

Rezoning Application: 24-0191

Zoning Hearing Master Date: 1/16/24

BOCC Land Use Meeting Date: 3/19/24



**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Isabelle Albert, Halff Associates
 FLU Category: R-1
 Service Area: Rural
 Site Acreage: 0.37 acres +/-
 Community Plan Area: Seffner Mango
 Overlay: None
 Special District: None
 Request: Rezone from RSC-6 to RSC-6 (MH)



Introduction Summary:

The applicant is requesting to rezone two neighboring parcels from RSC-6 (Residential Single Family Conventional – 6) to RSC-6 with a Mobile Home Overlay (RSC-6 MH) in order to develop each parcel with a mobile home. The two parcels are Legal Non-Conforming Lots due to FDOT Public Order conveying portions of the lots for right-of-way expansion.

Zoning:	Existing	Proposed
District(s)	RSC-6	RSC-6 (MH)
Typical General Use(s)	Single-Family Residential (Conventional Only)	Single-Family Residential (Conventional/Mobile Home)
Acreage	0.37 acres +/-	0.37 acres +/-
Density/Intensity	1 dwelling unit / 7,000 SF	1 dwelling unit / 7,000 SF
Mathematical Maximum*	2 dwelling units	2 dwelling units

*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	RSC-6	RSC-6 (MH)
Lot Size / Lot Width	7,000 SF / 70'	7,000 SF / 70'
Setbacks/Buffering and Screening	25' Front 25' Rear 7.5' Sides	25' Front 25' Rear 7.5' Sides
Height	35'	35'

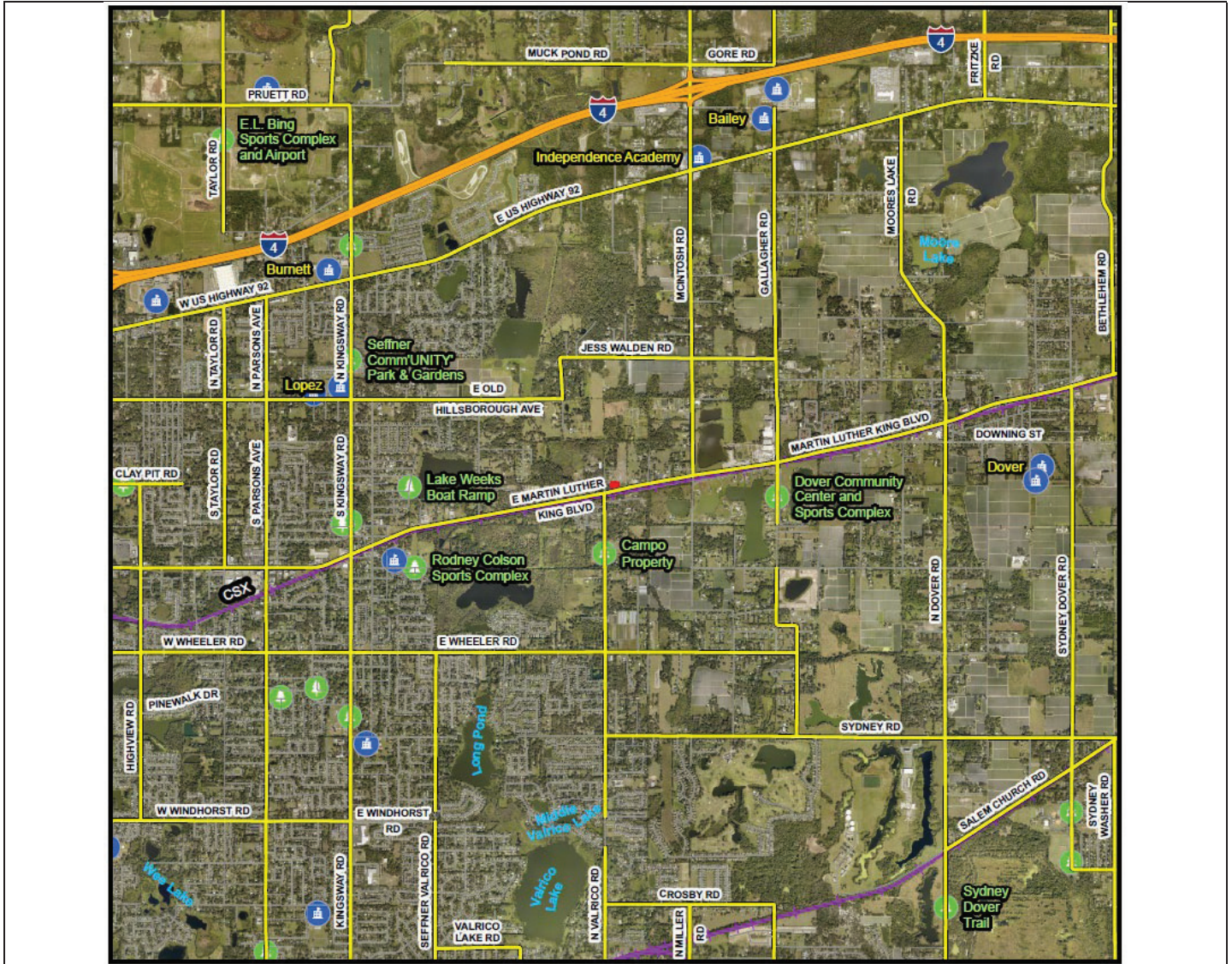
Additional Information:

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

Planning Commission Recommendation: Consistent	Development Services Recommendation: Approvable
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2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

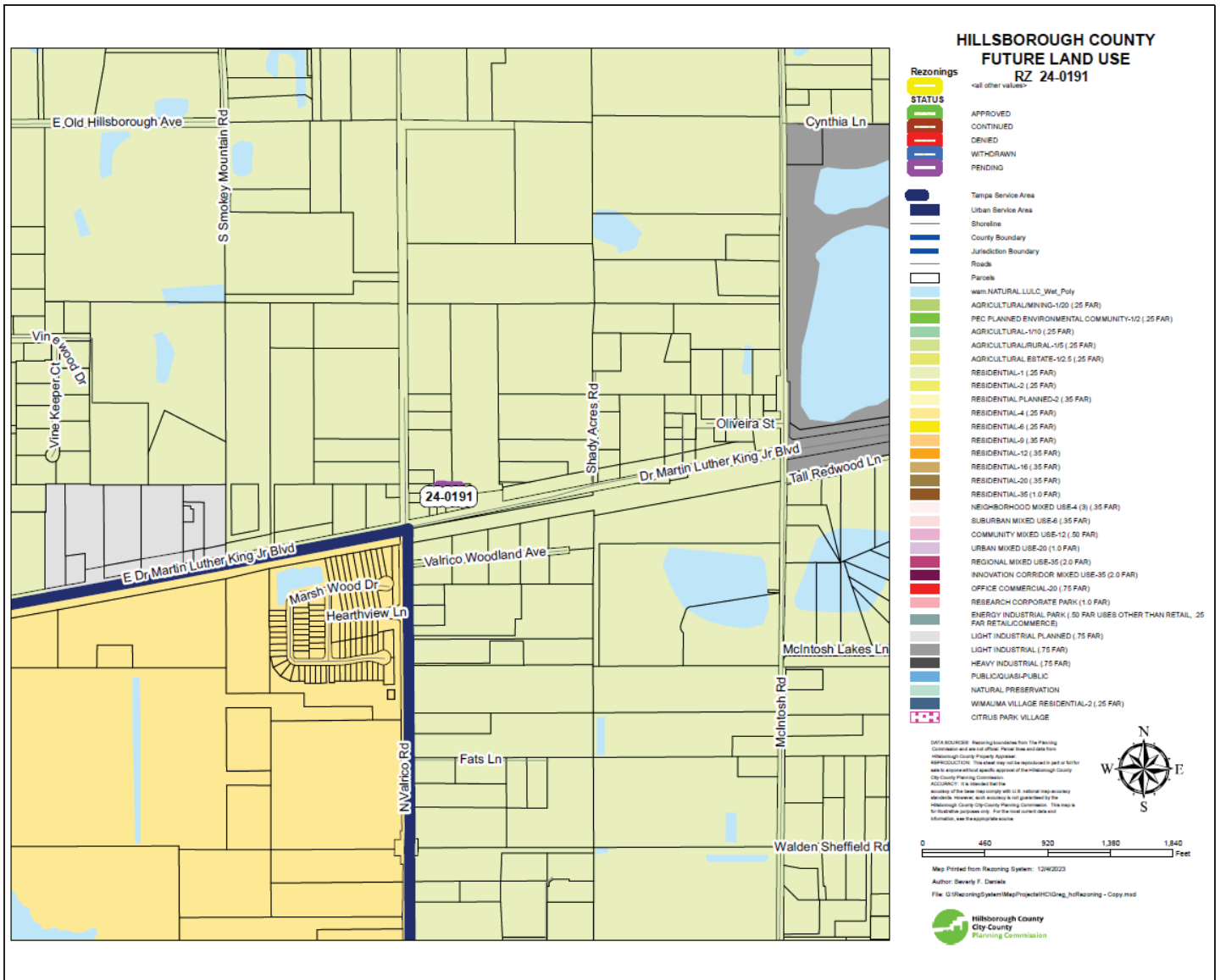


Context of Surrounding Area:

The subject properties are located in Seffner, a community with a rural and suburban character. The surrounding area is largely occupied by residential and agricultural uses, with some commercial activity along Martin Luther King Blvd.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential-1
Maximum Density/F.A.R.:	1 DU / GA or 0.25 FAR
Typical Uses:	Farms, ranches, residential, rural commercial, offices, multi-purpose

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	ASC-1	1 DU / acre or 0.25 FAR	Agricultural, Single-Family Conventional	Single-Family Conventional Residences Cell Towers
South	RSC-6	1 DU / 7,000 SF	Single-Family Conventional	FDOT Public Order for ROW expansion
East	RSC-6	1 DU / 7,000 SF	Single-Family Conventional	FDOT Public Order for ROW expansion
West	RSC-6 (MH)	1 DU / 7,000 SF	Single-Family Conventional/Mobile Home	FDOT Public Order for ROW expansion

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 OF STAFF REPORT)

Adjoining Roadways (check if applicable)

Road Name	Classification	Current Conditions	Select Future Improvements
Martin Luther King BLVD	FDOT Principal Arterial - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	28	2	3
Proposed	28	2	3
Difference (+/-)	+0	+0	+0

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

**The 11th Edition of the ITE Trip Generation Manual does not include daily trips for ITE Code 918 and as such daily trip generation cannot be compared.

Connectivity and Cross Access Not applicable for this request

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.
Notes:				

Design Exception/Administrative Variance Not applicable for this request

Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

4.0 Additional Site Information & Agency Comments Summary

Transportation	Objections	Conditions Requested	Additional Information/Comments
<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 checked="" type="checkbox"/> N/A <input type="checkbox"/> No	

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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <ul style="list-style-type: none"> <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"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Service Area/ Water & Wastewater <input type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input checked="" type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
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 checked="" 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 checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The subject properties are located at 1706 and 1710 E MLK Blvd. in Seffner. The applicant is requesting to rezone the parcels from RSC-6 to RSC-6 with a mobile home overlay (RSC-6 MH) in order to develop the parcels as two mobile home residential lots.

In 2017, the FDOT conveyed the southern portions of the original parcels by Public Order to expand E MLK Blvd. Therefore, both lots are considered Legal Non-Conforming Lots. Both parcels have less than the ½ acre required upland acreage for the use of septic. The western parcel at 1706 E MLK Blvd. is non-conforming in parcel size and width in the RSC-6 zoning district due to being approximately 6,089 square feet and 60 feet in width.

The properties directly abutting the subject site from the south, east and west are all vacant lots acquired by the FDOT for a future right-of-way expansion. The properties abutting to the north are zoned ASC-1, which are occupied by Single-Family Conventional residences and a Cell Tower lot.

With the above taken into consideration, staff finds the proposed rezoning from RSC-6 to RSC-6 (MH) consistent with the surrounding zoning districts, uses, and development pattern.


5.2 Recommendation

Staff finds the proposed RSC-6 (MH) zoning district **approvable**.

6.0 PROPOSED CONDITIONS

None proposed with this application.

Zoning Administrator Sign Off:


J. Brian Grady
Mon Jan 8 2024 10:14:41

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)

N/A

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department
REVIEWER: Alex Steady, AICP
PLANNING AREA/SECTOR: Seffner Mango/Northeast

DATE: 01/05/2024
AGENCY/DEPT: Transportation
PETITION NO.: STD 24-0191

- This agency has no comments.
- This agency has no objection.
- This agency objects for the reasons set forth below.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone two parcels totaling +/- 0.371 acres from Residential Single Family Conventional - 6 (RSC-6) to Residential Single Family Conventional – 6 with a Mobile Home Overlay (RSC-6 MH). The site is located on the north side of Martin Luther King Blvd, +/- 215 feet east of the intersection of Martin Luther King Blvd and Valrico Road. The Future Land Use designation of the site is Residential – 1 (R-1).

SITE ACCESS

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 and restrictions 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).

Transportation Section staff did not identify any concerns that would require a more detailed staff report be filed. Staff notes that, regardless of this review, the developer/property owner will be required to comply with all Comprehensive Plan, LDC, TTM and other applicable rules and regulations at the time of plat/site/construction plan review. As such, staff has no objection to this request.

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

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 Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RSC-6, 2 Single Family Dwelling Units (ITE Code 210)	28	2	3

Proposed Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RSC-6 MH 2 Single Family Dwelling Units (ITE Code 210)	28	2	3

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 Martin Luther King Blvd. Martin Luther King Blvd is a 2 lane, undivided, Florida Department of Transportation (FDOT) maintained, principal arterial roadway. Martin Luther King does not have sidewalks on either side of the roadway within the vicinity of the project.

HILLSBOROUGH COUNTY CORRIDOR PRESERVATION PLAN

Martin Luther King Blvd is included in the Hillsborough County Corridor Preservation plan as a 4-lane roadway. As noted in the application, FDOT has obtained sufficient right of way for the planned improvement.

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
MLK BLVD	VALRICO RD	MCINTOSH RD	D	D

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

**COUNTY OF HILLSBOROUGH
LAND USE HEARING OFFICER'S RECOMMENDATION**

Application number:	RZ-STD 24-0191
Hearing date:	January 16, 2024
Applicant:	Isabelle Albert, Halff Associates
Request:	Rezone to RSC-6 (MH)
Location:	East of Valrico Road and north of East Dr. Martin Luther King Jr. Boulevard in Seffner
Parcel size:	.37 acres +/-
Existing zoning:	RSC-6
Future land use designation:	Res-1 (1 du/ga; 0.25 FAR)
Service area:	Rural Services Area
Community planning area:	Seffner-Mango Community Plan

A. APPLICATION REVIEW

**DEVELOPMENT SERVICES STAFF REPORT
APPLICATION REVIEW SUMMARY AND RECOMMENDATION**

Rezoning Application: 24-0191

Zoning Hearing Master Date: 1/16/24

BOCC Land Use Meeting Date: 3/19/24

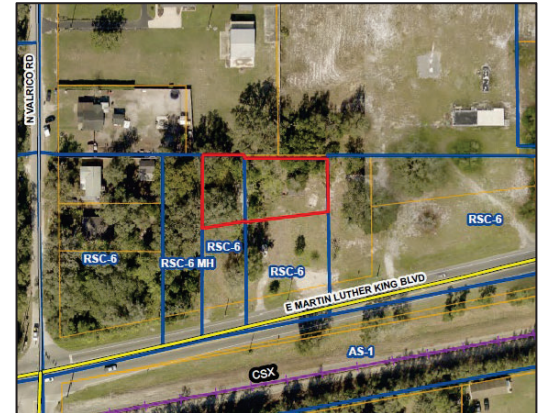


**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Isabelle Albert, Half Associates
 FLU Category: R-1
 Service Area: Rural
 Site Acreage: 0.37 acres +/-
 Community Plan Area: Seffner Mango
 Overlay: None
 Special District: None
 Request: Rezone from RSC-6 to RSC-6 (MH)



Introduction Summary:

The applicant is requesting to rezone two neighboring parcels from RSC-6 (Residential Single Family Conventional – 6) to RSC-6 with a Mobile Home Overlay (RSC-6 MH) in order to develop each parcel with a mobile home. The two parcels are Legal Non-Conforming Lots due to FDOT Public Order conveying portions of the lots for right-of-way expansion.

Zoning:	Existing	Proposed
District(s)	RSC-6	RSC-6 (MH)
Typical General Use(s)	Single-Family Residential (Conventional Only)	Single-Family Residential (Conventional/Mobile Home)
Acreage	0.37 acres +/-	0.37 acres +/-
Density/Intensity	1 dwelling unit / 7,000 SF	1 dwelling unit / 7,000 SF
Mathematical Maximum*	2 dwelling units	2 dwelling units

*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	RSC-6	RSC-6 (MH)
Lot Size / Lot Width	7,000 SF / 70'	7,000 SF / 70'
Setbacks/Buffering and Screening	25' Front 25' Rear 7.5' Sides	25' Front 25' Rear 7.5' Sides
Height	35'	35'

Additional Information:

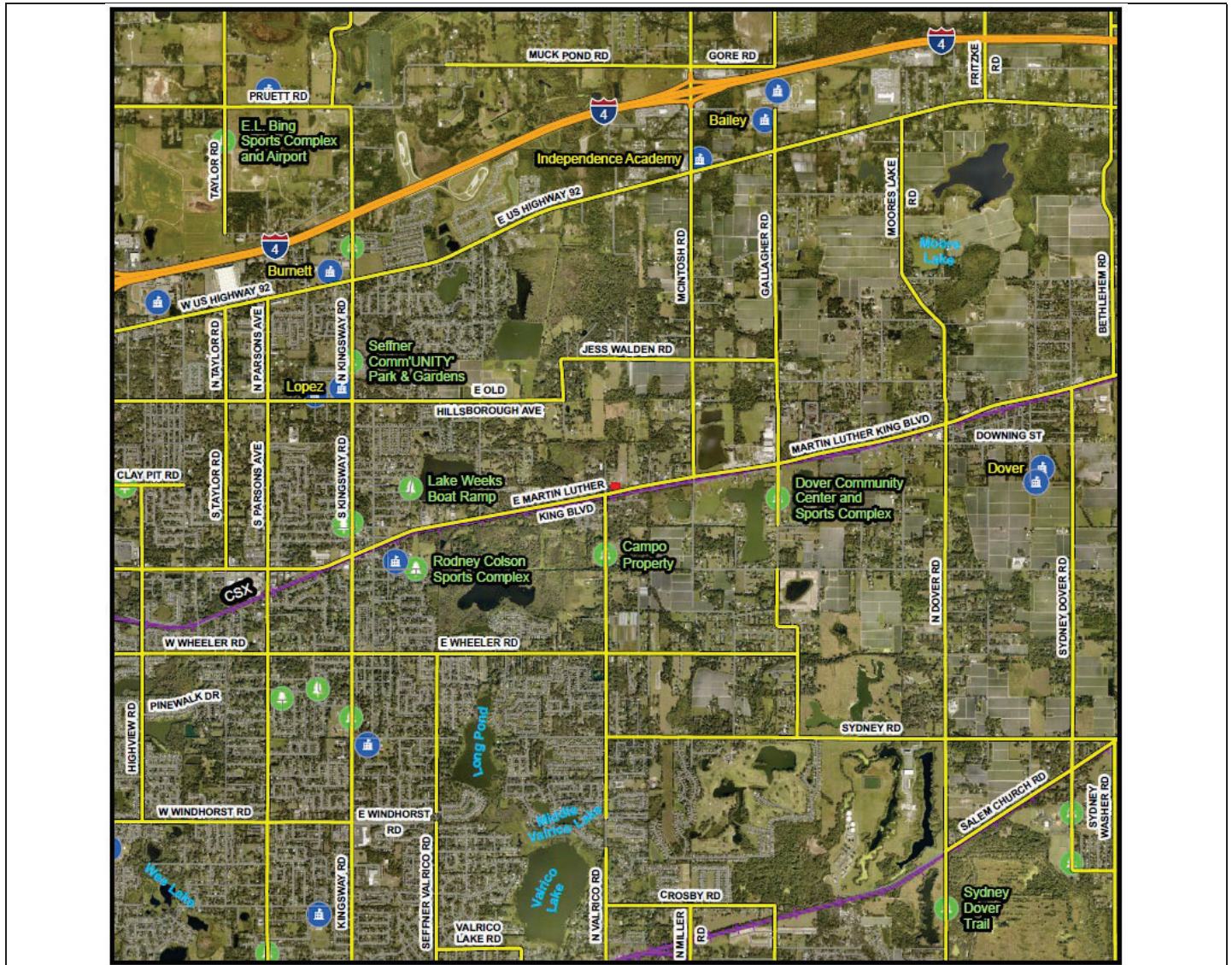
PD Variation(s)	None requested as part of this application.
Waiver(s) to the Land Development Code	None requested as part of this application.

Planning Commission Recommendation:
Consistent

Development Services Recommendation:
Approvable

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

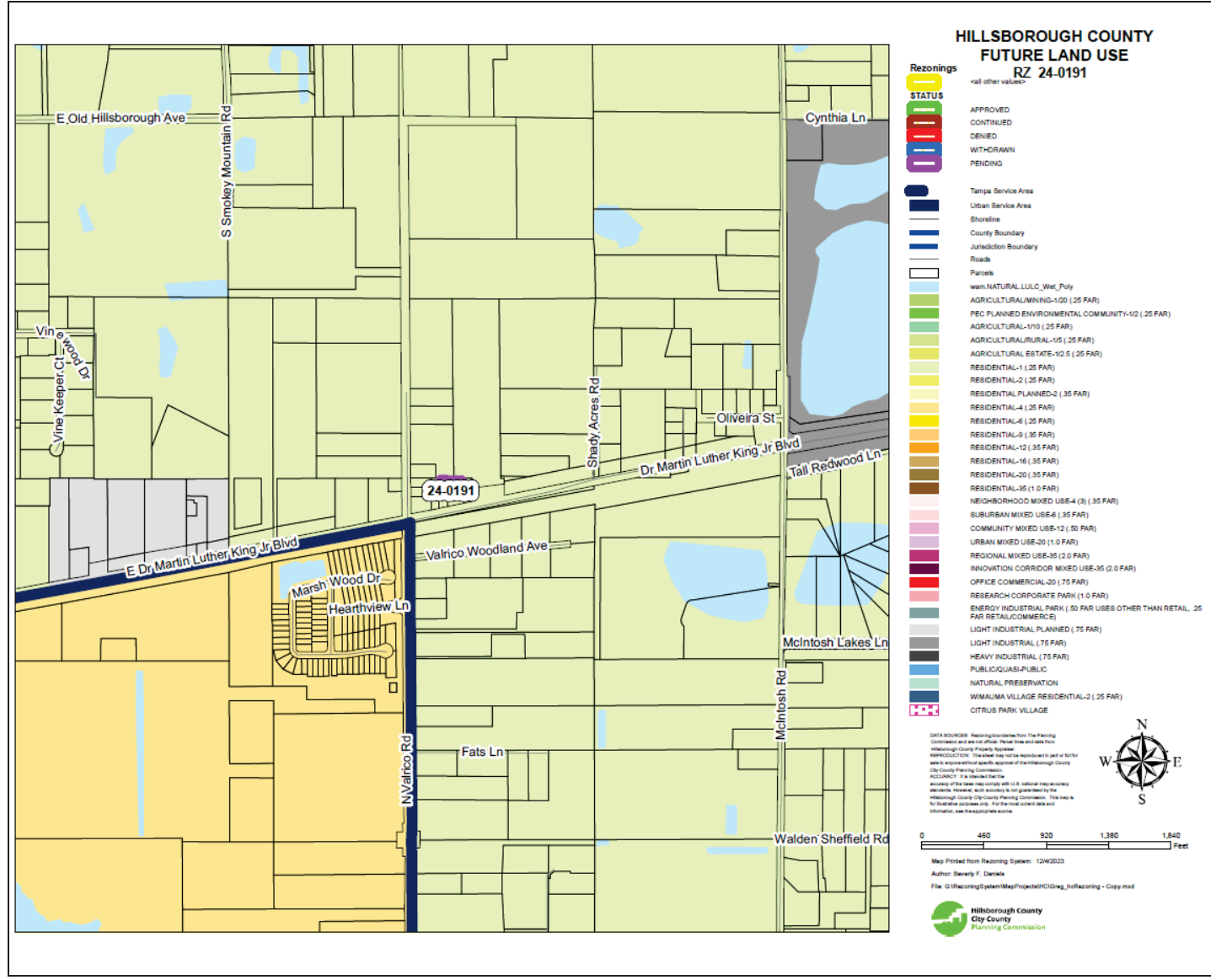


Context of Surrounding Area:

The subject properties are located in Seffner, a community with a rural and suburban character. The surrounding area is largely occupied by residential and agricultural uses, with some commercial activity along Martin Luther King Blvd.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential-1
Maximum Density/F.A.R.:	1 DU / GA or 0.25 FAR
Typical Uses:	Farms, ranches, residential, rural commercial, offices, multi-purpose

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	ASC-1	1 DU / acre or 0.25 FAR	Agricultural, Single-Family Conventional	Single-Family Conventional Residences Cell Towers
South	RSC-6	1 DU / 7,000 SF	Single-Family Conventional	FDOT Public Order for ROW expansion
East	RSC-6	1 DU / 7,000 SF	Single-Family Conventional	FDOT Public Order for ROW expansion
West	RSC-6 (MH)	1 DU / 7,000 SF	Single-Family Conventional/Mobile Home	FDOT Public Order for ROW expansion

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

APPLICATION NUMBER: RZ STD 24-0191

ZHM HEARING DATE: January 16th, 2024

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
Martin Luther King BLVD	FDOT Principal Arterial - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	28	2	3
Proposed	28	2	3
Difference (+/-)	+0	+0	+0

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

**The 11th Edition of the ITE Trip Generation Manual does not include daily trips for ITE Code 918 and as such daily trip generation cannot be compared.

Connectivity and Cross Access Not applicable for this request

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.
Notes:				

Design Exception/Administrative Variance Not applicable for this request

Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

4.0 Additional Site Information & Agency Comments Summary

Transportation	Objections	Conditions Requested	Additional Information/Comments
<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 checked="" type="checkbox"/> N/A <input type="checkbox"/> No	

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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <ul style="list-style-type: none"> <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"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Service Area/ Water & Wastewater <input type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input checked="" type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
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Impact/Mobility Fees				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The subject properties are located at 1706 and 1710 E MLK Blvd. in Seffner. The applicant is requesting to rezone the parcels from RSC-6 to RSC-6 with a mobile home overlay (RSC-6 MH) in order to develop the parcels as two mobile home residential lots.

In 2017, the FDOT conveyed the southern portions of the original parcels by Public Order to expand E MLK Blvd. Therefore, both lots are considered Legal Non-Conforming Lots. Both parcels have less than the 1/2 acre required upland acreage for the use of septic. The western parcel at 1706 E MLK Blvd. is non-conforming in parcel size and width in the RSC-6 zoning district due to being approximately 6,089 square feet and 60 feet in width.

The properties directly abutting the subject site from the south, east and west are all vacant lots acquired by the FDOT for a future right-of-way expansion. The properties abutting to the north are zoned ASC-1, which are occupied by Single-Family Conventional residences and a Cell Tower lot.


With the above taken into consideration, staff finds the proposed rezoning from RSC-6 to RSC-6 (MH) consistent with the surrounding zoning districts, uses, and development pattern.

5.2 Recommendation

Staff finds the proposed RSC-6 (MH) zoning district **approvable**.

6.0 PROPOSED CONDITIONS

None proposed with this application.

<p>Zoning Administrator Sign Off:</p>	 <p>J. Brian Grady Mon Jan 8 2024 10:14:41</p>
<p>SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.</p> <p>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.</p>	

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

Not applicable.

8.0 PROPOSED SITE PLAN (FULL)

N/A

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department
REVIEWER: Alex Steady, AICP
PLANNING AREA/SECTOR: Seffner Mango/Northeast

DATE: 01/05/2024
AGENCY/DEPT: Transportation
PETITION NO.: STD 24-0191

- This agency has no comments.
- This agency has no objection.
- This agency objects for the reasons set forth below.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone two parcels totaling +/- 0.371 acres from Residential Single Family Conventional - 6 (RSC-6) to Residential Single Family Conventional – 6 with a Mobile Home Overlay (RSC-6 MH). The site is located on the north side of Martin Luther King Blvd, +/- 215 feet east of the intersection of Martin Luther King Blvd and Valrico Road. The Future Land Use designation of the site is Residential – 1 (R-1).

SITE ACCESS

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 and restrictions 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).

Transportation Section staff did not identify any concerns that would require a more detailed staff report be filed. Staff notes that, regardless of this review, the developer/property owner will be required to comply with all Comprehensive Plan, LDC, TTM and other applicable rules and regulations at the time of plat/site/construction plan review. As such, staff has no objection to this request.

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

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 Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RSC-6, 2 Single Family Dwelling Units (ITE Code 210)	28	2	3

Proposed Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RSC-6 MH 2 Single Family Dwelling Units (ITE Code 210)	28	2	3

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 Martin Luther King Blvd. Martin Luther King Blvd is a 2 lane, undivided, Florida Department of Transportation (FDOT) maintained, principal arterial roadway. Martin Luther King does not have sidewalks on either side of the roadway within the vicinity of the project.

HILLSBOROUGH COUNTY CORRIDOR PRESERVATION PLAN

Martin Luther King Blvd is included in the Hillsborough County Corridor Preservation plan as a 4-lane roadway. As noted in the application, FDOT has obtained sufficient right of way for the planned improvement.

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
MLK BLVD	VALRICO RD	MCINTOSH RD	D	D

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

B. HEARING SUMMARY

This case was heard by the Hillsborough County Land Zoning Hearing Master on January 16, 2024. Mr. Brian Grady of the Hillsborough County Development Services Department introduced the petition.

Applicant

Ms. Brice Pinson, Halff Associates, spoke on behalf of the applicant. Ms. Pinson presented the rezoning request and provided testimony as reflected in the hearing transcript.

Development Services Department

Ms. Michelle Montalbano, Hillsborough County Development Services Department, presented a summary of the findings and analysis as detailed in the staff report previously submitted to the record.

Planning Commission

Mr. Bryce Fehringer, Hillsborough County City-County Planning Commission, presented a summary of the findings and analysis as detailed in the Planning Commission report previously submitted into the record.

Proponents

The hearing officer asked whether there was anyone at the hearing in person or online to speak in support of the application. There were none.

Opponents

The hearing officer asked whether there was anyone at the hearing in person or online to speak in opposition to the application. There were none.

Development Services Department

Mr. Grady stated the Development Services Department had nothing further.

Applicant Rebuttal

Ms. Pinson stated the applicant had nothing further.

The hearing officer closed the hearing on RZ-Std 24-0191.

C. EVIDENCE SUBMITTED

No additional documentary evidence was submitted to the record at the hearing.

D. FINDINGS OF FACT

1. The Subject Property consists of two folio parcels with approximately 0.37 acres of undeveloped land situated east of Valrico Road and north of East Dr. Martin Luther King Jr. Boulevard in Seffner.

2. The Subject Property is designated Res-1 on the Future Land Use Map and is zoned RSC-6.
3. The Subject Property is in the Rural Services Area and is located within the boundaries of the Seffner-Mango Community Plan.
4. The general area surrounding the Subject Property consists primarily of residential and agricultural uses, with some commercial uses that include a landscaping and tree business, a lawn and garden business, and an equestrian use. Adjacent properties include parcels owned by the Florida Department of Transportation to the west, east, and south; a single-family residential parcel and a large parcel with a broadcasting tower facility to the north.
5. The record evidence shows the Florida Department of Transportation took the south portion of the Subject Property through an eminent domain action, and as a result, both folio parcels are legal nonconforming lots because they do not meet the minimum one-half acre lot size for the use of a septic system. In addition, the west folio parcel is nonconforming in size and width because it does not meet the minimum lot size of 7,000 square feet or the minimum lot width of 70 feet required in the RSC-6 zoning district.
6. The applicant is requesting to rezone the Subject Property to RSC-6 (MH) to allow a residential manufactured home unit to be placed on both folio parcels.
7. Development Services Department staff found the proposed rezoning is consistent with the surrounding zoning districts, uses, and development pattern.
8. Planning Commission staff found the proposed rezoning will allow new development within the Rural Area that is similar in character to the existing community. Staff found the rezoning consistent with the Seffner-Mango Community plan and with the Goals, Objectives, and Policies of the Unincorporated Hillsborough County Comprehensive Plan.

E. FINDINGS OF COMPLIANCE OR NON-COMPLIANCE WITH COMPREHENSIVE PLAN

The record evidence demonstrates the proposed rezoning request is in compliance with and furthers the intent of the Goals, Objectives, and Policies of Unincorporated Hillsborough County Comprehensive Plan.

F. CONCLUSIONS OF LAW

A development order is consistent with the comprehensive plan if “the land uses, densities or intensities, and other aspects of development permitted by such order...are compatible with and further the objectives, policies, land uses, and densities or intensities in the comprehensive plan and if it meets all other criteria enumerated by the local government.” § 163.3194(3)(a), Fla. Stat. (2022). Based on the evidence and testimony submitted in the record and at the hearing, including reports and testimony of Development Services

Staff and Planning Commission staff, applicant's testimony and evidence, there is substantial competent evidence demonstrating the requested rezoning is consistent with the Unincorporated Hillsborough County Comprehensive Plan and does comply with the applicable requirements of the Hillsborough County Land Development Code.

G. SUMMARY

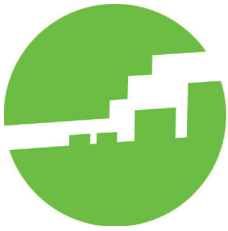
The applicant is requesting to rezone the Subject Property to RSC-6 (MH).

H. RECOMMENDATION

Based on the foregoing Findings of Fact and Conclusions of Law, this recommendation is for **APPROVAL** of request to rezone the Subject Property to RSC-6 (MH).

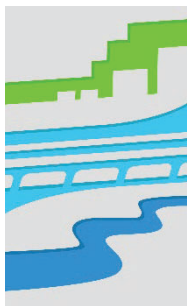
Pamela Jo Hatley
Pamela Jo Hatley PhD, JD
Land Use Hearing Officer

February 6, 2024
Date:



**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: January 16, 2024 Report Prepared: January 4, 2024	Petition: RZ 24-0191 Folios: 84761.0000 & 84767.0000 <i>East of Valrico Road and north of East Dr. Martin Luther King Jr. Boulevard</i>
Summary Data:	
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Residential-1 (1 du/ga; 0.25 FAR)
Service Area	Rural Area
Community Plan	Seffner-Mango
Request	Rezoning from Residential Single Family Conventional (RSC-6) to Residential Single Family Conventional with Mobile Home Overlay (RSC-6) (MH).
Parcel Size	0.37 ± acres
Street Functional Classification	Valrico Road- County Collector East Dr. Martin Luther King Jr. Boulevard- State Principal Arterial
Locational Criteria	N/A
Evacuation Zone	None



Context

- The 0.37 ± acre subject site is located east of Valrico Road and north of East Dr. Martin Luther King Jr. Boulevard.
- The site is located within the Rural Area and is located within the limits of the Seffner-Mango Community Plan.
- The subject property is located within the Residential-1 (RES-1) Future Land Use category, which can be considered for a maximum density of up to 1 dwelling unit per gross acre and a maximum consideration of up to 0.25 Floor Area Ratio (FAR). The RES-1 Future Land Use category designates areas for rural residential uses. Typical uses within RES-1 include but are not limited to, farms, ranches, residential uses, rural scale neighborhood commercial uses, offices, and multi-purpose projects. Commercial, office, and multi-purpose uses shall meet locational criteria for specific land use projects.
- RES-1 surrounds the subject site on all sides. Further to the southwest consist of Residential-4 (RES-4).
- The subject site is currently vacant. There are single family residences to the north and further south. Along the southern, eastern and western boundaries are public institutional uses and a CSX Transportation Right of Way. Public communications/utility uses are also to the east.
- The site is currently zoned as Residential Single Family Conventional-6 (RSC-6). RSC-6 zoning is to the immediate east, west and south. There is Agricultural Single Family (ASC-1) to the north. Further south are Agricultural Single Family (AS-1). Further east is the Commercial General (CG) zoning district. Planned Development (PD) zoning is located further southwest.
- The applicant is requesting a rezoning of Residential Single Family Conventional (RSC-6) to Residential Single Family Conventional with Mobile Home Overlay (RSC-6) (MH) zoning district to allow for a mobile home on each parcel.

Compliance with Comprehensive Plan:

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

FUTURE LAND USE ELEMENT

Rural Area

Rural areas will typically carry land use densities of 1 du/5 ga or lesser intense designations. The One Water Chapter outlines relevant language related to water, wastewater and septic in the Rural Area. Within the rural area there are existing developments that are characterized as suburban enclaves or rural communities. These are residential developments which have a more dense development pattern and character, usually 1 or 2 du/ga. These enclaves are recognized through the placement of land use categories that permit densities higher than 1 du/5 acres. New development of a character similar to the established community will be permitted to infill in a limited manner, but not be permitted to expand into areas designated with lower land use densities. Rural communities, such as Lutz, Keystone and Thonotosassa will specifically be

addressed through community-based planning efforts. These communities, and others like them, have historically served as centers for community activities within the rural environment.

Objective 4: *The Rural Area will provide areas for long term, agricultural uses and large lot, low density rural residential uses which can exist without the threat of urban or suburban encroachment, with the goal that no more than 20% of all population growth within the County will occur in the Rural Area.*

Policy 4.1: *Rural Area Densities Within rural areas, densities shown on the Future Land Use Map will be no higher than 1 du/5 ga unless located within an area identified with a higher density land use category on the Future Land Use Map as a suburban enclave, planned village, a Planned Development pursuant to the PEC ½ category, or rural community which will carry higher densities.*

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.

4.1 RURAL RESIDENTIAL CHARACTER

Goal 7: Preserve existing rural uses as viable residential alternatives to urban and suburban areas.

Objective 7-1: Support existing agricultural uses for their importance as a historical component of the community, their economic importance to the County and for the open space they provide.

Community Design Component

5.0 NEIGHBORHOOD LEVEL DESIGN

5.1 COMPATIBILITY

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.

LIVABLE COMMUNITIES ELEMENT: Seffner-Mango Community Plan

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

Strategies:

- Within the Rural Service Area residential development shall reflect its rural future land use designation.
- Discourage commercial encroachment into the residential areas between US 92 and Martin Luther King Boulevard and south of Martin Luther King Boulevard.
- Prohibit “flex” provisions within and into the Seffner-Mango Community Plan.
- Density and intensity calculations shall be as follows:
 - If wetlands are less than 25% of the acreage of the site, density and intensity is calculated based on:
 - Entire project acreage multiplied by Maximum intensity/density for the Future Land Use Category.
 - If wetlands are 25% or greater of the acreage of the site, density and intensity is calculated based on:
 - Upland acreage of the site multiplied by 1.25= Acreage available to calculate density/intensity based on.

- *That acreage is then multiplied by the Maximum Intensity/Density of the Future Land Use Category.*
- *Support Florida friendly landscaping and encourage native and drought tolerant plant materials.*
- *Recognize the value of the Hillsborough County Extension Office and support its continued presence in the community.*
- *Provide signage to indicate arrival into the Seffner-Mango area.*
- *Support in-fill development and redevelopment within the Urban Service Area while providing for compatibility with existing uses.*
- *Remember and celebrate Seffner-Mango's community identity through site preservation, historical markers and naming of recreation areas and government buildings.*

Staff Analysis of Goals, Objectives, and Policies:

The 0.37 ± acre subject site is located east of Valrico Road and north of East Dr. Martin Luther King Boulevard, also known as State Road 574. The site is located within the Rural Area and is located within the limits of the Seffner-Mango Community Plan. The subject site's Future Land Use classification is Residential-1 (RES-1). The applicant is requesting to rezone the subject site from Residential Single Family Conventional (RSC-6) to Residential Single Family Conventional with Mobile Home Overlay (RSC-6) (MH) district to allow for a mobile home on each parcel.

The Future Land Use Element permits new development within the Rural Area that is similar in character to the existing community. Objective 4 of the Future Land Use Element (FLUE) of the Comprehensive Plan notes that 20% of the growth in the region will occur within the Rural Service Area without the threat of urban or suburban encroachment. FLUE Policy 4.1 characterizes the Rural Area as low-density, large lot residential. The subject site is within the Rural Area and the proposed rezoning of the parcels from RSC-6 to RSC-6 MH is similar in character to the surrounding area as there are existing RSC-6 zoning to the immediate east, west and south.

The intention of the rezoning is to rezone the subject site to allow for a mobile home on each parcel. Objective 9 of the FLUE states that all existing and future land development regulations shall be made consistent with the Comprehensive Plan. Policies 9.1 and 9.2 allow for approving zoning that is consistent with the Comprehensive Plan and developments that meet the regulations established by Hillsborough County. Only one mobile home can be placed on each parcel due to the maximum allowable density of the subject site.

The proposal meets the intent of FLUE Objective 16 and its accompanying policies 16.1 ,16.2, 16.3 and 16.10 that require new development, infill and redevelopment to be compatible to the surrounding area in character, lot size and density. Goal 12 and Objective 12-1 of the Community Design Component (CDC) in the FLUE requires new developments to recognize the existing community and be designed to relate to and be compatible with the predominant character of the surrounding area. In this case, the surrounding land use pattern is mostly single-family, and the proposed residential use will complement the surrounding area.

The subject site meets the intent of Goal 2 and its accompanying strategies of the Seffner-Mango Community Plan. This plan seeks to enhance community character and ensure quality residential and nonresidential development. A rezoning from RSC-6 to RSC-6 (MH)

would facilitate this goal, especially in an area where the development pattern currently consist of residential uses.

Overall, 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, the Planning Commission staff finds the proposed rezoning **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*.

HILLSBOROUGH COUNTY FUTURE LAND USE

RZ 24-0191

<all other values>

- Rezoning**
- APPROVED
 - CONTINUED
 - DENIED
 - WITHDRAWN
 - PENDING

- Tampa Service Area
- Urban Service Area
- Shoreline
- County Boundary
- Jurisdiction Boundary
- Roads
- Parcels

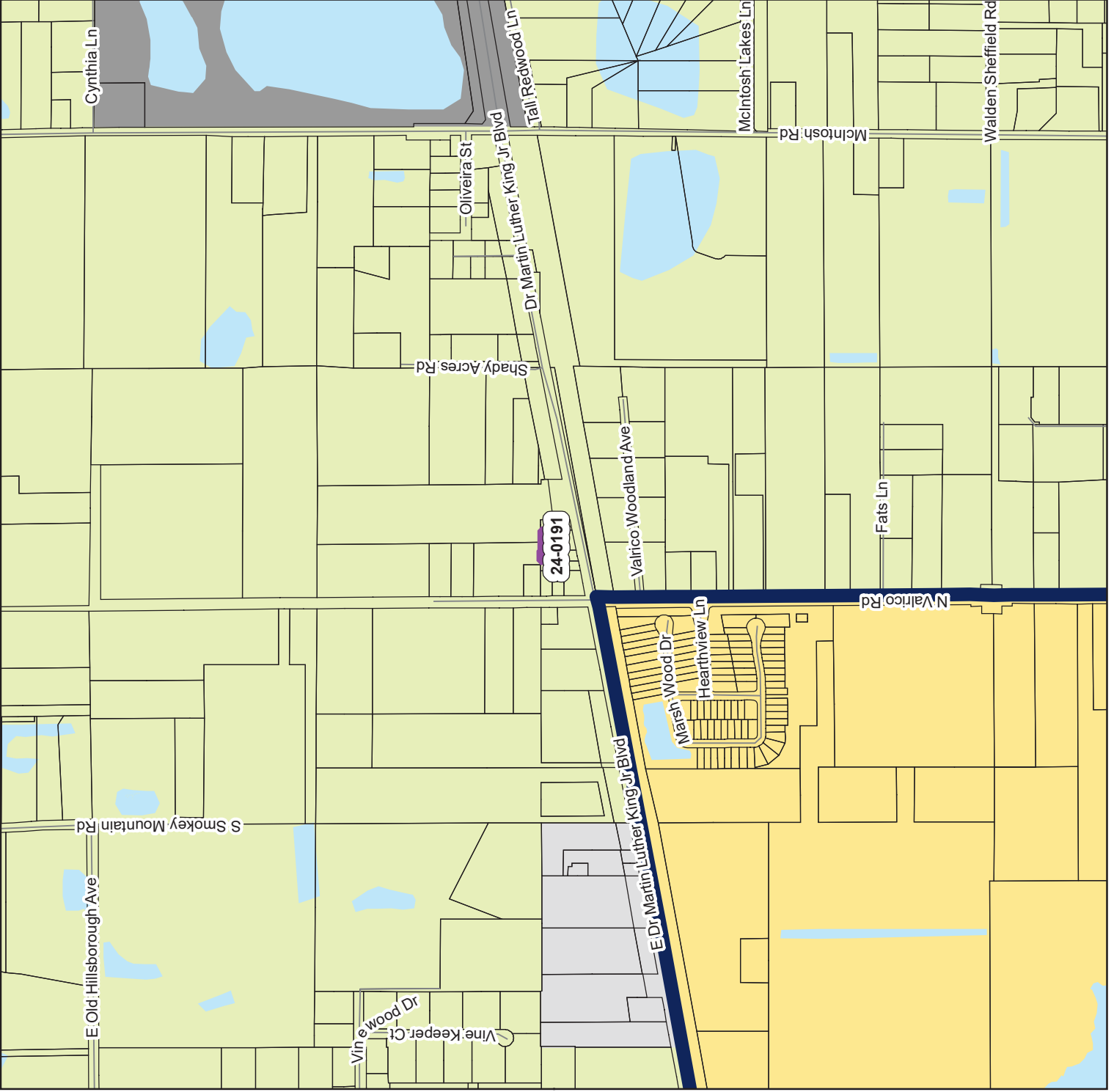
- WATER NATURAL LULC_We_Poly
- AGRICULTURAL/MINING-120 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
- AGRICULTURAL-1/10 (.25 FAR)
- AGRICULTURAL/RURAL-1/5 (.25 FAR)
- AGRICULTURAL ESTATE-1/2.5 (.25 FAR)
- RESIDENTIAL-1 (.25 FAR)
- RESIDENTIAL-2 (.25 FAR)
- RESIDENTIAL PLANNED-2 (.35 FAR)
- RESIDENTIAL-4 (.25 FAR)
- RESIDENTIAL-6 (.25 FAR)
- RESIDENTIAL-9 (.35 FAR)
- RESIDENTIAL-12 (.35 FAR)
- RESIDENTIAL-16 (.35 FAR)
- RESIDENTIAL-20 (.35 FAR)
- RESIDENTIAL-35 (1.0 FAR)
- NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)
- SUBURBAN MIXED USE-6 (.35 FAR)
- COMMUNITY MIXED USE-12 (.50 FAR)
- URBAN MIXED USE-20 (1.0 FAR)
- REGIONAL MIXED USE-35 (2.0 FAR)
- INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)
- OFFICE COMMERCIAL-20 (.75 FAR)
- RESEARCH CORPORATE PARK (1.0 FAR)
- ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)
- LIGHT INDUSTRIAL PLANNED (.75 FAR)
- LIGHT INDUSTRIAL (.75 FAR)
- HEAVY INDUSTRIAL (.75 FAR)
- PUBLIC/QUASH-PUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE



DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. The rezoning status is for informational purposes only and is subject to change without specific approval 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. 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: 12/14/2023
 Author: Beverly F. Daniels
 File: G:\Rezoning\System\MapProjects\HC\Greg_Hil\Rezoning - Copy.mxd





AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department
REVIEWER: Alex Steady, AICP
PLANNING AREA/SECTOR: Seffner Mango/Northeast

DATE: 01/05/2024
AGENCY/DEPT: Transportation
PETITION NO.: STD 24-0191

- This agency has no comments.
- This agency has no objection.
- This agency objects for the reasons set forth below.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone two parcels totaling +/- 0.371 acres from Residential Single Family Conventional - 6 (RSC-6) to Residential Single Family Conventional – 6 with a Mobile Home Overlay (RSC-6 MH). The site is located on the north side of Martin Luther King Blvd, +/- 215 feet east of the intersection of Martin Luther King Blvd and Valrico Road. The Future Land Use designation of the site is Residential – 1 (R-1).

SITE ACCESS

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 and restrictions 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).

Transportation Section staff did not identify any concerns that would require a more detailed staff report be filed. Staff notes that, regardless of this review, the developer/property owner will be required to comply with all Comprehensive Plan, LDC, TTM and other applicable rules and regulations at the time of plat/site/construction plan review. As such, staff has no objection to this request.

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

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.

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Proposed Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RSC-6 MH 2 Single Family Dwelling Units (ITE Code 210)	28	2	3

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 Martin Luther King Blvd. Martin Luther King Blvd is a 2 lane, undivided, Florida Department of Transportation (FDOT) maintained, principal arterial roadway. Martin Luther King does not have sidewalks on either side of the roadway within the vicinity of the project.

HILLSBOROUGH COUNTY CORRIDOR PRESERVATION PLAN

Martin Luther King Blvd is included in the Hillsborough County Corridor Preservation plan as a 4-lane roadway. As noted in the application, FDOT has obtained sufficient right of way for the planned improvement.

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
MLK BLVD	VALRICO RD	MCINTOSH RD	D	D

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
Martin Luther King BLVD	FDOT Principal Arterial - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input checked="" 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	28	2	3
Proposed	28	2	3
Difference (+/-)	+0	+0	+0

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

**The 11th Edition of the ITE Trip Generation Manual does not include daily trips for ITE Code 918 and as such daily trip generation cannot be compared.

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 checked="" type="checkbox"/> N/A <input type="checkbox"/> No	

COMMISSION

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 Harry Cohen VICE-CHAIR
 Donna Cameron Cepeda
 Ken Hagan
 Pat Kemp
 Michael Owen
 Joshua Wostal



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 Michael Lynch WETLANDS DIVISION
 Rick Muratti, Esq. LEGAL DEPT
 Steffanie L. Wickham WASTE DIVISION

AGENCY COMMENT SHEET

REZONING	
<p>HEARING DATE: 1/16/2024</p> <p>PETITION NO.: 24-0191</p> <p>EPC REVIEWER: Melissa Yanez</p> <p>CONTACT INFORMATION: (813) 627-2600 X 1360</p> <p>EMAIL: yanezm@epchc.org</p>	<p>COMMENT DATE: 12/29/2023</p> <p>PROPERTY ADDRESS: 1706, 1710 E Martin Luther King Blvd, Seffner, FL 33584</p> <p>FOLIO #: 0847610000, and 0847670000</p> <p>STR: 06-29S-21E</p>
<p>REQUESTED ZONING: Modification to RSC-6</p>	
FINDINGS	
WETLANDS PRESENT	NO
SITE INSPECTION DATE	NA
WETLAND LINE VALIDITY	NA
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Desktop Review – Soil surveys, Aerials and EPC file search
<p>The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan’s current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again.</p> <p>INFORMATIONAL COMMENTS:</p> <p>The following specific comments are made for informational purposes only and to provide guidance as to the EPC review process. However, future EPC staff review is not limited to the following, regardless of the obviousness of the concern as raised by the general site plan and EPC staff may identify other legitimate concerns at any time prior to final project approval.</p> <ul style="list-style-type: none"> Wetlands Division staff of the Environmental Protection Commission of Hillsborough County (EPC) reviewed aerials, soil surveys, and historical records, to determine the limits of wetlands and other surface waters regulated by Chapter 1-11, Wetlands, Rules of the EPC. The review revealed that no wetlands or other surface waters exist within the above referenced parcel. Please be advised this wetland determination is informal and non-binding. A formal wetland delineation may be applied for by submitting a “WDR30 - Delineation Request Application”. Once approved, the formal wetland delineation would be binding for five years. 	

Environmental Excellence in a Changing World

Environmental Protection Commission - Roger P. Stewart Center
 3629 Queen Palm Drive, Tampa, FL 33619 - (813) 627-2600 - www.epchc.org

REZ 24-0116
December 29, 2023
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my / jpc

cc: Adam Roza - adamroza@yahoo.com
Isabelle Albert - ialbert@halff.com

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AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 4 Dec. 2023

REVIEWER: Bernard W. Kaiser, Conservation and Environmental Lands Management

APPLICANT: Isabelle Albert

PETITION NO: RZ-STD 24-0191

LOCATION: 1706 E. Martin Luther King Jr. Blvd, Seffner, FL 33548

FOLIO NO: 84761.0000 & 84767.0000

SEC: 06 TWN: 29 RNG: 21

- This agency has no comments.

- This agency has no objection.

- This agency has no objection, subject to listed or attached conditions.

- This agency objects, based on the listed or attached conditions.

COMMENTS: _____.



Agency Review Comment Sheet

NOTE: Wellhead Resource Protection Areas (WRPA), Potable Water Wellfield Protection Areas (PWWPA), and Surface Water Resource Protection Areas (SWRPA) reviews are based on the most current available data on the Hillsborough County maps, as set forth in Part 3.05.00 of the Land Development Code.

TO: Zoning Review, Development Services **REQUEST DATE:** 11/29/2023

REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 11/30/2023

APPLICANT: Isabelle Albert, Halff Associates **PID:** 24-0191

LOCATION: 1706 E. Martin Luther King Blvd. Seffner, FL 33584
1710 Martin Luther King Blvd. Seffner, FL 33584

FOLIO NO.: 84761.0000, 84767.0000

AGENCY REVIEW COMMENTS:

Based on the most current data, the project is not located within a Wellhead Resource Protection Area (WRPA), Potable Water Wellfield Protection Area (PWWPA), and/or Surface Water Resource Protection Area (SWRPA), as defined in Part 3.05.00 of the Hillsborough County Land Development Code (LDC).

Hillsborough County Environmental Services Division (EVSD) has no objection.



VERBATIM TRANSCRIPT

1 MR. GRADY: The next item is Agenda Item C.2, Rezoning
2 Standard 24-0191. The request is a rezone from RSC-6,
3 residential single-family conventional six to RSC-6 with a
4 mobile overlay. Michelle Montalbano will provide a Staff
5 recordation after presentation by the applicant.

6 HEARING MASTER HATLEY: All right. Thank you.
7 Applicant.

8 MS. PINSON: Let me just get this presentation pulled
9 up very quick.

10 Hello my name is Brice Pinson with Halff Associates.
11 I'm here to -- oh, 1000 North Ashley Drive, Suite 900. I'm here
12 on behalf of the applicant for a standard rezoning request.

13 The site is located off of MLK Boulevard in Seffner.
14 It's 0.37 acres in the Seffner Mango Community Plan Area and in
15 the rural service area. The surrounding uses are mainly
16 single-family, some mobile homes and there's also a cell tower
17 to the northeast. The future land use is Residential-1. The
18 current zoning is RSC-6 and the proposed rezoning is RC -- RSC-6
19 with a mobile home overlay.

20 Just some background on the site. In 2017 FDOT did a
21 right-of-way take of -- for the southern half of the parcels.
22 So each lot has been deemed a legal nonconforming lot since
23 then. Planning Commission and Development Services has found
24 the request consistent and approvable and there's been no
25 objections.

1 So I'm just here if you have any questions.

2 HEARING MASTER HATLEY: All right. Thank you. I have
3 no questions for you.

4 Development Services.

5 MS. MONTALBANO: Hello. This is Michelle Montalbano
6 with Development Services.

7 The applicant is requesting to rezone two neighboring
8 parcels in Seffner with the total acreage of approximately 0.37
9 acres from RSC-6 to RSC-6 with a mobile home overlay. The
10 applicant is proposing to develop each property with a mobile
11 home residence. Both parcels are considered legal nonconforming
12 lots due to nature of an FO -- FDOT public order taking the
13 southern portions of the original parcels for right-of-way
14 expansion. Both parcels have less than half acre of upland
15 required for the use of septic. And the western parcel has a
16 nonconforming lot size for the RSC-6 district occupying
17 approximately 6,000 square feet instead of the required 7,000
18 square feet.

19 The surrounding area is largely occupied with
20 residential and agricultural uses. The adjacent properties to
21 the south, east and west are RSC-6 zoned properties which are
22 currently vacant land owned by FDOT for future right-of-way
23 expansion. Dividing the subject properties to the north are
24 AS-1 zoned properties occupied by single-family family
25 conventional homes and a cell tower facility. Directly across

1 MLK Boulevard is a cluster of ten mobile home residences zoned
2 AS-1.

3 Therefore, rezoning the site to RSC-6 with a mobile
4 home overlay would keep the parcel consistent with the existing
5 and emerging development patterns in the area. Development
6 Services finds the request approvable. Thank you.

7 HEARING MASTER HATLEY: All right. Thank you.
8 Planning Commission.

9 MR. FEHRINGER: Good evening. Bryce Fehringer,
10 Planning Commission Staff.

11 The site is located within the rural area and is
12 located within the limits of the Seffner Mango Community Plan.
13 The subject property is located within the Residential-1 Future
14 Land Use Category. RES-1 surrounds the subject site on all
15 sides. The area to the southwest consists of Residential-4.
16 The subject area is currently vacant. There are also
17 single-family residences to the north and further south. Along
18 the southern, eastern and western boundaries are public
19 institutional uses and a CSX transportation right-of-way.

20 Public communication and utility uses are also located
21 to the east. The Future Land Use Element permits new
22 development within the rural area that is similar to the
23 existing community. The subject site is within the rural area
24 and the proposed rezoning of the parcels from RSC-6 to RFC-6
25 with a mobile home overlay is similar in character to the

1 surrounding area.

2 Objective 9 of the Future Land Use Element states
3 that, "All existing and future land development regulations
4 shall be made consistent with comprehensive plan." Only one
5 mobile home can be placed on each parcel due to the maximum
6 allowable density on the subject site. And therefore, the
7 request is consistent with this request.

8 The subject site meets the -- the intent of Goal 2 and
9 its accompanying strategies of the Seffner Mango Community Plan.
10 A rezoning to -- from RSC-6 to RSC-6 mobile home overlay
11 would -- would facilitate this goal, especially in an area where
12 the development pattern currently consists of residential uses.

13 Based upon the above considerations, Planning
14 Commission staff finds the proposed rezoning consistent with the
15 Unincorporated Hillsborough County Comprehensive Plan.

16 HEARING MASTER HATLEY: All right. Thank you very
17 much.

18 Is there anyone here or online who wishes to speak in
19 support of this application? All right, I do not hear anyone.

20 Is there anyone here or online who wishes to speak in
21 opposition to this application? All right, I do not hear
22 anyone.

23 Development Services, anything further?

24 MR. GRADY: Nothing further.

25 HEARING MASTER HATLEY: All right. Thank you.

1 Applicant, any -- anything further? That's a no. All
2 right. Thank you.

3 That closes here then on Rezone -- Rezoning Standard
4 24-0191.

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**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

NONE



**PARTY OF
RECORD**

NONE