

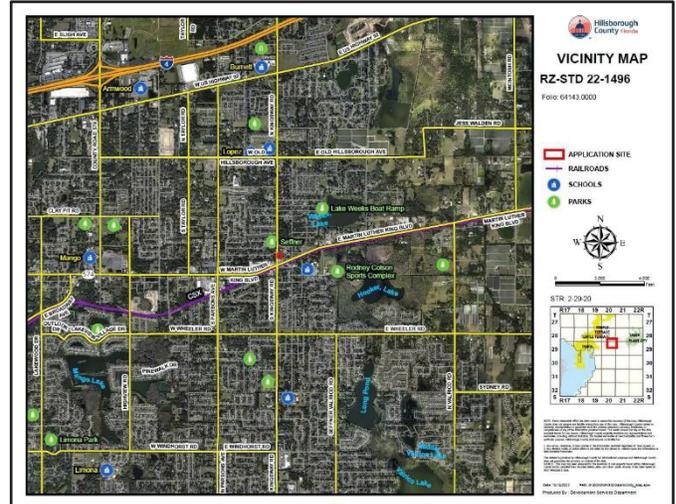
Rezoning Application: 22-1496
Zoning Hearing Master Date: December 12, 2022
BOCC Land Use Meeting Date: February 14, 2023



Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Yordany Salvia Betancourt
FLU Category: Residential-4 (Res-4)
Service Area: Urban
Site Acreage: 0.77+/-
Community Plan Area: Seffner Mango
Overlay: None
Request: Rezone from **Residential-Single-Family Conventional – 6 – (RSC-6) to Commercial General with Restrictions (CG – R).**



Request Summary:

The request is to rezone from the existing **Residential- Single-Family Conventional – 6 (RSC-6)** zoning district to the proposed to **Commercial General (CG - R)** zoning district with Restrictions. The proposed zoning for CG permits Commercial, Office and Personal Services development on lots containing a minimum of 10, 000 square feet. The applicant is proposing a restriction limiting uses to a contractor’s office, retail and professional office.

Zoning:

Uses	Current RSC-6 Zoning	Proposed CG - R Zoning
		Single-Family Residential (Conventional Only)
Acreage	0.77+/- Acres; 33,541 sq. ft	0.77+/- ac
Density / Intensity	1 dwelling Unit (du)/ 7, 000 sq. ft	0.27 F.A.R.
Mathematical Maximum*	4 dwelling units	9, 056 sq. ft

* *Mathematical Maximum entitlements may be reduced due to roads, stormwater and other improvements.*

Development Standards:

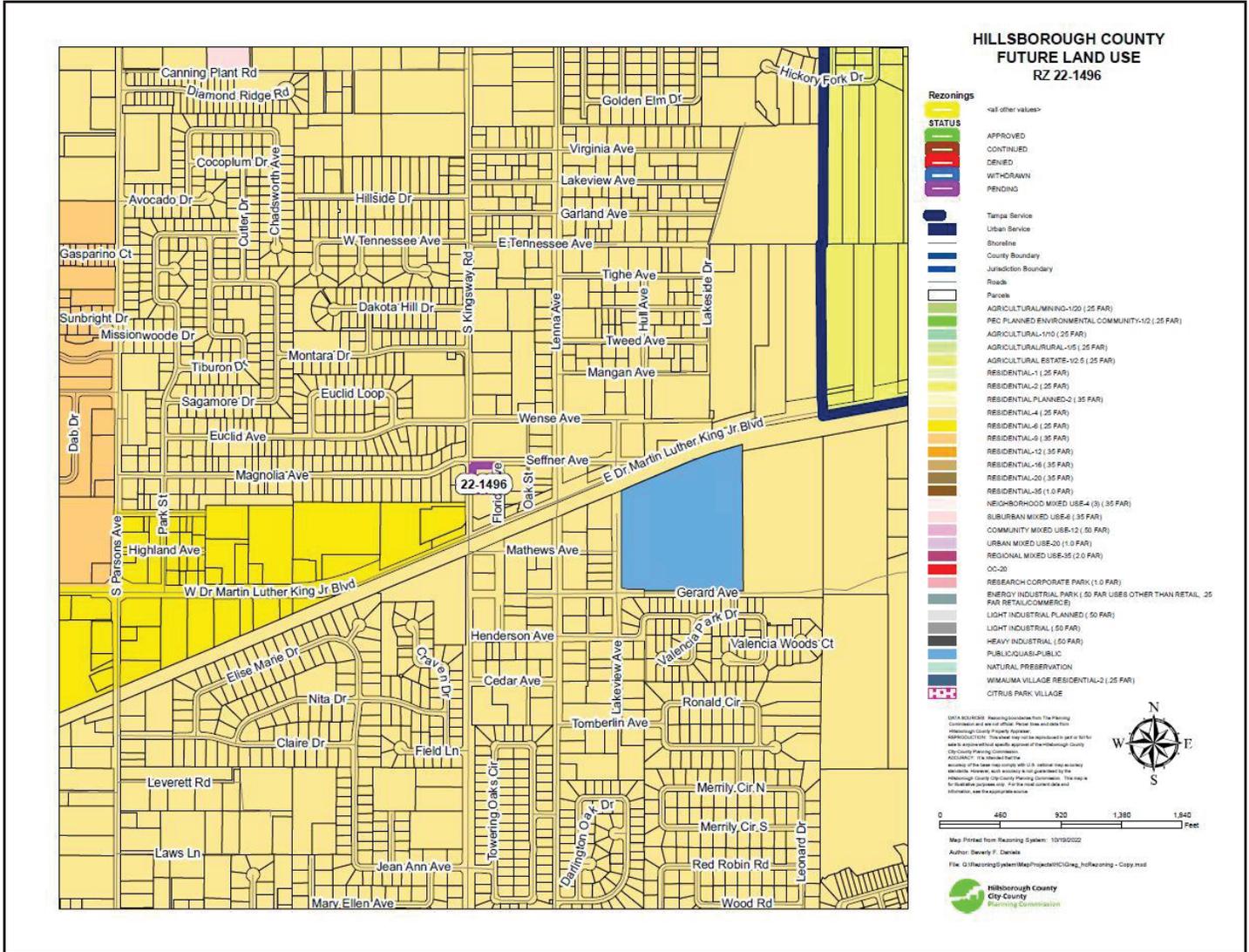
	Current RSC-6 Zoning	Proposed CG-R Zoning
Density/ Intensity	1 du/ 7, 000 sq. ft	0.27 F.A. R / 9,056 sq. ft
Lot Size / Lot Width	7, 000 sq. ft/ 70’	10, 000 sq. ft/ 75’
Setbacks/Buffering and Screening	25’ - Front 7.5’ – Sides 25’ - Rear	30’ – Front (North, East West) 0’ – Rear (South)
Height	35’	50’

Additional Information:

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

2.0 LAND USE MAP SET AND SUMMARY DATA

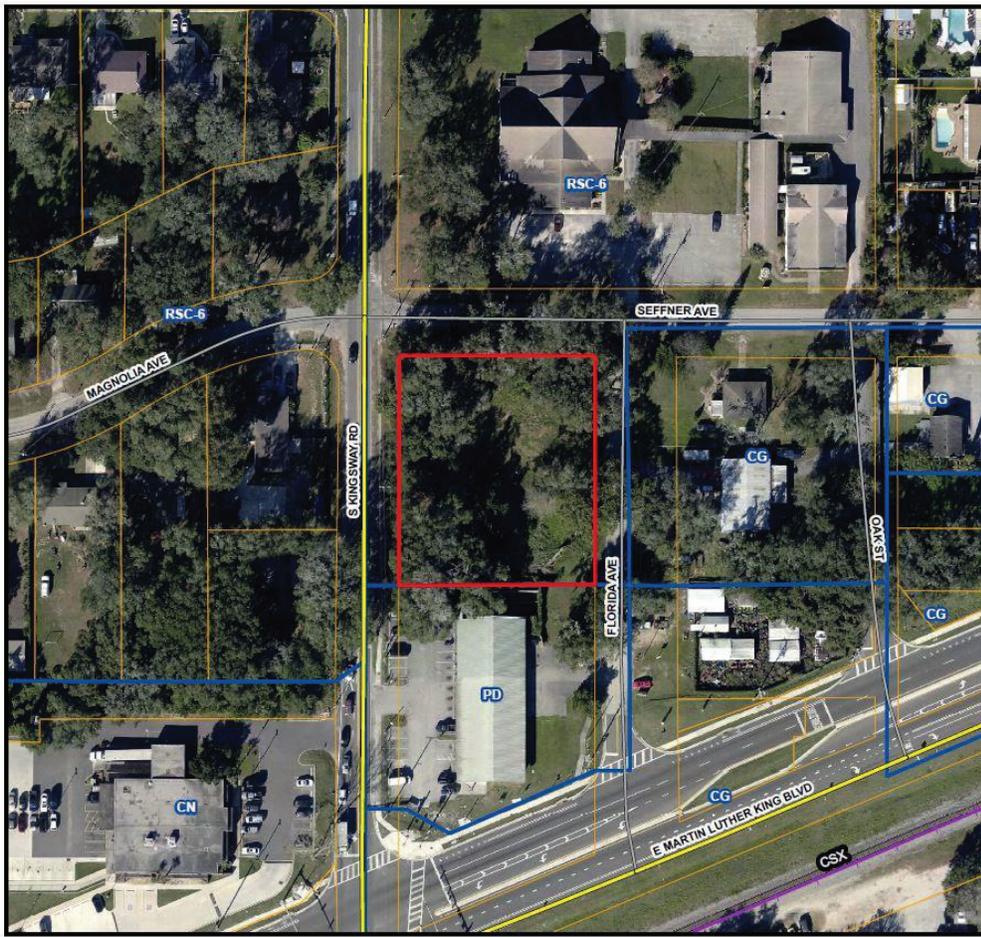
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential 4 (Res-4)
Maximum Density/F.A.R.:	4 dwelling unit per Gross Acre (ga)/ 0.25 F.A.R.
Typical Uses:	Residential, community scale retail commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential 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

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Hillsborough County Florida

ZONING MAP
RZ-STD 22-1496
 Folio: 64143.0000

- APPLICATION SITE
- ZONING BOUNDARY
- PARCELS
- S SCHOOLS
- P PARKS

STR: 2-29-20

This map is provided by Hillsborough County for informational purposes and is not intended to constitute an offer of insurance or any other financial product. The map is not intended to be used as a substitute for professional advice. The map is not intended to be used as a substitute for professional advice. The map is not intended to be used as a substitute for professional advice.

Date: 10/14/2022 File: G:\ZONING\GIS\Zoning_Map.aprx
 Produced By: Development Services Department

Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning	Allowable Use:	Existing Use:
North	Seffner Avenue	n/a	Street	Street
	RSC-6	1 du/7,000 sq. ft	Single-family Residential Conventional uses.	Single Family Residential Home
South	East MLK Blvd	n/a	Street	Street
	PD 14-0166	Max. 6,800 sq ft Floor Space	General Commercial, Office and Personal Services	Retail/ Shopping Center
East	Florida Avenue	n/a	Street	Street
	CG	0.27 F.A.R.	General Commercial, Office and Personal Services	Business Office
West	S. Kingsway Road	n/a	Street	Street
	RSC-6	1 du/7,000 sq. ft	Single-family Residential Conventional uses.	Single Family Residential Home

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

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
Kingsway Road	County Collector - Urban	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 type="checkbox"/> Other
Seffner Avenue	County Local - Urban	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 type="checkbox"/> Other
Florida Avenue	County Local - Urban	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 type="checkbox"/> Other

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	38	3	4
Proposed	2,755	129	135
Difference (+/-)	+2,717	+126	+131

*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

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

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The site is located on the southeast corner of the intersection of Seffner Ave. and S. Kingsway Road. The adjacent properties are zoned Residential Single-Family Conventional – 6 (RSC-6) to the north and west; Commercial General (CG) to the east, and to the south CG and a Planned Development (PD 14-0166) with CG uses. The residentially zoned property to the north is development with a church. The residential zoning/uses to the west are separated from the parcel by North Kingsway Road, which is a 2-lane collector roadway, with approximately 55 feet of right-of-way.

The subject site’s immediate surrounding area consist of properties within the Residential -4 FLU category. The site meets commercial location criteria. The Planning Commission staff found the request inconsistent. To address compatibility concerns raised by the Planning Commission staff the applicant has proposed the following restriction:

- 1. Uses shall be limited to contractor’s office, retail and professional office

The site is located along the S Kingsway Road and is designated as a scenic corridor. As a result, this may trigger additional buffering and tree plantings as required by Part 6.06.03.1 of the Land Development Code. Additionally, the parcel is located in a Wellhead Resource Protection Area, Zone 2. Therefore, allowable uses may be further prohibited or restricted in accordance with the requirements of Part 3.05.00 of the Land Development Code. Moreover, the parcel is located in a Wellhead Resource Protection Area, Zone 1. Therefore, allowable uses may be further prohibited or restricted in accordance with the requirements of Part 3.05.00 of the Land Development Code.

The overall area is also within the Urban Service Area with publicly owned and operated potable water and wastewater facilities available. Thus, the proposed rezoning is consistent with the surrounding development pattern.

The size and depth of the subject parcel in relation to other adjacent commercial uses would create a zoning/development pattern that is consistent with the existing zoning and development pattern of the residential and commercial uses/zoning districts in the area.

5.2 Recommendation

Based on the above considerations, staff finds the proposed CG-R zoning district is compatible with the existing zoning districts and development pattern in the area, with the following restriction:

- 1. Uses shall be limited to contractor’s office, retail and professional office

<p>Zoning Administrator Sign Off:</p>	 <p>J. Brian Grady Fri Dec 2 2022 15:10:35</p>
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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

ZHM HEARING DATE: December 12, 2022

BOCC LUM MEETING DATE: February 14, 2023

Case Reviewer: Isis Brown

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	DATE: 12/01/2022
REVIEWER: Alex Steady, Senior Planner	AGENCY/DEPT: Transportation
PLANNING AREA/SECTOR: Seffner Mango/Northeast	PETITION NO.: STD 22-1496

- 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 2,717 average daily trips, 126 trips in the a.m. peak hour, and 131 trips in the p.m. peak hour.
- As this is a Euclidean zoning request, access will be reviewed at the time of plat/site/construction plan review for consistency with applicable rules and regulations within the Hillsborough County Land Development Code and Transportation Technical Manual.
- Transportation Review Section staff has no objection to the proposed rezoning.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone one parcel totaling +/- 0.77 acres from Residential Single Family Conventional – 6 to Commercial General (CG). The site is located +/- 350 feet north of the intersection of Martin Luther King Blvd and Kingsway Road. 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 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
AS-1, 4 Single Family Dwelling Units (ITE Code 210)	38	3	4

Proposed Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
CG, 5,000 sf Fast Food Restaurant with Drive Through Window (ITE Code 934)	2,355	201	163
CG, 4,000 sf Drive in Bank (ITE Code 912)	400	38	82

Subtotal	2,755	239	245
Less Internal Capture:	Not Available	0	0
Passerby Trips:	Not Available	110	110
Net External Trips:	2,755	129	135

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+2,717	+126	+131

The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 2,717 average daily trips, 126 trips in the a.m. peak hour, and 131 trips in the p.m. peak hour.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Kingsway Road, Seffner Avenue, and Florida Avenue. Kingsway road is a 2-lane undivided, Hillsborough County maintained, substandard, collector roadway with +/- 10-foot travel lanes. Kingsway Road does not have curb or bicycle facilities on either side of the roadway within the vicinity of the project. Kingsway Road has a sidewalk along the eastern side within the vicinity of the project. Kingsway lies within +/- 55 feet of ROW within the vicinity of the project. Seffner Avenue is a 2-lane undivided, Hillsborough County maintained, substandard, local roadway with +/- 18-feet of pavement. Seffner Avenue does not have curb, bicycle facilities, or sidewalks on either side of the roadway within the vicinity of the project. Seffner Avenue lies within +/- 60 feet of ROW within the vicinity of the project. Florida Avenue is a 2-lane undivided, Hillsborough County maintained, substandard, local roadway with +/- 15-feet of pavement. Florida Avenue does not have curb, bicycle facilities, or sidewalks on either side of the roadway within the vicinity of the project. Florida Avenue lies within +/- 60 feet of ROW within the vicinity of the project.

SITE ACCESS

It is anticipated that the site will have access to Seffner Avenue or Florida Avenue. As this is a Euclidean zoning request, access will be reviewed at the time of plat/site/construction plan review for consistency with applicable rules and regulations within the Hillsborough County Land Development Code and Transportation Technical Manual.

ROADWAY LEVEL OF SERVICE

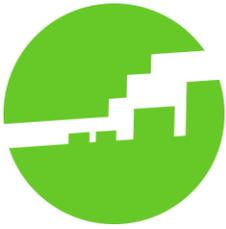
Level of Service (LOS) information is reported below.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
KINGSWAY RD	M L KING BLVD	US HWY 92	D	C

Source: [2020 Hillsborough County Level of Service \(LOS\) Report](#)

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**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: December 12, 2022 Report Prepared: November 30, 2022	Petition: RZ 22-1496 111 Seffner Avenue <i>Southeast corner of Seffner Avenue and South Kingsway Road</i>
Summary Data:	
Comprehensive Plan Finding:	INCONSISTENT
Adopted Future Land Use:	Residential – 4 (4 du/ga; 0.25 FAR)
Service Area:	Urban
Community Plan:	Seffner-Mango
Requested Zoning:	Residential Single-Family Conventional-6 (RSC-6) to Commercial General (CG)
Parcel Size (Approx.):	0.77 acres +/- (33,541 square feet)
Street Functional Classification:	South Kingsway Road – Collector East Dr. Martin Luther King Jr. Boulevard – Arterial
Locational Criteria:	Meets Commercial Locational Criteria (CLC)
Evacuation Zone:	N/A



Context

- The approximately 0.77 +/- acre subject site is located on the southeast corner of Seffner Avenue and South Kingsway Road.
- The subject site is located within the Urban Service Area and is within the limits of the Seffner-Mango Community Plan.
- The subject site's Future Land Use classification is Residential-4 (RES-4) on the Future Land Use Map. Typical uses of RES-4 include residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects. Non-residential uses shall meet locational criteria for specific land use. The subject site meets commercial locational criteria. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.
- RES-4 surrounds all immediate sides of the subject site. Residential-6 (RES-6) is located southwest of the site.
- The subject site is currently vacant. Light commercial uses are located to the south. A combination of single family residential, light commercial, and public institutional uses are located to the east. Public institutional and single-family residential uses extend north and west of the subject site. The area is residential in character with public institutional and light commercial uses interspersed throughout.
- The subject site is currently zoned as Residential Single-Family Conventional-6 (RSC-6). RSC-6 zoning is located directly west, northwest, north, and northeast of the subject site. Commercial General (CG) is located to the east and southeast. Planned Development (PD), Residential Single-Family Conventional-4 (RSC-4), and CG uses are located to the south. Commercial Neighborhood (CN) is also located southwest of the subject site.
- The applicant is requesting to rezone the subject site from Residential Single-Family Conventional-6 (RSC-6) to Commercial General (CG).

Compliance with Comprehensive Plan:

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

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 16.1: Established and planned neighborhoods and communities shall be protected by restricting incompatible land uses through mechanisms such as:

- a) locational criteria for the placement of non-residential uses as identified in this Plan,
- b) limiting commercial development in residential land use categories to neighborhood scale;
- c) requiring buffer areas and screening devices between unlike land uses;

Policy 16.2: Gradual transitions of intensities 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.

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.

Commercial-Locational Criteria

Objective 22: To avoid strip commercial development, locational criteria for neighborhood serving commercial uses shall be implemented to scale new commercial development consistent with the character of the areas and to the availability of public facilities and the market.

Policy 22.5: When planning the location of new non-residential developments at intersections meeting the locational criteria, a transition in land use shall be established that recognizes the existing surrounding community character and supports the creation of a walkable environment. This transition will cluster the most intense land uses toward the intersection, while providing less intense uses, such as offices, professional services or specialty retail (i.e. antiques, boutiques) toward the edges of the activity center.

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.

5.0 COMPATABILITY

GOAL 12: Design neighborhoods which are related to the predominant character of the surroundings.

OBJECTIVE 12-1: New developments should recognize the existing community and be designed in a way that is compatible (as defined in FLUE policy 1.4) with the established character of the surrounding neighborhood.

Policy 12-1.4: Compatibility may be achieved through the utilization of site design techniques including but not limited to transitions in uses, buffering, setbacks, open space and graduated height restrictions, to affect elements such as height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture

LIVABLE COMMUNITIES ELEMENT – SEFFNER-MANGO COMMUNITY PLAN

Goal 2: Enhance community character and ensure quality residential and nonresidential development.

- Discourage commercial encroachment into the residential areas between US 92 and Martin Luther King Boulevard and south of Martin Luther King Boulevard.

Goal 3: Commercial development should be directed to the US 92 and Martin Luther King Boulevard corridors.

- Support office and light industrial uses along US 92 and Martin Luther King Boulevard between I-75 and CR 579 (Mango Road).
- Support office uses along Martin Luther King Boulevard between CR 579 (Mango Road) and Kingsway Road.
- Non-residential development at intersections south of US 92 and north of Martin Luther King Boulevard that meet locational criteria as established in the Hillsborough County Comprehensive Plan as of June 18, 2009, for consideration of

commercial uses, shall be limited to office uses and childcare and places of worship. Buildings shall be residential in appearance with pitched roofs. Metal buildings shall not be allowed.

Staff Analysis of Goals, Objectives and Policies

The approximately 0.77 +/- acre subject site is located on the southeast corner of Seffner Avenue and South Kingsway Road. The subject site is located in the Urban Service Area and is within the limits of the Seffner-Mango Community Plan. The subject site's Future Land Use Classification on the Future Land Use Map (FLUM) is Residential-4 (RES-4). The applicant is requesting to rezone the subject site from Residential Single-Family Conventional-6 (RSC-6) to Commercial General (CG) to allow for the construction of two offices; one contractor's office and an additional general office to allow for retail and/or other professional services.

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 currently surrounded by CG uses to the east as well as PD and CG uses to the south. RSC-6 surrounds the west and north sides of the site. One CG zoned parcel located directly east of the site utilizes single family land use. The proposed rezoning to CG would encroach into the existing single family and residential uses to the north, west, and east sides of the subject site and is therefore not consistent with this policy direction.

The proposed rezoning does not meet the intent of the Neighborhood Protection Policies of Objective 16 and policies 16.1, 16.2, 16.3 and 16.5. The development pattern of the surrounding area has a concentration of the most intense uses towards the South Kingsway Road and East Martin Luther King Jr. Boulevard intersection and transitions to lower intensity uses farther north along South Kingsway Road. A rezoning to CG would not reflect a development pattern that is in keeping with the existing development pattern, as it lacks transition into lower intensity and would encroach into the established neighborhoods along South Kingsway Boulevard.

Objective 22 sets locational criteria for neighborhood serving commercial uses. For new developments that meet Commercial-Locational Criteria (CLC), Policy 22.5 encourages a transition in land use that recognizes the existing surrounding community character. The transition encourages the most intense land use clusters to locate toward the qualifying intersection, while providing less intense uses, such as offices, professional services or specialty retail (i.e. antiques, boutiques) toward the edges of the activity center. At the time of this report's submission, Planning Commission staff had not received any formal restrictions that would limit the proposed use to specialty retail and contractor offices. A rezoning to CG would allow the opportunity for more intense uses that are outside the scope of this policy direction.

The Community Design Component provides guidance on commercial developments. Goal 9 evaluates the creation of commercial design standards in a scale and design that complements the character of the community and Policy 9-1.2 discourages "strip" development patterns for commercial uses. The proposed rezoning to CG would not be

complementary to the residential character of the community and it would allow for potential commercial strip development.

Goal 12 and Objective 12-1 of the Community Design Component provide guidance on neighborhood design and encourage developments that are related to the predominant character of their surroundings. Policy 12-1.4 outlines site design techniques including transitions in uses, buffering, setbacks, open space and graduated height restrictions. Such design techniques would be highly encouraged for the proposed standard rezoning to CG. The proposed rezoning lacks such design techniques and does not adhere to the predominant character of the surrounding single family and public institutional uses.

The subject site does not meet the intent of Goal 2 or Goal 3 of the Seffner-Mango Community Plan. Goal 2 discourages commercial encroachment into the residential areas between US 92 and Martin Luther King Boulevard. Goal 3 outlines the areas in which office and light industrial uses are encouraged; the subject site is not located within the desired areas for such uses. The proposed rezoning to CG would also allow for the potential development of uses other than offices, childcare facilities, or places of worship. The subject site and type of development that CG zoning would allow for are not consistent with the goals of the Seffner-Mango Community Plan.

Overall, the proposed rezoning would conflict with the goals and objectives regarding the Urban Service Area and the Seffner-Mango Community Plan and would allow for a development that is not consistent with the Goals, Objectives, and Policies of the *Unincorporated Hillsborough County Comprehensive Plan*.

Recommendation

Based upon the above considerations, the Planning Commission staff finds the proposed rezoning **INCONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*.

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