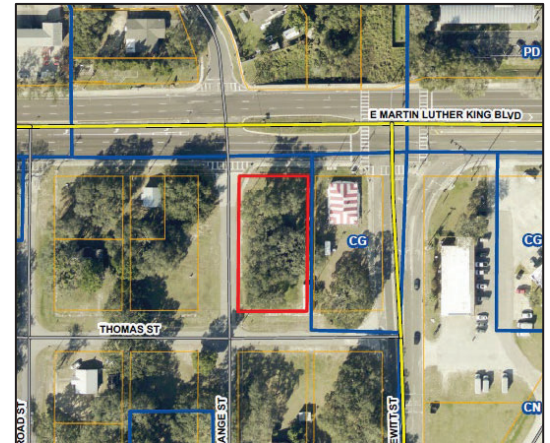


Rezoning Application: RZ STD 25-0335**Zoning Hearing Master Date:** 03/24/2025**BOCC Land Use Meeting Date:** 05/13/2025**Hillsborough
County Florida****Development Services Department****1.0 APPLICATION SUMMARY**

Applicant: NRG Investments, Inc.
FLU Category: RES-9
Service Area: Urban
Site Acreage: 0.46 acres +/-
Community Plan Area: Seffner Mango
Overlay: None
Special District: None
Request: Rezone from RDC-12 to CG

**Introduction summary:**

The applicant is requesting to rezone property from RDC-12 (Residential Duplex Conventional - 12) to CG (Commercial, General).

Zoning:	Existing	Proposed
District(S)	RDC-12	CG
Typical General Use(S)	Single-Family And Two-Family Residential (Conventional)	General Commercial, Office and Personal Services
Acreage	0.46 +/-	0.46 +/-
Density/Intensity	9 dwelling units per acre	0.25 FAR
Mathematical Maximum*	4 dwelling units	5,009.43 sq ft

*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	RDC-12	CG
Lot Size / Lot Width	3,500 sq ft / 40'	10,000 sq ft / 75'
Setbacks/Buffering and Screening	Fronts (North, West, and South): 20' Side (East): 5' (if not adjacent to roadway; otherwise, 20' front yard setback)	Fronts (North, West, and South): 30' Side (East): None Required (if not adjacent to roadway; otherwise, 30' front yard setback)
Height	35'	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:

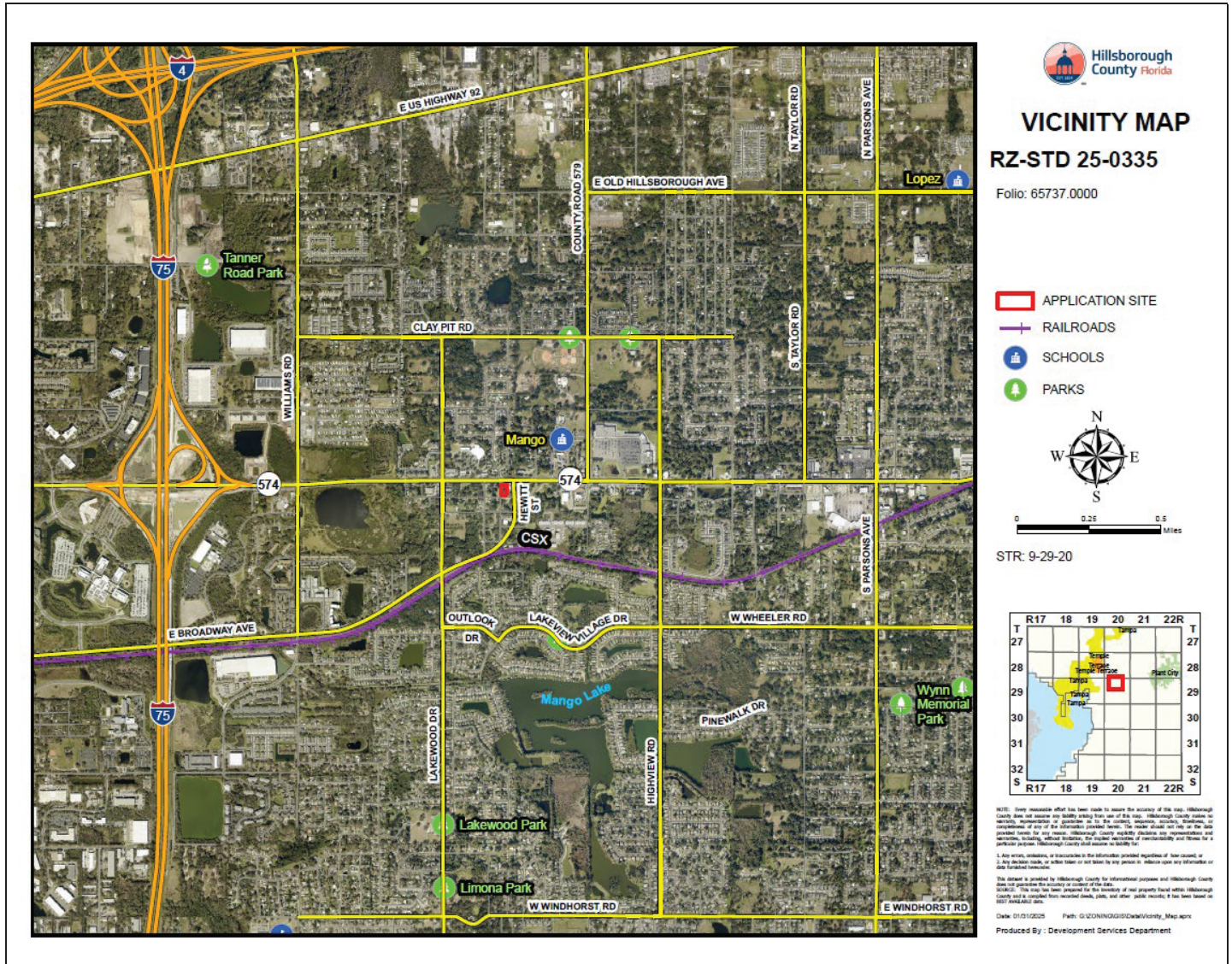
Inconsistent

Development Services Recommendation:

Approvable

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

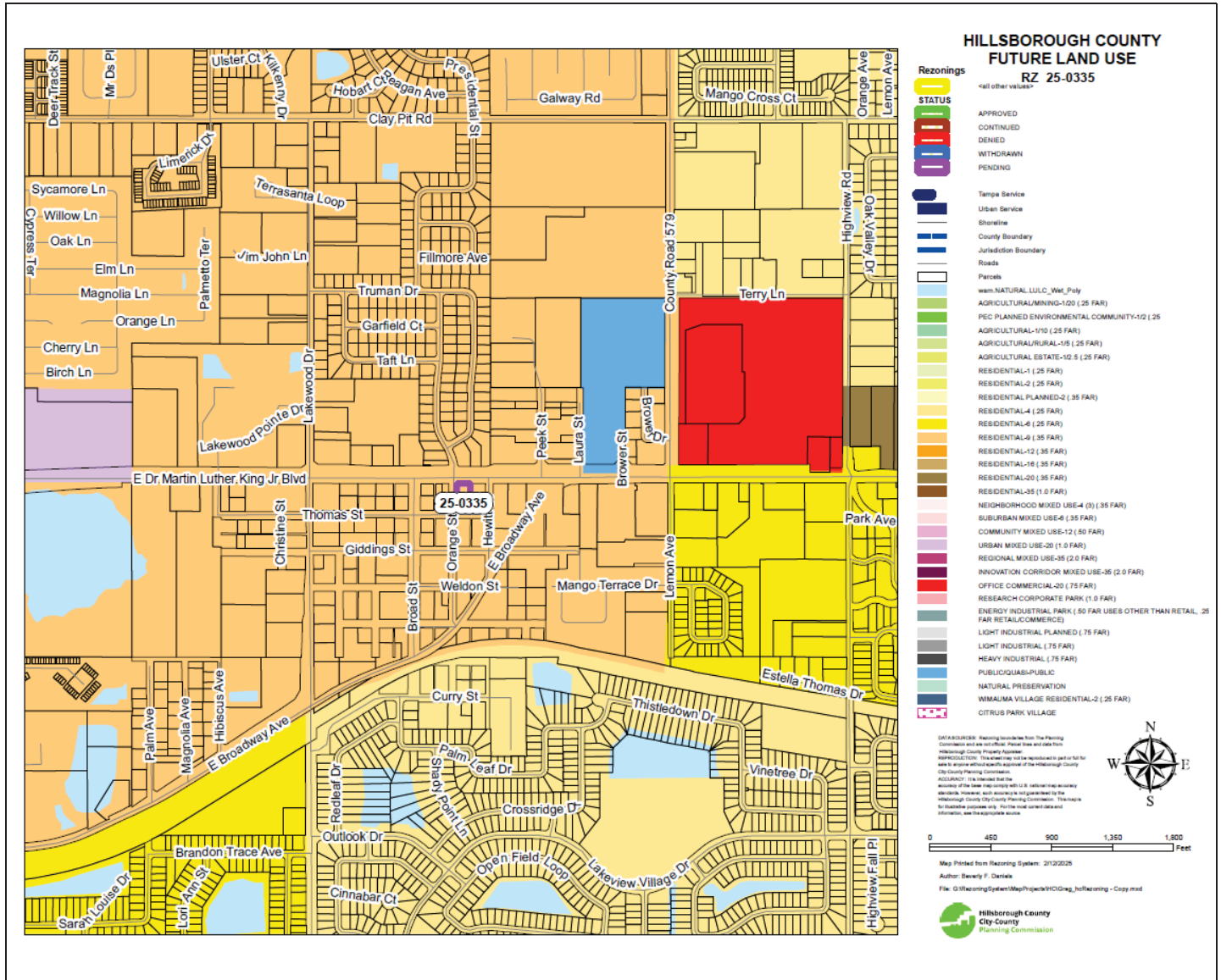


Context of Surrounding Area:

The property is located in the Seffner Mango area, approximately one mile east of I-75. The property fronts on E Martin Luther King Blvd, a 6-lane arterial road occupied by commercial uses. The larger surrounding area is composed of single-family residential, commercial uses, and institutional uses.

2.0 LAND USE MAP SET AND SUMMARY DATA

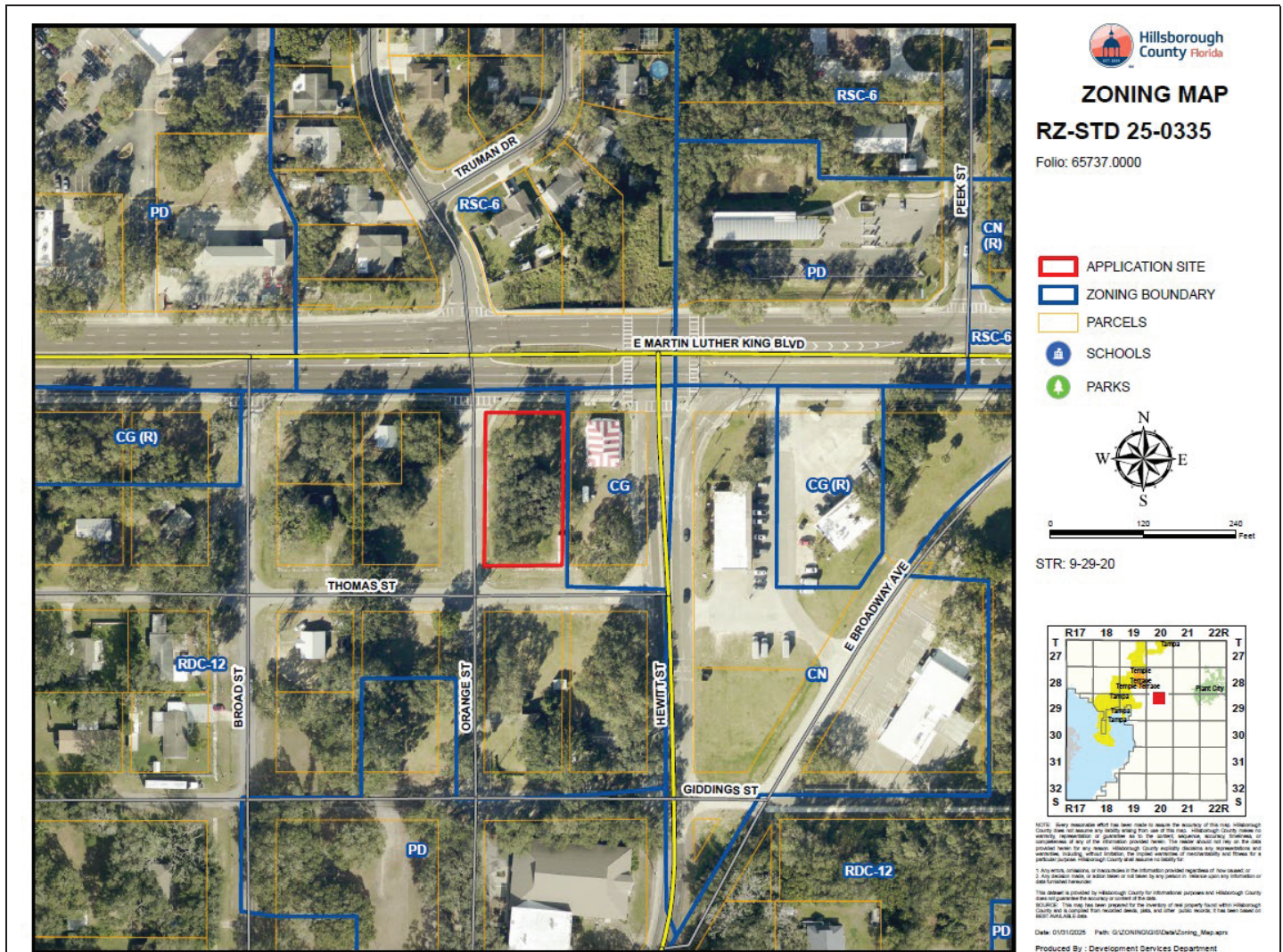
2.2 Future Land Use Map



Future Land Use Category:	Residential-9 (RES-9)
Maximum Density/F.A.R.:	9 DU / GA; 0.35 FAR for office or residential support uses or 0.50 FAR for neighborhood commercial, office, or multi-purpose or mixed-use projects.
Typical Uses:	Agricultural, residential, neighborhood commercial, office uses, multi-purpose projects and mixed-use development.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	RSC-6	6 DU / GA	Single-Family Residential (Conventional)	Single-Family Residences
South	RDC-12	12 DU / GA	Single-Family / Two-Family Residential (Conventional)	Church Property
East	CG	0.25 FAR	General Commercial	Vacant (Per Property Appraiser)
West	RDC-12	12 DU / GA	Single-Family / Two-Family Residential (Conventional)	Church Property

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
E. Martin Luther King Blvd	FDOT Arterial - Urban	6 Lanes <input 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)
Orange St.	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other (TBD)
E Thomas St.	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other (TBD)

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	64	5	6
Proposed	3,272	312	231
Difference (+/-)	+3,208	+307	+225

*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:	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	
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	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input 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 type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Connection to County water and wastewater required.
Hillsborough County School Board Adequate <input 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	
Impact/Mobility Fees				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input type="checkbox"/> N/A <input checked="" 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 checked="" type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	See agency report.

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The applicant is requesting to rezone 0.46 acres of property in Seffner Mango from RDC-12 (Residential, Duplex Conventional) to CG (Commercial, General). According to the Property Appraiser's records, the property is currently occupied by a single-family residence. The parcel fronts along Thomas St. and Orange St., two local roads, and E Martin Luther King Jr. Blvd., a 6-lane principal arterial roadway.

This area of E MLK Jr. Blvd. is transitioning into a commercial corridor. The majority of the other properties along E. MLK Jr. Blvd between Lakewood Drive to the west and E. Broadway Street to the east of the subject property are zoned PD for commercial uses, CN (Commercial, Neighborhood), or CG, and consist of shopping centers, car wash facilities, and convenience stores with gas pumps. On the south side of E. MLK Jr. Blvd approximately 70 percent of the existing frontage between Lakewood Drive and E. Broadway is zoned for commercial uses (CN, CG, PD).

To the north across E MLK Jr. Blvd. is a single-family residential subdivision zoned RSC-6. However, the homes face interior to the subdivision, away from E MLK Jr. Blvd. and the rezoning site. The properties to the south and west divided by local roads are owned by the nearby church, Bay Area Church of Christ.

Due to the above considerations, staff finds the proposed CG district compatible with the development pattern, zoning districts, and uses in the surrounding area.

5.2 Recommendation

Staff finds the rezoning request **approvable**.

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 building permits for on-site structures.

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

Not applicable.

8.0 PROPOSED SITE PLAN (FULL)

Not applicable.

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 03/14/2025

REVIEWER: Sarah Rose, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: NE/Seffner-Mango

PETITION NO: RZ 25-0335

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

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone a parcel totaling +/- .46 acres from Residential Duplex Conventional – 12 (RDC-12) to Commercial General (CG). The site is located on the south-eastern quadrant of the intersection of E. Martin Luther King Blvd and Orange St. The Future Land Use designation of the site is Residential 9 (R-9).

Trip Generation Analysis

In accordance with the Development Review Procedures Manual (DRPM), no transportation analysis was required to process the proposed rezoning. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition.

Approved Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RDC-12, Single Family Detached Housing (ITE Code 210) 5 units	64	5	6

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
CG, Fast Food w/ Drive Thru (ITE Code 934) 7,013sqft	3,272	312	231

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+3,208	+307	+225

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on E. Martin Luther King Blvd, Orange St., and Thomas St.

E. Martin Luther King Blvd is a 6-lane, divided, urban arterial roadway. The roadway is characterized by +/- 12ft travel lanes, +/- 4ft bike lanes on both sides of the roadway, +/- 6ft sidewalks on both sides of the roadway, and within +/- 122ft of the right of way.

Orange St. is a 2-lane, undivided, substandard county maintained, rural local roadway. The roadway is characterized by +/- 20 ft of pavement in average condition, no bike lanes or sidewalks on either side of the roadway within the vicinity of the proposed project, and within +/- 50 ft of the right of way.

Thomas St. is a 2-lane, undivided, substandard county maintained, rural local roadway. The roadway is characterized by +/- 20 ft of pavement in average condition, no bike lanes or sidewalks on either side of the roadway within the vicinity of the proposed project, and within +/- 50 ft of the right of way.

SITE ACCESS

The site has frontage on E. Martin Luther King Blvd, Orange St., and Thomas St.

As E. Martin Luther King Blvd is an FDOT maintained roadway, staff notified the applicant on February 7th, 2025, that they will need to coordinate access with and obtain access permits from FDOT at the time of site construction to be permitted access to E. Martin Luther King Blvd from the subject parcel.

\

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

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

The roadway level of service provided for E. Martin Luther King Blvd is for information purposes only.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr. Directional LOS
E. Martin Luther King Blvd	I-75	Highview Road	D	C

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

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
E. Martin Luther King Blvd	FDOT Arterial - Urban	6 Lanes <input 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)
Orange St.	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other (TBD)
E Thomas St.	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other (TBD)

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	64	5	6
Proposed	3,272	312	231
Difference (+/-)	+3,208	+307	+225

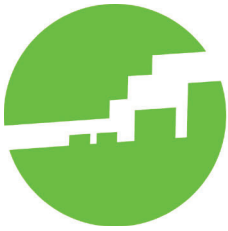
*Trips reported are based on net new external trips unless otherwise noted.

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

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

4.0 Additional Site Information & Agency Comments Summary

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



**Hillsborough County
City-County
Planning Commission**

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

Unincorporated Hillsborough County Rezoning Consistency Review	
Hearing Date: March 24, 2025 Report Prepared: March 13, 2025	Case Number: RZ 25-0335 Folio(s): 65737.0000 General Location: North of Thomas Street, south of Dr. Martin Luther King Jr. Boulevard and east of Orange Street
Comprehensive Plan Finding	INCONSISTENT
Adopted Future Land Use	Residential-9 (9 du/ga; 0.50 FAR)
Service Area	Urban
Community Plan(s)	Seffner Mango
Rezoning Request	Rezoning from Residential Duplex Conventional (RDC-12) to Commercial General (CG) to allow commercial uses
Parcel Size	0.46 ± acres
Street Functional Classification	Thomas Street – Local Dr. Martin Luther King Jr. Boulevard – State Principal Arterial Orange Street – Local
Commercial Locational Criteria	Does not meet; waiver required

Evacuation Area	None
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Table 1: COMPARISON OF SURROUNDING PROPERTIES			
Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Residential-9	RDC-12	Single Family Residential
North	Residential-9	PD + RSC-6 + AS-1	Single Family Residential + Vacant Land + Light Commercial
South	Residential-9 + Residential-4	RDC-12 + PD + CG	Vacant Land + Single Family Residential Public/Quasi-Public/Institutions
East	Residential-9 + Residential-6 + Office Commercial-20	CG + RDC-12 + CN + PD	Single Family Residential + Vacant Land + Public/Quasi-Public/Institutions + Light Commercial
West	Residential-9 + Urban Mixed Use-20	RDC-12 + CG + CN + PD	Public/Quasi-Public/Institutions + Vacant Land + Single Family Residential + Light Commercial

Staff Analysis of Goals, Objectives and Policies:

The 0.46 ± acre subject site is located north of Thomas Street, south of Dr. Martin Luther King Jr. Boulevard and east of Orange Street. The site is in the Urban Service Area and within the limits of the Seffner-Mango Community Plan. The applicant is requesting a rezoning from Residential Duplex Conventional (RDC-12) to Commercial General (CG) to allow commercial uses. The adjacent folio to the east (65736.0000) has the same owner as the subject site.

The subject site is in the Urban Service Area where, according to Objective 1.1 of the Future Land Use Section (FLUS), 80 percent of the county's growth is to be directed. Policy 3.1.3 requires all new developments to be compatible with the surrounding area, noting that Compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of

existing development.” There are single-family uses currently on the site. Single-family residential extends to the north across Dr. Martin Luther King Jr. Boulevard, west across Thomas Street and further east. There is vacant land directly east as well as some areas southwest. Public/quasi-public/institution uses are to the west, east and south. Light Commercial uses are to the north and east.

FLUS Goal 2, FLUS Objective 2.1, FLUS Objective 2.2, and each of their respective policies establish the Future Land Use Map (FLUM) as well as the allowable range of uses for each FLU category. 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. The site is in the Residential-9 (RES-9) Future Land Use category. The RES-9 Future Land Use designation allows for the consideration of agricultural, residential, neighborhood commercial, office uses, multi-purpose projects and mixed-use development. Neighborhood commercial, office or multi-purpose or mixed-use projects can be considered for up to 175,000 sq. ft. or 0.50 Floor Area Ratio (FAR), whichever is less intense. Non-residential development that exceeds 0.35 FAR must be for office or residential support uses.

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); therefore, the subject site meets the intent of this policy direction.

The proposal does not meet the intent of FLUS Objective 4.4 and FLUS Policy 4.4.1 that require new development to be compatible to the surrounding neighborhood. In this case, the surrounding land use pattern is comprised of mixed uses. Public/quasi-public/institution, light commercial, vacant land single-family and multi-family uses are in the immediate area. The proposed rezoning does not align with the character of the surrounding area and presents compatibility concerns given the nature of the area, which is inconsistent with FLUS Objective 4.4 and its accompanying policies related to neighborhood protection. FLUS Policy 4.4.1 states that 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 the creation of like uses, the creation of complementary uses, mitigation of adverse impacts, transportation/pedestrian connections and gradual transition of intensity. There should be a gradual transition of intensities between the different land uses given the residential uses around the subject site. The Commercial Neighborhood (CN) zoning district is to the east, closest to the node. The proposed zoning district should be tapering off to less intensity and CG allows for more intensive uses. According to FLUS Policy 4.7.4, when planning the location of new non-residential developments at intersections meeting locational criteria, a transition in intensity of non-residential uses shall be established which is compatible with the surrounding character. The transition to CG would cause development that is not compatible with the surrounding area and would be inconsistent with the aforementioned policy direction.

The subject site does not meet Commercial Locational Criteria (CLC) as established in FLUS Objective 4.7. According to FLUS Policy 4.7.2, neighborhood-serving commercial uses, including office uses, can be considered to the maximum FAR permitted in each Future Land Use category in the following locations: 50% of the site must front along a roadway with a context classification of suburban commercial, suburban town or urban general context classification in the Hillsborough County Context Classification Map or the Florida Department of Transportation Context Classification Map or within 1,000 feet of the intersection of roadways both functionally classified as a collector or arterial per the Hillsborough County Functional Classification Map. At least 75% of the subject property must fall within the specified distance (1,000 feet)

from the intersection. All measurements should begin at the edge of the road right-of-way. The land area within this distance, as measured along both roadways, makes a quadrant. The subject site does not meet CLC by 60 feet. Commercial Locational Criteria is not the only factor to be taken into consideration when granting approval for an application. Considerations involving land use compatibility, adequacy and availability of public services, environmental impacts, adopted service levels of affected roadways and other policies of the Comprehensive Plan and zoning regulations would carry more weight than the locational criteria in the approval of the potential commercial use. Commercial Locational Criteria only designates locations that could be considered, and they in no way guarantee the approval of a particular non-residential use. In addition, per FLUS Policy 4.7.10, an applicant may submit a request to waive the CLC criteria. The applicant did not provide a CLC waiver for the proposed rezoning. This site is located approximately 60 feet away from the nearest major intersection with compatibility and transition of intensity concerns and therefore is inconsistent with FLUS Objective 4.7 and its accompanying policies.

The site is within the limits of the Seffner-Mango Community Plan. Goal 2 of the plan enhances community character and ensures quality residential and nonresidential development. A strategy under this goal is to discourage commercial encroachment into the residential areas between US 92 and Dr. Martin Luther King Jr. Boulevard and south of Dr. Martin Luther King Jr. Boulevard. The subject site is located south of Dr. Martin Luther King Jr. Boulevard. There are single-family uses that extend to the north. Goal 3 of the plan states that commercial development should be directed to the US 92 and Dr. Martin Luther King Jr. Boulevard corridors. While there are commercial uses to the east and north, this property is not located in a corridor. As previously mentioned above, Comprehensive Plan policy direction emphasizes that there should be a gradual transition of intensities between the different land uses given the residential uses around the subject site. Rezoning the subject site would cause development that does not align with the strategy as there are residential developments to the north and west. The proposal is inconsistent with the goals and strategies of the Livable Communities Element.

Overall, staff finds that the proposed use is not an allowable use in the RES-9 category, is not compatible with the existing development pattern found within the surrounding area and does not support the vision of the Seffner-Mango Community Plan. The proposed rezoning would allow for development that is not 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 **INCONSISTENT** 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: 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 3.1.3: *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 2.2: *The Future Land Use Map (FLUM) shall identify Land Use Categories summarized in the table below, 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.*

Relationship to Land Development Regulations

Objective 4.1: *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 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 – *The neighborhood is the 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 4.4.1: *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

Commercial-Locational Criteria

Objective 4.7: To meet the daily shopping and service needs of residents, only neighborhood-serving commercial uses will be permitted within land use categories that are primarily residential or agricultural in nature. Intensive commercial uses (uses allowed within the Commercial Intensive zoning district) shall not be considered neighborhood-serving commercial. Such developments do not require a Future Land Use Map Amendment to a non-residential category provided they meet the criteria established by the following policies and all other Goals, Objectives and Policies in the Comprehensive Plan. The frequency and allowance of neighborhood-serving commercial uses will be different in the Urban Service Area than in the Rural Area due to the population density, scale and character of the areas.

Policy 4.7.2: In the above land use categories, neighborhood-serving commercial uses, including office uses, can be considered to the maximum FAR permitted in each Future Land Use category in the following locations:

- 50% of the site must front along a roadway with a context classification of suburban commercial, suburban town or urban general context classification in the Hillsborough County Context Classification Map or the Florida Department of Transportation Context Classification Map; or
- Within 1,000 feet of the intersection of roadways both functionally classified as a collector or arterial per the Hillsborough County Functional Classification Map. At least 75% of the subject property must fall within the specified distance (1,000 feet) from the intersection. All measurements should begin at the edge of the road right-of-way. The land area within this distance, as measured along both roadways, makes a quadrant

Policy 4.7.4: When planning the location of new non-residential developments at intersections meeting the locational criteria, a transition in intensity of non-residential uses shall be established which is compatible with the surrounding community character.

LIVABLE COMMUNITIES ELEMENT: SEFFNER-MANGO COMMUNITY PLAN

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

Strategies:

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

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

Strategies:

- Establish an overlay district along US 92 to enhance the appearance and value of properties as they develop and redevelop. The overlay district will address aspects of site development such as signage and landscaping, parking and parking lots, street design, the location and appearance of stormwater facilities, and building standards such as height, bulk, design and placement.

HILLSBOROUGH COUNTY FUTURE LAND USE

RZ 25-0335

<all other values>

Rezonings

STATUS

APPROVED
CONTINUED
DENIED
WITHDRAWN
PENDING

Tampa Service
Urban Service
Shoreline
County Boundary
Jurisdiction Boundary
Roads
Parcels

wam NATURAL/LULC_Wet_Poly
AGRICULTURAL/MINING-120 (25 FAR)
PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25
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
WIMA/MA VILLAGE RESIDENTIAL-2 (.25 FAR)
CITRUS PARK VILLAGE

N
W
E
S

0 450 900 1,350 1,800
Feet

Map Printed from Rezoning System: 2/12/2025
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File: G:\Rezoning\System\MapProject\HillCounty_HillRezoning_Copy.mxd

Hillsborough County
City-County
Planning Commission

