

Rezoning Application: 25-1316
Zoning Hearing Master Date: 11-17-2025
BOCC Land Use Meeting Date: 01-13-2026



**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: GHS MLK 2 LLC
FLU Category: R-6
Service Area: Urban
Site Acreage: 4.89 acres
Community Plan Area: Seffner-Mango
Overlay: None
Special District: None
Request: Rezone to CG (R)



Introduction Summary:

The applicant is requesting to rezone the property from CN to CG with restrictions for the purpose of increasing the F.A.R. on the property. The applicant proposes restrictions which will establish a trip cap, limit permitted uses, and provide enhanced buffering and screening along the northern PD boundary.

Zoning:	Existing	Proposed
District(s)	CN	CG (R)
Typical General Use(s)	Neighborhood Commercial, Office and Personal Services	General Commercial, Office and Personal Services
Acreage	4.89 Acres	4.89 Acres
Density/Intensity	0.20 F.A.R.	0.25 F.A.R.
Mathematical Maximum*	42,601 sq. ft.	53,252 F.A.R.

*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	CN	CG (R)
Lot Size / Lot Width	7,000 sq. ft./ 75 ft. wide	10,000 sq. ft./ 75 ft. wide
Setbacks/Buffering and Screening	30 South & East, 0 ft West, and 20 ft. with type B screening North	30 South & East, 0 ft West, and 20 ft. with enhanced type B screening North
Height	35 ft. subject to section 6.01.01 foot note 8	50 ft. subject to section 6.01.01 foot note 8

Additional Information:

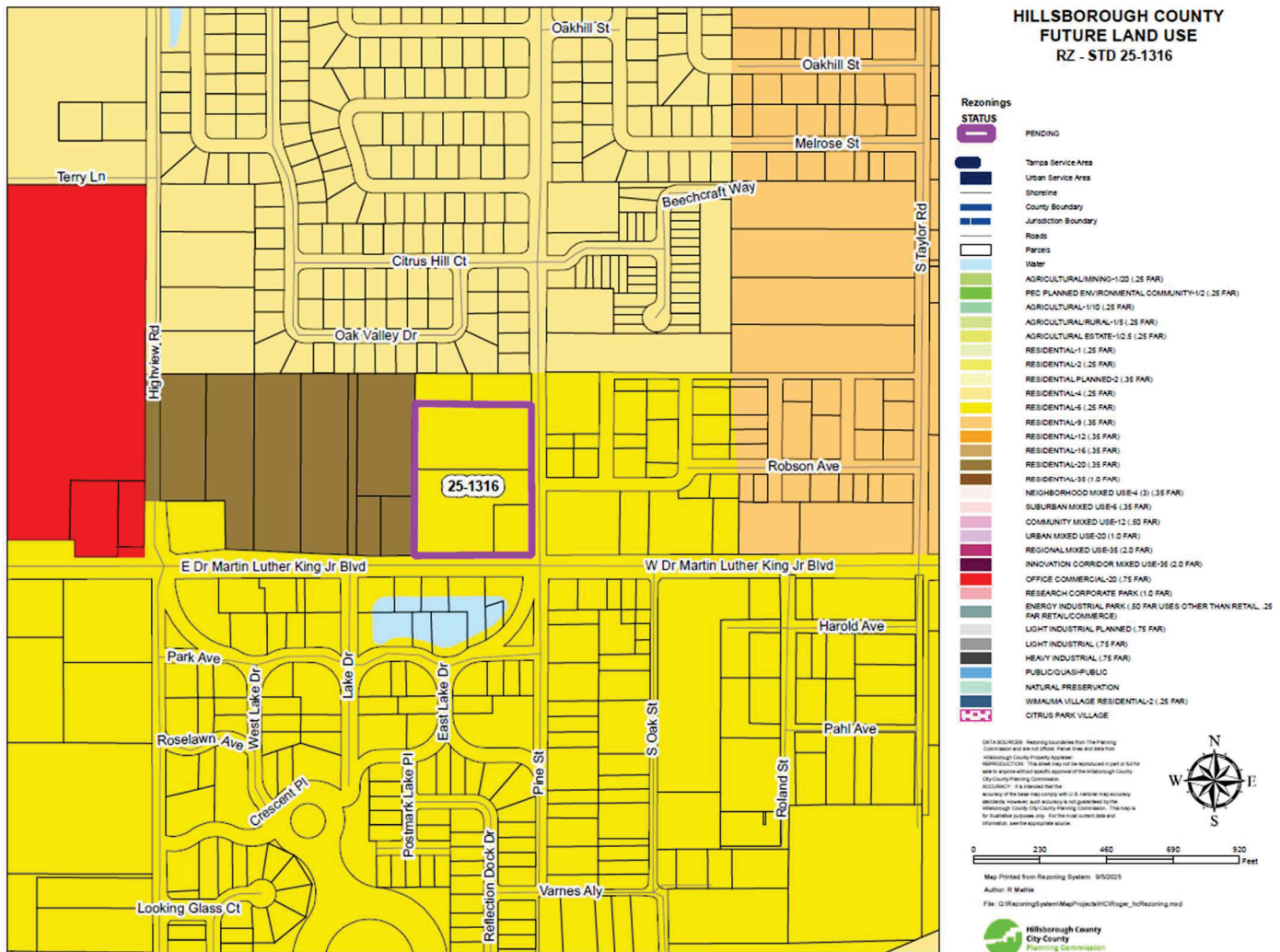
PD Variation(s)	None requested as part of this application
Waiver(s) to the Land Development Code	

Planning Commission Recommendation:
Consistent

Development Services Recommendation:
Approval, subject to applicant proposed restrictions

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential 6
Maximum Density/F.A.R.:	6 DU/GA or 0.25 FAR
Typical Uses:	Agricultural, residential, neighborhood commercial, office uses, multi-purpose projects and mixed-use development

2.0 LAND USE MAP SET AND SUMMARY DATA

2.4 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.0 for full site plan)

N/A

3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 OF STAFF REPORT)

Transportation Comment Sheet

3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9 OF STAFF REPORT)

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
E Dr Martin Luther King Jr Blvd (CR 574)	FDOT Principal Arterial - Urban	4 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan (completed) <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Pine St	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	11,264	817	937
Proposed	4,704	140	451
Difference (+/-)	-6,560	-677	-486

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

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

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

4.0 Additional Site Information & Agency Comments Summary

Transportation	Objections	Restrictions 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 for applicant's requested restrictions.

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 type="checkbox"/> No	n/a
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	n/a
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	n/a
Check if Applicable: <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	n/a
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	n/a
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	n/a
Impact/Mobility Fees				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input checked="" type="checkbox"/> Meets Locational Criteria <input 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 type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The subject properties exist both along a major roadway in East MLK Jr Blvd and in close proximity to other commercial general zoning along said roadway. These existing locations establish precedent for continued upzoning from commercial neighborhood into commercial general, in regard to zoning.

The applicant has offered three restrictions. Development will be limited to square footages/uses that do not exceed a specified daily trip, am peak, and pm hour trips. Uses within the proposed zoning district will restrict certain high generating uses which require additional review and conditions beyond those done through a standard rezoning. Lastly, the applicant proposes to enhance screening within the required 20-foot wide buffer along the northern PD boundary, which is adjacent to residential zoning. Screening will require use of a masonry wall (rather than a wood or PVC fence) and tree spacing on 10-foot, rather than 20-foot, centers.

Staff finds the proposal with restrictions to be compatible with the area.

5.2 Recommendation

Approval, with restrictions

6.0 PROPOSED RESTRICTIONS:

1. No development shall be permitted that causes cumulative development to exceed 4,704 gross average daily trips, 140 gross a.m. peak hour trips, or 451 gross p.m. peak hour trips.
2. The following uses shall be prohibited:
 - Churches/Synagogues (with 301 seats or more)
 - Pre-K, Day Care, Child Care and Child Nurseries
 - Adult Care Centers
 - Schools, Private and Charter Schools (K-12)
 - Public Schools (K-12)
 - Banquet and Reception Halls; and
 - Wedding Chapels,
 - General Indoor/Outdoor Recreational Uses
 - Membership Organizations.
3. The Developer shall construct a 20' Type B buffer at the rear property boundary adjacent to Folios 064337 0100 064336-0000, utilizing a solid masonry wall and evergreen shade trees which are not less than ten feet high at the time of planting, a minimum two-inch caliper, and spaced not more than 10 feet apart.

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BOCC LUM MEETING DATE: 01-13-2026

Case Reviewer: Logan McKaig

Zoning Administrator Sign Off:

J. Brian Grady

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

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

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7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

None.

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8.0 PROPOSED SITE PLAN (FULL)

N/A



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9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 11/11/2025

REVIEWER: Jessica Kowal, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA: Seffner

PETITION NO: RZ 25-1316

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This agency has no comments.

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This agency has no objection.

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

☐

This agency objects for the reasons set forth below.

APPLICANT REQUESTED RESTRICTIONS

- Development shall be limited to Commercial General (CG) uses up to a maximum 0.25 FAR subject to the following:
 - The following CG uses shall be prohibited: Churches/Synagogues (with 301 seats or more), Pre-K, Day Care, Child Care and Child Nurseries; Adult Care Centers; Schools, Private and Charter Schools (K-12); Public Schools (K-12); Banquet and Reception Halls; and Wedding Chapels, General Indoor/Outdoor Recreational Uses, and Membership Organizations.
 - No development shall be permitted that causes cumulative development to exceed 4,704 gross average daily trips, 140 gross a.m. peak hour trips, or 451 gross p.m. peak hour trips.
 - Additionally, concurrent with each increment of development, the developer shall provide a list of existing and previously approved uses within modification area. The list shall contain data including gross floor area, number of seats (if applicable), type of use, date the use was approved by Hillsborough County, references to the site subdivision Project Identification number (or if not Project Identification number exists a copy of the permit or other official reference number), calculations detailing the individual and cumulative gross and net trip generation impacts for that increment of development, and source for the data used to develop such estimates. Calculations showing the remaining number of trips remaining for each analysis period (i.e. average daily, a.m. peak and p.m. peak) shall also be provided.
- Development shall comply with the lot size, width, floor area ratio, lot coverage height and yard requirements (inclusive of additional setbacks based on structure height) of the Commercial General (CG) Zoning District, except as modified by these conditions of approval.
- Buffering and screening shall be provided in accordance with requirements of the Hillsborough County Land Development Code; provided that:

- The Developer shall construct a 20' Type B buffer at the rear property boundary adjacent to Folios 064337-0100 064336-0000, utilizing a solid masonry wall and evergreen shade trees which are not less than ten feet high at the time of planting, a minimum two-inch caliper, and spaced not more than 10 feet apart.
- The project may be developed together with adjacent Outparcel C, if approved pursuant to PD 25-0579, for the development of minimum required parking to serve permitted uses. In such event, Developer shall submit construction plans proposing to develop the overall land as a unified site development plan, in which case Outparcel C and the subject project shall be considered part of the same Zoning Lot for purposes of on-site parking standards.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone three parcels totaling +/- 4.89 acres from Commercial, Neighborhood (CN) to Commercial, General – Restricted (CG(R)) with the intention to develop the site for commercial uses with certain restrictions and limiting the development by means of a trip cap as presented in the applicant's submitted transportation analysis. The site is located on the northwest corner of the intersection of E Dr Martin Luther King Jr Blvd (CR 574) and Pine St. The Future Land Use (FLU) designation of the site is Residential – 6 (RES-6).

The developer intends to submit a unified site plan at time of site/construction plan review to develop the site in conjunction with the proposed PD to the west (PD 25-0579) to permit parking for the subject site within the adjacent PD. Transportation Review Section Staff found no concerns with this request if PD 25-0579 is approved. If approved, the developer shall comply with the provisions found within LDC Sec. 6.05.02.D – Methods of Providing Required Parking and Loading.

Trip Generation Analysis

Although not required by the Development Review Procedures Manual (DRPM) for Euclidean zoning requests, the applicant submitted a trip generation and site access analysis for the proposed project to support the proposed trip cap restriction for the development. The submitted analysis studied a 47,240 square foot grocery store and a 2,100 square foot liquor store. Staff did not evaluate the analysis to determine if it was consistent with the DRPM since it was not required. At the time of plat/site construction plan review a detailed site access analysis studying the actual uses and access points to be constructed will be required consistent with the Hillsborough County Development Review Procedures Manual (DRPM).

This restriction will not permit construction of 100% of the potential entitlements sought by the applicant (e.g. 13,000 square feet of fast-foot restaurant, although allowed by the land use, would not be permitted due to the trip cap restriction). As such, certain allowable single uses or combinations of allowable uses could not be constructed if they exceeded the trip cap. It should be noted that if a project consists of multiple parcels, or if a developer chooses to subdivide the project further, development on those individual parcels may not be possible if the other parcels within the development use all available trips.

The trip cap data was taken from the data presented in the applicant's analysis. Given the wide range of potential uses proposed, it should be noted that the uses which the applicant studied to develop the cap may or may not be representative of the uses which are ultimately proposed. It should be noted that at the time of plat/site/construction plan review, when calculating the trip generation impacts of existing and proposed development, authority to determine the appropriateness of certain Institute of Transportation Engineers (ITE) land use codes shall rest with the Administrator, who shall consult ITE land use code definitions, trip generation datasets,

and industry best practices to determine whether use of an individual land use code is appropriate. Trip generation impacts for all existing and proposed uses shall be calculated utilizing the latest available ITE trip generation manual data when possible. At the request of staff, applicants may be required to conduct additional studies or research where there is a lack of accurate or appropriate data, to determine if generation rates for purposes of calculating whether a proposed increment of development exceeds the trip cap.

Lastly, it should also be noted that while the trip cap will control the total number of trips within each analysis period (daily, AM peak, and PM peak), it was developed based on certain land uses assumed by the developer, and those land uses have a specific percentage split of trips within each peak period that are inbound and outbound trips, and those splits may or may not be similar to the inbound/outbound split of what uses are ultimately constructed by the developer. Staff notes that the trip cap does not provide for such granularity. Accordingly, turn lanes may be required at the time of plat/site/construction plan review. Given that projects with a wide range of uses will have a variety of inbound and outbound splits during the AM and PM peak periods, it will be necessary to examine whether Sec. 6.04.04.D. auxiliary turn lanes are warranted. The developer will be required to construct all such site access improvements found to be warranted unless otherwise approved through the LDC Sec. 6.04.02.B Administrative Variance process.

Staff prepared a comparison of the trips potentially generated under the existing (utilizing a generalized worst-case scenario) and proposed zoning designations. Data presented below is based on the data and figures presented in the applicant's analysis and the Institute of Transportation Engineer's *Trip Generation Manual, 12th Edition*.

Approved Zoning:

Zoning, Land Use/Size (0.2 FAR = 42,601 SF)	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
CN, 22,601 square foot Supermarket (ITE Code 850)	2,278	66	228
CN, 9,000 square feet of Fast-Food Restaurant with Drive-Through (ITE Code 934)	4,034	300	285
CG, 7,000 square feet of Convenience Store with Gas Station; 9-15 Vehicle Fueling Positions (ITE Code 945)	3,552	260	304
CN, 2,000 square feet of Drive-in Bank (ITE Code 912)	198	20	42
CN, 2,000 square feet of Coffee/Donut Shop with Drive-Through (ITE Code 937)	1,202	171	78
Total	11,264	817	937

Proposed Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
CG (R), Based on applicant's proposed trip generation restriction	4,704	140	451

Trip Generation Difference:

	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Existing Zoning	11,264	817	937
Proposed Zoning	4,704	140	451
Difference	-6,560	-677	-486

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

E Dr Martin Luther King Jr Blvd (CR 574) and Pine St.

E Dr Martin Luther King Jr Blvd (CR 574) is a 4-lane, divided, urban principal arterial roadway. The roadway is owned and maintained by the Florida Department of Transportation (FDOT) and is characterized by +/- 12-foot-wide travel lanes in average condition, +/- 5-foot-wide sidewalks along the north and south sides of the roadway, and within a variable +/-73-foot-wide right-of-way along the project's frontage. Bicycle facilities are present along both sides of E Dr Martin Luther King Jr Blvd (CR 574) in the immediate vicinity of the proposed project.

While this segment of roadway is identified in the Hillsborough County Corridor Preservation Plan as future 4-lane roadway, the improvement was completed in 2016.

Pine St is a 2-lane, undivided, rural, substandard local roadway. The roadway is characterized by +/- 10-foot-wide travel lanes in average condition, no bike lanes, intermittent +/- 5-foot-wide sidewalks on the east side of the roadway within the vicinity of the proposed project, lying within a varying +/- 45- to +/- 58-foot-wide right of way.

SITE ACCESS

It is anticipated that the subject parcel will take access to Pine St.

As E Dr Martin Luther King Jr Blvd (CR 574) is an FDOT roadway, the presence, location and design of any proposed connection will be subject to review and approval by FDOT.

Generally, for projects with a Euclidean zoning designation, a project's potential transportation impacts, site layout and design, other issues related to project access, and compliance with other applicable Hillsborough County Comprehensive Plan, Hillsborough County Land Development Code (LDC), and Hillsborough County Transportation Technical Manual (TTM) requirements are evaluated at the time of plat/site/construction plan review. Although the applicant's transportation analysis provided site access analysis including turn lane warrants resulting in access recommendations, they were not proposed within the applicant's requested restrictions and were not reviewed as a part of this rezoning request. At the time of plat/site/construction plan review a detailed site access analysis studying the actual uses and access points to be constructed will be required consistent with the Hillsborough County Development Review Procedures Manual (DRPM). Transportation Review Section staff did review the proposed rezoning to determine (to the best of our ability) whether the zoning is generally consistent with applicable policies of the Hillsborough County Comprehensive Plan, LDC and TTM (e.g. to ensure that the proposed rezoning would not result in a violation of the requirement whereby access to commercial properties cannot be taken through residentially or agriculturally zoned properties), and/or whether, in staff's opinion, some reasonable level of development under the proposed zoning designation could be supported.

Transportation Review Section staff did not identify any concerns that would require a more detailed staff report to be filed. Staff notes that, regardless of this review, the developer/property

owner will be required to comply will all Comprehensive Plan, LDC, TTM, and other applicable rules and regulations at the time of plat/site/construction plan review. As such, staff has no objection to this request.

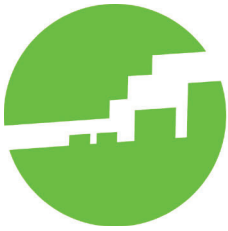
Staff notes that any plans or graphics presented as a part of a Euclidean zoning case, including those presented in transportation analyses, are non-binding and will have no regulatory value at the time of plat/site/construction plan review.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

The roadway level of service is provided below for E Dr Martin Luther King Jr Blvd (CR 574) and Pine St, for information purposes only.

Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr. Directional LOS
E Dr Martin Luther King Jr Blvd (CR 574)	Highview Road	Parsons Avenue	D	C
Pine Street	E Dr Martin Luther King Jr Blvd (CR 574)	US Highway 92	D	C

Source: [2024 Hillsborough County Level of Service \(LOS\) Report](#)



**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: November 17, 2025 Report Prepared: November 6, 2025	Case Number: RZ 25-1316 Folio(s): 64337.0000, 64338.0000 & 64338.0010 General Location: North of East Dr. Martin Luther King Jr. Boulevard and west of Pine Street
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Residential-6 (6 du/ga; 0.25 FAR)
Service Area	Urban
Community Plan(s)	Seffner-Mango
Rezoning Request	Commercial Neighborhood (CN) to Commercial General-Restricted (CG-R)
Parcel Size	4.89 ± acres
Street Functional Classification	East Dr. Martin Luther King Jr. Boulevard – State Principal Arterial South US Highway 301 – Local
Commercial Locational Criteria	Meets
Evacuation Area	None

Table 1: COMPARISON OF SURROUNDING PROPERTIES

Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Residential-6	CN	Vacant Land + Light Commercial
North	Residential-6 + Residential-4	RDC-6 + RSC-6	Vacant Land + Single Family Residential
South	Residential-6	CN + RSC-6 + PD	Public/Quasi-Public/Institutions + Single Family Residential + Vacant Land
East	Residential-6 + Residential-9	CN + CG + RSC-6 + RDC-6 + PD	Vacant Land + Light Commercial + Single Family Residential + Two Family Residential + Public/Quasi-Public/Institutions
West	Residential-6 + Residential-20 + Office Commercial-20	CG + PD	Agriculture + Light Commercial

Staff Analysis of Goals, Objectives and Policies:

The 4.89 ± acre subject site is located north of East Dr. Martin Luther King Jr. Boulevard and west of Pine Street. The subject site is in the Urban Service Area and is within the limits of the Seffner-Mango Community Plan. The applicant is requesting a rezoning from Commercial Neighborhood (CN) to Commercial General-Restricted (CG-R).

According to the revised request, which was uploaded into Optix on October 28, 2025, the applicant proposes the following restrictions:

1. Development shall be limited to Commercial General (CG) uses up to a maximum 0.25 FAR subject to the following. The following CG uses shall be prohibited: Churches/Synagogues (with 301 seats or more), Pre-K, Day Care, Child Care and Child Nurseries; Adult Care Centers; Schools, Private and Charter Schools (K-12); Public Schools (K-12); Banquet and Reception Halls; and Wedding Chapels, General Indoor/Outdoor Recreational Uses, and Membership Organizations
2. No development shall be permitted that causes cumulative development to exceed 4,704 gross average daily trips, 140 gross a.m. peak hour trips, or 451 gross p.m. peak hour trips.
3. Additionally, concurrent with each increment of development, the developer shall provide a list of existing and previously approved uses within modification area. The list shall contain data

including gross floor area, number of seats (if applicable), type of use, date the use was approved by Hillsborough County, references to the site subdivision Project Identification number (or if not Project Identification number exists a copy of the permit or other official reference number), calculations detailing the individual and cumulative gross and net trip generation impacts for that increment of development, and source for the data used to develop such estimates. Calculations showing the remaining number of trips remaining for each analysis period (i.e. average daily, a.m. peak and p.m. peak) shall also be provided.

4. Buffering and screening shall be provided in accordance with requirements of the Hillsborough County Land Development Code; provided that the Developer shall construct a 20' Type B buffer at the rear property boundary adjacent to Folios 064337-0100 064336-0000, utilizing a solid masonry wall and evergreen shade trees which are not less than ten feet high at the time of planting, a minimum two-inch caliper, and spaced not more than 10 feet apart.
5. The project may be developed together with adjacent Outparcel C, if approved pursuant to PD 25-0579, for the development of minimum required parking to serve permitted uses. In such event, Developer shall submit construction plans proposing to develop the overall land as a unified site development plan, in which case Outparcel C and the subject project shall be considered part of the same Zoning Lot for purposes of on-site parking standards.

The subject site is in the Urban Service Area where, according to Objective 1.1 of the Future Land Use Section (FLUS), 80 percent of the county's growth is to be directed. Policy 3.1.3 requires all new developments to be compatible with the surrounding area, noting that "compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development." The subject site consists of vacant land and two light commercial uses. Adjacent to the west is vacant land and a used car dealership with PD and CG zoning. To the north is a single family detached home and a vacant residential lot, both with Residential Duplex Conventional (RDC-6) zoning. Adjacent to the east are single family detached homes, a church, and a bank with RDC-6 and CN zoning, respectively. To the south, across East Dr. Martin Luther King Boulevard, is a stormwater pond with CN zoning. The proposal meets the intent of FLUS Objective 1.1 and FLUS Policy 3.1.3 based upon the surrounding development pattern.

Per Objective 2.2, Future Land Use categories outline the maximum level of intensity or density and range of permitted land uses allowed in each category. Table 2.2 contains a description of the character and intent permitted in each of the Future Land Use categories. The subject site is in the Residential-6 (RES-6) Future Land Use category. RES-6 allows for the consideration of agricultural, residential, neighborhood commercial, office uses, multi-purpose projects and mixed-use development. RES-6 allows for consideration of up to 6 dwelling units per gross acre or a nonresidential Floor Area Ratio (FAR) of up to 0.25. The proposed restrictions will ensure consistency with the intent of the RES-6 category.

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

The subject site does meet Commercial Locational Criteria (CLC) as established in FLUS Objective 4.7. According to FLUS Policy 4.7.2, neighborhood-serving commercial uses, including office uses, can be considered to the maximum FAR permitted in each Future Land Use category in the following locations: 50% of the site must front along a roadway with a context classification of suburban commercial, suburban town or urban general context classification in the Hillsborough County Context Classification Map or the

Florida Department of Transportation Context Classification Map or within 1,000 feet of the intersection of roadways both functionally classified as a collector or arterial per the Hillsborough County Functional Classification Map. At least 75% of the subject property must fall within the specified distance (1,000 feet) from the intersection. All measurements should begin at the edge of the road right-of-way. The land area within this distance, as measured along both roadways, makes a quadrant. The closest qualifying intersection to the subject site is East Dr. Martin Luther King Jr. Boulevard and Pine Street.

The proposal meets the intent of FLUS Objective 4.4 and FLUS Policy 4.4.1 that require new development to be compatible to the surrounding neighborhood. In this case, the surrounding land use pattern is comprised mostly of mixed uses with commercial uses, agriculture and vacant land in the immediate area. FLUS Policy 4.4.1 states that any density or intensity increases shall be compatible with existing, proposed or planned surrounding development. Development and redevelopment shall be integrated with the adjacent land uses through the creation of like uses, the creation of complementary uses, mitigation of adverse impacts, transportation/pedestrian connections and gradual transition of intensity. The proposed rezoning would complement the surrounding area and meets the intent of FLUS Objective 4.4 and FLUS Policy 4.4.1.

The site is located within the limits of the Seffner-Mango Community Plan. Goal 3 of the plan notes that commercial development should be directed to the US 92 and Martin Luther King Boulevard corridors. Furthermore, one of the strategies is to recognize the commercial character of US 92 and Martin Luther King Boulevard within the Urban Service Area. Along with that, another strategy under this goal is to encourage revitalization and redevelopment of older existing commercial areas and uses. The proposal to rezone from CG to CN-R is consistent with the Seffner-Mango Community Plan outlined in the Livable Communities Element.

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

Recommendation

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

FUTURE LAND USE SECTION

Urban Service Area

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

Compatibility

Policy 3.1.3: Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean “the same as.” Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.

Land Use Categories

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

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

Relationship to Land Development Regulations

Objective 4.1: All existing and future land development regulations shall be made consistent with the Comprehensive Plan, and all development approvals shall be consistent with those development regulations as per the timeframe provided for within Chapter 163, Florida Statutes. Whenever feasible and consistent with Comprehensive Plan policies, land development regulations shall be designed to provide flexible, alternative solutions to problems.

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

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

Neighborhood/Community Development

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

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

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

Commercial-Locational Criteria

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

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

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

LIVABLE COMMUNITIES ELEMENT: SEFFNER-MANGO

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

Strategies:

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

HILLSBOROUGH COUNTY
FUTURE LAND USE
RZ - STD 25-1316

Rezoning
STATUS



PENDING

Tampa Service Area

Urban Service Area

Shoreline

County Boundary

Jurisdiction Boundary

Roads

Parcels

Water

AGRICULTURAL/MINING-120 (.25 FAR)

PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)

AGRICULTURAL-1/10 (.25 FAR)

AGRICULTURAL/RURAL-1/5 (.25 FAR)

AGRICULTURAL ESTATE-1/2.5 (.25 FAR)

RESIDENTIAL-1 (.25 FAR)

RESIDENTIAL-2 (.25 FAR)

RESIDENTIAL PLANNED-2 (.35 FAR)

RESIDENTIAL-4 (.25 FAR)

RESIDENTIAL-6 (.25 FAR)

RESIDENTIAL-9 (.35 FAR)

RESIDENTIAL-12 (.35 FAR)

RESIDENTIAL-16 (.35 FAR)

RESIDENTIAL-20 (.35 FAR)

RESIDENTIAL-35 (1.0 FAR)

NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)

SUBURBAN MIXED USE-6 (.35 FAR)

COMMUNITY MIXED USE-12 (.50 FAR)

URBAN MIXED USE-20 (1.0 FAR)

REGIONAL MIXED USE-35 (2.0 FAR)

INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)

OFFICE COMMERCIAL-20 (.75 FAR)

RESEARCH CORPORATE PARK (1.0 FAR)

ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)

LIGHT INDUSTRIAL PLANNED (.75 FAR)

LIGHT INDUSTRIAL (.75 FAR)

HEAVY INDUSTRIAL (.75 FAR)

PUBLIC/QUASI-PUBLIC

NATURAL PRESERVATION

WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)

CITRUS PARK VILLAGE

DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. This map is for informational purposes only and is not intended to be used as a legal document. It is intended that the user of this map verify the accuracy of the information shown on this map with the official records of Hillsborough County. The map is for illustrative purposes only. It is the most current data and information, and the appropriate use of it.



Map Printed from Rezoning System: 9/5/2025

Author: R. Mathie

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