



Rezoning Application: RZ STD 26-0468

Zoning Hearing Master Date: 03/23/26

BOCC Land Use Meeting Date: 05/12/2026

1.0 APPLICATION SUMMARY

Applicant: Arthur Gillette

FLU Category: R-4

Service Area: Urban

Site Acreage: 0.86 acres

Community Plan Area: Gibsonton

Overlay: None



Introduction Summary:

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

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

*number represents a pre-development approximation

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

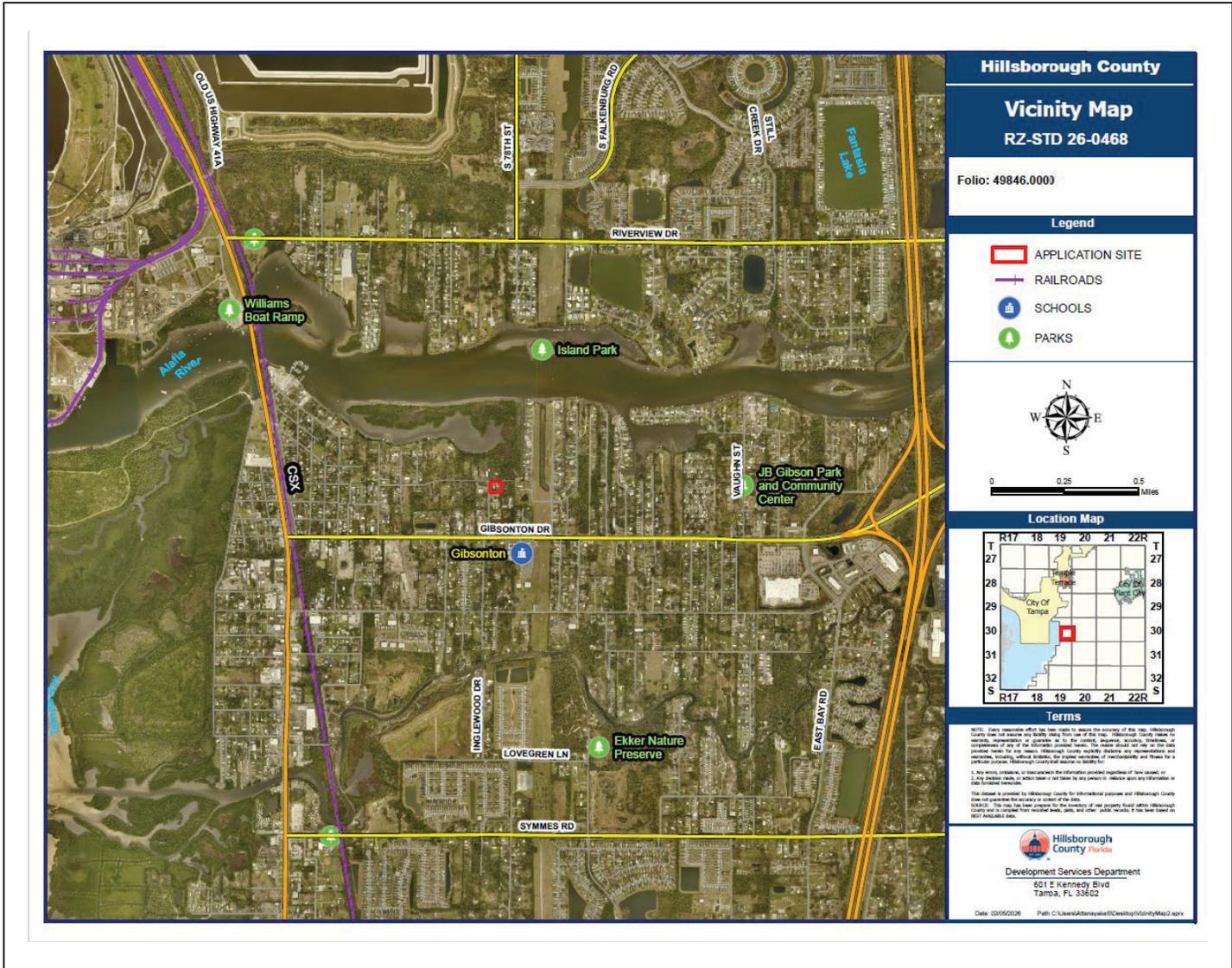
Additional Information:

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

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

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

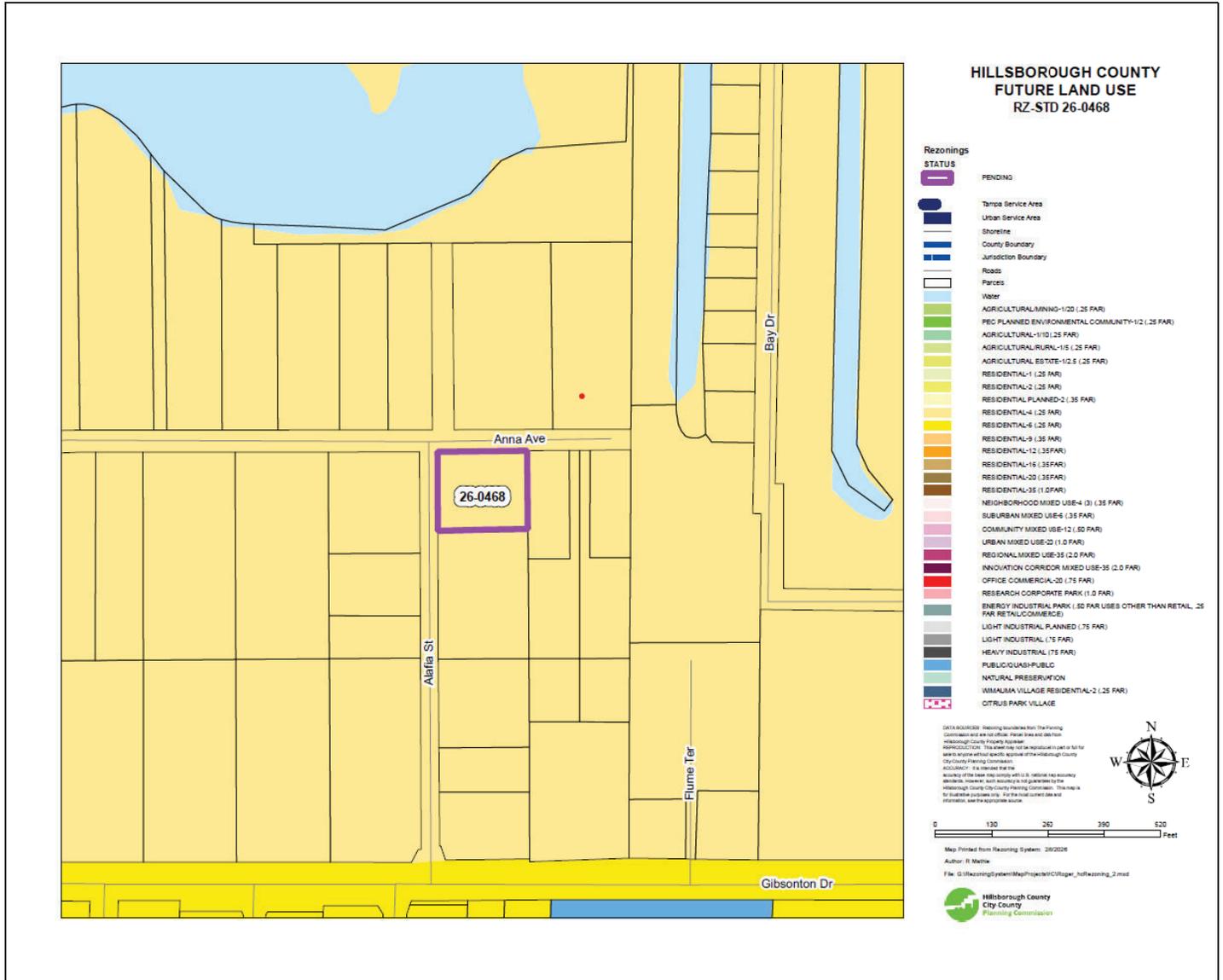


Context of Surrounding Area:

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

2.0 LAND USE MAP SET AND SUMMARY DATA

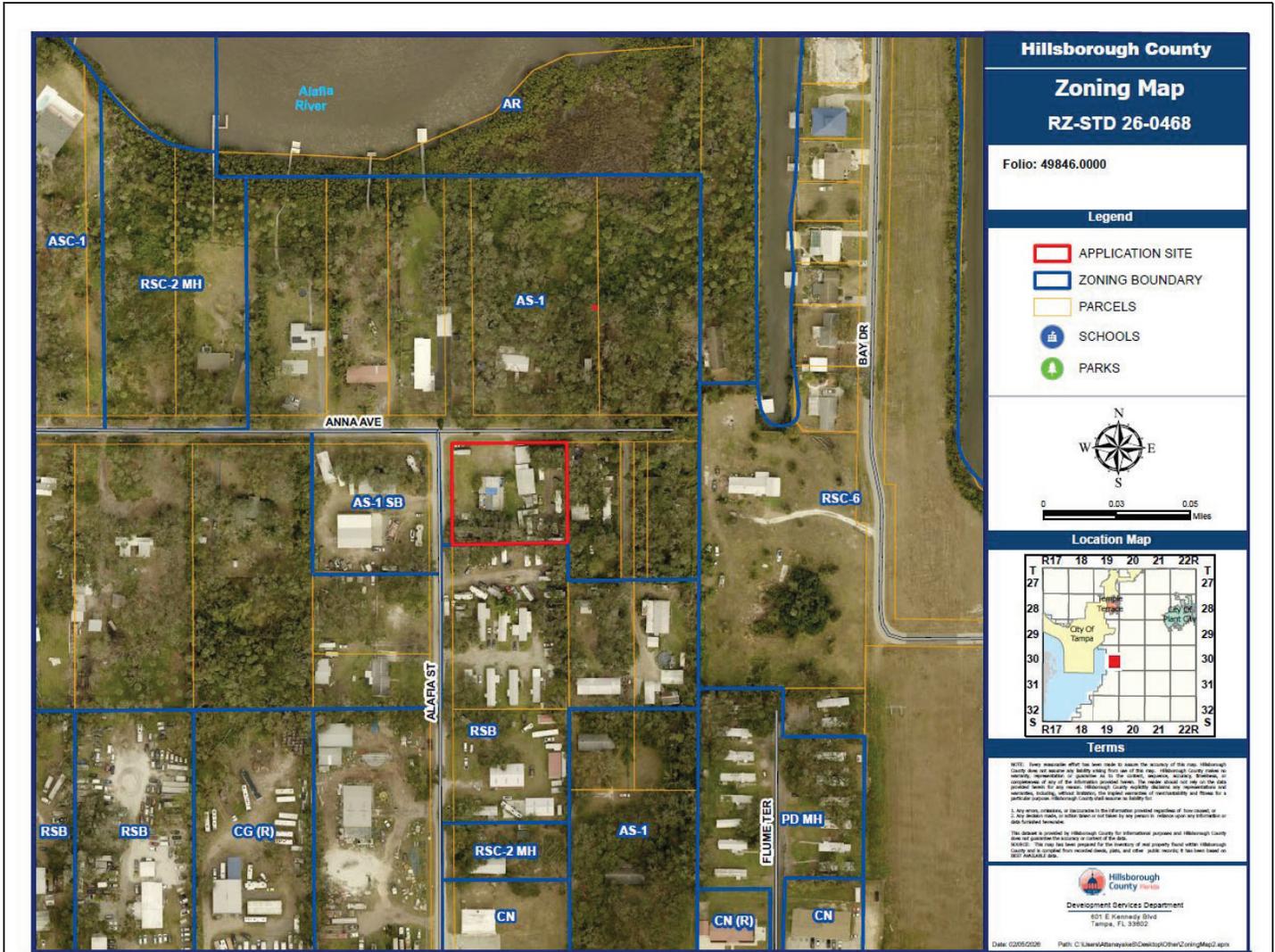
2.2 Future Land Use Map



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

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Adjacent Zonings and Uses

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

2.0 LAND USE MAP SET AND SUMMARY DATA

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

N/A

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

| Adjoining Roadways (check if applicable) | | | |
|---|----------------------|--|---|
| Road Name | Classification | Current Conditions | Select Future Improvements |
| Anna Ave. | County Local - Rural | 2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width | <input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other (TBD) |
| Alafia St. | County Local - Rural | 2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width | <input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other (TBD) |

| Project Trip Generation <input type="checkbox"/> Not applicable for this request | | | |
|---|----------------------------|----------------------|----------------------|
| | Average Annual Daily Trips | A.M. Peak Hour Trips | P.M. Peak Hour Trips |
| Existing | 10 | 1 | 1 |
| Proposed | 10 | 1 | 1 |
| Difference (+/-) | +0 | +0 | +0 |

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

| Connectivity and Cross Access <input checked="" type="checkbox"/> Not applicable for this request | | | | |
|--|----------------|--------------------------------|-----------------|-----------|
| Project Boundary | Primary Access | Additional Connectivity/Access | Cross Access | Finding |
| North | | Choose an item. | Choose an item. | Meets LDC |
| South | | Choose an item. | Choose an item. | Meets LDC |
| East | | Choose an item. | Choose an item. | Meets LDC |
| West | | Choose an item. | Choose an item. | Meets LDC |
| Notes: | | | | |

| Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request | | |
|---|-----------------|-----------------|
| Road Name/Nature of Request | Type | Finding |
| | Choose an item. | Choose an item. |
| | Choose an item. | Choose an item. |
| | Choose an item. | Choose an item. |
| Notes: | | |

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

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

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

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

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

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

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

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

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

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

5.2 Recommendation

Staff find the rezoning request **approvable**.

6.0 PROPOSED CONDITIONS

N/A

| | |
|---------------------------------------|--|
| <p>Zoning Administrator Sign Off:</p> |  |
|---------------------------------------|--|

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

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

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

Property Violations

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

8.0 PROPOSED SITE PLAN (FULL)

Not applicable.

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 03/17/2026

REVIEWER: Sarah Rose, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA: Gibsonton

PETITION NO: RZ 26-0468

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

PROJECT SUMMARY AND ANALYSIS

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

Trip Generation Analysis

In accordance with the Development Review Procedures Manual (DRPM), no transportation analysis was required to process the proposed rezoning. Staff have prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer’s Trip Generation Manual, 12th Edition.

Approved Uses:

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

Proposed Uses:

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

Trip Generation Difference:

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

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

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

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

SITE ACCESS

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

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

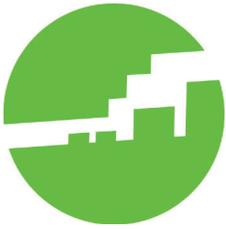
through residentially or agriculturally zoned properties), and/or whether, in staff's opinion, some reasonable level of development under the proposed zoning designation could be supported based on current access management standards (e.g. to ensure that a project was not seeking an intensification of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

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

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

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

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



**Hillsborough County
City-County
Planning Commission**

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

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

Table 1: COMPARISON OF SURROUNDING PROPERTIES

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

Staff Analysis of Goals, Objectives and Policies:

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

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

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

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

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

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

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

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

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

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

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

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

Recommendation

Based upon the above considerations and the following Goals, Objectives and Policies, Planning Commission staff finds the proposed rezoning **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*.

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

FUTURE LAND USE SECTION

Urban Service Area

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

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

Future Land Use Categories

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

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

Compatibility

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

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

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

Development

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

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

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

Neighborhood/Community Development

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

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

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

LIVABLE COMMUNITIES ELEMENT: GIBSONTON COMMUNITY PLAN

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

Agriculture and Residential Show Business Protection Strategy

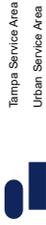
- *Avoid the placement of incompatible land uses adjacent to agricultural operations.*
- *Where avoidance or buffering is not possible, ensure that the residents or operators of such adjacent uses are advised in advance of the existence of and type of agricultural and residential show business operations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

HILLSBOROUGH COUNTY FUTURE LAND USE RZ-STD 26-0468

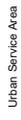
Rezoning
STATUS



PENDING



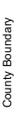
Tampa Service Area



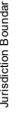
Urban Service Area



Shoreline



County Boundary



Jurisdiction Boundary



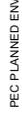
Roads



Parcels



Water



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



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



AGRICULTURAL-1/10 (.25 FAR)



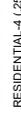
AGRICULTURAL/RURAL-1/5 (.25 FAR)



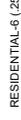
AGRICULTURAL ESTATE-1/2.5 (.25 FAR)



RESIDENTIAL-1 (.25 FAR)



RESIDENTIAL-2 (.25 FAR)



RESIDENTIAL PLANNED-2 (.35 FAR)



RESIDENTIAL-4 (.25 FAR)



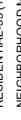
RESIDENTIAL-6 (.25 FAR)



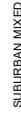
RESIDENTIAL-9 (.35 FAR)



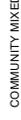
RESIDENTIAL-12 (.35 FAR)



RESIDENTIAL-16 (.35 FAR)



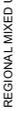
RESIDENTIAL-20 (.35 FAR)



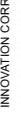
RESIDENTIAL-35 (1.0 FAR)



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



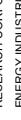
SUBURBAN MIXED USE-6 (.35 FAR)



COMMUNITY MIXED USE-12 (.50 FAR)



URBAN MIXED USE-20 (1.0 FAR)



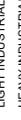
REGIONAL MIXED USE-35 (2.0 FAR)



INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)



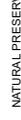
OFFICE COMMERCIAL-20 (.75 FAR)



RESEARCH CORPORATE PARK (1.0 FAR)



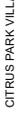
ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)



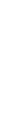
LIGHT INDUSTRIAL PLANNED (.75 FAR)



LIGHT INDUSTRIAL (.75 FAR)



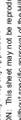
HEAVY INDUSTRIAL (.75 FAR)



PUBLIC/QUASIPUBLIC



NATURAL PRESERVATION



WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)



CITRUS PARK VILLAGE



DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. Other data is for informational purposes only and does not constitute an offer or a representation of the Hillsborough County City-County Planning Commission. ACCURACY: It is intended that the information shown on this map is accurate to the best of our knowledge and belief. However, such accuracy is not guaranteed by the Hillsborough County City-County Planning Commission. This map is for illustrative purposes only. For the most current data and information, visit the appropriate website.

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

