

Rezoning Application: 25-1316

Zoning Hearing Master Date: 11-17-2025

BOCC Land Use Meeting Date: 01-13-2026

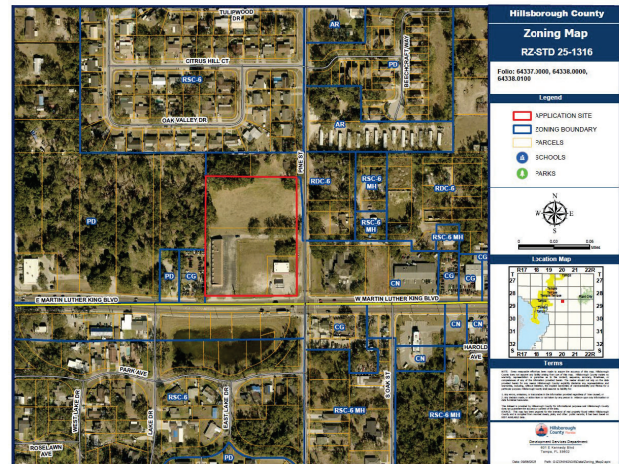


**Hillsborough
County Florida**

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 70 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:

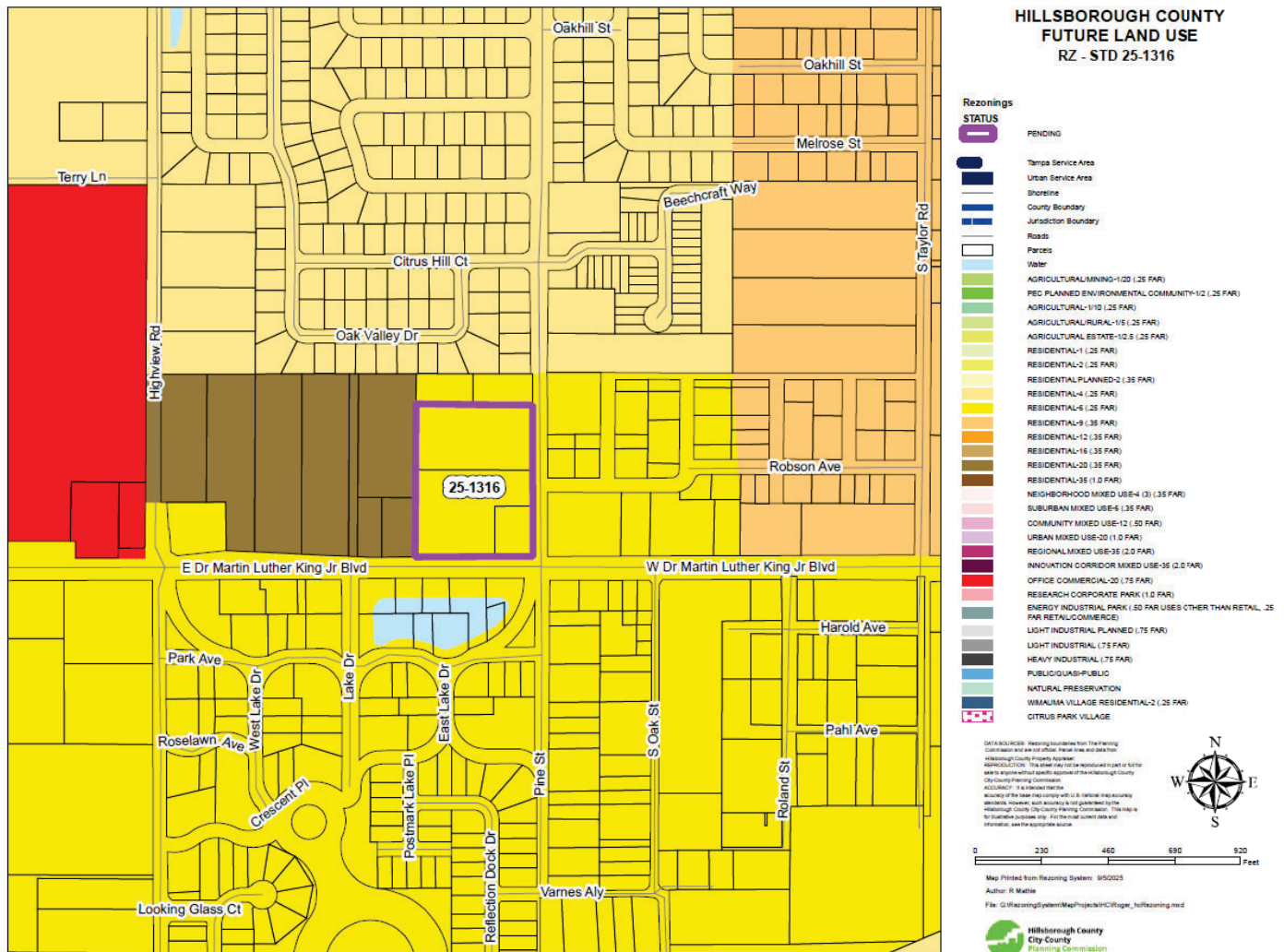
PD Variation(s)	None requested as part of this application
Waiver(s) to the Land Development Code	

Planning Commission Recommendation:
Consistent

Development Services Recommendation:
Approval, subject to applicant proposed restrictions

2.0 LAND USE MAP SET AND SUMMARY DATA

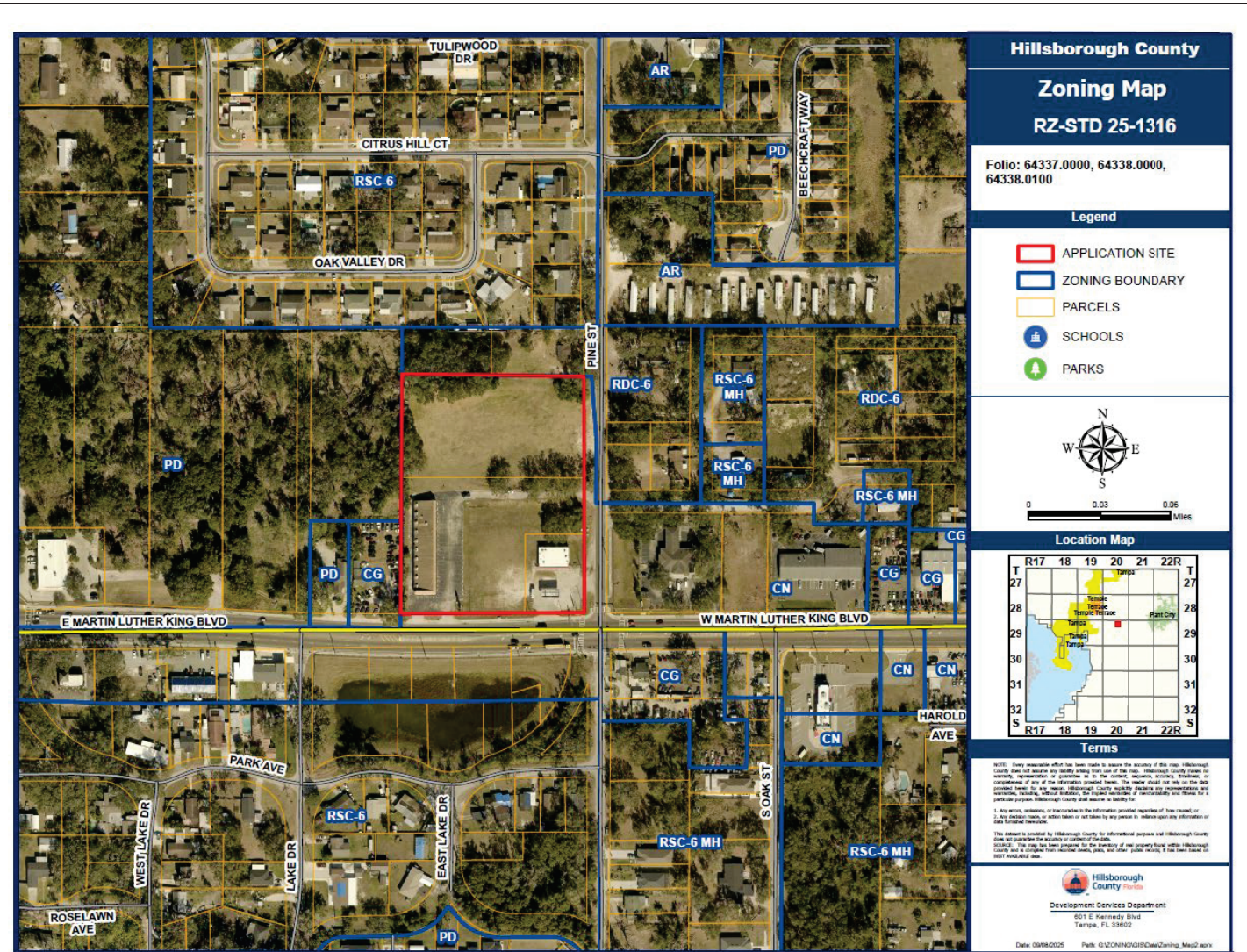
2.2 Future Land Use Map



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

2.3 Immediate Area Map



Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	RDC-6	6 du / ga	Single Family, Duplex Conventional	Single-Family Residential and Vacant
East	RDC-6 & CN	6 du / ga 0.20 FAR	single family, Duplex Conventional & retail, services, and offices	Residential, Vacant & commercial
South	CN	0.20 FAR	Retail, services, and offices	Vacant
West	CG & PD	0.25 FAR	Retail, services, and offices & PD-C(N)	Office & Vacant

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

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Case Reviewer: Logan McKaig

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

Transportation Comment Sheet

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

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

Project Trip Generation ☐ Not applicable for this request			
	Average 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 ☒ Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.
Notes:				

Design Exception/Administrative Variance ☒ Not applicable for this request		
Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
Notes:		

4.0 Additional Site Information & Agency Comments Summary

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

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The 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 applicant proposed 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.

APPLICATION NUMBER: RZ 25-1316

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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



APPLICATION NUMBER: RZ 25-1316

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Case Reviewer: Logan McKaig

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

☐

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.

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](#)

COUNTY OF HILLSBOROUGH

**RECOMMENDATION OF THE
LAND USE HEARING OFFICER**

APPLICATION NUMBER:	RZ STD 25-1316
DATE OF HEARING:	November 17, 2025
APPLICANT:	GHS MLK 2 LLC
PETITION REQUEST:	The request is to rezone a parcel of land from CN to CG (R)
LOCATION:	Northwest corner of Pine St. and E. Dr. Martin Luther King Jr. Blvd.
SIZE OF PROPERTY:	4.89 acres m.o.l.
EXISTING ZONING DISTRICT:	CN
FUTURE LAND USE CATEGORY:	RES-6
SERVICE AREA:	Urban

DEVELOPMENT REVIEW STAFF REPORT

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)
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Mathematical Maximum*	42,601 sq. ft.	53,252 F.A.R.

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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

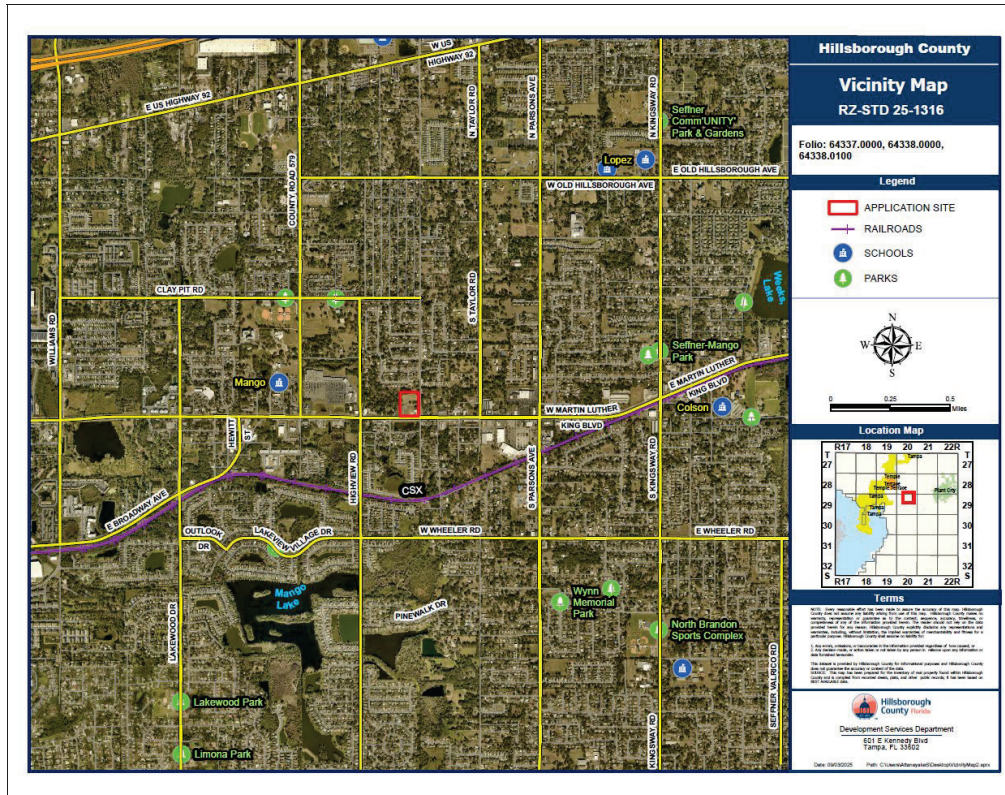
Development Services Recommendation:
Approval, subject to applicant proposed restrictions

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Case Reviewer: Logan McKaig

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



Context of Surrounding Area:

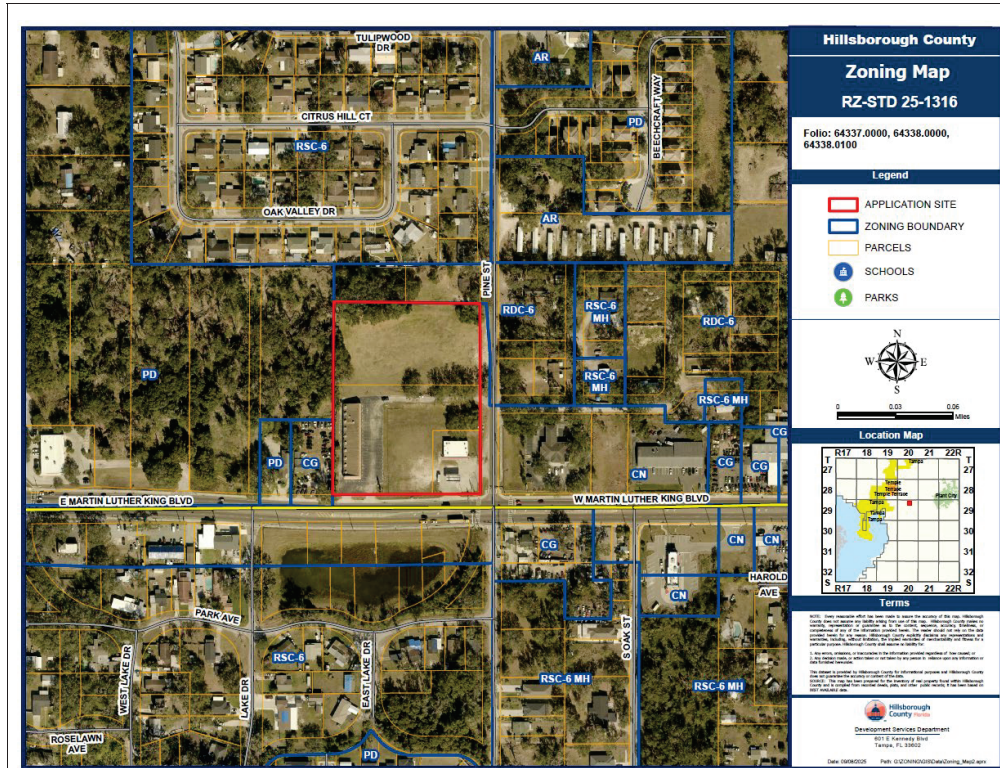
The properties in question are located in the Seffner Mango area along W E Martin Luther King Jr. Blvd at the intersection with Pine St.

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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	RDC-6	6 du / ga	Single Family, Duplex Conventional	Single-Family Residential and Vacant
East	RDC-6 & CN	6 du / ga 0.20 FAR	single family, Duplex Conventional & retail, services, and offices	Residential, Vacant & commercial
South	CN	0.20 FAR	Retail, services, and offices	Vacant
West	CG & PD	0.25 FAR	Retail, services, and offices & PD-C(N)	Office & Vacant

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

N/A

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

Transportation Comment Sheet

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Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
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Pine St	County Local - Rural	2 Lanes ☒ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other

Project Trip Generation ☐ Not applicable for this request			
	Average 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 ☒ Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.
Notes:				

Design Exception/Administrative Variance ☒ Not applicable for this request		
Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
Notes:		

4.0 Additional Site Information & Agency Comments Summary			
Transportation	Objections	Restrictions Requested	Additional Information/Comments
☐ Design Exception/Adm. Variance Requested ☐ Off-Site Improvements Provided	☐ Yes ☐ N/A ☒ No	☒ Yes ☐ No	See report for applicant's requested restrictions.

APPLICATION NUMBER: RZ 25-1316

ZHM HEARING DATE: 11-17-2025

BOCC LUM MEETING DATE: 01-13-2026

Case Reviewer: Logan McKaig

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

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

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The 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 applicant proposed 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.

Zoning Administrator Sign Off:	
SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL. Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are being waived or otherwise approved. The project will be required to comply with the Site Development Plan Review approval process in addition to obtain all necessary building permits for on-site structures.	

SUMMARY OF HEARING

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on November 17, 2025. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the petition.

Ms. Rebecca Kert 400 North Tampa Street Suite 1910 testified on behalf of the applicant. Ms. Kert introduced the applicant's development team. She showed a PowerPoint presentation and discussed the location of the 4.89 parcel and the request to rezone from CN to CG Restricted with proposed restrictions that ensure compatibility. She discussed the surrounding land uses and introduced the applicant's land use planner.

Mr. Stephen Sposato testified as a certified planner and showed an aerial photo to discuss the existing access and area. He stated that the property has been commercially zoned for almost 50 years. Mr. Sposato testified that in 1978, it was zoned C1 and then rezoned to CN in 1991 through the zoning conformance process. He stated that the rezoning request to CG Restricted provides for the efficient use of the site in a manner that is compatible and integrated with adjacent development. He detailed the integration of the site with PD 25-0579 which is also scheduled to be heard at the subject ZHM hearing. He concluded his comments by stating that the uses have been detailed and that there is a proposed maximum trip cap, an enhanced buffer along the northern boundary with a masonry wall and shade trees.

Mr. Michael Yates testified on behalf of the applicant regarding transportation. Mr. Yates stated that the subject site was previously approved for a convenience store with gas and retail. The subject rezoning represents a significant decrease in the am peak hour trips with about a 15-trip increase in the pm peak hour. Mr. Yates stated that the trip cap ensures that the proposed development is kept as shown. He discussed the proposed access which will be reduced from 5 connections to three with the rezoning. Mr. Yates also discussed the proposed internal access.

Hearing Master Finch asked Mr. Yates how the trip cap is monitored and enforced. Mr. Yates replied that at the site plan review stage, the developer will be required to show how many trips are being proposed along with the traffic study.

Mr. Sposato continued his presentation by stating that the request is consistent with the Comprehensive Plan and the Seffner Mango Community Plan.

Ms. Kert testified that was the completion of the applicant's presentation.

Mr. Logan McKaig, Development Services staff, testified regarding the County's staff report. Mr. McKaig stated that the applicant is requesting a rezoning of 4.7

acres from CN to CG with Restrictions for the purpose of increasing the FAR on the property. He added that the Restrictions will establish a trip cap, limit the permitted uses and provide for enhanced buffering and screening along the northern property boundary. Mr. McKaig stated that the existing CN zoning permits an FAR of 0.2 while the proposed CG allows an FAR of 0.25. He detailed the surrounding area and described the proposed Restrictions and stated that staff found the request approvable.

Ms. Jillian Massey, Planning Commission staff testified regarding the Planning Commission staff report. Ms. Massey stated that the property is designated Residential-6 and is located within the Urban Service Area and the Seffner Mango Community Plan. She cited several policies that the rezoning complies with and stated that staff found the rezoning compatible with the development pattern and consistent with both the Seffner Mango Community Plan and the Hillsborough County Comprehensive Plan.

Hearing Master Finch asked for members of the audience in support of the application.

Ms. Grace McComas 805 Old Darby Street Seffner testified in support. Ms. McComas stated that the subject property needed to be a part of the adjacent rezoning # 0579 because Highview Road will be a mess with a proposed 300 homes. She discussed access and the poor condition of Highview Road. She concluded her comments by asking what the proposed use on the property will be.

Hearing Master Finch asked for members of the audience in opposition to the application.

Mr. Grover Maggard 11804 Terry Lane testified in opposition. Mr. Maggard stated that he has lived there since the 1950's and showed photos of the area. He discussed the condition of Highview Road and flooding in the area. Mr. Maggard detailed his concerns of the rezoning of the adjacent property and stated that the proposed apartments on the neighboring property will be a safety concern.

Ms. Heinrich of the Development Services Department did not have additional comments.

Mr. James Ratliff of the County's transportation review section stated that the subject Euclidean zoning request only impacts Pine Street and not Highview Road. He added that Highview Road is impacted by the upcoming rezoning request.

Ms. Kert testified during the rebuttal period that there is synergy between the subject rezoning and the proposed RZ 25-0579 but that they are separate

projects. She added that there is commercial in the area and no new uses are proposed. Ms. Kert stated that the intensity of the subject project is limited by the Restrictions and includes a trip that will result in the traffic impact being equivalent or less than what is currently approved on-site. She added that a substantial buffer to the north will be implemented.

Hearing Master Finch asked Ms. Kert about a presentation graphic which identified the use as a grocery store and FDOT comments which stated the use was a quick serve restaurant with drive thru. Ms. Kert replied that there are a variety of uses allowed under CG excluding the uses listed in the Restrictions but that the intended use is a grocery store.

The hearing was then concluded.

EVIDENCE SUBMITTED

Mr. McKaig submitted a revised County staff report into the record.

Mr. Sposato submitted a copy of the applicant's PowerPoint presentation the record.

Mr. Maggard submitted photos of the area 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 4.89 acres in size and is currently zoned Commercial Neighborhood (CN) and is designated Residential-6 (RES-6) by the Comprehensive Plan. The property is located within the Urban Service Area and the Seffner Mango Community Planning Area.
2. The applicant is requesting a rezoning to the Commercial General Restricted (CG R) zoning district.
3. The applicant proposes Restrictions that establish a trip generation cap for development, prohibit certain land uses and require the construction of a 20-foot-wide Type B buffer along the rear property line and include a solid masonry wall with evergreen shade trees.
4. No waivers are requested as a part of the rezoning application.

5. The Planning Commission staff supports the rezoning request. Staff stated that the request was compatible with the surrounding development pattern and found the application to be consistent with both the Seffner Mango Community Plan and the Comprehensive Plan.
6. The surrounding area is zoned RDC-6 to the north and is developed with single-family residential and also vacant property, to the west is zoned CG and PD and developed with office land uses as well as vacant property, to the east is zoned RDC-6 and CN and development with residential, commercial and vacant property and the south is zoned CN and is vacant.
7. One person testified in support of the rezoning at the Zoning Hearing Master hearing. The support was based on the need of the subject property to support the infrastructure needed for an upcoming rezoning on an adjacent parcel.
8. One person testified in opposition was provided at the Zoning Hearing Master hearing. The concerns were based upon the traffic generated by the proposed project which is subject to a rezoning on an adjacent parcel. Comments were also made regarding existing flooding in the area.
9. The proposed trip generation trip cap serves to ensure that the proposed development will result in the equivalent or less vehicular trips than the current entitlements of the parcel. Further, the proposed prohibited land uses include specific high traffic generators.
10. The proposed Restriction requiring a buffer with screening that includes a masonry wall and shade trees along the rear property line serves to ensure compatibility to residential land uses to the north.
11. The applicant's representative testified that the intended use of the site is a grocery store. It is noted that the CG zoning district, excluding the cited prohibited uses, permits a wide range of commercial uses and the property owner is not bound by the representative's reply.
12. The request for CG R is compatible with the development pattern and consistent with the Land Development Code and the Comprehensive Plan.

FINDINGS OF COMPLIANCE/NON-COMPLIANCE WITH THE HILLSBOROUGH COUNTY COMPREHENSIVE PLAN

The rezoning request is in compliance with and does further the intent of the Goals, Objectives and the Policies of the Future of Hillsborough Comprehensive Plan.

CONCLUSIONS OF LAW

Based on the Findings of Fact cited above, there is substantial competent evidence to demonstrate that the requested rezoning is in conformance with the applicable requirements of the Land Development Code and with applicable zoning and established principles of zoning law.

SUMMARY

The applicant is requesting a rezoning to the CG Restricted zoning district. The property is 4.89 acres in size and is currently zoned CN and designated RES-6 by the Comprehensive Plan. The parcel is located within the Urban Service Area and the Seffner Mango Community Plan.

The applicant proposes Restrictions that establish a trip generation cap for development, prohibit certain land uses and require the construction of a 20-foot-wide Type B buffer along the rear property line and include a solid masonry wall with evergreen shade trees.

The Planning Commission staff supports the rezoning request and found it compatible with the development pattern in the area and consistent with the Comprehensive Plan.

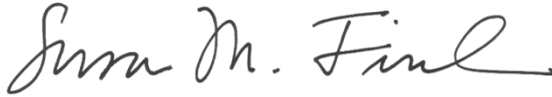
Testimony in support and opposition was provided at the Zoning Hearing Master hearing. Both comments addressed an adjacent property rezoning that was scheduled to be heard at the same hearing.

The proposed Restriction regarding the vehicular trip cap ensures that future development equals or reduces the traffic impact on the area based on the existing CN zoning district entitlements.

The request for CG R is compatible with the development pattern and consistent with the Land Development Code and the Comprehensive Plan.

RECOMMENDATION

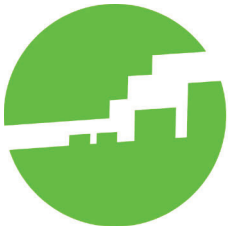
Based on the foregoing, this recommendation is for **APPROVAL** of the CG R rezoning request including the proposed Restrictions drafted by the Development Services Department and submitted into the record as indicated by the Findings of Fact and Conclusions of Law stated above.



December 10, 2025

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: 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-1/20 (.25 FAR)

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

AGRICULTURAL-1/10 (.25 FAR)

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

AGRICULTURAL ESTATE-1/2.5 (.25 FAR)

RESIDENTIAL-1 (.25 FAR)

RESIDENTIAL-2 (.25 FAR)

RESIDENTIAL PLANNED-2 (.35 FAR)

RESIDENTIAL-4 (.25 FAR)

RESIDENTIAL-6 (.25 FAR)

RESIDENTIAL-9 (.35 FAR)

RESIDENTIAL-12 (.35 FAR)

RESIDENTIAL-16 (.35 FAR)

RESIDENTIAL-20 (.35 FAR)

RESIDENTIAL-35 (1.0 FAR)

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

SUBURBAN MIXED USE-6 (.35 FAR)

COMMUNITY MIXED USE-12 (.50 FAR)

URBAN MIXED USE-20 (1.0 FAR)

REGIONAL MIXED USE-35 (2.0 FAR)

INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)

OFFICE COMMERCIAL-20 (.75 FAR)

RESEARCH CORPORATE PARK (1.0 FAR)

ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN 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

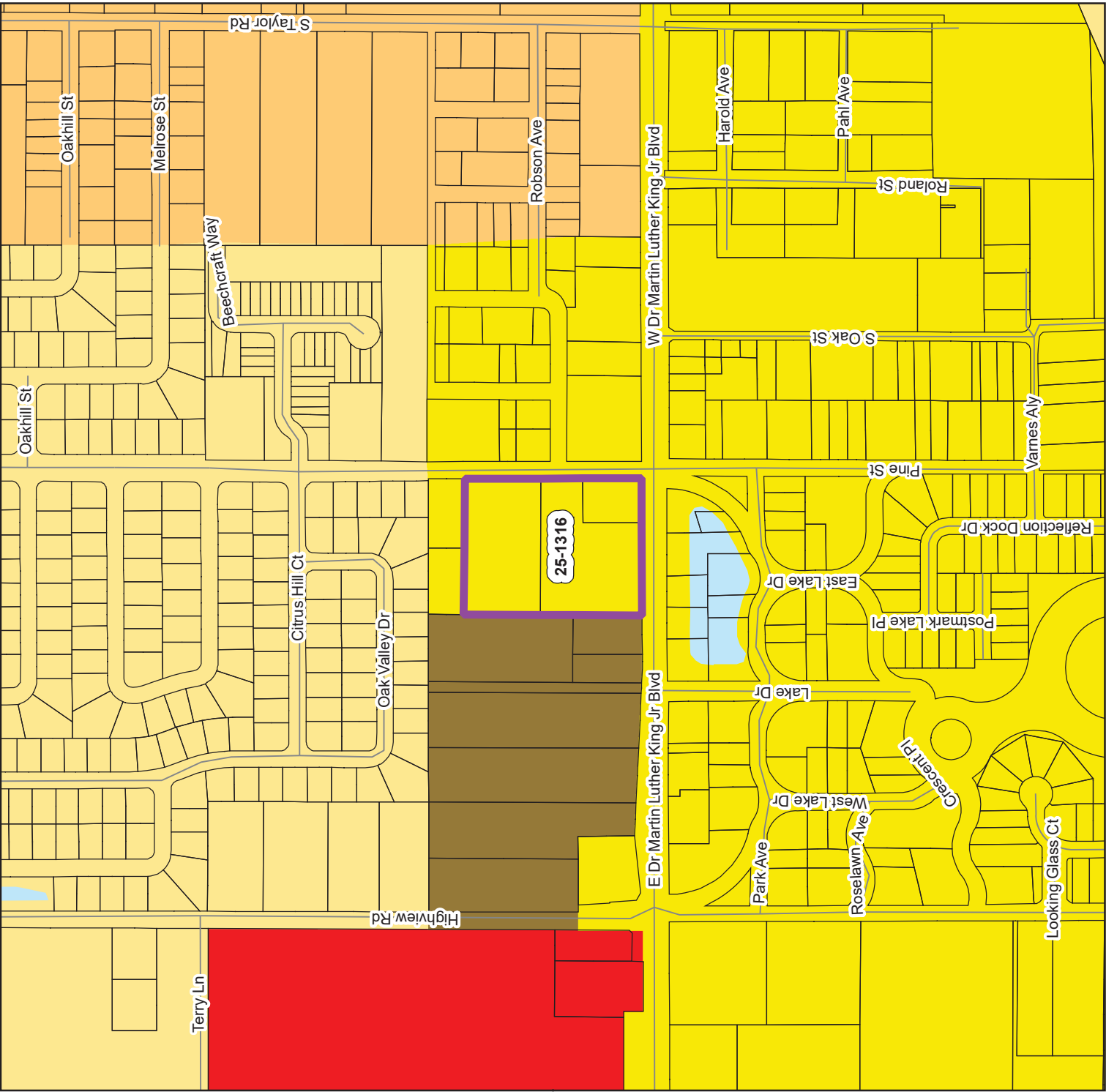
DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. This map is for informational purposes only and is not intended to be used as a legal document. It is intended that the user of this map verify the accuracy 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

File: G:\Rezoning\System\MapProject\HCR\Reg_Std\Rezoning.mxd





AGENCY COMMENTS

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

☐

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.

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](#)



Florida Department of Transportation

RON DESANTIS
GOVERNOR

11201 North McKinley Drive
Tampa, FL 33612

JARED W. PERDUE, P.E.
SECRETARY

MEMORANDUM

DATE: September 26, 2025

TO: Michael Brooks, Brooks, Rocha, Colby & Rice PLLC

FROM: Lindsey Mineer, FDOT

COPIES: Daniel Santos, FDOT
Allison Carroll, FDOT
David Ayala, FDOT
Richard Perez, Hillsborough County

SUBJECT: **RZ-STD 25-1316**, 12020 & 12008 E Dr Martin Luther King Jr Blvd (MLK)
Folios: 64337.0000, 64338.0000, 64338.0100

PRS 25-1377, NE quadrant of Highview Road and MLK
Folios: 64331.0000, 64331.0050, 64331.0025, 64332.0000, 64332.0100,
64332.0050, 64332.0200, 64310.0010, 64333.0000

RZ-PD 25-0579, NE quadrant of Highview Road and MLK
Folios: 64332.0000, 64310.0010, 64331.0000, 64331.0025, 64331.0050,
64332.0500, 64332.0100, 64332.0200, 64333.0000, 64334.0000,
64335.0000

These projects are on a state road, E Dr Martin Luther King Jr Blvd. The parcels in RZ-STD 25-1316 were reviewed at a Pre-Application meeting with FDOT on 1/23/24 for a quick serve restaurant with drive through. The FDOT Pre-Application Finding is attached.

RZ-PD 25-0579 was reviewed at a Pre-Application meeting with FDOT on 3/18/25 for multi-family, fast food restaurant with drive through and coffee shop with drive through. The FDOT Agency Comment Sheet is attached.

Page 2
Michael Brooks
September 26, 2025

These rezonings are adjacent to each other, show cross access connections and shared parking, as well as appear to have the same property owner. It is recommended that the applicant meet with FDOT before zoning approval to discuss access, drainage and right of way.

Pre-application meetings may be made through Ms. Allison Carroll at the District Seven Tampa Operations offices of the Florida Department of Transportation. She can be reached at 813-245-1680 or at Allison.Carroll@dot.state.fl.us.

Thank you for the opportunity to comment.

END OF MEMO



Florida Department of Transportation

RON DESANTIS
GOVERNOR

2822 Leslie Road
Tampa, FL 33612-6456

JARED W. PERDUE, P.E.
SECRETARY

January 23rd 2024

QSR E MLK Jr Dr (SR 574) & Pine St, Seffner Pre App Meeting

SR 574
10 090 000
MP 4.618
Class 5 @ 45MPH
Connection/signal spacing – 245'/1320'
Directional/full median opening spacing – 660'/1320'
Folio # 064338-0100

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 MAY NOT BE USED AS A BASIS OF APPROVAL AFTER 7/23/2024**

Attendees:

Guests: Kyle Morel, Michael Yates, Christine Hughes, Emma Zions, Nate Rizzo, Stacey Bridenback, William Garner, Sheida Tirado, Richard Perez

FDOT: Mecale Roth, Todd Croft, Nancy Porter, Allison Carroll, Tom Allen, Leanna Schail, Lindsey Mineer, Luis Mejia, Dan Santos, and Justin An

Proposed Conditions:

Proposing to redevelop the parcel with a quick-serve restaurant with drive-through.

SR 574 is a **class 5** roadway with a posted speed limit of **45 MPH**. Florida Administrative Code, Rule Chapter 14-97, requires **245'** driveway spacing, **660'** directional, **1320'** full median opening spacing, and **1320'** signal spacing requirements.

FDOT Recommendations:



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1. SR 574 is a Class 5 45 MPH roadway section, with 245' driveway spacing.
2. Proposing a 5400 sq ft QSR with drive-thru generating 175 peak hour trips.
 - a. The project appears to be a Chick-fil-A which generates significant traffic.
3. A right-in/right-out access to the state roadway will not be permitted by the Department as shown and will be required to be modified to a right-in only access.
4. The Department will also require the applicant to address any potential conflicts as a result of the internal cross access within the internal drive aisle. The potential for conflicts with inbound vehicles for either uses on the parcel.
5. The proposed access connection does not meet spacing requirements and is considered non-conforming and will be required to include a cross-access with the property to the west.
6. The cross-access agreement is required to be complete, and court-recorded prior to issuance of the approved permit.
7. Please include complete site development plans.
8. Please include complete roadway development plans.
9. Please provide a complete Traffic Impact Analysis including the entire property under ownership. The existing retail use is to be included in the evaluation impacts. A traffic study is required to be included evaluating the impacts to the signal, including the evaluation of the NB left turn movements from Pine St into the parcel to ensure that there is no potential for queueing into the intersection, which may become blocked by the SB queue at the signal. The study will be required to include the lunchtime peak trips as well as to determine the impacts to the signal.
10. Please provide an Auto-Turn exhibit for the site using the largest anticipated vehicle expected to enter and exit the site. Please show the inbound and outbound movements and internal site circulation.
11. The proposed improvements to Pine St will be required to be included in the access permit.
12. A Letter of Authorization will be required from the maintaining agency (i.e., Hillsborough County) of Pine St to be included in the permit application package.
13. The permit application for the site development will be required to include a Letter of Authorization from the property owner.
14. A construction agreement will be required for all roadway improvements.
15. The proposed development will require the submittal of an Access Connection Permit, a Construction Agreement for all proposed improvements in the FDOT right of way, and a Drainage Connection Permit.



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16. The property consists of two parcels that are being combined and purchased, but it is currently leased.
 - a. Submit lease information.
17. Existing buildings will be demolished and rebuilt.
18. Proposing to remove existing driveways at the western edge of the parcel and sharing access with the western property via a single driveway.
19. The shopping plaza on the adjacent parcel will remain.
20. A complete Traffic Impact Analysis, including ICE analysis, will be required for review. Please provide all relevant and necessary information for the Department to have a clear understanding of the proposed use(s).
 - a. Include all users of the driveway to be included in the TIA.
21. A right-in only as far west as possible is the only driveway option on MLK.
22. Access to Pine St will require a southbound right-turn lane.
23. FDOT is concerned about illegal U-turns at nearest western median opening. People need to go to the intersection at CR 579.
24. Provide the existing AM and PM peak hour and ADT trips and proposed AM and PM peak hour and ADT trips.
25. Provide the Truck-turning template for all movements to and from the site. Use the largest anticipated vehicle expected to access the property.
26. The cross-access easement to the west is required to be recorded.
27. There is a HART bus stop that will need to be relocated. Please contact HART about relocation.
28. The existing fire hydrant will need to be relocated.
29. There is a TMSO study recommending a signal head change at the intersection of MLK and Pine St.
30. The entire turn lane needs to be in FDOT right of way; sidewalk can be in an easement.
31. Provide 6' sidewalk connection to the state roadway.
32. Drainage:
 - a. A Drainage Connection Permit will be required, including a full set of plans and stormwater report.
 - b. Will need SUE to ensure there are no conflicts with existing utilities.
 - c. Will need a Right of Way dedication (property donation) for the turn lane, and an easement for the sidewalk.
 - d. Provide SWFWMD permit.
 - e. Provide photos of the site.
 - f. Provide pre/post drainage maps with elevations and flow arrows to verify the drainage patterns.
 - g. See the DCP checklist for additional requirements.



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33. May need utility permits.
 - a. Submit utility permits via OSP, one utility per permit.
34. Local Government approval is required prior to issuance of FDOT approval.
35. Please verify utility conflicts and identify before and after locations of existing utilities on the plans.
36. Please note there are no existing FDOT projects in design for this section of SR 574.
37. 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.
38. Contact Leanna Schaihl or Tammer Al-Turk for any traffic or access related questions at leanna.schaihl@dot.state.fl.us, tammer.alturk@dot.state.fl.us, or at 813-975-6000.
39. 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



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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

RON DESANTIS
GOVERNOR

2822 Leslie Road
Tampa, FL 33612-6456

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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.



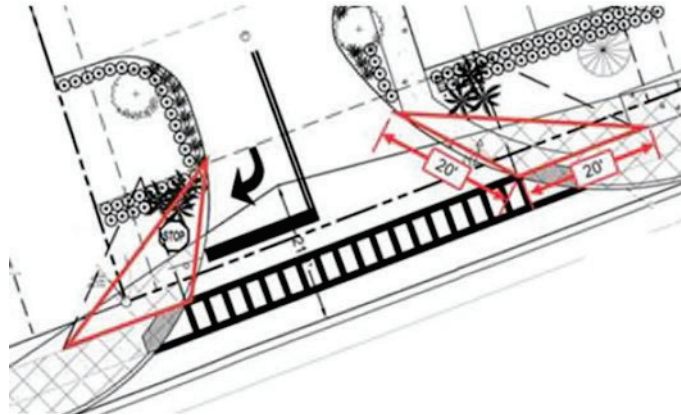


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9. Any relocation of utilities, utility poles, signs, or other agency owned objects must be coordinated with the Department and the **existing and proposed location** must be clearly labeled on the plans. Contact the Permits Department for more details 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>



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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=2ad35bf_2



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GOVERNOR

2822 Leslie Road
Tampa, FL 33612-6456

JARED W. PERDUE, P.E.
SECRETARY

Topic #625-000-002
FDOT Design Manual

January 1, 2020

Table 231.2.1 Lighting Initial Values

Roadway Classification	Illumination Level Average Foot Candle		Illumination Uniformity Ratios		Veiling Luminance Ratio
Or Project Type	Horizontal (H.F.C.)	Vertical (V.F.C.)	Avg./Min.	Max./Min.	$L_v(\text{MAX})/L_{\text{AVG}}$
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



Florida Department of Transportation

RON DESANTIS
GOVERNOR

11201 North McKinley Drive
Tampa, FL 33612

JARED W. PERDUE, P.E.
SECRETARY

AGENCY COMMENT SHEET

DATE: April 2, 2025

FROM: Lindsey Mineer, FDOT

PETITION NO.: PRS 25-0579

LOCATION: 4021 Highview Rd, Seffner

FOLIOS: 64332.0000, 64310.0010, 64331.0000, 64331.0025, 64331.0050,
64332.0500, 64332.0100, 64332.0200, 64333.0000, 64334.0000,
64335.0000

- ☐ 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.

This project is on a state road, Dr. Martin Luther King Jr. Blvd., (SR 574). This site was reviewed at a Pre-Application meeting with FDOT on 3/18/25. The following comments are based on the site plan provided at that meeting and are not legally binding. These requirements and recommendations can be modified at any time at the department's discretion.

- This section of SR 574 is a Class 5, 45 mph roadway with 240' driveway spacing.
- A traffic study will be required for the proposed development and is to include the intersection of Highview Rd and impacts to the state roadway.
- Please include the AM and PM peak hour traffic and distribution of trips.
- Please include the redirection of the trips to the south of SR 574 as a result of modification to the state road and need for U-turn movements.
- The department will also require an evaluation of the impacts to the southbound leg of the intersection as a result of local government requirements.

- Any addition of a left turn lane to the existing signalized intersection may require an ICE analysis to evaluate the impacts to the intersection.
- Include the Parts store as background trips and future development trips.
- Please note that all proposed improvements on the state roadway are required to be designed for the design speed standards per FDM.
- The proposed development will require a permit application and construction agreement for review and approval.

If you have any questions, please reach out to Ms. Mecale' Roth in the District Seven Tampa Operations offices. Ms. Roth can be reached at Mecale.Roth@dot.state.fl.us or 813-612-3237.

Thank you for the opportunity to comment.

COMMISSION

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AGENCY COMMENT SHEET

REZONING	
HEARING DATE: 10/20/2025	COMMENT DATE: 9/26/2025
PETITION NO.: 25-1316	PROPERTY ADDRESS: 12008, 12020 E Dr Martin Luther King Jr Blvd, Pine St, Seffner, FL 33584
EPC REVIEWER: Melissa Yañez	FOLIO #: 0643370000, 0643380000, and 0643380100
CONTACT INFORMATION: (813) 627-2600 x 1360	STR: 03-29S-20E
EMAIL: yanezm@epchc.org	
REQUESTED ZONING: CN to CG (R)	
FINDINGS	
WETLANDS PRESENT	NO
SITE INSPECTION DATE	NA
WETLAND LINE VALIDITY	SWFWMD ERP Permit App ID 8145329 (Expires 9/29/2026)
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Desktop Review – Aerial Review, soil survey and EPC files.
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. INFORMATIONAL COMMENTS: 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. EPC staff reviewed the above referenced parcel 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 aerial photography, soil surveys, and reviewing EPC files. Through this review, it appears that no wetlands or other surface waters exist onsite/ within the proposed construction boundaries.	

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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: chris@hfoinvestments.com / mbrooks@brclaw.com / rkert@brclaw.com



Agency Review Comment Sheet

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

TO: Zoning Review, Development Services **REQUEST DATE:** 8/29/2025

REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 9/12/2025

PROPERTY OWNER: GHS MLK 2 LLC **PID:** 25-1316

APPLICANT: GHS MLK 2 LLC

LOCATION: 12008 E. Dr. Martin Luther King Jr. Blvd. Seffner, FL 33584
12020 E. Dr. Martin Luther King Jr. Blvd. Seffner, FL 33584
Pine Street and E. Dr. Martin Luther King Jr. Blvd. Seffner, FL 33584

FOLIO NO.: 64338.0000, 64338.0100, 64337.0000

AGENCY REVIEW COMMENTS:

At this time, according to the Hillsborough County BOCC approved maps adopted in the Comprehensive Plan, the site is not located within a Wellhead Resource Protection Area (WRPA) and/or Surface Water Resource Protection Area (SWRPA), as defined in Part 3.05.00 of the Hillsborough County Land Development Code (LDC).

At this time, according to the Florida Department of Environmental Protection well location information, the site is not located within 500-feet of non-transient non-community and/or community water system wells; therefore, the site is not located within a Potable Water Wellfield Protection Area (PWWPA).

At this time, Hillsborough County Environmental Services Division has no objection to the applicant's request as it relates to the County's wellhead and surface water protection regulations.

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 09-05-2025

REVIEWER: Jan Kirwan, Conservation and Environmental Lands Management

APPLICANT: Michael Brooks

PETITION NO: 25-1316

LOCATION: Sefner

FOLIO NO: 64338.0100, 64337.0000 64338.0000

SEC: 03 **TWN:** 29 **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.: RZ-STD 25-1316 REVIEWED BY: Clay Walker, E.I. DATE: 9/2/2025

FOLIO NO.: 64338.0000, 64338.0100, 64337.0000

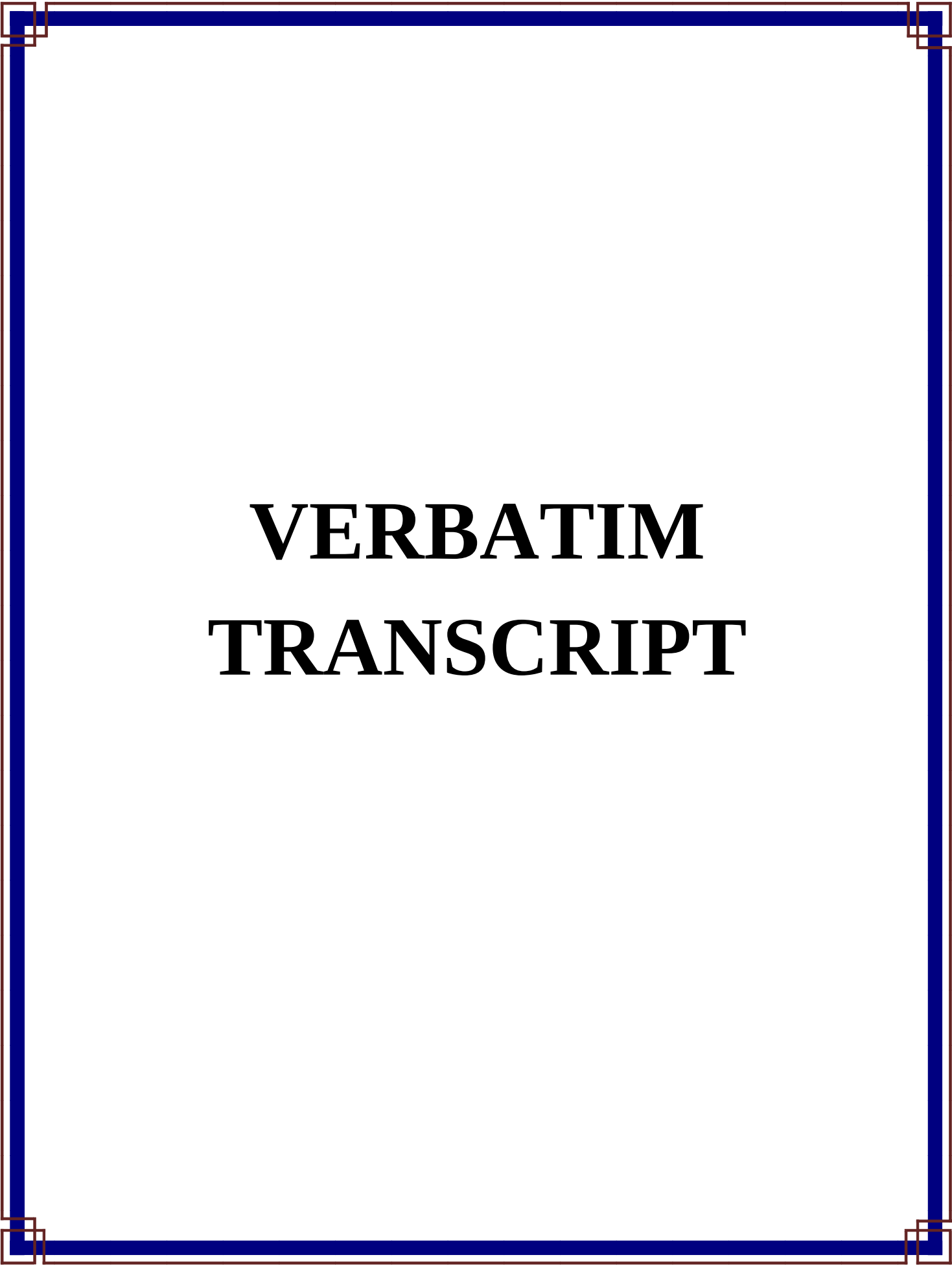
WATER

- ☐ The property lies within the _____ Water Service Area. The applicant should contact the provider to determine the availability of water service.
- ☒ A 12 inch water main exists ☐ (approximately feet from the site), ☒ (adjacent to the site), and is located south of the subject property within the north Right-of-Way of East Martin Luther King Boulevard. 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 forcemain exists ☒ (approximately 630 feet from the project site), ☐ (adjacent to the site) and is located east of the subject property within the south Right-of-Way of East Martin Luther King Boulevard. 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

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

IN RE:

ZONING HEARING MASTER MEETING

ZONING HEARING MASTER MEETING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: Susan Finch
Zoning Hearing Master

DATE: Monday, November 17, 2025

TIME: Commencing at 6:00 p.m.
Concluding at 10:26 p.m.

LOCATION: Hillsborough County BOCC -
Development Services Dept.
(LUHO, ZHM, Phosphate)
601 East Kennedy Boulevard
Second Floor Boardroom
Tampa, Florida 33601

Reported by:
Diane DeMarsh, AAERT No. 1654
Notary Public for the State of Florida

1 MS. HEINRICH: On next item is Item C.2, Standard
2 Rezoning 25-1316. The applicant is requesting to rezone
3 property from CN to CGR. Logan McKaig with Development Services
4 will provide staff findings after the applicant's presentation.

5 HEARING MASTER: Good evening.

6 MS. KERT: Good evening, Rebecca. Kurt. I'm here
7 tonight with Michael Brooks as my co-counsel with Brooks, Rocha,
8 Colby & Rice at 400 North Tampa Street, Suite 1910.
9 Representing the Applicant, MLKJHS-2. We have with us tonight
10 Michael Leeds, which is the development partner. Our
11 engineering is Tampa Civil Design. Our planner is LevelUp
12 consulting and our transportation, we have Michael Yates with
13 Palm Traffic.

14 The site that we will be discussing tonight is 4.89
15 acres along MLK. It is within the Seffner-Mango planning area.
16 Within a part of the plan that encourages commercial
17 revitalization, which is what our plan is to do with this site.
18 We are proposing to go from CN to CGR, with some restrictions
19 that we are proposing to ensure compatibility. We are in the
20 Future Land Use category of RES 6.

21 This slide is showing the entire block. Our site is
22 in orange, 25-1316. To the west is another PD that you will be
23 hearing tonight; PD 25-0579, which is a mixed-use project. We
24 put this slide in here to show that the entire block face is
25 proposed to be revitalized with a mix of uses that are

1 compatible and logical working together. And we're also going
2 to have cross access between the sites, which will be shown on
3 25-0579.

4 With that being said, I'm going to ask our planner to
5 come up and provide expert testimony as to the appropriateness
6 of the application.

7 HEARING MASTER: Thank you so much.

8 Good evening.

9 MR. SPOSATO: Good evening. Thank you. My name is
10 Steven Sposato. I have a certified planner with LevelUp
11 Consulting here in Tampa.

12 This is an aerial view of the site. We highlighted
13 existing access, and then we also looked at street view. And
14 this is at MLK looking west. And we just wanted to demonstrate
15 that the site is underutilized and would benefit from -- from
16 revitalization. It's evident in these in these photographs.

17 The site has been commercially zoned for almost 50
18 years. In 1978, it was zoned to C1, technically it did not have
19 an FAR. In '91 it was rezoned to CN through the zoning
20 conformance process. Not apples to apples. Specifically, since
21 the CN capped FAR .2. FAR is one measure of intensity, it's
22 substantially linked to building square footage. Not
23 necessarily predictive of intensity generally. Such as other
24 metrics like traffic and Michale Yates will come up and address
25 that specifically.

1 Again, the request is for CG restricted. It provides
2 for efficient use of the site in a manner that is compatible and
3 integrated with adjacent development. And Rebecca kind of
4 highlighted that earlier. It's facilitated by major
5 modification, 25-0265, which has been approved, which provides
6 for the redevelopment of the Mango Square Shopping Center, which
7 is west of Highview. And this eliminates the existing grocery
8 store from that -- that project.

9 And so the goal would be to construct a grocery store
10 on the -- on the subject site. It's also integrated with PD
11 2 -- 25-0579, which again, we'll hear tonight as well. It's --
12 the request is consistent -- consistent with the Future Land Use
13 of RES 6, which allows for a .25 FAR. It's also on a connection
14 as part of the centers in connection designation. That's a
15 recent update to the plan that promotes intensification and
16 redevelopment.

17 There are voluntary restrictions, including the uses
18 which are detailed here. There's a maximum trip cap, and Mr.
19 Yates will come up and discuss that. And there's also an
20 enhanced buffer along our northern boundary highlighted in
21 green, which provides for a mason wall and enhanced evergreen
22 shade trees.

23 I pass it off to you, Michael.

24 HEARING MASTER: Good evening.

25 MR. YATES: Good evening, Michael Yates with Palm

1 Traffic, and I have been sworn.

2 I just want to go over the trip generation. So the
3 site was previously approved for a gas convenience store and
4 some retail on there. As you can see from the trip generation
5 comparison, we're significant decrease in the a.m. peak hour
6 trips and we're substantially equivalent in the p.m. peak hour
7 trips. I think it was about a 15 trip increase in the p.m. peak
8 hour.

9 That -- that's why we went ahead and did the trip cap
10 that you see on this slide here. We're agreeing to those trip
11 caps for the proposed development to ensure that they are kept
12 as we have presented here in this trip generation comparison.

13 And the second part is from the access and
14 connectivity standpoint. There are five existing connections
15 for the subject parcel. We are proposing ultimately to be down
16 to three connections to the subject parcel. So we will also
17 have internal access to PD 25-0579 through a frontage road
18 system that will connect the two projects and connect from Pine
19 to Highview to the west. And then there will also be a
20 pedestrian interconnection to out parcel C in the adjacent PD
21 that you see on the screen here. Those are the smaller arrows
22 south of that little frontage road. So that will provide the
23 connectivity both for pedestrians and vehicles between those
24 parcels. And I'm going to turn it over to Stephen to finish up.

25 HEARING MASTER: Before you leave --

1 MR. YATES: Yes.

2 HEARING MASTER: -- just one quick question. The trip
3 cap. How is that monitored and enforced? Do you come in -- if
4 this were to be approved, you'd come in at site development.
5 Who looks at that and ensures that that's --

6 MR. YATES: So we would have to put a generation
7 comparison in that. And so during site plan review that would
8 be part of what gets reviewed is we would need to demonstrate
9 how many trips are being proposed with the proposed development.
10 And typically we would submit the traffic study, along with the
11 trip generation that demonstrates that we are in compliance with
12 that trip cap.

13 HEARING MASTER: All right. Thank you so much I
14 appreciate it. Thank you.

15 THE CLERK: Can you just sign in with me, please?

16 MR. SPOSATO: Just briefly, I just wanted to highlight
17 and affirm the comp plan consistency. Those are the same
18 policies included in the Commission staff report. And also
19 affirm that the -- the proposal is consistent with the Seffner-
20 Mango plan. And so no objections. It's compatible, consistent,
21 and approvable. Thank you.

22 HEARING MASTER: Thank you so much.

23 Ms. Kert, does that conclude your presentation?

24 MS. KERT: Thank you. Yes it does. We'll save any
25 time for rebuttal if it's needed. Thank you.

1 HEARING MASTER: All right. Thank you so much.
2 Appreciate it.

3 Development Services.

4 MR. MCKAIG: Logan McKaig, Development Services 25-
5 1316. The applicant is requesting to rezone the property from
6 CN to CG with restrictions for the purpose of increasing the FAR
7 on the property. The applicant proposes restrictions which will
8 establish a trip cap, limited permitted uses, and provide
9 enhanced buffering and screening along the northern boundary of
10 the site.

11 The existing zoning of CN permits an FAR of .2. The
12 proposed FAR under CG with restrictions would be .25. In
13 addition, property in question is located on Seffner-Mango on
14 along East MLK Junior Boulevard at the intersection of Pine
15 Street. The subject property exists both along a major roadway
16 and in close proximity to other commercial zoning districts
17 along said roadway. These existing locations establish a
18 precedent for continued up zoning from Commercial Neighborhood
19 into Commercial General in regards to zoning.

20 The applicant has offered three restrictions.
21 Developments will be limited to square footage and uses that do
22 not exceed specific daily trip caps; a.m. and p.m. peak hours.
23 Uses within the proposed districts will restrict height general
24 use -- excuse me. General -- excuse me. Certain height
25 generating uses which require additional review and conditions

1 beyond those done through standard rezoning.

2 Lastly, the applicant proposes to enhance screening
3 within the required 20-foot wide buffer along the northern
4 boundary, which is adjacent to residential zoning. Screening
5 will require the use of masonry roll -- of a masonry wall rather
6 than wood or PVC fencing. And tree spacing at 10 feet rather
7 than the normally required 20 feet.

8 Staff finds the proposed rezoning approvable with the
9 applicant's proposed restrictions.

10 HEARING MASTER: Thank you so much.

11 Planning Commission.

12 MS. MASSEY: Jillian Massey with Planning Commission
13 Staff. The subject site is located in the Residential-6 Future
14 Land Use designation. It's in the urban service area and within
15 the limits of the Seffner-Mango Community Plan. Objective 1.1
16 of the Future Land Use section says that 80 percent of the
17 county's growth is to be directed in the urban service area.

18 Policy 3.1.3 requires all new developments to be
19 compatible with the surrounding area as well. Based on the
20 surrounding development pattern, the proposal is consistent with
21 this policy. The site does meet commercial locational criteria
22 as established and Future Land Use Section Objective 4.7. The
23 closest qualifying intersection to the subject site is East Dr.
24 Martin Luther King Junior Boulevard and Pine Street. And the
25 site is within the required 1000 feet of that qualifying

1 intersection.

2 The proposal meets the intent of Future Land Use
3 Section Objective 4.4 and Policy 4.4.1 that require new
4 development, excuse me, to be compatible with the surrounding
5 neighborhood. In this case, the surrounding Land Use pattern is
6 comprised mostly of a mix of uses with commercial uses,
7 agriculture, and vacant land in the immediate area.

8 The site's within the limits of the Seffner-Mango
9 Community Plan. Goal 3 of that plan notes that commercial
10 development should be directed to US-92 and Martin Luther King
11 Boulevard corridors. Furthermore, one of the strategies is to
12 recognize the commercial character of US-92 and Martin Luther
13 King Boulevard within the urban service area.

14 Along with that, another strategy under this goal is
15 to encourage revitalization and redevelopment of older existing
16 commercial areas, and uses. The proposal to rezone from
17 Commercial General to Commercial General is consistent with the
18 Seffner-Mango Community Plan outlined in the Livable Communities
19 Element.

20 And based on these considerations, Planning Commission
21 Staff finds that the rezoning is consistent with the
22 unincorporated Hillsborough County Comprehensive Plan, subject
23 to the restrictions outlined by the Development Services
24 Department. Thank you.

25 HEARING MASTER: Thank you so much. Is there anyone

1 in the room or online that would like to speak in support?

2 Anyone in favor?

3 Seeing no one.

4 Anyone in opposition to this request?

5 Yes, sir. Go ahead and come forward.

6 Is anyone else that would like to speak in opposition?

7 Ms. McComas, are you going to speak

8 MS. MCCOMAS: I'm not against it, but I can't get up
9 fast enough.

10 HEARING MASTER: Oh, you're in support. I apologize.
11 Go ahead and come forward.

12 Sir, if you could just hold your thought for one
13 moment.

14 Anyone else in support?

15 Okay. Good evening. Give us your name and address,
16 please.

17 MS. MCCOMAS: Okay. Now, this thing says 25-1390.
18 That's another rezone.

19 My name is Grace McComas. I live at 805 Old Darby
20 Street in Seffner, and I'm here to represent the Seffner-Mango
21 Community Plan. I am not opposing this. This is what we're
22 talking about is 1316. There was a lot of reference to the
23 0579. So it's confusing plus we can't hear a thing back there
24 when people are speaking. So it makes it really hard. Or maybe
25 it's just because I'm 84 years old.

1 Anyway they really need to have this property as part
2 of their 0579, because if they're going to have 300 homes in the
3 area -- in that area, Highview is a mess. Highview is a one
4 lane bumpy road with, you know, no -- no improvements at all.
5 And two cars can't pass at the same time. They have to pull
6 into the brush. So it's a -- it's a total mess.

7 The back end of this 1316 would be a perfect access to
8 Pine Street, which would relieve some of the traffic of 300 --
9 300 to 600 cars, if you have 300 homes. So if traffic is going
10 to be analyzed, this Pine Street exit would be a help to -- to
11 everybody. Because getting on to Martin Luther King is like
12 risk your life. And Highview is a very inappropriate road.
13 It's going to need a lot of work, and it's only going to be
14 improved for the length of this particular project; the 0579.
15 So the rest of the road is virtually impossible unless you have
16 a four-wheeled vehicle and you like to bounce on hills.

17 So I'm in favor of them having this -- there's -- this
18 particular property approved, but it would be nice to know what
19 the intent to be -- the use is on the property itself. Aside
20 from I know they want to connect it. They already said that in
21 the 057 --

22 HEARING MASTER: We can ask the applicant to clarify
23 if they'd like to on the rebuttal section.

24 MS. MCCOMAS: Okay.

25 HEARING MASTER: All right. Thank you for coming

1 down. Does that conclude your comments?

2 MS. MCCOMAS: It really does.

3 HEARING MASTER: All right. I think they need this
4 property, but I would love to know what it's going to be for.

5 HEARING MASTER: All right. Thank you so much. Don't
6 forget to sign in.

7 All right. Anyone else in support before we move on?

8 All right. Seeing no one, sir, we'll take testimony
9 in opposition.

10 While he's coming up, is there anyone else that would
11 like to speak in opposition?

12 All right. Go ahead and come forward. Give us your
13 name and address, please.

14 MR. MAGGARD: I have a few pictures here. My name is
15 Grover Maggard. I'm at 11804 Terry Lane in Mango. And a
16 resident since the 50s; living there. I have a few pictures
17 here. I don't know if you can actually --

18 HEARING MASTER: Yeah, they'll show them. Just right
19 there. There you go.

20 MR. MAGGARD: Okay. This kind of gives you an idea of
21 Highview Road that she was talking about.

22 HEARING MASTER: Oh, just move that microphone with
23 you. There you go.

24 MR. MAGGARD: I'm sorry.

25 HEARING MASTER: That's okay.

1 MR. MAGGARD: This kind of gives you an idea of how
2 narrow Highview Road is, and this is our concern here. And also
3 the water that comes off the road floods our road, our little
4 dirt road there. And then it washes out, and we have to, you
5 know do tractor work every time it rains. The first community
6 meeting we went into, the -- the engineer for the road was not
7 there, so I couldn't ask him no questions about that.

8 But moving on with that, the property that we're
9 talking about ends right here, where the apartments are going to
10 start. And the recreation center is just north of that at 1000
11 feet. Okay. And that road, by them putting 330 units in,
12 there's going to be people going up and down that road. There's
13 no sidewalks that people have to stop to pass each other. And
14 the County had put sidewalks in. Let me put that here. This is
15 this is the north end of Highview Road. And this is where the
16 pickleball they just put in here. And that shows you that
17 there's a bad dump site there. But they're -- they stopped the
18 sidewalks coming out of the park, going south towards those
19 apartments or towards 579, which is MLK.

20 And we're just a concern of the safety public that's
21 going to be up and down that road. And the storm water is a big
22 issue with that. Also the other -- I want to say here on this
23 particular picture, this is MLK and it's looking north. And as
24 you can tell, they have stopped the curbs right there at --
25 Walmart is just to the left. They will be accessing Highview

1 Road. Also the apartments are going to be using Highview Road
2 at that intersection just north of that. And it's going to make
3 a really congested area there.

4 Let me see. I got one more little drawing here. This
5 this maybe will explain it a little bit better. This is
6 Walmart, and this will be the apartments here. And my opinion,
7 I think the developer should take care of this or the County or
8 someone needs to address this problem. I just feel like it's
9 just a safety issue at this point. It's going to be traveled
10 highly. It's already traveled highly. People come in going to
11 Walmart, and they're coming down that road as it is.

12 I guess that's about all I can say about it. We're
13 really concerned about the area. Okay. Thank you.

14 HEARING MASTER: Great. Thank you for coming down.
15 If you want to submit your pictures into the record you may.

16 MR. MAGGARD: I'll be glad to. Thank you.

17 HEARING MASTER: Perfect. Just please sign in.

18 All right. Seeing no one else in opposition, we'll go
19 to Development Services.

20 MS. HEINRICH: Nothing further.

21 HEARING MASTER: All right. Mr. Ratliff, if I could
22 just have you, from the staff's perspective, address the
23 transportation issues the gentleman raised.

24 MR. RATLIFF: For the record, James Ratliff. For this
25 particular Euclidean zoning case, it is only impacting Pine. Of

1 course, it's going to tie in. There will be impacts. Those
2 impacts are addressed as a part of the PD zoning, which is also
3 being --

4 HEARING MASTER: The other -- the opposite rezoning
5 that's coming later.

6 MR. RATLIFF: Correct.

7 HEARING MASTER: Understood.

8 MR. RATLIFF: And so to the extent that there are --
9 of course, land development code requires sidewalks to be placed
10 along the project's frontages, and then substandard road
11 conditions are either, you know, deferred or addressed inside
12 that zoning. I believe in this case that -- that applicant, PD
13 to the west, again, not to dive too much into that one -- into
14 this case, but you know that there were access changes to that
15 PD to the west that are being addressed that are kind of pulling
16 the impacts closer towards MLK rather than further north on --
17 on Highview, as the existing zoning for that project is
18 currently approved.

19 HEARING MASTER: All right. Thank you so much I
20 appreciate it.

21 All right. Ms. Kert, we'll go back to the applicant
22 for rebuttal.

23 MS. KERT: Thank you again. Rebecca Kert.

24 Well, we think there's great synergy between this
25 project and 25-0579. They are separate projects. And as Mr.

1 Ratliff explained, and some of the issues and the concerns that
2 were raised are actually dealt with in specific conditions in
3 the other one and not necessarily -- well, I should say not
4 necessarily -- are not something that would be appropriately
5 conditioned on this particular project.

6 I did want to just reiterate that there is already
7 commercial general in the area. We're not introducing any type
8 of new use in the area. We are in an area that expressly
9 encourages commercial revitalization, which this block
10 desperately needs. And with the conditions that we have in
11 place, we are limiting the intensity of the project,
12 particularly with the traffic, which will be equivalent or less
13 than what is currently approved on the project. And we are
14 doing an increased buffer to the north to be substantial. I'm
15 available if there are any other questions?

16 HEARING MASTER: Just to ask Ms. McComas question
17 about this specific use, I did notice on Mr. Sposato's graphic
18 he called it a grocery store and then in DOT's comments they
19 called it a quick serve restaurant with drive thru.

20 So are you at liberty to disclose the proposed use?

21 MS. KERT: There are a variety of uses which will be
22 allowed under the commercial general, with the conditions of the
23 ones that are not. The use that is intended for the property is
24 grocery. FDOT has provided some comments for some previously
25 reviewed uses that were proposed under the CN zoning.

1 HEARING MASTER: All right. So it's your testimony
2 that it is intended to be, at this point, a grocery store.

3 MR. KERT: That is correct.

4 HEARING MASTER: Understood. Thank you so much. I
5 appreciate it. And with that, we will close rezoning 25-1316
6 and go to the next case.

**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

SIGN-IN SHEET: RFR, ZHM, PHM, LUHOPAGE 1 OF 8DATE/TIME: 11/17/2025 6pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ 25 1350</u>	PLEASE PRINT NAME <u>Todd Pressman</u> MAILING ADDRESS <u>200 2nd South #451</u> CITY <u>St Pete</u> STATE <u>FL</u> ZIP <u>33701</u> PHONE <u>727-761-1760</u>
APPLICATION # <u>RZ 25-1111</u>	PLEASE PRINT NAME <u>Todd Pressman</u> MAILING ADDRESS <u>200 2nd South #451</u> CITY <u>St Pete</u> STATE <u>FL</u> ZIP <u>33701</u> PHONE <u></u>
APPLICATION # <u>RZ 25-1111</u> <u>VS</u>	PLEASE PRINT NAME <u>Howard Owens</u> MAILING ADDRESS <u>11217 Andy Dr.</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u></u>
APPLICATION # <u>RZ 25-1111</u>	PLEASE PRINT NAME <u>Johnny Soape</u> MAILING ADDRESS <u>11118 Hannaway Drive</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>813-389-4651</u>
APPLICATION # <u>RZ 25-1316</u>	PLEASE PRINT NAME <u>Rebecca Kert</u> MAILING ADDRESS <u>400N Tampa St Suite 1910</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33604</u> PHONE <u>813-368-3064</u>
APPLICATION # <u>RZ 25-1316</u>	PLEASE PRINT NAME <u>Stephen Sposato</u> MAILING ADDRESS <u>505 E Jackson St</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-375-0610</u>

DATE/TIME: 11/17/2025 6pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ</u> <u>25-1316</u>	PLEASE PRINT NAME <u>MICHAEL YATES</u> <u>PAUM TRAFFIC</u> MAILING ADDRESS <u>4006 S MACDILL AVE</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33611</u> PHONE <u>813 205 8057</u>
APPLICATION # <u>RZ</u> <u>25-1316</u>	PLEASE PRINT NAME <u>Grace E McComas</u> MAILING ADDRESS <u>805 Old Oakly St</u> CITY <u>Seffner</u> STATE <u>FL</u> ZIP <u>33554</u> PHONE <u>813 240 3907</u>
APPLICATION # <u>RZ</u> <u>25-1316</u>	PLEASE PRINT NAME <u>Glover Maggard</u> MAILING ADDRESS <u>P.O. Box 183</u> CITY <u>Mango</u> STATE <u>FL</u> ZIP <u>33550</u> PHONE <u>813 318-150x</u>
APPLICATION # <u>RZ</u> <u>25-1319</u>	PLEASE PRINT NAME <u>Patricia Ortiz AICP</u> MAILING ADDRESS <u>2810 N Central Ave</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 817 8492</u>
APPLICATION # <u>RZ</u> <u>25-1319</u> <u>VS</u>	PLEASE PRINT NAME <u>Cheryl Harris</u> MAILING ADDRESS <u>205 Louise Ave</u> CITY <u>Brandon</u> STATE <u>FL</u> ZIP <u>33510</u> PHONE _____
APPLICATION # <u>RZ</u> <u>25-1390</u>	PLEASE PRINT NAME <u>Todd Pressman</u> MAILING ADDRESS <u>200 2nd Ave South #451</u> CITY <u>St Pete</u> STATE <u>FL</u> ZIP <u>33701</u> PHONE _____

DATE/TIME: 4/17/2025 6pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # R2 05-1390	PLEASE PRINT NAME <u>Nicholas West</u> MAILING ADDRESS <u>717 E B7th Ave</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33613</u> PHONE <u>850-252-5920</u>
APPLICATION # R2 05-1390	PLEASE PRINT NAME <u>Robinson Castro</u> MAILING ADDRESS <u>722 EAST 137TH AVE.</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33611</u> PHONE <u>813-464-1400</u>
APPLICATION # R2 25-0579	PLEASE PRINT NAME <u>Michael Brooks</u> MAILING ADDRESS <u>400 N. TAMPA ST. / Stz 1910</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u></u>
APPLICATION # R2 25-0579	PLEASE PRINT NAME <u>Stephen Sposato</u> MAILING ADDRESS <u>505 E Jackson St.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-375-0816</u>
APPLICATION # R2 25-0579	PLEASE PRINT NAME <u>MICHAEL YATES, PALM TRAFFIC</u> MAILING ADDRESS <u>4006 S. MacDILL AVE</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33611</u> PHONE <u>813 205 8057</u>
APPLICATION # R2 25-0579	PLEASE PRINT NAME <u>Grace McComas</u> MAILING ADDRESS <u>805 0100 arby st</u> CITY <u>Seffner</u> STATE <u>FL</u> ZIP <u>33844</u> PHONE <u>813 240 3907</u>

SIGN-IN SHEET: RFR, ZHM, PHM, LUHOPAGE 4 OF 8DATE/TIME: 11/7/2025 6pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # RZ 25-0579	PLEASE PRINT NAME <u>Crover Maggard</u> MAILING ADDRESS <u>P.O. Box 138</u> CITY <u>Mango</u> STATE <u>FLA</u> ZIP <u>33550</u> PHONE <u>813-318-0501</u>
APPLICATION # RZ 25-0579	PLEASE PRINT NAME <u>Jeromey Couch</u> MAILING ADDRESS <u>17937 Huntingdon Circle</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33558</u> PHONE <u>813-920-2005</u>
APPLICATION # MM 25-0648	PLEASE PRINT NAME <u>Isabelle Albert</u> MAILING ADDRESS <u>1000 Washley Dr</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-331-0876</u>
APPLICATION # MM 25-0648	PLEASE PRINT NAME <u>Jonathan Ellis</u> MAILING ADDRESS <u>1511 N. Westshore Blvd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-754-8454</u>
APPLICATION # MM 25-0648	PLEASE PRINT NAME <u>Karla Llanos</u> MAILING ADDRESS <u>1645 SunCityCenter Plz</u> ^{Unit 5066} CITY <u>SunCity Center</u> STATE <u>FL</u> ZIP <u>33571</u> PHONE <u>813-784-6272</u>
APPLICATION # MM 25-0648	PLEASE PRINT NAME <u>CRAIG MAJER</u> MAILING ADDRESS <u>6408 MARGARITA SHORES LN</u> CITY <u>APACHE BEACH</u> STATE <u>FL</u> ZIP <u>33577</u> PHONE <u>205-422-1369</u>

DATE/TIME: 11/17/2025 6PM HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>MM</u> <u>25-0648</u>	PLEASE PRINT NAME <u>Bryan McEe</u> MAILING ADDRESS <u>6422 MARGARITA SHORES Lane</u> CITY <u>Apollo Beach</u> STATE <u>FL</u> ZIP <u>33572</u> PHONE <u>402.215.1834</u>
APPLICATION # <u>MM</u> <u>25-0648</u>	PLEASE PRINT NAME <u>William Molloy</u> MAILING ADDRESS <u>325 S Blvd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33604</u> PHONE <u>813-254-7152</u>
APPLICATION # <u>MM</u> <u>250932</u>	PLEASE PRINT NAME <u>William J Molloy</u> MAILING ADDRESS <u>325 S Rd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33604</u> PHONE <u>254-7152</u>
APPLICATION # <u>MM</u> <u>25-0932</u>	PLEASE PRINT NAME <u>Isabelle Albert</u> MAILING ADDRESS <u>1000 W Ashley Drive # 700</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 331 0976</u>
APPLICATION # <u>MM</u> <u>25-0932</u>	PLEASE PRINT NAME <u>Casey VanVeenbergh vanvaeren</u> MAILING ADDRESS <u>11009 Fern Hill Drive</u> CITY <u>Brevard</u> STATE <u>FL</u> ZIP <u>32584</u> PHONE <u>813-323-4549</u>
APPLICATION # <u>MM</u> <u>25-0932</u>	PLEASE PRINT NAME <u>David Van Veenbergh</u> MAILING ADDRESS <u>11207 Fernhill Drive</u> CITY <u>Brevard</u> STATE <u>FL</u> ZIP <u>32578</u> PHONE <u>813-340-9888</u>

DATE/TIME: 11/17/2025 4 PM HEARING MASTER: SUSAN FINCH

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # MM 250932	PLEASE PRINT NAME Mitchell Thompson MAILING ADDRESS 11055 Sage Canyon Dr CITY Riverview STATE FL ZIP 33578 PHONE 813 447 0052
APPLICATION # MM 25-0932	PLEASE PRINT NAME Samantha Vazara MAILING ADDRESS 11053 Sage Canyon Dr CITY Riverview STATE FL ZIP 33518 PHONE 813 598-8848
APPLICATION # MM 250932	PLEASE PRINT NAME Chad Thompson MAILING ADDRESS 20710 Sage Canyon Dr. CITY Riverview STATE FL ZIP 33579 PHONE 813-422-4336
APPLICATION # MM 25-0932	PLEASE PRINT NAME MICHAEL YATES, PAUL TRAFFIC MAILING ADDRESS 4006 S. MacDill Ave. CITY TAMPA STATE FL ZIP 33611 PHONE 813 205 8057
APPLICATION # MM 25-1081	PLEASE PRINT NAME Linda Stewart, Morris Eng. MAILING ADDRESS 6901 Professional Pkwy CITY Sarasota STATE FL ZIP PHONE 941-444-6644
APPLICATION # MM 25-1242	PLEASE PRINT NAME Addie Clark MAILING ADDRESS 400 N. Ashley Dr. Ste 1100 CITY Tampa STATE FL ZIP 33602 PHONE 813 319-4759

DATE/TIME: 11/17/2025 6 PM HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # mm 25-1243	PLEASE PRINT NAME <u>Isabelle Albert</u> MAILING ADDRESS <u>1000 W Ashley Dr. # 900</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE ⁸¹³ <u>331 0976</u>
APPLICATION # RZ 25-1244	PLEASE PRINT NAME <u>Anne Pollack</u> MAILING ADDRESS <u>200 Central Ave #1600</u> CITY <u>St. Pete</u> STATE <u>FL</u> ZIP <u>33701</u> PHONE <u>927-820-3989</u>
APPLICATION # RZ 25-1246	PLEASE PRINT NAME <u>Isabelle Albert</u> MAILING ADDRESS <u>1000 W Ashley Dr # 900</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE ⁸¹³ <u>331 0976</u>
APPLICATION # RZ 25-0383 VS	PLEASE PRINT NAME <u>Bassam Dammak</u> MAILING ADDRESS <u>6820 Rosemary Dr</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33625</u> PHONE _____
APPLICATION # RZ 25-0383 VS	PLEASE PRINT NAME <u>Tyseer Kourdi</u> MAILING ADDRESS <u>26307 Mountain Lake Rd</u> CITY <u>Brooksville</u> STATE <u>FL</u> ZIP <u>34602</u> PHONE _____
APPLICATION # RZ 25-0383	PLEASE PRINT NAME <u>Susan Dennis</u> MAILING ADDRESS <u>13109 N Hammer Av</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33612</u> PHONE ⁸¹³ <u>373-9779</u>

SIGN-IN SHEET: RFR, ZHM, PHM, LUHOPAGE 8 OF 8DATE/TIME: 11/17/2025 6pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ</u> <u>25-0383</u>	PLEASE PRINT NAME <u>Sheryl La Rue</u> MAILING ADDRESS <u>13109 N. 01a Ave</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33612</u> PHONE <u>813-787-7709</u>
APPLICATION # <u>RZ</u> <u>25-0383</u>	PLEASE PRINT NAME <u>Eric Flasferstein</u> MAILING ADDRESS <u>13106 N. 01a Ave</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33612</u> PHONE <u>(813) 390-5323</u>
APPLICATION # <u>RZ</u> <u>25-0383</u>	PLEASE PRINT NAME <u>Tim Hall</u> MAILING ADDRESS <u>13109 N 01A</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33612</u> PHONE _____
APPLICATION # <u>RZ</u> <u>25-0383</u> <u>VS</u>	PLEASE PRINT NAME <u>Beverly Kieny</u> MAILING ADDRESS <u>10902 N. Edison Ave</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP _____ PHONE <u>33612</u>
APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____
APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____

HEARING TYPE:**ZHM,** PHM, VRH, LUHO**DATE:** 11/17/2025**HEARING MASTER:**

Susan Finch

PAGE: 1 of 1

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
RZ 25-1111	Logan McKaig	1. Revised Staff Report	Yes (Copy)
RZ 25-1111	Todd Pressman	2. Applicant Presentation Packet – Thumb Drive	No
RZ 25-1316	Logan McKaig	1. Revised Staff Report	Yes (Copy)
RZ 25-1316	Stephen Sposato	2. Applicant Presentation Packet	Yes (Copy)
RZ 25-1316	Grover Maggard	3. Opposition Presentation Packet	No
RZ 25-1319	Michelle Montalbano	1. Revised Staff Report	Yes (Copy)
RZ 25-1319	Patricia Ortiz	2. Applicant Presentation Packet	No
RZ 25-1390	Cierra James	1. Revised Staff Report	Yes (Copy)
RZ 25-1390	Todd Pressman	2. Applicant Presentation Packet – Thumb Drive	No
RZ 25-0383	Ashley Rome	1. Revised Staff Report	Yes (Copy)
RZ 25-0383	Sheryl LaRue	2. Opposition Presentation Packet	No
RZ 25-0383	Susan Dennis	3. Opposition Presentation Packet	No
RZ 25-0579	Carolanne Peddle	1. Revised Staff Report	Yes (Copy)
RZ 25-0579	Stephen Sposato	1. Applicant Presentation Packet	No
RZ 25-0579	Grover Maggard	3. Opposition Presentation Packet	No
MM 25-0648	Carolanne Peddle	1. Revised Staff Report	Yes (Copy)
MM 25-0648	Isabelle Albert	2. Applicant Presentation Packet – Thumb Drive	No
RZ 25-0932	Carolanne Peddle	1. Revised Staff Report	Yes (Copy)
RZ 25-0932	Isabelle Albert	2. Applicant Presentation Packet – Thumb Drive	No
RZ 25-0932	Casey Vanvaerenbergh	3. Opposition Presentation Packet – Thumb Drive	No
MM 25-1081	Ashley Rome	1. Revised Staff Report	Yes (Copy)
MM 25-1242	Chris Grandlienard	1. Revised Staff Report	Yes (Copy)
MM 25-1243	Isabelle Albert	1. Applicant Presentation Packet – Thumb Drive	No
RZ 25-1244	Carolanne Peddle	1. Revised Staff Report	Yes (Copy)
RZ 25-1244	Anne Pollack	2. Applicant Presentation Packet	No
RZ 25-1246	Isabelle Albert	1. Applicant Presentation Packet – Thumb Drive	No

NOVEMBER 17, 2025 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, November 17, 2025, 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. and led in the pledge of allegiance to the flag.

A. WITHDRAWALS AND CONTINUANCES

 Michelle Heinrich, Development Services (DS), introduced staff and reviewed the changes/withdrawals/continuances.

 Susan Finch, ZHM, overview of ZHM process.

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

 Susan Finch, ZHM, Oath.

B. REMANDS

B.1. RZ 25-0500

 Michelle Heinrich, DS, called RZ 25-0500.

 Susan Finch, ZHM, continued RZ 25-0500 to December 15, 2025, ZHM hearing.

C. REZONING STANDARD (RZ-STD):

C.1. RZ 25-1111

 Michelle Heinrich, DS, called RZ 25-1111.

 Testimony provided.

 Susan Finch, ZHM, closed RZ 25-1111.

C.2. RZ 25-1316

 Michelle Heinrich, DS, called RZ 25-1316.

 Testimony provided.

 Susan Finch, ZHM, closed RZ 25-1316.

MONDAY, NOVEMBER 17, 2025

C.3. RZ 25-1319

 Michelle Heinrich, DS, called RZ 25-1319.

 Testimony provided.

 Susan Finch, ZHM, closed RZ 25-1319.

C.4. RZ 25-1350

 Michelle Heinrich, DS, called RZ 25-1350.

 Testimony provided.

 Susan Finch, ZHM, continued RZ 25-1350 to January 26, 2026, ZHM hearing.

C.5. RZ 25-1390

 Michelle Heinrich, DS, called RZ 25-1390.

 Testimony provided.

 Susan Finch, ZHM, closed RZ 25-1390.

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

D.1. RZ 25-0383

 Michelle Heinrich, DS, called RZ 25-0383.

 Susan Finch, ZHM, continued RZ 25-0383 until the end of the hearing.

 Susan Finch, ZHM, recalled RZ 25-0383.

 Testimony provided.

 Susan Finch, ZHM, closed RZ 25-0383.

D.2. RZ 25-0579

 Michelle Heinrich, DS, called RZ 25-0579.

 Testimony provided.

 Susan Finch, ZHM, closed RZ 25-0579.

MONDAY, NOVEMBER 17, 2025

D.3. MM 25-0648

 Michelle Heinrich, DS, called MM 25-0648.

 Testimony provided.

 Susan Finch, ZHM, closed MM 25-0648.

D.4. RZ 25-0932

 Michelle Heinrich, DS, called RZ 25-0932.

 Testimony provided.

 Susan Finch, ZHM, closed RZ 25-0932.

D.5. MM 25-1081

 Michelle Heinrich, DS, called MM 25-1081.

 Testimony provided.

 Susan Finch, ZHM, closed MM 25-1081.

D.6. MM 25-1242

 Michelle Heinrich, DS, called MM 25-1242.

 Testimony provided.

 Susan Finch, ZHM, closed MM 25-1242.

D.7. MM 25-1243

 Michelle Heinrich, DS, called MM 25-1243.

 Testimony provided.

 Susan Finch, ZHM, closed MM 25-1243.

D.8. RZ 25-1244

 Michelle Heinrich, DS, called RZ 25-1244.

 Testimony provided.

MONDAY, NOVEMBER 17, 2025

 Susan Finch, ZHM, closed RZ 25-1244.

D.9. RZ 25-1246

 Michelle Heinrich, DS, called RZ 25-1246.

 Testimony provided.

 Susan Finch, ZHM, closed RZ 25-1246.

E. ZHM SPECIAL USE - None

ADJOURNMENT

 Susan Finch, ZHM, adjourned the meeting at 10:26 p.m.

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./ 7570 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:

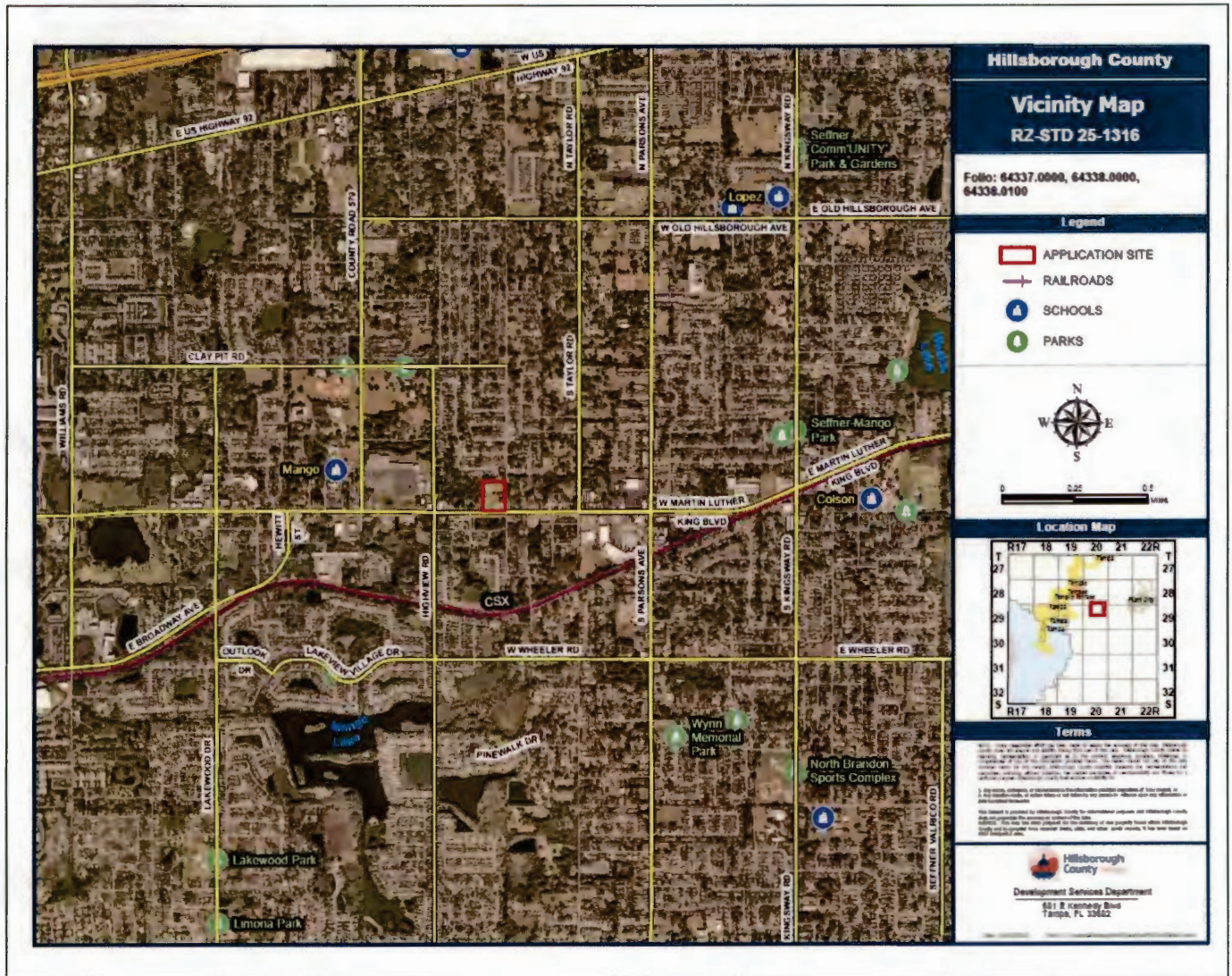
PD Variation(s)	None requested as part of this application
Waiver(s) to the Land Development Code	

Planning Commission Recommendation:
Consistent

Development Services Recommendation:
Approval, subject to applicant proposed restrictions

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

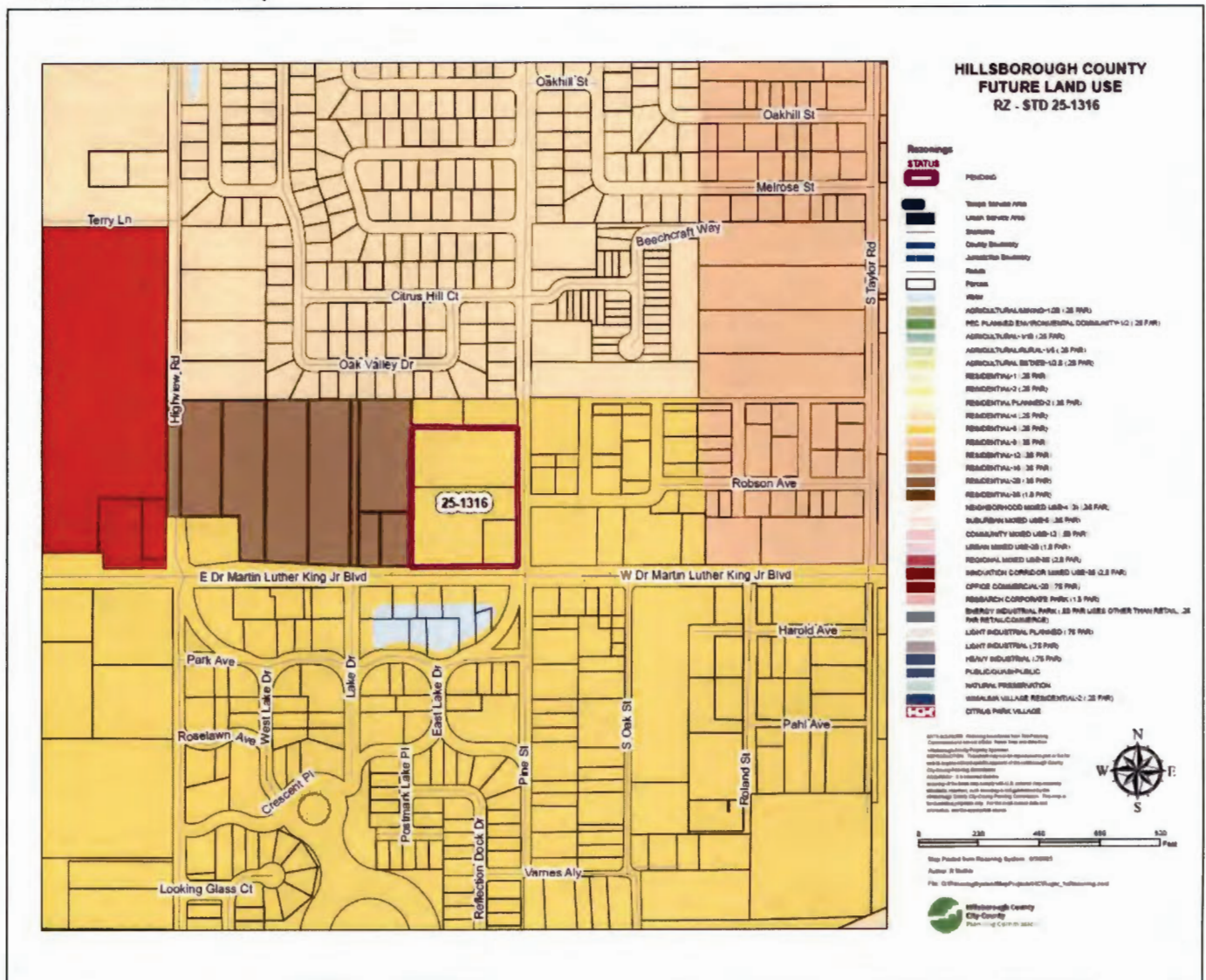


Context of Surrounding Area:

The properties in question are located in the Seffner Mango area along ~~W~~ E Martin Luther King Jr. Blvd at the intersection with Pine St.

2.0 LAND USE MAP SET AND SUMMARY DATA

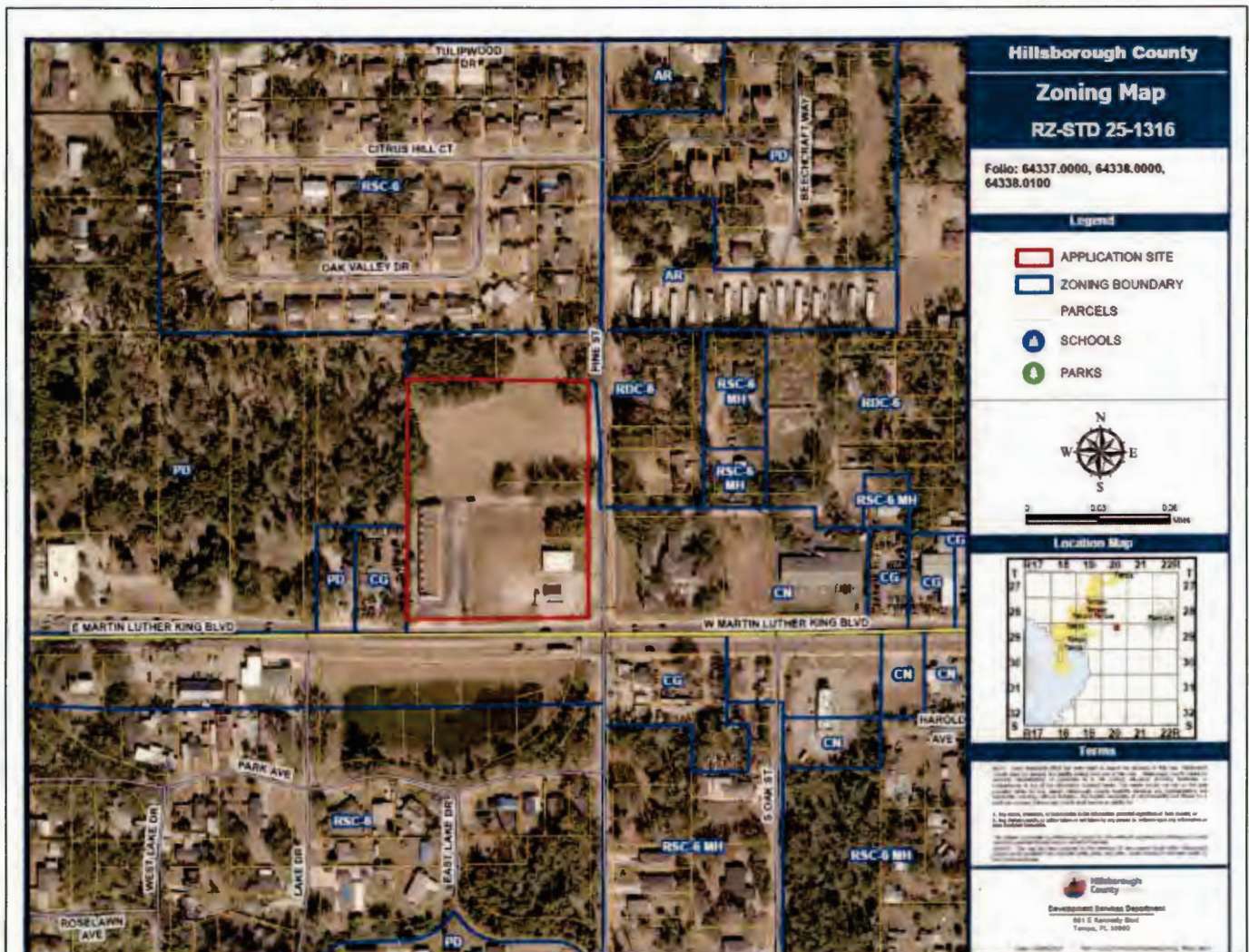
2.2 Future Land Use Map



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

2.3 Immediate Area Map



Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	RDC-6	6 du / ga	Single Family, Duplex Conventional	Single-Family Residential and Vacant
East	RDC-6 & CN	6 du / ga 0.20 FAR	single family, Duplex Conventional & retail, services, and offices	Residential, Vacant & commercial
South	CN	0.20 FAR	Retail, services, and offices	Vacant
West	CG & PD	0.25 FAR	Retail, services, and offices & PD-C(N)	Office & Vacant

APPLICATION NUMBER: RZ 25-1316

ZHM HEARING DATE: 11-17-2025

BOCC LUM MEETING DATE: 01-13-2026

Case Reviewer: Logan McKaig

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 ☐ Substandard Road ☐ Sufficient ROW Width	☒ Corridor Preservation Plan (completed) ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other
Pine St	County Local - Rural	2 Lanes ☒ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other

Project Trip Generation ☐ Not applicable for this request			
	Average 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 ☒ Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.
Notes:				

Design Exception/Administrative Variance ☒ Not applicable for this request		
Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
Notes:		

4.0 Additional Site Information & Agency Comments Summary

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

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The 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 applicant proposed 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.

APPLICATION NUMBER: RZ 25-1316

ZHM HEARING DATE: 11-17-2025

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.

APPLICATION NUMBER: RZ 25-1316

ZHM HEARING DATE: 11-17-2025

BOCC LUM MEETING DATE: 01-13-2026

Case Reviewer: Logan McKaig

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

None.

APPLICATION NUMBER: RZ 25-1316

ZHM HEARING DATE: 11-17-2025

BOCC LUM MEETING DATE: 01-13-2026

Case Reviewer: Logan McKaig

8.0 PROPOSED SITE PLAN (FULL)

N/A

APPLICATION NUMBER: RZ 25-1316

ZHM HEARING DATE: 11-17-2025

BOCC LUM MEETING DATE: 01-13-2026

Case Reviewer: Logan McKaig

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

☐

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.

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](#)

**12008/ 12020 E Dr Martin Luther King
Jr Blvd
RZ-STD 25-1316**

Stephen Sposato, AICP
Level UP

Application No. 25-1316
Name: Stephen Sposato
Entered at Public Hearing: 24M
Exhibit # 2 Date: 11/17/2025

Applicant

MLK GHS 2, LLC

Primary Principles: Richard Gonzales + Family
Henderson Family Office

Development Partner

Shagbark Properties, LLC
Michael J Leeds

Land Use Counsel

Brooks Rocha Colby Rice PLLC
Michael Brooks, Esq. and Rebecca Kert, Esq.

Engineer

Tampa Civil Design, LLC
Jeremy Couch, P.E. and Daniel Ysaguirre

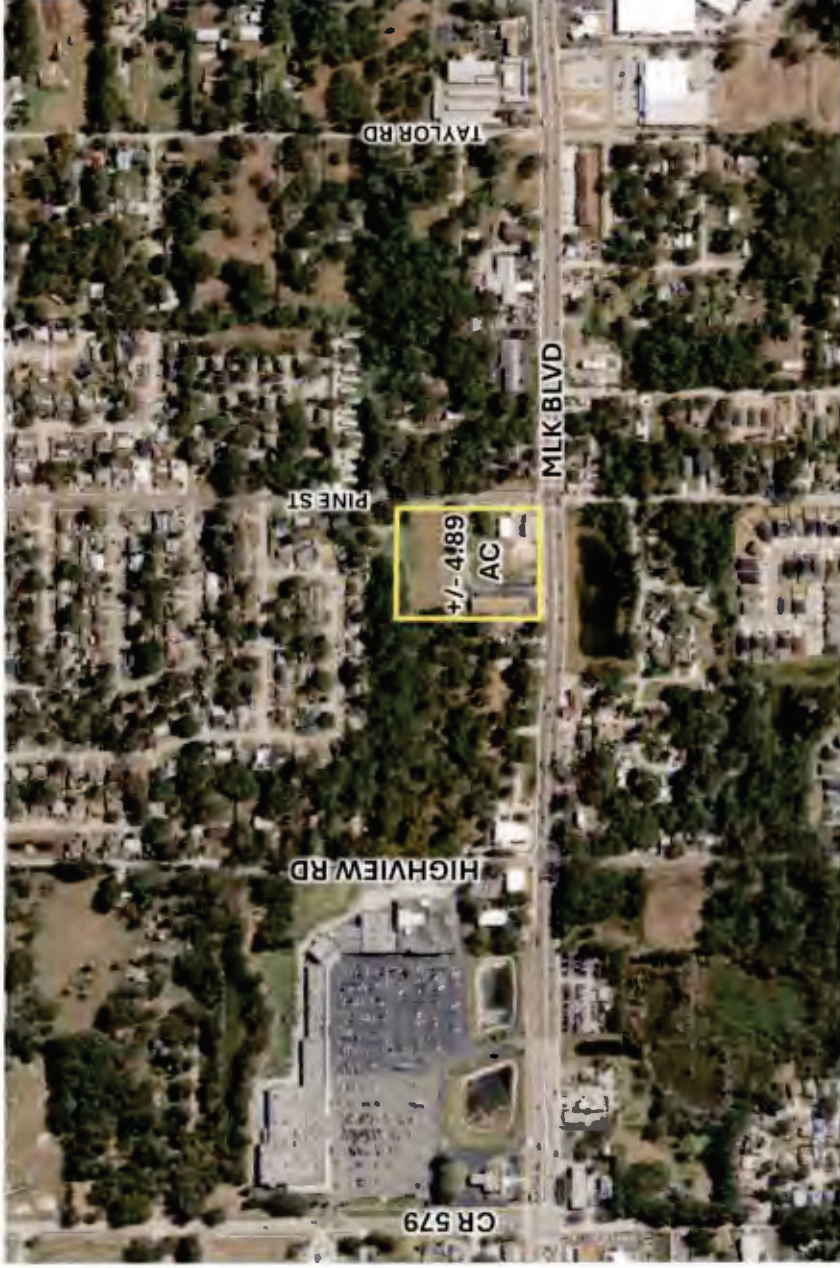
Planner

LevelUp Consulting, LLC
Stephen Sposato, AICP

Transportation

Palm Traffic
Michael Yates

PROJECT TEAM



- Proposed Rezoning from CN to CG (R)
 - Urban Service Area
- Seffner-Mango Planning Area
 - FLU: Res-6

PROJECT LOCATION

RZ 25-1316 (Subject Project)

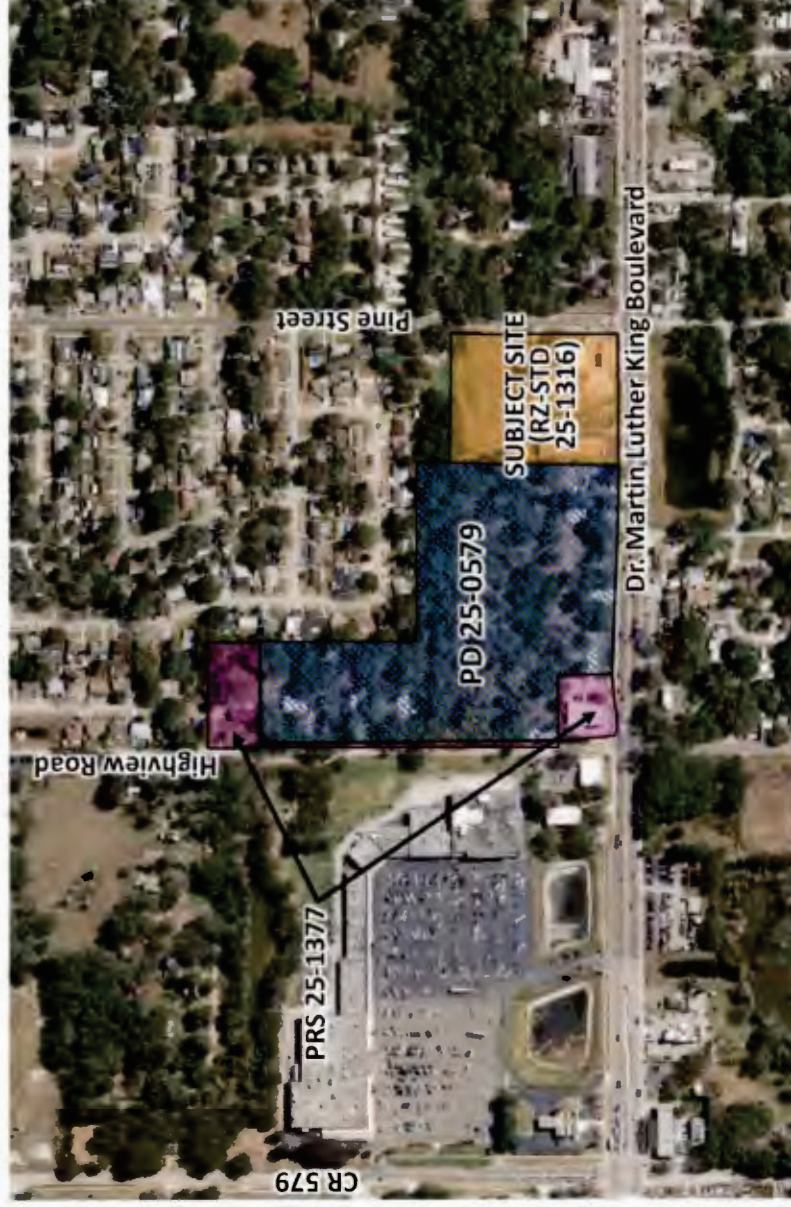
- Euclidean rezone from CN to CG (R)
- Includes shared parking agreement with adjacent PD 25-0579

PD 25-0579

- Rezoning from PD 90-0012, PD 85-0166, & CG
- To PD 25-0579

PRS 25-1377

- Companion PRS to remove PD 25-0579 parcels from PD 90-0012
- Ensures contiguity of remnant parcels

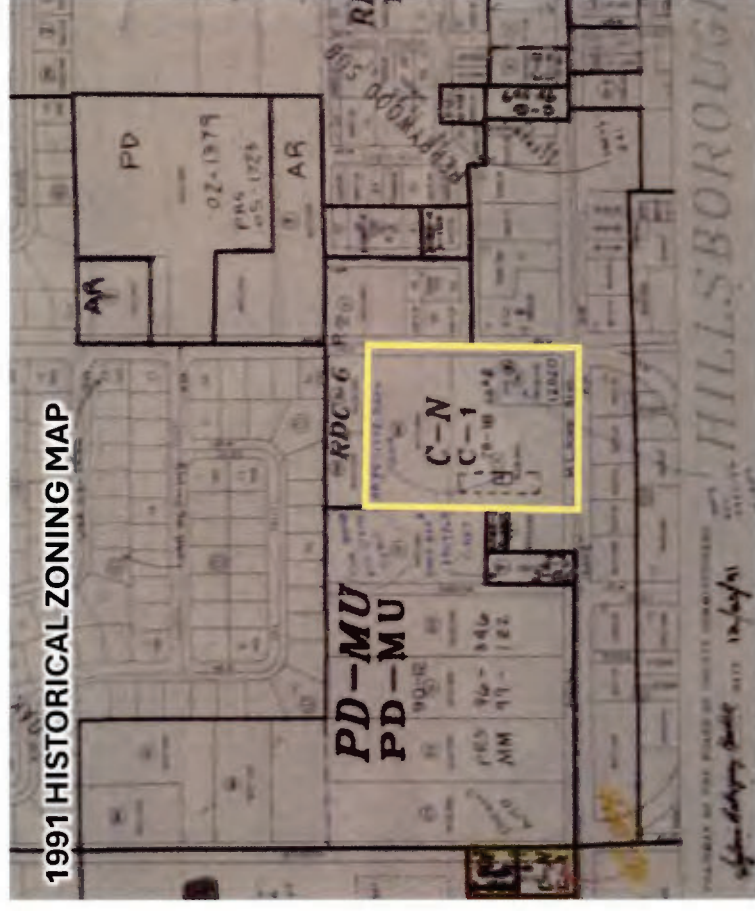


RELATED PROJECT SUMMARY



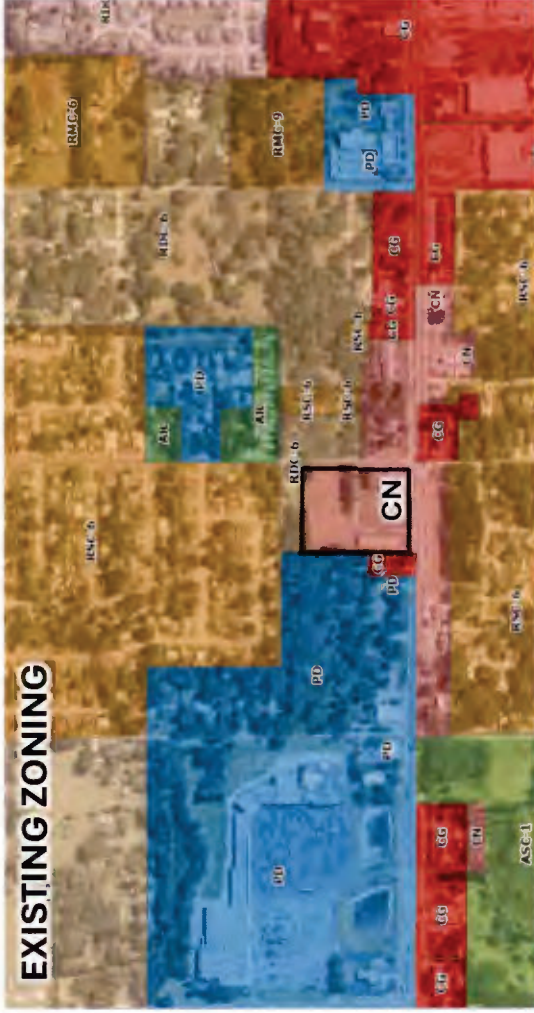
EXISTING CONDITIONS

- Originally zoned C-1 in 1978, with no FAR cap
- Rezoned to CN by County for zoning conformance in 1991 resulting in a FAR cap of 0.2

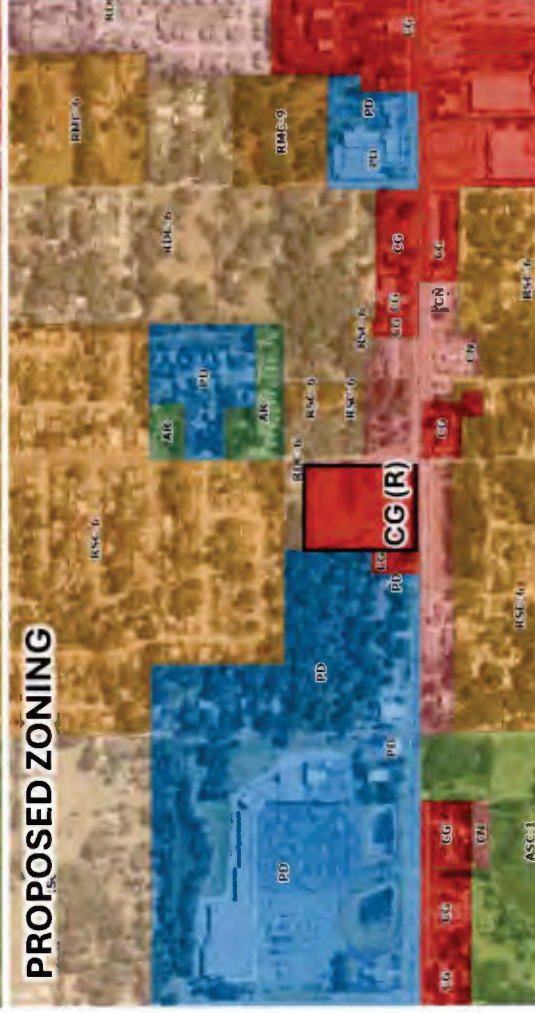


HISTORICAL CONTEXT

EXISTING ZONING



PROPOSED ZONING



- Rezoning to CG (R) to accommodate proposed grocery store use
- Proposed Rezoning Fits Existing Development Pattern and is Compatible with Adjacent Development

REQUEST

Supported By Future Land Use

- Res-6 provides for a maximum FAR of 0.25
- Proposed rezoning increases FAR from 0.2 to 0.25, in conformance with the FLU designation

Strategically located along a corridor identified for more intensive development

- Centers and Connections
 - Located along MLK Blvd (Connection)
 - MLK Blvd historically has commercial uses (including CG), as proposed

Restrictions ensure compatibility



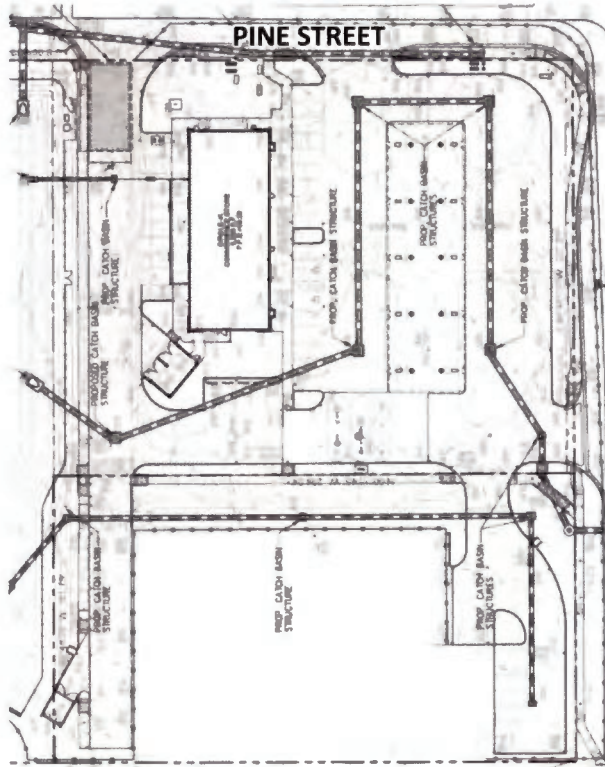
JUSTIFICATION



VOLUNTARY RESTRICTIONS

- Prohibited CG Uses: 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.
- Maximum Trip Cap with accounting process:
 - 4,704 gross average daily trips
 - 140 gross a.m. peak hour trips
 - 451 gross p.m. peak hour trips
- 20' Enhanced Type B buffer at the rear property boundary
 - Masonry wall + additional tree plantings

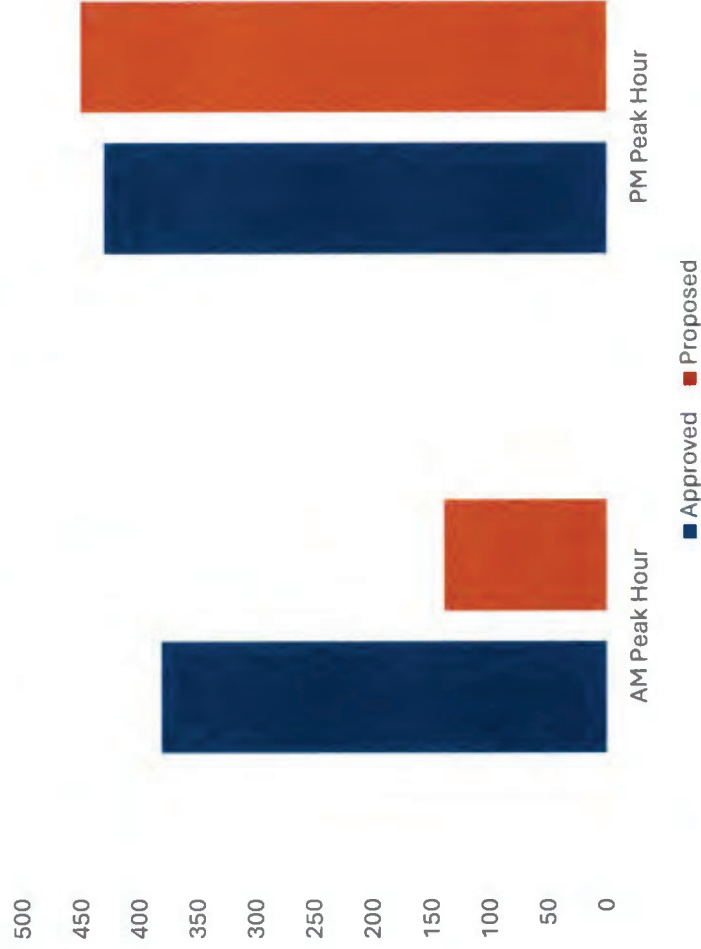
RESTRICTIONS



Excerpt from Approved Development Plans

Trip Generation Comparison

- Proposed CG (R) use is a decrease or substantially equivalent in AM/PM peak hour trips compared to approved convenience store plans



COMPARISON TO APPROVED DEVELOPMENT PLAN



Outparcel C

- Currently zoned CG
 - Pending rezone (PD 25-0579), includes vehicular and pedestrian cross access
- May be used for minimum required parking for Subject Project Site, per COAs (Pending PD)
 - Also allowed by right per LDC under current zoning (no waivers required)

OUTPARCEL C

Future Land Use Element

- **Objective 1.1:** Direct growth to Urban Service Area; **Policy 2.1.1:** Development fits established permitted land uses and maximum densities; **Policy 4.1:** All development approval shall be consistent with Comprehensive Plan; **Policy 4.1.1:** Each land use plan category has a set of zoning districts permitted within the planning area; **Policy 4.1.2:** Developments must meet or exceed all land development regulations; **Objective 4.4:** Enhance and preserve existing neighborhoods and communities; **Policy 4.4.1:** Any density increase shall be compatible with surrounding development; **Objective 4.7:** Neighborhood-serving uses are permitted within residential land use categories; **Policy 4.7.2:** Development must meet commercial locational criteria.

Livable Communities Element: Seffner-Mango

- **Goal 3:** 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.

- **No objections** by Review Agencies
- Planning Commission - **Compatible** with the existing and planned development pattern found within the surrounding area. **Consistent** with the Unincorporated Hillsborough County Comprehensive Plan.
- Development Services: **Approvable**, subject to applicant proposed restrictions.

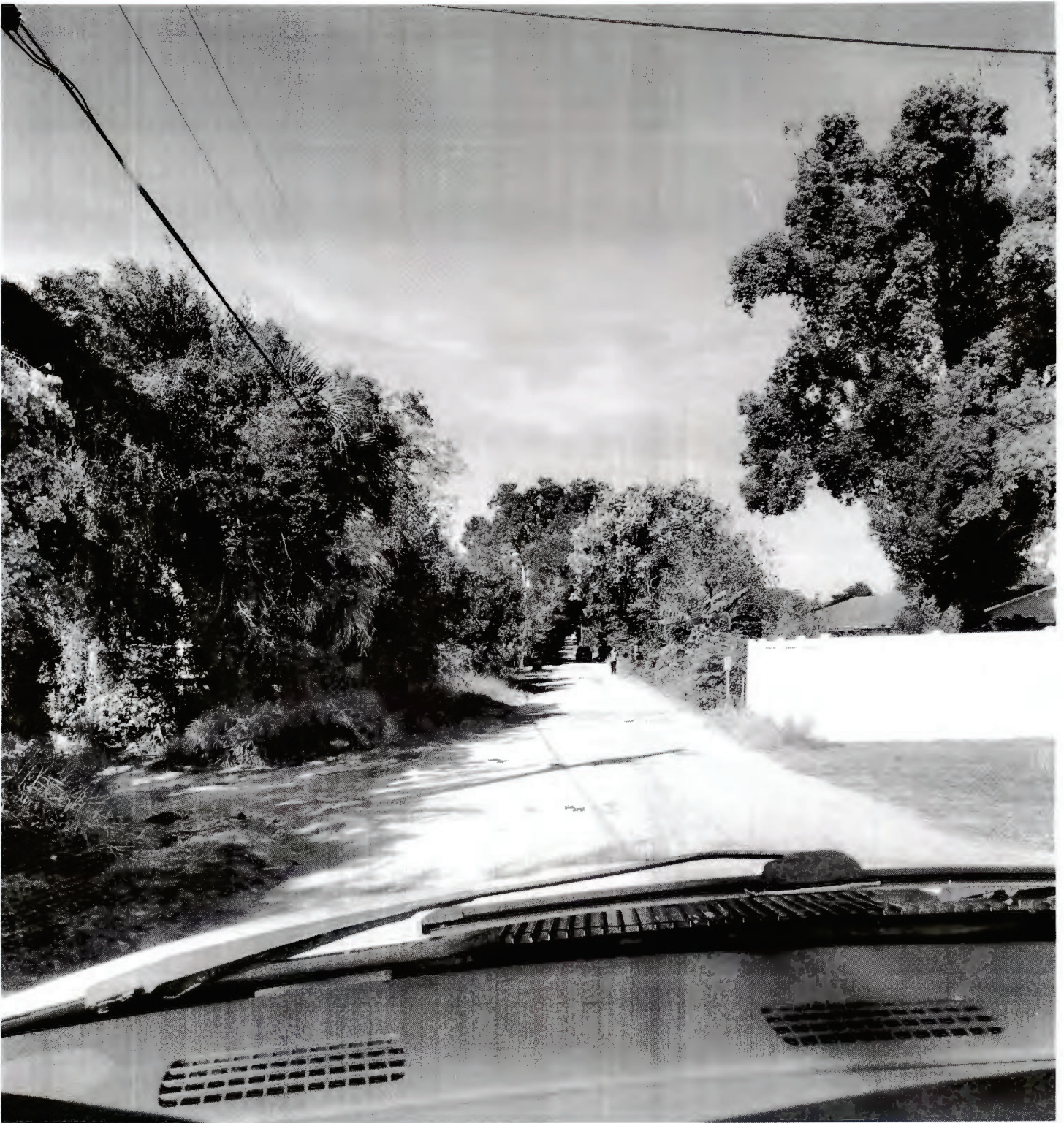


Walmart will be accessing this road.
Apartments will be accessing this road
as well. Curbs are only developed to this
point and no sidewalks beyond this point
until you get to rec center

Application No. 25-1316 & 25-0579
Name: Grover Muggard
Entered at Public Hearing: 2Hm
Exhibit # 3 Date: 11/17/2025







This is looking north, with a pedestrian + car. This shows pedestrian and car with narrow passage. No sidewalks at this location which heads to the park.



This is looking north. The 330 apartments would be on the right. The rec center is less than 1000 feet to the north.

Highview Rd between MLK and Clay Pit Rd.



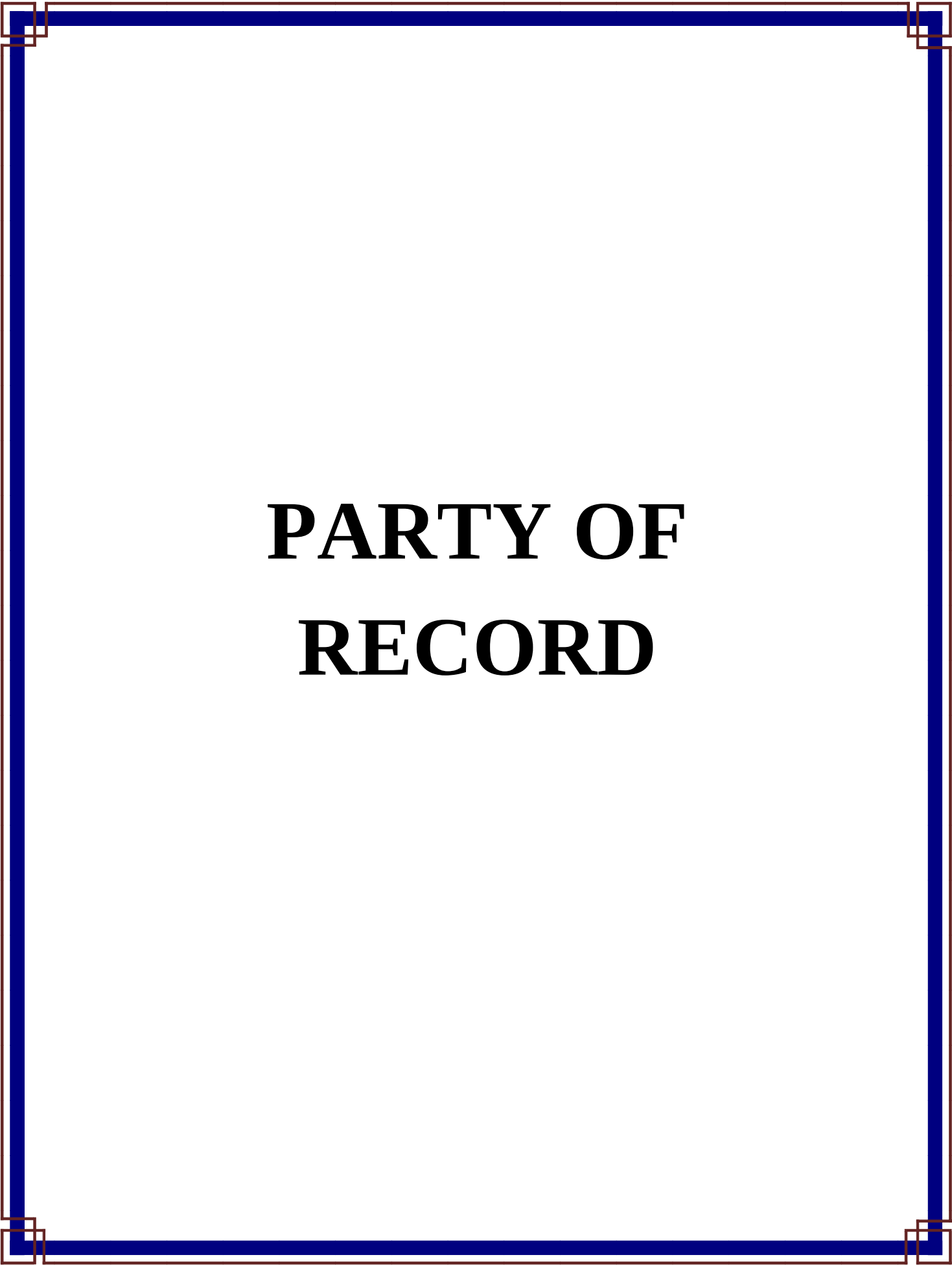
Right side is Hillsborough County Rec Center with new pickle ball court. This is looking South to MLK Blvd, which is less than 2000 feet. This is a one lane road. Sidewalks end at back of park.

Highview Rd between MLK and Clay Pit Rd.



This has been a dumping ground
for the community.





PARTY OF RECORD

NONE