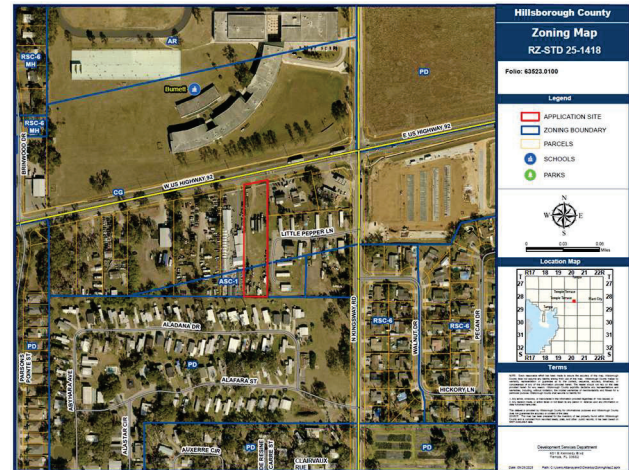


1.0 APPLICATION SUMMARY

Applicant:	Farmer Enterprise Florida LLC
FLU Category:	R-4
Service Area:	Urban
Site Acreage:	1.14 acres
Community Plan Area:	Seffner Mango
Overlay:	None
Request:	Rezone to CG



Introduction Summary:

The applicant is requesting to rezone this property to CG from a split zoning of ASC-1 and CG.

Zoning:		Existing	Proposed
District(s)	ASC-1	CG	CG
Typical General Use(s)	Single-Family Residential/Agricultural	General Commercial, Office and Personal Services	General Commercial, Office and Personal Services
Acreage	0.3 acres	0.84 acres	1.14 acres
Density/Intensity	1 DU/GA	.25 FAR	.25 FAR
Mathematical Maximum*	0 DU	9,147.6 sq ft	12,414.6 Sq Ft

*number represents a pre-development approximation

Development Standards:		Existing	Proposed
District(s)	ASC-1	CG	CG
Lot Size / Lot Width	43,560 sq ft/ 150 ft wide	10,000 sq ft/ 75 ft wide	10,000 sq ft/ 75 ft wide
Setbacks/Buffering and Screening	50 ft front, 15 ft side, and 50 ft rear	30 ft front, Buffering/Screening required for side and rear yards (use dependent)	30 ft front, Buffering/Screening required for side and rear yards (use dependent)
Height	50 ft	50 ft	50 ft

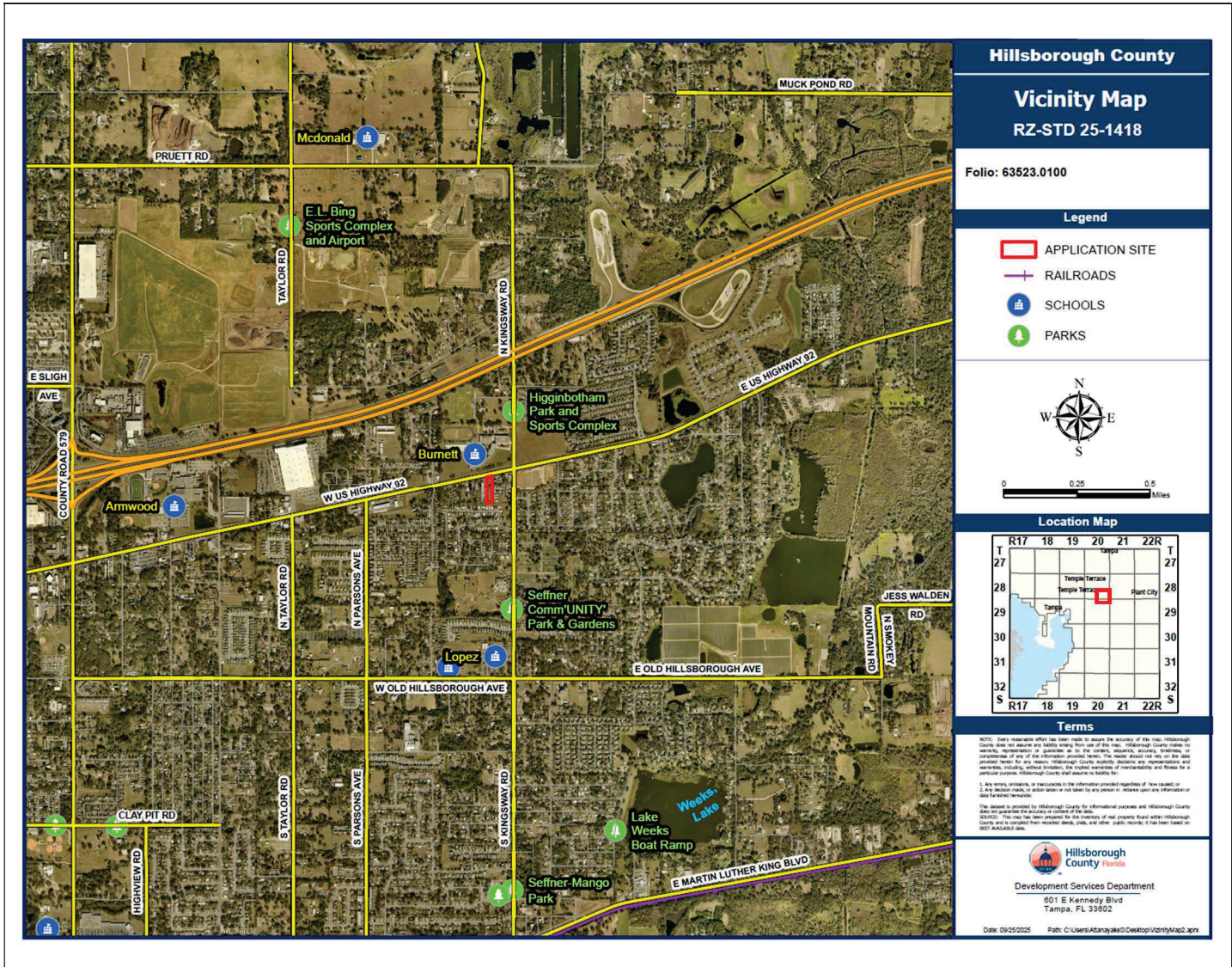
Additional Information:

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

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

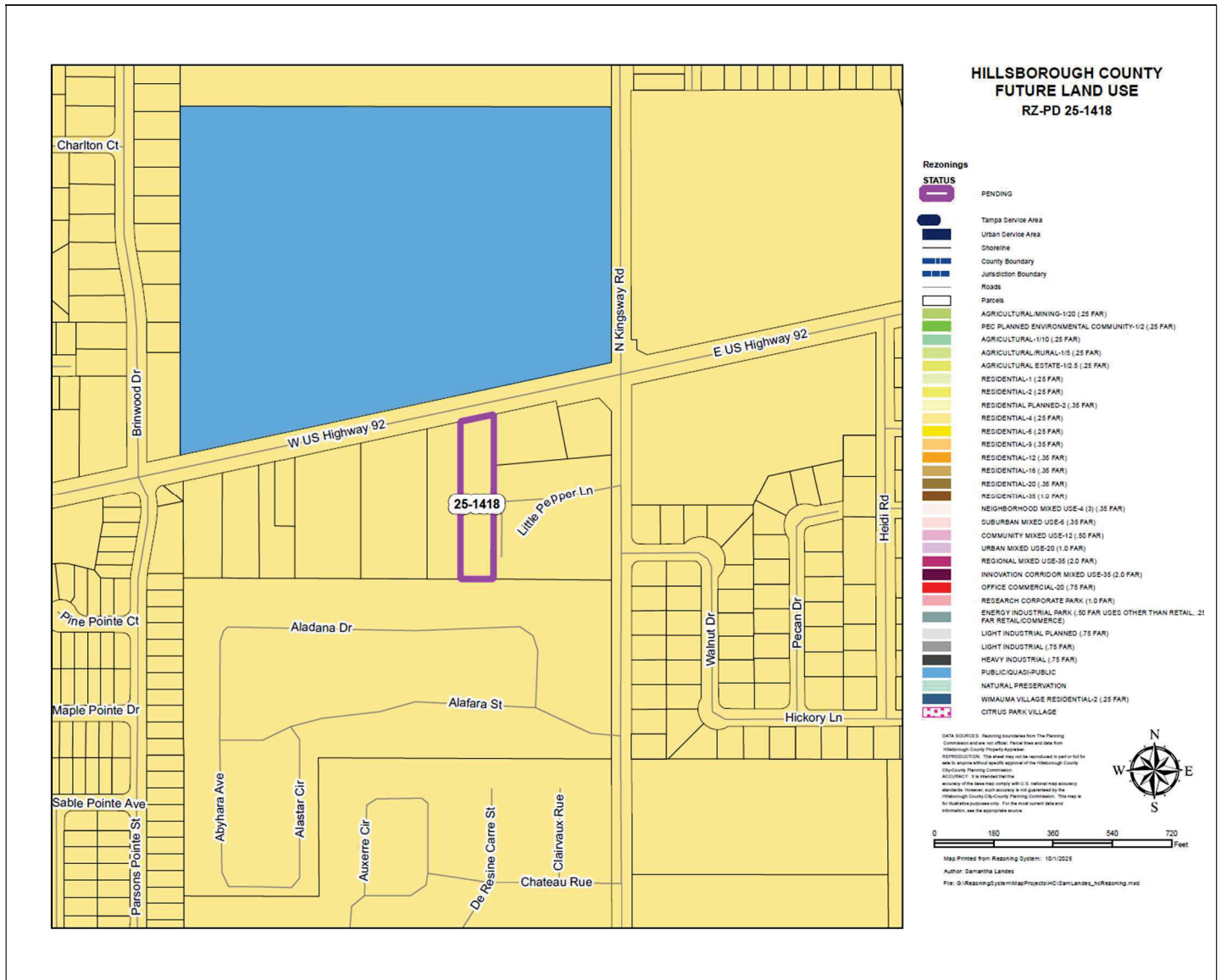


Context of Surrounding Area:

The property exists along the south side of E US Highway 92 approximately 400 ft west of the intersection with N Kingsway Rd. south of Burnett Middle School. The area is also developed with suburban residential and less than 2 miles from I-4.

2.0 LAND USE MAP SET AND SUMMARY DATA

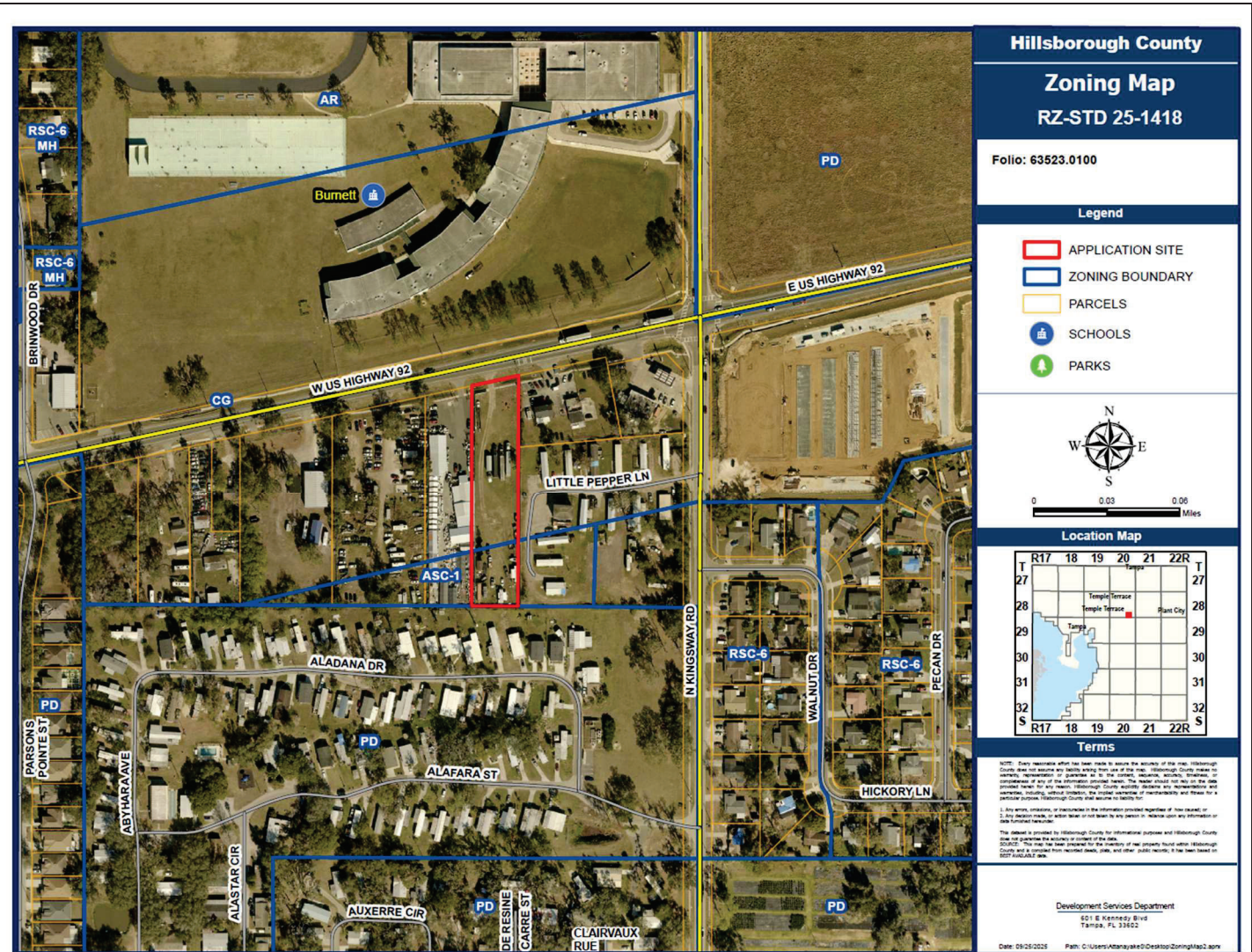
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential – 4
Maximum Density/F.A.R.:	4 DU/GA / 0.25 FAR
Typical Uses:	Agricultural, residential, neighborhood commercial, office uses and multi-purpose projects.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	CG	0.25 FAR	Commercial	Public School
East	CG & ASC-1	1du / ga & 0.25 FAR	Commercial, Agricultural, and Single family	Commercial & Mobile home park
South	PD 80-0180	4 du / ga	Mobile home park	Mobile home park
West	CG & ASC-1	1du / ga & 0.25 FAR	Commercial, Agricultural, and Single family	Commercial

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)



APPLICATION NUMBER: RZ 25-1418

ZHM HEARING DATE: 12-15-2025

BOCC LUM MEETING DATE: 02-10-2026

Case Reviewer: Logan McKaig

3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 OF STAFF 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
W. U.S. Hwy 92	FDOT Arterial - Urban	2 Lanes ☐ Substandard Road ☐ Sufficient ROW Width	☒ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other

Project Trip Generation ☐ Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	4,862	357	397
Proposed	6,757	569	526
Difference (+/-)	+1,895	+212	+129

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

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.
	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
☐ Design Exception/Adm. Variance Requested ☐ Off-Site Improvements Provided	☐ Yes ☐ N/A ☒ No	☐ Yes ☒ No	

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	n/a
Natural Resources	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☐ No	n/a
Conservation & Environ. Lands Mgmt.	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☐ No	n/a
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	n/a
Service Area/ Water & Wastewater ☒ Urban ☐ City of Tampa ☐ Rural ☐ City of Temple Terrace	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☐ No	n/a
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	n/a
Impact/Mobility Fees				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission ☒ Meets Locational Criteria ☐ N/A ☐ Locational Criteria Waiver Requested ☐ Minimum Density Met ☐ N/A	☒ Yes ☐ No	☐ Inconsistent ☒ Consistent	☐ Yes ☐ No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The property in question is primarily zoned CG. By rezoning the portion of the property zoned ASC-1 to CG it will allow full use of the property in a commercial capacity. Development of the site will require compliance with all CG zoning district standards, which includes minimum setbacks, provision of buffering and screening, and height maximums.

A review of historical zoning maps does not indicate the split zoning recognizing differing parcels and uses. Rather, the zoning line appears to reflect the angle of US Hwy 92.

5.2 Recommendation

Approval

6.0 PROPOSED CONDITIONS

N/A

Zoning Administrator Sign Off:**SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.**

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

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS**8.0 PROPOSED SITE PLAN (FULL)**

N/A

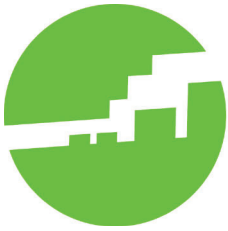
APPLICATION NUMBER: RZ 25-1418

ZHM HEARING DATE: 12-15-2025

BOCC LUM MEETING DATE: 02-10-2026

Case Reviewer: Logan McKaig

9.0 FULL TRANSPORTATION REPORT (see following pages)



**Hillsborough County
City-County
Planning Commission**

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

Unincorporated Hillsborough County Rezoning Consistency Review	
Hearing Date: December 15, 2025 Report Prepared: December 4, 2025	Case Number: RZ 25-1418 Folio(s): 63523.0100 General Location: South of East US Highway 92 and west of North Kingsway Road
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Residential-4 (4 du/ga; 0.25 FAR)
Service Area	Urban
Community Plan(s)	Seffner-Mango
Rezoning Request	Commercial General (CG) and Agricultural Single Family Conventional (ASC-1) to CG
Parcel Size	1.14 ± acres
Street Functional Classification	East US Highway 92 – State Principal Arterial North Kingsway 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	CG + ASC-1	Vacant Land
North	Residential-4 + Public/Quasi-Public	CG + AR	Educational + Public/Quasi-Public/Institutions + Single Family
South	Residential-4	PD + AR	Mobile Home Park + Public/Quasi-Public/Institutions + Single Family
East	Residential-4	CG + ASC-1 + RSC-6	Mobile Home Park + Heavy Commercial + Light Commercial + Single Family + Vacant Land
West	Residential-4	CG + ASC-1 + PD	Light Commercial + Single Family + Light Industrial + Public/Quasi-Public/Institutions

Staff Analysis of Goals, Objectives and Policies:

The 1.14 ± acre subject site is south of East US Highway 92 and west of North Kingsway Road. The subject sit is in the Urban Service Area and is within the limits of the Seffner-Mango Community Plan. The applicant is requesting a rezoning from Commercial General (CG) and Agricultural Single Family Conventional (ASC-1) to CG.

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." Vacant land occupies the subject site and the area immediately east across North Kingsway Road. To the north, across East U.S. Highway 92, lies Burnett Middle School, with additional public, quasi-public, institutional, and single-family residential uses extending north, south, and west of the site. Further single-family residential development is located to the east. A mobile home park is situated to the south and east of the subject property. Light commercial uses are present to both the east and west, while heavy commercial uses are located directly east. Light industrial uses are found to the west. Taken together, these surrounding development patterns support the conclusion that the proposal is consistent with FLUS Objective 1.1 and FLUS Policy 3.1.3.

Consistent with Objective 2.2, the Future Land Use categories establish the maximum allowable intensity or density, as well as the range of permitted uses within each category. Table 2.2 further defines the character, intent, and development parameters associated with each Future Land Use designation. The subject site is designated Residential-4 (RES-4) on the Future Land Use Map. The RES-4 category permits consideration of agricultural and residential uses, as well as neighborhood commercial, office, and multi-purpose developments. It allows a residential density of up to four dwelling units per gross acre or a maximum nonresidential intensity of 0.25 Floor Area Ratio (FAR).

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

The subject site meets the Commercial Locational Criteria (CLC) established in FLUS Objective 4.7. FLUS Policy 4.7.2 allows neighborhood-serving commercial uses, including office uses, up to the maximum FAR permitted within the applicable Future Land Use category when certain locational standards are satisfied. Specifically, at least 50% of the site must front a roadway designated as Suburban Commercial, Suburban Town, or Urban General on either the Hillsborough County or Florida Department of Transportation Context Classification Maps, or be located within 1,000 feet of an intersection where both roadways are classified as collectors or arterials on the Hillsborough County Functional Classification Map. Additionally, a minimum of 75% of the subject property must lie within the required 1,000-foot radius of the qualifying intersection. All measurements are taken from the edge of the roadway right-of-way and the area within this distance, measured along both roadways, forms the applicable quadrant. The nearest qualifying intersection to the subject site is East U.S. Highway 92, a State Principal Arterial roadway, and North Kingsway Road, a County Collector roadway. As the site is located 490 feet away from the intersection, it is within the required distance and therefore meets Commercial Locational Criteria.

The proposal satisfies the intent of FLUS Objective 4.4 and FLUS Policy 4.4.1, which require new development to be compatible with the surrounding neighborhood. In this case, the area is characterized by a mix of land uses, with commercial development prominently present in the immediate vicinity. FLUS Policy 4.4.1 specifies that any increase in density or intensity must be compatible with existing, proposed, or planned development, and that development or redevelopment should be integrated with adjacent uses through the establishment of like or complementary uses, mitigation of adverse impacts, provision of transportation and pedestrian connections, and a gradual transition of intensity. The proposed rezoning aligns with these principles, complements the surrounding development pattern, and is consistent with FLUS Objective 4.4 and FLUS Policy 4.4.1.

The subject site lies within the boundaries of the Seffner–Mango Community Plan. Goal 3 of the plan directs commercial development toward the U.S. 92 and Martin Luther King Jr. Boulevard corridors, recognizing their established commercial character within the Urban Service Area. The plan further encourages the revitalization and redevelopment of older commercial areas and existing commercial uses. In this context, the proposed rezoning from CG and ASC-1 to CG is consistent with the intent and strategies of the Seffner–Mango Community Plan as articulated in the Livable Communities Element.

Overall, staff finds that the proposed rezoning is compatible with the existing development pattern found within the surrounding area and supports the vision of the Seffner-Mango Community Plan. The proposed

rezoning would allow for development that is consistent with the Goals, Objectives, and Policies of the *Unincorporated Hillsborough County Comprehensive Plan*.

Recommendation

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

FUTURE LAND USE SECTION

Urban Service Area

Objective 1.1: *Hillsborough County shall pro-actively direct new growth into the urban service area with the goal that at least 80% of all population growth will occur within the USA during the planning horizon of this Plan. Within the Urban Service Area, Hillsborough County will not impede agriculture. Building permit activity and other similar measures will be used to evaluate this objective.*

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.*

Land Use Categories

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

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

Relationship to Land Development Regulations

Objective 4.1: *All existing and future land development regulations shall be made consistent with the Comprehensive Plan, and all development approvals shall be consistent with those development regulations as per the timeframe provided for within Chapter 163, Florida Statutes. Whenever feasible and*

consistent with Comprehensive Plan policies, land development regulations shall be designed to provide flexible, alternative solutions to problems.

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

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

Neighborhood/Community Development

Objective 4.4: Neighborhood Protection – *The neighborhood is the functional unit of community development. There is a need to protect existing, neighborhoods and communities and those that will emerge in the future. To preserve, protect, and enhance neighborhoods and communities, all new development must conform to the following policies.*

Policy 4.4.1: *Development and redevelopment shall be integrated with the adjacent land uses through:*

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

Commercial-Locational Criteria

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

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

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

LIVABLE COMMUNITIES ELEMENT: SEFFNER-MANGO

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

Strategies:

- *Recognize the commercial character of US 92 and Martin Luther King Boulevard within the Urban Service Area.*
- *Encourage revitalization and redevelopment of older existing commercial areas and uses.*

HILLSBOROUGH COUNTY
FUTURE LAND USE
RZ-PD 25-1418

Rezoning

STATUS



PENDING



Tampa Service Area



Urban Service Area



Shoreline



County Boundary



Jurisdiction Boundary



Roads



Parcels



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 (9) (.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. This map is for informational purposes only and is not intended for use as a legal document. It is intended that the rezoning boundaries shown on this map be used in accordance with the standards and procedures of the Hillsborough County City-County Planning Commission. This map is for informational purposes only. For the most current data and information, see the appropriate local laws.



Map Printed from Rezoning System: 10/1/2025

Author: Samantha Lirides

File: G:\Rezoning\System\MapProject\HCS\SamLirides_HCSRezoning.mxd

