Rezoning Application: RZ STD 25-0372

Zoning Hearing Master Date: 03/24/2025

BOCC Land Use Meeting Date: 05/13/2025



Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Wayne Tanner, Co-Trustee

FLU Category: RES-6

Service Area: Urban

Site Acreage: 28.72 acres +/-

Community Plan Area(s): Gibsonton, South Shore Areawide Systems

Overlay: None

Reguest: Rezone from RSC-6 (R) to RSC-6 (R) (SB)



Introduction Summary:

The applicant is requesting to add the Show Business Overlay to the property's existing RSC-6 (Residential Single-Family, Conventional) zoning district. The Show Business Overlay accommodates the special needs of business and residential uses related to circus, carnival, and other show business activities, including allowing the repair, construction, and open storage of show business sets, signs, equipment, and vehicles. The proposed restricted rezoning shall prohibit Group Living Facilities, the multi-family use otherwise permitted by the Show Business Overlay. The rezoning will also carry over the existing restriction which limits single-family development in the Coastal High Hazard Area to 10 lots, unless within a Planned Development zoning.

Zoning:	Existing	Proposed	
District(s)	RSC-6 (R) (13-0594)	RSC-6 (R) (SB)	
Typical General Use(s)	Single-Family Residential (Conventional	Single-Family Residential (Conventional	
Typical General Ose(s)	Only)	Only) and Show Business Uses	
Acreage 28.72 ac +/-		28.72 ac +/-	
Density/Intensity 0.34 dwelling units / acre		0.34 dwelling units / acre	
Mathematical Maximum*	10 dwelling units	10 dwelling units	

*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	RSC-6 (R) (13-0594)	RSC-6 (R) (SB)
Lot Size / Lot Width	7,000 sf / 70'	7,000 sf / 70'
Setbacks/Buffering and Screening	Front: 25'	Front: 25'
	Side: 7.5'	Side: 7.5'
	Rear: 25'	Rear: 25'
Height	35′	35′

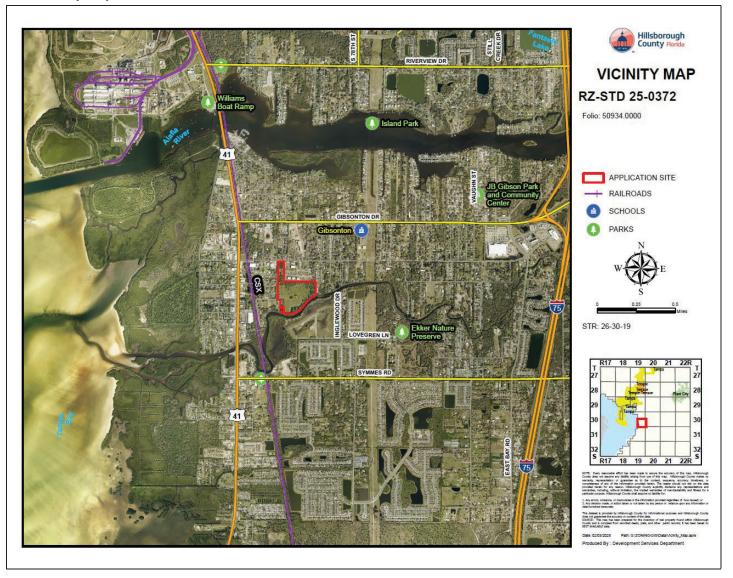
Additional Information:	
PD Variation(s)	None requested as part of this application.
Waiver(s) to the Land Development Code	None requested as part of this application.

Planning Commission Recommendation:	Development Services Recommendation:
Consistent	Approvable

Case Reviewer: Michelle Montalbano

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

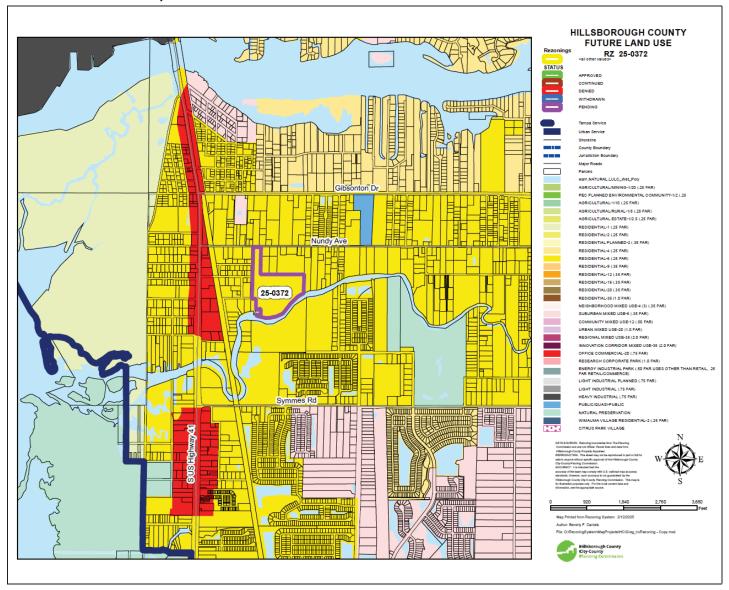


Context of Surrounding Area:

The parcel is located in the Gibsonton area, approximately one mile east of Tampa Bay. The southern boundary of the property sits along Bull Frog Creek. The immediate surrounding area hosts several properties within Show Business zoning districts or overlays. Otherwise, the area consists of mixed uses, including single-family residential, industrial, agricultural, and commercial uses.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



Case Reviewer: Michelle Montalbano

Future Land Use Category:	Residential-6 (RES-6)
Maximum Density/F.A.R.:	6 DU / acre; or 0.25 FAR or 175,000 sq ft, whichever is less intense, for neighborhood commercial, office, or multi-purpose projects.
Typical Uses:	Agricultural, residential, neighborhood commercial, office uses, multi- purpose projects and mixed-use development.

ZHM HEARING DATE: March 24, 2025 BOCC LUM MEETING DATE: May 13, 2025

Case Reviewer: Michelle Montalbano

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 (SB) 1 DU / acre Show Business Uses		Agricultural, Single-Family, Show Business Uses	Show Business Uses, Mobile Homes
NOITH	RSB	6 DU / acre	Single-Family, Show Business Uses	Show Business Uses, Multi- Family
South	AR	1 DU / 5 acres	Agricultural	Preservation Area
East	AS-1	1 DU / acre	Agricultural, Single-Family	Mobile Home Park
	RSB	6 DU / acre	Single-Family, Show Business Uses	Warehouses, Single-Family
West	RSC-6 (MH), RSC-6	6 DU / acre	Agricultural, Single-Family	Single-Family, Vacant Land (per Property Appraiser)
	AR	1 DU / 5 acres	Agricultural	Single-Family

APPLICATION NUMBER:	RZ-STD 25-0372	
ZHM HEARING DATE: BOCC LUM MEETING DATE:	March 24, 2025 May 13, 2025	Case Reviewer: Michelle Montalbano
2.0 LAND USE MAP SET	AND SUMMARY DATA	
2.4 Proposed Site Plan (partial provided below for size and	orientation purposes. See Section 8.0 for full site plan)
		N/A

APPLICATION NUMBER: RZ-STD 25-0372

ZHM HEARING DATE: March 24, 2025

BOCC LUM MEETING DATE: May 13, 2025

Case Reviewer: Michelle Montalbano

3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 OF STAFF REPORT)

Adjoining Roadways (check if applicable)				
Road Name	Classification	Current Conditions Select Future Improvements		
		21	☐ Corridor Preservation Plan	
Roosevelt St	County Local -	2 Lanes ⊠Substandard Road	☐ Site Access Improvements	
	Rural	Sufficient ROW Width	☐ Substandard Road Improvements	
		Estimate Now Width	☑ Other (TBD)	
		21	☐ Corridor Preservation Plan	
Nundy Ave	County Local - Rural	2 Lanes ⊠Substandard Road □Sufficient ROW Width	☐ Site Access Improvements	
			☐ Substandard Road Improvements	
			☑ Other (TBD)	

Project Trip Generation ☐Not applicable for this request					
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips		
Existing	122	9	11		
Proposed	122	9	11		
Difference (+/-)	+0	+0	+0		

^{*}Trips reported are based on net new external trips unless otherwise noted.

Connectivity and Cross Access ⊠Not applicable for this request					
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding	
North		Choose an item.	Choose an item.	Choose an item.	
South		Choose an item.	Choose an item.	Choose an item.	
East		Choose an item.	Choose an item.	Choose an item.	
West		Choose an item.	Choose an item.	Choose an item.	
Notes:					

Design Exception/Administrative Variance Not applicable for this request				
Road Name/Nature of Request Type Finding				
	Choose an item.	Choose an item.		
Choose an item. Choose an item.				
Notes:				

APPLICATION NUMBER: RZ-STD 25-0372

ZHM HEARING DATE: March 24, 2025

BOCC LUM MEETING DATE: May 13, 2025

Case Reviewer: Michelle Montalbano

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments	Objections	Conditions	Additional
	Received		Requested	Information/Comments
Environmental Protection Commission	⊠ Yes □ No	☐ Yes ⊠ No	☐ Yes ☑ No	Wetlands on site.
	☐ Yes	☐ Yes	☐ Yes	
Natural Resources	⊠ No	□ No	□ No	
Concernation 9 Equipmen Lands Maret	⊠ Yes	☐ Yes	□ Yes	
Conservation & Environ. Lands Mgmt.	□No	⊠ No	⊠ No	
Check if Applicable:	☐ Potable W	ater Wellfield Pro	tection Area	
☑ Wetlands/Other Surface Waters	☐ Significan	t Wildlife Habitat		
☐ Use of Environmentally Sensitive Land	⊠ Coastal H	igh Hazard Area		
Credit	☐ Urban/Su	burban/Rural Scer	nic Corridor	
☐ Wellhead Protection Area	☐ Adjacent	to ELAPP property		
☐ Surface Water Resource Protection Area	☐ Other			
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation				
☐ Design Exc./Adm. Variance Requested	⊠ Yes	☐ Yes	☐ Yes	
☐ Off-site Improvements Provided	□No	⊠ No	□ No	
⊠ N/A			⊠ N/A	
Service Area/ Water & Wastewater				Connection to County
⊠Urban □ City of Tampa	⊠ Yes	☐ Yes	□ Yes	water and wastewater
□Rural □ City of Temple Terrace	□ No	⊠ No	⊠ No	required.
Hillsborough County School Board				
Adequate ⊠ K-5 ⊠6-8 ⊠9-12 □N/A	⊠ Yes	☐ Yes	☐ Yes	
Inadequate □ K-5 □6-8 □9-12 □N/A	□ No	⊠ No	⊠ No	
Impact/Mobility Fees				
• •				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission				
☐ Meets Locational Criteria ⊠N/A	⊠ Yes	☐ Inconsistent	☐ Yes	
☐ Locational Criteria Waiver Requested	□No		⊠ No	
☐ Minimum Density Met ☐ N/A				

APPLICATION NUMBER: RZ-STD 25-0372
ZHM HEARING DATE: March 24, 2025

BOCC LUM MEETING DATE: May 13, 2025 Case Reviewer: Michelle Montalbano

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The applicant is requesting to add the Show Business Overlay to the existing RSC-6 (R) zoning district. The applicant is proposing a single-family subdivision on the property, with the option to store show business related sets, signs, and equipment after carnival related events. The Show Business Overlay also permits Group Living Facilities, which allows for Recreational Vehicle multi-family units for show business worker housing. Due to concerns regarding the multi-family units within a Coastal High Hazard Area, the applicant has agreed to prohibit the use on the property.

Per LDC Section 3.01.02.B, the parcel is eligible to request a rezoning to the Show Business Overlay due to the concentration of properties in the immediate area permitting show business uses, either by an existing RSB (Residential Show Business) zoning designation or the Show Business Overlay. The property is contiguous to the side and/or rear yard of two parcels to the north totaling 12 acres, respectively zoned AS-1 (SB) and RSB, which based on aerials from January 2025 appear to currently be used for Show Business related open storage and repair. Directly across Nundy Ave. and Roosevelt St. are several parcels zoned RSB. Therefore, adding the Show Business Overlay to the subject parcel would be a continuation of the existing zoning pattern.

LDC Section 3.05.01 requires a residential subdivision exceeding 10 lots in the Coastal High Hazard Area to be approved through a Planned Development. Therefore, the applicant agreed to restrict single-family development in the Coastal High Hazard Area to a maximum of 10 lots, as the current zoning district is similarly restricted.

Due to the above considerations, staff finds the rezoning to the RSC-6 (SBO) (R) district compatible with the uses, zoning districts, and development pattern in the area.

5.2 Recommendation

Staff finds the request **approvable**, subject to the proposed restrictions:

- 1. Single-Family residential development shall be limited to a maximum of ten (10) lots.
- 2. Group Living Facilities shall be prohibited.

Zoning Administrator Sign Off:

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

J. Brian Grady

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: RZ-STD 25-0372

ZHM HEARING DATE: March 24, 2025

BOCC LUM MEETING DATE: May 13, 2025

Case Reviewer: Michelle Montalbano

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

Not applicable.

8.0 PROPOSED SITE PLAN (FULL)

Not applicable.

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Z	Coning Technician, Development Services Department	DATE: 03/12/2025	
REVIEWER: Sarah Rose, Senior Planner AGENCY/DEPT: Tra			
PLAN	NNING AREA/SECTOR: S/Gibsonton	PETITION NO: RZ 25-0372	
	This again has an assument.		
	This agency has no comments.		
X	This agency has no objection.		
	This agency has no objection, subject to the listed or attached con-	ditions.	
	This agency objects for the reasons set forth below.		

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone a parcel totaling +/- 28.72 acres from Residential Single Family Conventional – 6 – Restricted (RSC-6-R) to Residential Single Family Conventional – 6- Restricted (RSC-6-R) with a Show Business Overlay (SBO). As full area the subject parcel falls within the Coastal High Hazard Area (CHHA), the subject parcel is currently restricted to a maximum of ten (10) lots. The applicant is proposing to retain this restriction, limiting the subject parcel to a maximum of ten (10) lots. The site is located on the south-eastern quadrant of the intersection of Roosevelt St. and Nundy Ave. 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), no transportation analysis was required to process the proposed rezoning. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition.

Approved Uses:

Zoning, Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
RSC-6-R, Single Family Detached Housing	122	0	1.1
(ITE Code 210) 10 units	122	9	11

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-	Total Hour	
	Way Volume	AM	PM
RSC-6-R-SBO, Single Family Detached Housing (ITE Code 210) 10 units	122	9	11

Trip Generation Difference:

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

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Roosevelt St and Nundy Ave. Roosevelt St is a 2-lane, undivided, urban local roadway. The roadway is characterized by +/- 20 ft of pavement in average condition, no bike lanes or sidewalks on either side of the roadway within the vicinity of the proposed project, and within +/- 51 ft of the right of way.

Nundy Ave is a 2-lane, undivided, substandard county maintained, rural local roadway. The roadway is characterized by +/- 20 ft of pavement in average condition and no bike lanes or sidewalks on either side of the roadway within the vicinity of the proposed project. The right-of-way varies along the northern frontage of the subject parcel from +/- 30ft to +/- 45ft.

SITE ACCESS

The site has frontage on Roosevelt St and Nundy Ave.

Transportation Section staff did not identify any concerns that would require a more detailed staff report be filed. Staff notes that, regardless of this review, the developer/property owner will be required to comply will all Comprehensive Plan, LDC, TTM and other applicable rules and regulations at the time of plat/site/construction plan review. As such, staff has no objection to this request.

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

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

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

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			
		2 Lanes	☐ Corridor Preservation Plan			
Roosevelt St	County Local -	Substandard Road	☐ Site Access Improvements			
Rooseven St	Rural	Sufficient ROW Width	☐ Substandard Road Improvements			
			⊠ Other (TBD)			
		2 Lanes	☐ Corridor Preservation Plan			
Nundy Ave	County Local -	Substandard Road	☐ Site Access Improvements			
Ivulidy Ave	Rural	☐ Sufficient ROW Width	☐ Substandard Road Improvements			
			⊠ Other (TBD)			

Project Trip Generation ☐ Not applicable for this request							
	Average Annual Daily Trips A.M. Peak Hour Trips P.M. Peak Hour Trips						
Existing	122	9	11				
Proposed	122	9	11				
Difference (+/-)	+0	+0	+0				

^{*}Trips reported are based on net new external trips unless otherwise noted.

Connectivity and Cross Access ⊠ Not applicable for this request					
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding	
North		Choose an item.	Choose an item.	Choose an item.	
South		Choose an item.	Choose an item.	Choose an item.	
East		Choose an item.	Choose an item.	Choose an item.	
West		Choose an item.	Choose an item.	Choose an item.	
Notes:	•			·	

Design Exception/Administrative Variance ⊠Not applicable for this request				
Road Name/Nature of Request Type Finding				
	Choose an item.	Choose an item.		
	Choose an item.	Choose an item.		
Notes:				

4.0 Additional Site Information & Agency Comments Summary					
Transportation	Objections	Conditions	Additional		
Transportation	Objections	Requested	Information/Comments		
☐ Design Exception/Adm. Variance Requested	☐ Yes ☐N/A	☐ Yes			
☐ Off-Site Improvements Provided	•	□ No			
⊠ N/A	⊠ No	⊠ N/A			

COUNTY OF HILLSBOROUGH

RECOMMENDATION OF THE LAND USE HEARING OFFICER

APPLICATION NUMBER:	RZ STD 25-0372
DATE OF HEARING:	March 24, 2025
APPLICANT:	Wayne Tanner, Co- Trustee
PETITION REQUEST:	The request is to rezone a parcel of land from RSC-6 (R) to RSC-6 (R) (SBO)
LOCATION:	East of the Intersection of Morrie Road and Roosevelt Street
SIZE OF PROPERTY:	28.72 acres m.o.l.
EXISTING ZONING DISTRICT:	RSC-6 (R)
FUTURE LAND USE CATEGORY:	RES-6

Urban

SERVICE AREA:

DEVELOPMENT REVIEW STAFF REPORT

*Note: Formatting issues prevented the entire Development Services
Department staff report from being copied into the Hearing Master's
Recommendation. Therefore, please refer to the Development Services
Department web site for the complete staff report.

1.0 APPLICATION SUMMARY

Applicant: Wayne Tanner, Co-Trustee

FLU Category: RES-6 Service Area: Urban

Site Acreage: 28.72 acres +/-

Community Plan Area(s): Gibsonton, South Shore Areawide Systems

Overlay: None

Request: Rezone from RSC-6 (R) to RSC-6 (R) (SB)

Development Services Department



Introduction Summary:

The applicant is requesting to add the Show Business Overlay to the property's existing RSC-6 (Residential Single- Family, Conventional) zoning district. The Show Business Overlay accommodates the special needs of business and residential uses related to circus, carnival, and other show business activities, including allowing the repair, construction, and open storage of show business sets, signs, equipment, and vehicles. The proposed restricted rezoning shall prohibit Group Living Facilities, the multi-family use otherwise permitted by the Show Business Overlay. The rezoning will also carry over the existing restriction which limits single-family development in the Coastal High Hazard Area to 10 lots, unless within a Planned Development zoning.

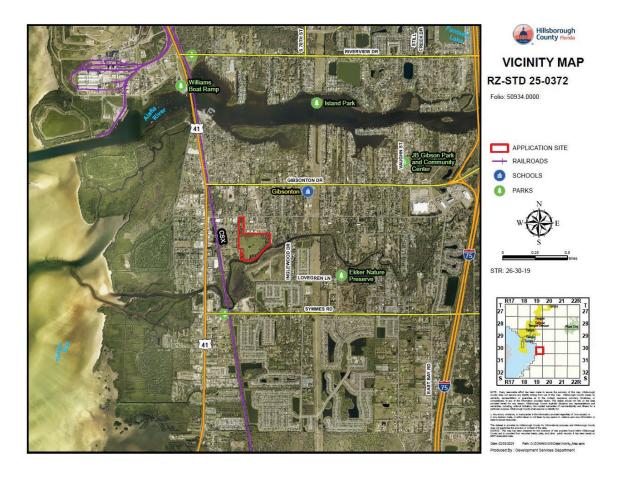
Additional Information:

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

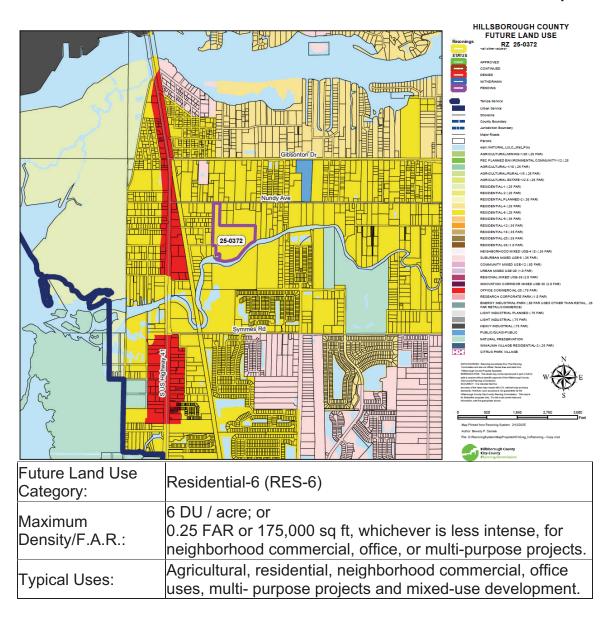
2.0 LAND USE MAP SET AND SUMMARY DATA 2.1 Vicinity Map



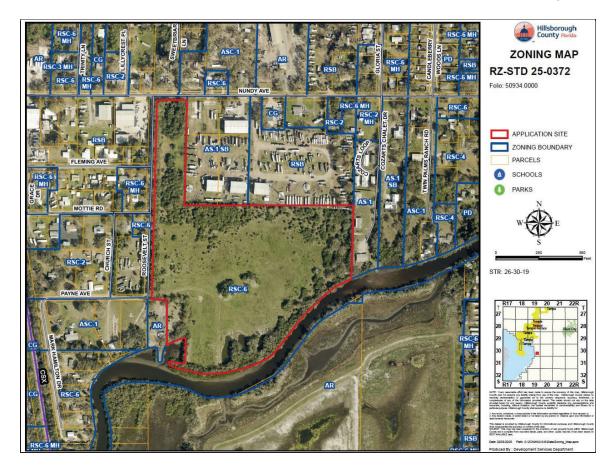
Context of Surrounding Area:

The parcel is located in the Gibsonton area, approximately one mile east of Tampa Bay. The southern boundary of the property sits along Bull Frog Creek. The immediate surrounding area hosts several properties within Show Business zoning districts or overlays. Otherwise, the area consists of mixed uses, including single-family residential, industrial, agricultural, and commercial uses.

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



2.0 LAND USE MAP SET AND SUMMARY DATA 2.3 Immediate Area Map



2.0 LAND USE MAP SET AND SUMMARY DATA

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

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		
		2 Lanes	☐ Corridor Preservation Plan		
Roosevelt St	County Local -		☐ Site Access Improvements		
Kooseven St	Rural	Sufficient ROW Width	☐ Substandard Road Improvements		
		Maindent ROW Width	☑ Other (TBD)		
			☐ Corridor Preservation Plan		
Number Asso	County Local -	2 Lanes ⊠Substandard Road	☐ Site Access Improvements		
Nundy Ave	Rural	Sufficient ROW Width	☐ Substandard Road Improvements		
			☑ Other (TBD)		

Project Trip Generation □Not applicable for this request						
	Average Annual Daily Trips A.M. Peak Hour Trips P.M. Peak Hour Trips					
Existing	122	9	11			
Proposed	122	9	11			
Difference (+/-)	+0	+0	+0			

^{*}Trips reported are based on net new external trips unless otherwise noted.

Connectivity and Cross Access ⊠Not applicable for this request					
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding	
North		Choose an item.	Choose an item.	Choose an item.	
South		Choose an item.	Choose an item.	Choose an item.	
East		Choose an item.	Choose an item.	Choose an item.	
West		Choose an item.	Choose an item.	Choose an item.	
Notes:	•				

Design Exception/Administrative Variance ⊠Not applicable for this request				
Road Name/Nature of Request Type Finding				
	Choose an item.	Choose an item.		
	Choose an item.	Choose an item.		
Notes:				

4.0 ADDITIONAL SITE INFO		AGENCY (COMMENTS	SUMMARY
INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comme
Environmental Protection Con Conservation & Environ. Land		tural Resoui	rces	
☐ Yes ☒ No				
Check if Applicable: ☑ Wetlands/Other Surface Wa	aters			
☐ Use of Environmentally Ser	nsitive Land	Credit		
☐ Wellhead Protection Area☐ Surface Water Resource Protection	rotection Are	ea		
□ Potable Water Wellfield Pro☑ Coastal High Hazard Area□ Urban/Suburban/Rural Sce		J		
Additional Information/Com	ments			
Public Facilities:				
Transportation				
□ Design Exc./Adm. Variance☑ N/A	Requested	☐ Off-site I	mprovement	s Provided
Service Area/ Water & Wast	ewater			
⊠Urban □City of Tampa □Rural □ City of Temple Terr	ace			
Connection to County water a	nd wastewa	ter required.		
Hillsborough County Schoo	l Board			
Adequate ⋈ K-5 ⋈6-8 ⋈9-12	□N/A Inade	equate □ K-£	5 □6-8 □9-1	2 □N/A

Comprehensive Plan:
Planning Commission
☐ Meets Locational Criteria ☒N/A ☐ Locational Criteria Waiver Requested ☐ Minimum Density Met ☐ N/A
□ Inconsistent ⊠ Consistent

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The applicant is requesting to add the Show Business Overlay to the existing RSC-6 (R) zoning district. The applicant is proposing a single-family subdivision on the property, with the option to store show business related sets, signs, and equipment after carnival related events. The Show Business Overlay also permits Group Living Facilities, which allows for Recreational Vehicle multi-family units for show business worker housing. Due to concerns regarding the multi-family units within a Coastal High Hazard Area, the applicant has agreed to prohibit the use on the property.

Per LDC Section 3.01.02.B, the parcel is eligible to request a rezoning to the Show Business Overlay due to the concentration of properties in the immediate area permitting show business uses, either by an existing RSB (Residential Show Business) zoning designation or the Show Business Overlay. The property is contiguous to the side and/or rear yard of two parcels to the north totaling 12 acres, respectively zoned AS-1 (SB) and RSB, which based on aerials from January 2025 appear to currently be used for Show Business related open storage and repair. Directly across Nundy Ave. and Roosevelt St. are several parcels zoned RSB. Therefore, adding the Show Business Overlay to the subject parcel would be a continuation of the existing zoning pattern.

LDC Section 3.05.01 requires a residential subdivision exceeding 10 lots in the Coastal High Hazard Area to be approved through a Planned Development. Therefore, the applicant agreed to restrict single-family development in the Coastal High Hazard Area to a maximum of 10 lots, as the current zoning district is similarly restricted.

Due to the above considerations, staff finds the rezoning to the RSC-6 (SBO) (R) district compatible with the uses, zoning districts, and development pattern in the area.

5.2 Recommendation

Staff finds the request **approvable**, subject to the proposed restrictions:

- 1. Single-Family residential development shall be limited to a maximum of ten (10) lots.
- 2. Group Living Facilities shall be prohibited.

SUMMARY OF HEARING

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on March 24, 2025. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the petition.

Ms. Tu Mai 14031 North Dale Mabry Highway testified on behalf of the applicant. Ms. Mai stated that the subject property is 28.72 acres in size and located at the southeast corner of 90th Avenue and Roosevelt Street in Gibsonton. She stated that the applicant is requesting a rezoning to add the show business overlay to the existing RSC-6 zoning district to accommodate the special show business activities and also allow for the open storage of show business sets, signs, vehicles and equipment. Ms. Mai concluded her presentation by stating that no objections were received from reviewing agencies or the neighbors.

Ms. Michelle Montalbano, Development Services staff, testified regarding the County's staff report. Ms. Montalbano stated that the applicant is requesting a rezoning to add the Show Business Overlay to the existing RSC-6 zoning district to permit the repair, construction and open storage of show business sets, signs, equipment and vehicles. She added that the applicant agreed to prohibit the show business housing group which would be otherwise permitted by the overlay. She concluded her presentation by stating that adding the overlay would be a continuation of the existing zoning pattern.

Ms. Willow Michie, Planning Commission staff testified regarding the Planning Commission staff report. Ms. Myers stated that the subject property is within the Residential-6 Future Land Use classification, the Urban Service Area and the Gibsonton Community Planning Area and SouthShore Areawide Community Plan. She stated that the proposal meets the intent of Objective 1.1 as well as 4.4 regarding compatibility. The Planning Commission staff found the rezoning consistent with the Hillsborough County Comprehensive Plan.

Hearing Master Finch asked for members of the audience in support of the application. No one replied.

Hearing Master Finch asked for members of the audience in opposition to the application. No one replied.

Development Services Department staff and Ms. Mai did not have additional comments.

The hearing was then concluded.

EVIDENCE SUBMITTED

No documents were submitted into the record.

PREFACE

All matters that precede the Summary of Hearing section of this Decision are hereby incorporated into and shall constitute a part of the ensuing Findings of Fact and Conclusions of Law.

FINDINGS OF FACT

- 1. The subject property is 28.72 acres in size and is currently Residential Single-Family Conventional-6 Restricted (RSC-6 R) and is designated Residential-6 (RES-6) by the Comprehensive Plan. The property is located within the Urban Service Area and the Gibsonton Community Planning Area and SouthShore Areawide Community Plan.
- 2. The applicant is requesting a rezoning to the Residential Single-Family Conventional-6 Restricted with the Show Business Overlay (RSC-6 R SBO) zoning district.
- 3. No waivers are requested as a part of the rezoning application.
- 4. The applicant agreed to Restrictions that 1) limit the maximum number of residential lots to 10 and 2) prohibit Group Living Facilities.
- 5. The Planning Commission staff supports the rezoning request. Staff found the application to be consistent with the Comprehensive Plan.
- 6. The surrounding area is zoned AS-1 with the Show Business Overlay and Residential Show Business (RSB) to the north and developed with mobile homes and show business uses, AR to the south with a preservation area, AS-1 to the east and developed with a mobile home park and RSB, RSC-6 (MH) and AR to the west and developed with single-family and also vacant land.
- 7. No testimony in opposition was provided at the Zoning Hearing Master hearing.

8. The proposed rezoning to RSC-6 R SBO is compatible with the development pattern and is consistent with the Land Development Code and the Comprehensive Plan.

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 rezoning is in conformance with the applicable requirements of the Land Development Code and with applicable zoning and established principles of zoning law.

SUMMARY

The applicant is requesting a rezoning to the RSC-6 R SBO zoning district to add the Show Business Overlay to the existing zoning. The property is 28.72 acres in size and is currently zoned RSC-6 R and designated RES-6 by the Comprehensive Plan. The parcel is located within the Urban Service Area and the Gibsonton Community Plan.

The Planning Commission staff supports the rezoning request and found it compatible with the development pattern in the area and the Comprehensive Plan.

No testimony in opposition was provided at the Zoning Hearing Master hearing.

The proposed rezoning to RSC-6 R SBO is compatible with the development pattern and is consistent with the Land Development Code and the Comprehensive Plan.

RECOMMENDATION

Based on the foregoing, this recommendation is for **APPROVAL** of the RSC-6 R SBO rezoning request as indicated by the Findings of Fact and Conclusions of Law stated above and proposed Restrictions drafted by the Development Services Department.

April 14, 2025

Susan M. Finch, AICP Land Use Hearing Officer

Sum M. Fine

Date



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 24, 2025	Case Number: RZ 25-0372		
Report Prepared: March 13, 2025	Folio(s): 50934.0000		
	General Location: East of US Highway 41 South, south of Nundy Avenue and north of Symmes Road		
Comprehensive Plan Finding	CONSISTENT		
Adopted Future Land Use	Residential-6 (6 du/ga; 0.25 FAR)		
Service Area	Urban		
Community Plan(s)	Gibsonton + SouthShore Areawide Systems		
Rezoning Request	Rezone from RSC-6 (R) to RSC-6 with Show Business Overlay (SBO) for the intended use of a single-family subdivision. The development within the Coastal High Hazard Area (CHHA) will be limited to a maximum of ten lots.		
Parcel Size	+/- 28.72 acres		
Street Functional Classification	Nundy Avenue— Local Roosevelt Street— Local Gibsonton Drive — County Arterial US Highway 41 South — State Principal 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-6	RSC-6-R	Agricultural		
North	Residential-6 + Suburban Mixed Use-6	AS-1 + RSB + CG + RSC-6 + RSC-2 + ASC-1	Single-Family Residential + Vacant + Two-family + Light Industrial + Heavy Industrial		
South	Residential-6	AR	Public/Quasi- Public/Institutional		
East	Residential-6	AS-1 + ASC-1 + RSB + CG	Single- Family Residential + Mobile Home Park		
West	Residential-6 + Office Commerical-20	AR + RSC-2 + ASC-1 + RSB + RSC-6	Single- Family Residential + Vacant + Light Industrial + Light Commercial		

Staff Analysis of Goals, Objectives and Policies:

The 28.72 ± acre subject site is located east of US Highway 41 South, south of Nundy Avenue and north of Symmes Road. The site is in the Urban Service Area, is in the Coastal High Hazard Area, and is within the limits of the Gibsonton and SouthShore Areawide Systems Community Plans. The subject site has a Future Land Use (FLU) designation of Residential-6 (RES-6), which allows for the consideration of agricultural, residential, neighborhood commercial, office uses, multi-purpose projects and mixed-use development. The applicant is requesting to rezone from RSC-6-R to RSC-6 with Show Business Overlay for the intended use of a single-family subdivision.

The subject site is in the Urban Service Area where, according to Objective 1.1 of the Future Land Use Section (FLUS), 80 percent of the county's growth is to be directed. Policy 3.1.3 requires all new developments to be compatible with the surrounding area, noting that Compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development." The site currently does not have any developments and has agricultural uses. There are single-family residential uses to the east, north, and west of the site. There is also a mobile home park existing use to the east, and some light industrial uses to the north and west. To the south of the site is Bull Frog Creek. The proposal for a rezoning from RSC-6 to RSC-6 with Show Business Overlay meets the intent of objective 1.1.

RZ 25-0372

Per Objective 2.2, Future Land Use categories outline the maximum level of intensity or density, and range of permitted land uses allowed in each category. Table 2.2 contains a description of the character and intent permitted in each of the Future Land use categories. The site is in the Residential-6 (RES-6) Future Land Use category. The Residential-6 Future Land Use category allows for the consideration of agricultural, residential, neighborhood commercial, office uses, multi-purpose projects and mixed-use development. As the language states above, residential uses are allowed and therefore, the proposal meets Objective 2.2 and the associated policies. According to FLUS Policy 4.3.7, residential subdivisions exceeding ten lots must be approved through a planned unit development rezoning process. Therefore, as the request is for a standard rezoning, the subject site must remain at 10 dwelling units or under. FLUS Policy 4.6.2 states that in order to accommodate the special needs of show business residents including limited storage, attendant servicing of show business equipment and group quarters, show business uses may only be considered within the Gibsonton community as depicted on the map below within zoning districts that allow residential uses. As this site is within the Gibsonton Community, the proposal meets the intent of Policy 4.6.2.

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). Transportation did not object to the proposed request; therefore, the subject site meets the intent of FLUS Objective 4.1, FLUS Policy 4.1.1 and FLUS Policy 4.1.2.

The proposal meets the intent of FLUS Objective 4.4 and FLUS Policy 4.4.1 that require new development to be compatible to the surrounding neighborhood. In this case, the surrounding land use pattern is comprised mostly of single-family residential. Light commercial, light industrial and mobile home park uses are in the immediate area, and there is a creek to the south with public/quasi-public/institutional uses on the other side. The proposed request will complement the area as well as the surrounding neighborhoods to the east, north, and west.

The Environmental Protection Commission (EPC) Wetlands Division has reviewed the proposed rezoning. The EPC has determined there are some wetlands on site. Given that there is a separate approval process for wetland impacts with the Environmental Protection Commission and they currently do not object, Planning Commission staff finds this request consistent with Objective 6.2 and associated policies in the FLUS and Objective 3.5 and associated policies in the E&S.

The subject site is within the limits of the Gibsonton Community Plan. The Gibsonton plan recognizes show business in the form of touring carnivals as a unique segment of Gibsonton. Their vision retains all aspects of the current Residential Show Business (RSB) zoning and overlay policies. Goal 2 of the plan seeks to improve and enhance its neighborhoods by incorporating new single-family and rental units offering a range of housing choices. The subject site is also within the limits of the SouthShore Areawide Systems Community Plan. The SouthShore regions desires to promote sustainable growth and development that is clustered and well planned to preserve the area's environment, cultural identity, and cultural heritage. The plan also seeks to increase housing opportunities for all income groups, consistent with and furthering the goals, objectives, and policies within the Comprehensive Plan Housing Element. The community desires to encourage activities that benefit residents, employers, employees, entrepreneurs, and businesses that will enhance economic prosperity and improve quality of life. The proposed rezoning to RSC-6 with Show Business Overlay aligns well with both the Gibsonton and the SouthShore Areawide Systems Community Plans.

Overall, staff finds that the proposed use is an allowable use in the RES-6, is compatible with the existing development pattern found within the surrounding area and does support the vision of the Gibsonton Community Plan and the Southshore Areawide Systems Plan. The proposed rezoning would allow for development that is consistent with the Goals, Objectives, and Policies of the Future Land Use Element of the *Unincorporated Hillsborough County Comprehensive Plan*.

Recommendation

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

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

FUTURE LAND USE ELEMENT

Urban Service Area

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

Relationship to the Future Land Use Map

Goal 2: Ensure that the character, compatibility and location of land uses optimize the combined potential for economic benefit, fiscal sustainability, protection of natural resources and maintaining viable agriculture. Ensure density and intensities are maintained through the Future Land Use Map.

Objective 2.1: The Future Land Use Map is a regulatory tool governing the pattern of development in unincorporated Hillsborough County through the year 2045.

Policy 2.1.1: The Future Land Use Map shall identify Future Land Use categories, summarized in Table 2.2 and further described in Appendix A, that establish permitted land uses and maximum densities and intensities.

Future Land Use Categories

Objective 2.2: The Future Land Use Map (FLUM) Shall identify Land Use Categories, summarized in table 2.2 of the Future Land Use Element.

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

Compatibility

- **Policy 3.1.1:** Restrict incompatible land uses to protect established and planned neighborhoods and communities by utilizing planning principles that limit commercial development in residential Future Land Use categories. Commercial and mixed-use in residential Future Land Use categories shall be limited to neighborhood serving guided by the commercial locational criteria in Objective 4.7.
- **Policy 3.1.2**: Gradual transitions of intensities and densities between different land uses shall be provided for as new development is proposed and approved through the use of professional site planning, buffering and screening techniques and control of specific land uses. Screening and buffering used to separate new development from the existing, lower-density community should be designed in a style compatible with the community and allow pedestrian penetration. In rural areas, perimeter walls are discouraged and buffering with berms and landscaping are strongly encouraged.
- **Policy 3.1.3:** Any density increase shall be compatible with existing, proposed or planned surrounding development. Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development

Development

- **Policy 4.1.1**: Each land use plan category shall have a set of zoning districts that may be permitted within that land use plan category, and development shall not be approved for zoning that is inconsistent with the plan.
- **Policy 4.1.2:** Developments must meet or exceed the requirements of all land development regulations as established and adopted by Hillsborough County, the state of Florida and the federal government unless such requirements have been previously waived by those governmental bodies.
- **4.1.6**: Existing and future land development regulations shall be made consistent with the Comprehensive Plan, and all development approvals shall be consistent with those development regulations per the timeframe provided for within Chapter 163, Florida Statutes. Whenever feasible and consistent with Comprehensive Plan policies, land development regulations shall be designed to provide flexible, alternative solutions to problems.

Land Use Suitability

- **Policy 4.3.7:** Within the Coastal High Hazard Area (CHHA), new development and substantial expansions of existing uses, other than government-owned or leased facilities, shall be approved through a planned unit development rezoning process for the following:
 - Commercial or industrial development on more than five acres of land; or
 - Residential subdivisions exceeding ten lots

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

Neighborhood and Community Serving Uses

Policy 4.6.2: In order to accommodate the special needs of show business residents including limited storage, attendant servicing of show business equipment and group quarters, show business uses may only be considered within the Gibsonton community as depicted on the map below within zoning districts that allow residential uses.

In order to recognize the suburbanization of Gibsonton, and to provide for the future expansion of show business uses, a future study should be conducted to determine if the boundary can be expanded or if additional areas could be added.

- The Land Development Code shall provide locational criteria to ensure compatibility with surrounding uses.
 - Show business zoning and overlays outside of this boundary remain in effect and approval
 of this boundary is not intended to make these zonings and overlays non-conforming.

Environmental Considerations

Objective 6.2: New development and redevelopment shall not adversely impact environmentally sensitive areas and other significant natural systems as described and required within the Environmental and Sustainability Section and the Coastal Management Section of the Comprehensive Plan.

LIVABLE COMMUNITIES ELEMENT: GIBSONTON COMMUNITY PLAN

Goal 2: Gibsonton will improve and enhance its neighborhoods by:

- Revitalizing older areas
- Revitalizing mobile homes parks; and
- Incorporating new single-family and rental units offering a range of housing choices.

LIVABLE COMMUNITIES ELEMENT: SOUTHSHORE AREAWIDE SYSTEMS PLAN

Cultural/Historic Objective:

The community desires to:

- Promote sustainable growth and development that is clustered and well planned to preserve the area's environment, cultural identity and livability.
- Maintain housing opportunities for all income groups.

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Explore and implement development incentives throughout SouthShore that will increase
the housing opportunities for all income groups, consistent with and furthering the goals,
objectives and policies within the Comprehensive Plan Housing Element.

Economic Development Objective:

- The SouthShore community encourages activities that benefits residents, employers, employees, entrepreneurs, and businesses that will enhance economic prosperity and improve quality of life.

HILLSBOROUGH COUNTY **FUTURE LAND USE**

RZ 25-0372

CONTINUED

WITHDRAWN DENIED

PENDING

Tampa Service Urban Service Major Roads

Jurisdiction Boundary County Boundary

AGRICULTURAL/MINING-1/20 (.25 FAR) wam.NATURAL.LULC_Wet_Poly

PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 AGRICULTURAL-1/10 (.25 FAR)

AGRICULTURAL ESTATE-1/2.5 (.25 FAR) AGRICULTURAL/RURAL-1/5 (.25 FAR)

RESIDENTIAL-2 (.25 FAR)

RESIDENTIAL-1 (.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)

INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR) REGIONAL MIXED USE-35 (2.0 FAR) URBAN MIXED USE-20 (1.0 FAR)

ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE) RESEARCH CORPORATE PARK (1.0 FAR) OFFICE COMMERCIAL-20 (.75 FAR)

LIGHT INDUSTRIAL PLANNED (.75 FAR)

HEAVY INDUSTRIAL (.75 FAR) LIGHT INDUSTRIAL (.75 FAR)

PUBLIC/QUASI-PUBLIC

WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR) NATURAL PRESERVATION

CITRUS PARK VILLAGE



1,840 920

Map Printed from Rezoning System: 2/12/2025



AGENCY COMMNENTS

AGENCY REVIEW COMMENT SHEET

TO: Z	Coning Technician, Development Services Department	DATE: 03/12/2025
REVI	EWER: Sarah Rose, Senior Planner	AGENCY/DEPT: Transportation
PLAN	NNING AREA/SECTOR: S/Gibsonton	PETITION NO: RZ 25-0372
	This agency has no comments.	
X	This agency has no objection.	
	This agency has no objection, subject to the listed or attached con-	ditions.
	This agency objects for the reasons set forth below.	

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone a parcel totaling +/- 28.72 acres from Residential Single Family Conventional – 6 – Restricted (RSC-6-R) to Residential Single Family Conventional – 6- Restricted (RSC-6-R) with a Show Business Overlay (SBO). As full area the subject parcel falls within the Coastal High Hazard Area (CHHA), the subject parcel is currently restricted to a maximum of ten (10) lots. The applicant is proposing to retain this restriction, limiting the subject parcel to a maximum of ten (10) lots. The site is located on the south-eastern quadrant of the intersection of Roosevelt St. and Nundy Ave. 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), no transportation analysis was required to process the proposed rezoning. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition.

Approved Uses:

Zoning, Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
RSC-6-R, Single Family Detached Housing	122	0	1.1
(ITE Code 210) 10 units	122	9	11

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
	Way Volume	AM PM	
RSC-6-R-SBO, Single Family Detached Housing (ITE Code 210) 10 units	122	9	11

Trip Generation Difference:

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

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Roosevelt St and Nundy Ave. Roosevelt St is a 2-lane, undivided, urban local roadway. The roadway is characterized by +/- 20 ft of pavement in average condition, no bike lanes or sidewalks on either side of the roadway within the vicinity of the proposed project, and within +/- 51 ft of the right of way.

Nundy Ave is a 2-lane, undivided, substandard county maintained, rural local roadway. The roadway is characterized by +/- 20 ft of pavement in average condition and no bike lanes or sidewalks on either side of the roadway within the vicinity of the proposed project. The right-of-way varies along the northern frontage of the subject parcel from +/- 30ft to +/- 45ft.

SITE ACCESS

The site has frontage on Roosevelt St and Nundy Ave.

Transportation Section staff did not identify any concerns that would require a more detailed staff report be filed. Staff notes that, regardless of this review, the developer/property owner will be required to comply will all Comprehensive Plan, LDC, TTM and other applicable rules and regulations at the time of plat/site/construction plan review. As such, staff has no objection to this request.

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

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

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

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	
	County Local - Rural	2 Lanes	☐ Corridor Preservation Plan	
Roosevelt St		2 Lanes ⊠Substandard Road ⊠Sufficient ROW Width	☐ Site Access Improvements	
Rooseven St			☐ Substandard Road Improvements	
			⊠ Other (TBD)	
	County Local - Rural	2 Lanes	☐ Corridor Preservation Plan	
Nundy Ave		Substandard Road □Sufficient ROW Width	☐ Site Access Improvements	
1 tallay 1100			☐ Substandard Road Improvements	
			⊠ Other (TBD)	

Project Trip Generation ☐ Not applicable for this request				
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips	
Existing	122	9	11	
Proposed	122	9	11	
Difference (+/-)	+0	+0	+0	

^{*}Trips reported are based on net new external trips unless otherwise noted.

Connectivity and Cross Access ⊠ Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.
Notes:	•			·

Design Exception/Administrative Variance ⊠Not applicable for this request		
Road Name/Nature of Request Type Finding		
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

4.0 Additional Site Information & Agency Comments Summary			
Transportation	Objections	Conditions	Additional
Transportation	Objections	Requested	Information/Comments
☐ Design Exception/Adm. Variance Requested	☐ Yes ☐N/A	☐ Yes	
☐ Off-Site Improvements Provided	1	□ No	
⊠ N/A	⊠ No	⊠ N/A	

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
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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		
HEARING DATE: March 24, 2025	COMMENT DATE: February 12, 2025	
PETITION NO.: 25-0372	PROPERTY ADDRESS: 7213 Nundy Avenue, Gibsonton	
EPC REVIEWER: Kelly M. Holland	FOLIO #: 0509340000	
CONTACT INFORMATION: (813) 627-2600 x 1222	FOLIO #: 0309340000	
EMAIL: hollandk@epchc.org	STR: 26-30S-19E	

REQUESTED ZONING: Rezoning from RSC-6 (R) to RSC-6 with Show Business Overlay

FINDINGS		
WETLANDS PRESENT	YES	
SITE INSPECTION DATE	NA	
WETLAND LINE VALIDITY	NA	
WETLANDS VERIFICATION (AERIAL PHOTO,	Along southern portion of the property – Bullfrog	
SOILS SURVEY, EPC FILES)	Creek	

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. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:

- 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.
- 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.
- 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).

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.

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.

- The subject property contains wetland/OSW areas, which have not been delineated. Knowledge of the actual extent of the wetland and OSW are necessary in order to verify the avoidance of wetland impacts pursuant to Chapter 1-11. Prior to the issuance of any building or land alteration permits or other development, the wetlands/OSWs must be field delineated in their entirety by EPC staff or Southwest Florida Water Management District staff (SWFWMD) and the wetland line surveyed. Once delineated, surveys must be submitted for review and formal approval by EPC staff.
- Chapter 1-11 prohibits wetland impacts unless they are necessary for reasonable use of the property. Staff of the EPC recommends that this requirement be taken into account during the earliest stages of site design so that wetland impacts are avoided or minimized to the greatest extent possible. The size, location, and configuration of the wetlands may result in requirements to reduce or reconfigure the improvements depicted on the plan.
- The Hillsborough County Land Development Code (LDC) defines wetlands and other surface waters as Environmentally Sensitive Areas. Pursuant to the LDC, wetlands and other surface waters are further defined as Conservation Areas or Preservation Areas and these areas must be designated as such on all development plans and plats. A minimum setback must be maintained around the Conservation/Preservation Area and the setback line must also be shown on all future plan submittals.
- Any activity interfering with the integrity of wetland(s) or other surface water(s), such as
 clearing, excavating, draining or filling, without written authorization from the Executive
 Director of the EPC or authorized agent, pursuant to Section 1-11.07, would be a violation of
 Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of
 Chapter 1-11.

Kmh / app

ec: Claude W. Tanner, Property Owner – <u>kilgorerealestatewayne@gmail.com</u>
Tu Mai, Agent – tkmai@aol.com



Preparing Students for Life

Adequate Facilities Analysis: Rezoning

Date: 3/6/2025 **Acreage:** 28.72 (+/- acres)

Proposed Zoning: RSC-6 with Show **Jurisdiction:** Hillsborough County

Business Overlay

Case Number: 25-0372

Future Land Use: RES-6

HCPS #: RZ-676

Maximum Residential Units: 10 Address: 7213 Nundy Avenue

Residential Type: Single Family Detached Parcel Folio Number(s): 050934 0000

Parcel Folio Number(s): 050954.0000 Residential 1	ype. Onigie i	army Detaoned	
School Data	Gibsonton Elementary	Dowdell Middle	East Bay High
FISH Capacity Total school capacity as reported to the Florida Inventory of School Houses (FISH)	822	1128	2485
2024-25 Enrollment K-12 enrollment on 2024-25 40 th day of school. This count is used to evaluate school concurrency per Interlocal Agreements with area jurisdictions	452	666	1822
Current Utilization Percentage of school capacity utilized based on 40 th day enrollment and FISH capacity	55%	59%	73%
Concurrency Reservations Existing concurrency reservations due to previously approved development. Source: CSA Tracking Sheet as of 3/6/2025	10	251	330
Students Generated Estimated number of new students expected in development based on adopted generation rates. Source: Duncan Associates, School Impact Fee Study for Hillsborough County, Florida, Dec. 2019	2	1	2
Proposed Utilization School capacity utilization based on 40 th day enrollment, existing concurrency reservations, and estimated student generation for application	56%	81%	87%

Notes: At this time, adequate capacity exists at Gibsonton Elementary, Dowdell Middle and East Bay High School for the proposed rezoning.

This is an analysis for adequate facilities only and is NOT a determination of school concurrency. A school concurrency review will be issued PRIOR TO preliminary plat or site plan approval.

andrea a Stingone

Andrea A. Stingone, M.Ed. Department Manager, Planning & Siting **Growth Management Department** Hillsborough County Public Schools

E: andrea.stingone@hcps.net P: 813.272.4429 C: 813.345.6684

AGENCY REVIEW COMMENT SHEET

TO:	ZONING TECHNICIAN, Planning Growth Mar	nagement D	ATE: 3 Feb. 2025
REV	IEWER: Bernard W. Kaiser, Conservation and	Environmental Lands N	<u>Management</u>
APPI	LICANT: Tu Mai	PETITION NO: RZ-	STD 25-0372
LOC	ATION: 7213 Nundy Ave., Gibsonton, FL. 3353	<u>4</u>	
FOL	IO NO: 50934.0000	SEC: <u>26</u> TWN: <u>30</u>	RNG: <u>19</u>
\boxtimes	This agency has no comments.		
	This agency has no objection.		
	This agency has no objection, subject to listed	I or attached conditions	s.
	This agency objects, based on the listed or att	ached conditions.	
COM	MENTS:		

WATER RESOURCE SERVICES REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER

	TION NO.: <u>RZ-STD 25-0372</u> REVIEWED BY: <u>Clay Walker, E.I.</u> DATE: <u>2/4/2025</u> O NO.: <u>50934.0000</u>
	WATER
	The property lies within the Water Service Area. The applicant should contact the provider to determine the availability of water service.
\boxtimes	A <u>6</u> inch water main exists <u>(approximately _ feet from the site)</u> , <u>(adjacent to the site)</u> , <u>and is located north of the subject property within the north Right-of-Way of Nundy Avenue</u> . 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.
\boxtimes	A _4_ inch wastewater forcemain exists \(\) (approximately _2,100_ feet from the project site), \(\) (adjacent to the site) and is located northeast 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.
COMN	MENTS: 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.

ENVIRONMENTAL SERVICES DIVISION



PO Box 1110 Tampa, FL 33601-1110

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: 2/7/2025

REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 2/14/2025

PROPERTY OWNER: Claude W. Tanner/ Trustee PID: 25-0372

APPLICANT: Claude W. Tanner/ Trustee

LOCATION: 7213 Nundy Ave. Gibsonton, FL 33534

FOLIO NO.: 50934.0000

AGENCY REVIEW COMMENTS:

At this time, according to the Hillsborough County BOCC approved maps adopted in the Comprehensive Plan, the site does not appear to be located within a Wellhead Resource Protection Area (WRPA), Potable Water Wellfield Protection Area (PWWPA) 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, Hillsborough County EVSD has no objections to the applicant's request.

VERBATIM TRANSCRIPT

HILLSE	BOROUGH COUNTY, FLORIDA
	of County Commissioners
	Y
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IN RE:))
ZONE HEARING MASTER HEARINGS))
) X
	HEARING MASTER HEARING OF TESTIMONY AND PROCEEDINGS
BEFORE:	Susan Finch and
	Pamela Jo Hatley Land Use Hearing Master
DATE:	Monday, March 24, 2025
TIME:	Commencing at 6:02 p.m. Concluding at 11:24 p.m.
LOCATION:	Hillsborough County Commission 601 East Kennedy Boulevard, Second Floor Tampa, Florida 33602
Reported by:	
Diane DeMarsh, AAERT No. DIGITAL REPORTER	1654

1 MS. HEINRICH: Or next item is Item C.3, Standard Rezoning 25-0372. The applicant is requesting to rezone 2 properly from RSC-6 with restrictions to RSC -- RSC-3 -- RS-6 3 with restrictions also in the show business overly, which is abbreviated as SBO on your agenda. And Michelle Montalbano will present staff findings after the applicant's presentation. HEARING MASTER FINCH: Good evening. MS. MAI: Good evening, Zoning Hearing Master. 8 name is Tu Mai. My office address is 14031 North Dale Mabry 9 Highway, Tampa, Florida 33618. I'm here representing the 10 11 applicant. 12 The subject site is 28.72 acres and it's located on the southeast corner of 90th Avenue and Roosevelt Street 13 14 intersection in Gibsonton. The subject site is currently zone 15 RSC-6, restricted with the future land use designation of RES-6. 16 The applicant is requesting to add the show biz -- the show 17 business overlay to the properties existing RSC-6 zoning district to accommodate the special show business activities and 18 allow for the open storage of show business sets, signs, 19 20 equipment and vehicles. 21 The subject site is in the urban service area within the Gibsonton Community Plan. The site is in the coastal high 22 23 hazard area adopted by the Planning Commission on December 1, 2021, which limits the single-family residential --24 single-family development to ten lots and is not suitable for 25

the group living facilities. 1 We received no objections from the review agencies or 2 surrounding neighbors. We concur with staff's finding and we 3 respectfully request your recommendation of approval. 5 you. HEARING MASTER FINCH: Thank you. Appreciate it. Development Services. MS. MONTALBANO: Good evening Michelle Montalbano, 8 Development Services. 9 The applicant is requesting to add the show business 10 11 overlay to the property existing RSC-6 zoning designation. show business overlay would allow the repair, construction and 12 13 open storage of show business sets, signs, equipment and 14 vehicles. The rezoning will carry over the existing rezoning 15 restriction, which limits single-family development in the coastal high hazard area to ten lots unless within a planned 16 17 development district. 18 The applicant has also agreed to prohibit the show business group housing use, otherwise permitted by the overlay. 19 20 The approximate 28.72 acre property is located in the Gibsonton 21 The property is eliqible to request a rezoning to the 22 show business overlay due -- due to the concentration of 23 properties in the area permitting show business uses (indiscernible) either by an existing RSP zoning designation or 24 by the show business overlay.

25

1 The property is continuous to the side and/or rear yard of two parcel to the north, zoned ASC-1 one with the show business overlay or RSB, which appears to currently be used for show business related open storage and repair. Therefore, adding the show business overlay to the subject parcel would be a continuation of the existing zoning pattern. Staff finds the rezoning request approvable. available if you have any question. 8 HEARING MASTER FINCH: No questions. Thank you so 9 much. 10 11 MS. MONTALBANO: Thank you. 12 HEARING MASTER FINCH: Planning Commission. 13 MS. MICHIE: Willow Michie, Planning Commission staff. 14 The subject site is in the residential six Future Land Use Category. It's in the urban service area and within the 15 limits of Gibsonton and Southshore Areawide System community 16 17 plan. 18 The site current does not have any developments and has agricultural uses. There are single-family residential uses 19 to the east, north and west of the site. There's also a mobile 20 21 home park existing to -- use to the east and some light 22 industrial uses to the north and west. The proposal for a 23 rezoning from RSC-6 to RSC-6 with show business overly meets the intent of Objective 1.1. The proposal meets Policy 4.3.7 as the 24 seven site is in the coastal high hazard area and therefore 25

1	limited to a maximum of ten lots.
2	It also meets the intent of Objective 4.4 with
3	compatibility to the surrounding neighborhood. The proposed
4	request will complemented the area, as well as the surrounding
5	neighborhoods to the east, north and west.
6	Based upon the above considerations and the following
7	goals, objectives and policies, Planning Commission staff find
8	the repro proposed rezoning consistent with the
9	Unincorporated Hillsborough County Comprehensive Plan subject to
10	the restrictions proposed by Development Services Department.
11	HEARING MASTER FINCH: Thank you so much.
12	Is there anyone in the room or online that would like
13	to speak in support? Anyone in favor. I'm seeing no one.
14	Anyone in opposition to this request? No one. All
15	right.
16	Ms. Heinrich, anything else?
17	MS. HEINRICH: Nothing further, ma'am.
18	HEARING MASTER FINCH: All right. Ms. Mai, anything?
19	Okay.
20	Then with that, we'll close Rezoning 25-0372 and go to
21	the next case.
22	
23	
24	
25	

EXHIBITS SUBMITTED DURING THE ZHM HEARING

NONE

PARTY OF RECORD

NONE