

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

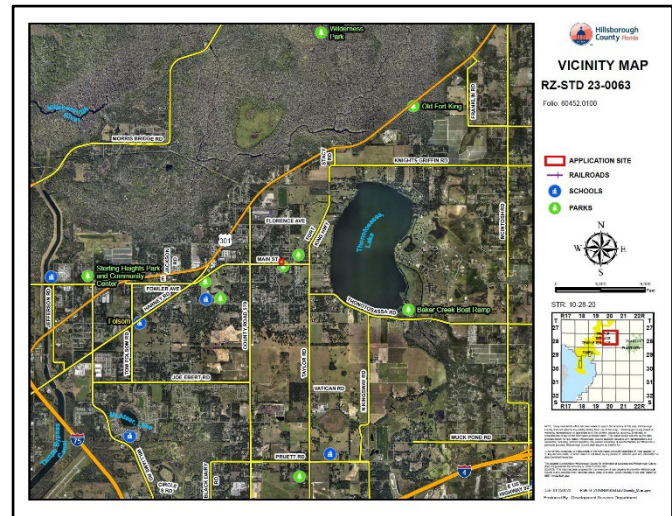


**Hillsborough  
County Florida**

**Development Services Department**

## 1.0 APPLICATION SUMMARY

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



### Request Summary:

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

### Zoning:

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

### Development Standards:

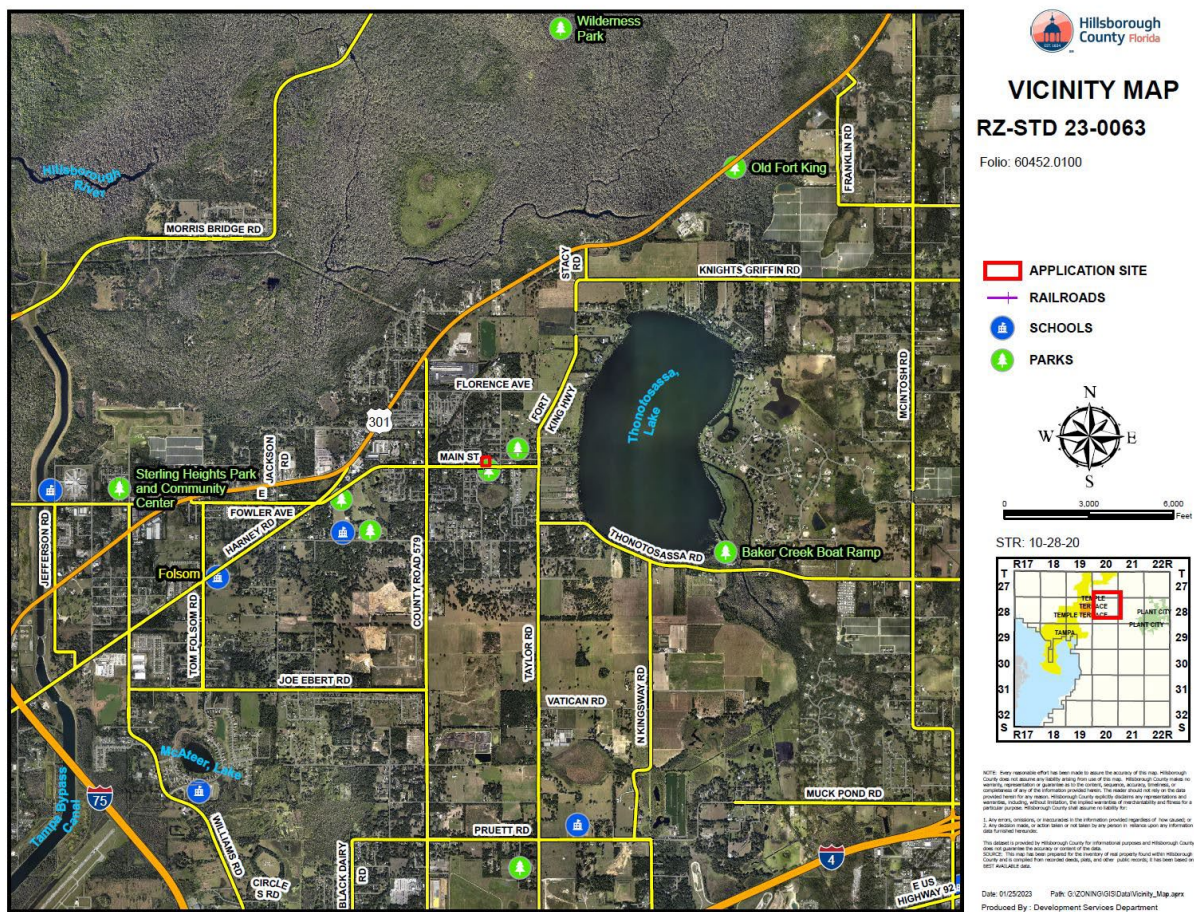
	<b>Current RSC-6 MH Zoning</b>	<b>Current CN Zoning</b>	<b>Proposed CG-R Zoning</b>
Density / Intensity	1 du/14,520 sf	FAR 0.20	FAR 0.27
Lot Size / Lot Width	0.3 acres (14,520 sf)/75'	7,000 sf / 70'	10,000 sf / 70'
Setbacks/Buffering and Screening	25' - Front (South) 7.5' - Sides (East & West) 25' -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

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

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

## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.1 Vicinity Map



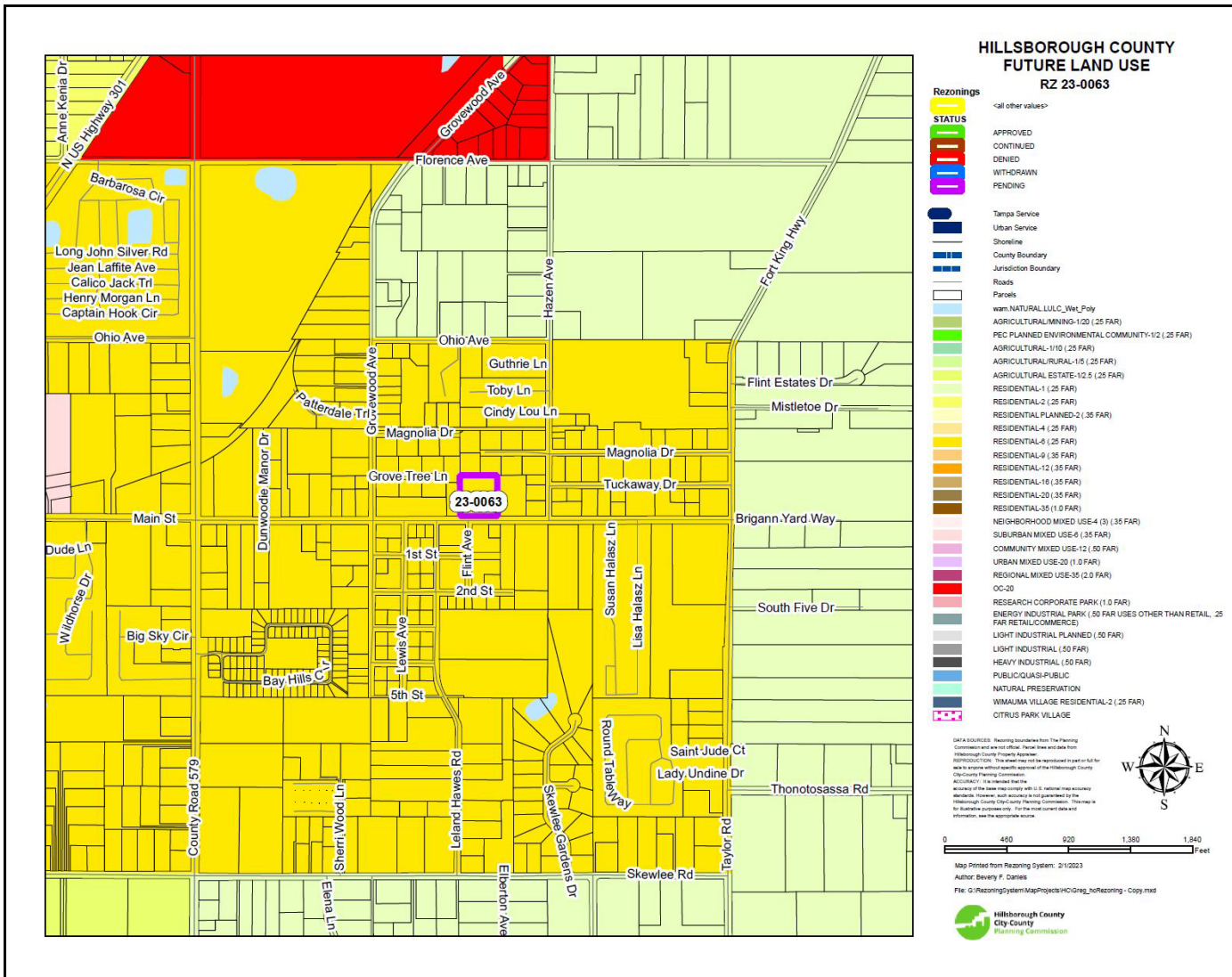
### Context of Surrounding Area:

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



## 2.0 LAND USE MAP SET AND SUMMARY DATA

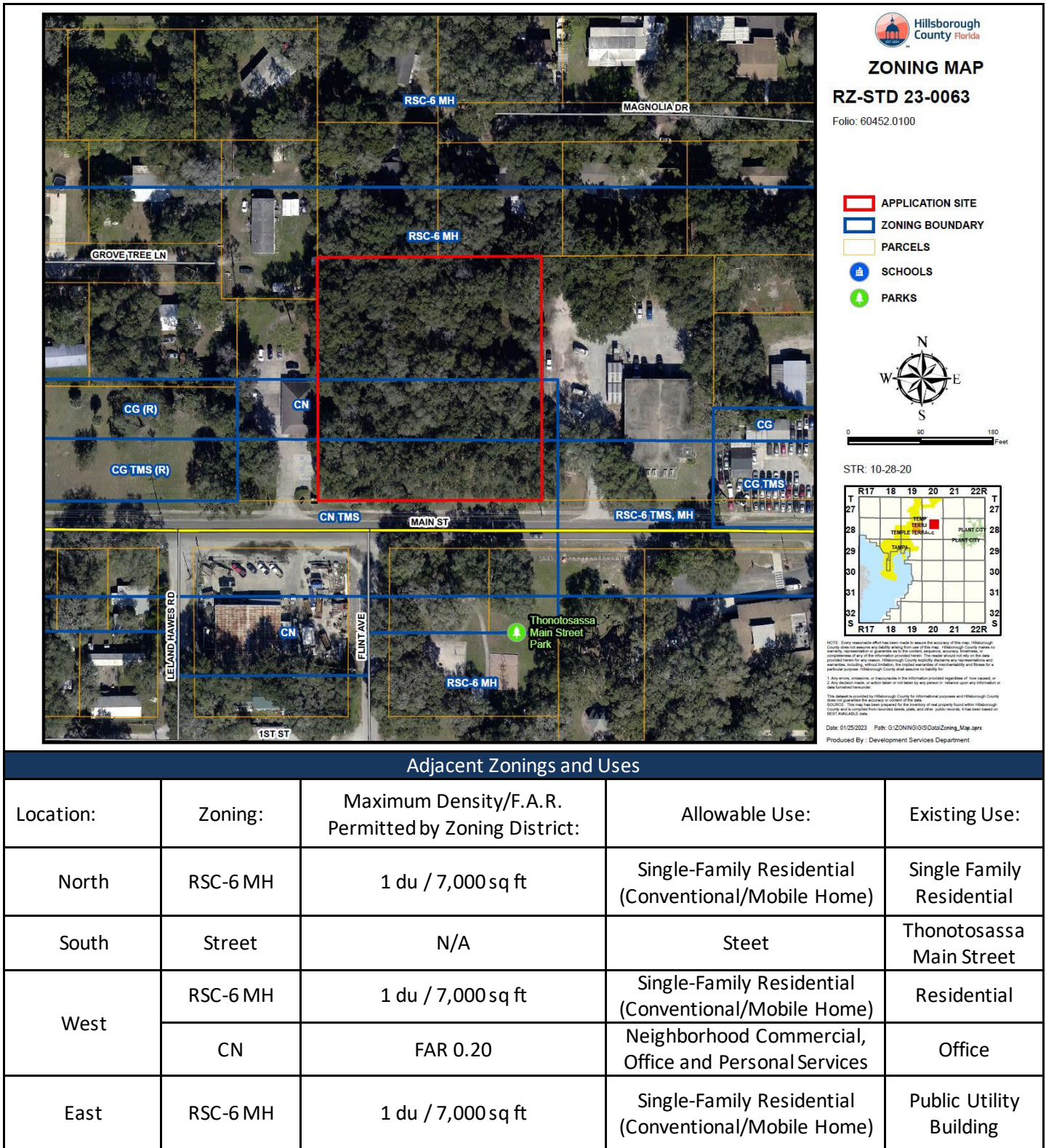
## 2.2 Future Land Use Map



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

## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.3 Immediate Area Map



## 2.0 LAND USE MAP SET AND SUMMARY DATA

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

Not Applicable



**3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9 OF STAFF REPORT)****Adjoining Roadways (check if applicable)**

Road Name	Classification	Current Conditions	Select Future Improvements
Main Street	County Collector - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

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

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

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

**Connectivity and Cross Access** ☒ Not applicable for this request

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

**Design Exception/Administrative Variance** ☒ Not applicable for this request

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

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

INFORMATION/REVIEWING AGENCY			
<b>Environmental:</b>	<b>Objections</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>
Environmental Protection Commission	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>Review at time of development</b>
Natural Resources	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<b>No Comments</b>
Conservation & Environmental Lands Mgmt.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<b>This agency has no comments.</b>
Check if Applicable: <div style="display: flex; justify-content: space-between;"> <div> <input type="checkbox"/> Wetlands/Other Surface Waters  <input type="checkbox"/> Use of Environmentally Sensitive Land Credit  <input type="checkbox"/> Wellhead Protection Area  <input type="checkbox"/> Surface Water Resource Protection Area  <input checked="" type="checkbox"/> Potable Water Wellfield Protection Area             </div> <div> <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 _____             </div> </div>			
<b>Public Facilities:</b>	<b>Objections</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>
<b>Transportation</b> <input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
<b>Utilities 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 checked="" 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 type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Impact/Mobility Fees</b> N/A			
<b>Comprehensive Plan:</b>	<b>Findings</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>
<b>Planning Commission</b> <input type="checkbox"/> Meets Locational Criteria <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<b>Locational Criteria Wavier Submitted.</b>

## **5.0 IMPLEMENTATION RECOMMENDATIONS**

### **5.1 Compatibility**

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

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

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

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

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

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

### **5.2 Recommendation**

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

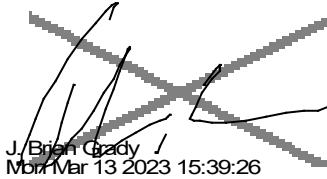
1. Commercial development of the subject property shall include additional setbacks (minimum 35 feet) and a thicker buffering, in conjunction with the required 20-foot buffer with Type B screening along the northern and other property lines that abut RSC-6 MH zoned properties. (Evergreen trees will be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



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

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

**Zoning Administrator Sign Off:**

  
J. Brian Grady  
Mon Mar 13 2023 15:39:26

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

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

**7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS**

N/A

## 8.0 PROPOSED SITE PLAN (FULL)

Not Applicable

**9.0 FULL TRANSPORTATION REPORT (see following pages)****AGENCY REVIEW COMMENT SHEET**

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

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

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

**REPORT SUMMARY AND CONCLUSIONS**

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

**PROJECT SUMMARY AND ANALYSIS**

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

*Trip Generation Analysis*

In accordance with the Development Review Procedures Manual (DRPM), no transportation analysis was required to process the proposed rezoning. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 10<sup>th</sup> Edition.

**Approved Zoning:**

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



**Proposed Zoning:**

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

**Trip Generation Difference:**

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

**TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

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

**SITE ACCESS**

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

**ROADWAY LEVEL OF SERVICE**

Level of Service (LOS) information is reported below.

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

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



**Hillsborough County  
City-County  
Planning Commission**

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



### **Context**

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

### **Compliance with Comprehensive Plan:**

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

## **FUTURE LAND USE ELEMENT**

### ***Rural Area***

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



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

### **Relationship to Land Development Regulations**

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

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

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

### **Neighborhood/Community Development**

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

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

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

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

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

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

#### **Policy 16.5:**

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

### **Commercial Locational Criteria**

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

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

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

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

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

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

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

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

#### **4.0 COMMUNITY LEVEL DESIGN**

##### **4.3 COMMERCIAL CHARACTER**

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

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

#### **5.0 NEIGHBORHOOD LEVEL DESIGN**

##### **5.1 COMPATIBILITY**

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

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

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

#### **7.0 SITE DESIGN**

##### **7.1 DEVELOPMENT PATTERN**

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

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

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

#### **LIVABLE COMMUNITIES ELEMENT: Thonotosassa Community Plan**

##### **Goals**



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

### **Comprehensive Plan Strategies**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

#### **Recommendation**

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



HILLSBOROUGH COUNTY  
FUTURE LAND USE

RZ 23-0063

Rezonings

STATUS

APPROVED  
CONTINUED  
DENIED  
WITHDRAWN  
PENDING

Tampa Service  
Urban Service  
Shoreline  
County Boundary  
Jurisdiction Boundary  
Roads  
Parcels  
warm NATURAL LULC Wet Poly  
AGRICULTURAL/MINING-1/20 (.25 FAR)  
PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)  
AGRICULTURAL-1/10 (.25 FAR)  
AGRICULTURAL/RURAL-1/5 (.25 FAR)  
AGRICULTURAL ESTATE-1/2.5 (.25 FAR)  
RESIDENTIAL-1 (.25 FAR)  
RESIDENTIAL-2 (.25 FAR)  
RESIDENTIAL PLANNED-2 (.35 FAR)  
RESIDENTIAL-4 (.25 FAR)  
RESIDENTIAL-6 (.25 FAR)  
RESIDENTIAL-9 (.35 FAR)  
RESIDENTIAL-12 (.35 FAR)  
RESIDENTIAL-16 (.35 FAR)  
RESIDENTIAL-20 (.35 FAR)  
RESIDENTIAL-35 (1.0 FAR)  
NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)  
SUBURBAN MIXED USE-6 (.35 FAR)  
COMMUNITY MIXED USE-12 (.50 FAR)  
URBAN MIXED USE-20 (1.0 FAR)  
REGIONAL MIXED USE-35 (2.0 FAR)  
OC-20  
RESEARCH CORPORATE PARK (1.0 FAR)  
ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)  
LIGHT INDUSTRIAL PLANNED (.50 FAR)  
LIGHT INDUSTRIAL (.50 FAR)  
HEAVY INDUSTRIAL (.50 FAR)  
PUBLIC/QUASI-PUBLIC  
NATURAL PRESERVATION  
WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)  
CITRUS PARK VILLAGE

Fort King Hwy  
Flint Estates Dr  
Mistletoe Dr  
Brigann Yard Way  
South Five Dr  
Thonotosassa Rd  
Taylor Rd  
Skewlee Rd  
Elberton Ave  
County Road 579  
Main St  
Big Sky Cir  
Wildhorse Dr  
Dude Ln  
Anne Kenta Dr  
N US Highway 301  
Barbarosa Cir  
Long John Silver Rd  
Jean Laffite Ave  
Calico Jack Trl  
Henry Morgan Ln  
Captain Hook Cir  
Ohio Ave  
Patterson Ave  
Guthrie Ln  
Toby Ln  
Cindy Lou Ln  
Magnolia Dr  
Tuckaway Dr  
Lisa Halasz Ln  
Susan Halasz Ln  
Round TableWay  
Skewlee Gardens Dr  
Leland Hawes Rd  
Sherri Wood Ln  
Bay Hills Ct  
Dunwoodie Manor Dr  
Grove Tree Ln  
Flint Ave  
1st St  
2nd St  
Lewis Ave  
5th St  
Saint Jude Ct  
Lady Undine Dr

Map Printed from Rezoning System: 2/1/2023  
Author: Beverly F. Daniels  
File: G:\Rezoning\System\MapProjecta\HCG\Grea\_h\Rezoning - Copy.mxd

Hillsborough County  
City-County  
Planning Commission

0 460 920 1,380 1,840 Feet

DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. This map is for informational purposes only and is not intended to be used for any legal or financial purposes without specific approval of the Hillsborough County City-County Planning Commission. ACCURACY: It is intended that the map be accurate to the best of the City-County Planning Commission's knowledge. However, such accuracy is not guaranteed by the Hillsborough County City-County Planning Commission. This map is for informational purposes only. For the most current data and information, visit the appropriate service.

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