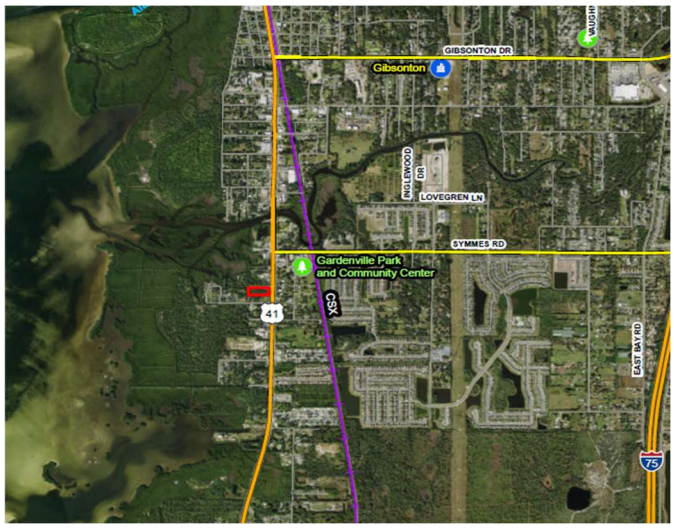
Rezoning Application:	22-1445
Zoning Hearing Master Date:	February 20, 2023
BOCC Land Use Meeting Date:	April 11, 2023

Hillsborough County Florida
Development Services Department

1.0 APPLICATION SUMMARY

Applicant:	A & M Investment
FLU Category:	Office-Commercial-20 (OC-20)
Service Area:	Urban
Site Acreage:	2.3 +/-
Community Plan Area:	Gibsonton
Overlay:	None
Request:	Rezone from **Commercial-Neighborhood (CN) to Commercial General (CG)**



Request Summary:
The request is to rezone from the existing Commercial, Neighborhood (CN) district to Commercial General - Restricted (CG-R) zoning district. The proposed zoning for CG permits Commercial, Office and Personal Services development on lots containing a minimum of 10, 000 square feet.

Zoning:		
Uses	Current CN Zoning	Proposed CG Zoning
	Commercial, Office and Personal Services	General Commercial, Office and Personal Services
Acreage	2.3+/- Acres (ac)	2.3+/- ac
Density / Intensity	F.A.R. 0.20	F.A.R. 0.27
Mathematical Maximum*	20,037 square feet	27,050 sf
** Mathematical Maximum entitlements may be reduced due to roads, stormwater and other improvements.*		

Development Standards:		
	Current CN Zoning	Proposed CG Zoning
Density / Intensity	F.A.R. 0.20	F.A.R. 0.27
Lot Size / Lot Width	7,000 sf / 70’	10,000 sf / 75’
Setbacks/Buffering and Screening	30’ - Front (East, West & North) 20’ Type B Buffer – Side (Southwest) 0’ feet (south adjacent to CI)	30’ - Front (East, West & North) 20’ Type B Buffer – Side (Southwest) 0’ feet (south adjacent to CI)
Height	35’	50’

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

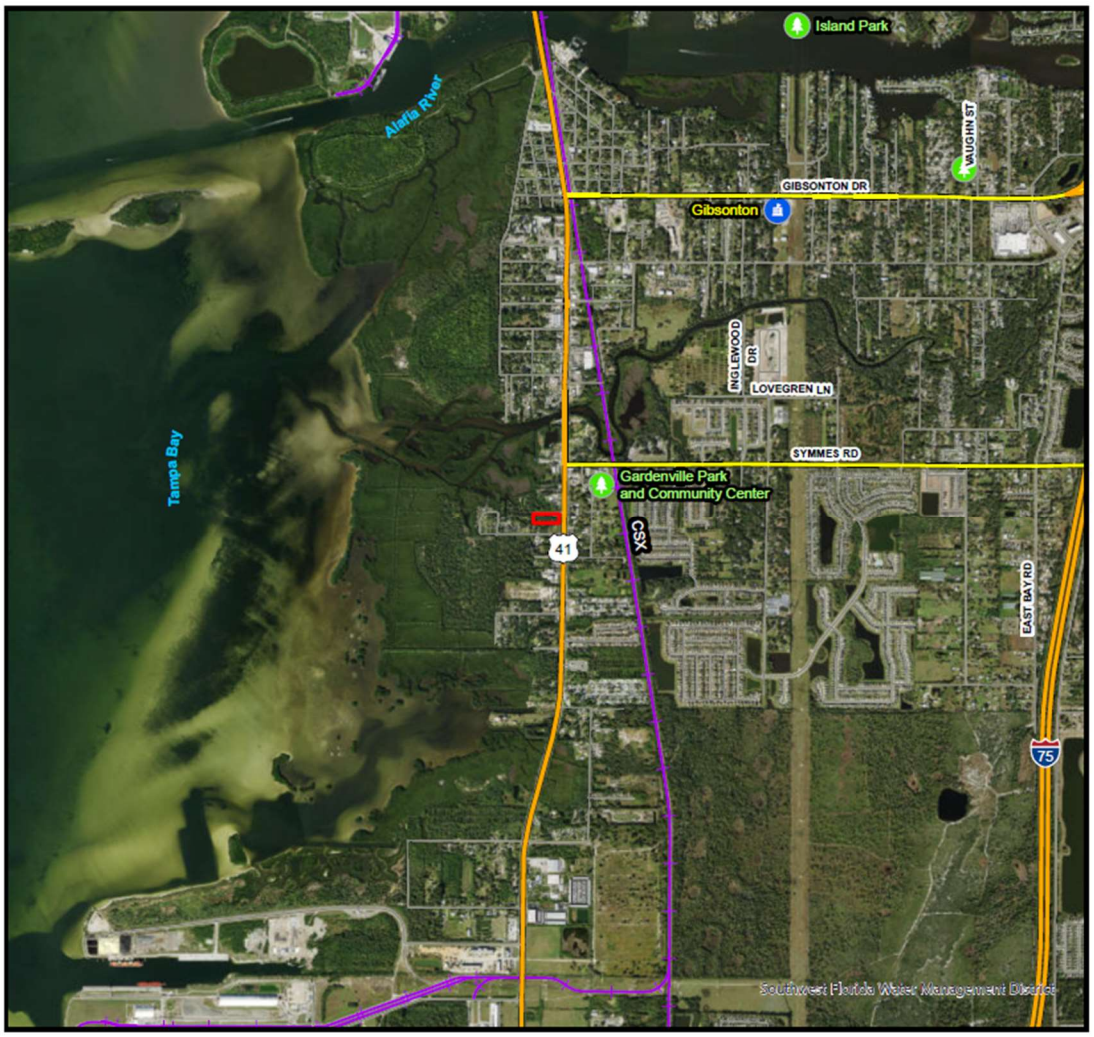
APPLICATION NUMBER:	RZ STD 22-1303 (REMAND)
ZHM HEARING DATE:	February 20, 2023
BOCC LUM MEETING DATE:	April 11, 2023

Case Reviewer: Isis Brown

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

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



Hillsborough County Florida

VICINITY MAP

RZ-STD 22-1445

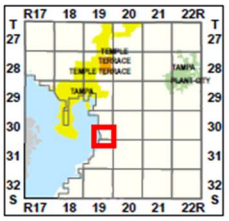
Folio: 51144.0000

APPLICATION SITE
RAILROADS
SCHOOLS
PARKS

N
W
E
S

0 2,000 4,000 Feet

STR: 35-30-19



Date: 09/02/2022 Path: G:\ZONING\GIS\Data\Vicinity_Map.aprx

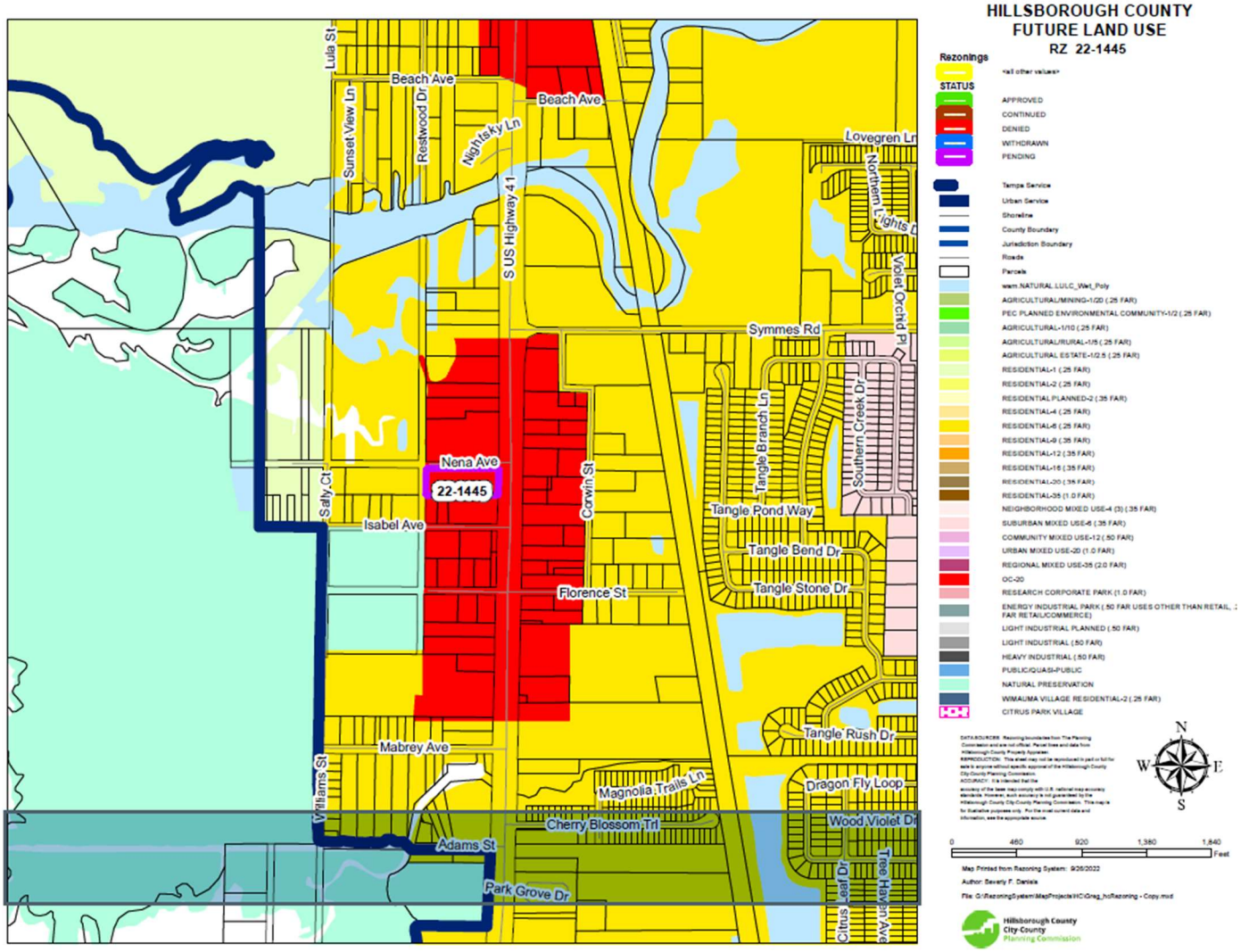
Produced By : Development Services Department

Context of Surrounding Area:

The site is located in an area comprised of a mix of commercial uses and residential uses. The site is adjacent to commercial, agricultural and residential type uses/properties. The adjacent properties are zoned (AS-1) Agricultural Single-Family – 1, Residential, Single-Family Conventional (RSC-6) and (CG) Commercial General to the north; RSC-6 (MH), RSB and CI(R) to the south and west and CI and ASC-1 to the east across US HWY 41.

2.0 LAND USE MAP SET AND SUMMARY DATA

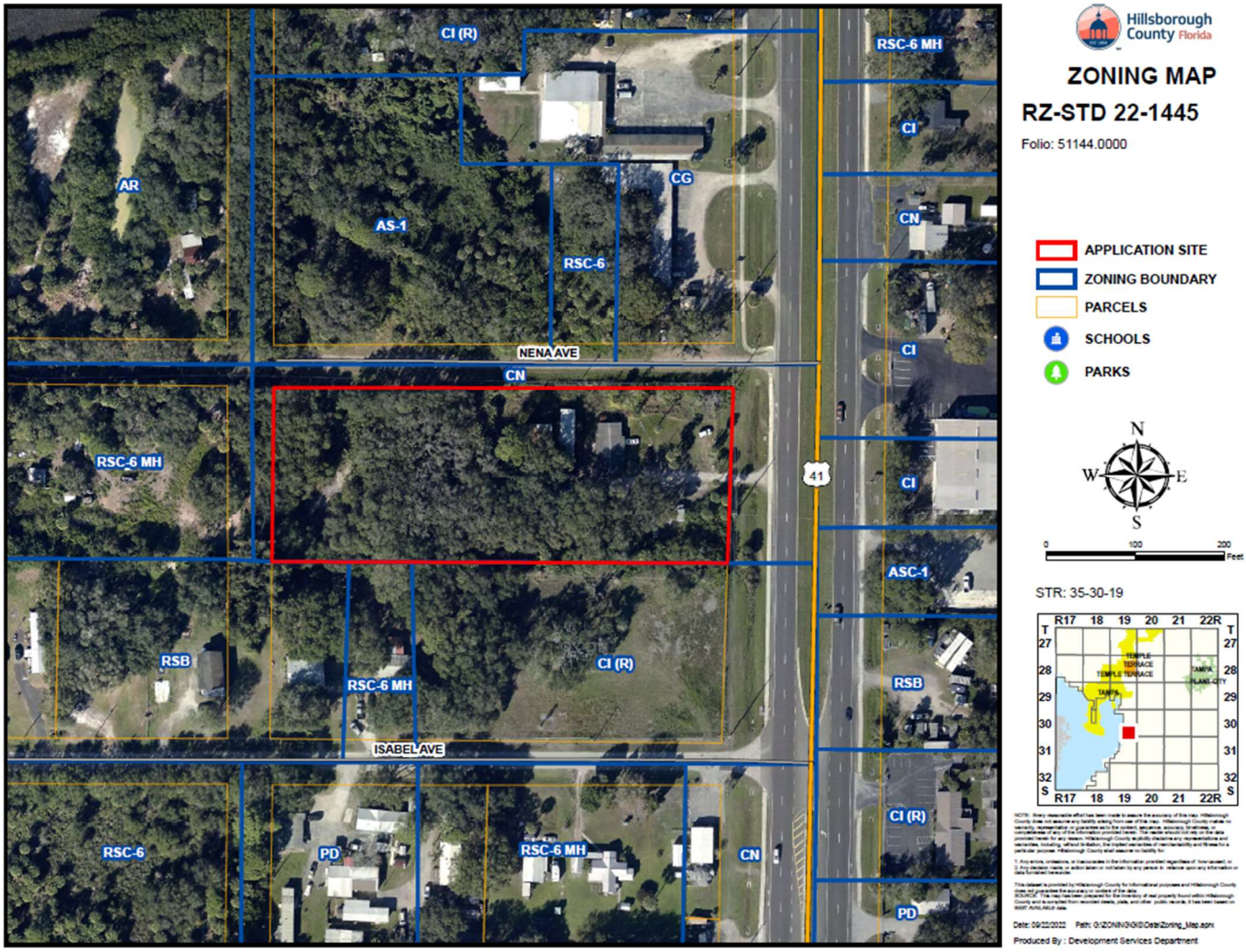
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Office-Commercial 20 (OC-20)
Maximum Density/F.A.R.:	20 dwelling unit per Gross Acre (ga)/ 0.75 F.A.R.
Typical Uses:	Residential, community scale retail commercial, office uses, research corporate park uses, and/or mixed-use projects at appropriate locations. Non-residential land uses must be compatible with residential uses through established techniques of transition or by restricting the location of incompatible uses. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Adjacent Zonings and Uses				
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	CG	0.27 FAR	Commercial, Office and Personal Services	Commercial
	RSC-6	6 du/1 ac	Single-family conventional and mobile home/ Agricultural and related uses.	Vacant
	AS-1	1 du/1 ac	Single-family conventional and mobile home/ Agricultural and related uses.	Vacant
West	RSC-6 (MH)	6 du/1 ac	Single-family conventional and mobile home/ Agricultural and related uses.	Single Family Residential

Adjacent Zonings and Uses				
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
East	CI	F.A.R. 0.30	Commercial, Office and Personal Services	Commercial
South	CI(R)	F.A.R. 0.30	Contractor's office w/ open storage, warehousing	Vacant
	RSC-6 (MH)	6 du/1 ac	Single-family conventional and mobile home/ Agricultural and related uses.	Single-Family
	RSB	6 d.u./1 ac.	Show business uses, residential	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)

Not Applicable

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**
US Hwy 41	FDOT Principal Arterial - Urban	4 Lanes ☐ Substandard Road ☐ Sufficient ROW Width	☒ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other
Nena Avenue	County Local - Urban	2 Lanes ☒ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☒ Substandard Road Improvements ☐ Other

Project Trip Generation ☐ Not applicable for this request			
	Average Annual Daily Trips	**A.M. Peak Hour Trips**	**P.M. Peak Hour Trips**
Existing	3,947	169	160
Proposed	5,796	246	213
Difference (+/-)	+1,849	+77	+53

*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 Requested**	**Additional Information/Comments**
☐ Design Exception/Adm. Variance Requested ☐ Off-Site Improvements Provided ☒ N/A	☐ Yes ☐ N/A ☒ No	☐ Yes ☒ N/A ☐ No	See Staff Report

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY			
Environmental:	**Objections**	**Conditions Requested**	**Additional Information/Comments**
Environmental Protection Commission	☐ Yes ☒ No	☐ Yes ☒ No	
Natural Resources	☐ Yes ☐ No	☐ Yes ☐ No	**No Comments**
Conservation & Environmental Lands Mgmt.	☐ Yes ☐ No	☐ Yes ☐ No	**No comments.**
Check if Applicable: ☐ Wetlands/Other Surface Waters ☐ Use of Environmentally Sensitive Land Credit ☐ Wellhead Protection Area ☐ Surface Water Resource Protection Area ☐ Potable Water Wellfield Protection Area	☐ Significant Wildlife Habitat ☐ Coastal High Hazard Area ☒ Urban/Suburban/Rural Scenic Corridor ☐ Adjacent to ELAPP property ☐ Other _____		
Public Facilities:	**Objections**	**Conditions Requested**	**Additional Information/Comments**
Transportation ☐ Design Exception/Adm. Variance Requested ☐ Off-site Improvements Provided ☒ N/A	☒ Yes ☐ No ☐ N/A	☐ Yes ☐ No ☒ N/A	See Staff Report
Utilities Service Area/ Water & Wastewater ☒Urban ☐ City of Tampa ☐Rural ☐ City of Temple Terrace	☐ Yes ☒ No	☐ Yes ☒ No	
Hillsborough County School Board Adequate ☐ K-5 ☐6-8 ☐9-12 ☒N/A Inadequate ☐ K-5 ☐6-8 ☐9-12 ☒N/A	☐ Yes ☐ No	☐ Yes ☐ No	No Comment
Impact/Mobility Fees			
Comprehensive Plan:	**Findings**	**Conditions Requested**	**Additional Information/Comments**
Planning Commission ☐ Meets Locational Criteria ☒N/A ☐ Locational Criteria Waiver Requested ☐ Minimum Density Met ☐ N/A	☐ Inconsistent ☒ Consistent	☐ Yes ☒ No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

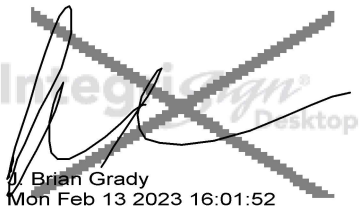
Staff finds the request CG zoning district compatible with the surrounding zoning and development pattern. The current CN zoning district on the parcel permits a range of commercial uses that are also permissible in the CG zoning district. The parcel is located on the west side of U.S. Hwy 41 in area with commercial zoning district and uses to the north, south and east.

5.2 Recommendation

Based on the above considerations, staff finds the request approvable.

6.0 PROPOSED RESTRICTION:

N/A

Zoning Administrator Sign Off:	

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

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

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

N/A

8.0 PROPOSED SITE PLAN (FULL)

Not Applicable

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department
REVIEWER: Alex Steady, Senior Planner
PLANNING AREA/SECTOR: Gibsonton/South
DATE: 01/09/2023
AGENCY/DEPT: Transportation
PETITION NO.: STD 22-1445

☐ This agency has no comments.

☒ This agency has no objection.

☐ This agency objects for the reasons set forth below.

REPORT SUMMARY AND CONCLUSIONS

- The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 1,849 average daily trips, 77 trips in the a.m. peak hour, and 53 trips in the p.m. peak hour.
- Access to the subject site will be from Nena Avenue. Nena Avenue is a substandard roadway. The applicant will be required to improve Nena Ave to Hillsborough County standard from the project access on Nena Ave to US Hwy 41 prior to or concurrently with development of the subject site.
- Transportation Review Section staff has no objection to the proposed rezoning.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone one parcel totaling +/- 2.33 acres from Commercial Neighborhood (CN) to Commercial General (CG). The site is located on the west side of US Hwy 41, on the southwest corner of the intersection of Nena Avenue and US Hwy 41. The Future Land Use designation of the site is Office Commercial - 20 (OC-20).

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, 10th Edition.

Approved Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
CN, 10,000 sf Pharmacy/Drugstore with Drive - Through Window (ITE Code 881)	1,092	38	103
CN, 5,000 sf Fast Food Restaurant with Drive Through Window (ITE Code 934)	2,355	201	163
CN, 5,000 sf Drive in Bank (ITE Code 912)	500	48	102
Subtotal	3,947	287	368
Less Internal Capture:	Not Available	8	82
Passerby Trips:	Not Available	110	126
Net External Trips:	3,947	169	160

Proposed Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
CN, 14,000 sf Pharmacy/Drugstore with Drive - Through Window (ITE Code 881)	1,528	54	144
CN, 5,000 sf Fast Food Restaurant with Drive Through Window (ITE Code 934)	2,355	201	98
CN, 5,000 sf Drive in Bank (ITE Code 912)	500	48	163
CN, 3,000 sf Fast Food Restaurant with Drive Through Window (ITE Code 934)	1,413	121	102
Subtotal	5,796	424	507
Less Internal Capture:	Not Available	10	114
Passerby Trips:	Not Available	168	180
Net External Trips:	5,796	246	213

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	**+1,849**	**+77**	**+53**

The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 1,849 average daily trips, 77 trips in the a.m. peak hour, and 53 trips in the p.m. peak hour.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on US Hwy 41 and Nena Avenue. US Hwy 41 is a 4-lane divided FDOT maintained, Principal Arterial roadway. US Hwy 41 lies within +/- 182 feet of Right of Way in the vicinity of the project. US Hwy 41 has sidewalks on both sides of the roadway within the vicinity of the project. Nena Avenue is a 2 lane, undivided, substandard, Hillsborough County maintained local roadway with +/- 12 feet of pavement. Nena Avenue lies within +/- 50 feet of Right of Way in the vicinity of the project. Nena Avenue does not have sidewalk, bike facilities of curb and gutter on either side of the roadway within the vicinity of the project.

SITE ACCESS

Access to the subject site will be from Nena Avenue. Nena Avenue is a substandard roadway. The applicant will be required to improve Nena Ave to Hillsborough County standard from the project access on Nena Ave to US Hwy 41 prior to or concurrently with development of the subject site.

ROADWAY LEVEL OF SERVICE

Level of Service (LOS) information for adjacent roadway sections is reported below. Nena Avenue is not a regulated roadway and as such was not included in the Level of Service Report.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
US Hwy 41	Big Bend Rd	Symmes Rd	D	C

Source: Hillsborough County 2020 Level of Service Report.

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Hillsborough County
City-County
Planning Commission

Unincorporated Hillsborough County Rezoning	
Hearing Date: February 20, 2023 **Report Prepared:** February 8, 2023	**Petition: RZ 22-1445** **11553 South 41 Highway** *On the west side of South 41 Highway, north of Isabel Avenue.*

Summary Data:	
Comprehensive Plan Finding	**CONSISTENT**
Adopted Future Land Use	**Office Commercial-20 (20 du/ga; 0.75 FAR)**
Service Area	**Urban**
Community Plan	**Gibsonton & Southshore Areawide Systems**
Request	Rezone from Commercial Neighborhood (CN) to Commercial General (CG) for the purpose of a car dealership and RV rental service
Parcel Size (Approx.)	2.3 +/- acres
Street Functional Classification	South US Highway 41 **– Arterial** Isabel Avenue **– Local**
Locational Criteria	N/A
Evacuation Zone	A

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

Context

- The approximately 2.3 +/- acre subject site is located on the west side of South US 41 Highway, north of Isabel Avenue. The subject site is located within the Urban Service Area and is within the limits of the Gibsonton and Southshore Areawide Systems Community Plans. The subject site is in the Coastal High Hazard Area.

- The subject site's Future Land Use classification is Office Commercial-20 (OC-20) on the Future Land Use Map. Typical uses of OC-20 include community commercial type uses, office uses, mixed use developments, and compatible residential uses. OC-20 is located to the north, east and south of the site. Residential-6 (RES-6) is located to the west. Natural Preservation (N) is located to the southwest.

- The subject site is currently development with light commercial uses. Light commercial uses are located to the north of the site. To the south are vacant lands and to the west are single-family residential dwellings. Light Industrial uses are located east of the subject site across South US 41 Highway.

- The subject site is currently zoned as Commercial Neighborhood (CN). There are multiple commercial zoning districts such as Commercial Neighborhood (CN), Commercial General (CG) and Commercial Intensive (CI) along South US Highway 41. To the west is Residential Single Family Conventional-6 (RSC-6) and Residential Show Business (RSB). Agricultural Single-Family is located to the north of the site.

- The applicant is requesting to rezone the subject site from Commercial Neighborhood (CN) to Commercial General (CG) for use as a used car dealership and RV rental location.

Compliance with Comprehensive Plan:

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

Future Land Use Element

Urban Service Area (USA)

Objective 1: *Hillsborough County shall pro-actively direct new growth into the urban service area with the goal that at least 80% of all population growth will occur within the USA during the planning horizon of this Plan. Within the Urban Service Area, Hillsborough County will not impede agriculture. Building permit activity and other similar measures will be used to evaluate this objective.*

Policy 1.4: *Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.*

Land Use Categories

Objective 8: T*he Future Land Use Map will include Land Use Categories which outline the maximum level of intensity or density and range of permitted land uses allowed and planned for an area. A table of the land use categories and description of each category can be found in Appendix A.*

Policy 8.1: *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.*

Policy 8.2: *Each potential use must be evaluated for compliance with the goals, objectives, and policies of the Future Land Use Element and with applicable development regulations.*

Relationship to Land Development Regulations

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

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

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

Neighborhood/Community Development

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

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

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

Policy 16.5: *Development of higher intensity non-residential land uses that are adjacent to established neighborhoods shall be restricted to collectors and arterials and to locations external to established and developing neighborhoods.*

Community Design Component

4.3 COMMERCIAL CHARACTER

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

7.0 SITE DESIGN

7.1 DEVELOPMENT PATTERN

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

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

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

Livable Communities Element – Gibsonton Community Plan

4.ECONOMY

Goal 4a: *Gibsonton will enjoy appropriately-scaled commercial development by:*
• Working with developers and the County to amplify the positive aspects of a large retail center at Gibsonton Drive and East Bay Road; and
•Enhancing the opportunities for small professional, businesses and specialty neighborhood retail along Gibsonton Drive and U.S. 41.

Livable Communities Element – SouthShore Areawide Systems Plan

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.

Staff Analysis of Goals, Objectives and Policies

The 2.3 +/- acre subject site is located on the west side of South US Highway 41, north of Isabel Avenue. The subject site is located in the Urban Service Area. It is located within the limits of the Gibsonton and Southshore Areawide Systems Community Plans. The subject site's Future Land Use Classification on the Future Land Use Map (FLUM) is Office Commercial-20 (OC-20). The subject site is in the Coastal High Hazard Area. The applicant is requesting to rezone the subject site from Commercial Neighborhood (CN) to Commercial General (CG) use as a used car dealership and RV rental location.

The subject site is located in the Urban Service Area where according to Objective 1 of the Future Land Use Element (FLUE), 80 percent of the county's growth is to be directed. Policy 1.4 requires all new developments to be compatible with the surrounding area, noting that "*Compatibility does not mean "the same as." Rather, it refers to the sensitivity*

of development proposals in maintaining the character of existing development." **The subject site is proposing to commercial general uses within the Urban Service Area and is compatible with the existing character of development in the area as a number of commercial zoning districts such as CN, CG and CI are located along US Highway 41 South.**

Objective 8 requires the Future Land Use Map to include Land Use Categories which outline the maximum level of intensity or density and range of permitted land uses allowed and planned for an area. According to Appendix A of the Future Land Use Element, the intent of the OC-20 Future Land Use Category is "*to recognize existing commercial and office centers and provide for future development opportunities. New retail development should be part of a mixed use development or be clustered at the intersections of major roadways. Retail uses should be discouraged outside of these nodes*." Similarly, policies 8.1 and 8.2 require the character of each land use category to be evaluated for compliance with the goals, objectives, and policies of the Future Land Use Element and with applicable development regulations. OC-20 is located to the north, east and south of the site. Residential-6 (RES-6) is located to the west. Natural Preservation (N) is located to the southwest. The proposed rezoning meets the intent of the OC-20 category as it is anticipated in this future land use and is also located along a major roadway such as South US Highway 41.

According to Objective 9 and Policy 9.2 all new development must meet local, state and federal land development regulations. The Hillsborough County Development Services Department concludes that access to the subject site will be from Nena Avenue, a substandard roadway. The applicant will be required to improve Nena Ave to Hillsborough County standard from the project access on Nena Ave to US Highway 41 South prior to or concurrently with development of the subject site.

The proposed rezoning meets the intent of the Neighborhood Protection Policies of Objective 16 and policies 16.3 and 16.5. The development pattern of the surrounding area which includes a number of commercial zoning districts. A rezoning to CG would reflect a development pattern that concentrates the most intense uses towards US Highway 41 South, an arterial road, and lesser intense uses further away to the west.

The Community Design Component provides guidance on commercial developments. Goal 9 seeks to evaluate the creation of commercial design standards in a scale and design that complements the character of the community. Goal 17 encourages developments that improve the ambiance of commercial development in the county. Objective 17-1 and Policy 17.1-4 seek to facilitate patterns of development that are organized and purposeful. A rezoning to CG would reflect the current development patterns along US Highway 41 South and would therefore be consistent with the aforementioned goals and policies.

The subject site is in the limits of the Gibsonton Community Plan and meets the intent of Goal 4a which seeks to enjoy appropriately scaled commercial development by Enhancing the opportunities for small professional, businesses and specialty neighborhood retail along Gibsonton Drive and U.S. 41. The applicant intends on utilizing the subject stie for a car dealership and RV rental business which enhances the opportunity for business. As the site is on South US Highway 41, a rezoning to CG would facilitate this goal.

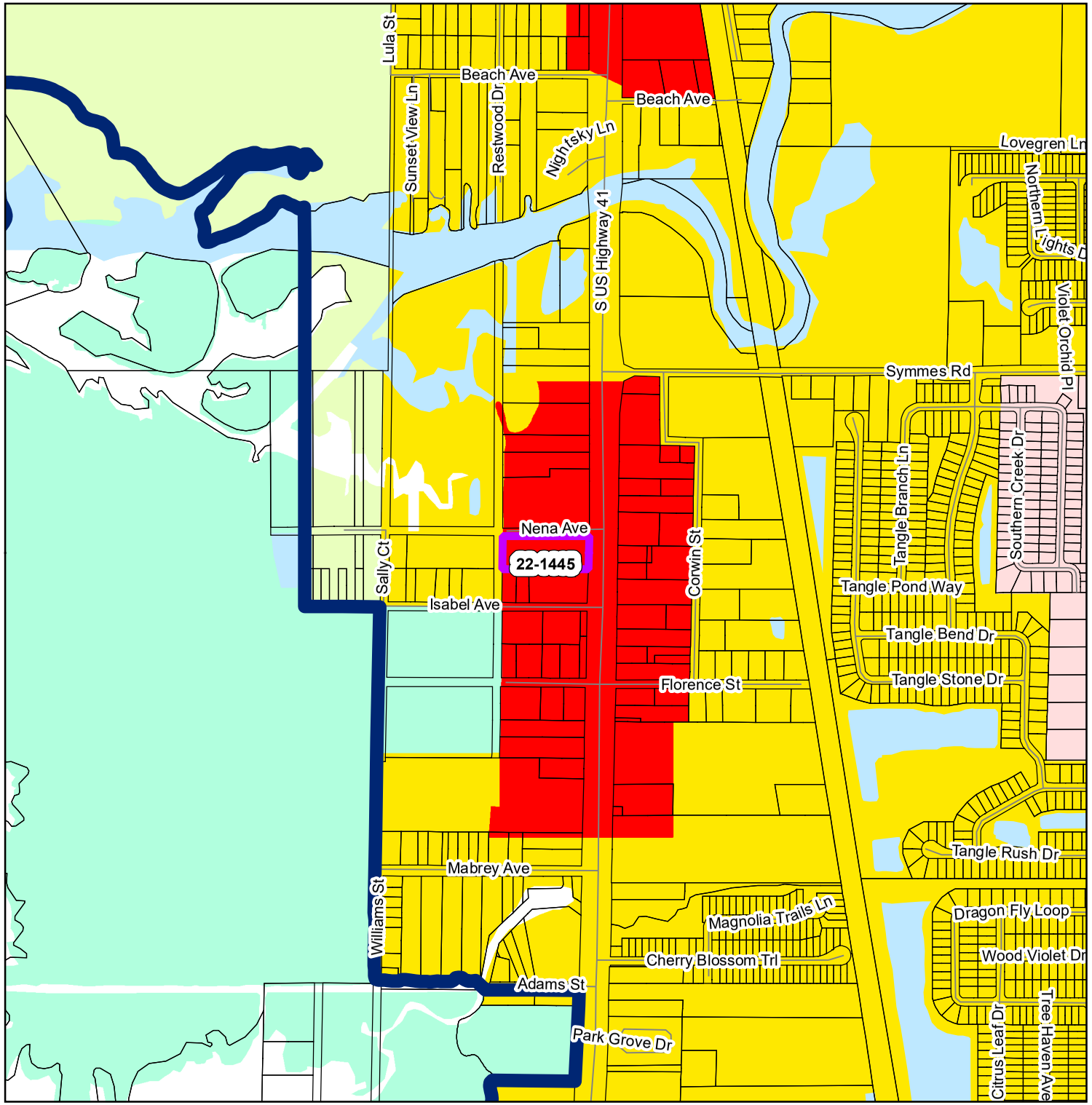
The subject site is also in the limits of the Southshore Areawide Systems Plan. The Economic Development Objective encourages activities that benefit residents, employers,

employees, entrepreneurs, and businesses. The applicant's intent to start a car dealership and RV rental service on the subject site helps facilitate this goal.

Overall, the proposed rezoning would allow for development that is consistent with the Goals, Objectives and Policies of the *for Unincorporated Hillsborough County Comprehensive Plan* and is compatible with the existing and planned development pattern found in the surrounding area.

Recommendation

Based upon the above considerations, the Planning Commission staff finds the proposed rezoning **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan,* subject to the conditions of the Development Services Department.



HILLSBOROUGH COUNTY FUTURE LAND USE

RZ 22-1445

Rezonings

- <all other values>

STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

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

DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser.
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ACCURACY: It is intended that the accuracy of the base map comply with U.S. national map accuracy standards. However, such accuracy is not guaranteed by the Hillsborough County City-County Planning Commission. This map is for illustrative purposes only. For the most current data and information, see the appropriate source.

N W E S

0 460 920 1,380 1,840 Feet

Map Printed from Rezoning System: 9/26/2022

Author: Beverly F. Daniels

File: G:\RezoningSystem\MapProjects\HC\Greg_hcRezoning - Copy.mxd

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