



## 1.0 APPLICATION SUMMARY

**Applicant:** Todd Pressman  
**FLU Category:** RES-6 (Existing)  
 SMU-6 (Proposed)  
**Service Area:** Urban  
**Site Acreage:** 10.89 AC  
**Community Plan Area:** Gibsonton  
**Overlay:** None



### Introduction Summary:

The existing zoning is AR (Agricultural Rural), ASC-1 (Agricultural Single Family, Conventional), which permits single family residential and agricultural uses; and CG (Commercial General) which permits commercial general uses, pursuant to the development standards in the table below.

The proposed zoning for Planned Development (site plan controlled district) contains two site areas. Development is proposed to allow Contractor's office with Open Storage of modular office units pursuant to the development standards in the table below and site plan depicted in 2.4 of the report. This application is related to CPA 24-30, requesting the SMU-6 FLU.

Zoning:		Existing		Proposed
District(s)	AR	ASC-1	CG	PD
Typical General Use(s)	Agricultural	Single-Family Residential/Agricultural	General Commercial, Office and Personal Services	Northern development: Contractor's Office with Open storage.  Southern Development: Open Storage of modular offices,
Acreage	6.86	2.41	1.62	10.89
Density/Intensity	0.2 unit per acre	1 unit per acre	0.25 FAR	Northern development: 3977 sf/ 1.62 AC (70,567.2 sf) = 0.056 FAR.  Southern Development: Open Storage of modular offices: 0 FAR
Mathematical Maximum*	1 unit	2 units	70,567.2 sf x 0.25 FAR = 17,424 SF GFA	Northern Development: 3977 SF GFA Southern Development: N/A

\*number represents a pre-development approximation

**APPLICATION NUMBER: PD 24-1240**

ZHM HEARING DATE: May 19, 2025

BOCC CPA PUBLIC HEARING  
DATE: July 10, 2025

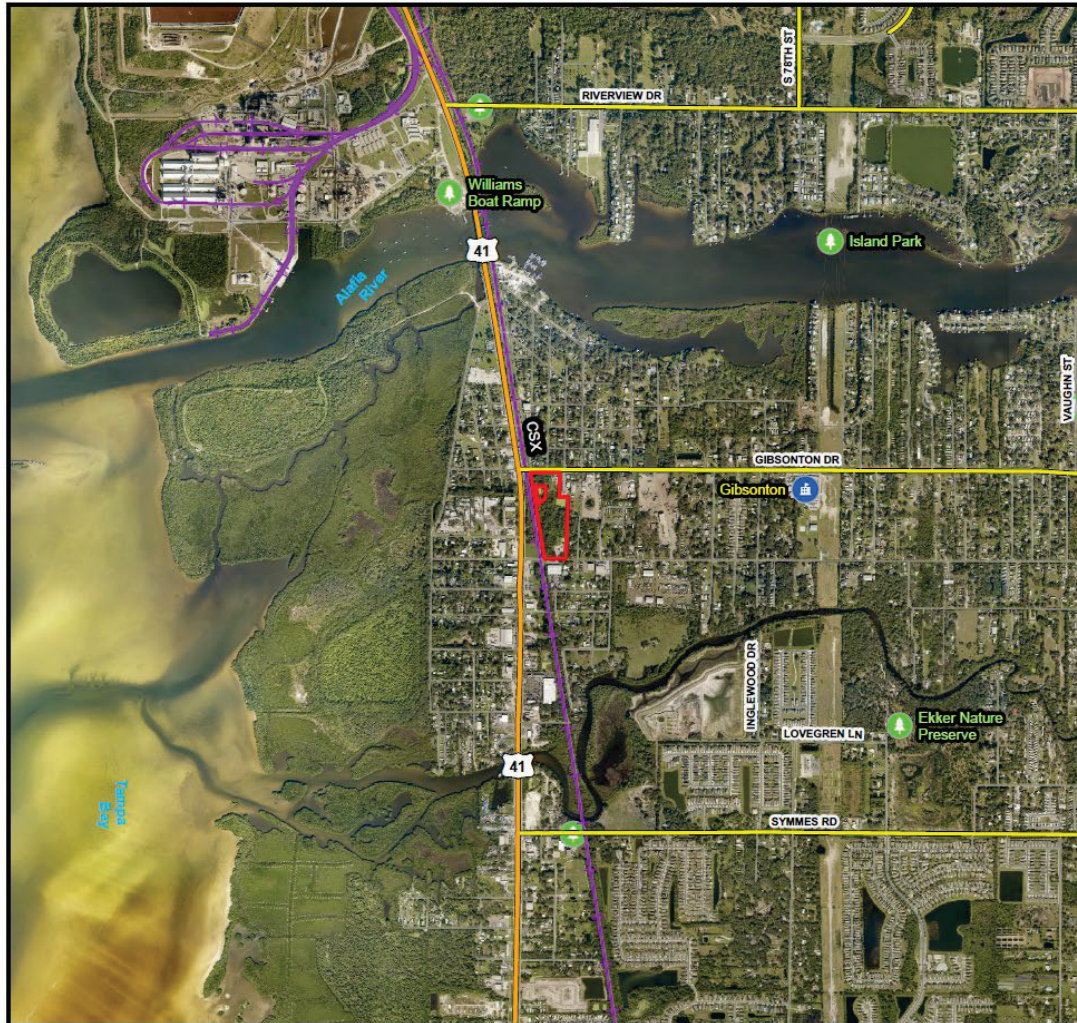
Case Reviewer: Tania C. Chapela

Development Standards:		Existing		Proposed
District(s)	AR	ASC-1	CG	PD
Lot Size / Lot Width	5 acres sf / 150'	43,560' sf / 50'	10,000 sf/ 75'	North. Dev.: 39,802 sf/82' South Dev.: 74,240 sf/42'
Setbacks/Buffering and Screening	50' Front 50' Rear 25' Sides	50' Front 50' Rear 15' Sides	30' Front 20' Buffer/Type B Screening (sides and rear)	North Dev.: 30' front, 30' buffer, type C screening to single family (east). 30 feet scenic roadway buffer  South Dev.: Front: 30' front, solid PVC fences or solid wooden fences at least six feet in height, or evergreen shrubs which at the time of installation shall be six feet in height and 75 percent opaque and shall grow to form a continuous hedge, with access from the street only through solid gates which shall be closed except when in use. Side: 30' buffer with fencing (in place of the LDC required wall).
Height	50'	50'	50'	35'

**Additional Information:**

PD Variation(s)	LDC Part 6.06.00 (Landscaping/Buffering)
Waiver(s) to the Land Development Code	None requested as part of this application

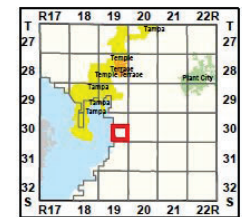
**Planning Commission Recommendation:**  
Consistent**Development Services Recommendation:**  
Approvable, subject to proposed conditions

**2.0 LAND USE MAP SET AND SUMMARY DATA****2.1 Vicinity Map****VICINITY MAP****RZ-PD 24-1240**Folio: 50341.0000, 50343.0000,  
50344.0100

- APPLICATION SITE
- RAILROADS
- SCHOOLS
- PARKS

0 0.25 0.5  
Miles

STR: 26-30-19



NOTE: Every reasonable effort has been made to ensure the accuracy of this map. Hillsborough County does not assume any liability arising from use of this map. Hillsborough County makes no warranty, representation or guarantee as to the content, accuracy, reliability, timeliness, or completeness of any of the information provided herein. The reader should not rely on the data provided herein for any purpose. Hillsborough County accepts no responsibility for any errors or omissions, including without limitation, the digital boundaries of municipalities and those for a particular purpose. Hillsborough County does not assume any liability for:

1. Any errors, omissions, or inaccuracies in the information provided regardless of how caused; or
2. Any reliance made, or action taken or not taken by any person in reliance upon any information or data furnished herein.

This report is provided by Hillsborough County for informational purposes and Hillsborough County does not guarantee the accuracy or content of the data.

05/19/2024: This map has been prepared for the inventory of real property found within Hillsborough County and is provided for informational, public, and other public records. It has been based on:

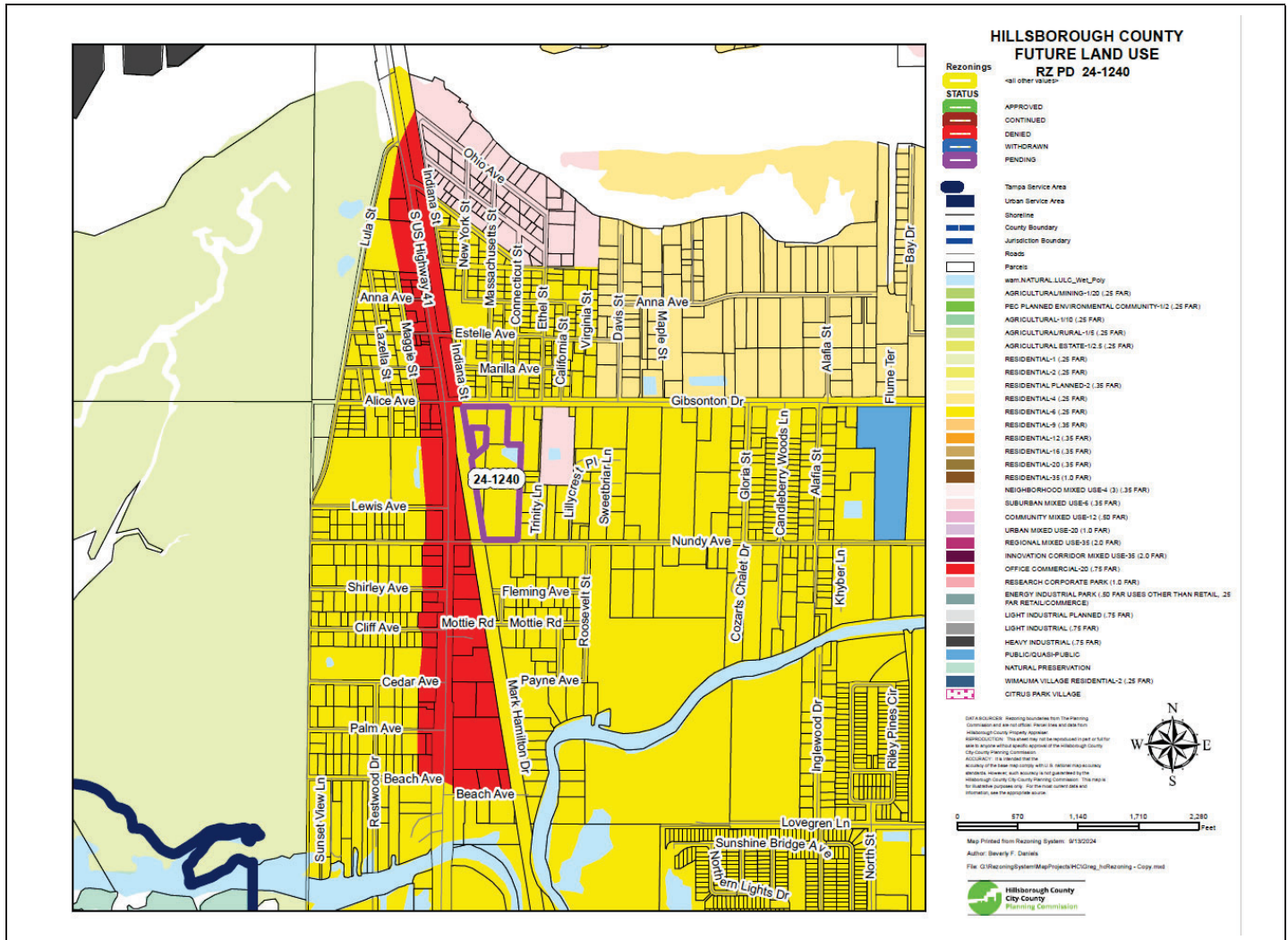
Date: 05/19/2024 Path: C:\GND\GIS\Data\County\_Map.aprx

Produced By: Development Services Department

**Context of Surrounding Area:**

The area contains single family residential and mobile home uses along along Gibsonton Dr. with properties zoned RSC-9 MH, and RSB. Light industrial and commercial uses are established along the south, along Nundy Avenue. To the east, single family residential uses exist, while a railroad abuts the western PD boundary.

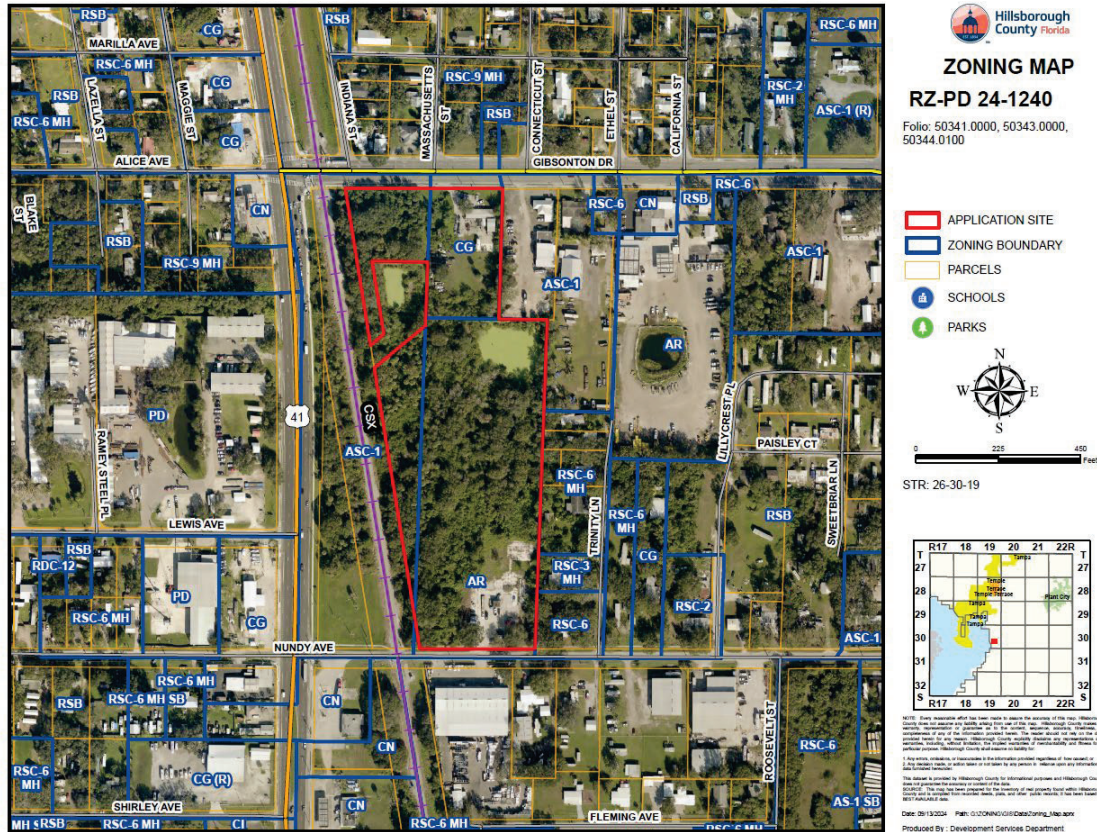


**2.0 LAND USE MAP SET AND SUMMARY DATA****2.2 Future Land Use Map**

Subject Site Future Land Use Category:	Residential-6 (RES-6) - Existing SMU-6 - Proposed
Maximum Density/F.A.R.:	RES-6: 6 units per acre / 0.25 FAR SMU-6: 6 units per acre / 0.25 FAR
Typical Uses:	RES-6 - Agricultural, residential, neighborhood commercial, office uses, multi-purpose projects and mixed-use development.  SMU-6 - Agricultural, residential, neighborhood commercial, office uses, research corporate park uses, light industrial multipurpose 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-9 MH RSB	9 DU/AC	Single-Family Residential (Conventional/Mobile Home) Show Business uses	Single-Family Residential/Agricultural
South	RSB	6 DU/AC	Single-Family Residential (Conventional/Mobile Home) Show Business uses	Single-Family Warehouse
East	ASC-1 RSC-6 MH RSC-3 MH RSC-6	ASC-1: 1 DU/AC RSC-6: 6 DU/AC RSC-3: 3 DU/AC	Single-Family Residential (Conventional/Mobile Home)/Agricultural	Single-Family Residential/Agricultural
West	ASC-1	1 DU/AC	Single-Family Residential/Agricultural	Railroad



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



**APPLICATION NUMBER: PD 24-1240**

ZHM HEARING DATE: May 19, 2025

BOCC CPA PUBLIC HEARING  
DATE: July 10, 2025

Case Reviewer: Tania C. Chapela

**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
Gibsonston Drive	County Arterial - Urban	4 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 checked="" type="checkbox"/> Other
Nundy Ave.	County Local - Rural	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 checked="" type="checkbox"/> Other

**Project Trip Generation**

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	12,930	1,033	889
Proposed	128	11	15
Difference (+/-)	-12,802	-1,022	-874

\*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.	None	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.
Notes:				

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

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

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

INFORMATION/REVIEWING AGENCY				
Environmental:	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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" 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	
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 checked="" 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"/> 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 checked="" type="checkbox"/> Yes <input 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	
<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 checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Impact/Mobility Fees</b> Warehouse (Per 1,000 s.f.) Mobility: \$1,337 Fire: \$34				



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 type="checkbox"/> Density Bonus Requested <input checked="" type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent	<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

Commercial uses are located to the west along Gibsonton Dr., and to the south of the PD boundary, across Nundy Avenue. Therefore, the introduction of 3,977 square feet of Contractor's office with open storage uses would not be incompatible with the existing development pattern of the area.

In the proposed northern Development, the proposed uses are comparable to the current CG (Commercial General) allowed uses. Furthermore, the proposed project reduced the number of potential uses currently allowed in the subject property. Furthermore, the proposed use to be added is comparable to the commercial and light industrial uses approved along Nundy Ave. and Gibsonton Dr.; and does not create further incompatibilities with the surrounding area.

The applicant requests a PD variation to the screening standard along the eastern PD boundary, abutting residential. Type C screening requires tree plantings, vegetation and a 6-foot high masonry wall. In lieu of the 6-foot high masonry wall, the applicant proposes to use a 6-foot high wood or PVC fence. Per the applicant, the wooden or PVC fence will serve the same screening opacity and is better suited for this type of storage.

The proposed 0.056 FAR is significantly under Maximum 0.25 FAR is allowable in the SMU-6 Comprehensive Plan category.

### 5.2 Recommendation

Staff recommends approval of the applicant's request, subject to conditions.

### Requirements for Certification:

1. Site plan to revise eastern buffering and screening of the northern POD to 20-feet/Type B.

### 6.0 PROPOSED CONDITIONS

**Approval** - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted May 5, 2025.

1. The project shall be permitted a maximum of 3,977 SF GFA of Contractor's office with Open Storage of modular office units.

2. The project shall be developed in accordance with the following development standards:

Minimum Front Setback: North Dev.: 30' front, South Dev. '30' front,  
Maximum Impervious Surface: North Dev.: 72.4%, South Dev. 24.92%  
Maximum building Height: 35'

3. Buffering and screening shall be as follows:

North. Dev.: 30-foot wide buffer with required Urban Scenic Corridor tree plantings and screening per LDC Section 6.06.06.C.7.B.1 (a 6-foot high wood or PVC fence in lieu of a masonry wall shall be permitted) Along the front,; 30' buffer, type C screening to single family (east). 20-foot wide buffer with Type B screening along the east.

South Development: Buffering and screening in compliance with LDC Section 6.06.06.C.7.B.1 along the southern boundary (a 6-foot high wood or PVC fence in lieu of a masonry wall shall be permitted);-30-foot wide buffer with Type C screening (a 6-foot high wood or PVC fence in lieu of a masonry wall shall be permitted).

4. Any interim agricultural operations shall not result in the destruction of trees or the natural plant community vegetation on the property. Any application to conduct land alteration activities on the property must be submitted to the Natural Resources Team of the Development Services Department for review and approval. Use of the agricultural exemption provision to the Land Alteration regulations is prohibited.

5. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.

6. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.

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

8. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will

be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.

9. The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.

10. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).

11. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.

12. Notwithstanding anything shown on the PD site plan to the contrary, the presence or absence of access, number, design and location of the access point(s), including roadway stub outs and/or vehicular cross access shall be regulated by the Hillsborough County Land Development Code, Transportation Technical Manual (TTM) and other applicable regulations. The design, relocation, modification, closure or addition of median openings and curb cuts are subject to approval by Hillsborough County Development Services at the time of plat/site/construction plan approval. The need for site access improvements at project entrances and affected intersections will be determined at the time of plat/site/construction plan approval, and access location or characteristics may require Sec. 6.04.02.B. Administrative Variances and/or Design Exceptions which will be adjudicated at the time of plat/site/construction plan approval. Applicants who are unable to meet access management regulations, other applicable regulations, and/or obtain the appropriate relief may be unable to construct the project to its maximum entitlements.

13. As Gibsonton Drive is a substandard arterial roadway and Nundy Ave is a standard local roadway, the developer will be required to improve the public roadway network, between any project access which may be granted to Rivercrest Dr. and the nearest roadway meeting an applicable standard, to current County standards unless otherwise approved in accordance with Sec. 6.04.02.B. of the Hillsborough County LDC. Design Exceptions (DEs) and Design Deviation Memoranda (DDM) from Transportation Technical Manual (TTM) standards may be considered in accordance with Sec. 1.7 and other applicable sections of the TTM.

14. The developer shall construct a 5-foot-wide sidewalk along the project's frontage consistent with Section 6.03.02 of the Land Development Code.

15. Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.

16. Notwithstanding anything shown in the PD site plan or therein the conditions of approval, the applicant shall provide internal sidewalks connections to the project site arrival point, the primary building entrances, parking, and any other onsite amenities consistent with 6.03.02 of the Land Development Code.


17. Construction access shall be limited to those locations shown on the PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.



ZHM HEARING DATE:	May 19, 2025
BOCC CPA PUBLIC HEARING DATE:	July 10, 2025

Case Reviewer: Tania C. Chapela

18. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
19. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

<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.	

**APPLICATION NUMBER: PD 24-1240**

ZHM HEARING DATE: May 19, 2025

BOCC CPA PUBLIC HEARING  
DATE: July 10, 2025

Case Reviewer: Tania C. Chapela

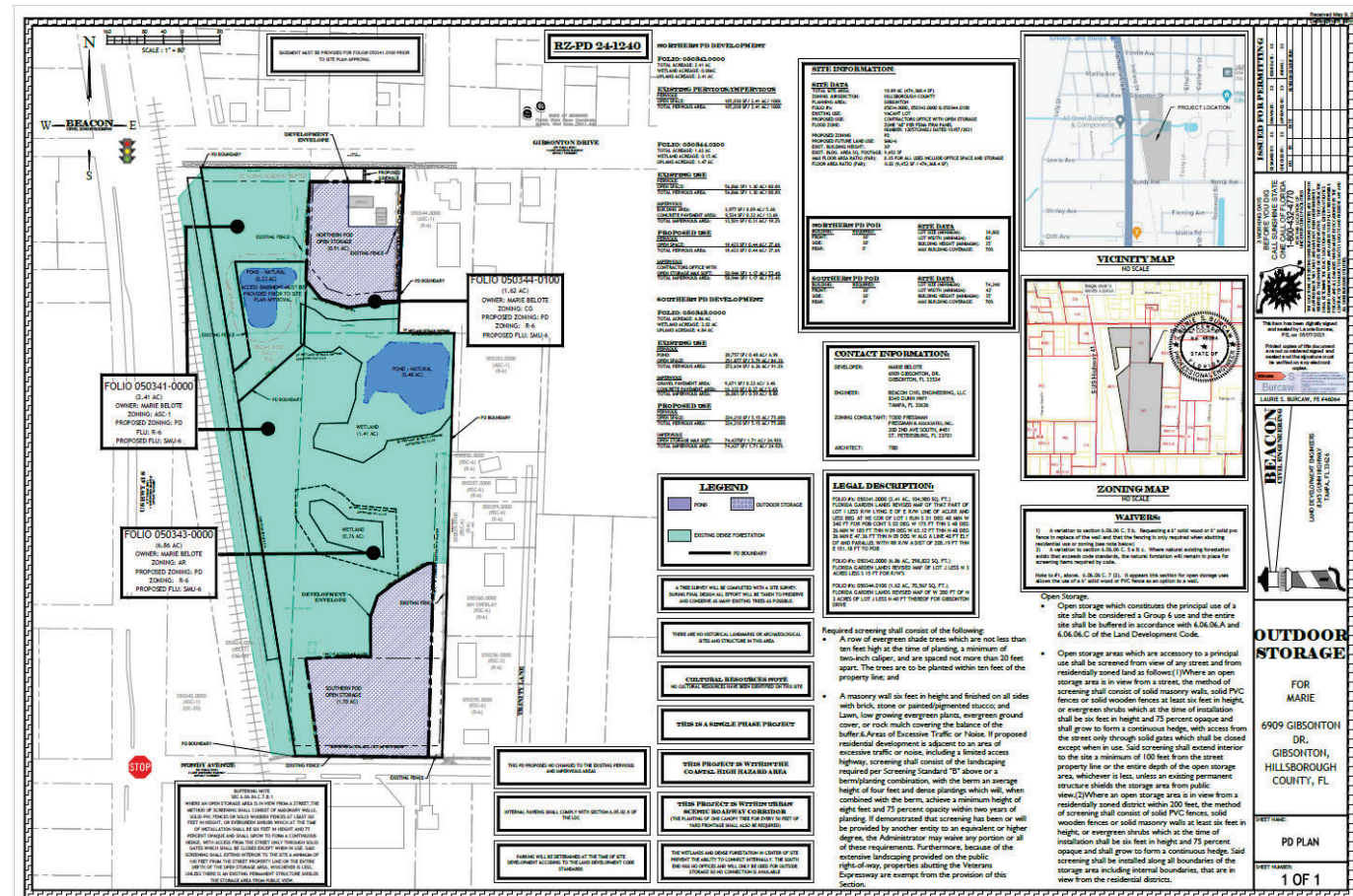
---

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

ZHM HEARING DATE:	May 19, 2025
BOCC CPA PUBLIC HEARING DATE:	July 10, 2025

Case Reviewer: Tania C. Chapela

## 8.0 PROPOSED SITE PLAN (FULL)





**APPLICATION NUMBER: PD 24-1240**

ZHM HEARING DATE: May 19, 2025

BOCC CPA PUBLIC HEARING  
DATE: July 10, 2025

Case Reviewer: Tania C. Chapela

---

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

## AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 05/12/2025

REVIEWER: Sarah Rose, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: Central/Gibsonston

PETITION NO: RZ 24-1240

- 
- |                                     |   |
|-------------------------------------|---|
| <input type="checkbox"/>            | This agency has no comments.  |
| <input type="checkbox"/>            | This agency has no objection.   |
| <input checked="" type="checkbox"/> | This agency has no objection, subject to the listed or attached conditions. |
| <input type="checkbox"/>            | This agency objects for the reasons set forth below.                        |
- 

### **CONDITIONS OF APPROVAL**

1. Notwithstanding anything shown on the PD site plan to the contrary, the presence or absence of access, number, design and location of the access point(s), including roadway stub outs and/or vehicular cross access shall be regulated by the Hillsborough County Land Development Code, Transportation Technical Manual (TTM) and other applicable regulations. The design, relocation, modification, closure or addition of median openings and curb cuts are subject to approval by Hillsborough County Development Services at the time of plat/site/construction plan approval. The need for site access improvements at project entrances and affected intersections will be determined at the time of plat/site/construction plan approval, and access location or characteristics may require Sec. 6.04.02.B. Administrative Variances and/or Design Exceptions which will be adjudicated at the time of plat/site/construction plan approval. Applicants who are unable to meet access management regulations, other applicable regulations, and/or obtain the appropriate relief may be unable to construct the project to its maximum entitlements.
  
2. As Gibsonston Drive is a substandard arterial roadway and Nundy Ave is a standard local roadway, the developer will be required to improve the public roadway network, between any project access which may be granted to Rivercrest Dr. and the nearest roadway meeting an applicable standard, to current County standards unless otherwise approved in accordance with Sec. 6.04.02.B. of the Hillsborough County LDC. Design Exceptions (DEs) and Design Deviation Memoranda (DDM) from Transportation Technical Manual (TTM) standards may be considered in accordance with Sec. 1.7 and other applicable sections of the TTM.

3. The developer shall construct a 5-foot-wide sidewalk along the project's frontage consistent with Section 6.03.02 of the Land Development Code.
4. Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.
5. Notwithstanding anything shown in the PD site plan or therein the conditions of approval, the applicant shall provide internal sidewalks connections to the project site arrival point, the primary building entrances, parking, and any other onsite amenities consistent with 6.03.02 of the Land Development Code.
6. Construction access shall be limited to those locations shown on the PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.

## **PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting to rezone three parcels totaling +/- 10.89 acres from Agricultural Single Family Conventional -1 (ASC-1), Agricultural Rural (AR), and Commercial General (CG) to Planned Development (PD). The proposed Planned Development is seeking approval for a 50,944sqft Contractor's Office with Open Storage and an additional 74,427sqft of Open Storage. The site is located at the south-eastern quadrant of the intersection of N U.S. Hwy 301 and Gibsonton Dr. The Future Land Use designation of the site is Residential -6 (R-6).

### **Trip Generation Analysis**

In accordance with the Development Review Procedures Manual (DRPM), the developer submitted a transportation generation letter for the proposed project, indicating that the subject project will generate fewer than 50 peak hour trips. 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, 11th Edition



Approved Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
ASC-1, Single Family Detached (ITE 210) 2 Units	18	1	2
AR, Single Family Detached (ITE 210) 1 Units	10	1	1
CG, Convenience Store with Gas Station (ITE 945) 6,500sqft Store	8,342	594	514
CG, Fast Food with Drive Through (ITE 934) 9,000sqft	4,208	402	298
CG, Bank with Drive Thru (ITE Code 912) 3,553sqft	352	35	74
<b>Total</b>	<b>12,930</b>	<b>1,033</b>	<b>889</b>

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, Contractor's Office with Open Storage (ITE 180) 2,041sqft2.04	20	4	4
PD, Open Storage (ITE 151) 74,241sqft	108	7	11
<b>Total</b>	<b>128</b>	<b>11</b>	<b>15</b>

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference</b>	<b>-12,802</b>	<b>-1,022</b>	<b>-874</b>

## TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Gibsonton Drive and Nundy Ave. Gibsonton Drive is a 4-lane, divided, substandard county-maintained, urban arterial roadway. The roadway is characterized by +/- 11ft travel lanes, no bike lanes on either side of the roadway within the vicinity of the project, +/- 5ft sidewalks along with the northern frontage of the roadway within the vicinity of the project, a +/- 8ft multi-use path along with southern frontage of the roadway within the vicinity of the project, and within +/- 85ft of the right of way. Gibsonton Drive has been identified by county transportation staff as a substandard arterial roadway, as Gibsonton Drive does not meet the minimum standards outlined in Typical Section - 6 (TS-6) of the Hillsborough County Transportation Technical Manual (TTM). The minimum standards for county maintained four

lane divided urban collector and arterial roadways as outlined in TS - 6 of the Hillsborough County TTM require 44ft of pavement, 7ft buffered bike lanes on both sides of the roadway, and 5ft sidewalks on both sides of the roadway. The applicant has proposed to defer addressing substandard roadway improvements to the time of plat/site/construction plan review at which time the developer will be required improve the public roadway network, between any project access which may be granted to Gibsonton Drive and the nearest roadway meeting an applicable standard, to current County standards unless otherwise approved in accordance with Sec. 6.04.02.B. of the Hillsborough County LDC. Design Exceptions (DEs) and Design Deviation Memoranda (DDM) from Transportation Technical Manual (TTM) standards may be considered in accordance with Sec. 1.7 and other applicable sections of the TTM.

Nundy Ave is a 2-lane, undivided, substandard county-maintained, rural local roadway. The roadway is characterized by +/- 10ft travel lanes, no bike lanes on either side of the roadway within the vicinity of the project, +/- 5ft sidewalks along with northern frontage of the roadway within the vicinity of the project, and within +/- 45ft of the right of way. Nundy Ave has been identified by county transportation staff as a substandard local roadway, as Nundy Ave does not meet the minimum standards outlined in Typical Section - 7 (TS-7) of the Hillsborough County Transportation Technical Manual (TTM). The minimum standards for county maintained two lane undivided rural local roadways as outlined in TS - 7 of the Hillsborough County TTM require 24ft of pavement, 5ft stabilized paved shoulders, and 5ft sidewalks. The applicant has proposed to defer addressing substandard roadway improvements to the time of plat/site/construction plan review at which time the developer will be required improve the public roadway network, between any project access which may be granted to Nundy Ave and the nearest roadway meeting an applicable standard, to current County standards unless otherwise approved in accordance with Sec. 6.04.02.B. of the Hillsborough County LDC. Design Exceptions (DEs) and Design Deviation Memoranda (DDM) from Transportation Technical Manual (TTM) standards may be considered in accordance with Sec. 1.7 and other applicable sections of the TTM.

#### **SITE ACCESS**

The applicant has proposed to defer displaying the exact type and location of access onto Gibsonton Drive and Nundy Ave to the time of site/plat/construction plan review. In accordance with section 6.03.02 of the Land Development Code.

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

Nundy Ave is not a regulated roadway and is not included in the 2020 Hillsborough County Level of Service (LOS) Report. As such, no LOS information for this roadway can be provided.

Level of Service (LOS) information for Gibsonton Drive is reported below

<b>Roadway</b>	<b>From</b>	<b>To</b>	<b>LOS Standard</b>	<b>Peak Hr. Directional LOS</b>
Gibsonton Drive	US Hwy 41	I-75 N Ramp	D	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
Gibson Drive	County Arterial - Urban	4 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 checked="" type="checkbox"/> Other
Nundy Ave.	County Local - Rural	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 checked="" 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	12,930	1,033	889
Proposed	128	11	15
Difference (+/-)	-12,802	-1,022	-874

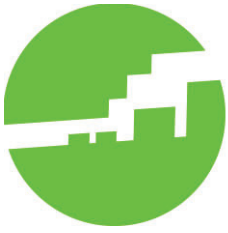
\*Trips reported are based on gross external trips unless otherwise noted.

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.	None	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.
Notes:				

Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
	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 checked="" type="checkbox"/> Yes <input 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> PD 24-1240 <b>Folio(s):</b> 50343.0000 <b>General Location:</b> Northside of Nundy Avenue, south of Gibsonton Drive, east of U.S. Highway 41 and the CSX Railroad right-of-way.
<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>	Gibson-ton + SouthShore Areawide Systems
<b>Rezoning Request</b>	Planned Development (PD) to allow for a 9,452 square foot Contractor's Office with Open Storage (CI use)
<b>Parcel Size</b>	10.89 <sup>±</sup> acres
<b>Street Functional Classification</b>	Gibson-ton Drive – County Arterial US Highway 41 South – State Principal Arterial Nundy Avenue – Local
<b>Commercial Locational Criteria</b>	Applicable
<b>Evacuation Area</b>	Zone A



Table 1: COMPARISON OF SURROUNDING PROPERTIES			
Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Suburban Mixed Use-6	CG, AR, and ASC-1	Commercial, Vacant
North	Residential-6	RSC-9 MH, RSB	Single-Family Residential, Vacant
South	Residential-6	RSB	Light Industrial, Single-Family Residential
East	Residential-6	RSC-6, RSC-6 MH, RSC-3 MH, ASC-1	Single-Family Residential
West	Office Commercial-20, Residential-6	ASC-1	Vacant, Railroad Right-of-Way

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

The 10.89± acre subject site is located on the north side of Nundy Avenue, south of Gibsonton Drive, and east of U.S. Highway 41. The subject site is located within the Urban Service Area and is located within the limits of both the Gibsonton and SouthShore Community Plans. The applicant is requesting a Planned Development for open storage as a primary use, with a maximum of 9,452 square feet of office/enclosed storage use.

The subject site is in the Urban Service Area, where, according to Objective 1 of the Future Land Use Element (FLUE), 80 percent of the county's growth is to be directed. Policy 1.4 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." Planning Commission staff has found the proposed open storage use, with the required buffering and screening, is compatible with the existing mixture of uses found within this portion of the Gibsonton community.

Per Objective 8, Future Land Use categories outline the maximum level of intensity or density and range of permitted land uses allowed in each category. The applicant requests a maximum of 9,452 square feet. Commercial, General uses are capped at a 0.25 FAR, while office uses are capped at a 0.35 FAR. For the 10.89± acre site, light industrial uses could achieve a 0.50 FAR allowing for the consideration of a maximum of 237,184 square feet. The site is within the Suburban Mixed Use-6 (SMU-6) Future Land Use category. The SMU-6 Future Land use category allows the following uses: "Agricultural, residential, neighborhood commercial, office uses, research corporate park uses, light industrial, multipurpose, and clustered residential and/or mixed-use.". As the language above states, light industrial uses can be

considered in the SMU-6 Future Land Use category. Therefore, the requested modification is consistent with the expected development pattern in the SMU-6 Future Land Use.

In the Suburban Mixed Use-6 Future Land Use category, commercial uses are to meet Commercial Locational Criteria. Gibsonton Drive and U.S. Highway 41 are deemed major roadways, both containing 4 lanes. Commercial uses are to be located within 900 feet of these designated roadways. The subject site is located within 300 feet of a major intersection (4 Lane/4 lane). Planning Commission staff has determined that the request is consistent with the Commercial Locational Criteria. (*FLUM Objective 22, Policy 22.1*)

Given the limited area of the proposed open storage use, existing vegetation onsite that will remain, and the required buffering and screening, Planning Commission staff finds they proposal is consistent with the Neighborhood Protection policies outlined in the Future Land Use Element (FLUE), including policy direction in the Community Design Component (CDC) (*FLUM Objective 16, Policies 16.2, 16.3, 16.5 and 17.7*).

The Comprehensive Plan requires that all development meet or exceed the land development regulations in Hillsborough County (FLUE Objective 9, FLUE Policy 9.1, and FLUE Policy 9.2). 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.

Regarding the Gibsonton Community Plan, Planning Commission staff has found that the proposed Planned Development furthers the Community Plan's Goal 4a. Goal 4a promotes the location of commercial uses to be located within proximity to the intersection of U.S. Highway 41 and Gibsonton Drive. The subject site is located approximately 150 feet from this intersection. There is also a scattering of existing commercial uses to the south, east, and west.

Overall, staff finds that the proposed use is an allowable use in the SMU-6, and is comparable and compatible with the existing development pattern found within the surrounding area. The proposal also supports the vision of the Gibsonton Community Plan. The proposed Planned Development would allow for non-residential uses that have appropriately mitigated for the proposed intensity, as long as the required buffering and screening are in place. Therefore, Planning Commission staff finds the proposed Planned Development consistent with the Goals, Objectives, and Policies 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 Planned Development **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*, subject to the conditions 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:** Hillsborough County shall pro-actively direct new growth into the urban service area with the goal that at least 80% of all population growth will occur within the USA during the planning horizon of this Plan. Within the Urban Service Area, Hillsborough County will not impede agriculture. Building permit activity and other similar measures will be used to evaluate this objective.

**Policy 1.4:** 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.

### **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.

### **LAND USE SUITABILITY**

**Objective 10:** Development orders shall not be issued unless development is suitable for the physical conditions of the land, including, but not limited to, topographical and soil conditions, and development mitigates those adverse impacts that it creates upon the physical conditions of the land that may affect the health, safety and/or welfare of the people who live and work within those particular areas.

**Policy 10.12:** Consider the impacts of new development on evacuation and shelter space standards within the CHHA during the development review process.

**Policy 10.13:** New development and substantial expansions of existing uses within the coastal high hazard area, other than government-owned or leased facilities, shall be approved through a planned unit development rezoning process for the following:

1. Commercial or industrial development on more than five acres of land; and
2. Residential subdivision development requiring platting.

The more restrictive requirements shall apply for those developments within both the coastal high hazard area and the I-75 Corridor.

**Policy 10.19:** All new buildings, structures, uses and substantial expansions of existing uses, for commercial or industrial development on more than five acres of land or residential subdivisions exceeding ten lots, within the Coastal High Hazard Area (CHHA), other than government-owned or leased facilities, shall be approved through a planned unit development process.

### **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 16.2:** 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.

**Policy 17.7:** New development and redevelopment must mitigate the adverse noise, visual, odor and vibration impacts created by that development upon all adjacent land uses.

### **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.

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

### **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.*

**Livable Communities Element: Gibsonton Community Plan**

### **4. ECONOMY**

**Goal 4a:** *Gibsonton will enjoy appropriately-scaled commercial development by:*

- *Enhancing the opportunities for small professional, businesses and specialty neighborhood retail along Gibsonton Drive and U.S. 41.*



