

Rezoning Application: RZ STD 25-0372**Zoning Hearing Master Date:** 03/24/2025**BOCC Land Use Meeting Date:** 05/13/2025**Hillsborough
County Florida****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

Request: 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 Only)	Single-Family Residential (Conventional 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' Side: 7.5' Rear: 25'	Front: 25' Side: 7.5' Rear: 25'
Height	35'	35'

Additional Information:

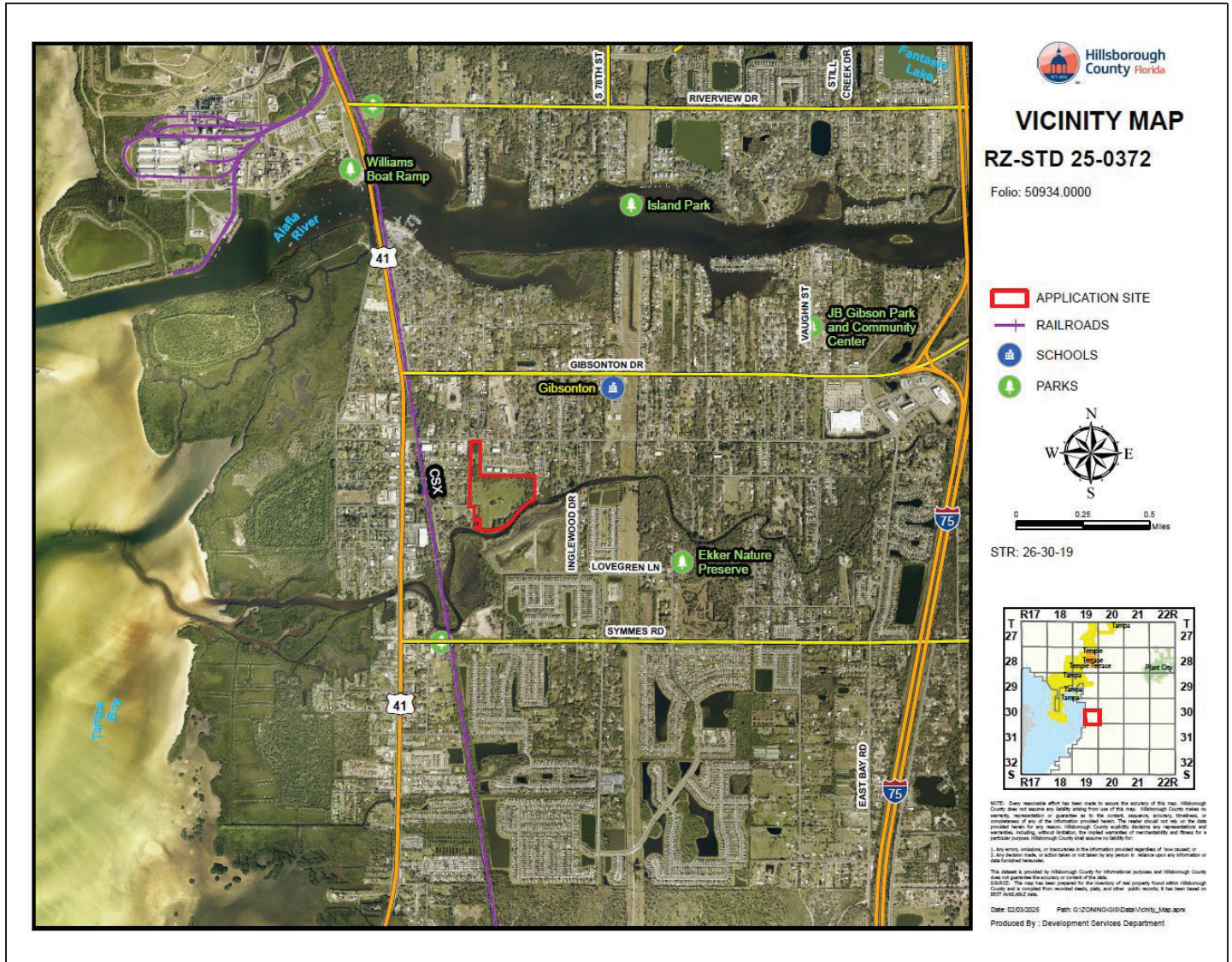
PD Variation(s)	None requested as part of this application.
Waiver(s) to the Land Development Code	None requested as part of this application.

Planning Commission Recommendation:
Consistent

Development Services Recommendation:
Approvable

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

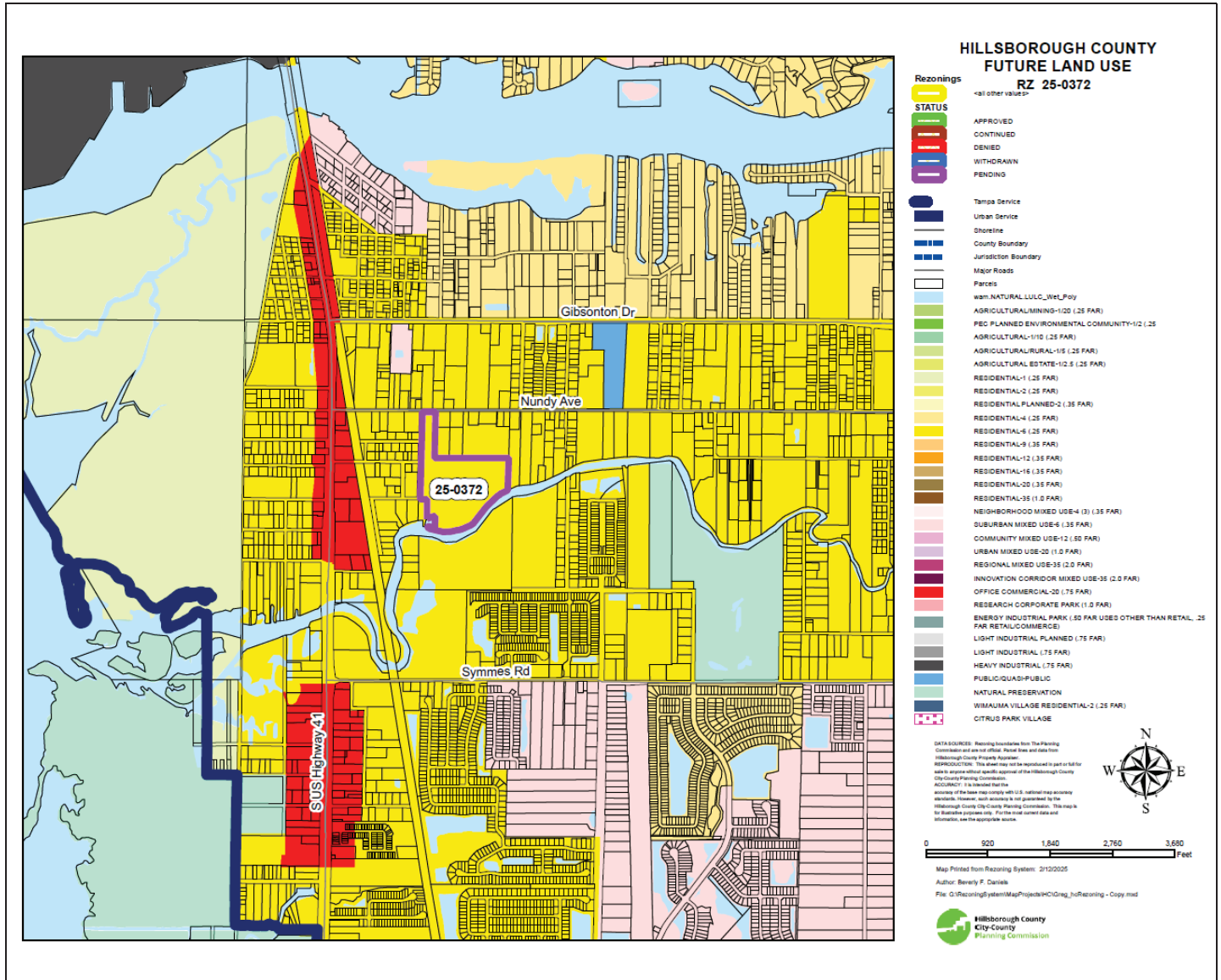


Context of Surrounding Area:

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

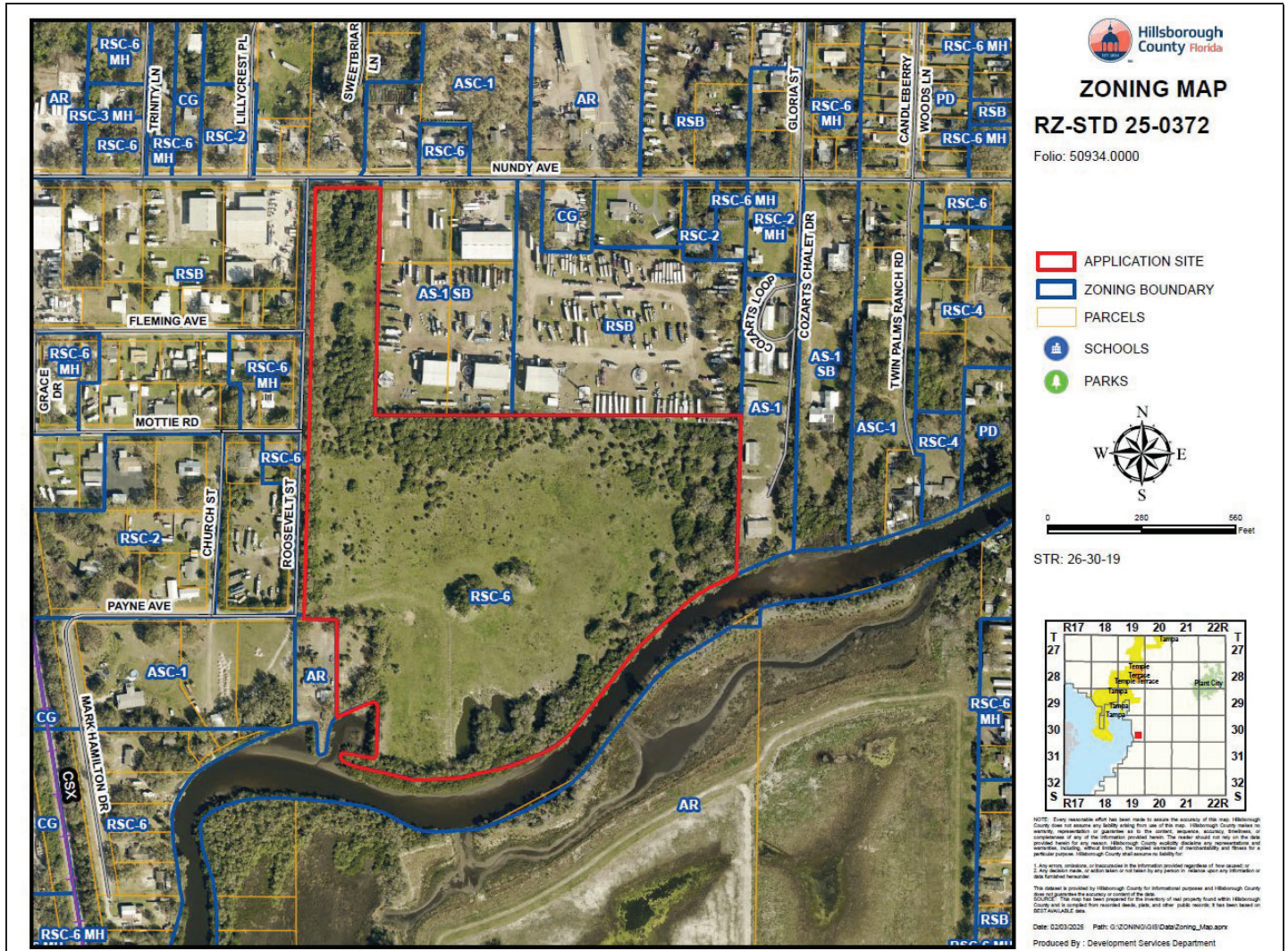
2.2 Future Land Use Map



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.

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	Agricultural, Single-Family, Show Business Uses	Show Business Uses, Mobile Homes
	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
West	RSB	6 DU / acre	Single-Family, Show Business Uses	Warehouses, Single-Family
	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

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
Roosevelt St	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" 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)
Nundy Ave	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other (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

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	Wetlands on site.
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input checked="" type="checkbox"/> Coastal High Hazard Area <input 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 <input checked="" type="checkbox"/> 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	Connection to County water and wastewater required.
Hillsborough County School Board Adequate <input checked="" type="checkbox"/> K-5 <input checked="" type="checkbox"/> 6-8 <input checked="" type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input 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	
Impact/Mobility Fees				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" 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	

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 aeriels 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:

J. Brian Grady

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

Not applicable.

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: 03/12/2025

REVIEWER: Sarah Rose, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: S/Gibsonston

PETITION NO: RZ 25-0372

- ☐ 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 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-Way Volume	Total Peak Hour Trips	
		AM	PM
RSC-6-R, Single Family Detached Housing (ITE Code 210) 10 units	122	9	11

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		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-Way Volume	Total Peak Hour Trips	
		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 with all Comprehensive Plan, LDC, TTM and other applicable rules and regulations at the time of plat/site/construction plan review. As such, staff has no objection to this request.

Staff notes that any plans or graphics presented as a part of a Euclidean zoning case 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
Roosevelt St	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" 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)
Nundy Ave	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other (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	122	9	11
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Difference (+/-)	+0	+0	+0

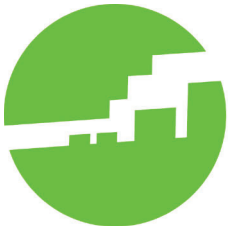
*Trips reported are based on net new external trips unless otherwise noted.

Connectivity and Cross Access <input checked="" type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		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 <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.
Notes:		

4.0 Additional Site Information & Agency Comments Summary

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



**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 24, 2025 Report Prepared: March 13, 2025	Case Number: RZ 25-0372 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)	Gibson + 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 Gibson + 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.

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.
 - o 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: SOUTHSORE 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.

- *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

<all other values>

Rezonings

STATUS



- wam NATURAL/LULC_Wet_Poly
- AGRICULTURAL/MINING-120 (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)
- FAR RETAIL/COMMERCE
- LIGHT INDUSTRIAL (.75 FAR)
- HEAVY INDUSTRIAL (.75 FAR)
- PUBLIC/QUASI-PUBLIC
- NATURAL PRESERVATION
- WIMA/MA VILLAGE RESIDENTIAL-2 (25 FAR)
- CITRUS PARK VILLAGE

DATA SOURCES: Rezonings boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. This map is for informational purposes only and is not intended to be used as a legal document. It is intended that the user of this map will verify the accuracy of the information shown. Hillsborough County City-County Planning Commission. This map is for informational purposes only. For the most current data and information, visit the appropriate source.



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Author: Beverly F. Daniels
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