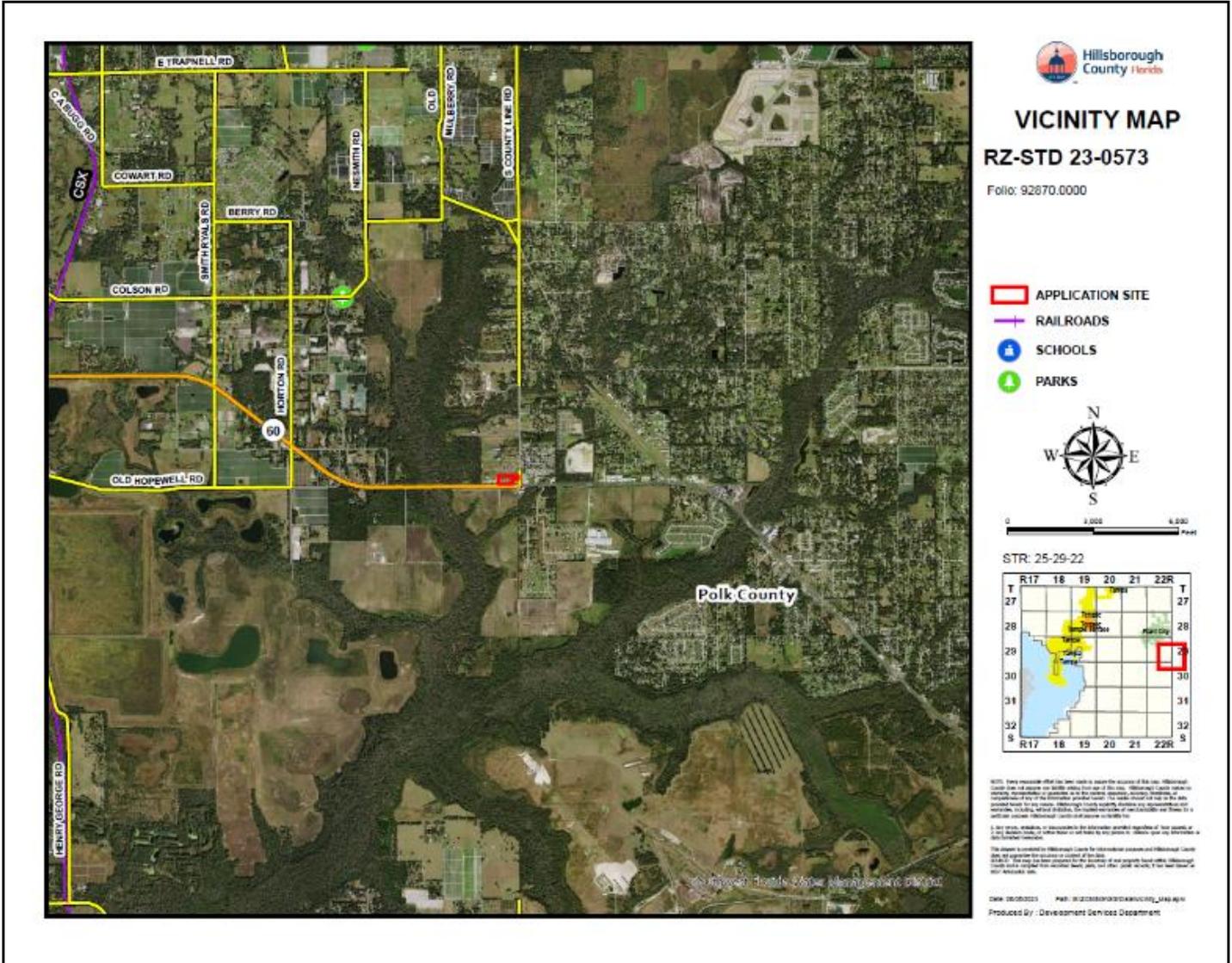
Additional Information:	
PD Variation(s)	N/A
Waiver(s) to the Land Development Code	None

**Planning Commission Recommendation:**  
Consistent

**Development Services Recommendation:**  
Approvable, subject to restrictions

## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.1 Vicinity Map

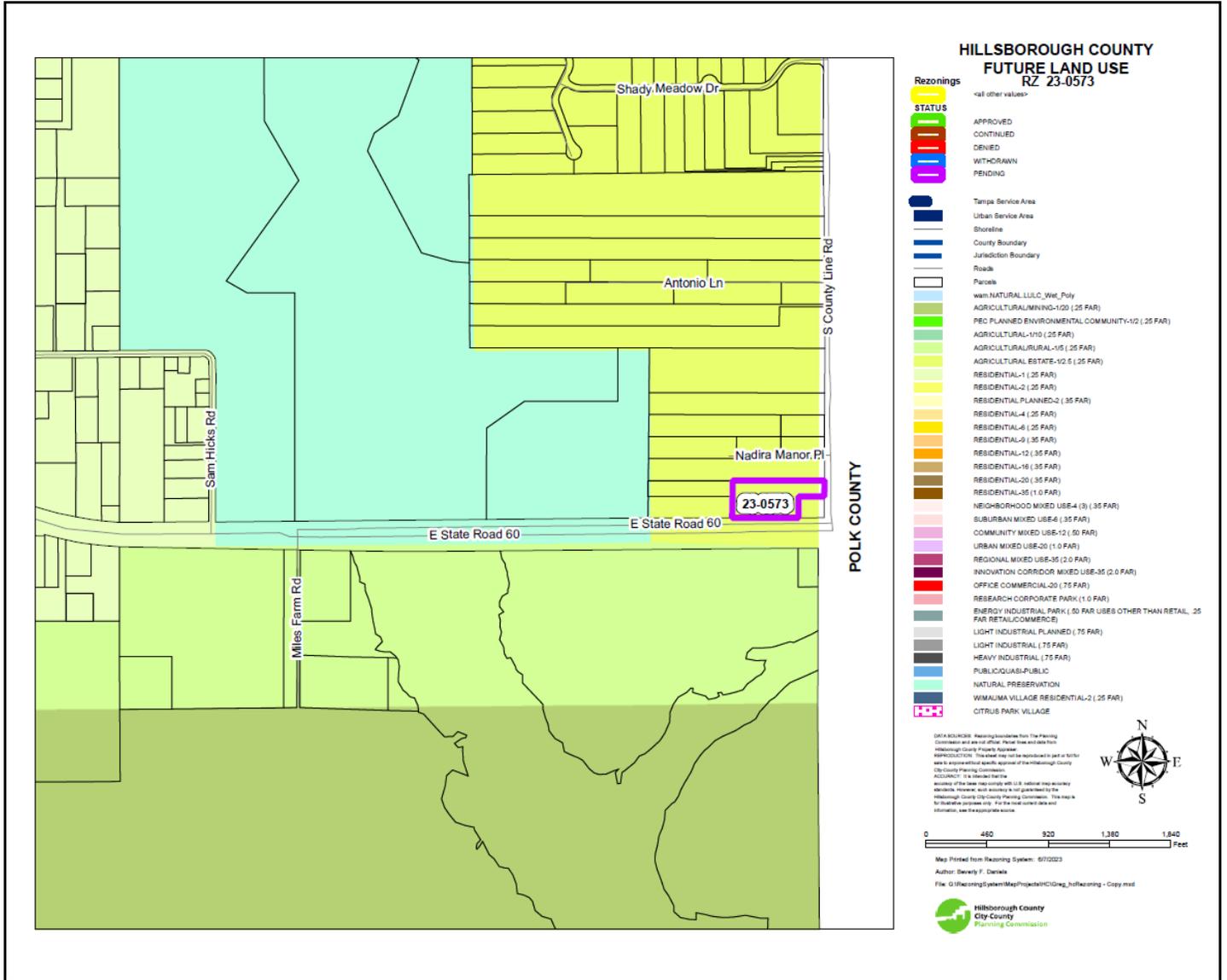


#### Context of Surrounding Area:

The subject property is located at the corner of State Road 60 and County Line Road and borders the eastern boundary line of Hillsborough County. The property is bordered by zoning districts AS-0.4 to the north, AR to the south, and CG to the east and west. Uses in the area comprise of agriculture activities, mobile home communities and commercial uses such as a restaurants and convenience stores. A large solar power farm exists to the south across the highway.

2.0 LAND USE MAP SET AND SUMMARY DATA

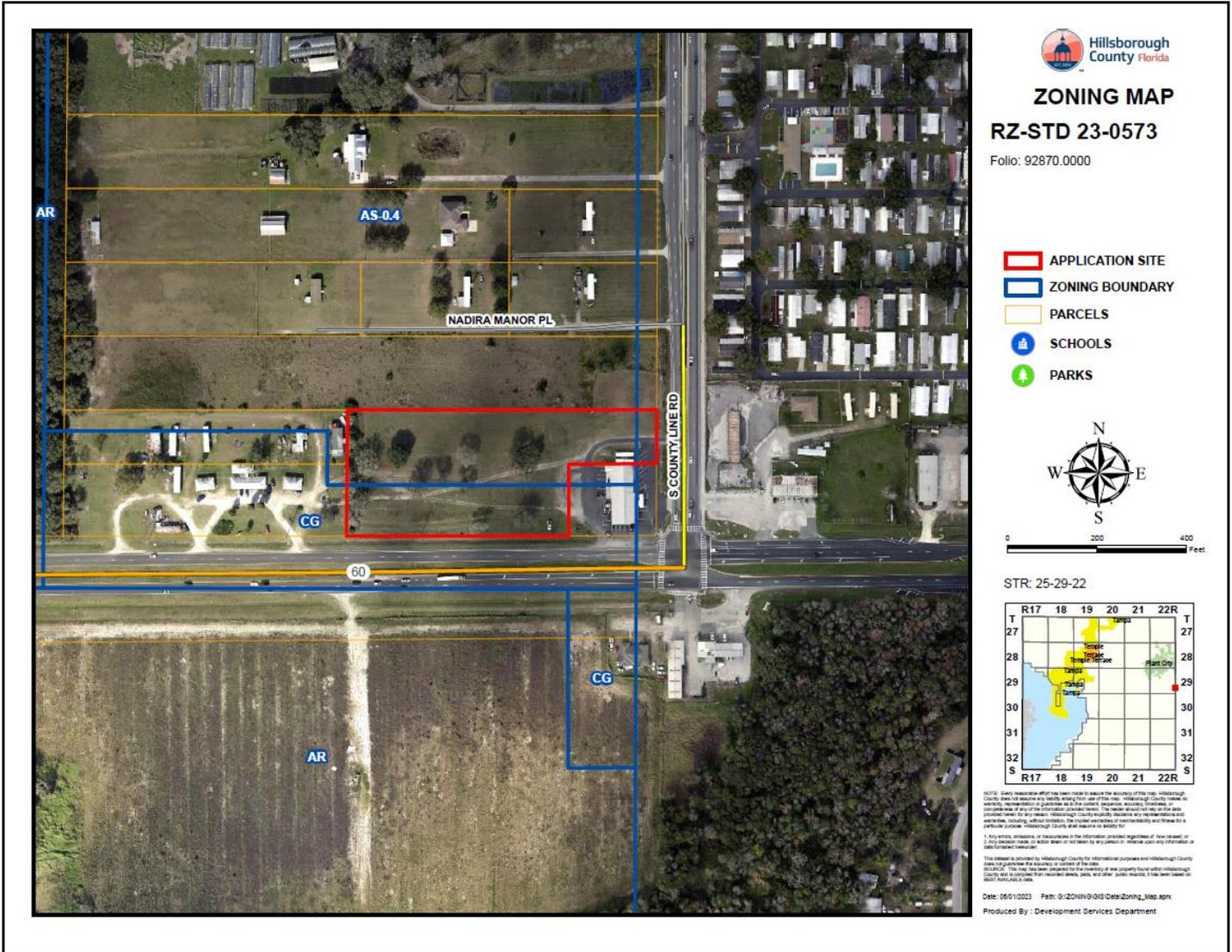
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Agricultural Estate-1/.25 (AE-1/2.5)
Maximum Density/F.A.R.:	20,000 sq. ft or .25 FAR
Typical Uses:	Farms, ranches, residential uses, rural scale neighborhood commercial uses, offices, and multipurpose projects. Commercial, office, and multipurpose uses shall meet locational criteria for specific land use projects. Adoption/child caring communities are permitted subject to the criteria outlined in Objective 55 and related policies

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	AS-0.4	1 du per 2.5 ga	Single-Family/Mobile Homes/Agriculture	Vacant
South	AR	1 du per 5 ga	Single-Family/Mobile Homes/Agriculture	Solar Power Farm
East				Restaurant/Liquor Store
West	CG	.27	Commercial/Office	Mobile Home Park

## 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 23-0573

ZHM HEARING DATE: September 18, 2023

BOCC LUM MEETING DATE: November 7, 2023

Case Reviewer: Jared Follin

**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
S County Line Rd	Polk County - Collector	2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
SR 60	FDOT Principal Arterial - Rural	8 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	4,935	397	346
Proposed	7,731	663	543
Difference (+/1)	+2,796	+266	+197

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

Connectivity and Cross Access <input checked="" type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South		None	None	Meets LDC
East		None	None	Meets LDC
West		None	None	Meets LDC
Notes:				

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

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

<b>INFORMATION/REVIEWING AGENCY</b>				
<b>Environmental:</b>	<b>Comments Received</b>	<b>Objections</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	No wetlands within the project boundaries.
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
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	No comments
Check if Applicable: <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input 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 _____				
<b>Public Facilities:</b>	<b>Comments Received</b>	<b>Objections</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>
<b>Transportation</b> <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Service Area/ Water &amp; Wastewater</b> <input type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input checked="" type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
<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> N/A				
<b>Comprehensive Plan:</b>	<b>Comments Received</b>	<b>Findings</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>
<b>Planning Commission</b> <input 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 type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

## 5.0 IMPLEMENTATION RECOMMENDATIONS

### 5.1 Compatibility

The subject parcel, generally located at 3806 East 60 Highway, is split-zoned as Agricultural Single-Family (AS 0.4) and Commercial General (CG). The total acreage of the property is 3.74 acres, with approximately 1.79 acres zoned CG and 1.95 acres zoned AS 0.4. The proposed rezoning will bring the extent of the CG zoning further north to align with the CG zoning on the property to the west but will include additional restrictions across the entire property.

The property is situated at the intersection of Highway 60 and County Line Road that includes other Commercial General (CG) zoned properties with various non-residential uses such as a liquor store and convenient stores. Across the highway, the property is zoned Agricultural Rural (AR) and contains a large solar farm. It is currently owned by The Tampa Electric Company. The properties directly across East County Line Road are under Polk County's jurisdiction and are designated for commercial uses. The existing building is currently occupied by a small supermarket.

To the north, the property is zoned Agricultural Single-Family (AS 0.4) and is currently undeveloped. Planning Commission staff has raised compatibility concerns and the applicant agreed to offer restrictions to the zoning to require development to increase the width of the buffer to 25 feet and to adhere to Screening Standard B, with an additional row of evergreen shade trees along the abutting Agricultural Single-Family (AS 0.4) zoning district.

To the west, the adjacent two parcels are zoned Commercial General (CG) and currently contain four single-family homes and 6 mobile homes. The standard buffer and screening requirements, Screening Standard B and 20-foot wide buffer will apply to the western property line; however, a restriction was included by the applicant requiring the preservation of the existing vegetative buffer along this boundary if the adjacent property is utilized for residential purposes. The applicant also owns this property and plans to develop it along with the subject property.

The subject property is designated as Agricultural Estate (AE) on the Future Land Use Plan. The proposed zoning is not consistent with the future land use designation; however, the property does meet Commercial-Location Criteria. As a result, the Planning Commission has determined that the proposal, with the added restrictions offered by the applicant, is consistent with the Comprehensive Plan. The uses and zoning districts around the intersection are consistent with the proposed Commercial General zoning district, and thus, the rezoning request of the property from Agricultural Single-Family 0.4 & Commercial General to Commercial General, with the proposed restrictions, would be compatible with the existing development and zoning trends in the area.

### 5.2 Recommendation

Based on the above considerations, staff finds the proposed CG-R zoning district approvable, with the following restrictions:

- a. Existing vegetation shall be retained where said vegetation is at least 6 feet in height and an overall screening opacity of seventy-five percent shall be required along the western boundary. Additional plantings may be required if existing vegetation does not meet the seventy-five percent opacity threshold. This restriction only applies if the adjacent property is utilized by residential uses.
- b. The north property boundary shall provide a 25-foot buffer with Type "B" screening. A second staggered row of evergreen shade trees shall also be provided along the northern property boundary.

**Zoning Administrator Sign Off:**



J. Brian Grady  
Fri Sep 8 2023 13:09:58

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

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

**7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS**

N/A

## 8.0 PROPOSED SITE PLAN (FULL)

N/A

**APPLICATION NUMBER: RZ 23-0573**

ZHM HEARING DATE: September 18, 2023

BOCC LUM MEETING DATE: November 7, 2023

Case Reviewer: Jared Follin

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**9.0 FULL TRANSPORTATION REPORT (see following pages)**

## AGENCY REVIEW COMMENT SHEET

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TO: ZONING TECHNICIAN, Development Services Department

DATE: 9/07/2023

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: EAST RURAL

PETITION NO: RZ 23-0573

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

### **PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting to rezone the +/-3.74-acre subject parcel from +/-2.46 acres of Agricultural, Single-Family 0.4 (AS-0.4) and +/-1.28 acres of Commercial General (CG) to Commercial General (CG) for the entire site. The subject property has frontage on S. County Line Rd and State Road 60 and is partially developed with commercial uses encroaching from the adjacent parcel to the southeast (folio#92869.0000) at the intersection of S. County Line Rd and State Road 60. The site currently takes access to S. County Line Rd which is public right-of-way under the Polk County jurisdiction.

Since the proposed applicant seeks a Euclidean zoning district, no transportation analysis is required to process this request per the development review procedures manual.

### **SITE ACCESS**

Generally, for projects with a Euclidean zoning designation, a project's potential transportation impacts, site access requirements, substandard road issues, 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) and Hillsborough County Transportation Technical Manual (TTM) 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 based on current access management standards (e.g. to ensure that a project was not seeking an intensification of a parcel which cannot meet minimum access spacing requirements).

Transportation Section staff did not identify any concerns that would require a more detailed staff report be filed. Staff notes that, regardless of this review, the developer/property owner will be required to comply with all Comprehensive Plan, LDC, TTM 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 is non-binding and will have no regulatory value at the time of plat/site/construction plan review.

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

Level of Service (LOS) information is reported below.

<b>FDOT Generalized Level of Service</b>				
<b>Roadway</b>	<b>From</b>	<b>To</b>	<b>LOS Standard</b>	<b>Peak Hr Directional LOS</b>
SR 60	SMITH-RYALS RD	S COUNTY LINE RD	D	C
COUNTY LINE RD	SR 60	EWELL RD	C	C

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
S County Line Rd	Polk County - Collector	4 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
SR 60	FDOT Principal Arterial - Rural	4 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	4,935	397	346
Proposed	7,731	663	543
Difference (+/-)	+2,796	+266	+197

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

Connectivity and Cross Access <input checked="" type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South		None	None	Meets LDC
East		None	None	Meets LDC
West		None	None	Meets LDC
Notes:				

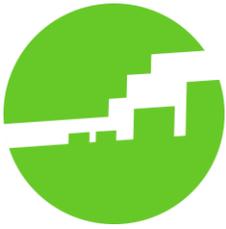
Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
N/A	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

4.0 Additional Site Information & Agency Comments Summary

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

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**Hillsborough County  
City-County  
Planning Commission**

<b>Unincorporated Hillsborough County Rezoning</b>	
<b>Hearing Date:</b> September 18, 2023	<b>Petition: RZ 23-0573</b>
<b>Report Prepared:</b> September 6, 2023	<b>3806 East State Road 60 Highway</b>  <i>North of East State Road 60 and west of South County Line Road</i>
<b>Summary Data:</b>	
<b>Comprehensive Plan Finding</b>	<b>CONSISTENT</b>
<b>Adopted Future Land Use</b>	<b>Agricultural Estate-1/2.5 (1 du/2.5 ga; 0.25 FAR)</b>
<b>Service Area</b>	<b>Rural</b>
<b>Community Plan</b>	None
<b>Rezoning Request</b>	Agricultural, Single-Family Estate (AS-0.4) and Commercial General (CG) to Commercial General with Restrictions (CG-R)
<b>Parcel Size (Approx.)</b>	3.75 +/- acres
<b>Street Functional Classification</b>	State Road 60 – <b>Principal Arterial</b> County Line Road - <b>County Collector</b>
<b>Locational Criteria</b>	Meets
<b>Evacuation Area</b>	None



## **Context**

- The subject site is located north of East State Road 60 and west of South County Line Road on approximately 3.75 acres.
- The site is in the Rural Area and not within the limits of a Community Plan.
- The site has a Future Land Use designation of Agricultural Estate-1/2.5 (AE-1/2.5), which allows for consideration of up to 1 dwelling unit per 2.5 gross acres and a maximum Floor Area Ratio (FAR) of 0.25. Typical allowable uses in the AE-1/2.5 include farms, ranches, residential uses, rural scale neighborhood commercial uses, offices, and multi-purpose projects. Commercial, office, and multi-purpose uses shall meet locational criteria for specific land use projects.
- The subject site is surrounded by the AE-1/2.5 designation to the north, west and south. Polk County is located directly to the east. Further south is the Agricultural Rural 1/5 (AR-1/5) designation and further west is the Natural Preservation (N) designation. Surrounding uses include vacant residential land, mobile homes, single family homes, and public institutional land. There is a light commercial use classified as a night club directly abutting the site at the corner of State Road 60 and County Line Road.
- The subject site is zoned Agricultural, Single-Family Estate (AS-0.4) and Commercial General (CG). In the general vicinity, the site is surrounded by AS-0.4 to the north, Agricultural Rural (AR) zoning to the west and south, and Commercial, General (CG) zoning to the west and south abutting the site.
- The applicant requests to rezone the subject site from Agricultural, Single-Family Estate (AS-0.4) and Commercial General (CG) to Commercial General with Restrictions (CG-R).

## **Compliance with Comprehensive Plan:**

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

## **FUTURE LAND USE ELEMENT**

### ***Rural Area***

***Objective 4:*** *The Rural Area will provide areas for long term, agricultural uses and large lot, low density rural residential uses which can exist without the threat of urban or suburban encroachment, with the goal that no more than 20% of all population growth within the County will occur in the Rural Area.*

***Policy 4.1: Rural Area Densities*** *Within rural areas, densities shown on the Future Land Use Map will be no higher than 1 du/5 ga unless located within an area identified with a higher density land use category on the Future Land Use Map as a suburban enclave, planned village, a Planned Development pursuant to the PEC ½ category, or rural community which will carry higher densities.*

## **Land Use Categories**

**Objective 8:** *The Future Land Use Map will include Land Use Categories which outline the maximum level of intensity or density and range of permitted land uses allowed and planned for an area. A table of the land use categories and description of each category can be found in Appendix A.*

**Policy 8.1:** *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.*

## **Relationship to Land Development Regulations**

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

**Policy 9.1:** *Each land use plan category shall have a set of zoning districts that may be permitted within that land use plan category, and development shall not be approved for zoning that is inconsistent with the plan.*

**Policy 9.2:** *Developments must meet or exceed the requirements of all land development regulations as established and adopted by Hillsborough County, the state of Florida and the federal government unless such requirements have been previously waived by those governmental bodies.*

## **Neighborhood/Community Development**

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

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

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

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

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

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

**Policy 16.5:** *Development of higher intensity non-residential land uses that are adjacent to established neighborhoods shall be restricted to collectors and arterials and to locations external to established and developing neighborhoods.*

### **Commercial-Locational Criteria**

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

#### **Policy 22.1:**

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

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

#### **Policy 22.2:**

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

### **Community Design Component (CDC)**

#### **4.3 COMMERCIAL CHARACTER**

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

*Policy 9-1.2: Avoid “strip development” patterns for commercial uses.*

## **5.0 NEIGHBORHOOD LEVEL DESIGN**

### **5.1 COMPATIBILITY**

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

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

## **7.0 SITE DESIGN**

### **7.1 DEVELOPMENT PATTERN**

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

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

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

#### **Staff Analysis of Goals Objectives and Policies:**

The subject site is located north of East State Road 60 and west of South County Line Road on approximately 3.75 acres. The site is in the Rural Area and not within the limits of a Community Plan. Surrounding uses include vacant residential land, mobile homes, single family homes, and public institutional land. There is a light commercial use classified as a night club directly abutting the site at the corner of State Road 60 and County Line Road. The applicant requests to rezone the subject site from Agricultural, Single-Family Estate (AS-0.4) and Commercial General (CG) to Commercial General with Restrictions (CG-R). The proposed restrictions include the following:

- a) Existing vegetation shall be retained where said vegetation is at least 6 feet in height and provides an overall opacity of seventy-five percent along the western boundary as long as the adjacent property is utilized for residential purposes.
- b) The north property boundary shall provide a 25-foot buffer with Type “B” screening. A second staggered row of evergreen shade trees shall also be provided along the northern property boundary.

The subject site is in the Rural Area, which is intended for long term, agricultural uses and large lot, low density rural residential uses which can exist without the threat of urban or suburban encroachment. According to the Future Land Use Element (FLUE) of the Comprehensive Plan, the goal is that no more than 20% of all population growth within the County occur in the Rural Area. The Agricultural Estate-1/2.5 Future Land Use (FLU) designation allows for considerations of rural scale neighborhood commercial uses subject to locational criteria.

The proposed standard rezoning to CG-R will allow for the use of buffer and screening to ensure a gradual transition between intensity of uses as the applicant has agreed to enhance the setback and buffer on the west and northern boundaries which abut a residential use to the west and vacant residentially zoned land (AS-0.4) to the north. The proposed rezoning meets the intent of the Neighborhood Protection Policies of the Future Land Use Element (Objective 16 and Policies 16.1, 16.2, 16.3, 16.5 and Policy 9.2, and Goal 12 and Objective 12-1). The proposed rezoning to CG-R would allow for a gradual transition of intensities between the land uses that surround the subject site to the north and west and is therefore consistent with policy direction.

The subject site meets Commercial Locational Criteria in accordance with Objective 22 and Policies 22.1 and 22.2 of the FLUE. The site is located in the AE-1/2.5 Future Land Use designation and within the required 660-foot distance from the closest qualifying intersection of State Road 60 and County Line Road. Nonresidential development shall be limited to 20,000 SF.

Objective 12-1 and Policy 12-1.4 of the Community Design Component (CDC) discuss how new development shall be compatible with the established character of the surrounding area. The development pattern and character of this area includes vacant residential land, mobile homes, single family homes, light commercial and public institutional land. Goal 17 of the CDC encourages commercial developments that enhance the County's character. Objective 17-1 and Policy 17.1-4 seek to facilitate patterns of development that are organized and purposeful.

Overall, staff finds that the proposed rezoning to CG-R would allow for rural scale neighborhood commercial uses that support the intent of the Rural Area. The proposed rezoning would allow for development that is consistent with the Goals, Objectives, and Policies of the Future Land Use Element of the *Unincorporated Hillsborough County Comprehensive Plan*.

#### **Recommendation**

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

# HILLSBOROUGH COUNTY FUTURE LAND USE RZ 23-0573

<all other values>

**Rezoning**

**STATUS**

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

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

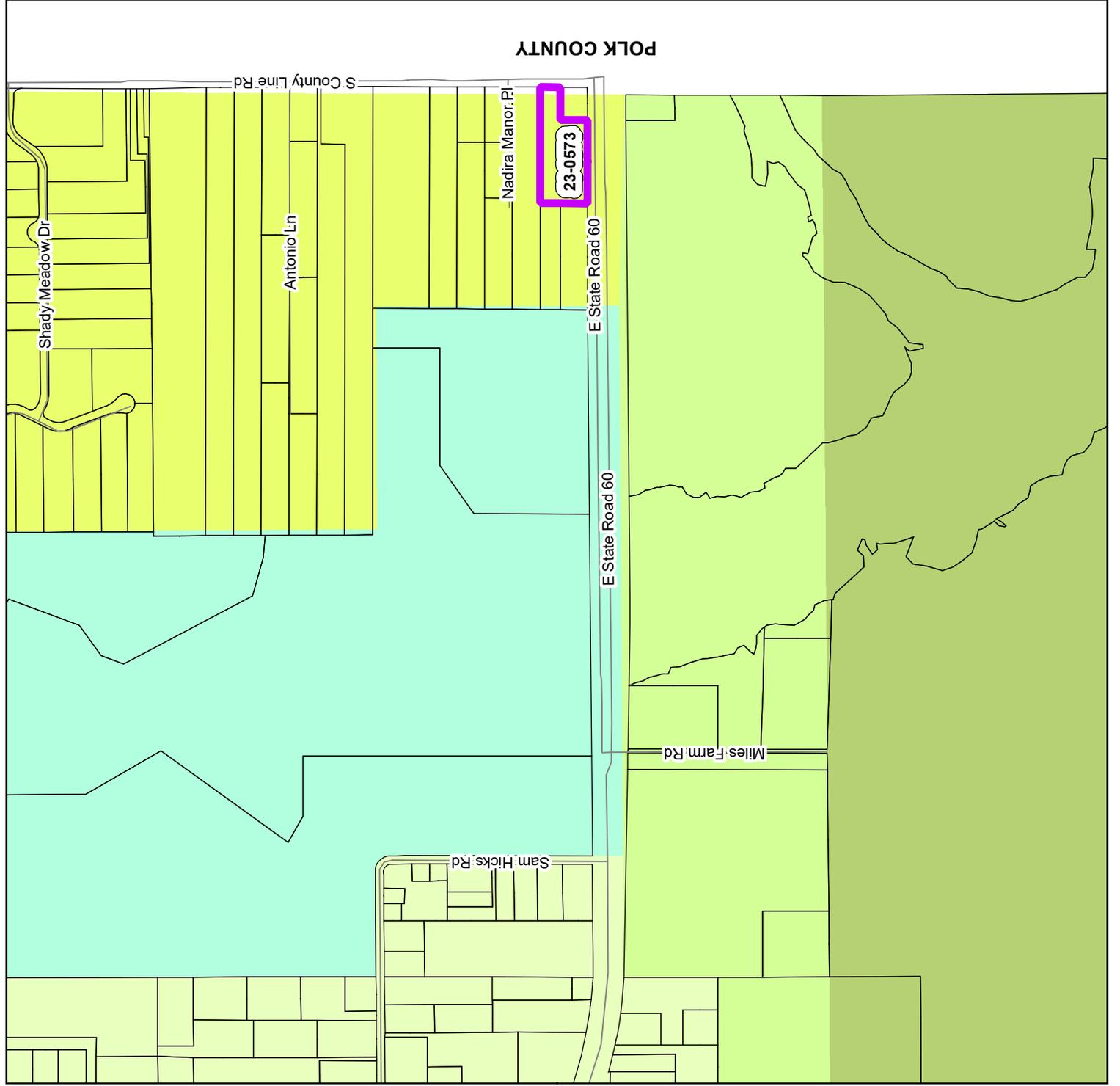
- wam NATURAL LULC\_Wee\_Poly
- AGRICULTURAL/MINING-1/20 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
- AGRICULTURAL-1/10 (.25 FAR)
- AGRICULTURAL/RURAL-1/5 (.25 FAR)
- AGRICULTURAL ESTATE-1/2.5 (.25 FAR)
- RESIDENTIAL-1 (.25 FAR)
- RESIDENTIAL-2 (.25 FAR)
- RESIDENTIAL-4 (.25 FAR)
- 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 (.60 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)
- LIGHT INDUSTRIAL PLANNED (.75 FAR)
- LIGHT INDUSTRIAL (.75 FAR)
- HEAVY INDUSTRIAL (.75 FAR)
- PUBLIC/QUASIPUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE

**DATA SOURCES:** Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. The rezoning status is for informational purposes only and is subject to change without specific approval of the Hillsborough County City/County Planning Commission.

**ACCURACY:** It is intended that the information shown on this map is accurate to the best of our knowledge. However, such accuracy is not guaranteed by the Hillsborough County City/County Planning Commission. This map is for illustrative purposes only. For the most current data and information, visit the appropriate website.



Map Printed from Rezoning System: 6/7/2023  
 Author: Beverly F. Daniels  
 File: G:\Rezoning\System\MapProjects\HC\Gis\_H\Rezoning\_Copy.mxd



POLK COUNTY

23-0573

Shady Meadow Dr

Antonio Ln

Nadira Manor Pkwy

E State Road 60

Miles Farm Rd

Sam Hicks Rd

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