



Nonconformity Special Use Permit: SU 24-0257

Zoning Hearing Master Date: June 17, 2024

BOCC Land Use Meeting Date: August 13, 2024

1.0 APPLICATION SUMMARY

Applicant: Todd Pressman

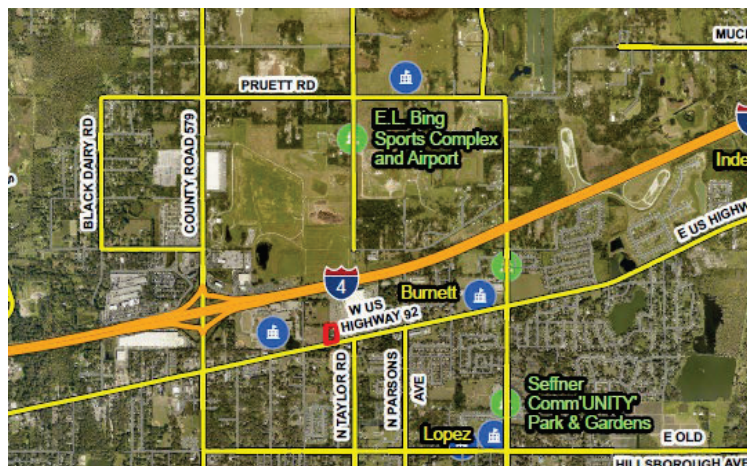
FLU Category: SMU-6

Service Area: Urban

Site Acreage: 2.99 +/-

Community Plan Area: Seffner Mango

Overlay: None



Introduction Summary:

The subject property received a nonconforming use determination in December 2014 under DNC 15-0186 for a 10-space mobile home park within the CG and AI zoning districts utilizing well and septic. The applicant seeks to expand the mobile home park with 5 additional spaces (50% increase). Per Land Development Code Section 11.03.06.J.1, any expansion, change or rebuilding of a legal nonconforming use requires approval by the Board of County Commissioners under a Nonconformity Special Use Permit. BOCC approved nonconformity expansions are permitted once and may not exceed 50% of the intensity.

Under ZI 23-0632, the Zoning Administrator has determined that a legal nonconforming use can, under an approved Nonconformity Special Use Permit, utilize well and septic in the Urban Service Area for the expansion. For the subject property, the use was established in the 1970s with Hillsborough County Health Department permits for well and a sewage system issued in 1979. At that time, no public water or sewer connections were available for this site.

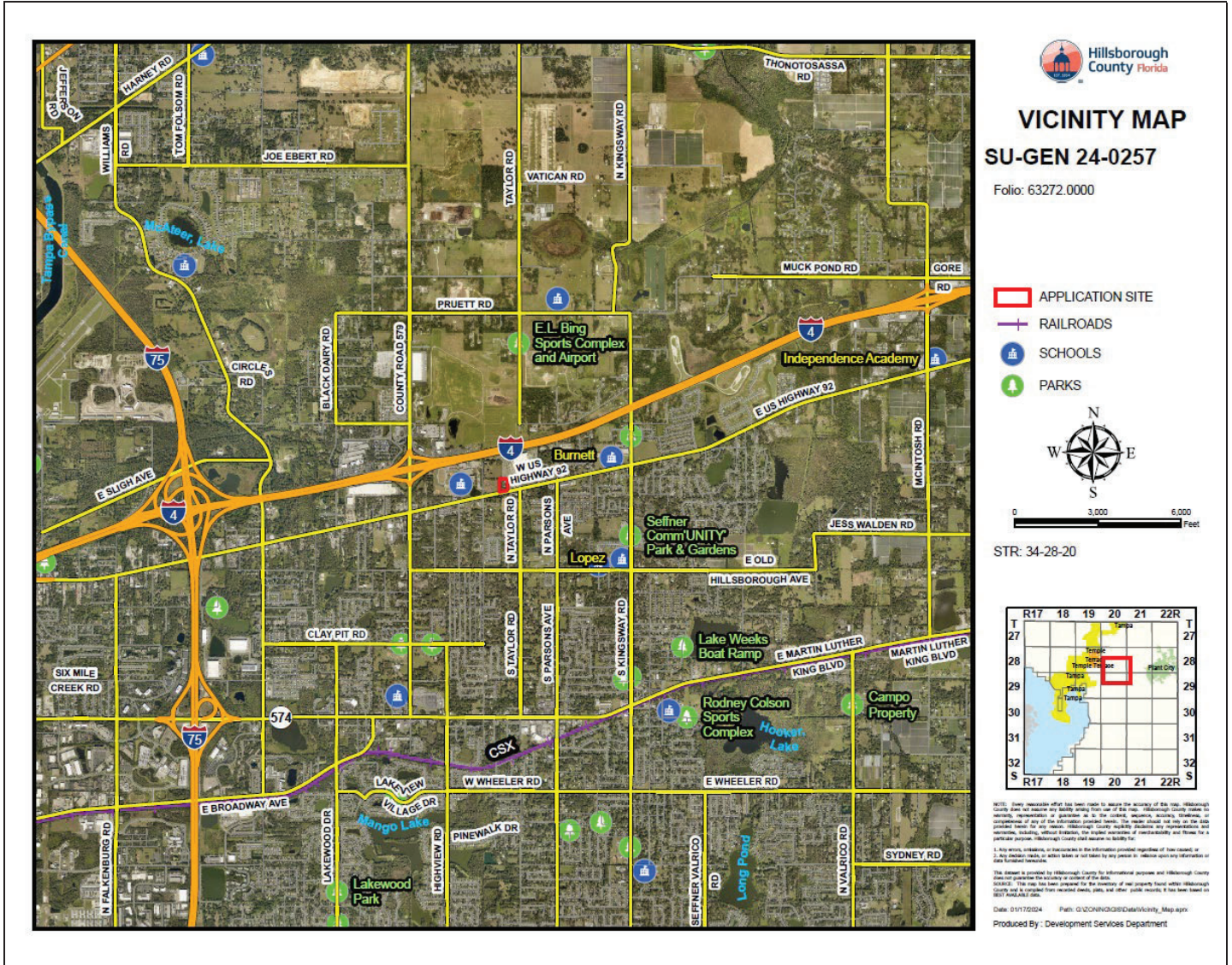
Existing Approval(s):	Proposed Modification(s):
10 space mobile home park, with an existing single-family home, utilizing well and septic	15 space mobile home park, with an existing single-family home, utilizing well and septic

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, subject to proposed conditions
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2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

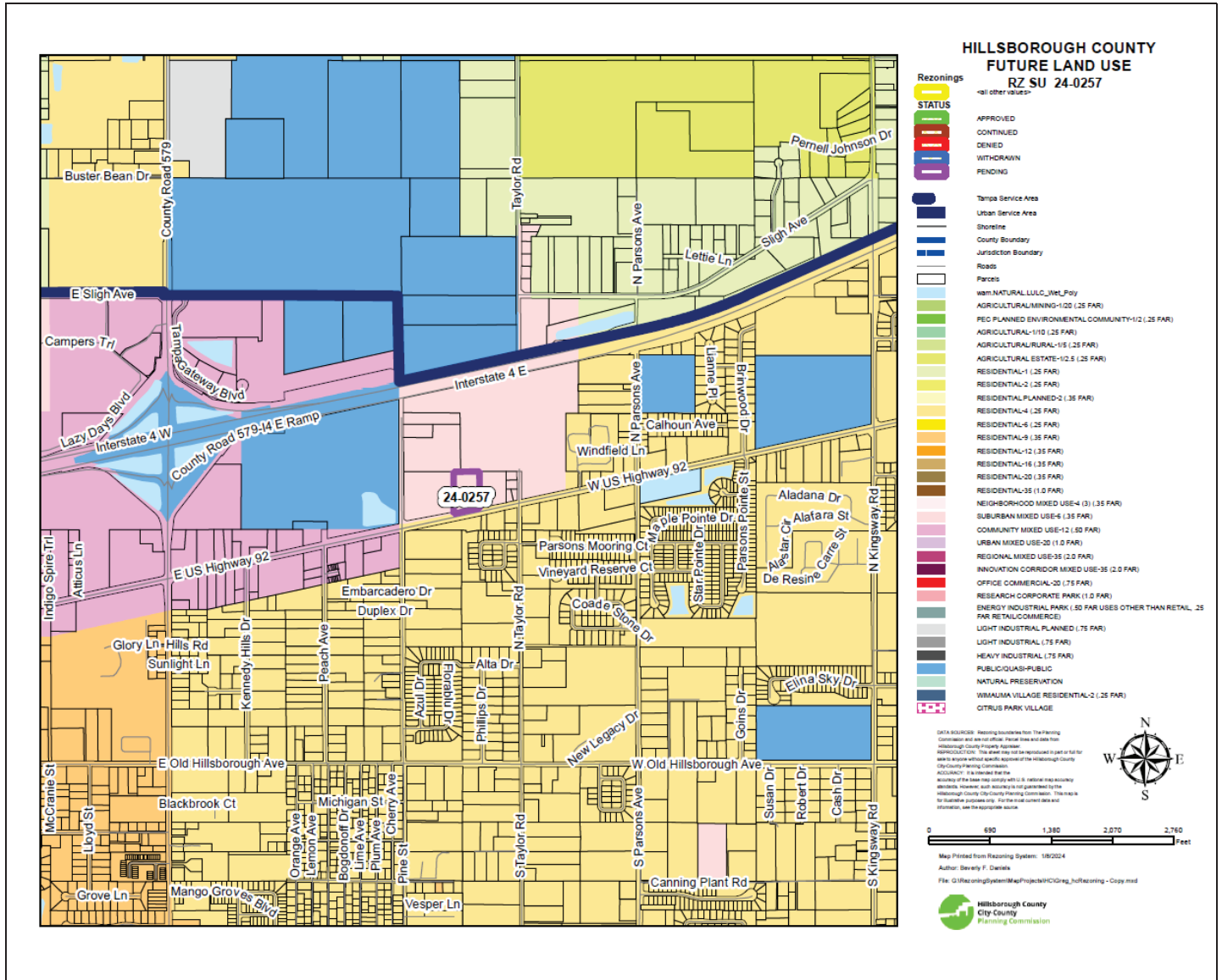


Context of Surrounding Area:

The site is located on the north side of US Hwy 92, south of Interstate-4, within the Seffner Mango community. The area is developed with residential, commercial, light industrial, and residential support uses. A variety of residential types and densities are found – from 1 unit per acre to 9 units per acre. Both conventional and mobile home housing types are present.

2.0 LAND USE MAP SET AND SUMMARY DATA

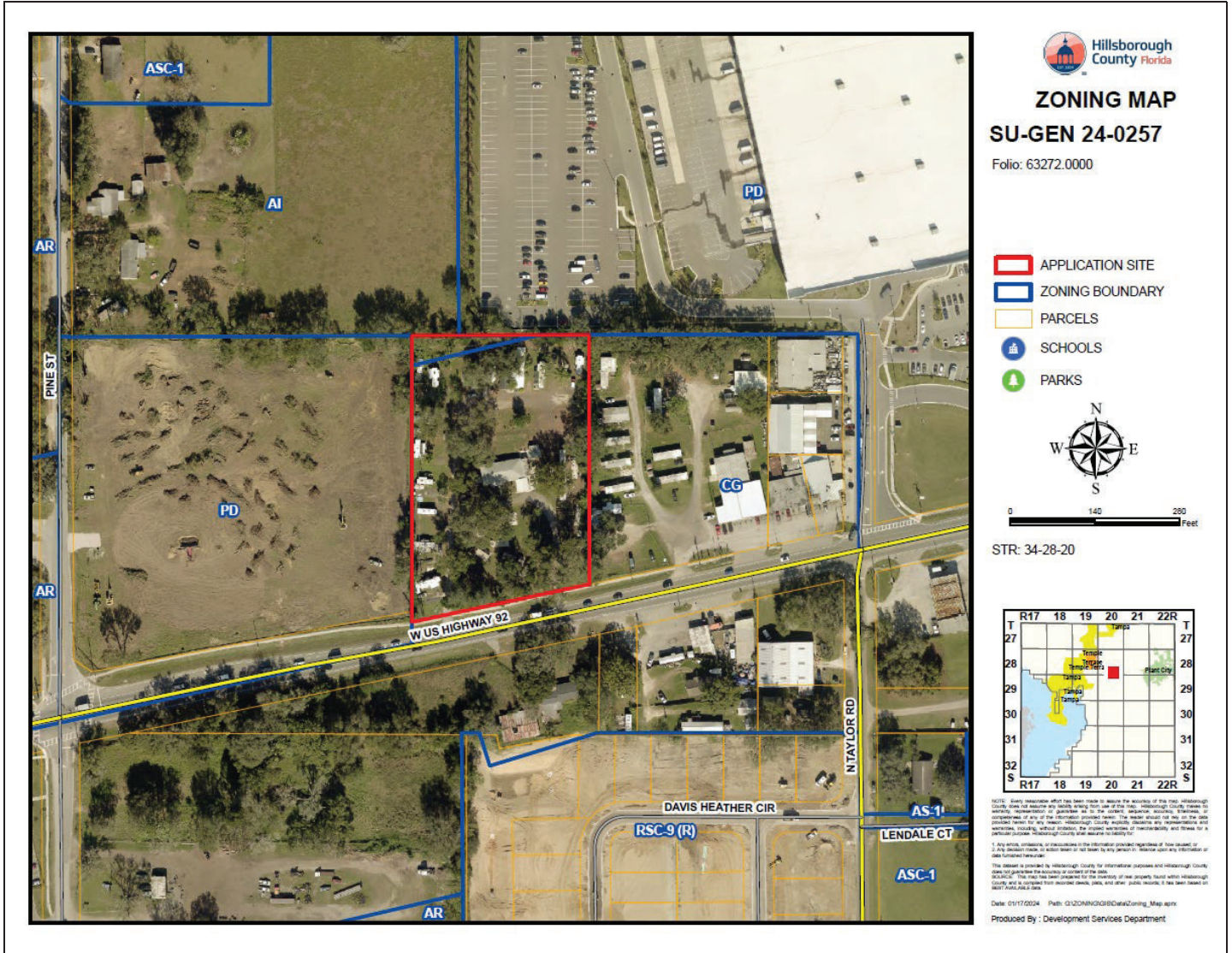
2.2 Future Land Use Map



Subject Site Future Land Use Category:	SMU-6
Maximum Density/F.A.R.:	6 units per acre
Typical Uses:	Residential, suburban scale neighborhood commercial, office uses, research corporate park uses, light industrial, multi-purpose and clustered residential and/or mixed use projects at appropriate locations.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

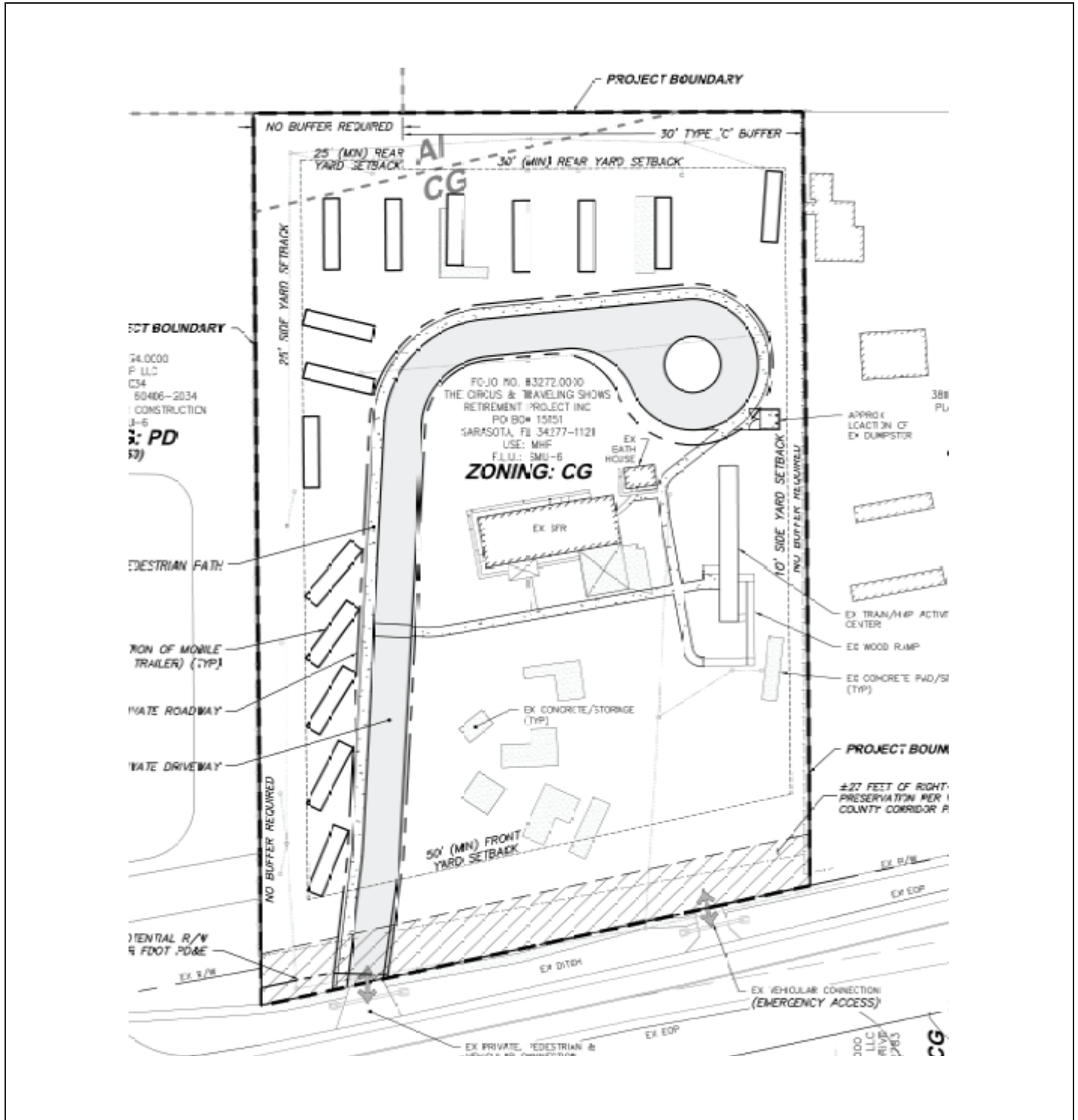


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	AI PD	AI: 1 unit per acre PD: 0.32 FAR	AI: Agricultural Industrial PD: Warehouse/Distribution	AI: Single-Family Residential PD: Warehouse/Distribution
South	CG	0.27	Commercial General	Commercial
East	CG	0.27	Commercial General	Commercial and Mobile Home Park
West	PD	0.20 FAR	Mini-warehouse with open storage of boats and RVs	Undeveloped

2.0 LAND USE MAP SET AND SUMMARY DATA

2.4 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.1 for full site plan)



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
US Hwy 92	FDOT Principal Arterial - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input 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	135	18	7
Proposed	180	20	10
Difference (+/-)	(+)45	(+)2	(+)3

*Trips reported are based on net new 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		None	None	Meets LDC
South	X	None	None	Meets LDC
East		None	None	Meets LDC
West		None	None	Meets LDC

Notes:

Design Exception/Administrative Variance Not applicable for this request

Road Name/Nature of Request	Type	Finding
N/A	Choose an item.	Choose an item.
N/A	Choose an item.	Choose an item.

Notes:

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY						
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments		
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" 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	Yes <input checked="" type="checkbox"/> No			
Check if Applicable: <table border="0" style="width:100%"> <tr> <td style="width:50%"> <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 </td> <td style="width:50%"> <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 _____ </td> </tr> </table>					<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 _____
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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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No			
Impact/Mobility Fees						
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments		
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input 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 site is located within an area consisting of various residential and non-residential uses. Commercial zonings and uses surround the site. The project does not exceed the maximum number of units (18) permitted in the Future Land Use category. A 50 foot setback along the southern boundary (front yard - US Hwy 92) will be provided, which meets current regulations. A 30 foot setback along the northern boundary (rear yard) is proposed, which meets and exceeds the requirement of 25 feet. The eastern boundary (side yard) will provide a 10 foot setback which complies with current requirements. Units will be placed 25 feet from the western boundary, in conformance current requirements.

Based upon the above, staff has not identified any compatibility issues associated with the requests.

5.2 Recommendation

Approvable, subject to proposed conditions.

6.0 PROPOSED CONDITIONS

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted May 2, 2024.

1. This Special Use Permit shall permit the expansion a legally nonconforming mobile home park on folio 63272.0000 from 10 to 15 spaces. The site also permits one single-family residence.
2. This Special Use Permit authorizes a onetime nonconforming use expansion of 50%, resulting in a total of 15 mobile home park spaces and one single-family residence.
3. With the exception of density, the project shall comply with Land Development Code Section 6.11.110 (Mobile Home Parks and Recreational Vehicle Parks).
4. The park shall be permitted the use of well and septic.
5. In accordance with the Hillsborough County Corridor Preservation Plan, the developer shall preserve a minimum of +/-27 feet of additional right-of-way along the project's Us Hwy 92 frontage. Only those interim improvements allowed by the Hillsborough County Land Development Code shall be permitted within the preserved right-of-way. The right-of-way preservation area shall be shown on all future site plans, and building setbacks shall be calculated from the future right-of-way line.
6. Notwithstanding anything shown in the site plan or in the conditions of approval to the contrary, bicycle and pedestrian access may be permitted anywhere along project boundaries.
7. Construction access shall be limited to those locations shown on site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.

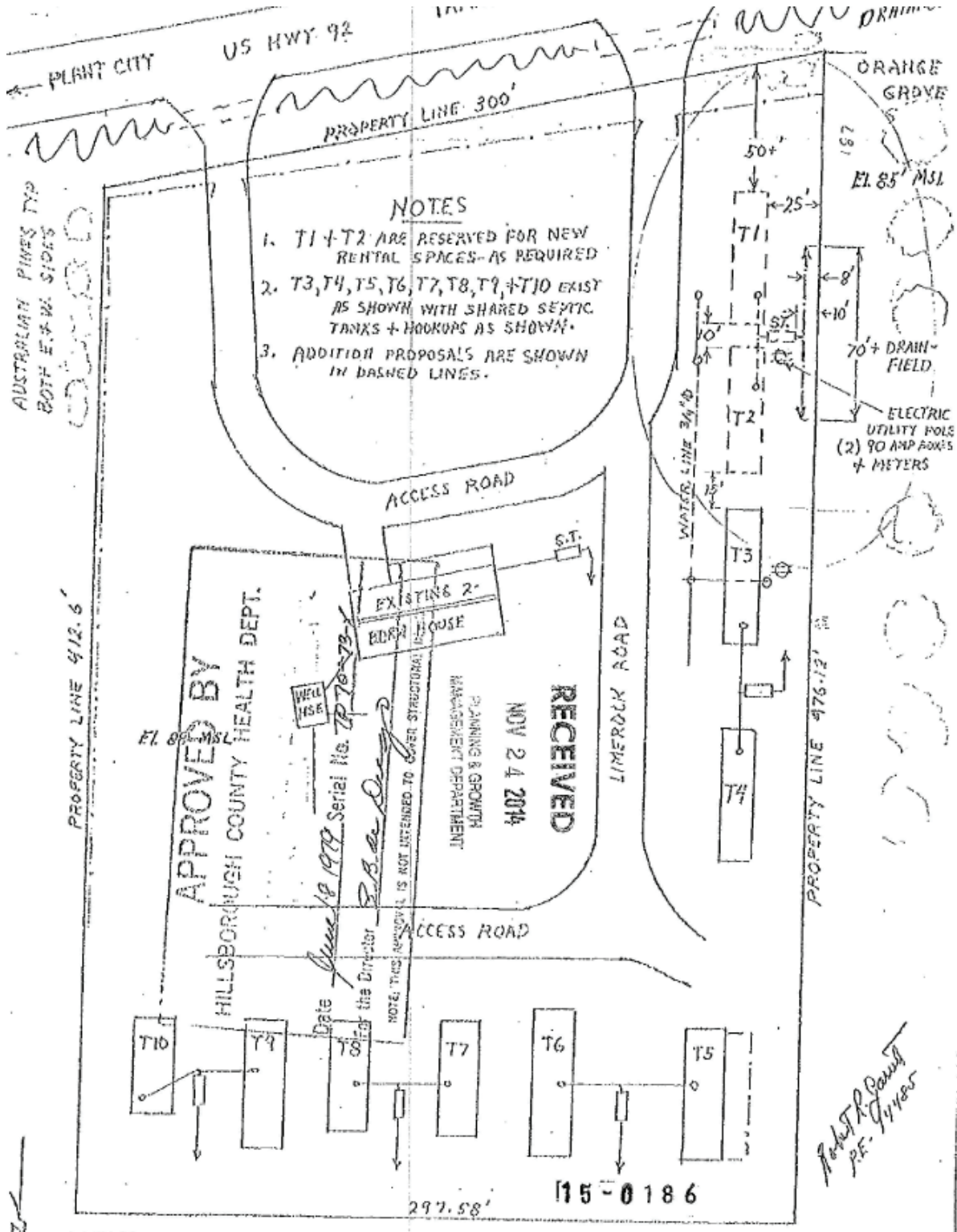
Zoning Administrator Sign Off:	
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SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

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

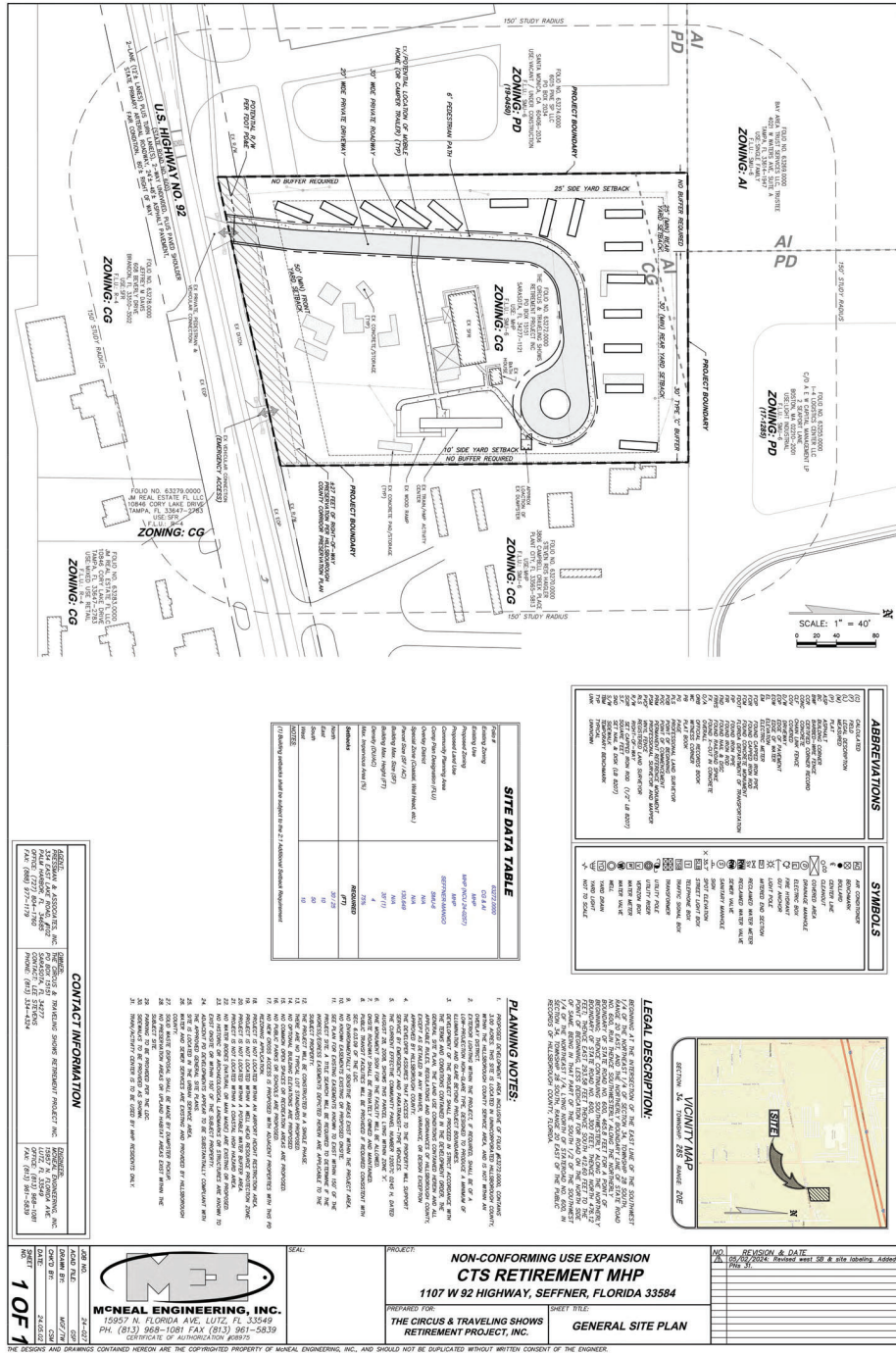
7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

DNC 15-0186 Mobile Park Site Plan (Health Department approval)



8.0 SITE PLANS (FULL)

8.1 Proposed Site Plan (Full)



ABBREVIATIONS

AI: AI ZONING DISTRICT
 PD: PD ZONING DISTRICT
 CG: CG ZONING DISTRICT

SYMBOLS

1. 1" = 40' SCALE
 2. 1" = 40' SCALE
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SITE DATA TABLE

Item #	Description	Value
1	Lot Area	10,000 sq ft
2	Site Area	10,000 sq ft
3	Building Footprint	5,000 sq ft
4	Parking Area	2,000 sq ft
5	Setback	25' Front, 10' Side, 10' Rear
6	Zoning	AI, PD, CG
7	Project Name	CTS Retirement MHP
8	Address	1107 W 92 Highway, Seffner, FL 33584
9	Owner	CTS Retirement MHP
10	Architect	McNeal Engineering, Inc.
11	Engineer	McNeal Engineering, Inc.
12	Scale	1" = 40'
13	Date	August 13, 2024
14	Sheet No.	1 OF 1

CONTACT INFORMATION

McNEAL ENGINEERING, INC.
 12057 N. FLORIDA AVE., SUITE 1172, FL 33584
 (813) 998-9888
 (813) 998-9889
 (813) 998-9890
 (813) 998-9891
 (813) 998-9892
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 (813) 998-9894
 (813) 998-9895
 (813) 998-9896
 (813) 998-9897
 (813) 998-9898
 (813) 998-9899

LEGAL DESCRIPTION:

SECTION 36, TOWNSHIP 28S, RANGE 28E, COUNTY OF HILLSBOROUGH, FLORIDA

PLANNING NOTES:

1. THE SITE IS LOCATED WITHIN THE AI ZONING DISTRICT.
2. THE SITE IS LOCATED WITHIN THE PD ZONING DISTRICT.
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**NON-CONFORMING USE EXPANSION
 CTS RETIREMENT MHP
 1107 W 92 HIGHWAY, SEFFNER, FLORIDA 33584**

**THE CIRCUS & TRAVELING SHOWS
 RETIREMENT PROJECT INC.**

GENERAL SITE PLAN

NO. 1
 REVISION & DATE
 08/13/24 Revised sheet 90, 8 site labels, added

DATE: 8/13/24
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1" = 40'

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 6/06/2024

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: SM/CENTRAL

PETITION NO: SU GEN 24-0257

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

CONDITIONS OF APPROVAL

- In accordance with the Hillsborough County Corridor Preservation Plan, the developer shall preserve a minimum of +/-27 feet of additional right-of-way along the project's Us Hwy 92 frontage. Only those interim improvements allowed by the Hillsborough County Land Development Code shall be permitted within the preserved right-of-way. The right-of-way preservation area shall be shown on all future site plans, and building setbacks shall be calculated from the future right-of-way line.
- Notwithstanding anything shown in the site plan or in the conditions of approval to the contrary, bicycle and pedestrian access may be permitted anywhere along project boundaries.
- Construction access shall be limited to those locations shown on site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a non-conforming use expansion approval for a +/- 2.99-acre parcel, zoned Agricultural Industrial (AI) and Commercial General (CG), to add 5 additional mobile home units to approved and existing 1 single family detached unit and 10 mobile home units. The subject site is located on the north side of US Hwy 92, approximately 555 feet east of Pine St. The future land use designation is Suburban Mixed Use 6 (SMU-6).

As provided for in the Development Review Procedures Manual (DRPM), the applicant submitted a letter indicating that the proposed development does not trigger the threshold whereby a transportation analysis is required to process this rezoning. Staff has prepared a comparison of the potential trips generated by development permitted, based upon the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition, under the existing zoning designation and proposed special use request utilizing a generalized worst-case scenario.

Approved Non-Conforming Use:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
NCU: 10 Mobile Homes (ITE LUC 240)	126	17	6

NCU: 1 Single Family Detach Unit (ITE 210)	9	1	1
TOTAL	135	18	7

Proposed Special Use:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
NCU: 15 Mobile Homes (ITE LUC 240)	171	19	9
NCU: 1 Single Family Detach Unit (ITE 210)	9	1	1
TOTAL	180	20	10

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(+)45	(+)2	(+)3

The proposed special use is anticipated to result in an increase in potential trip generation by +45 daily trips, +2 am peak hour trips and +3 pm peak hour trips.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE AND SITE ACCESS

US Hwy. 92 is a 2-lane, undivided, principal arterial roadway maintained by (and under the permitting authority of) the Florida Department of Transportation (FDOT). The roadway is characterized by +/- 12-foot wide travel lanes in above average condition, and lies within a +/- 78-foot wide right-of-way along the project's frontage. There is +/- 5-foot wide sidewalk on the north side of US 92 in the vicinity of the proposed project. There are +/- 5-foot wide bicycle facilities (on paved shoulders) along both sides of US 92 in the vicinity of the proposed project.

Along the project's frontage, US 92 is identified on the Hillsborough County Corridor Preservation Plan as a future 6-lane roadway. As such, consistent with the Hillsborough County Corridor Preservation Plan, up to +/-27 feet of additional right-of-way shall be preserved along the project's US 92 frontage, as measured from the edge of the existing right-of-way line, in order to accommodate a future 6-lane roadway within 132 feet of right-of-way.

The FDOT has a completed PD&E Study for a 4-lane improvement that is unfunded and identifies the need for right of way along the applicant's parcel. The study has determined that a corner clip of right of way is needed to accommodate the 4-lane roadway improvements on U. S. Highway 92 as generally depicted on the proposed site plan.

SITE ACCESS

The special use site plan proposes to maintain one full access connection and gate the second driveway connection. The access proposed to be maintained may not be gated unless it meets the County Transportation Technical Manual TD-9, typical detail. The second gated access is permitted only as an emergency and pedestrian access.

Sidewalks are required along on US Hwy 92.

Internal vehicular and pedestrian circulation must comply with 6.11.110.B.

Notwithstanding anything shown in the site plan or in the conditions of approval to the contrary, pedestrian access may be permitted anywhere along the project boundary consistent with the LDC. Additionally, the site shall comply with internal ADA/sidewalk connections consistent with LDC, Sec. 6.03.02.

ROADWAY LEVEL OF SERVICE

Level of Service (LOS) information for adjacent roadway sections is reported below.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
US HWY 92	PINE ST	KINGS WAY	D	C

Source: Hillsborough County 2020 Level of Service 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
US Hwy 92	FDOT Principal Arterial - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input 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	135	18	7
Proposed	180	20	10
Difference (+/-)	(+)45	(+)2	(+)3

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

Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South	X	None	None	Meets LDC
East		None	None	Meets LDC
West		None	None	Meets LDC
Notes:				

Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
N/A	Choose an item.	Choose an item.
N/A	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 type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See report.

**COUNTY OF HILLSBOROUGH
RECOMMENDATION OF THE LAND USE HEARING
OFFICER**

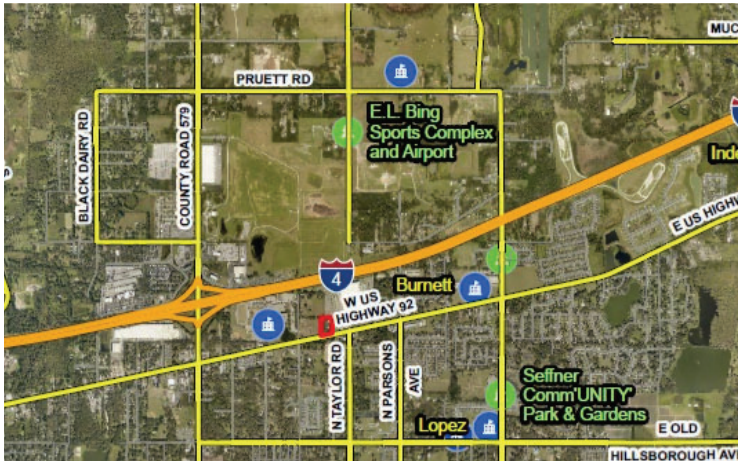
APPLICATION NUMBER:	SU-GEN 24-0257
DATE OF HEARING:	June 17, 2024
APPLICANT:	Todd Pressman
PETITION REQUEST:	The request is for a Special Use Permit for the expansion of an existing 10-space mobile home park to a 15-space mobile home park utilizing well and septic tank
LOCATION:	1107 W. 92 Hwy.
EXISTING ZONING DISTRICT:	CG and AI
FUTURE LAND USE CATEGORY:	SMU-6
SERVICE AREA:	Urban

STAFF REPORT

***Note:** Formatting issues prevented the entire Development Services Department staff report from being copied into the Hearing Master's Recommendation. Therefore, please refer to the Development Services Department web site for the complete staff report.

1.0 APPLICATION SUMMARY

Development Services Department



Applicant: Todd Pressman

FLU Category: SMU-6

Service Area: Urban

Site Acreage: 2.99 +/-

Community Plan Area: Seffner Mango

Overlay: None

Introduction Summary:

The subject property received a nonconforming use determination in December 2014 under DNC 15-0186 for a 10- space mobile home park within the CG and AI zoning districts utilizing well and septic. The applicant seeks to expand the mobile home park with 5 additional spaces (50% increase). Per Land Development Code Section 11.03.06.J.1, any expansion, change or rebuilding of a legal nonconforming use requires approval by the Board of County Commissioners under a Nonconformity Special Use Permit. BOCC approved nonconformity expansions are permitted once and may not exceed 50% of the intensity.

Under ZI 23-0632, the Zoning Administrator has determined that a legal nonconforming use can, under an approved Nonconformity Special Use Permit, utilize well and septic in the Urban Service Area for the expansion. For the subject property, the use was established in the 1970s with Hillsborough County Health Department permits for well and a sewage system issued in 1979. At that time, no public water or sewer connections were available for this site.

Existing Approval(s): Proposed Modification(s):

Existing Approval: 10 space mobile home park, with an existing single- family home, utilizing well and septic

Proposed Modification: 15 space mobile home park, with an existing single-family home, utilizing well and septic

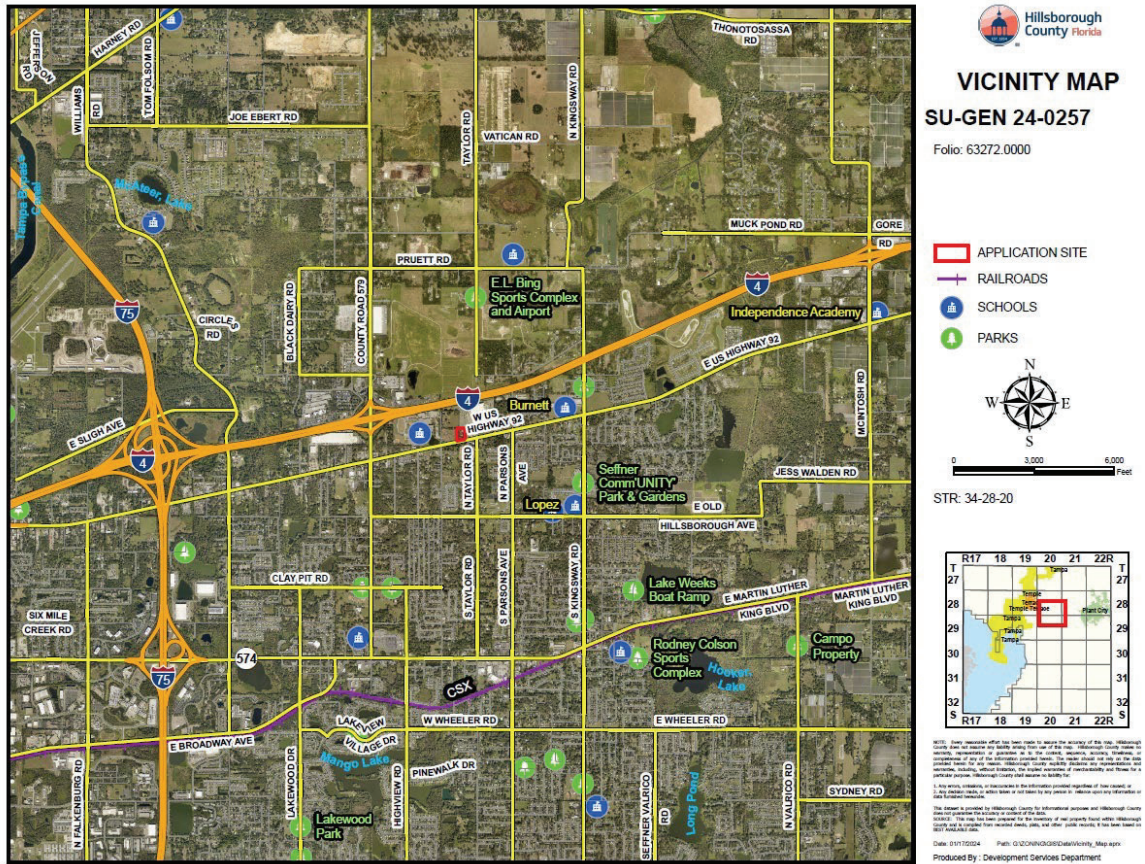
PD Variation(s): None Requested as part of this application

Waiver(s) to the Land Development Code: None Requested as part of this application

Additional Information:

<p>Planning Commission Recommendation:</p> <p>Consistent</p>	<p>Development Services Recommendation:</p> <p>Approvable, subject to proposed conditions</p>
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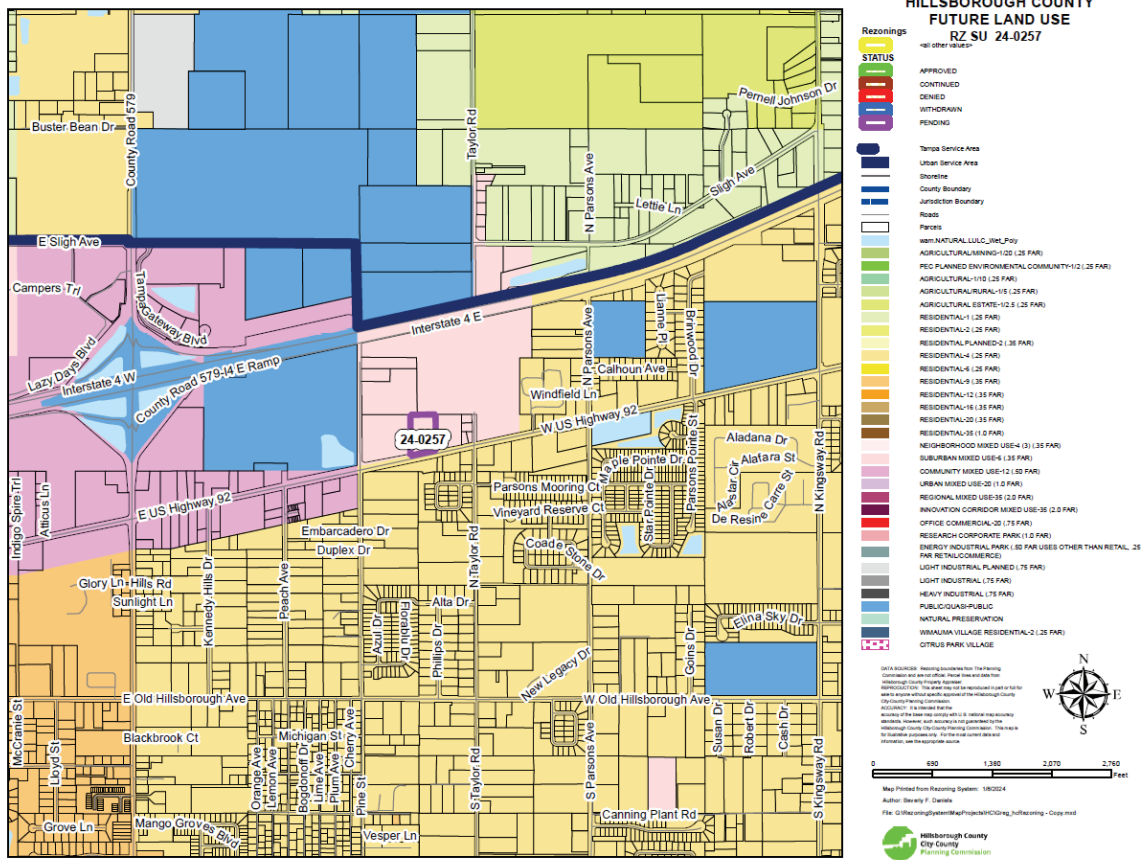
2.0 LAND USE MAP SET AND SUMMARY DATA 2.1 Vicinity Map



Context of Surrounding Area:

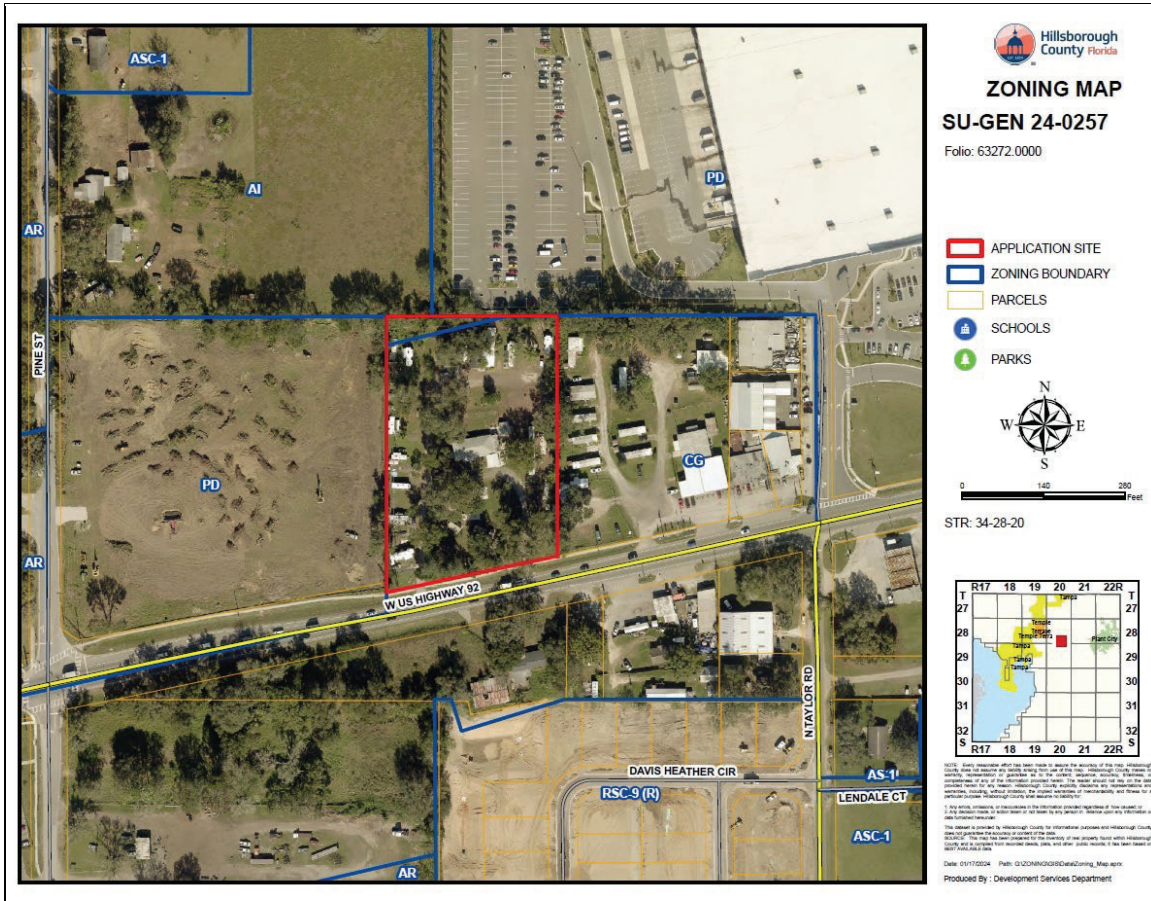
The site is located on the north side of US Hwy 92, south of Interstate-4, within the Seffner Mango community. The area is developed with residential, commercial, light industrial, and residential support uses. A variety of residential types and densities are found – from 1 unit per acre to 9 units per acre. Both conventional and mobile home housing types are present.

2.0 LAND USE MAP SET AND SUMMARY DATA 2.2 Future Land Use Map



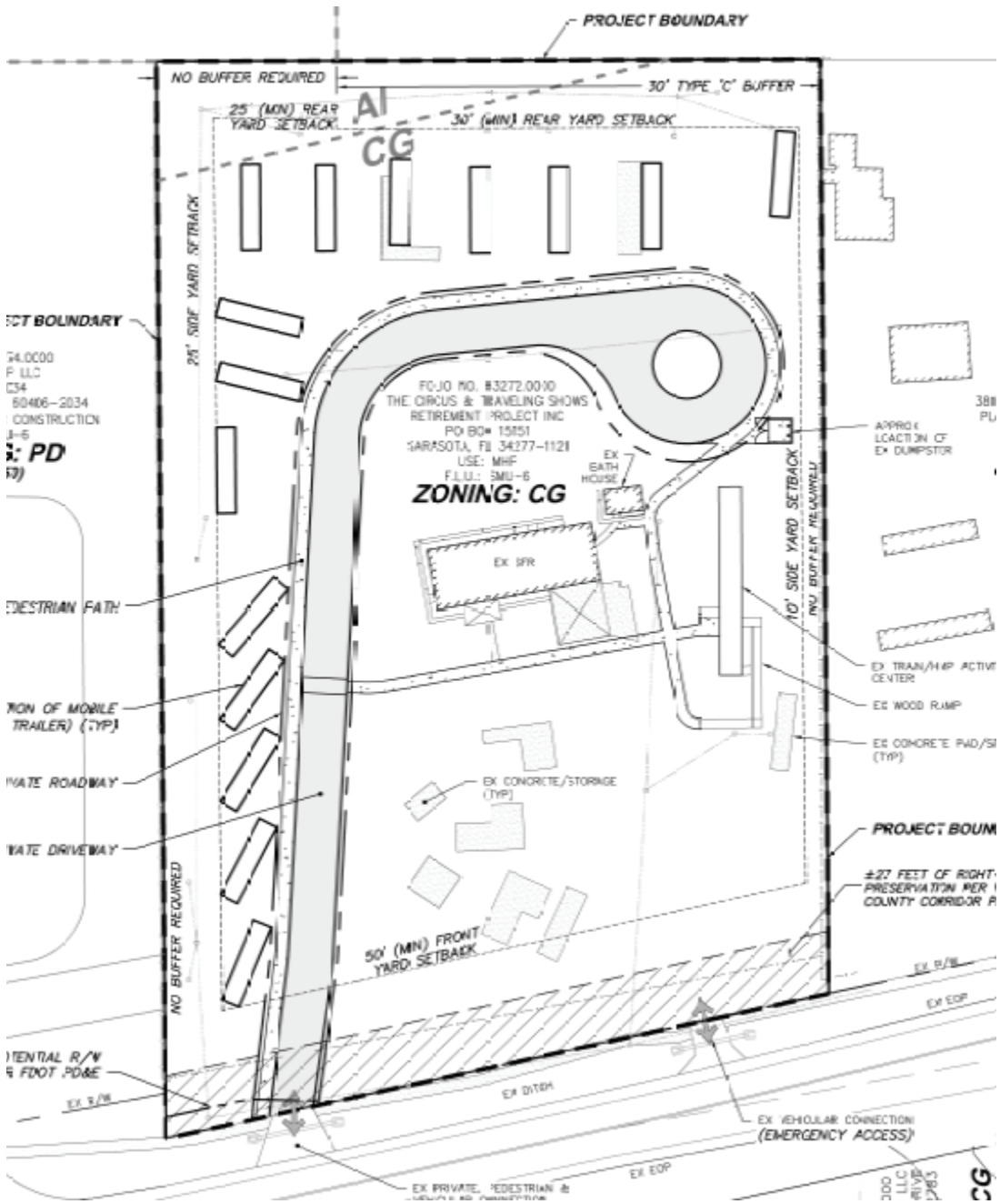
Typical Uses:	Residential, suburban scale neighborhood commercial, office uses, research corporate park uses, light industrial, multi-purpose and clustered residential and/or mixed use projects at appropriate locations.
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2.0 LAND USE MAP SET AND SUMMARY DATA 2.3 Immediate Area Map



2.0 LAND USE MAP SET AND SUMMARY DATA

2.4 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.1 for full site plan)



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
US Hwy 92	FDOT Principal Arterial - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input 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	135	18	7
Proposed	180	20	10
Difference (+/-)	(+)45	(+)2	(+)3

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

Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South	X	None	None	Meets LDC
East		None	None	Meets LDC
West		None	None	Meets LDC
Notes:				

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

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

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 _____

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Public Facilities:	Comments Received	Objections		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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Impact/Mobility Fees				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input 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 site is located within an area consisting of various residential and non-residential uses. Commercial zonings and uses surround the site. The project does not exceed the maximum number of units (18) permitted in the Future Land Use category. A 50 foot setback along the southern boundary (front yard - US Hwy 92) will be provided, which meets current regulations. A 30 foot setback along the northern boundary (rear yard) is proposed, which meets and exceeds the requirement of 25 feet. The eastern boundary (side yard) will provide a 10 foot setback which complies with current requirements. Units will be placed 25 feet from the western boundary, in conformance current requirements.

Based upon the above, staff has not identified any compatibility issues associated with the requests.

5.2 Recommendation

Approvable, subject to proposed conditions.

Special Use conditions, which were presented at the Zoning Hearing Master hearing, were reviewed and are incorporated by reference as a part of the Zoning Hearing Master Recommendation.

SUMMARY OF HEARING

This Cause came on for hearing before the Hillsborough County Land Use Hearing Officer on June 17, 2024. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the Petition.

Mr. Todd Pressman 200nd Avenue South #451 St. Petersburg testified on behalf of the Circus and Traveling Show Retirement Project. Mr. Pressman stated that they are a 501.C.3 charitable group on 2.99 acres located in the Seffner Mango area. Mr. Pressman showed a PowerPoint presentation to describe the area. He stated that the site provides show people with age or health problems with their search for affordable housing in Southwest Florida by providing a place show people can live. Mr. Pressman testified that one of the Barnum and Bailey trains has been converted to a residential common area and therefore maintains the circus-like environment. He showed photos of the existing mobile home park which was permitted under Non-Conforming Use Permit 15-0186 for 10 mobile home spaces. The Special Use application requests to increase the number of mobile homes from 10 to 15 mobile home spaces which is a 50 percent increase.

He added that both planning staffs support the request. Mr. Pressman described the surrounding land uses and stated that the use is compatible with the area.

Mr. Lee Stevens 10005 Alabaster Drive Gibsonton testified and submitted two letters of support into the record. Mr. Stevens read from his letter and the second letter of support.

Ms. Thelma Frias testified and stated that she lives in the mobile home park for the last four years. She detailed her history with the circus that she began in 1952.

Ms. Peggy Williams 3011 Lemon Terrace Drive Wimauma testified as one of the Board of Directors. She stated that when she retired from the Ringling Brothers circus, she realized the challenge of retiring circus people who have trailers as that is how they travel but no place affordable to go. She added that she has spent a lot of time on the Show People's Winter Quarters so that they can stay in their own home. She detailed the comradery of the residents who have similar experiences.

Ms. Michelle Heinrich of the Development Services staff testified regarding the County staff report. Ms. Heinrich stated that the request is for a Special Use permit for the expansion of a legal non-conforming 10 space mobile homes park. She stated that the Land Development Code permits a one-time expansion of the us up to 50 percent which equates to 5 units. She discussed the setbacks and stated that when the mobile home park was established in the 1970's public water and sewer was not available and the Health Department issued the permits. The Zoning Administrator has determined that the expanded use may remain on well and septic.

Ms. Alexis Myers of the Planning Commission staff testified that the subject site is located in the Suburban Mixed Use-6 Future Land Use Category, the Urban Service Area and the Seffner Mango Community Planning Area. She describe the history of the non-conformity and stated listed numerous policies that support the request. The Planning Commission staff found the Special Use request consistent with the Comprehensive Plan.

Hearing Master Finch asked the audience for members in support. No one replied.

Hearing Master Finch asked the audience for members in opposition. No one replied.

County staff and Mr. Pressman did not have additional comments.

The hearing was then concluded.

EVIDENCE SUBMITTED

Mr. Pressman submitted a copy of his PowerPoint presentation into the record.
Mr. Stevens submitted two letters of support into the record.

PREFACE

All matters that precede the Summary of Hearing section of this Decision are hereby incorporated into and shall constitute a part of the ensuing Findings of Fact and Conclusions of Law.

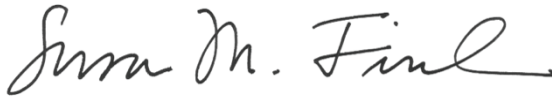
FINDINGS OF FACT

1. The subject property is 2.999 acres in size and zoned Commercial General (CG) and Agricultural Industrial (AI) and designated Suburban Mixed Use-6 (SMU-6) by the Comprehensive Plan. The property is located within the Urban Service Area and the Seffner Mango Community Planning Area.
2. The subject property is currently developed with a 10-space mobile home park and one single-family home which was approved as a legal non-conforming use in 2014 (NCU 15-0186).
3. The existing mobile home park was established in the 1970's and at that time, no public water and sewer was available to the site. The Health Department issued permits for the mobile home units to utilize well and septic tanks.
4. The Special Use application is requested to expand the legal non-conforming use from 10 mobile home spaces to 15 mobile home spaces. The Land Development Code permits a one-time expansion of legal non-conforming uses up to 50 percent which in this case would be an additional 5 mobile homes.
5. The Zoning Administrator has determined that the additional 5 mobile home units can utilize well and septic tanks.
6. The subject mobile home park is home to the Showpeoples Winter Quarters which is a 501c3 which provides an affordable place for retired show people to live.
7. The Planning Commission found the Special Use consistent with the Comprehensive Plan.

8. Two letters of support were submitted into the record and three people testified in support at the Zoning Hearing Master hearing.
9. No testimony in opposition was provided.
10. The Special Use is in accordance with the approved non-conforming use approval and is consistent with the provision in the Land Development Code.

RECOMMENDATION

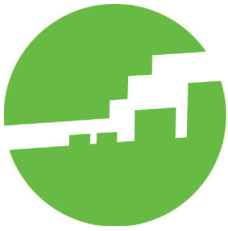
Based on the foregoing, the applicant has satisfied the criteria for issuance of a Special Use permit for the expansion of the mobile home park with an existing single-family home utilizing well and septic tanks. The Special Use is recommended for **APPROVAL**.



July 10, 2024

Susan M. Finch, AICP
Land Use Hearing Officer

Date



**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: June 17, 2024 Report Prepared: June 5, 2024	Case Number: SU 24-0257 Folio(s): 63272.0000 General Location: North of West US Highway 92, south of Interstate 4 and west of Taylor Road North
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Suburban Mixed Use-6 (6 du/ga ; 0.25 FAR)
Service Area	Urban
Community Plan(s)	Seffner-Mango
Rezoning Request	Special Use (SU) to allow five additional mobile homes to an existing mobile home park for a one-time expansion on a non-conforming lot
Parcel Size	3.0 ± acres
Street Functional Classification	West US Highway 92 – State Principal Arterial Interstate 4 – State Principal Arterial Taylor Road North – County Collector
Commercial Locational Criteria	Not applicable
Evacuation Area	None

Table 1: COMPARISON OF SURROUNDING PROPERTIES

Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Suburban Mixed Use-6	CG	Multi-Family
North	Suburban Mixed Use-6 + Public/Quasi-Public	PD + AR	Light Industrial + Public/Quasi-Public/Institutions
South	Residential-4	CG + RSC-9	Single Family/Mobile Home
East	Suburban Mixed Use-6 + Residential-4	CG + PD	Light Commercial + Light Industrial + Mobile Home Park
West	Public/Quasi-Public + Community Mixed Use-12	PD + AR	Vacant + Educational

Staff Analysis of Goals, Objectives and Policies:

The subject site is located north of West US Highway 92, south of Interstate-4 and west of Taylor Road North. The site is in the Urban Service Area and is located within the limits of the Seffner-Mango Community Plan. The applicant is requesting to allow five additional mobile homes to an existing mobile home park for a one-time expansion on a non-conforming lot.

The subject site is in the Urban Service Area where according to Objective 1 of the Future Land Use Element (FLUE), 80 percent of the county’s growth is to be directed. Policy 1.4 requires all new developments to be compatible with the surrounding area, noting that “Compatibility does not mean “the same as.” Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.” The proposal to add five mobile homes to the existing mobile home park, which currently has 10, is compatible with the residential character of the area.

Per Objective 8, Future Land Use categories outline the maximum level of intensity or density and range of permitted land uses allowed in each category. Appendix A of the Future Land Use Element (FLUE) contains a description of the character and intent permitted in each of the Future Land Use categories. The site is in the Suburban Mixed Use-6 (SMU-6) Future Land Use category. The SMU-6 category allows for the consideration of residential, suburban scale neighborhood commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed-use projects at appropriate locations. As the language states above, residential is allowed. The proposal to allow five additional mobile homes to an existing mobile home park is consistent with the development permitted in the SMU-6 Future Land Use category and meets Objective 8 and its accompanying policies.

The Comprehensive Plan requires that all development meet or exceed the land development regulations in Hillsborough County (Objective 9, FLUE Policy 9.1 and FLUE Policy 9.2). 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 report. Policy 9.3 of the FLUE states that Hillsborough County shall continue to recognize legal non-conforming uses and permit the rebuilding or expansion of existing legal non-conforming uses which do not have any significant adverse effects on adjacent properties. The applicant proposed on the revised request and site plan uploaded into Optix on May 2, 2024, there will be a 25-foot setback along the west property line. FLUE Policy 9.3 also states that “with the exception of principle residences or uses or structures destroyed by an act of God, the expansion of non-conforming uses and rebuilding on non-conforming uses, shall not occur more than once”. The applicant’s proposal for five additional mobile homes for a one-time expansion meets this policy.

The proposal meets the intent of FLUE Objective 16 and its accompanying policies 16.1, 16.2, 16.3 and 16.10 that require all new development to be compatible with the surrounding neighborhood. Goal 12-1 of the Community Design Component (CDC) of the FLUE requires new development 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 proposed residential use will complement the existing mobile home park and the residential in the surrounding area.

The subject site also meets the intent of Goal 2 and Goal 5 of the Seffner-Mango Community Plan. Goal 2 seeks to enhance the community character and ensure quality residential and non-residential character. Since the subject site currently has 10 mobile homes, five additional mobile homes along the western side of the site will supplement the existing park and surrounding community and area. Goal 5 seeks to ensure safety and mobility by supporting transportation improvements including roadway improvements, transit service, bicycle and pedestrian opportunities. There is an existing six-foot pedestrian path that will support the five additional mobile homes along with the existing homes.

Overall, staff finds that the proposed use is an allowable use in the SMU-6, is compatible with the existing development pattern found within the surrounding area and supports the vision of the Seffner-Mango Community Plan. The proposed Special Use 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 Special Use **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*.

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

FUTURE LAND USE ELEMENT

Urban Service Area

Objective 1: Hillsborough County shall pro-actively direct new growth into the urban service area with the goal that at least 80% of all population growth will occur within the USA during the planning horizon of

this Plan. Within the Urban Service Area, Hillsborough County will not impede agriculture. Building permit activity and other similar measures will be used to evaluate this objective.

Policy 1.4: *Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean “the same as.” Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.*

Land Use Categories

Objective 8: *The Future Land Use Map will include Land Use Categories which outline the maximum level of intensity or density and range of permitted land uses allowed and planned for an area. A table of the land use categories and description of each category can be found in Appendix A.*

Policy 8.1: *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 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.*

Policy 9.3: *In implementing this Comprehensive Plan, Hillsborough County shall continue to recognize legal non-conforming uses, and permit the rebuilding or expansion of existing legal non-conforming uses which do not have any significant adverse effects on adjacent properties. With the exception of principle residences, or uses or structures destroyed by an act of God, the expansion of non-conforming uses and rebuilding of non-conforming uses, shall not occur more than once. The expansion or rebuilding shall not result in an increase of the intensity of use which exceeds fifty (50) percent of the existing intensity or the maximum building square footage within the plan category, except in conformance with policy 21.4. However, the expansion may permit the construction of a use that is less intense than the existing non-*

conforming use. The new use may still be non-conforming with the plan. All expansions or rebuilding shall be consistent with other plan policies.

Neighborhood/Community Development

Objective 16: 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 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.

Policy 17.7: New development and redevelopment must mitigate the adverse noise, visual, odor and vibration impacts created by that development upon all adjacent land uses.

Community Design Component (CDC)

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

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

LIVABLE COMMUNITIES ELEMENT: SEFFNER-MANGO COMMUNITY PLAN

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

Strategies:

- Prohibit “flex” provisions within and into the Seffner-Mango Community Plan Area.
- Support in-fill development and redevelopment within the Urban Service Area while providing for compatibility with existing uses.

5. Goal: Ensure safety and mobility by supporting transportation improvements including roadway improvements, transit service, bicycle and pedestrian opportunities.

Strategies:

- Support multi-modal transportation including walking and biking.

HILLSBOROUGH COUNTY FUTURE LAND USE

RZ SU 24-0257

Rezonings
<all other values>

- STATUS**
- APPROVED
 - CONTINUED
 - DENIED
 - WITHDRAWN
 - PENDING

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

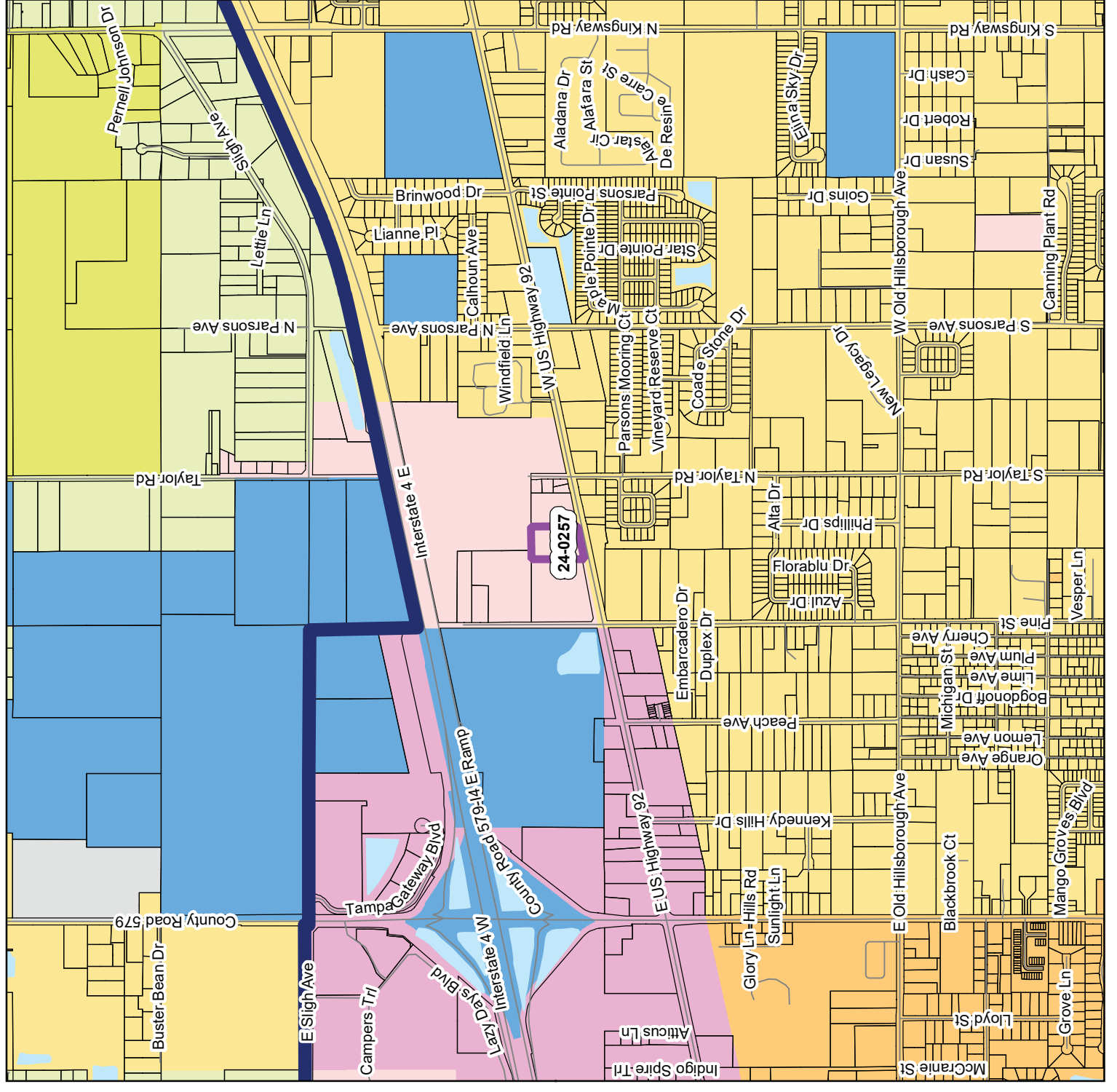
- WATER NATURAL LULC_Wee_Poly
- AGRICULTURAL/MINING-120 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
- AGRICULTURAL-170 (.25 FAR)
- AGRICULTURAL/RURAL-1/5 (.25 FAR)
- AGRICULTURAL ESTATE-1/2.5 (.25 FAR)
- RESIDENTIAL-1 (.25 FAR)
- RESIDENTIAL-2 (.25 FAR)
- RESIDENTIAL PLANNED-2 (.35 FAR)
- RESIDENTIAL-4 (.25 FAR)
- RESIDENTIAL-6 (.35 FAR)
- RESIDENTIAL-9 (.35 FAR)
- RESIDENTIAL-12 (.35 FAR)
- RESIDENTIAL-16 (.35 FAR)
- RESIDENTIAL-20 (.35 FAR)
- RESIDENTIAL-35 (1.0 FAR)
- NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)
- SUBURBAN MIXED USE-6 (.35 FAR)
- COMMUNITY MIXED USE-12 (.50 FAR)
- URBAN MIXED USE-20 (1.0 FAR)
- REGIONAL MIXED USE-35 (2.0 FAR)
- INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)
- OFFICE COMMERCIAL-20 (.75 FAR)
- RESEARCH CORPORATE PARK (1.0 FAR)
- ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)
- LIGHT INDUSTRIAL PLANNED (.75 FAR)
- LIGHT INDUSTRIAL (.75 FAR)
- HEAVY INDUSTRIAL (.75 FAR)
- PUBLIC/QUASIPUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE

DATA SOURCES: Rezonings boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. The data is provided as a reference only and is not intended to be used for any purpose 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 and belief. 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: 1/6/2024
 Author: Beverly F. Daniels
 File: G:\Rezoning\System\MapProjects\HC\0257_RZ\Rezoning_Copy.mxd





AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 6/06/2024

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: SM/CENTRAL

PETITION NO: SU GEN 24-0257

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

CONDITIONS OF APPROVAL

- In accordance with the Hillsborough County Corridor Preservation Plan, the developer shall preserve a minimum of +/-27 feet of additional right-of-way along the project's Us Hwy 92 frontage. Only those interim improvements allowed by the Hillsborough County Land Development Code shall be permitted within the preserved right-of-way. The right-of-way preservation area shall be shown on all future site plans, and building setbacks shall be calculated from the future right-of-way line.
- Notwithstanding anything shown in the site plan or in the conditions of approval to the contrary, bicycle and pedestrian access may be permitted anywhere along project boundaries.
- Construction access shall be limited to those locations shown on site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a non-conforming use expansion approval for a +/- 2.99-acre parcel, zoned Agricultural Industrial (AI) and Commercial General (CG), to add 5 additional mobile home units to approved and existing 1 single family detached unit and 10 mobile home units. The subject site is located on the north side of US Hwy 92, approximately 555 feet east of Pine St. The future land use designation is Suburban Mixed Use 6 (SMU-6).

As provided for in the Development Review Procedures Manual (DRPM), the applicant submitted a letter indicating that the proposed development does not trigger the threshold whereby a transportation analysis is required to process this rezoning. Staff has prepared a comparison of the potential trips generated by development permitted, based upon the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition, under the existing zoning designation and proposed special use request utilizing a generalized worst-case scenario.

Approved Non-Conforming Use:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
NCU: 10 Mobile Homes (ITE LUC 240)	126	17	6

NCU: 1 Single Family Detach Unit (ITE 210)	9	1	1
TOTAL	135	18	7

Proposed Special Use:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
NCU: 15 Mobile Homes (ITE LUC 240)	171	19	9
NCU: 1 Single Family Detach Unit (ITE 210)	9	1	1
TOTAL	180	20	10

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(+)45	(+)2	(+)3

The proposed special use is anticipated to result in an increase in potential trip generation by +45 daily trips, +2 am peak hour trips and +3 pm peak hour trips.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE AND SITE ACCESS

US Hwy. 92 is a 2-lane, undivided, principal arterial roadway maintained by (and under the permitting authority of) the Florida Department of Transportation (FDOT). The roadway is characterized by +/- 12-foot wide travel lanes in above average condition, and lies within a +/- 78-foot wide right-of-way along the project's frontage. There is +/- 5-foot wide sidewalk on the north side of US 92 in the vicinity of the proposed project. There are +/- 5-foot wide bicycle facilities (on paved shoulders) along both sides of US 92 in the vicinity of the proposed project.

Along the project's frontage, US 92 is identified on the Hillsborough County Corridor Preservation Plan as a future 6-lane roadway. As such, consistent with the Hillsborough County Corridor Preservation Plan, up to +/-27 feet of additional right-of-way shall be preserved along the project's US 92 frontage, as measured from the edge of the existing right-of-way line, in order to accommodate a future 6-lane roadway within 132 feet of right-of-way.

The FDOT has a completed PD&E Study for a 4-lane improvement that is unfunded and identifies the need for right of way along the applicant's parcel. The study has determined that a corner clip of right of way is needed to accommodate the 4-lane roadway improvements on U. S. Highway 92 as generally depicted on the proposed site plan.

SITE ACCESS

The special use site plan proposes to maintain one full access connection and gate the second driveway connection. The access proposed to be maintained may not be gated unless it meets the County Transportation Technical Manual TD-9, typical detail. The second gated access is permitted only as an emergency and pedestrian access.

Sidewalks are required along on US Hwy 92.

Internal vehicular and pedestrian circulation must comply with 6.11.110.B.

Notwithstanding anything shown in the site plan or in the conditions of approval to the contrary, pedestrian access may be permitted anywhere along the project boundary consistent with the LDC. Additionally, the site shall comply with internal ADA/sidewalk connections consistent with LDC, Sec. 6.03.02.

ROADWAY LEVEL OF SERVICE

Level of Service (LOS) information for adjacent roadway sections is reported below.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
US HWY 92	PINE ST	KINGS WAY	D	C

Source: Hillsborough County 2020 Level of Service 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
US Hwy 92	FDOT Principal Arterial - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input 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	135	18	7
Proposed	180	20	10
Difference (+/-)	(+)45	(+)2	(+)3

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

Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South	X	None	None	Meets LDC
East		None	None	Meets LDC
West		None	None	Meets LDC
Notes:				

Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
N/A	Choose an item.	Choose an item.
N/A	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 type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See report.



Florida Department of Transportation

RON DESANTIS
GOVERNOR

2822 Leslie Road
Tampa, FL 33612-6456

JARED W. PERDUE, P.E.
SECRETARY

April 9th, 2024

Circus Retirement Addition, 1107 W US 92, Seffner Pre App Meeting

SR 600 (US 92)
10 030 000
MP 9.961
Class 5 @ 50 MPH
Connection/signal spacing – 440' / 2640'
Directional/full median opening spacing – 660' / 2640'
Folio #: 063272-0000

RE: Pre-Application Meeting

THIS DOCUMENT IS NOT A PERMIT APPROVAL

THE COMMENTS AND FINDINGS FROM THIS PRE-APPLICATION MEETING MAY BE SUBJECT TO CHANGE AND ARE NOT BINDING ON THE DEPARTMENT OR THE APPLICANT.

Attendees:

Guests: Chris McNeal, Dan Rhodes

FDOT: Todd Croft, Mecale Roth, Nancy Porter, Allison Carroll, Tom Allen, Selena Gonzalez, Leanna Schaille, Lindsey Mineer, Luis Mejia, and Justin An

Proposed Conditions:

Proposing a non-conforming use expansion of 5 additional mobile homes, of which 10 have been recognized by the County as permissible and allowable under NCU file #15-0186.

SR 600 is a **class 5** roadway with a posted speed limit of **50 MPH**. Florida Administrative Code, Rule Chapter 14-97, requires **440'** driveway spacing, **660'** directional, **2640'** full median opening spacing, and **2640'** signal spacing requirements.



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FDOT Recommendations:

1. SR 600 is a Class 5 50 MPH roadway section, with 440' driveway spacing.
2. The entire site is under single ownership and will be reviewed as one entire parcel.
3. As the proposed changes do not meet the criteria for significant change, access management will not require an access connection permit.
4. Please coordinate with Tampa Operations on the need for a safety upgrade permit for any improvements to the existing apron.
5. While no access permit is required, a safety upgrade would be required to remove the eastern gated driveway, if desired.
6. The gate on the eastern driveway must remain locked.
7. Hillsborough County representative was unable to attend the Pre-App, but emailed the following comment on 4/9/24:
 - a. Unfortunately, Transportation Review staff cannot attend this meeting due to the County BoCC land use hearing today. However, staff does note that the proposed site plan appears to propose a second access connection to the state facility. Additionally, the state roadway is shown as a designated corridor preservation for future widening that the applicant must show on their site plan as it relates to the adopted PD&E study.Feel free to contact me if you have any questions or concerns for County staff
Regards,
Richard L. Perez, AICP (he/him/his)
Executive Planner
Development Services Department, Transportation Review Section
8. Drainage:
 - a. Please complete the attached drainage Exception Questionnaire to determine if the property qualifies for a Drainage Exception.
 - a. If drainage drains to FDOT ROW, then a drainage permit will be required.
 - b. Provide approved SWFWMD permit.
 - c. Provide photos of the site.
 - d. Provide pre/post drainage maps with discharge volumes.
 - e. 1' freeboard from the 100-year critical of the SWFWMD 24-hour.
 - f. See the DCP checklist for additional requirements.
9. May need utility permits.
 - a. Submit utility permits via OSP, one utility per permit.



Florida Department of Transportation

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10. Local Government (Hillsborough County) approval is required prior to issuance of FDOT approval.
11. Please verify utility conflicts and identify before and after locations of existing utilities on the plans.
12. Please note there are existing FDOT projects in design for this section of SR 43 (US 301):
 - a. FPID 435749-1 (PD&E) – No Letting Date but attached plan sheet shows a small clip on the west corner of the parcel.
13. If a utility permit is needed, please refer to the Utility Accommodation Manual (UAM) or contact Genesis Zambrano at Genesis.zambrano@dot.state.fl.us or 813-612-3200.
14. Contact Leanna Schaille or Tammer Al-Turk for any traffic or access related questions at leanna.schaille@dot.state.fl.us, tammer.alturk@dot.state.fl.us, or at 813-975-6000.
15. Contact Nancy Porter or Mecale' (makayla) Roth for permit, pre app, or general questions at nancy.porter@dot.state.fl.us, mecale.roth@dot.state.fl.us, or 813-612-3200.

Summary:

After reviewing and discussing the information presented in this meeting, the Department has determined we are

- in favor (considering the conditions stated above)
- not in favor
- willing to revisit a revised plan

The access, as proposed in this meeting, would be considered

- conforming
- non-conforming
- N/A (no access proposed)

in accordance with the rule chapters 1996/97 for connection spacing. The following state permits will need to be applied for by visiting our One Stop Permitting website (osp.fdot.gov):

- access-category A or B
 - access-category C, D, E, or F
 - traffic study required
 - access safety upgrade
 - drainage
- or



Florida Department of Transportation

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- drainage exception
- construction agreement
- utility
- general Use
- other _____

Thank you for allowing us the opportunity to review and discuss this project in advance. Please feel free to contact me with any questions. We look forward to working with you again.

Respectfully,

Nancy Porter

Permit Coordinator II
2822 Leslie Rd.
Tampa, FL 33619
Office - 813-612-3205
M-F 7:30 AM – 4:00 PM





Florida Department of Transportation

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SECRETARY

Additional Comments/Standard Information:

(These comments may or may not apply to this project, they are standard comments)

1. Document titles need to reflect what the document is before it is uploaded into OSP, and please do not upload unnecessary documents.
2. Documents need to be signed and sealed or notarized.
3. Include these notes with the application submittal.
4. Permits that fall within the limit of a FDOT project must contact project manager, provide a work schedule, and coordinate construction activities prior to permit approval. Ask Mecale' for information if not provided in the notes.
5. Plans shall be per the current Standard Plans and FDM.
6. All the following project identification information must be on the Cover Sheet of the plans:
 - a. all associated FDOT permit #'s
 - b. state road # (& local road name) and road section ID #
 - c. mile post # and left (Lt) or right (Rt) side of the roadway (when facing north or east)
 - d. roadway classification # and posted speed limit (MPH)
7. All typical driveway details are to be placed properly:
 - a. 24" thermoplastic white stop bar equal to the lane width placed 4' behind crosswalk or a minimum of 25' in front of it
 - b. 36" stop sign mounted on a 3" round post, aligned with the stop bar
 - c. if applicable, a "right turn only" sign mounted below the stop sign (FTP-55R-06 or FTP-52-06)
 - d. double yellow 6" lane separation lines
 - e. 6' wide, high emphasis, ladder style crosswalk straddling the detectable warning mats
 - f. warning mats to be red in color unless specified otherwise
 - g. directional arrow(s) 25' behind the stop bar
 - h. all markings on concrete are to be high contrast (white with black border)
 - i. all striping within and approaching FDOT ROW shall be thermoplastic
8. Maintain 20' x 20' pedestrian sight triangles and draw the triangles on the plans to show there are no obstructions taller than 24" within the triangles. Also, no parking spaces can be in these triangles Measure 20' up the sidewalk and 20' up the driveway from the point at which the sidewalk meets the driveway. Here is an example of what these triangles look like and how they are positioned.



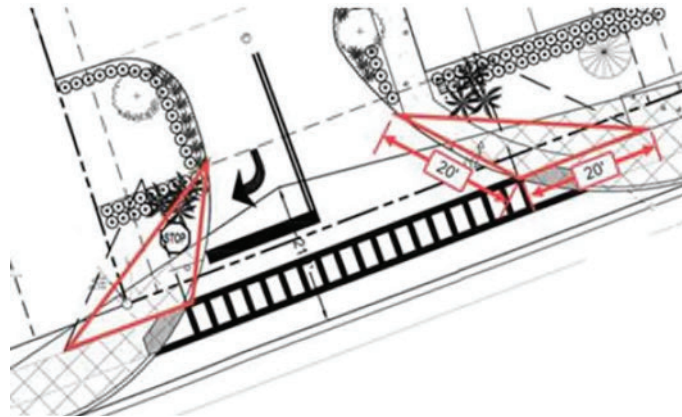


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9. Any relocation of utilities, utility poles, signs, or other agency owned objects must be coordinated with the Department and the **existing and proposed location** must be clearly labeled on the plans. Contact the Permits Department for more details and contact information.
10. Make note on plans that it is the responsibility of the contractor to not only restore the ROW, but they are also responsible for maintaining the ROW for the duration of the project.

Context Classification:

Here is the link to find information about context classification to see what class standards the proposed project needs to be built to. Below is the standard table for sidewalk width for each class:

<https://kai.maps.arcgis.com/apps/webappviewer/index.html?id=b5ecc163fe04491dafeb44194851ba93>



Florida Department of Transportation

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SECRETARY

Topic #625-000-002
FDOT Design Manual

January 1, 2020

Table 222.1.1 Standard Sidewalk Widths

Context Classification	Sidewalk Width (feet)
C1 Natural	5
C2 Rural	5
C2T Rural Town	6
C3 Suburban	6
C4 Urban General	6
C5 Urban Center	10
C6 Urban Core	12

Notes:

- (1) For C2T, C3 and C4, sidewalk width may be increased up to 8 feet when the demand is demonstrated.
- (2) For C5 and C6, when standard sidewalk width cannot be attained, provide the greatest attainable width possible, but not less than 6 feet.
- (3) For RRR projects, unaltered sidewalk with width 4 feet or greater may be retained within any context classification.
- (4) See **FDM 260.2.2** for sidewalk width requirements on bridges.

Provide the following minimum unobstructed sidewalk width (excluding the width of the curb) when there is no practical alternative to placing a pole within the sidewalk:

- 36 inches for aboveground utilities. This 36 inch width may be reduced to 32 inches, not exceeding 24 inches in length, when there is no practical alternative available to avoid an obstruction.
- 48 inches for signal, light, sign poles

When used for plantings and street furniture, the area between the back of curb and the sidewalk should be 5 feet or greater in width. Consider providing treewells in areas where on-street parking is provided.

Lighting:

Lighting of sidewalks and/or shared paths must be to current standards (FDM section 231). Newly implemented FDOT Context classifications updated the required sidewalk widths (FDM section 222.2.1.1). Where sidewalk is being added and/or widened, the lighting will be analyzed to ensure sidewalks are properly lit per FDOT FDM standards. Reference the following link and table for details:

https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/roadway/fdm/2020/2020fdm231lighting.pdf?sfvrsn=2ad35fbf_2



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SECRETARY

Topic #625-000-002
FDOT Design Manual

January 1, 2020

Table 231.2.1 Lighting Initial Values

Roadway Classification Or Project Type	Illumination Level Average Foot Candle		Illumination Uniformity Ratios		Veiling Luminance Ratio
	Horizontal (H.F.C.)	Vertical (V.F.C.)	Avg./Min.	Max./Min.	$L_{V(MAX)}/L_{AVG}$
Conventional Lighting					
Limited Access Facilities	1.5	N/A	4:1 or Less	10:1 or Less	0.3:1 or Less
Major Arterials	1.5				
Other Roadways	1.0				
High Mast Lighting					
All Roadway Classifications	0.8 to 1.0	N/A	3:1 or Less	10:1 or Less	N/A
Signalized Intersection Lighting					
New Reconstruction	3.0	2.3	4:1 or Less	10:1 or Less	N/A
Lighting Retrofit	1.5 Std. 1.0 Min.	1.5 Std. 1.0 Min.			
Midblock Crosswalk Lighting					
Low Ambient Luminance	N/A	2.3	N/A	N/A	N/A
Medium & High Ambient Luminance		3.0			
Sidewalks and Shared Use Paths					
Facilities Separated from the Roadway	2.5	N/A	4:1 or Less	10:1 or Less	N/A
Sign Lighting					
Low Ambient Luminance	15-20	N/A	N/A	6:1	N/A
Medium & High Ambient Luminance	25-35				
Rest Area Lighting					
All Roadways and Parking Areas	1.5	N/A	4:1 or Less	10:1 or Less	N/A

231-Lighting

COMMISSION

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 Steffanie L. Wickham WASTE DIVISION

AGENCY COMMENT SHEET

REZONING	
<p>HEARING DATE: 4/15/2024</p> <p>PETITION NO.: 24-0257</p> <p>EPC REVIEWER: Melissa Yañez</p> <p>CONTACT INFORMATION: (813) 627-2600 X 1360</p> <p>EMAIL: yanezm@epchc.org</p>	<p>COMMENT DATE: 1/30/2024</p> <p>PROPERTY ADDRESS: 1107 W 92 Hwy, Seffner, FL</p> <p>FOLIO #: 0632720000</p> <p>STR: 34-28S-20E</p>
<p>REQUESTED ZONING: Nonconforming Use Expansion to 24-0257</p>	
FINDINGS	
WETLANDS PRESENT	NO
SITE INSPECTION DATE	1/25/2024
WETLAND LINE VALIDITY	NA
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	No wet per site visit
<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) inspected the above referenced site in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using the methodology described within Chapter 62-340, Florida Administrative Code, and adopted into Chapter 1-11. The site inspection revealed that no wetlands or other surface waters exist within the above referenced parcel. 	

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

- 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.

my / cb

ec: Circus & Traveling Shows Retirement Project, Inc. - leestevens237@gmail.com
Todd Pressman - Todd@Pressmaninc.com



School Impact Review – No Comment or Objection

Date Issued: 05/2/2024

Acreage: 2.99 (+/- acres)

Jurisdiction: Hillsborough

Proposed Zoning: CG

Case Number: 24-0257

Future Land Use: SMU 6

Address: 11207 W 92 Hwy

Maximum Residential Units: 5

Parcel Folio Number(s): 63272.0000

Residential Type: Mobile Home

The District has no comment. The proposed development would not meet the threshold for School Concurrency.

The District has no objection, subject to listed or attached conditions.

NOTE:

The information provided above is valid for sixth months from the date issued. Please contact the School District for an updated review as necessary.

Andrea A. Stingone

Andrea A. Stingone, M.Ed.
Department Manager, Planning & Siting
Growth Management Department
Hillsborough County Public Schools
E: andrea.stingone@hcps.net
P: 813.272.4429 C: 813.345.6684

AGENCY COMMENT SHEET

TO: **Zoning/Code Administration, Development Services Department**

FROM: **Reviewer:** Carla Shelton Knight **Date:** May 9, 2024

Agency: Natural Resources **Petition #:** 24-0257

- This agency has **no comment**
- This agency has **no objections**
- This agency has **no objections, subject to listed or attached conditions**
- This agency **objects, based on the listed or attached issues.**

1. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. Every effort must be made to avoid the removal of and design the site around these trees. The site plan may be modified from the Zoning Site Plan to avoid tree removal. **This statement should be identified as a condition of the rezoning.**
2. 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.
3. 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.
4. 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.

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 2 Feb. 2024

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

APPLICANT: Todd Pressman

PETITION NO: SU-GEN 24-0257

LOCATION: 1107 W. Hwy 92, Seffner, FL 33584

FOLIO NO: 63272.0000

SEC: 34 TWN: 28 RNG: 20

- 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: _____.

**WATER RESOURCE SERVICES
REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER**

PETITION NO.: SU-GEN 24-0257 REVIEWED BY: Clay Walker, E.I. DATE: 1/19/2024

FOLIO NO.: 63272.0000

WATER

- The property lies within the _____ Water Service Area. The applicant should contact the provider to determine the availability of water service.
- A 8 inch water main exists (adjacent to the site), (approximately 85 feet from the site) and is located south of the subject property within the south Right-of-Way of East U.S. Highway 92. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

WASTEWATER

- The property lies within the _____ Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
- A 4 inch wastewater force main exists (adjacent to the site), (approximately _____ feet from the site) and is located south of the subject property within the north Right-of-Way of East U.S. Highway 92. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

COMMENTS: The subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's potable water and wastewater systems. The subject area is located within the Hillsborough County Wastewater Service Area and will be served by the Valrico Water Reclamation Facility.



VERBATIM TRANSCRIPT

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HILLSBOROUGH COUNTY, FLORIDA
Board of County Commissioners

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ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: Susan Finch
Land Use Hearing Master

DATE: Monday, June 17, 2024

TIME: Commencing at 6:00 p.m.
Concluding at 7:39 p.m.

LOCATION: Hillsborough County BOCC
601 East Kennedy Boulevard
Second Floor Boardroom
Tampa, Florida 33601

Reported by:
Diane DeMarsh, AAERT No. 1654
Digital Reporter

1 MS. HEINRICH: Our last application is Item E.1,
2 Special Use 24-0257. The applicant is requesting a
3 nonconforming use expansion special use permit on property zoned
4 CG and AI. I reviewed this for Development Services and will
5 provide Staff finding after the applicant's presentation.

6 HEARING MASTER: All right. Good evening.

7 MR. PRESSMAN: Thank you. Good evening. Todd
8 Pressman, 200 2nd Avenue South, Number 451 in Saint Petersburg.

9 I have the honor and privilege of being here this
10 evening for the circus and traveling show retirement project.

11 And we have a number of folks here. If I may introduce

12 Mr. Lee Stevens.

13 Lee, you're the executive director --

14 MR. STEVENS: Yes, sir.

15 MR. PRESSMAN: -- of the organization. We have a few
16 folks who will speak to it as well from the organization. It is

17 a 501C3 charitable group of 2.99 acres located in the east part
18 of the county per the property appraiser located in the

19 Highway 92. And in the Seffner Mango area. This is the

20 property on the property appraiser. And you can see from this

21 just this aerial that there's pretty significant development,

22 intensive development near the -- near the site in adjacent.

23 This is a little closer look.

24 So this is the show keeper's winter winter quarters,
25 which is a charitable group which provides show people with age

1 or health problems in their search for affordable housing in the
2 Southwest Florida area by obtaining land and establishing a
3 community where show people can live and share their tradition,
4 share people -- excuse me, show people's winter quarters is a
5 one step. They're currently active with it and looking for
6 other sites as well.

7 What's really kind cool at the site is that they
8 converted one of the Barnum and Bailey trains to one of the
9 residential common areas and maintain a circus-like environment
10 in terms of aesthetics for the site. And these are some of the
11 folks there. This is the view from the street. Now, the
12 request before you follows NCU 15-0186, which allowed a ten
13 space mobile home park. And under the NCU expansion, we can ask
14 for 50 percent increase, which would be five more units, which
15 is what is being requested here. So today's request is an
16 expansion to 15 total mobile homes, which is a 50 percent
17 increase from the ten units that are approved already under the
18 NCU.

19 The DSU and Planning Commission both support. We are
20 we are -- we are in the SMU future land use category. 18 units
21 is permitted under the SMU in terms of maximum calculation just
22 by the pure math. And in terms of the zoning CG and uses, we
23 have the Amazon warehouse to the rear. There's a strip center
24 with a vape use in it, mini warehouse accessory open storage on
25 the other side. And CG zoning is sort of the majority of the

1 area.

2 The PD plan lays out the mobile homes with a roadway
3 through the center. Planning Commission notes that recognizing
4 the legal NCU use and permit the rebuilding and expansion of the
5 existing legal nonconforming uses which do not have significant
6 adverse impacts on adjacent properties. It is one comp plan
7 that is important, one comp plan policy. Also knowing to
8 enhance the community care -- care -- character and ensure
9 quality residential and nonresidential character is the goal of
10 number two and number five in the Mango Community Plan and that
11 it is compatible with the existing development pattern and
12 consistent with the goals and objectives and policies of the
13 comp plan.

14 So with that, if we can have folks speak each just for
15 a minute or two and submit a letter to the record. Thank you.

16 HEARING MASTER: Absolutely. Mr. Pressman, if you
17 could sign in please.

18 Good evening.

19 MR. STEVENS: Hello Madam Hearing Master. It's nice
20 to see you. Thank you ladies and Staff.

21 I have two letters of endorsement for the project.
22 I'm just going to read a paragraph or so of each one.

23 HEARING MASTER: Absolutely. And also, if you could
24 give us your name and address.

25 MR. STEVENS: Oh, I'm sorry. My name is Lee Stevens.

1 Other 10005 Alabaster Drive, Gibsonton, Florida 33534.

2 HEARING MASTER: Thank you so much. Go ahead.

3 MR. STEVENS: Thank you, ma'am.

4 This was from the circus traveling show ministry.

5 It's from Father Frank Cancrow, who is the secretary for
6 Cultural Diversity. He's the pastoral care of migrants,
7 refugees and travelers. He's also our chairman of our board of
8 directors. And Father Frank writes, in -- in part, we offer an
9 opportunity for folks who are in need of some assistance to
10 afford a spot to live when they are no longer on the road in the
11 traveling show industry. This is more than a pathical reality.
12 It is also a mission that allows us to support the basic human
13 dignity of folks who otherwise might find themselves victims of
14 systems and attitudes that will make their final stretch of life
15 less secure.

16 And then I added, as the executive director, our
17 residents have entertained thousands, if not millions of people
18 over their working lifetimes and for whatever reasons, end up
19 with little or nothing, other than the minimal social security
20 checks or some are just on small disability checks. Like many
21 performance and entertainers, they got the show part of show
22 business right, but not the business part.

23 I have spent my lifetime with the circus and I do not
24 come from the very circus -- famous circus service family, but
25 I -- I'm the kid that ran away and joined the circus and I'm

1 fortunate to be able to get back to our seniors who came before
2 me.

3 With that, I respectfully submit that. I'd like to
4 introduce if I can one of our more feisty residents at 91,
5 almost 92 years old. The fabulous Thelma Frias. She has new
6 hips, so she's to -- she's running believe it or not.

7 MS. FRIAS: I'm not running. Hi. My name is
8 Thelma Frias and I live in the winter quarters. And I have for
9 about four years. And I'm one of those people that ran away
10 with the circus. In 1952, I came to this country to join a
11 circus in Greenville, Ohio and traveled many years traveling
12 with the circus. And, of course, now I can't do the circus work
13 I'd like to be able to do. When you get old, you can't do as
14 well as you used to do. But I'm doing okay. So --

15 HEARING MASTER: I appreciate you coming down.

16 MR. PRESSMAN: Madam Hearing Officer, tremendously out
17 of the order, I'm going to ask a question. You have to tell us
18 what you did at the circus.

19 MS. FRIAS: Okay. I did many things traveling with
20 the circus because I was an acrobat. And then you learned to do
21 aerial work. And you work with animals as well, like dogs,
22 chimpanzees. I did a pig act one time for somebody. However,
23 the pigs went everywhere but where I wanted them to go. But
24 yes, I enjoyed traveling with the circus. I wish I could still
25 go. I already told the family two years ago if you have a young

1 baby and you need a mother or a grandmother, call me. I'll be
2 right there because I love traveling with the circus.

3 HEARING MASTER: Thank you for coming out here --

4 MS. FRIAS: I wish I could still do it.

5 HEARING MASTER: -- I appreciate it.

6 MS. FRIAS: Okay. Thank you.

7 MR. PRESSMAN: I can't do better than that.

8 HEARING MASTER: No.

9 THE CLERK: Could you both sign in for the record?

10 MR. STEVENS: Thelma, you got to sign the paper there.

11 HEARING MASTER: Mr. Pressman, anyone else that you
12 would like to speak?

13 MR. STEVENS: I'm not done. I'm coming. I was going
14 to.

15 I'd like to also introduce at this time a very active
16 member of our board of directors. And she's one of the -- the
17 largest proponents and it's her committee to do all the
18 fundraising. Ms. Peggy Williams, 50 years with Ringling
19 Brothers, wasn't it?

20 MS. WILLIAMS: 48.

21 MR. STEVENS: Well, it was almost 50.

22 HEARING MASTER: Thank you so much. Good evening.

23 MS. WILLIAMS: Thank you for your time tonight. I
24 just want to stand in support of this project and its expansion.
25 I do work on the board for at least five years now. When I

1 retired from Ringling Brothers in 2017 when it closed, I
2 immediately realize the challenge for retiring circus people who
3 have bodies that they can move, they have -- they have trailers
4 that they live in because that's how they travel. And then
5 there's no place to go affordable to when you're off the road,
6 there's no affordable place to go. And this is why I spent so
7 much time on the board of Show People's Winter Quarters because
8 they can stay in their own home. They don't have to go rent an
9 apartment and a place to park their trailer. They can live in
10 it, drive in, plug in, get power, water and they're in. And
11 they pay a (indiscernible) amount per month to stay there.

12 So it's the simplest, healthiest way. And when they
13 drive there in Seffner, they also join that community, which is
14 filled with people who already have traveling stories to share
15 over morning coffee. And that's significant. It's -- it's --
16 it's very significant that these people have like people,
17 similar people to share their experiences with. They feel at
18 home very -- very quickly and not the lonely thing that happens
19 in so many other retirement areas. So they can remain in their
20 homes, drive in, hook up and join the community. And on behalf
21 of the current residents there, it's only ten units and
22 hopefully the 50 percent that we can add to that on behalf of
23 those future residents. I stand in support of the expansion.
24 And we will continue as a board to do everything that we can to
25 make it a nice place. We have a dog park, we have fencing,

1 we've add it lighting. We've had tree truing. We have the
2 community center where they have a full size oven. So they --
3 yes, they can bake a full size pizza. Not the little trailer
4 ones, right. And the -- the beautiful part about being in that
5 kind of community is they all can trust each other and rely on
6 each other without having to start from scratch. And so, I
7 stand in support of it. And that's -- I need to give my name
8 and my address.

9 HEARING MASTER: Yes, ma'am.

10 MS. WILLIAMS: My name is Peggy Williams. And my
11 address is 3011 Lemon Terrace Drive in Wimauma, Florida. I --
12 so I live in Hillsborough County.

13 HEARING MASTER: Thank you so much for coming down. I
14 really appreciate it.

15 MS. WILLIAMS: Thank you.

16 HEARING MASTER: Mr. Pressman, anything else?

17 MR. PRESSMAN: No. Thank you.

18 HEARING MASTER: All right. Thank you. Then we'll go
19 to Development Services.

20 MS. HEINRICH: Michelle Heinrich, Development
21 Services.

22 Staff reviewed an expansion of a legal nonconforming
23 use, which is a ten space mobile home park, a property that's
24 currently zoned CG and AI. The LDC does allow for a one time
25 expansion for up to 50 percent, which in this case would allow

1 five additional mobile home park spaces. Staff's review of the
2 proposal found that the expansion would not create any
3 compatibility concerns based upon the following factors.

4 The site is surrounded primarily by commercial zonings
5 and development. The number of added spaces that does not
6 exceed the 50 percent maximum. The southern boundary setback
7 will meet current requirements, which is 50 feet. Same with the
8 or when the northern boundary setback, that will exceed
9 requirements, which is 25 and they're providing a 30. In the
10 western and eastern side yard setbacks, which currently meet
11 current requirements. It should be noted that when the mobile
12 home park was established in the 1970s, public water and sewer
13 was not available. And the health department did issue permits
14 for well and septic.

15 The zoning administrator has determined that while the
16 site is now in the urban service area, the expanded use may
17 remain on well and septic. I'm available if you have any
18 questions.

19 HEARING MASTER: No questions at this time, but thank
20 you.

21 Planning Commission.

22 MS. MYERS: Alexis Myers, Planning Commission.

23 The subject property is located in the suburban mixed
24 use category. The site is in the urban service area and it's
25 located within the limits of the Seffner Mango Community Plan.

1 Policy 1.4 of the FLUE requires all new developments to be
2 compatible with the surrounding area, noting that compatibility
3 does not mean the same as, rather a sensitivity of development
4 proposals and maintaining the character of existing development.
5 Proposal to add five mobile homes to the existing mobile home
6 park, which currently has ten is compatible with the residential
7 character area.

8 The applicant propose (indiscernible) request and site
9 plan. There will be a 25-foot setback along the west property
10 line. FLUE Policy 9.3 also states that, with the exception of
11 principal residences or uses or structures destructed by an act
12 of God, the expansion of nonconforming uses and rebuilding of
13 nonconforming uses shall not occur more than once. The
14 applicant's proposed -- proposal for five additional mobile
15 homes for one time expansion meets this policy.

16 The proposal also meets the intent of FLUE Objective
17 16 and it's accompanying Policy 16.1, 16.2, 16.3 and 16.10 that
18 require all new developments to be compatible with the
19 surrounding neighborhood. Goal 12.1 of the committee design
20 component of the FLUE requires new developments to be
21 recognized. The existing community and be designed to relate to
22 and be compatible to the predominant character of the
23 surrounding area.

24 In this case, the proposed residential use will
25 complement the existing mobile homes and the residential and the

1 strand area.

2 The subject site also meets the intent of Goal 2 and
3 Goal 5 of the Seffner Mango Community Plan. Goal 2 seeks to
4 enhance the community character and ensure quality residential
5 and nonresidential character. Since the subject site currently
6 has ten mobile homes, five additional homes along the western
7 side the site will supplement the existing park and surrounding
8 community and area. Goal five seeks to ensure safety and
9 mobility by supporting transportation improvements, including
10 roadway improvements, transit service, bicycle and pedestrian
11 opportunities. There's an existing six-foot pedestrian path
12 that will support the five additional mobile homes along the
13 existing -- or I'm sorry along with the existing homes.

14 Based upon those considerations, Planning Commission
15 Staff finds the proposed special use consistent with the
16 Unincorporated Hillsborough County Comprehensive Plan.

17 HEARING MASTER: Thank you so much. I appreciate it.
18 I don't think we have anyone, but I'll ask. Is there anyone to
19 speak in favor? Anyone in support. All right.

20 Anyone in -- I'm seeing no one. Anyone in opposition?
21 All right. No one.

22 Ms. Heinrich, anything else?

23 MS. HEINRICH: Nothing further, ma'am.

24 HEARING MASTER: All right. Mr. Pressman, anything to
25 add?

1 All right. Then with that, we'll close Special Use
2 24-0257 and adjourn the hearing. Thank you all for your time
3 and testimony.

4 (Off the record at 7:39 p.m.)

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HILLSBOROUGH COUNTY, FLORIDA
Board of County Commissioners

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ZONE HEARING MASTER)

HEARINGS)

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ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: PAMELA JO HATLEY
Land Use Hearing Master

DATE: Tuesday, May 14, 2024

TIME: Commencing at 6:00 p.m.
Concluding at 8:28 p.m.

LOCATION: Hillsborough County BOCC
601 East Kennedy Boulevard
Second Floor Boardroom
Tampa, Florida 33601

Reported by:
Diane DeMarsh, AAERT No. 1654
Digital Reporter

1 Item A.2, PD 23-0918. This application is being
2 withdrawn by the zoning administrator in accordance with LDC
3 Section 10.3.02.C.2.

4 Item A.3, Major Mod 24-0034. This application is out
5 order to be heard and is being continued to the June 17, 2024
6 ZHM hearing.

7 Item A.4, PD 24-0044. This application is out of
8 order to be heard and is being continued to the June 17, 2024
9 ZHM hearing.

10 Item A.5, PD 24-0124. This application is out of
11 order to be heard and is being continued to the June 17, 2024
12 ZHM hearing.

13 Item A.6, PD 24-0141. This application is being
14 continued by the applicant to the June 17, 2024 ZHM hearing.

15 Item A.7, PD 24-0238. This application is out of
16 order to be heard and is being continued to the July 22, 2024
17 ZHM hearing.

18 Item A.8, PD 24-0239. This application is out of
19 order to be heard and is being continued to the June 17, 2024
20 ZHM hearing.

21 Item A.9, Major Mod 24-0240. This application is
22 being withdrawn from the hearing process.

23 Item A.10, Special Use 24-0257. This application is
24 being continued by the applicant to be June 17, 2024 ZHM
25 hearing.

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

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ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: PAMELA JO HARTLEY
Land Use Hearing Master

DATE: Monday, April 15, 2024

TIME: Commencing at 6:00 p.m.
Concluding at 8:38 p.m.

LOCATION: Frederick B. Karl County Center
601 East Kennedy Boulevard
Tampa, Florida 33602

Reported by:
Diane DeMarsh, AAERT No. 1654
Digital Reporter

1 Item A.2, MM 23-0904. This application is being
2 continued by the applicant to the May 14, 2024, ZHM Hearing.

3 Item A.3, PD 23-0997. This application is being
4 continued by the applicant to the May 14, 2024, ZHM Hearing.

5 Item A.4, MM 24-0034. This application is being
6 continued by the applicant to the May 14, 2024, ZHM Hearing.

7 Item A.5, PD 24-0044. This application is being
8 continued by the applicant to the May 14th ZHM Hearing.

9 PD 24-0124. This application is out of order to be
10 heard and is continued to the May 14, 2024, ZHM Hearing.

11 Item A.7. This application is out of order to be
12 heard, which is PD 24-0141. This application is out order to be
13 heard and is being continued to the May 14, 2024, ZHM Hearing.

14 Item A.8, RZ-STD 24-0232. This application is out of
15 order to be heard and is being continued to the May 14, 2024,
16 ZHM Hearing.

17 Item A.9, PD 24-0239. This application out of order
18 to be heard and is being continued to the May 14, 2024, ZHM
19 Hearing.

20 Item A.10, SU-GEN 24-0257. This application is being
21 continued by the applicant to the May 14, 2024 ZHM Hearing.

22 Item A.11, PD 24-0293. This application is out of
23 order to be hearing is being continued to the May 14, 2024, ZHM
24 Hearing.

25 Item A.12, MM 24-0300. This application is being



**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

DATE/TIME: 6/17/24 6:00pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ 24-0681</u>	PLEASE PRINT NAME <u>Todd Pressman</u> MAILING ADDRESS <u>200 2nd Ave S #451</u> CITY <u>St. Pete</u> STATE <u>FL</u> ZIP <u>33704</u> PHONE <u>727-804-1760</u>
APPLICATION # <u>RZ 24-0044</u>	PLEASE PRINT NAME <u>Kami Corbett</u> MAILING ADDRESS <u>101 E Kennedy Blvd Ste 3700</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-227-8421</u>
APPLICATION # <u>RZ 24-0044</u>	PLEASE PRINT NAME <u>Isabelle Albert</u> MAILING ADDRESS <u>1000 W. Ashley Dr.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33629</u> PHONE <u>813-331-0976</u>
APPLICATION # <u>RZ 24-0141</u>	PLEASE PRINT NAME <u>Todd Pressman</u> MAILING ADDRESS <u>200 2nd Ave S #451</u> CITY <u>St. Pete</u> STATE <u>FL</u> ZIP <u>33704</u> PHONE <u>727-804-1760</u>
APPLICATION # <u>RZ 24-0239</u>	PLEASE PRINT NAME <u>William Molloy</u> MAILING ADDRESS <u>325 S Bl-1</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33600</u> PHONE _____
APPLICATION # <u>RZ 24-0239</u>	PLEASE PRINT NAME <u>Isabelle Albert</u> MAILING ADDRESS <u>1000 W. Ashley Dr.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33629</u> PHONE <u>813-331-0976</u>

DATE/TIME: 6/17/24 6:00pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ 24-0393</u> <u>VS</u>	PLEASE PRINT NAME <u>Ava Russo</u> MAILING ADDRESS <u>10009 Gallant Lane</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33625</u> PHONE <u>609-513-7501</u>
APPLICATION # <u>RZ 24-0393</u> <u>VS</u>	PLEASE PRINT NAME <u>Michael Hoffman</u> MAILING ADDRESS <u>1009 Gallant Lane</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33625</u> PHONE <u>321-794-6465</u>
APPLICATION # <u>RZ 24-0393</u>	PLEASE PRINT NAME <u>Maria Elena D'Amico</u> MAILING ADDRESS <u>16105 Darnell Rd</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33549</u> PHONE <u>813-230-4091</u>
APPLICATION # <u>MM 24-0758</u>	PLEASE PRINT NAME <u>Renneth A. Tinkler Carltonfields (Tinkler)</u> MAILING ADDRESS <u>4201 W Bay Scott Blvd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-223-7000</u>
APPLICATION # <u>MM 24-0758</u>	PLEASE PRINT NAME <u>Shelby Fuente</u> MAILING ADDRESS <u>777 S Harbor Island Blvd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>727-420-9197</u>
APPLICATION # <u>SU 24-0257</u>	PLEASE PRINT NAME <u>Kelly Ferguson</u> MAILING ADDRESS <u>200 2nd Ave S. #151</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-223-1760</u>

DATE/TIME: 6/17/24 6:00pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>SU 24-0257</u>	PLEASE PRINT NAME <u>Thelma Frias (Thelma Frias)</u> MAILING ADDRESS <u>1107 W 44 92 Lot 1</u> CITY <u>Seffner</u> STATE <u>FL</u> ZIP <u>33584</u> PHONE <u>813 360 3736</u>
APPLICATION # <u>SU 24-0257</u>	PLEASE PRINT NAME <u>Lee Stevens (stevens)</u> MAILING ADDRESS <u>P.O Box 237</u> CITY <u>Gibson</u> STATE <u>FL</u> ZIP <u>33534</u> PHONE <u>813 334 4324</u>
APPLICATION # <u>SU 24-0257</u>	PLEASE PRINT NAME <u>PEGGY WILLIAMS</u> MAILING ADDRESS <u>3011 LEMON TERRACE DR</u> CITY <u>WIMAUMA</u> STATE <u>FL</u> ZIP <u>33598</u> PHONE <u>608-332-7778</u>
APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____
APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____
APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____

JUNE 17, 2024 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, June 17, 2024, at 6:00 p.m., in the Boardroom, Frederick B. Karl County Center, Tampa, Florida, and held virtually.

▶ Susan Finch, ZHM, called the meeting to order at 6:00 p.m., led in the pledge of allegiance to the flag, and introduction.

A. WITHDRAWALS AND CONTINUANCES

▶ Michelle Heinrich, Development Services (DS), reviewed the changes/withdrawals/continuances.

▶ Susan Finch, ZHM, overview of ZHM process.

▶ Senior Assistant County Attorney Mary Dorman, overview of evidence/ZHM/BOCC Land Use process.

▶ Susan Finch, ZHM, Oath.

B. REMANDS - None.

C. REZONING STANDARD (RZ-STD):

C.1. RZ 24-0681

▶ Michelle Heinrich, DS, called RZ 24-0681.

▶ Testimony provided.

▶ Susan Finch, ZHM, closed RZ 24-0681.

D. REZONING-PLANNED DEVELOPMENT (RZ-PD) & MAJOR MODIFICATION (MM):

D.1. MM 23-0904

▶ Michelle Heinrich, DS, called MM 23-0904, withdrawn application.

D.2. RZ 24-0044

▶ Michelle Heinrich, DS, called RZ 24-0044.

▶ Testimony provided.

▶ Susan Finch, ZHM, closed RZ 24-0044.

MONDAY, JUNE 17, 2024

D.3. RZ 24-0141

- ▶ Michelle Heinrich, DS, called RZ 24-0141.
- ▶ Testimony provided.
- ▶ Susan Finch, ZHM, closed RZ 24-0141.

D.4. RZ 24-0239

- ▶ Michelle Heinrich, DS, called RZ 24-0239.
- ▶ Testimony provided.
- ▶ Susan Finch, ZHM, closed RZ 24-0239.

D.5. RZ 24-0393

- ▶ Michelle Heinrich, DS, called RZ 24-0393.
- ▶ Testimony provided.
- ▶ Susan Finch, ZHM, closed RZ 24-0393.

D.6. MM 24-0758

- ▶ Michelle Heinrich, DS, called MM 24-0758.
- ▶ Testimony provided.
- ▶ Susan Finch, ZHM, closed MM 24-0758.

E. ZHM SPECIAL USE (SU)

E.1. (SU) 24-0257

- ▶ Michelle Heinrich, DS, called SU 24-0257.
- ▶ Testimony provided.
- ▶ Susan Finch, ZHM, closed SU 24-0257.

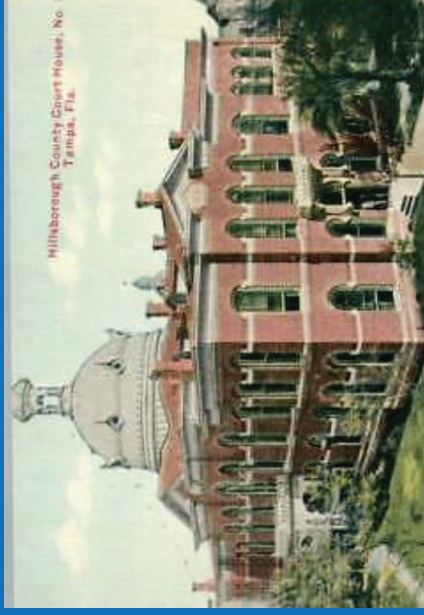
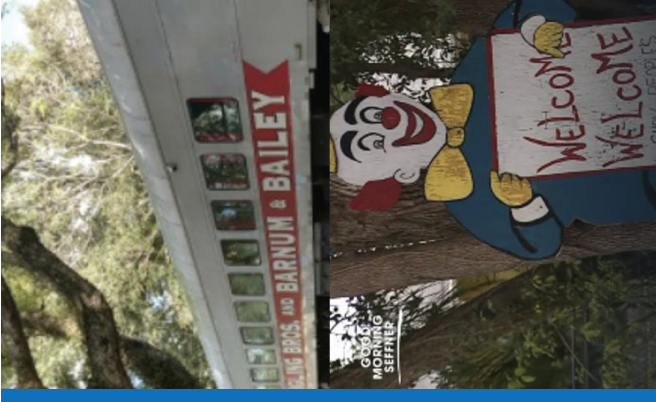
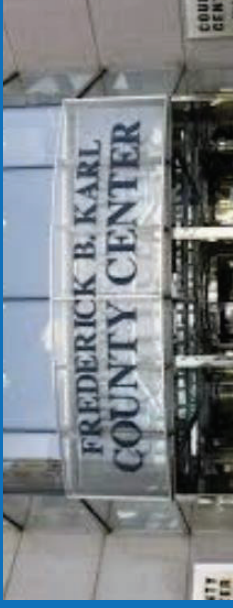
ADJOURNMENT

- ▶ Susan Finch, ZHM, adjourned the meeting at 7:39 p.m.

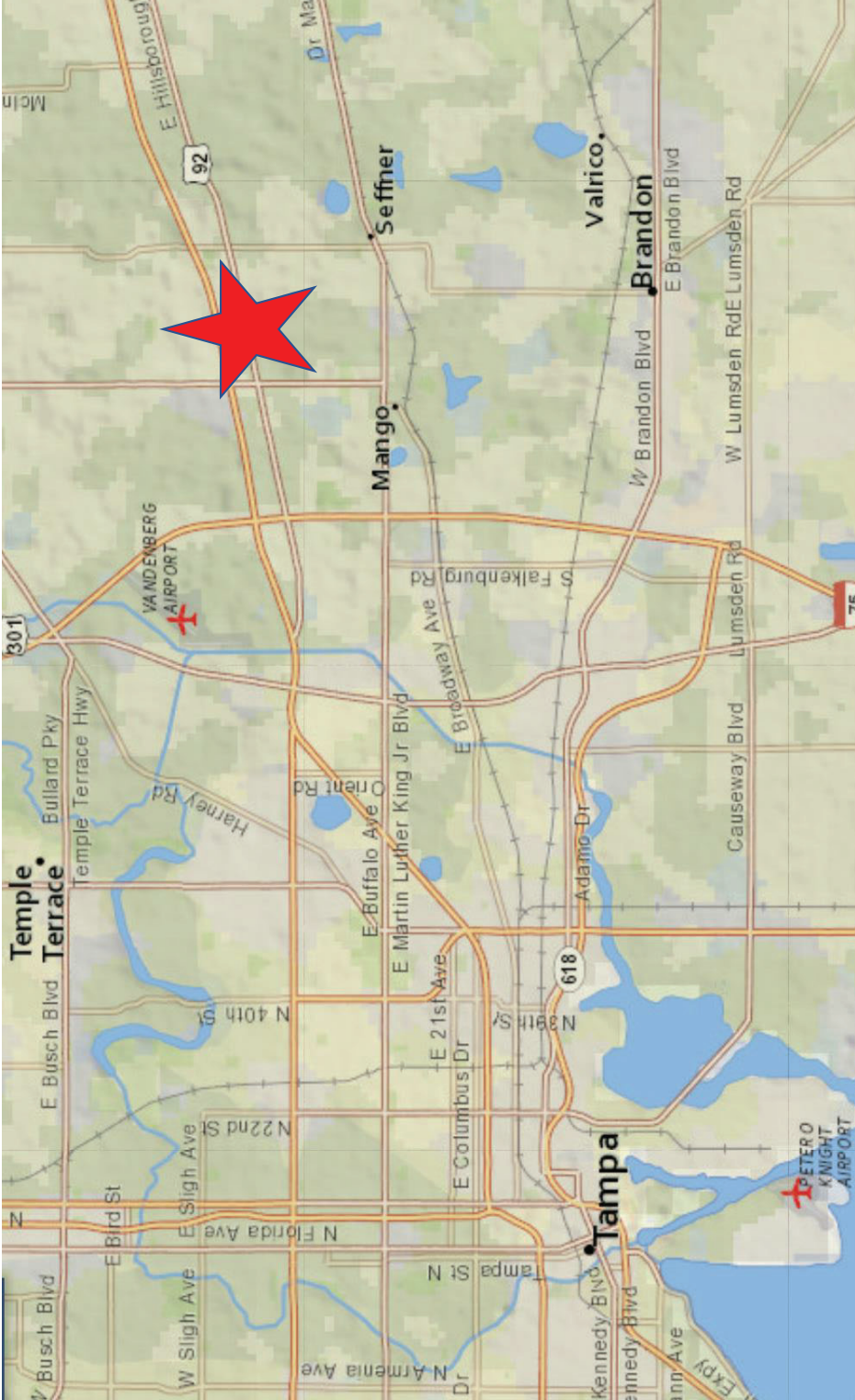
SU-GEN-24-0257

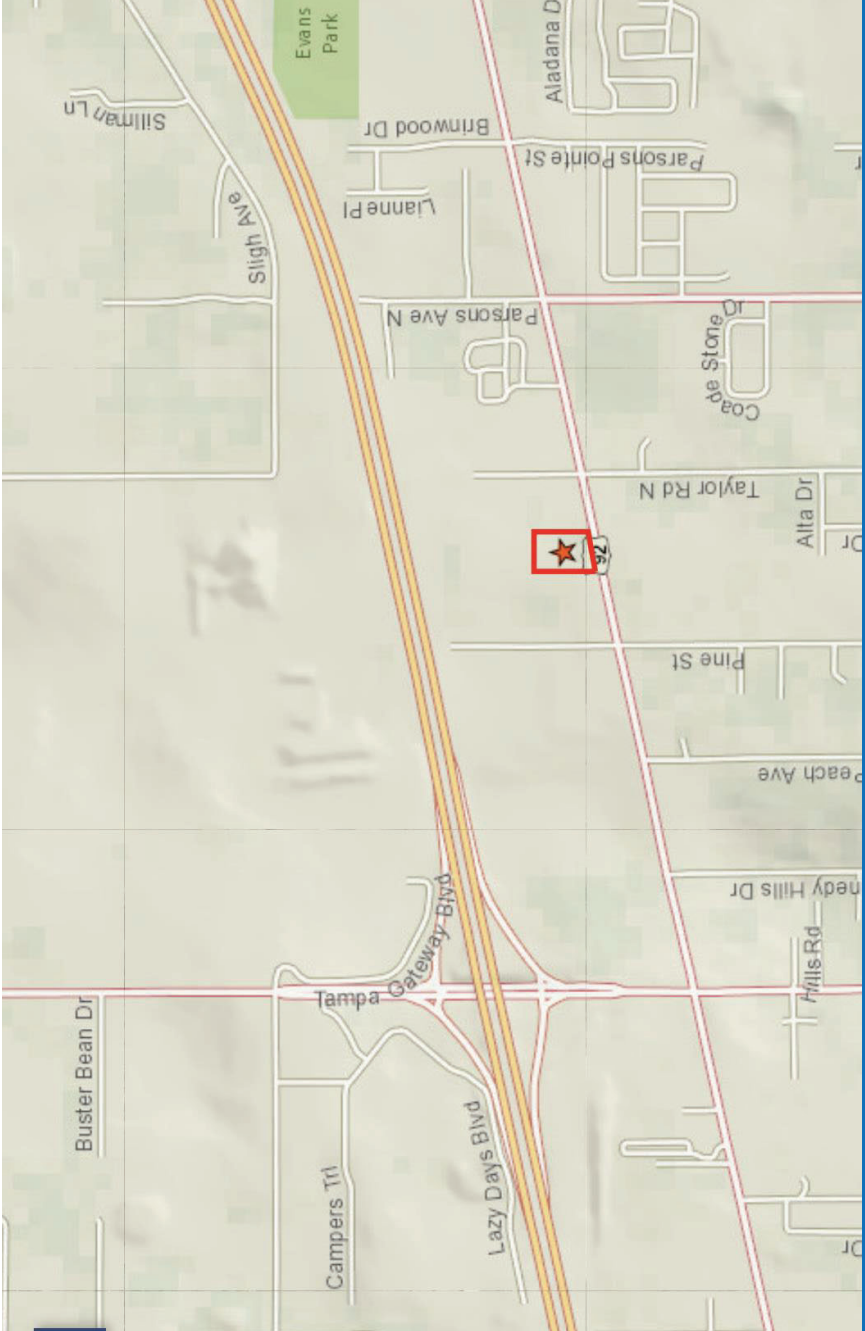
Circus and Traveling Show Retirement Project, Inc. 501-C3 classification.

2.99 acres



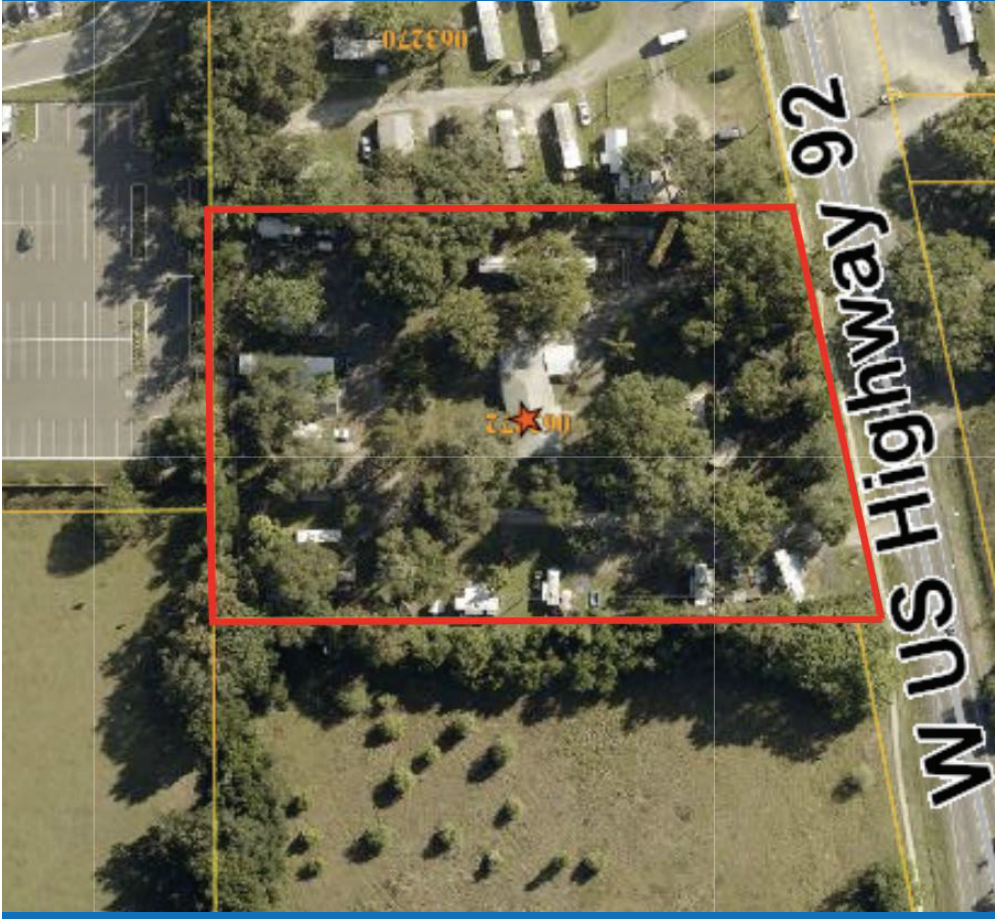
Application No. SU 24-0257
Name: Todd Pressman
Entered at Public Hearing: ZHM
Exhibit #1
Date: 6/17/2024





Seffner - Mango

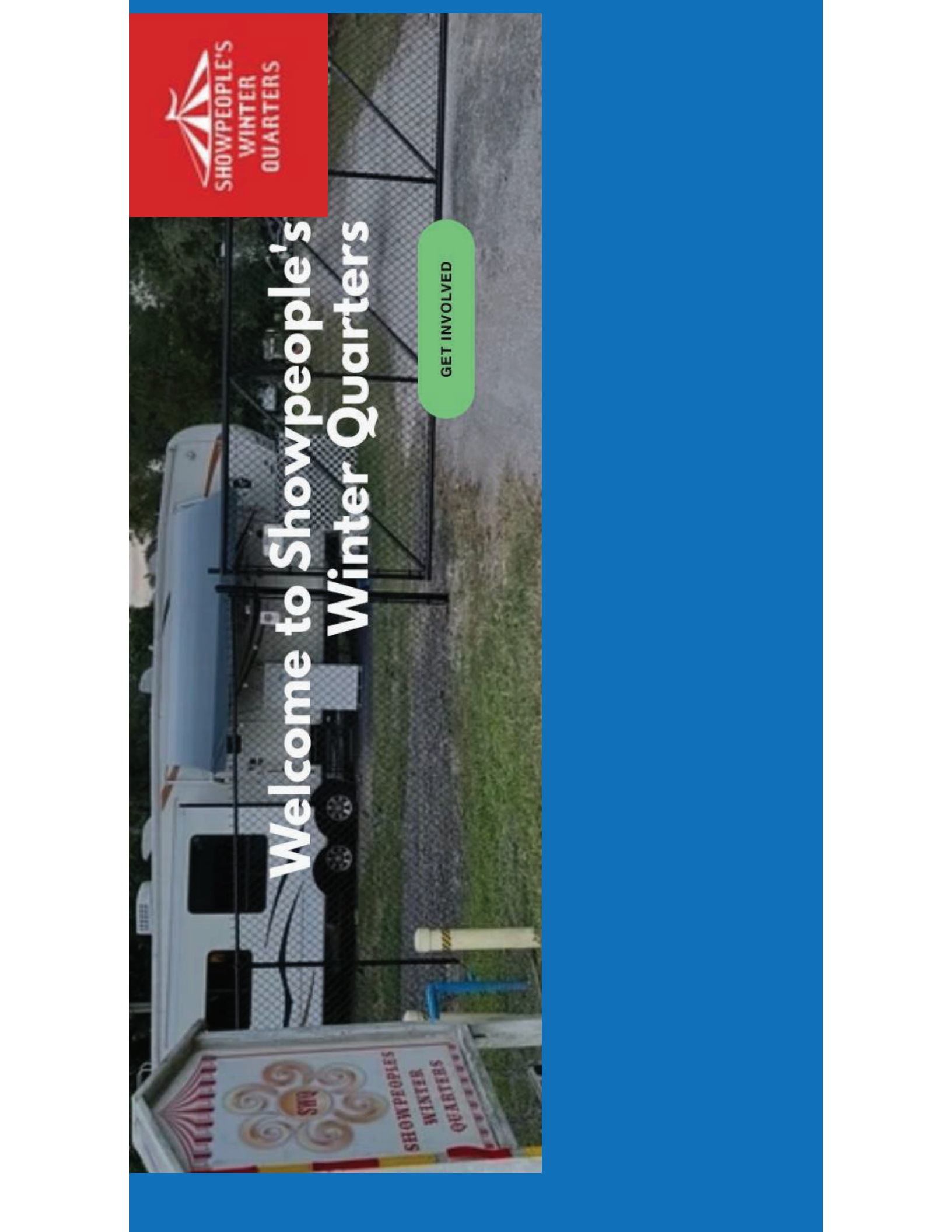
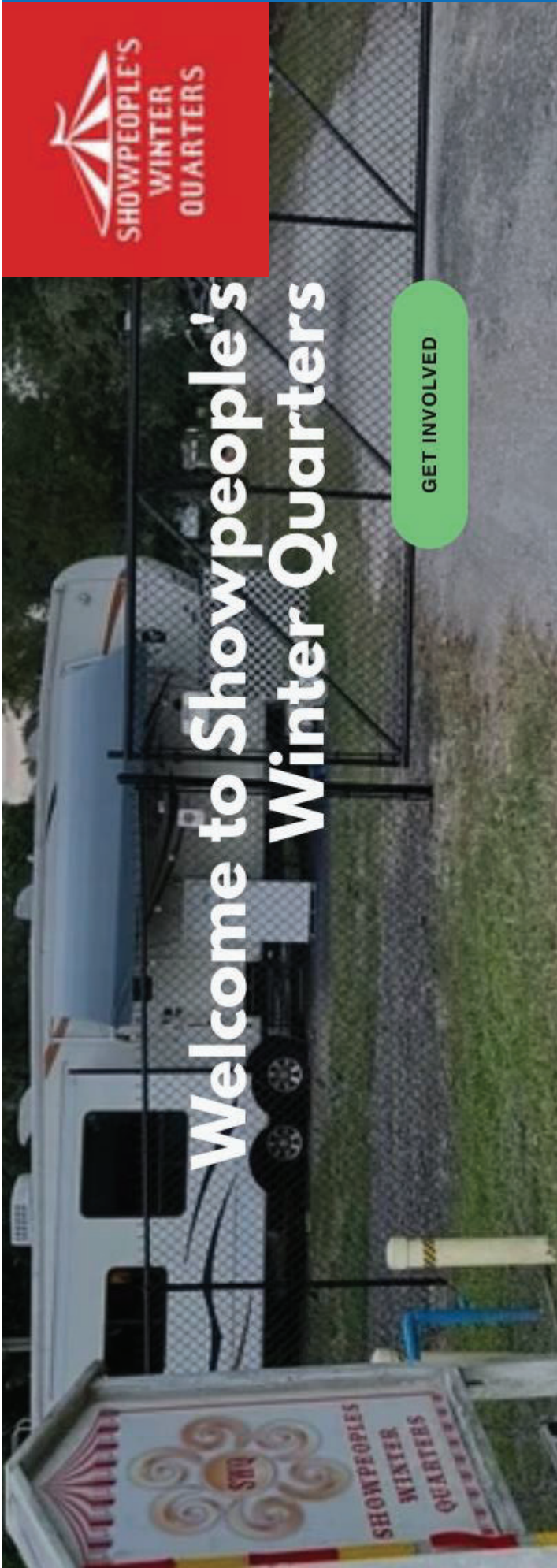






Welcome to Showpeople's Winter Quarters

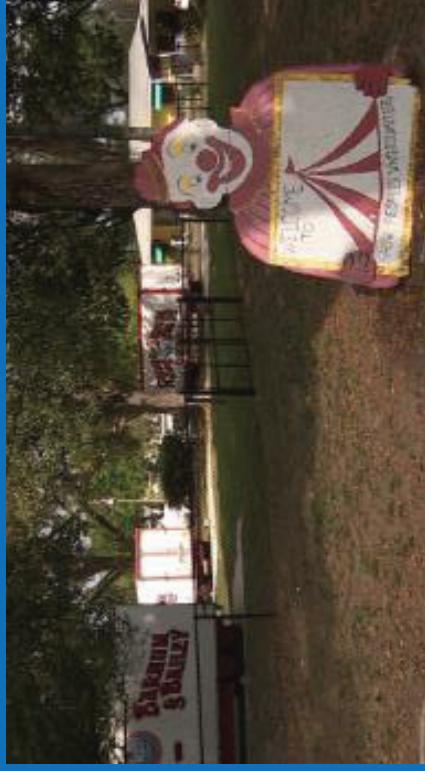
[GET INVOLVED](#)

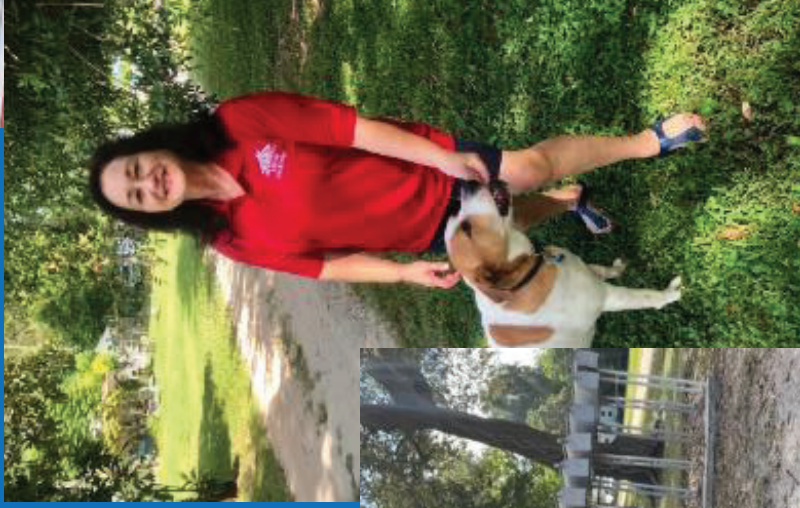




Circus and Traveling Shows Retirement Project, Inc.

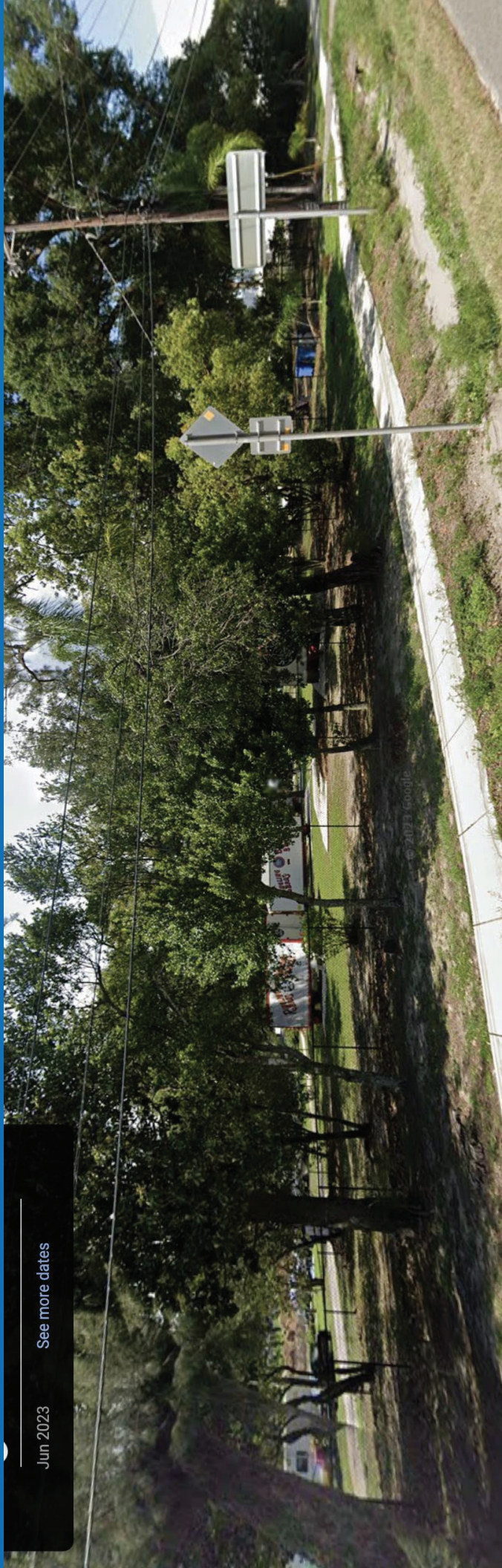
Circus and Traveling Shows Retirement Project was founded to assist showpeople with age or health problems in their search for affordable housing in the Southwest Florida area by obtaining land and establishing a community where showpeople can live and share their tradition. Showpeople's Winter Quarters (SWQ) is one step in carrying out that mission.





Jun 2023

[See more dates](#)



NONCONFORMING USE REVIEW

NCU 15-0186

NCU 15-0186
10 space
mobile home
park

1.0 REQUEST

1. A nonconforming use determination concerning property located at **1107 US Highway 92 W** and identified as **Tax Folio Number 63272.0000** containing a 10-space mobile home park on property zoned CG (Commercial General) and AI (Agricultural Industrial).

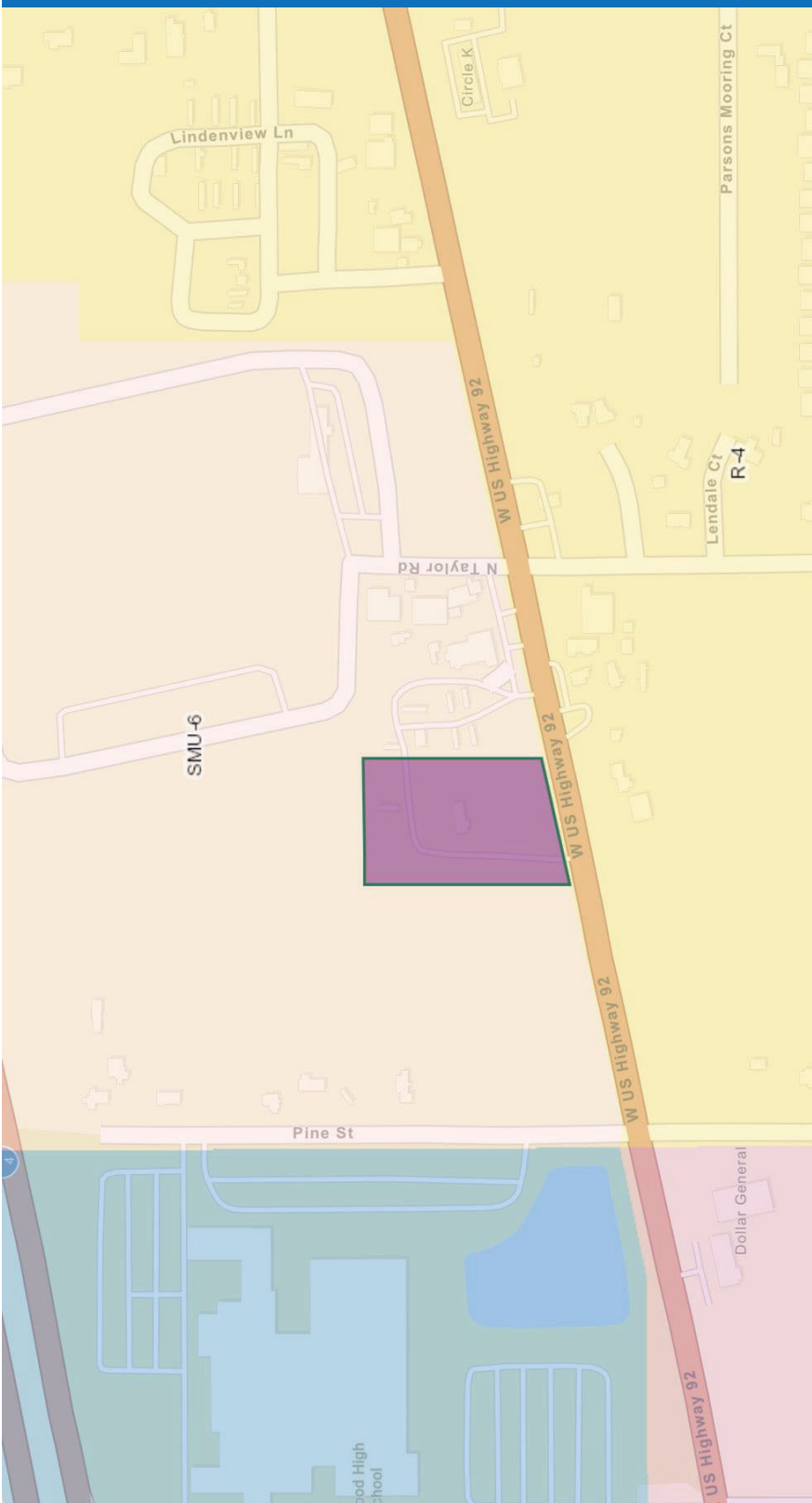
2.0 DETERMINATION

1. The request to recognize a 10-space mobile home park on a property identified as **1107 US Highway 92 W** and identified as tax folio number **63272.0000** is **APPROVED**. The following shall apply:

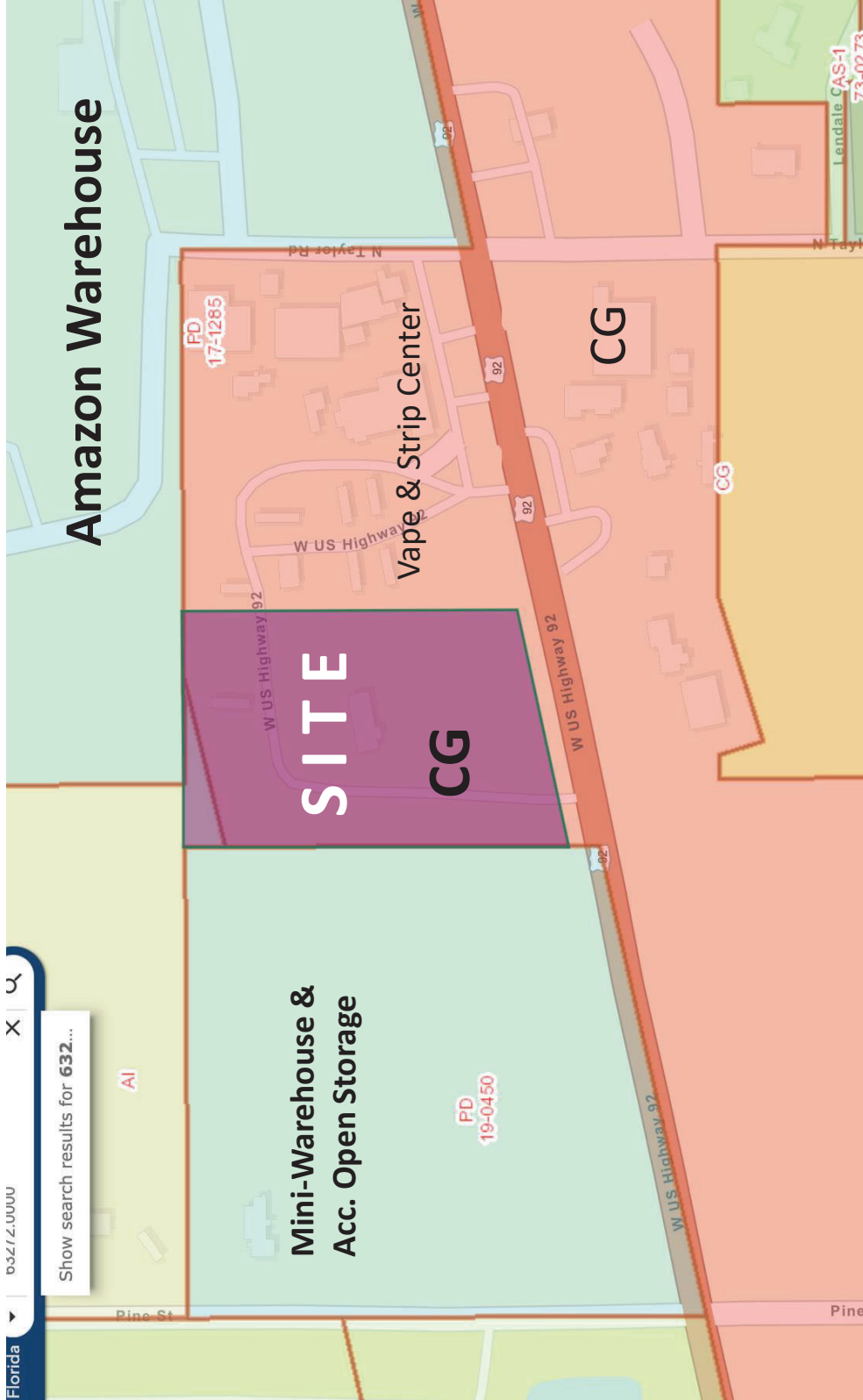
**Today's Request: NCU Expansion of the current
NCU to 15 total mobile homes. 50% increase
from 10 units approved already**

DSD and Plan Commission Support

**SMU-6
FLU Category
(18 units
permitted in
SMU-6)**



Show search results for 632...



Amazon Warehouse

Mini-Warehouse &
Acc. Open Storage

SITE
CG

Vape & Strip Center

CG

Lendale CAS-1
73-0273



Planning Commission

Policy 9.3 of the FLUE states that Hillsborough County shall continue to recognize legal non-conforming uses and **permit the rebuilding or expansion of existing legal non-conforming uses which do not have any significant adverse effects** or adjacent properties.

...meets the intent of Goal 2 and Goal 5 of the Seffner-Mango Community Plan. Goal 2 seeks to **enhance the community character and ensure quality residential and non-residential character.**

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



CIRCUS AND TRAVELING SHOW MINISTRY – USCCB

Secretariat for Cultural Diversity – Pastoral Care of Migrants, Refugees, & Travelers

www.circusministry.com

Father Frank Cancro, National Circus Chaplain

206 Alpha Mill Lane #103 – Charlotte North Carolina 28206

704 868 6663 - frfrankcancro@gmail.com

TO: Hillsborough County City Planning Commission

June 16, 2024

First, I apologize I am not able to be present in person to share this evening but scheduling – and budget – unfortunately prohibit that. I did, however, want to stand in solidarity with the proposal to increase the number of mobile home lots on our Seffner property and ask your consideration in approving it.

While there are many technical considerations to this issue which I have come to appreciate, I want to speak to what exactly this proposal means to residents of the Seffner – Mango community overall. We offer an opportunity for folks who are in need of some assistance, to afford a spot to live when they are no longer on the road in the traveling show industry. This is more than a practical reality. It is also a mission that allows us to support the basic human dignity of folks who otherwise might find themselves victims of systems and attitudes that will make their final stretch of life less secure. It allows for them to plant a lifestyle, to grow in a community, to become connected in such a way that they become a positive part of the community growing in this area of the county.

In approving our plan, you afford us the opportunity to have a positive effect on the wellbeing of those we are committed to serve and a positive step forward in the ability of the county and its services to nurture people, to respect seniors, and to affirm the positive value the traveling show community has on the broader community.

We are simply asking that you help us continue to provide for those that *Showpeoples Winter Quarters* serves. We are proud to be part of the Seffner – Mango community and hope that what our mission stands for will show those who live in and pass through the county what it is that you stand for, too.

Thank you for your kind consideration.

Father Frank Cancro, National Circus Chaplain;
Chairman of the Board of Showpeoples Winter Quarters

Application No. SU 24-0257
Name: Lee Stevens
Entered at Public Hearing: ZHM
Exhibit # 2 Date: 6/17/24

Lee Stevens

Executive director,

Showpeoples Winter Quarters

1107 W. Hwy 92 Seffner FL. 33584

We, at the Showpeoples Winter Quarters, provide a safe, clean, and most importantly, an affordable place for retired show people to live their lives with dignity.

We are a 501c3 and we are funded through private donations, bequeathments, as well as corporate matching funds.

Our residents have entertained thousands if not millions of people over their working lifetimes and for whatever reasons end up with little or nothing other than their minimal social security checks. Some are on just a small disability check. Like many performers and entertainers, they got the show part of show business, but not the business part.

I have spent my lifetime with the Circus. I do not come from a famous circus dynasty but I'm the kid that ran away to join the circus. I am fortunate to be able to give back to our seniors who came long before me.

As the executive director of the Showpeoples Winter Quarters, I am hopeful that you approve our request and help us help others.

Respectfully,

Lee Stevens

Executive Director

Showpeoples Winter Quarters.



**PARTY OF
RECORD**

NONE