

Rezoning Application: RZ-PD 25-0579

Zoning Hearing Master Date: November 17, 2025

BOCC Land Use Meeting Date: January 13, 2026

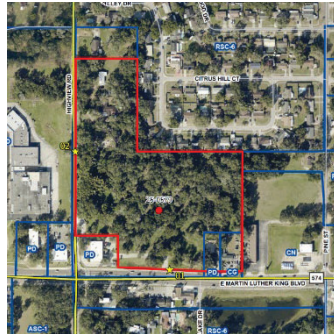


Hillsborough
County Florida

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: GHS MLK 11, LLC
FLU Category: R-20 & R-4
Service Area: Urban
Site Acreage: 14.99 AC
Community Plan Area: Seffner Mango
Overlay: None
Request: PD



Introduction Summary:

The applicant requests to rezone the properties under a new Planned Development (PD) to allow for a mixed-use development of a maximum of 27,000 square feet of general commercial uses and a maximum of 304 multi-family dwelling units at a proposed density of +/- 26.3 dwelling units per gross acre. This request includes a density bonus request under Comprehensive Plan Policy 4.9.6 (Residential Density Bonus for Infill Development). A companion Minor Modification to PD 90-0012 accompanies this PD rezoning request.

Zoning:	Existing			Proposed
District(s)	PD 85-0166	CG	PD 90-0012	PD 25-0579
Typical General Use(s)	Commercial	General Commercial	General Commercial, Office and Personal Services	Multi-Family Residential, Commercial
Acreage	0.4 acres	0.54 acres	14.99 acres	14.99 acres (11.55 residential and 3.44 commercial)
Density/Intensity	NA DU per GA/ FAR: NA	NA DU per GA/ FAR: 0.27	NA DU per GA/ FAR: 0.13	26DU per GA (11.55/304) FAR: 0.18 (3.44/27,000)
Mathematical Maximum*	NA	6,351 Sq. Ft.	65,000 Sq. Ft.	304 DU / 27,000 Sq. Ft.

*number represents a pre-development approximation

Development Standards:	Existing			Proposed	
District(s)	PD 85-0166	CG	PD 90-0012	PD 25-0579	
				Residential	Commercial
Lot Size / Lot Width	NA	10,000/ 75'	NA	NA	10,000 Sq. Ft./70'
Setbacks/Buffering and Screening	Front: 30 Side East: 2' Rear West: 20' Buffering/Screening : Per PD Condition 9	Front: 30'/ Buffering and Screening: NA	Front setback: 30' Side setback: 20' / Buffering and Screening per code	Perimeter Setbacks: 20' (Min)* Interior Setbacks: N/A Min Building Separation: 30' Max Building Height: 60'	Min Front Setback: 30' Min Side and Rear Setback: Use Dependent
Height	35' - 2 stories	50'	35'	60'	50'

Additional Information:

PD Variation(s)	LDC Part 6.06.00 (Landscaping/Buffering)
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Case Reviewer: Carolanne Peddle

Waiver(s) to the Land Development Code

None

Planning Commission Recommendation:

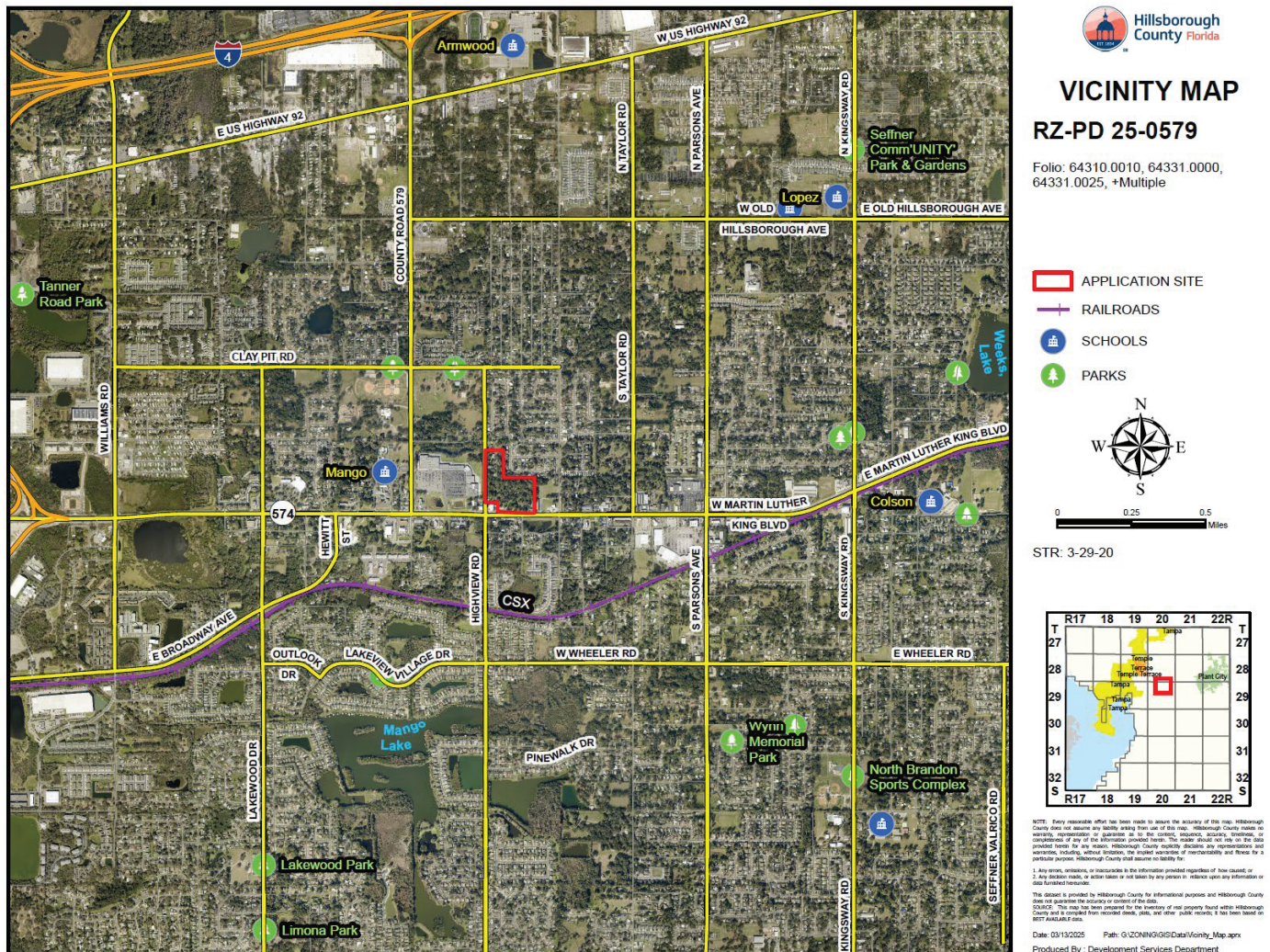
Consistent

Development Services Recommendation:

Approvable, subject to proposed conditions

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

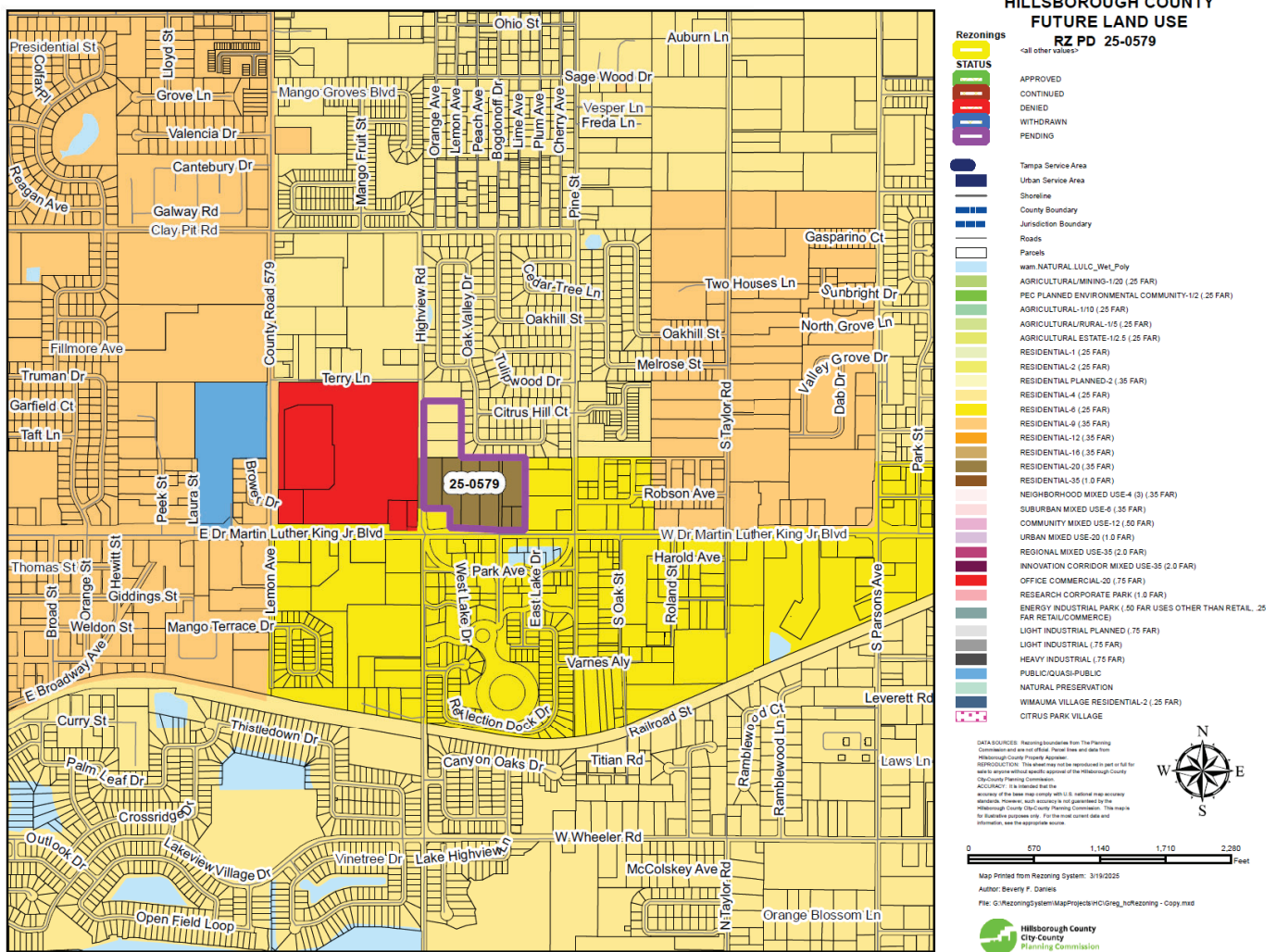


Context of Surrounding Area:

The proposed Planned Development is located on the northeastern corner of Highview Road and E. Dr. Martin Luther King Boulevard intersection, east of Interstate 75. The surrounding area is comprised of a majority of residential uses at various lot sizes to the north, east, south, and west. The adjacent PD to the west is developed with a shopping center and commercial uses. Additionally, to the south of the property there are a variety of commercial uses.

2.0 LAND USE MAP SET AND SUMMARY DATA

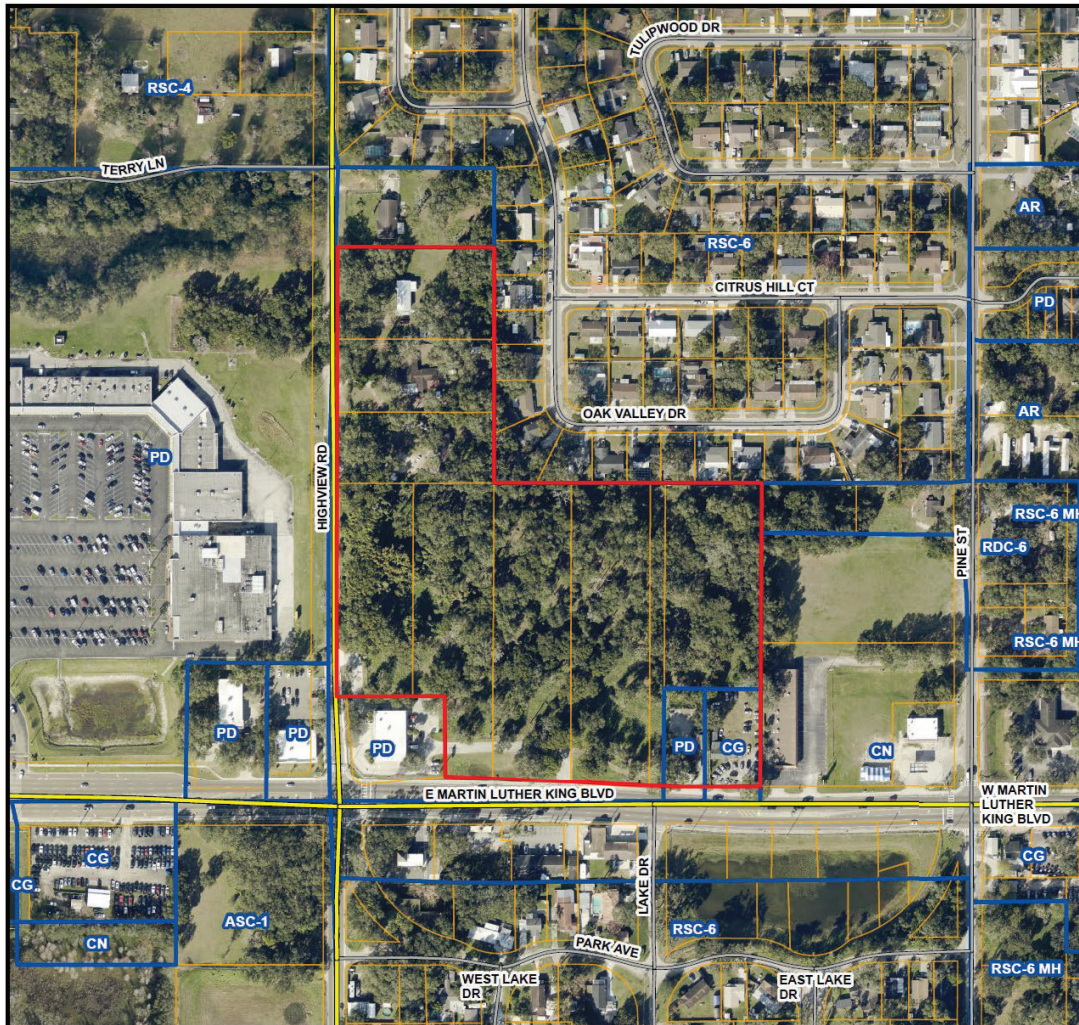
2.2 Future Land Use Map



Subject Site Future Land Use Category:	R-4 & R-20
Maximum Density/F.A.R.:	R-4: 4 du/ga/0.25 FAR R-20: 20 du/ga/0.75 FAR
Typical Uses:	R-4: Agricultural, residential, neighborhood commercial, office uses and multi-purpose projects. R-20: Agricultural, residential, neighborhood commercial, office uses, multi-purpose projects and mixed-use developments. Non-residential uses, not part of a vertically integrated building, shall meet established locational criteria.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



ZONING MAP

RZ-PD 25-0579

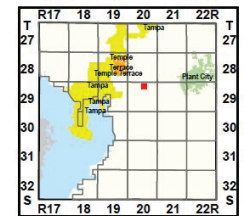
Folio: 64310.0010, 64331.0000,
64331.0025, *Multiple

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



0 210 420 Feet

STR: 3-29-20



NOTES: Every reasonable effort has been made to ensure the accuracy of this map. Hillsborough County does not warrant the accuracy or completeness of the information provided herein. The user should not rely on the map provided herein for any purpose. Hillsborough County explicitly disclaims any representation and warranty, including, without limitation, the implied warranty of merchantability and fitness for a particular purpose. Hillsborough County is not liable for any damages or losses resulting from the use of this map.

1. Any errors, omissions, or inaccuracies in the information provided regardless of how caused or 2. Any decision made or action taken or not taken by any person in reliance upon any information or data furnished hereunder.

This document is provided by Hillsborough County for informational purposes and Hillsborough County does not warrant the accuracy or completeness of the information provided herein.

SOURCE: This map has been prepared for the inventory of real property located within Hillsborough County and is derived from recorded deeds, plats, and other public records. It has been based on 10/25/2024 data.

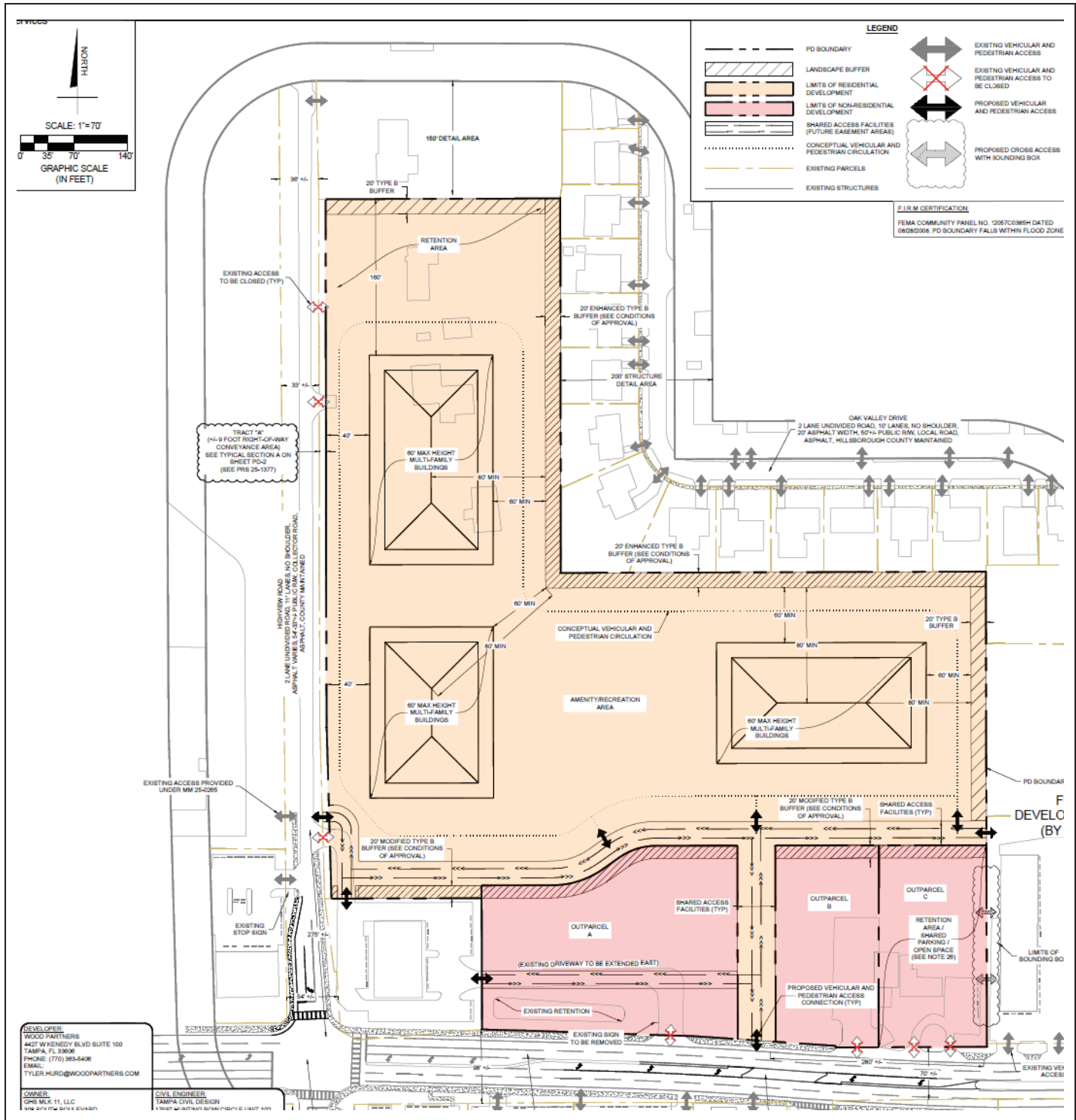
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Produced By : Development Services Department

Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD, RSC-6	4 DU per GA/ FAR: 0.25, 6 DU per GA/ FAR: NA	Commercial, Residential, Single-Family Conventional	Single-family residential
South	CN	0 DU per GA/ FAR: 0.20	Commercial, Neighborhood	Commercial
East	CN, RDC-6	0 DU per GA/ FAR: 0.20, 6 DU per GA/ FAR: NA	Commercial, Neighborhood, Residential, Two-Family Conventional	Vacant and Commercial
West	PD 25-0265 17-0381	0 DU per GA/ FAR: 0.75, 0 DU per GA/ FAR: 0.239	Shopping center, big box stores, retail, eating establishments, Cn uses, medical office and general retail.	Big box stores, shopping center, medical office, fast food restaurant and electronic store.

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)

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
	County Arterial - Urban	2 Lanes ☐ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other
	County Arterial - Urban	8 Lanes ☐ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other
	County Local - Rural	3 Lanes ☐ Substandard Road ☒ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other
	FDOT Arterial - Rural	4 Lanes ☐ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other

Project Trip Generation

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing			
Proposed			
Difference (+/-1)			

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

Connectivity and Cross Access

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North	X	Vehicular	None	Meets LDC
South		Vehicular & Pedestrian	Pedestrian	Does Not Meet LDC
East	X	None	Vehicular	Does Not Meet LDC
West		Vehicular & Pedestrian	Vehicular & Pedestrian	Meets LDC
Notes:				

Design Exception/Administrative Variance

Road Name/Nature of Request	Type	Finding
	Administrative Variance Requested	Approvable
	Design Exception Requested	Previously Approved
Notes:		

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY													
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments									
Environmental Protection Commission	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No										
Natural Resources	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No										
Conservation & Environ. Lands Mgmt.	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No										
Check if Applicable: ☐ Wetlands/Other Surface Waters ☐ Use of Environmentally Sensitive Land Credit ☐ Wellhead Protection Area ☐ Surface Water Resource Protection Area ☐ Potable Water Wellfield Protection Area ☐ Significant Wildlife Habitat ☐ Coastal High Hazard Area ☐ Urban/Suburban/Rural Scenic Corridor ☐ Adjacent to ELAPP property ☐ Other _____													
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments									
Transportation ☐ Design Exc./Adm. Variance Requested ☐ Off-site Improvements Provided	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No										
Service Area/ Water & Wastewater ☒ Urban ☐ City of Tampa ☐ Rural ☐ City of Temple Terrace	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No										
Hillsborough County School Board Adequate ☒ K-5 ☒ 6-8 ☒ 9-12 ☐ N/A Inadequate ☒ K-5 ☐ 6-8 ☐ 9-12 ☐ N/A	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No										
Impact/Mobility Fees (Fee estimate is based on a 1,200 square foot, Multi-Family Units 1-2 story) Mobility: \$6,661 * 330 units = \$2,198,130 Parks: \$1,555 * 330 units = \$ 513,150 School: \$3,891 * 330 units = \$1,284,030 Fire: \$249 * 330 units = \$ 82,170 Total Multi-Family (1-2 story) = \$4,077,480 <table border="0"> <tr> <td>Retail - Shopping Center (Per 1,000 s.f.)</td> <td>Bank w/Drive Thru (Per 1,000 s.f.)</td> <td>Retail - Fast Food w/Drive Thru (Per 1,000 s.f.)</td> </tr> <tr> <td>Mobility: \$13,562.00</td> <td>Mobility: \$20,610.00</td> <td>Mobility: \$104,494.00</td> </tr> <tr> <td>Fire: \$313.00</td> <td>Fire: \$313.00</td> <td>Fire: \$313.00</td> </tr> </table>					Retail - Shopping Center (Per 1,000 s.f.)	Bank w/Drive Thru (Per 1,000 s.f.)	Retail - Fast Food w/Drive Thru (Per 1,000 s.f.)	Mobility: \$13,562.00	Mobility: \$20,610.00	Mobility: \$104,494.00	Fire: \$313.00	Fire: \$313.00	Fire: \$313.00
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Mobility: \$13,562.00	Mobility: \$20,610.00	Mobility: \$104,494.00											
Fire: \$313.00	Fire: \$313.00	Fire: \$313.00											
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments									

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Planning Commission ☒ Meets Locational Criteria ☐ N/A ☐ Locational Criteria Waiver Requested ☐ Minimum Density Met ☐ N/A ☐ Density Bonus Requested ☐ Consistent ☐ Inconsistent	☒ Yes ☐ No	☐ Inconsistent ☒ Consistent	☐ Yes ☒ No	
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5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The proposed Planned Development is located on the northeastern corner of Highview Road and E. Dr. Martin Luther King Boulevard intersection, east of Interstate 75. The surrounding area is comprised of a majority of residential uses at various lot sizes with commercial developments to the west and south. Due to the surrounding development staff finds the combination of multi-family residential uses and commercial elements within the out parcels to the south compatible with the surrounding area.

Furthermore, the proposal will meet the 2:1 setback increase so that an additional setback increase of 2 feet shall be provided for every 1 foot of building height over 20 feet. The proposed building height of 60 feet (at roof peak) requires a 100 foot setback, to consist of the 20-foot buffer and an additional 80 feet of setback. This will help to reduce the impact of the proposed buildings on the surrounding residential properties to the north. Moreover, a 20 foot buffer with type B screening, as required by the Land Development Code, will be provided surrounding the multi-family residential portion of the PD separating it from the adjacent residential properties and the commercial portion within the proposed PD. Portions of the buffer will be enhanced with tree plantings on 10-foot centers, rather than 20-foot centers.

5.2 Recommendation

Approvable, subject to proposed conditions.

6.0 PROPOSED CONDITIONS

Prior to PD site plan certification, the applicant shall revise the PD site plan as follows:

- Prior to site plan certification, the PD Site Plan shall be revised to label the proposed access to the east as “Vehicular and Pedestrian Cross-Access.”

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted October 28, 2025.

1.

The PD shall permit a maximum of 304 multi-family units and a maximum of 27,000 sf of commercial uses (as further specified in condition 3).
2.

The following conditions shall apply to multi-family portion of the Development Plan:
 - The development shall be permitted a maximum of 304 multi-family dwelling units at a proposed density of +/- 26.3 dwelling units per gross acre.
 - The project shall be subject to the following development standards:

Front yard setback:	40 feet (Highview Road)
Northern setback from Folio 64331.0100:	160 feet
Remaining Northern setback:	60 feet
Eastern setbacks:	60 feet
Minimum Building Separation:	30 feet
Maximum height:	60 feet
2.

The following conditions shall apply to commercial portion of the Development Plan.

a.

The development shall permit a maximum of 27,000 square feet of general commercial CG (Commercial General) zoning district uses, unless otherwise restricted.
 - The following CG uses shall be prohibited: Churches/Synagogues (with 301 seats or more), Pre-K, Day Care, Child Care and Child Nurseries; Adult Care Centers; Schools, Private and Charter Schools (K-12); Public Schools (K-12); Banquet and Reception Halls; and Wedding Chapels, General Indoor/Outdoor Recreational Uses, and Membership Organizations.

b.

Permitted uses on Outparcel C shall be limited to (a) open space, (b) stormwater retention, and (c) parking in connection with development of Folios 064337-0000 064338-0100, and 064338-0000(“Adjacent Parcel”). In the event Outparcel C is proposed for development of minimum required parking to serve permitted uses on the Adjacent Parcel (Folios 064337-0000 064338-0100, and 064338-0000), it shall be in compliance with the Land Development Code.

c.

Order boxes used in the ordering of food or beverages from a drive through window shall be permitted within 200 feet of residentially zoned property.

d.

The project shall be subject to the following development standards:

Minimum Lot Area:	10,000 square feet
Minimum lot width:	70’
Maximum FAR	0.18
Front yard setback from Martin Luther King Boulevard:	30 feet
Minimum Building Separation:	30 feet
Maximum height:	50 feet

3. Buffers and screening shall be provided as specifically shown on the general site plan, and as supplemented below:
 - The 20-foot wide buffer with screening adjacent to the north and east property boundary shall contain enhanced screening consisting of evergreen shade trees which are not less than ten feet high at the time of planting, a minimum two-inch caliper, and spaced not more than 10 feet apart.
 - A 20-foot wide buffer with Type B screening shall be provided on the south side of the east-west segment of the Shared Access Facilities; provided,
 - a) The required sidewalk by these conditions of approval may be collocated within the buffer.
 - b) The buffer shall not be required in those areas where the buffer intersects with a project driveway or other paved access area.
 - c) To accommodate final engineering, the buffer width may be satisfied by using an average width provided in no event shall the buffer be reduced to less than 10-foot.
 - d) Minimum screening standards shall be reduced to three feet in height and be 75 percent opaque within two years of installation.
 - The required vehicular use area buffer adjacent to Highview Road shall be reduced to 4-feet in width with screening from the adjacent right-of-way provided by a decorative retaining wall, a 6-foot open rail fencing, and evergreen plants, which shall within two years of installation reach a minimum of three feet in height and be 75 percent opaque.
 - The required vehicular use area buffer north of the east-west segment of the Shared Access Facilities shall be reduced to 4-feet in width with screening provided by a decorative retaining wall, a 6-foot open rail fencing, and evergreen plants, which shall within two years of installation reach a minimum of three feet in height and be 75 percent opaque.
 - Except as specifically shown on the general site plan, and supplemented by these conditions of approval, no buffering and screening between uses within the project shall be required.
4. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
5. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
6. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
7. The development shall be permitted one (1) vehicular access connection to Highview Road and one (1) vehicular access connection to E Dr Martin Luther King Jr Blvd (CR 574).
8. Notwithstanding the above, the addition/removal/relocation/reconfiguration of access to E Dr Martin Luther King Jr Blvd (CR 574) shall be subject to FDOT review and approval.

9. Development shall be limited to (1) a maximum of 304 multi-family units within the Residential Development Area as generally shown on the general site plan, together with (2) a maximum of 27,000 square feet of Commercial General (CG) uses (except as prohibited below) on Outparcels A and B within the Non-Residential Development Area as generally shown on the general site plan:
- Development shall be limited to (1) a maximum of 304 multi-family units within the Residential Development Area as generally shown on the general site plan, together with (2) a maximum of 27,000 square feet of Commercial General (CG) uses (except as prohibited below) on Outparcels A and B within the Non-Residential Development Area as generally shown on the general site plan.
 - No development shall be permitted that causes cumulative development to exceed 4,627 gross average daily trips, 410 gross a.m. peak hour trips, or 336 gross p.m. peak hour trips.
 - Additionally, concurrent with each increment of development, the developer shall provide a list of existing and previously approved uses within modification area. The list shall contain data including gross floor area, number of seats (if applicable), type of use, date the use was approved by Hillsborough County, references to the site subdivision Project Identification number (or if not Project Identification number exists a copy of the permit or other official reference number), calculations detailing the individual and cumulative gross and net trip generation impacts for that increment of development, and source for the data used to develop such estimates. Calculations showing the remaining number of trips remaining for each analysis period (i.e. average daily, a.m. peak and p.m. peak) shall also be provided.
 - The project may be permitted and phased as two or more increments of development consistent with these conditions of approval.
10. Permitted uses on Outparcel C shall be limited to (a) open space, (b) stormwater retention, and (c) parking in connection with development of Folios 64337.0000, 64338.0100, and 64338.0000 ("Adjacent Parcel"). In the event Outparcel C is proposed for development of minimum required parking to serve permitted uses on the Adjacent Parcel (Folios 64337.0000, 64338.0100, and 64338.0000), the Developer shall submit construction plans proposing to develop the overall land as a unified site development plan, in which case Outparcel C and the Adjacent Parcel (Folios 64337.0000, 64338.0100, and 64338.0000) shall be considered part of the same Zoning Lot for purposes of on-site parking standards.
- The Developer shall record in the Official Records of Hillsborough County such easements and other reciprocal agreements necessary for the Adjacent Parcel (Folios 64337.0000, 64338.0100, and 64338.0000) to utilize the required parking.
 - Cross access between the Adjacent Parcel (Folios 64337.0000, 64338.0100, and 64338.0000) and Outparcel C shall be permitted within the bounding box as generally depicted on the general site development plan.
11. The developer shall construct a Shared Access Facility as shown on the PD site plan providing vehicular and pedestrian access/cross-access to Folio 64332.0300. The Developer shall record in the Official Records of Hillsborough County such easements and other reciprocal agreements necessary for Folio 64332.0300 to utilize the Shared Access Facility.
12. The internal pedestrian and vehicular circulation within the Residential Development Area shall be developed in substantial conformance with the depicted layout depicted on the general site plan. Minor deviations may be permitted when based upon engineering needs. Pedestrian connectivity shall be provided between the Residential and Non-Residential Development Areas. The pedestrian connectivity shall connect to the external

rights of way and be continuous.

13. If PD 25-0579 is approved, the County Engineer will approve a Design Exception (dated October 27, 2025) which was found approvable by the County Engineer (on November 7, 2025) for the Highview Road substandard road improvements. As Highview Road is a substandard collector roadway, the developer shall make, or cause to be made, certain improvements consistent with the Design Exception, including:
- Prior to or concurrent with the initial increment of development the developer shall make, or cause to be made, the following intersection improvements at Highview Road and Martin Luther King Boulevard (South Section of Design Exception):
 - The existing northbound through lane shall remain a 10-foot travel lane.
 - Convert the existing southbound through lane to a 10-foot southbound left turn lane.
 - Construct a new 10-foot wide southbound shared through / right turn lane approximately 135-foot in length (including a 50-foot taper).
 - The existing northbound through lane shall remain a 10-foot travel lane. Convert the existing southbound through lane to a 10-foot southbound left turn lane. Construct a new 10-foot wide southbound shared through / right turn lane approximately 135-foot in length (including a 50-foot taper)
 - The existing northbound through lane shall remain a 10-foot travel lane.
 - Convert the existing southbound through lane to a 10-foot southbound left turn lane.
 - Construct a new 10-foot wide southbound shared through / right turn lane approximately 135-foot in length (including a 50-foot taper).
 - The existing northbound through lane shall remain a 10-foot travel lane.
 - Convert the existing southbound through lane to a 10-foot southbound left turn lane.
 - Construct a new 10-foot wide southbound shared through / right turn lane approximately 135-foot in length (including a 50-foot taper).
 - Dedicate or cause the dedication of Tract "A" (+/- 9 Foot Right-of-Way Convenience Area).
 - Widen the existing travel lanes from the western edge of pavement to create two (2) 10-footwide travel lanes.
 - Construct an F type curb at the eastern edge of payment.
 - Construct a 6-foot sidewalk with a +/- 1–2-foot clear zone behind the sidewalk
 - Prior to or concurrent with the initial increment of development the developer shall make, or cause to be made, the following site access improvements with the initial increment of development, the developer shall construct the following site access improvements on Highview Road (Entrance Section of Design Exception):
 - Widen the existing northbound and southbound through lanes from 9-feet to 10-feet.

- Construct a 10-foot wide, 95-foot-long (including the 50-foot taper) northbound right turn lane at the project driveway.
 - Construct a 6-foot sidewalk along the west side of Highview Road at the new back of curb; provided, the County Engineer shall authorize a sidewalk reduction to no less than 5 feet to accommodate engineering constraints.
 - On the east side of Highview Road, the existing 5-foot sidewalk at the back of curb will remain.
14. Notwithstanding anything on the PD general site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along PD project boundaries.
15. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
16. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, recertification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

Zoning Administrator Sign Off:

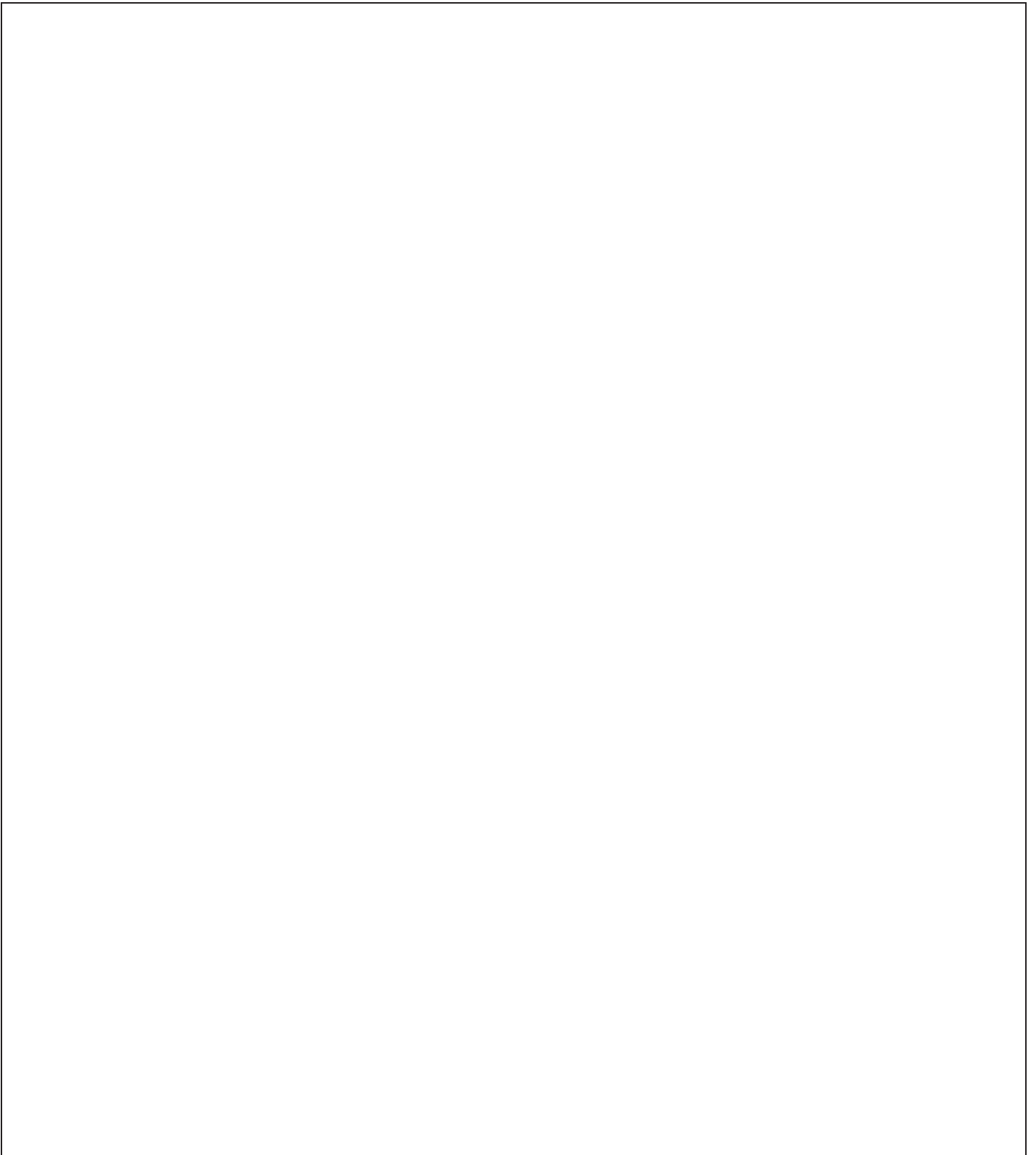
J. Brian Grady

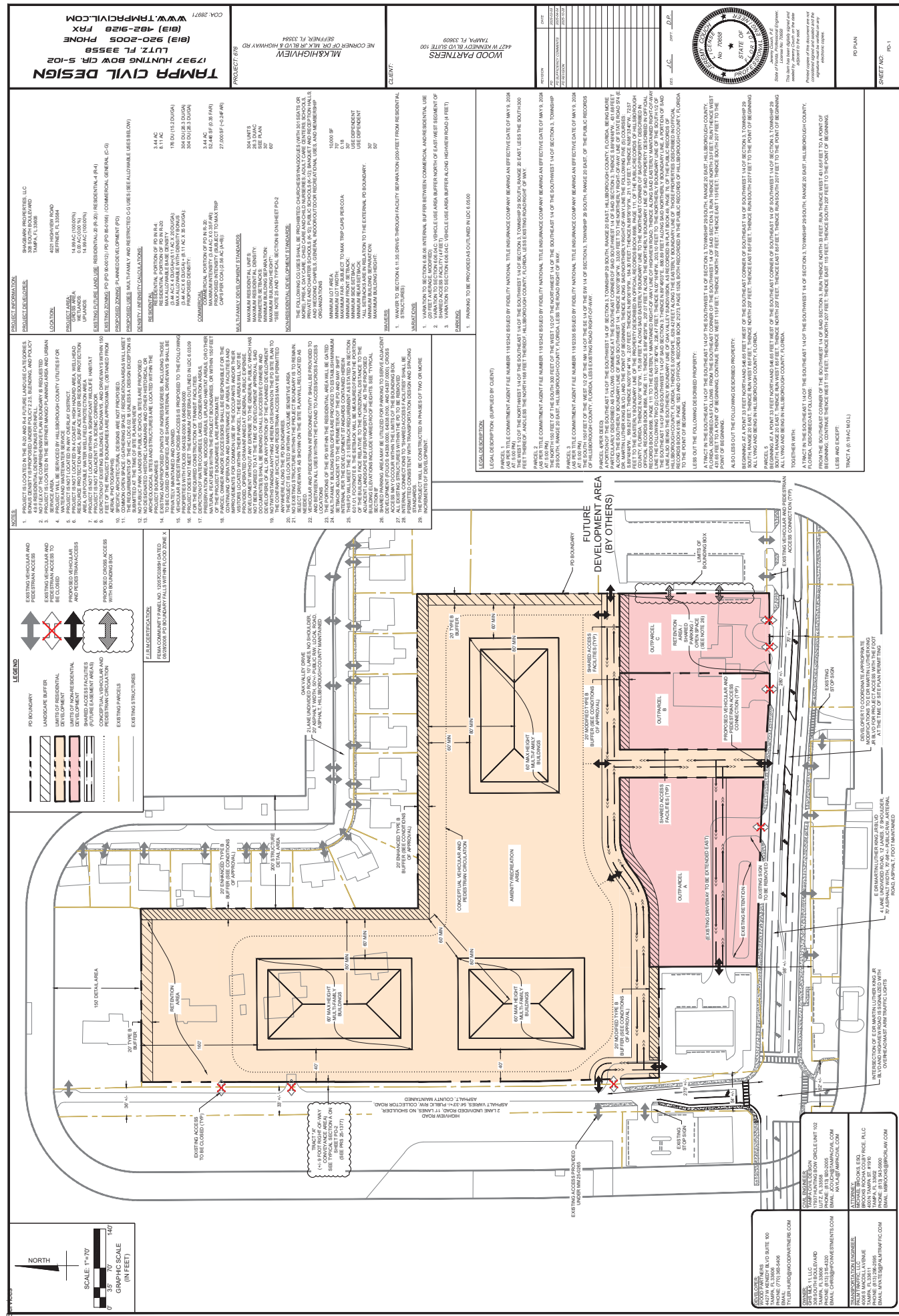
SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

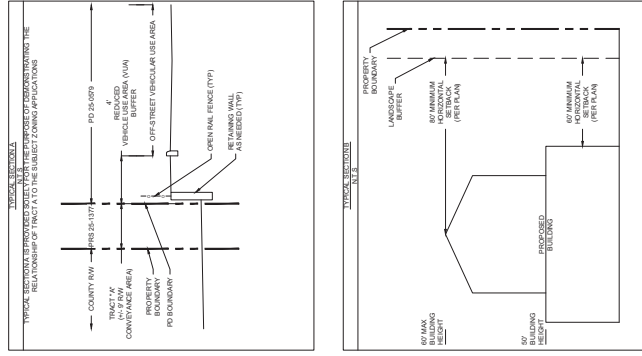
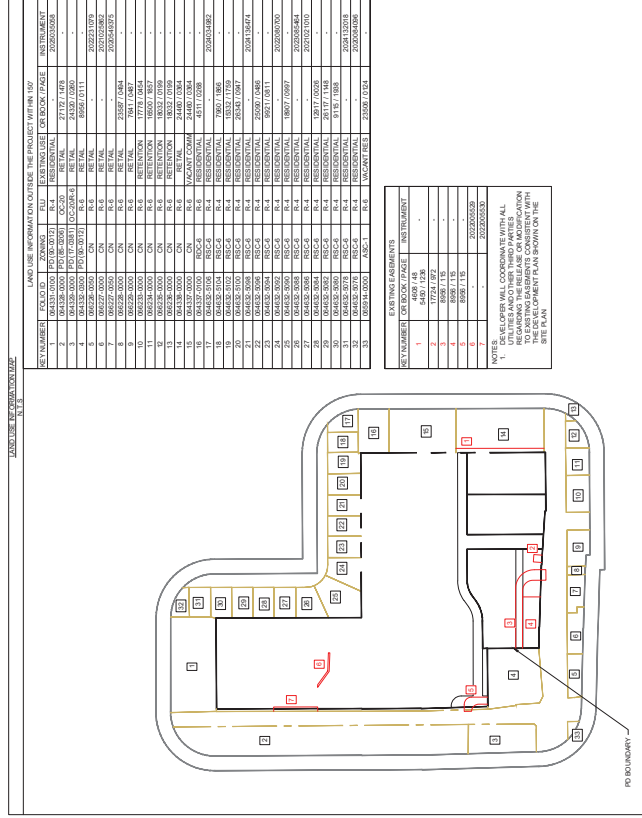
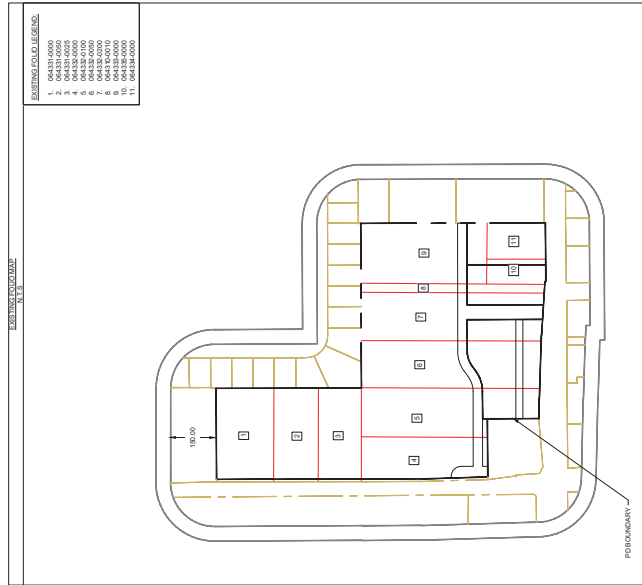
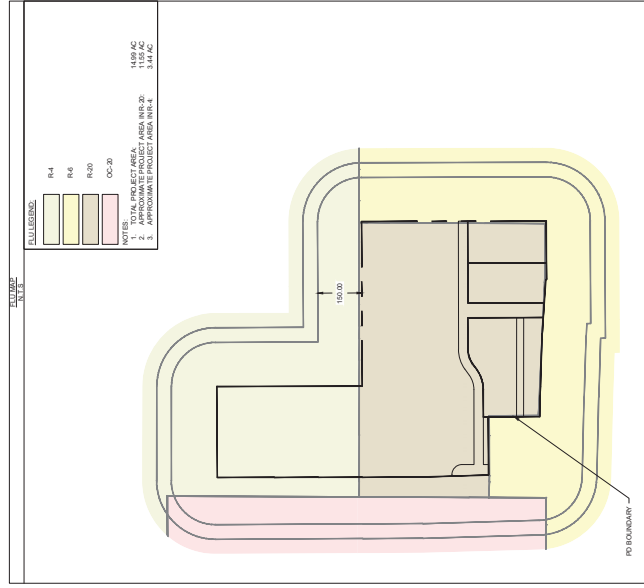
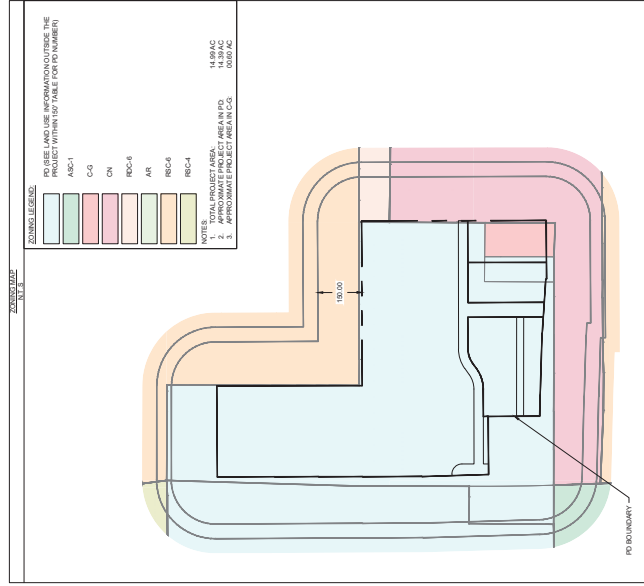
Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are 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

8.0 PROPOSED SITE PLAN (FULL)





[illegible]

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic console.

PO PLAN

TAMPA CIVIL DESIGN
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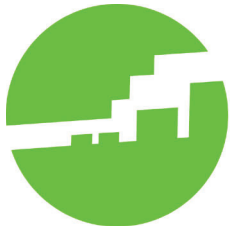
APPLICATION NUMBER: PD 25-0579

ZHM HEARING DATE: November 17, 2025

BOCC LUM MEETING DATE: January 13, 2026

Case Reviewer: Carolanne Peddle

9.0 FULL TRANSPORTATION REPORT (see following pages)



**Hillsborough County
City-County
Planning Commission**

Plan Hillsborough
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Unincorporated Hillsborough County Rezoning Consistency Review	
Hearing Date: November 17, 2025 Report Prepared: November 6, 2025	Case Number: PD 25-0579 Folio(s): 64331.0000, 64331.0050, 64331.0025, 64332.0000, 64332.0100, 64332.0050, 64332.0200, 64333.0000, 64334.0000 & 64335.0000 General Location: North of State Road 574 and east of Highview Road.
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Residential-4 (4 du/ga; 0.25 FAR) & Residential-20 (20 du/ga; 0.75 FAR)
Service Area	Urban
Community Plan(s)	Seffner-Mango
Rezoning Request	Planned Development (PD 85-0166 and PD 90-0012) to Planned Development (PD) for the mixed-use development of (1) a maximum of 27,000 square feet of general commercial uses, and (2) a maximum of 304 multi-family dwelling units
Parcel Size	+/- 14.99
Street Functional Classification	State Road 574 – State Arterial Highview Road – County Collector

Commercial Locational Criteria	Meets
Evacuation Area	None

Table 1: COMPARISON OF SURROUNDING PROPERTIES			
Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Residential-4 + Residential-20	PD	Single-Family Residential + Agricultural
North	Residential-4	PD + RSC-6	Single-Family Residential
South	Residential-6	PD + RSC-6 + CN	Light Commercial, Heavy Commercial, Vacant + Single-Family Residential
East	Residential-6 + Residential-9	CN + RDC-6 + RSC-6 + CG	Light Commercial
West	Office Commerical-20	PD	Light Commercial, Vacant, Single-Family Residential, Two Family Residential + Public, Quasi-public, Institutions

Staff Analysis of Goals, Objectives, and Policies:

The 14.99 ± acre subject site is north of State Road 574 and east of Highview Road. The site is in the Urban Service Area (USA) and is located within the limits of the Seffner Mango Community Plans. The applicant is requesting to rezone from Planned Development (PD 85-0166 and PD 90-0012) to Planned Development (PD) for the mixed-use development of (1) a maximum of 27,000 square feet of general commercial uses, and (2) a maximum of 304 multi-family dwelling units at a proposed density of +/- 26.3 dwelling units per gross acre. The applicant seeks to use the Residential Density Bonus for Infill Development.

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." The proposed mixed-use development is compatible with the existing mixed-use character and density of the surrounding area. Additionally, the proposal meets the intent of the

Neighborhood Protection policies in the Future Land Use Section (FLUS) under Objective 4.4 that requires new development to be compatible with the surrounding neighborhood (FLUS Policies 4.4.1 and 4.8.1). The proposed PD is compatible with the surrounding area.

FLUS Goal 2, FLUS Objective 2.1, 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 Residential-4 Future Land Use (FLU) category allows for the consideration of agricultural, residential, neighborhood commercial, office uses and multi-purpose projects, and the Residential-20 Future Land Use (FLU) category allows for the consideration of agricultural, residential, neighborhood commercial, office uses, multi-purpose projects and mixed-use developments. Additionally, Policy 2.2.5 allows projects whose boundaries encompass more than one Future Land Use category, density and intensity calculations will allow for the blending of those categories across the entire project as long as the combined maximum density and intensity allowed within the categories is not exceeded. The combined total number of dwelling units and/or FAR possible under all the land use categories within the project will be used as a maximum for review purposes. With 14.99 acres, the subject site can be considered for up to 303 dwelling units with the Residential Density Bonus. The proposal meets the requirements of Objective 2.1 and its accompanying policies.

As noted above, the applicant seeks to use the Residential Density Bonus for Infill Development. Policy 4.9.6 incentivizes higher density and intensity development along major corridors and within mixed-use developments through the Residential Density Bonus for Infill Development. State Road 574 is an arterial roadway and a major corridor in this area; therefore, the Residential Density Bonus is suitable for this site. The site qualifies for the bonus because the site is in the Urban Service Area, located along a collector or arterial street and the requested bonus is within the 660-foot distance perpendicular from the arterial or collector road.

The Comprehensive Plan requires that all development meet or exceed the land development regulations in Hillsborough County (FLUS Policy 4.1.1, 4.1.2, and 4.1.6). However, at the time of uploading this report, County Transportation comments were not yet available in Optix and thus were not taken into consideration for analysis of this request.

Objective 3.2 and Policy 3.2.4 require community plans throughout the county to be consistent with the Comprehensive Plan. The site is within the limits of the Seffner-Mango Community Plan. Goal 2 of the plan is to enhance community character and ensure quality residential and nonresidential development. One of the strategies under this goal is to support in-fill development and redevelopment within the Urban Service Area while providing for compatibility with existing uses. The proposal meets the intent of the goal outlined in the Seffner-Mango Community Plan in the Livable Communities Element.

Overall, staff finds that the proposed mixed-use development is compatible with the existing development pattern found within the surrounding area and supports the vision of the Seffner-Mango Community Plan. The proposed Planned Development would allow for development that is consistent with the Goals, Objectives and Policies of the *Unincorporated Hillsborough County Comprehensive Plan*.

Recommendation

Based upon the above considerations and the following Goals, Objectives and Policies, Planning Commission staff finds the proposed Planned Development **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*, subject to the conditions proposed by the Development Services Department.

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

FUTURE LAND USE SECTION

Urban Service Area

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

Land Use Categories

Goal 2: Ensure that the character, compatibility and location of land uses optimize the combined potential for economic benefit, fiscal sustainability, protection of natural resources and maintaining viable agriculture. Ensure density and intensities are maintained through the Future Land Use Map.

Objective 2.1: The Future Land Use Map is a regulatory tool governing the pattern of development in unincorporated Hillsborough County through the year 2045.

Policy 2.1.1: The Future Land Use Map shall identify Future Land Use categories, summarized in Table 2.2 and further described in Appendix A, that establish permitted land uses and maximum densities and intensities.

Objective 2.2: The Future Land Use Map (FLUM) Shall identify Land Use Categories, summarized in table 2.2 of the Future Land Use Element.

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.

Policy 2.2.5: For projects whose boundaries encompass more than one Future Land Use category, density and intensity calculations will allow for the blending of those categories across the entire project as long as the combined maximum density and intensity allowed within the categories is not exceeded. The combined total number of dwelling units and/or FAR possible under all the land use categories within the project will be used as a maximum for review purposes. All portions of the project must be contiguous to qualify for blending. Blending of densities and intensities is not permitted between the Urban Service Area (USA) and Rural Area boundary.

Community Context and Compatibility

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.*

Objective 3.2: *Hillsborough County is comprised of many diverse communities and neighborhoods. The comprehensive plan is effective in providing an overall growth management strategy for development within the entire County. Strategies shall be developed that ensure the long-range viability of its communities through a community and special area studies planning effort.*

Relationship to Land Development Regulations

Policy 3.2.4: *The County shall assist the Hillsborough County City-County Planning Commission in developing community plans for each planning area that are consistent with and further the Goals, Objectives and Policies of the Comprehensive Plan. The community plans will be adopted as part of the Comprehensive Plan in the Livable Communities Element. These community specific policies will apply in guiding the development of the community. Additional policies regarding community planning and the adopted community plans can be found in the Livable Communities Element*

Development

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.*

Policy 4.1.6: *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 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.*

Neighborhood and Community Development

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

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

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

Policy 4.8.1: High-intensity non-residential development shall be located external to emerging and established residential neighborhoods and accessed on arterial or collector roadways.

Residential Density Bonus

Policy 4.9.6: Incentivize higher density and intensity development along major corridors and within mixed-use developments. To provide an incentive for residential development as an alternative to strip commercial or office development, the county may consider a density bonus for properties meeting certain provisions outlined below. The increase in residential density may be considered without a Plan Amendment, by the Board of County Commissioners, after receiving a recommendation from the staff of the Planning Commission.

Density cannot be increased higher than the land use category with the next higher density limits. (i.e. RES-4 can be increased to RES-6 and no higher). Categories which permit up to 35 du/ga may increase to 50 du/ga using this bonus.

To qualify for the density bonus:

- Property must be:
- Within the Urban Service Area
- Located along a collector or arterial street or a roadway designated as a transit emphasis corridor in the Transportation Section.
- In an area where, one of the following is present:
 - Strip non-residential development presently exists; or
 - There is a trend toward strip non-residential development; or existing zoning lots, although vacant, constitute a potential for the establishment or expansion of strip commercial development; or
 - An increase in density would result in a development pattern compatible with existing zoning or development patterns in the immediately surrounding area.
- The site of the requested bonus must be within a 660 foot distance perpendicular from the arterial or collector road (as shown in Exhibit 4.9.6).
- The density bonus must be applied for through a rezoning application
- It must be demonstrated that the use of the bonus will promote residential infill on vacant or redeveloping sites within existing, developed, urbanized areas which are residential in character or to provide a residential development alternative to strip commercialization;

LIVABLE COMMUNITIES ELEMENT: SEFFNER-MANGO

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

Strategies:

- *Support in-fill development and redevelopment within the Urban Service Area while providing for compatibility with existing uses.*

RZ PD 25-0579

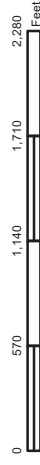
Tampa Service Area
Urban Service Area
Shoreline
County Boundary
Jurisdiction Boundary
Roads

WATER NATURAL/LULC_Wet_Poly	
AGRICULTURAL/MINING-1/20 (25 FAR)	
PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (25 FAR)	
AGRICULTURAL-1/10 (25 FAR)	
AGRICULTURAL/RURAL-1/5 (25 FAR)	
AGRICULTURAL ESTATE-1/2.5 (25 FAR)	
RESIDENTIAL-1 (25 FAR)	
RESIDENTIAL-2 (25 FAR)	
RESIDENTIAL PLANNED-2 (35 FAR)	
RESIDENTIAL-4 (25 FAR)	
RESIDENTIAL-6 (25 FAR)	
RESIDENTIAL-9 (35 FAR)	
RESIDENTIAL-12 (35 FAR)	
RESIDENTIAL-16 (35 FAR)	
RESIDENTIAL-20 (35 FAR)	
RESIDENTIAL-35 (1.0 FAR)	
NEIGHBORHOOD MIXED USE-4 (3) (35 FAR)	
SUBURBAN MIXED USE-6 (35 FAR)	
COMMUNITY MIXED USE-12 (50 FAR)	
URBAN MIXED USE-20 (1.0 FAR)	
REGIONAL MIXED USE-35 (2.0 FAR)	
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 RESEARCH/RETAIL/COMMERCE)	
LIGHT INDUSTRIAL PLANNED (75 FAR)	
LIGHT INDUSTRIAL (75 FAR)	
HEAVY INDUSTRIAL (75 FAR)	
PUBLIC/QUASI-PUBLIC	
NATURAL PRESERVATION	
WIMAUJA VILLAGE RESIDENTIAL-2 (25 FAR)	
WIMAUJA VILLAGE	

DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser.

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ACCURACY: It is intended that the accuracy of the base map comply with U.S. national map accuracy standards. However, such accuracy is not guaranteed by the Hillsborough County City-County Planning Commission. This map is for illustrative purposes only. For the most current data and information, see the appropriate source.



Map Printed from Rezoning System: 3/19/2025
Author: Beverly F. Daniels
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