



Rezoning Application: RZ STD 26-0468

Zoning Hearing Master Date: 03/23/26

BOCC Land Use Meeting Date: 05/12/2026

1.0 APPLICATION SUMMARY

Applicant: Arthur Gillette

FLU Category: R-4

Service Area: Urban

Site Acreage: 0.86 acres

Community Plan Area: Gibsonton

Overlay: None



Introduction Summary:

The applicant requests to rezone from AS-1 (Agricultural, Single-Family) to AS-1-SB (Agricultural, Single-Family with Show Business Overlay). The Show Business Overlay allows for business and residential uses related to circus, carnival, and other show business activities to occur on the same lot in accordance with Land Development Code Section 3.01.02. Per NCL 24-0823 the lot containing 0.86 acres of land is a legal non-conforming lot.

Zoning:	Existing	Proposed
District(s)	AS-1	AS-1-SB
Typical General Use(s)	Single-Family Residential/Agricultural	Single-Family Residential/Agricultural SB Overlay
Acreage	0.86	0.86
Density/Intensity	1 du/ga	1 du/ga
Mathematical Maximum*	1 dwelling unit	1 dwelling unit

*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	AS-1	AS-1-SB
Lot Size / Lot Width	0.86	0.86
Setbacks/Buffering and Screening	Front (North & West): 50' Side (South & East): 15'	Front (North & West):50' Side (South & East): 15'
Height	50'	50'

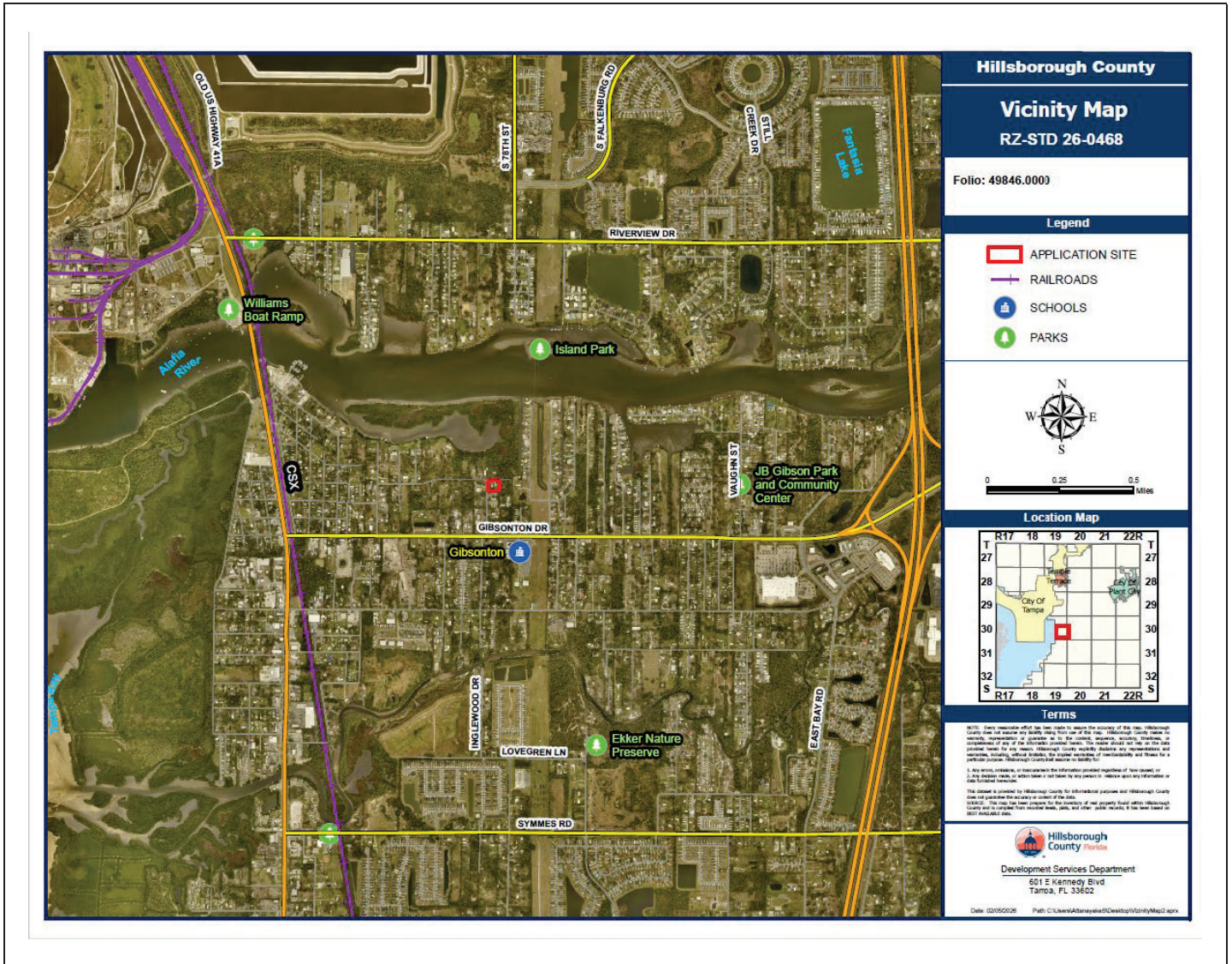
Additional Information:

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

Planning Commission Recommendation: Consistent	Development Services Recommendation: Approvable
--	---

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

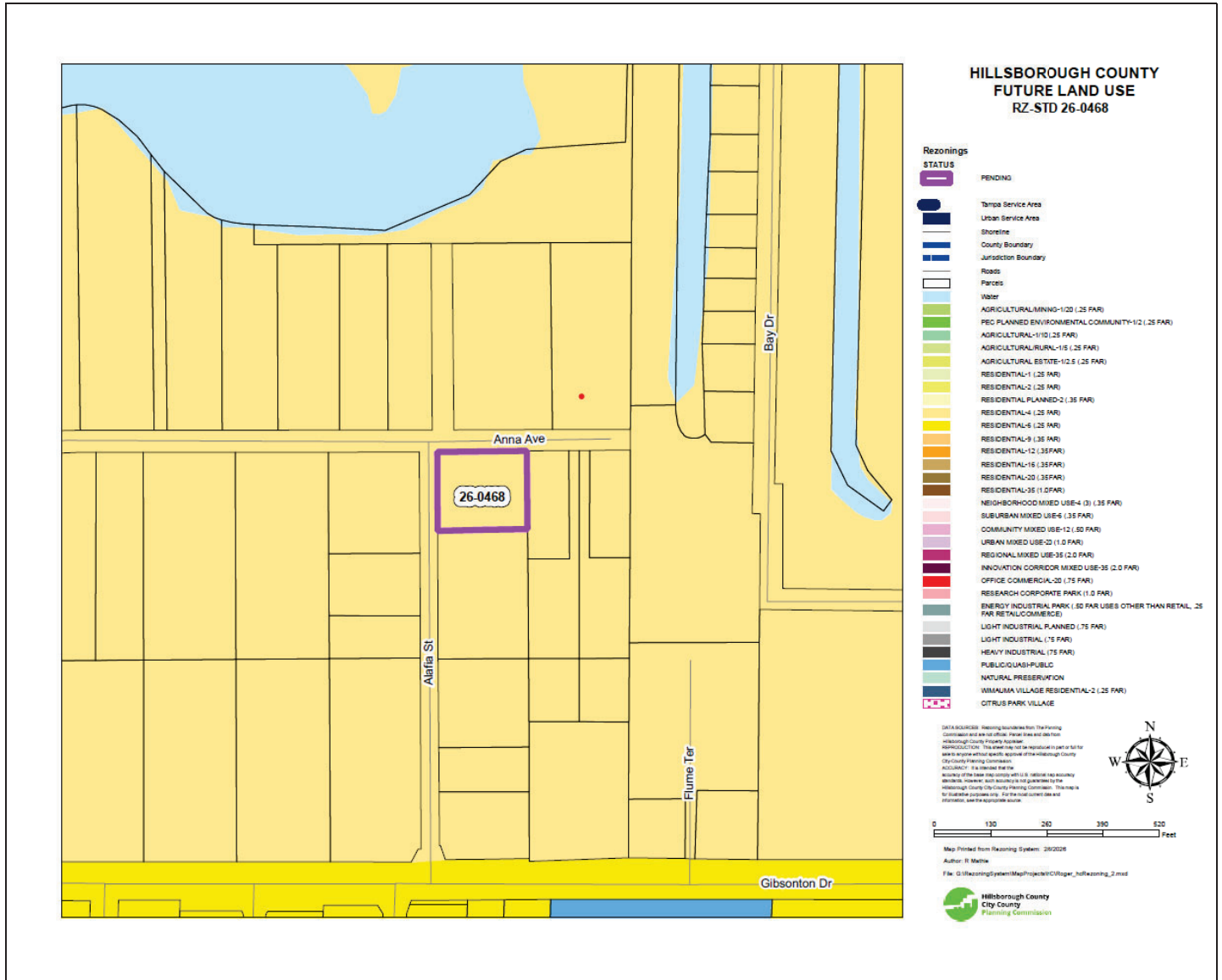


Context of Surrounding Area:

The site is located within the Gibsonton Community Plan Area, on the corner of Alafia Street and Anna Avenue, less than a mile East of South US Highway 41. The immediate area surrounding the property primarily consists of residential uses with commercial and show business uses to the south.

2.0 LAND USE MAP SET AND SUMMARY DATA

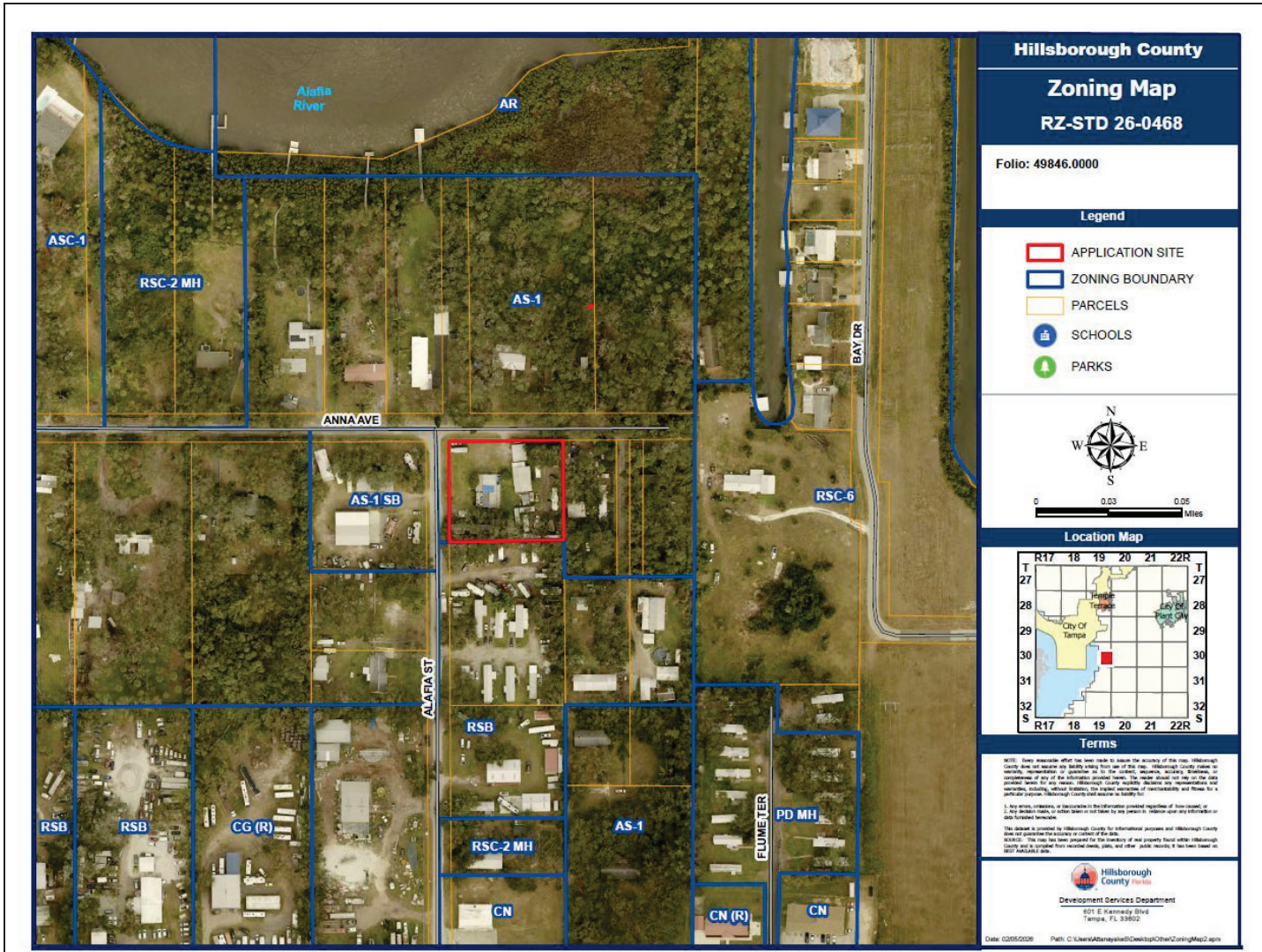
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential-4
Maximum Density/F.A.R.:	4 du/ga
Typical Uses:	Agricultural, residential, neighborhood commercial, office uses, multi-purpose projects.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	AS-1	1 du/ga	Single-Family Agricultural	Mobile Home
South	RSB	1 du/ga	Residential Show Business	Mobile Home Park
East	AS-1	1 du/ga	Single-Family Agricultural	Mobile Home
West	AS-1-SB	1 du/ga	Single-Family Agricultural with Show Business	Mobile Home and Open Storage

2.0 LAND USE MAP SET AND SUMMARY DATA

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

N/A

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
Anna 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 (TBD)
Alafia St.	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 (TBD)

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	10	1	1
Proposed	10	1	1
Difference (+/-)	+0	+0	+0

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

Connectivity and Cross Access <input checked="" type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	Choose an item.	Meets LDC
South		Choose an item.	Choose an item.	Meets LDC
East		Choose an item.	Choose an item.	Meets LDC
West		Choose an item.	Choose an item.	Meets LDC
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.
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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	N/A
Natural Resources	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	N/A
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	N/A
Check if Applicable: <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input checked="" type="checkbox"/> Coastal High Hazard Area <input 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
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	N/A
Service Area/ Water & Wastewater <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	N/A
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	N/A
Impact/Mobility Fees				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input checked="" type="checkbox"/> Meets Locational Criteria <input type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	N/A

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The applicant is requesting to rezone from AS-1 (Agricultural, Single-Family) to AS-1-SB (Agricultural, Single-Family with Show Business Overlay). Per NCL 24-0823 the lot containing 0.86 acres of land is a legal non-conforming lot. The site is located within the Gibsonton Community Plan Area, which supports show business uses. The surrounding area has a mixture of zoning districts including Agricultural, Single-Family (AS-1), Residential, Single-Family Conventional (RSC-6), and Commercial Neighborhood (CN). Parcels directly to the south are zoned Residential Show Business (RSB) and the parcel directly to the west is zoned AS-1 with Show Business Overlay.

Per LDC Section 3.01.02(B), *SB-Show Business Overlay District*, staff finds that the request meets the following location criteria:

Per LDC Section 3.01.02(B)(1), “the site is contiguous to the side yard of an existing RSB zoning, SB Overlay or PD zoning which permits show business uses.” The south side yard of the property is directly adjacent to property zoned Residential Show Business (RSB).

Per LDC Section 3.01.02(B)(2), “the site is directly across a right-of-way from an existing RSB zoning, SB Overlay or PD zoning which permits show business uses.” The site to the west is zoned AS-1 with the Show Business Overlay.

Per LDC Section 3.01.02(B)(4), “the site is on a block (measured within 400 feet of the subject site along each side of the adjacent roadway) where 50 percent of the frontage or acreage is existing RSB zoning, SB Overlay or PD zoning which permits show business uses.” More than 50% of the Alafia Street Road frontage is zoned for show business uses.

Per LDC Section 3.01.02(B)(5), “the site is otherwise part of a grouping and concentration of show business zonings and/or SB overlays.” Staff find that the surrounding area consists of a grouping of show business zonings and SB overlays.


Given the property’s location, this zoning would be compatible with the zoning districts, uses, and development patterns.

5.2 Recommendation

Staff find the rezoning request **approvable**.

6.0 PROPOSED CONDITIONS

N/A

Zoning Administrator Sign Off:	
---------------------------------------	--

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

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

Property Violations

Agency	Number	Violation	Status
Code Enforcement*			
<input checked="" type="checkbox"/> None current or pending			
<input type="checkbox"/> Violation(s)			
Building Code Compliance*			
<input checked="" type="checkbox"/> None current or pending			
<input type="checkbox"/> Violation(s)			
Natural Resources*			
<input checked="" type="checkbox"/> None current or pending			
<input type="checkbox"/> Violation(s)			
EPC*			
<input checked="" type="checkbox"/> None current or pending			
<input type="checkbox"/> Violation(s)			

8.0 PROPOSED SITE PLAN (FULL)

Not applicable.

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 03/17/2026

REVIEWER: Sarah Rose, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA: Gibsonton

PETITION NO: RZ 26-0468

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

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone one parcel totaling +/- .86 acres from Agricultural Single Family – 1 (AS-1) to Agricultural Single Family – 1 (AS-1) with a Show-Business Overlay (RSB). The site is located at the south-east quadrant of the intersection of Anna Ave. and Alafia St. The Future Land Use designation of the site is Residential – 4 (RES-4).

Trip Generation Analysis

In accordance with the Development Review Procedures Manual (DRPM), no transportation analysis was required to process the proposed rezoning. Staff have 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, 12th Edition.

Approved Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AS-1, Single Family Detached (ITE 210) 1 Unit	10	1	1

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AS-1 w/ RSB, Single Family Detached (ITE 210) 1 Unit	10	1	1

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+0	+0	+0

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Anna Ave. and Alafia St.

Anna Ave. is a 2-lane, undivided, substandard, rural county-maintained local roadway. The roadway is characterized by +/- 10ft of pavement in average condition, no bike lanes or sidewalks on either side of the roadway within the vicinity of the project, and within +/- 39ft of the right of way. Alafia St. is a 2-lane, undivided, substandard, rural, county-maintained local roadway. The roadway is characterized by between +/- 17ft to 19ft of pavement in average condition, no bike lanes or sidewalks on either side of the roadway within the vicinity of the project, and within +/- 32ft of the right of way.

SITE ACCESS

It is anticipated that the site will have access to Alafia St. Staff notes, that both Anna Ave. and Alafia St. do not currently meet minimum life safety standards which would require a minimum 15ft of pavement and 20ft of right-of-way width. As such, additional improvements may be required at the time of plat/site construction in order for access to be permitted to either of these roadways.

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

through residentially or agriculturally zoned properties), and/or whether, in staff's opinion, some reasonable level of development under the proposed zoning designation could be supported based on current access management standards (e.g. to ensure that a project was not seeking an intensification of a parcel which cannot meet minimum access spacing requirements).

Staff notes that the developer/property owner will be required to comply with all Comprehensive Plan, LDC, TTM and other applicable rules and regulations at the time of plat/site/construction plan review. As such, staff have no objection to this request.

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

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Anna Ave. and Alafia St. are not included in the 2024 Hillsborough County Level of Service (LOS) Report. As such, no LOS information for these roadways can be provided.

HILLSBOROUGH COUNTY
RECOMMENDATION OF THE LAND USE HEARING OFFICER

APPLICATION NUMBER:	RZ 26-0468
DATE OF HEARING:	March 23, 2026
APPLICANT:	Arthur Gillette
PETITION REQUEST:	AS-1 SB
LOCATION:	10002 Alafia Street
SIZE OF PROPERTY:	0.86 acres
EXISTING ZONING:	AS-1
FUTURE LAND USE CATEGORY:	R-4
SERVICE AREA:	Urban
COMMUNITY PLANNING AREA:	Gibsonton

SUMMARY OF APPLICATION

The application is a request to rezone an approximate 0.86 acre parcel located at the southeast corner of Alafia Street and Anna Avenue, approximately 800 feet north of Gibsonton Drive in the Gibsonton area, from AS-1 to AS-1-Show Business (SB).

The subject site has a FLUE designation of R-4.

The predominate zoning in the area along Alafia Street is AS-1-SB.

There are multiple show business related uses located along Alafia Street.

SUMMARY OF HEARING

The applicant, Arthur Gillette, provided testimony in support of the request.

It was stated that the intent is to allow for show business storage uses to be located on the subject parcel.

It was noted that the 0.86 acre parcel although less than 1 acre in size, it was found by staff to be a legal non-conforming lot (NCL 24-0823).

Development Services finds the proposed SB overlay request meets the locational criteria of Section 3.01.02.B of the LDC and qualifies for consideration of the overlay designation. Only one of the criteria is required to be met. Staff found the site met all four of the locational criteria.

Staff found that the subject parcel is located:

- 1) adjacent to another parcel with an SB overlay designation;
- 2) across the street from a parcel with an SB overlay designation;

- 3) along a street where more than 50% of the block has an SB overlay designation; and
- 4) in an area with a concentration of parcels with an SB overlay designation.

Staff finds the rezoning compatible with the existing zoning pattern in the area.
Staff finds the request approvable.

The Planning Commission staff finds the proposed rezoning consistent with the Comprehensive Plan designation of R-4.

No one spoke in support or opposition at the hearing.

Letters in support are located in the zoning case file.

EVIDENCE SUBMITTED

The applicant, Arthur Gillette, provided oral testimony supplementing the file on record.

FINDINGS OF FACT

The subject site is approximately 0.86 acres in size and is located at the southeast corner of Alafia Street and Anna Avenue, approximately 800 feet north of Gibsonton Drive.

The surround Alafia Street neighborhood, from Gibsonton Drive to Anna Avenue, a distance of approximately 1,000 feet, is predominated with show business type land uses.

The request is to rezone the subject parcel from AS-1 to AS-1 (SB).

RZ 26-0468
March 23, 2026

The LDC has specific locational criteria to be met in supporting such requests. The intent is that the SB request should be located adjacent to or in close proximity to other show business type zonings.

The subject parcel is directly adjacent to an existing SB zoned parcel located to the south of the subject site. The subject parcel is also located directly across the street from a SB overlay designated parcel. The parcel is also located along Alafia Street where more than 50% of the frontage along Alafia Street is designated SB.

It is found that the subject parcel meets the locational criteria per Section 3.01.02.B of the LDC.

It is found that the proposed SB overlay uses would be compatible with the existing development/land use pattern and zoning SB overlay pattern along Alafia Street.

The request for AS-1 (SB) zoning, is consistent with the Future Land Use Map designation of R-4.

**FINDINGS OF COMPLIANCE/NON-COMPLIANCE WITH THE
HILLSBOROUGH COUNTY COMPREHENSIVE PLAN**

The rezoning request is in compliance with and does further the intent of the Goals, Objectives and the Policies of the Future of Hillsborough Comprehensive Plan.

CONCLUSIONS OF LAW

Based on the Findings of Fact cited above, there is substantial competent evidence to demonstrate that the requested AS-1 (SB) rezoning is in conformance with the applicable requirements of the Land Development Code and with applicable zoning and established principles of zoning law.

DECISION

Based on the foregoing, this recommendation is for **APPROVAL** of the AS-1 (SB) rezoning as indicated by the Findings of Fact and conclusions of Law stated above.

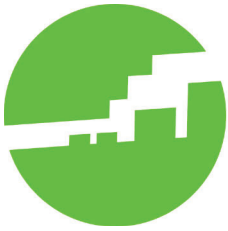
Steven K. Luce

4/10/2026

Steven K. Luce

Date

Land Use Hearing Officer



**Hillsborough County
City-County
Planning Commission**

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

Unincorporated Hillsborough County Rezoning Consistency Review	
Hearing Date: March 23, 2026 Report Prepared: March 12, 2026	Case Number: RZ 26-0468 Folio(s): 49846.0000 General Location: South of Anna Avenue, west of Alafia Street and north of Gibsonton Drive
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Residential-4 (4 du/ga; 0.25 FAR)
Service Area	Urban
Community Plan(s)	Gibsonton
Rezoning Request	Agricultural Single Family-1 (AS-1) to Residential Show Business (RSB)
Parcel Size	+/- 0.86 acres
Street Functional Classification	Anna Avenue – Local Alafia Street – Local Gibsonton Drive – County Arterial
Commercial Locational Criteria	Not applicable
Evacuation Area	Zone A

Table 1: COMPARISON OF SURROUNDING PROPERTIES

Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Residential-4	AS-1	Single-Family Residential
North	Residential-4	AS-1	Single-Family Residential
South	Residential-4 + Residential-6	RSB	Single-Family Residential + Mobile Home Park
East	Residential-4	AS-1 + RSC-6	Single-Family Residential
West	Residential-4	AS-1	Single-Family Residential

Staff Analysis of Goals, Objectives and Policies:

The ±0.86-acre subject site is generally located south of Anna Avenue, west of Alafia Street, and north of Gibsonton Drive. The site is located within the Urban Service Area (USA) and within the boundaries of the Gibsonton Community Plan. The Future Land Use (FLU) category assigned to the site is Residential-4 (RES-4), which is intended to accommodate low-density residential development. The applicant is requesting to rezone the property from Agricultural Single-Family-1 (AS-1) to Residential Show Business (RSB).

The subject site is located within the Urban Service Area where, according to Future Land Use Section (FLUS) Objective 1.1, approximately 80 percent of the County’s population growth is to be directed. Additionally, FLUS Objective 3.1 and Policy 3.1.3 require new development to be compatible with surrounding land uses. The policy states that compatibility does not mean “the same as,” but rather refers to the sensitivity of development proposals in maintaining the character of existing development.

The development pattern in the surrounding area consists primarily of residential uses, with single-family mobile homes representing the predominant housing type to the north, east, west, and south of the site. The subject property is bordered by the AS-1 zoning district to the east and west, with RSB zoning located directly to the south. The predominant Future Land Use designation in the surrounding area is Residential-4, with Residential-6 (RES-6) located further south. Given the presence of RSB zoning immediately adjacent to the south of the site and the predominantly residential character of the area, the proposed rezoning to RSB is considered compatible with the established development pattern. Therefore, the request is consistent with FLUS Objectives 1.1 and 3.1, as well as Policy 3.1.3.

FLUS Policy 3.1.3 further emphasizes the importance of compatibility with surrounding development patterns. According to the Hillsborough County Property Appraiser, the subject site is currently developed with a single-family mobile home and a garage. Surrounding properties are similarly developed with single-family residential uses, many of which include mobile homes.

FLUS Policy 3.1.2 requires that gradual transitions in intensity and density between different land uses be achieved through appropriate site planning, buffering, screening techniques, and control of specific land uses. While the current application is a standard rezoning and does not include a detailed site plan, the requested zoning district contains development standards intended to ensure compatibility with surrounding residential uses. Additionally, the applicant's narrative, submitted through Optix on January 28, 2026, states that there are no plans for additions or further development on the subject site. Given the existing residential development pattern and the presence of RSB zoning directly south of the property, the requested zoning district would maintain a compatible transition between land uses. As such, the proposed rezoning is consistent with the character of the surrounding neighborhood and aligns with the intent of FLUS Policy 3.1.2.

Pursuant to Objective 2.2 of the Future Land Use Section, Future Land Use categories establish the maximum allowable intensity and density of development and identify the range of permitted uses within each category. As outlined in FLUS Policy 2.2.1 and Table 2.2, the Residential-4 (RES-4) Future Land Use category is intended to accommodate low-density residential development and may also allow certain agricultural, neighborhood commercial, office, and mixed-use activities.

The subject property and surrounding parcels are designated RES-4, with RES-6 located further south, beginning approximately 760 feet from the subject site. Based on the maximum allowable development parameters within the RES-4 category, the 0.86-acre site could accommodate up to approximately 9,365 square feet of non-residential uses ($0.86 \text{ acres} \times 43,560 \text{ square feet per acre} = 37,461 \text{ square feet}$; 25% non-residential allowance = 9,365 square feet) or a maximum of three dwelling units. The existing development on the site is within these allowable thresholds. Furthermore, based on the applicant's statement that no additional development is proposed, the request remains within the allowable intensity and density permitted under the RES-4 Future Land Use category. Therefore, the proposed rezoning is consistent with the applicable policies of the Future Land Use Section and the established development pattern of the surrounding area.

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

The proposal meets the intent of FLUS Objective 4.4 and Policy 4.4.1, which require new development to be compatible with surrounding neighborhoods, by maintaining consistency with the existing development pattern in the area. The surrounding properties are predominantly developed with single-family residential uses, including mobile homes, and the subject property is currently developed in a similar manner. Additionally, the RSB zoning district exists directly south of the site. The requested rezoning would therefore not introduce a use that is out of character with the surrounding area but would instead align with the established residential and RSB development pattern. As a result, the proposal maintains compatibility with the surrounding neighborhood and supports the intent of FLUS Objective 4.4 and Policy 4.4.1.

FLUS Objective 3.2 and Policy 3.2.4 require community plans throughout the county to be consistent with the Comprehensive Plan Goal 4b of the Gibsonton Community Plan states that Gibsonton and Hillsborough County will take steps to ensure that sustainable agriculture and Residential Show Business zoned areas are protected from incompatible adjacent development and to allow conversion to other land uses only when the property owner chooses to cease agricultural or residential show business operations. The associated strategies emphasize avoiding incompatible land uses adjacent to agricultural operations and ensuring that surrounding development recognizes the presence and operational characteristics of agricultural and residential show business activities.

The applicant is requesting to rezone the property from Agricultural Single-Family-1 (AS-1) to Residential Show Business (RSB). The proposed rezoning would expand the presence of RSB zoning within the immediate area and is consistent with the intent of Goal 4b, which supports the protection and continuation of Residential Show Business uses within Gibsonton. Additionally, the surrounding area consists primarily of residential uses, including mobile homes, with existing RSB zoning located directly south of the subject property. The request would therefore not introduce incompatible land use but instead reinforce the existing development pattern and support the continued presence of RSB uses in the community. The proposed rezoning aligns with the intent of the Gibsonton Community Plan.

Overall, staff find that the proposed rezoning allows for uses that can be considered in the Residential-4 (RES-4) Future Land Use category, meets the intent of the Gibsonton Community Plan and is compatible with the existing development pattern found within the surrounding area. The proposed rezoning would allow for development that is 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 rezoning **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*.

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

FUTURE LAND USE SECTION

Urban Service Area

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

Policy 1.1.3: *Within the USA, medium and high-density residential and mixed-use development is encouraged to be located along Centers and Connections as identified in Objective 2.4.*

Future Land Use Categories

Objective 2.2: *The Future Land Use Map (FLUM) Shall identify Land Use Categories, summarized in table 2.2 of the Future Land Use Element, that establish permitted land uses and maximum densities and intensities.*

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

Compatibility

Objective 3.1: *New developments should recognize the existing community and be designed in a way that is compatible (as defined in FLUE Policy 3.1.3) with the established character of the surrounding neighborhood.*

Policy 3.1.2: *Gradual transitions of intensities and densities between different land uses shall be provided for as new development is proposed and approved through the use of professional site planning, buffering and screening techniques and control of specific land uses. Screening and buffering used to separate new development from the existing, lower-density community should be designed in a style compatible with the community and allow pedestrian penetration. In rural areas, perimeter walls are discouraged and buffering with berms and landscaping are strongly encouraged.*

Policy 3.1.3: *Any density increase shall be compatible with existing, proposed or planned surrounding development. Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean “the same as.” Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.*

Development

Objective 4.1: *Efficiently utilize land to optimize economic benefits while ensuring a choice of living environments and protecting natural resources.*

Policy 4.1.1: *Each land use plan category shall have a set of zoning districts that may be permitted within that land use plan category, and development shall not be approved for zoning that is inconsistent with the plan.*

Policy 4.1.2: *Developments must meet or exceed the requirements of all land development regulations as established and adopted by Hillsborough County, the state of Florida and the federal government unless such requirements have been previously waived by those governmental bodies*

Neighborhood/Community Development

Objective 4.4: *Neighborhood Protection – Enhance and preserve existing neighborhoods and communities. Design neighborhoods which are related to the predominant character of their surroundings.*

Policy 4.4.1: *Any density or intensity increases shall be compatible with existing, proposed or planned surrounding development. Development and redevelopment shall be integrated with the adjacent land uses through:*

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

LIVABLE COMMUNITIES ELEMENT: GIBSONTON COMMUNITY PLAN

Goal 4b: *Gibsonton and the County will take steps to ensure that sustainable agriculture and residential show business-zoned areas are protected from incompatible adjacent development, and to allow conversion to other land uses only when the land owner wishes to cease farm, ranch or RSB operations.*

Agriculture and Residential Show Business Protection Strategy

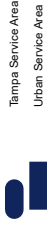
- *Avoid the placement of incompatible land uses adjacent to agricultural operations.*
- *Where avoidance or buffering is not possible, ensure that the residents or operators of such adjacent uses are advised in advance of the existence of and type of agricultural and residential show business operations and the potential for conditions or nuisances that may not be resolved in maintaining agriculture or residential show business as the priority land use.*

HILLSBOROUGH COUNTY FUTURE LAND USE RZ-STD 26-0468

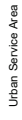
Rezoning STATUS



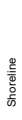
PENDING



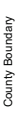
Tampa Service Area



Urban Service Area



Shoreline



County Boundary



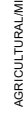
Jurisdiction Boundary



Roads



Parcels



Water



AGRICULTURAL/MINING-1/20 (.25 FAR)



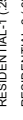
PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)



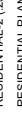
AGRICULTURAL-1/10 (.25 FAR)



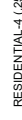
AGRICULTURAL/RURAL-1/5 (.25 FAR)



AGRICULTURAL ESTATE-1/2.5 (.25 FAR)



RESIDENTIAL-1 (.25 FAR)



RESIDENTIAL-2 (.25 FAR)



RESIDENTIAL PLANNED-2 (.35 FAR)



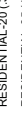
RESIDENTIAL-4 (.25 FAR)



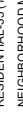
RESIDENTIAL-6 (.25 FAR)



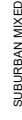
RESIDENTIAL-9 (.35 FAR)



RESIDENTIAL-12 (.35 FAR)



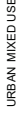
RESIDENTIAL-16 (.35 FAR)



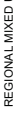
RESIDENTIAL-20 (.35 FAR)



RESIDENTIAL-35 (1.0 FAR)



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



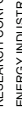
SUBURBAN MIXED USE-6 (.35 FAR)



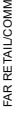
COMMUNITY MIXED USE-12 (.50 FAR)



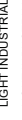
URBAN MIXED USE-20 (1.0 FAR)



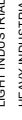
REGIONAL MIXED USE-35 (2.0 FAR)



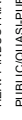
INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)



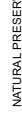
OFFICE COMMERCIAL-20 (.75 FAR)



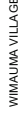
RESEARCH CORPORATE PARK (1.0 FAR)



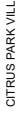
ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)



LIGHT INDUSTRIAL PLANNED (.75 FAR)



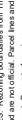
LIGHT INDUSTRIAL (.75 FAR)



HEAVY INDUSTRIAL (.75 FAR)



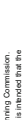
PUBLIC/QUASIPUBLIC



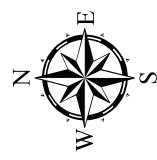
NATURAL PRESERVATION



WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)

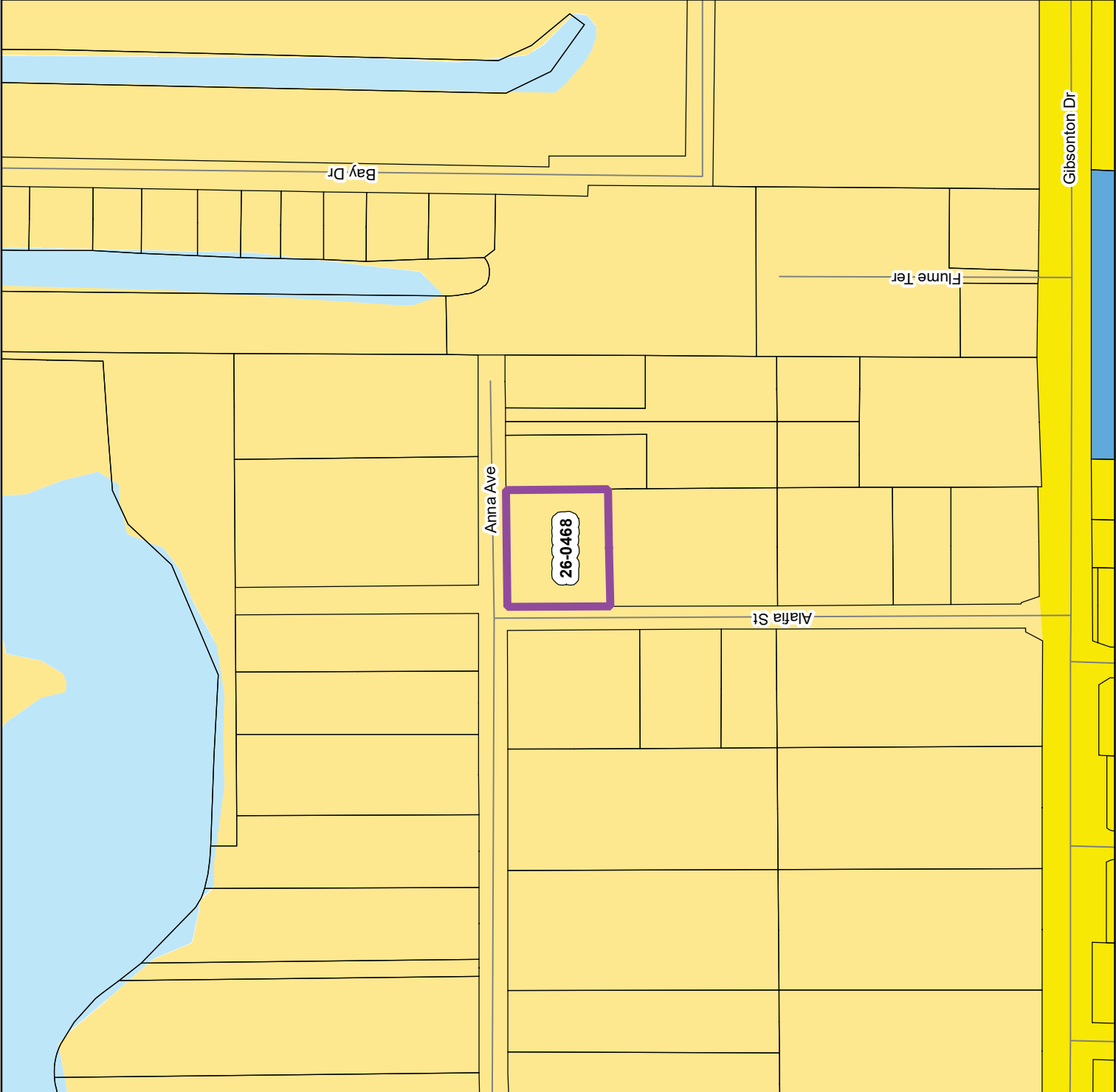


CITRUS PARK VILLAGE



DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. Other data is subject to change without specific approval of the Hillsborough County City-County Planning Commission. ACCURACY: It is intended that the information shown on this map is accurate to the best of our knowledge. However, such accuracy is not guaranteed by the Hillsborough County City-County Planning Commission. This map is for illustrative purposes only. For the most current data and information, visit the appropriate website.

Map Printed from Rezoning System: 2/16/2026
 Author: R. Mathie
 File: G:\Rezoning\System\MapProjects\HC\Regre_hc\Rezoning_2.mxd





AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 03/17/2026

REVIEWER: Sarah Rose, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA: Gibsonton

PETITION NO: RZ 26-0468

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

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone one parcel totaling +/- .86 acres from Agricultural Single Family – 1 (AS-1) to Agricultural Single Family – 1 (AS-1) with a Show-Business Overlay (RSB). The site is located at the south-east quadrant of the intersection of Anna Ave. and Alafia St. The Future Land Use designation of the site is Residential – 4 (RES-4).

Trip Generation Analysis

In accordance with the Development Review Procedures Manual (DRPM), no transportation analysis was required to process the proposed rezoning. Staff have 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, 12th Edition.

Approved Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AS-1, Single Family Detached (ITE 210) 1 Unit	10	1	1

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AS-1 w/ RSB, Single Family Detached (ITE 210) 1 Unit	10	1	1

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+0	+0	+0

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Anna Ave. and Alafia St.

Anna Ave. is a 2-lane, undivided, substandard, rural county-maintained local roadway. The roadway is characterized by +/- 10ft of pavement in average condition, no bike lanes or sidewalks on either side of the roadway within the vicinity of the project, and within +/- 39ft of the right of way. Alafia St. is a 2-lane, undivided, substandard, rural, county-maintained local roadway. The roadway is characterized by between +/- 17ft to 19ft of pavement in average condition, no bike lanes or sidewalks on either side of the roadway within the vicinity of the project, and within +/- 32ft of the right of way.

SITE ACCESS

It is anticipated that the site will have access to Alafia St. Staff notes, that Anna Ave does not currently meet minimum life safety standards which would require a minimum 15ft of pavement and 20ft of right-of-way width. As such, additional improvements may be required at the time of plat/site construction in order for access to be permitted to this roadway.

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

reasonable level of development under the proposed zoning designation could be supported based on current access management standards (e.g. to ensure that a project was not seeking an intensification of a parcel which cannot meet minimum access spacing requirements).

Staff notes that the developer/property owner will be required to comply with all Comprehensive Plan, LDC, TTM and other applicable rules and regulations at the time of plat/site/construction plan review. As such, staff have no objection to this request.

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

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Anna Ave. and Alafia St. are not included in the 2024 Hillsborough County Level of Service (LOS) Report. As such, no LOS information for these roadways can be provided.

COMMISSION

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



DIRECTORS

Janet D. Lorton EXECUTIVE DIRECTOR
 Elaine S. DeLeeuw ADMIN DIVISION
 Sam Elrabi, P.E. WATER DIVISION
 Diana M. Lee, P.E. AIR DIVISION
 Michael Lynch WETLANDS DIVISION
 Rick Muratti, Esq. LEGAL DEPT
 Steffanie L. Wickham WASTE DIVISION

AGENCY COMMENT SHEET

REZONING	
<p>HEARING DATE: 3/23/2026</p> <p>PETITION NO.: 26-0468</p> <p>EPC REVIEWER: Melissa Yañez</p> <p>CONTACT INFORMATION: (813) 627-2600 x 1360</p> <p>EMAIL: yanezm@epchc.org</p>	<p>COMMENT DATE: 2/27/2026</p> <p>PROPERTY ADDRESS: 10002 Alafia St, Gibsonton, FL 33534</p> <p>FOLIO #: 0498460000</p> <p>STR: 23-30S-19E</p>
<p>REQUESTED ZONING: From AS-1 to RSB</p>	
FINDINGS	
<p>WETLANDS PRESENT</p>	<p>NO</p>
<p>SITE INSPECTION DATE</p>	<p>NA</p>
<p>WETLAND LINE VALIDITY</p>	<p>NA</p>
<p>WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)</p>	<p>Desktop Review – Aerial review, soil surveys and EPC files search</p>
<p>The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again.</p> <p>INFORMATIONAL COMMENTS: The following specific comments are made for informational purposes only and to provide guidance as to the EPC review process. However, future EPC staff review is not limited to the following, regardless of the obviousness of the concern as raised by the general site plan and EPC staff may identify other legitimate concerns at any time prior to final project approval.</p> <p>EPC staff reviewed the above referenced parcel in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using aerial photography, soil surveys, and reviewing EPC files. Through this review, it appears that no wetlands or other surface waters exist onsite/ within the proposed construction boundaries.</p> <p>Please be advised this wetland determination is informal and non-binding. A formal wetland delineation may be applied for by submitting a "WDR30 - Delineation Request Application". Once approved, the formal wetland delineation would be binding for five years.</p>	

My/cb

ec: castlerockshows@yahoo.com

Environmental Excellence in a Changing World

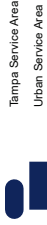
Environmental Protection Commission - Roger P. Stewart Center
 3629 Queen Palm Drive, Tampa, FL 33619 - (813) 627-2600 - www.epchc.org

HILLSBOROUGH COUNTY FUTURE LAND USE RZ-STD 26-0468

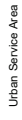
Rezoning STATUS



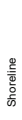
PENDING



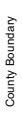
Tampa Service Area



Urban Service Area



Shoreline



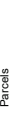
County Boundary



Jurisdiction Boundary



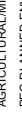
Roads



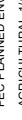
Parcels



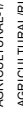
Water



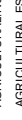
AGRICULTURAL/MINING-1/20 (.25 FAR)



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



AGRICULTURAL-1/10 (.25 FAR)



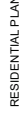
AGRICULTURAL/RURAL-1/5 (.25 FAR)



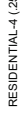
AGRICULTURAL ESTATE-1/2.5 (.25 FAR)



RESIDENTIAL-1 (.25 FAR)



RESIDENTIAL-2 (.25 FAR)



RESIDENTIAL PLANNED-2 (.35 FAR)



RESIDENTIAL-4 (.25 FAR)



RESIDENTIAL-6 (.25 FAR)



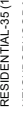
RESIDENTIAL-9 (.35 FAR)



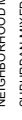
RESIDENTIAL-12 (.35 FAR)



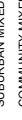
RESIDENTIAL-16 (.35 FAR)



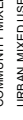
RESIDENTIAL-20 (.35 FAR)



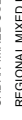
RESIDENTIAL-35 (1.0 FAR)



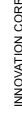
NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)



SUBURBAN MIXED USE-6 (.35 FAR)



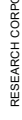
COMMUNITY MIXED USE-12 (.50 FAR)



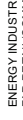
URBAN MIXED USE-20 (1.0 FAR)



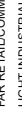
REGIONAL MIXED USE-35 (2.0 FAR)



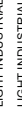
INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)



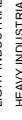
OFFICE COMMERCIAL-20 (.75 FAR)



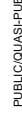
RESEARCH CORPORATE PARK (1.0 FAR)



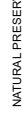
ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)



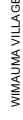
LIGHT INDUSTRIAL PLANNED (.75 FAR)



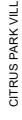
LIGHT INDUSTRIAL (.75 FAR)



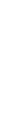
HEAVY INDUSTRIAL (.75 FAR)



PUBLIC/QUASIPUBLIC



NATURAL PRESERVATION



WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)

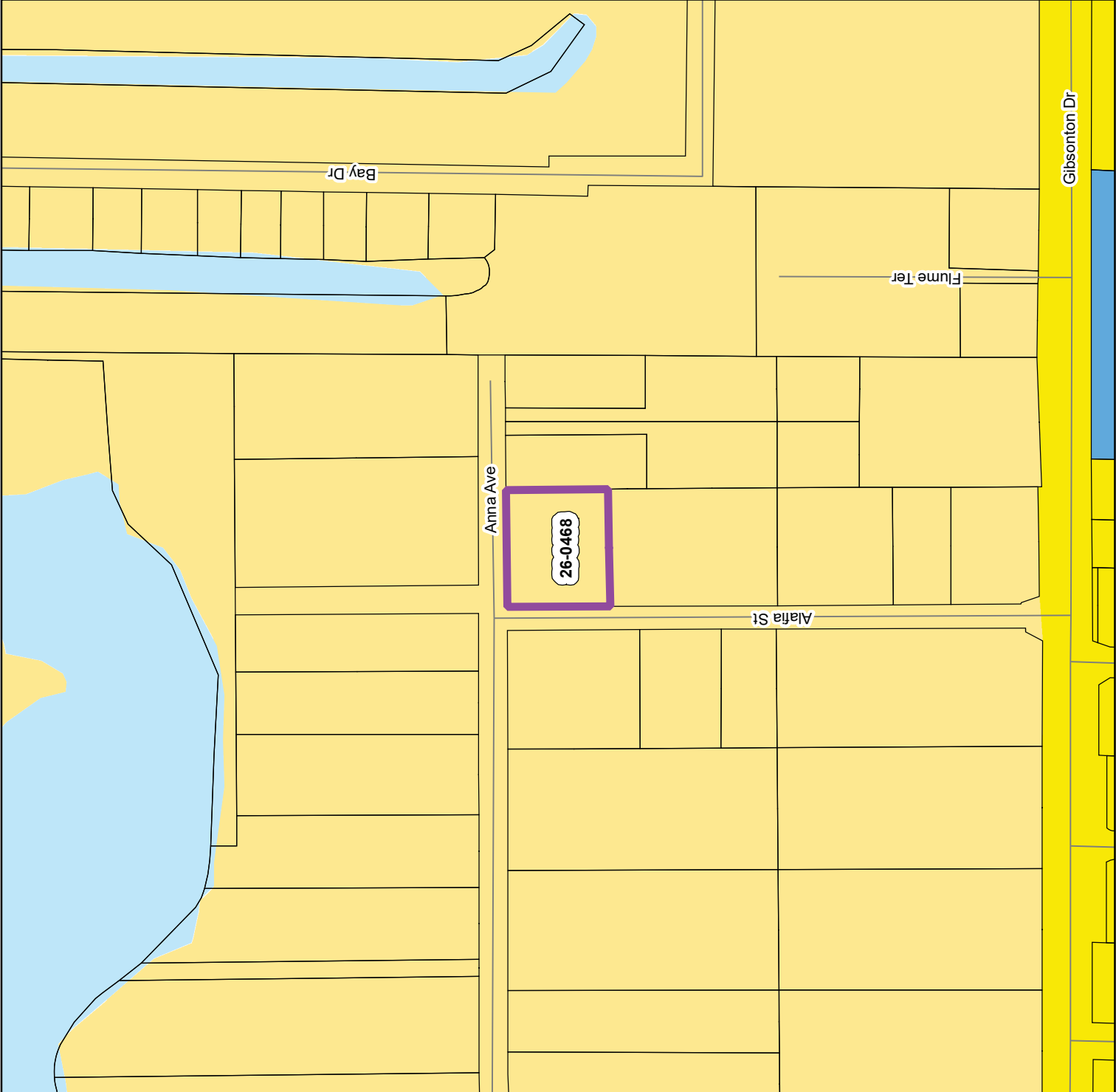


CITRUS PARK VILLAGE



DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. Other data is subject to change without specific approval of the Hillsborough County City-County Planning Commission. ACCURACY: It is intended that the information shown on this map is accurate to the best of our knowledge. However, such accuracy is not guaranteed by the Hillsborough County City-County Planning Commission. This map is for illustrative purposes only. For the most current data and information, visit the appropriate website.

Map Printed from Rezoning System: 2/16/2026
 Author: R. Mathie
 File: G:\Rezoning\System\MapProjects\HC\Regre_hfRezoning_2.mxd



AGENCY COMMENT SHEET

TO: **Zoning/Code Administration, Development Services Department**

FROM: **Reviewer: Andria McMaugh Date: 03/03/2026**

Agency: Natural Resources Petition #: 26-0468

- This agency has **no comment**
- This agency has **no objections**
- This agency has **no objections, subject to listed or attached conditions**
- This agency **objects, based on the listed or attached issues.**

1. 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.
2. 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.
3. 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.



Agency Review Comment Sheet

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

TO: Zoning Review, Development Services **REQUEST DATE:** 2/2/2026
REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 2/16/2026
PROPERTY OWNER: Arthur K. Gillette **PID:** 26-0468
APPLICANT: Arthur K. Gillette
LOCATION: 10002 Alafia St. Gibsonton, FL 33534
FOLIO NO.: 49846.0000

AGENCY REVIEW COMMENTS:

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

At this time, according to the Florida Department of Environmental Protection well location information, the property is not located within 500 feet of non-transient non-community and/or community water system wells; therefore, the site is not located within a Potable Water Wellfield Protection Area (PWWPA).

Based on the above Wellhead and Surface Water Resource Protection information, Hillsborough County Environmental Services Division has no objection to the applicant's request at this time.

**WATER RESOURCE SERVICES
REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER**

PETITION NO.: RZ-STD 26-0468 REVIEWED BY: Clay Walker, E.I. DATE: 2/17/2026

FOLIO NO.: 49646.0000

WATER

- The property lies within the _____ Water Service Area. The applicant should contact the provider to determine the availability of water service.
- A 2 inch water main exists (approximately feet from the site), (adjacent to the site), and is located north of the subject property within the south Right-of-Way of Anna Avenue. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

WASTEWATER

- The property lies within the _____ Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
- A 4 inch wastewater forcemain exists (approximately 775 feet from the project site), (adjacent to the site) and is located south of the subject property within the north Right-of-Way of Gibsonton Drive. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

COMMENTS: The subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's potable water and wastewater systems. The subject area is located within the Hillsborough County Wastewater Service Area and will be served by the Falkenburg Wastewater Treatment Plant. If all of the development commitments for the referenced facility are added together, they would exceed the existing reserve capacity of the facility. However, there is a plan in place to address the capacity prior to all of the existing commitments connecting and sending flow to the referenced facility. As such, an individual permit will be required based on the following language noted on the permits: The referenced facility currently does not have, but will have prior to placing the proposed project into operation, adequate reserve capacity to accept the flow from this project.

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 02-05-2026

REVIEWER: Sherri Wilson, Conservation and Environmental Lands Management

APPLICANT: Arthur Gillette

PETITION NO: 26-0468

LOCATION: 10002 Alafia St., Gibsonton, FL 33534

FOLIO NO: 49846.0000

SEC: 23 TWN: 30 RNG: 19

- This agency has no comments.

- This agency has no objection.

- This agency has no objection, subject to listed or attached conditions.

- This agency objects, based on the listed or attached conditions.

COMMENTS: _____.



VERBATIM TRANSCRIPT

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

IN RE:
ZONING HEARING MASTER MEETING

ZONING HEARING MASTER MEETING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: Steve Luce
Zoning Hearing Master
DATE: 03/23/2026
TIME: Commencing at 6:00 p.m.
TIME: Concluded at 10:05 p.m.
LOCATION: Hillsborough County BOCC
Development Services Department
601 East Kennedy Boulevard
Second Floor
Tampa, Florida 33602

Reported by:
Kate Khvostova

1 MS. HEINRICH: Our next item is Item C.3. Standard
2 Rezoning 26-0468. The applicant has requested to rezone
3 their property from AS-1 to AS-1-SB with a show business
4 overlay. This was reviewed by Sierra James, who will present
5 the staff findings, after the applicant's presentation.

6 HEARING OFFICER: Okay. Is the applicant here
7 tonight?

8 MR. GILLETTE: Yup.

9 HEARING OFFICER: Okay. Good evening.

10 MR. GILLETTE: Good evening. I wasn't sworn. I
11 didn't realize we were going to be speaking, until I saw
12 everybody getting up and speaking. Do I need to be sworn?

13 HEARING OFFICER: Okay. If you could, raise your
14 right hand.

15 Do you swear to tell the truth, the whole truth,
16 and nothing but the truth, so help you God?

17 MR. GILLETTE: I do. Yes, sir.

18 HEARING OFFICER: Thank you.

19 MR. GILLETTE: So the reason for the overlay.

20 THE CLERK: Can you state your name and address
21 please?

22 MR. GILLETTE: I'm sorry. My name is Art Gillette
23 10002 Alafia Street, Gibsonton.

24 The reason for the overlay is just to better bring
25 us into compliance with the current zoning ordinances.

1 That's all.

2 HEARING OFFICER: Okay. Very good. Thank you,
3 sir. Okay. Development Services.

4 MS. HEINRICH: Michelle Heinrich, Development
5 Services. Staff reviewed your request to rezone property
6 AS-1 to AS-1 with a show business overlay. The subject site
7 is 0.86 acres in size, and has been certified as a legal
8 non-conforming lot.

9 For show business overlay, the site is reviewed
10 with LDC section 3.101.02, which provides criteria to be met
11 to be considered for the overlay. The criteria is primarily
12 locational in relation to other surrounding property, with
13 those also being in the overlay or zoned for standard zoning
14 district of RSB.

15 For this application, staff found that criteria was
16 met, due to the presence of the show business overlay to the
17 west, and RSB zoning to the south.

18 Staff received no objections from reviewing
19 agencies, and finds the request compatible, and we do
20 recommend approval. Thank you.

21 HEARING OFFICER: Okay. Thank you.

22 Planning Commission staff.

23 MR. ROYAL: Good evening, again. Tyrek Royal,
24 Planning Commission staff.

25 The subject site is designated Residential-4, which

1 is intended for low-density residential uses.

2 The applicant proposes rezoning from AS-1 to RSB,
3 which is consistent with the surrounding development pattern
4 of primary single-family residential and mobile homes, with
5 existing RSB zoning located directly to the south.

6 The proposal aligns with FLU Objective 1.1, by
7 supporting development within an urban service area, and FLU
8 Objective 3.1, Policy 3.1.3 by maintaining compatibility with
9 adjacent uses and neighborhood character. It also complies
10 with FLU Policy 3.1.2, by supporting appropriate transition
11 to the land uses, as RSB zoning already exists nearby, and
12 the site is currently developed with residential uses.

13 The request remains consistent with the intensity
14 and density allowed in a Residential-4 future land use
15 category, and does not exceed permitted development
16 thresholds.

17 Additionally, it supports FLU Objective 3.2, in the
18 Gibsonton Community Plan, by reinforcing continued presence
19 of the residential surface uses to insure compatibility of
20 the surrounding residential and agricultural related uses.

21 Overall, staff finds the rezoning is consistent
22 with the Comprehensive Plan. Thank you.

23 HEARING OFFICER: Thank you. At this point in
24 time, is there anyone in the audience that wishes to speak in
25 support of the application? I see no one responding.

1 Anyone in the audience wish to speak in opposition
2 to the application? I see no one responding.

3 Staff, anything further?

4 MS. HEINRICH: No, sir.

5 HEARING OFFICER: Applicant, opportunity for
6 rebuttal.

7 MR. GILLETTE: No need for rebuttal.

8 HEARING OFFICER: All right. Thank you, sir. Very
9 good. That concludes this item.

10 Ms. Heinrich, we're ready for the next item.

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25



**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

NONE



**PARTY OF
RECORD**

Rivas, Keshia

From: Grace <gracemm11@aol.com>
Sent: Wednesday, March 18, 2026 1:39 PM
To: Hearings
Subject: Application RZ-STD 26-0468 support letters 1
Attachments: Arthur Gillette.pdf; Dyer.pdf; Tucker.pdf

External email: Use caution when clicking on links, opening attachments or replying to this email.

Hello,

Attached are letters of support for rezoning of application RZ- STD 26-0468, property located at 10002 Alafia st Gibsonton Fl 33534. There are a few so following emails will have the rest, thank you.

[Sent from the all new AOL app for iOS](#)

Application RZ-STD 26-0468

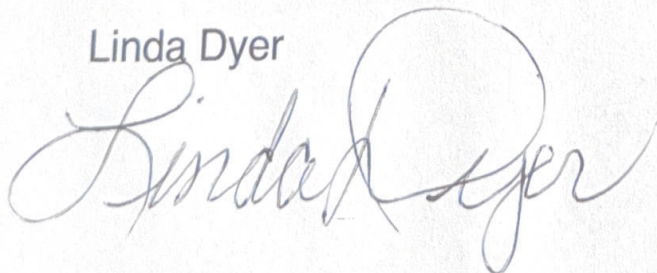
Linda Dyer

03/09/26

Good day,

I understand there is a proposed zoning change at 10002 Alafia St., Gibsonton, Florida. I have lived across from this property for years. Since Mr. Gillette has purchased this property, he has made multiple improvements, most of which are to the overall appearance. Before Mr. Gillette purchased this property, it was basically a dump. There was trash and debris everywhere. They have done a fantastic job cleaning up and maintaining this property. As neighbors, the Gillettes have been friendly, cordial, and helpful in many ways with my own property. I have no doubt that any changes in zoning would only benefit our community. They have my full support. Thank you.

Linda Dyer

A handwritten signature in cursive script that reads "Linda Dyer". The signature is written in dark ink and is positioned below the typed name.

Rivas, Keshia

From: Grace <gracemm11@aol.com>
Sent: Wednesday, March 18, 2026 1:39 PM
To: Hearings
Subject: Application RZ-STD 26-0468 support letters 1
Attachments: Arthur Gillette.pdf; Dyer.pdf; Tucker.pdf

External email: Use caution when clicking on links, opening attachments or replying to this email.

Hello,

Attached are letters of support for rezoning of application RZ- STD 26-0468, property located at 10002 Alafia st Gibsonton Fl 33534. There are a few so following emails will have the rest, thank you.

[Sent from the all new AOL app for iOS](#)

Arthur Gillette
10002 Alafia St
Gibsonton, FL 33534

March 12, 2026

Dear Zoning Administrator,

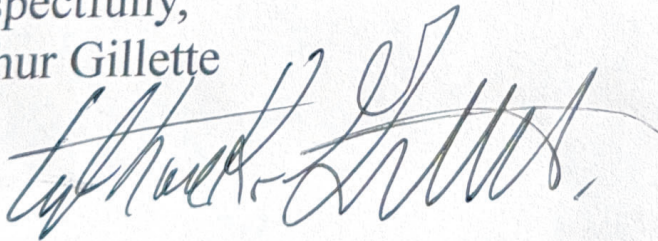
Re: Application RZ-STD 26-0468 – Rezoning Request for
10002 Alafia St, Gibsonton, FL 33534

Regarding our application, RZ-STD 26-0468, to rezone the property located at 10002 Alafia Street in Gibsonton, Florida, I have spoken with several of our neighboring property owners and abutters. Enclosed are letters of support from multiple members of the community.

We value our relationship with our neighbors and the surrounding community and look forward to continuing a positive and beneficial relationship moving forward.

Thank you for your time and consideration.

Respectfully,
Arthur Gillette

A handwritten signature in blue ink, appearing to read 'Arthur Gillette', written over a horizontal line.

Rivas, Keshia

From: Grace <gracemm11@aol.com>
Sent: Wednesday, March 18, 2026 1:39 PM
To: Hearings
Subject: Application RZ-STD 26-0468 support letters 1
Attachments: Arthur Gillette.pdf; Dyer.pdf; Tucker.pdf

External email: Use caution when clicking on links, opening attachments or replying to this email.

Hello,

Attached are letters of support for rezoning of application RZ- STD 26-0468, property located at 10002 Alafia st Gibsonton Fl 33534. There are a few so following emails will have the rest, thank you.

[Sent from the all new AOL app for iOS](#)

Application R2-STD 26-0468

Daniel Menge

03/10/26

Dear Zoning Commission,

I am writing to formally convey my support for my neighbor's request to revise the zoning designation for the property located at 10002 Alafia St. As someone who lives in close proximity and sees firsthand how our community continues to grow and adapt, this proposed change represents a thoughtful and beneficial step forward.

Over the time I have known my neighbor, I have seen a consistent commitment to maintaining a safe, attractive, and well-kept property. The consideration put into this zoning request reflects that same level of responsibility. From my perspective, the proposed change aligns well with the character of our area and supports the kind of gradual, practical development that strengthens neighborhoods rather than disrupts them.

Importantly, I do not anticipate any adverse effects on nearby homes, traffic flow, or the general environment. In fact, I view this adjustment as an opportunity for improved land use that can contribute positively to both property value and community cohesion. My neighbor has taken care to communicate openly about their intentions, and I appreciate

the transparency and clarity they've shown throughout this process.

I respectfully ask that you give this request full consideration. In my opinion, approving the zoning change would support sensible planning and encourage the continued well-being of our community. Thank you for your time and for the diligence you bring to these important decisions.

Sincerely,

Daniel Menge

A handwritten signature in cursive script, appearing to read "Daniel Menge".

Rivas, Keshia

From: Grace <gracemm11@aol.com>
Sent: Wednesday, March 18, 2026 1:39 PM
To: Hearings
Subject: Application RZ-STD 26-0468 support letters 1
Attachments: Arthur Gillette.pdf; Dyer.pdf; Tucker.pdf

External email: Use caution when clicking on links, opening attachments or replying to this email.

Hello,

Attached are letters of support for rezoning of application RZ- STD 26-0468, property located at 10002 Alafia st Gibsonton Fl 33534. There are a few so following emails will have the rest, thank you.

[Sent from the all new AOL app for iOS](#)

Application RZ-STD 26-0468

Judy Otterbacher

03/06/26

Good afternoon,

Please accept this letter as an expression of support for my neighbor's request to change the zoning designation of their property located at 10002 Alafia St. As a nearby resident, I have had the opportunity to understand the nature of the proposed change and the positive impact it is expected to have on our community.

Based on what has been shared with me, this zoning adjustment aligns well with the character and needs of our neighborhood. My neighbor has approached the process thoughtfully and responsibly, and I believe the proposed change will enhance the long-term value, usability, and overall appeal of the surrounding area.

From my perspective, there are no foreseeable concerns regarding noise, traffic, or environmental impact that would negatively affect nearby residents. On the contrary, I anticipate that this change will contribute constructively to the continued growth and improvement of our community.

Thank you for your time and consideration. I respectfully encourage you to approve this request, and I appreciate the

work you do to support responsible development within our
city.

Sincerely,

Judy Otterbacher

Judy Otterbacher

Rivas, Keshia

From: Grace <gracemm11@aol.com>
Sent: Wednesday, March 18, 2026 1:39 PM
To: Hearings
Subject: Application RZ-STD 26-0468 support letters 1
Attachments: Arthur Gillette.pdf; Dyer.pdf; Tucker.pdf

External email: Use caution when clicking on links, opening attachments or replying to this email.

Hello,

Attached are letters of support for rezoning of application RZ- STD 26-0468, property located at 10002 Alafia st Gibsonton Fl 33534. There are a few so following emails will have the rest, thank you.

[Sent from the all new AOL app for iOS](#)

Application RZ-STD 26-0468

Cindy Peel

03/09/2026

To Hillsborough County,

I am happy to support my neighbor's application to change the zoning designation of the property located at 10002 Alafia st. After discussing the proposed change and understanding the intention behind it, I believe it would be a positive and reasonable improvement for our neighborhood.

My neighbor has been thoughtful and transparent throughout this process, and I am confident that the requested zoning change is compatible with the surrounding area. I do not anticipate any negative effects on nearby homes or the community at large. In fact, I feel this adjustment could contribute to the continued growth and responsible development of our neighborhood.

I appreciate your time and the careful consideration you give to each request. I respectfully encourage your approval of this proposal.

Sincerely, *Cindy Peel*

Cindy Peel

Rivas, Keshia

From: Grace <gracemm11@aol.com>
Sent: Wednesday, March 18, 2026 1:39 PM
To: Hearings
Subject: Application RZ-STD 26-0468 support letters 1
Attachments: Arthur Gillette.pdf; Dyer.pdf; Tucker.pdf

External email: Use caution when clicking on links, opening attachments or replying to this email.

Hello,

Attached are letters of support for rezoning of application RZ- STD 26-0468, property located at 10002 Alafia st Gibsonton Fl 33534. There are a few so following emails will have the rest, thank you.

[Sent from the all new AOL app for iOS](#)

Application RZ-STD 26-0468

Joann Perkins Folio 049844 S300

03/09/2026

To whom it may concern,

My intent is to notify you of my enthusiastic support for my neighbor's request to rezone the property located at 10002 Alafia St. I believe this change would be a positive step for our community, and I am glad to voice my full support.

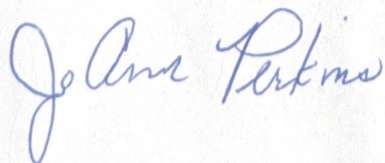
My neighbor has always shown great care for their property and for the neighborhood as a whole. They are responsible, considerate, and committed to improving the area we all share. I am confident that any future plans made possible by this rezoning will be carried out thoughtfully and with the best interests of the community in mind.

I sincerely hope you will look favorably on this request. It has my full support, and I believe it will benefit our neighborhood moving forward.

Thank you for your time and consideration.

Warm regards,

Joann Perkins



Application RZ-STD 26-0468

Joann Perkins Folio 0498445350

03/09/2026

To whom it may concern,

My intent is to notify you of my enthusiastic support for my neighbor's request to rezone the property located at 10002 Alafia St. I believe this change would be a positive step for our community, and I am glad to voice my full support.

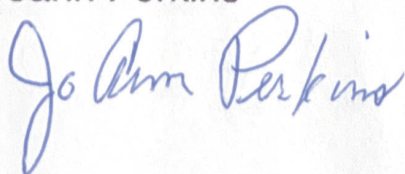
My neighbor has always shown great care for their property and for the neighborhood as a whole. They are responsible, considerate, and committed to improving the area we all share. I am confident that any future plans made possible by this rezoning will be carried out thoughtfully and with the best interests of the community in mind.

I sincerely hope you will look favorably on this request. It has my full support, and I believe it will benefit our neighborhood moving forward.

Thank you for your time and consideration.

Warm regards,

Joann Perkins

A handwritten signature in blue ink that reads "Joann Perkins". The signature is written in a cursive style with a large initial "J".

Rivas, Keshia

From: Grace <gracemm11@aol.com>
Sent: Wednesday, March 18, 2026 1:39 PM
To: Hearings
Subject: Application RZ-STD 26-0468 support letters 1
Attachments: Arthur Gillette.pdf; Dyer.pdf; Tucker.pdf

External email: Use caution when clicking on links, opening attachments or replying to this email.

Hello,

Attached are letters of support for rezoning of application RZ- STD 26-0468, property located at 10002 Alafia st Gibsonton Fl 33534. There are a few so following emails will have the rest, thank you.

[Sent from the all new AOL app for iOS](#)

Application RZ-STD 26-0468

William Tucker

10001 Alafia St.

Gibsonton, FL 33534

03/05/2026

Dear Zoning Administrator,

I am writing to express my support for my neighbor's request to change the zoning designation of their property located at 10002 Alafia St. GIBSONTON FL 33534. As a fellow resident of this community, this change would be beneficial for both the property owner and the surrounding area.

Based on my understanding, the proposed zoning change aligns well with the character and direction of our neighborhood and has the potential to contribute positively by aligning with our surrounding properties.

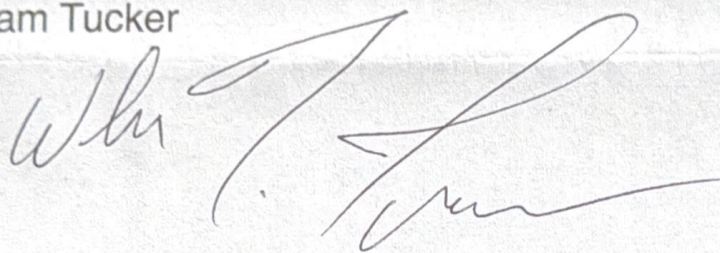
Throughout my time living next to the Gillette's, I have found them to be responsible, considerate, and committed to maintaining a high standard for their property. I am confident that any development or use enabled by the new zoning will be undertaken thoughtfully and in a way that respects our community's values.

I respectfully request that you give full consideration to approving this zoning change. Please feel free to contact me if any additional information is needed.

Thank you for your time and attention.

Sincerely,

William Tucker

A handwritten signature in cursive script, appearing to read "William Tucker". The signature is written in dark ink and is positioned below the printed name "William Tucker".