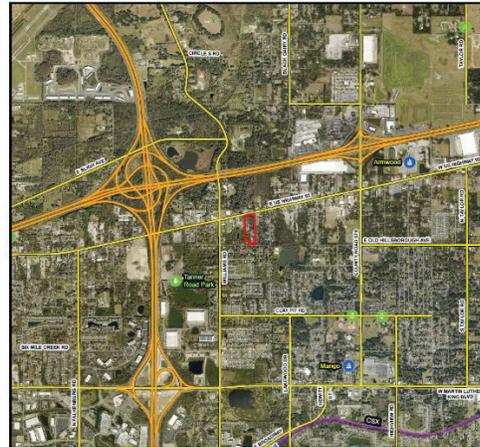


**Rezoning Application:** PD 25-0939  
**Zoning Hearing Master Date:** March 23, 2026  
**CPA Hearing Date:** May 14, 2026

**1.0 APPLICATION SUMMARY**

**Applicant:** Ledbetter MHP, LLC  
**FLU Category:** SMU-6, R-9 (Existing)  
 SMU-6 (Proposed)  
**Service Area:** Urban  
**Site Acreage:** 8.85  
**Community Plan Area:** Seffner Mango  
**Overlay:** None



**Introduction Summary:**

The proposal is to develop an 8.55-acre area to a Planned Development (PD) to facilitate the development of M zoning district uses, excluding Heavy Industrial. There are two Mobile Home Parks containing 27 leased mobile units that take access from both East Hillsborough Avenue (US Hwy 92) and Old Hillsborough Avenue. The site is currently developed with a mobile home park. The applicant has submitted an affidavit stating that the site is not subject to Florida Statute Ch. 723.

This application is associated with CPA 25-38, requesting a Future Land Use category of SMU-6 over the entire site.

Zoning:	Existing	Proposed
District(s)	CG	PD 25-0939
Typical General Use(s)	General Commercial, Office and Personal Services	Industrial/Manufacturing
Acreage	8.85 acres	8.85 acres total (5.81 acres RES-9) (3.04 SMU-6)
Density/Intensity	0.27	10,000 sf (0.25 FAR)
Mathematical Maximum*	104,086 sf	126,541 sf (per RES-9 FLU) 66,212 sf (per SMU-6 FLU)

\*number represents a pre-development approximation

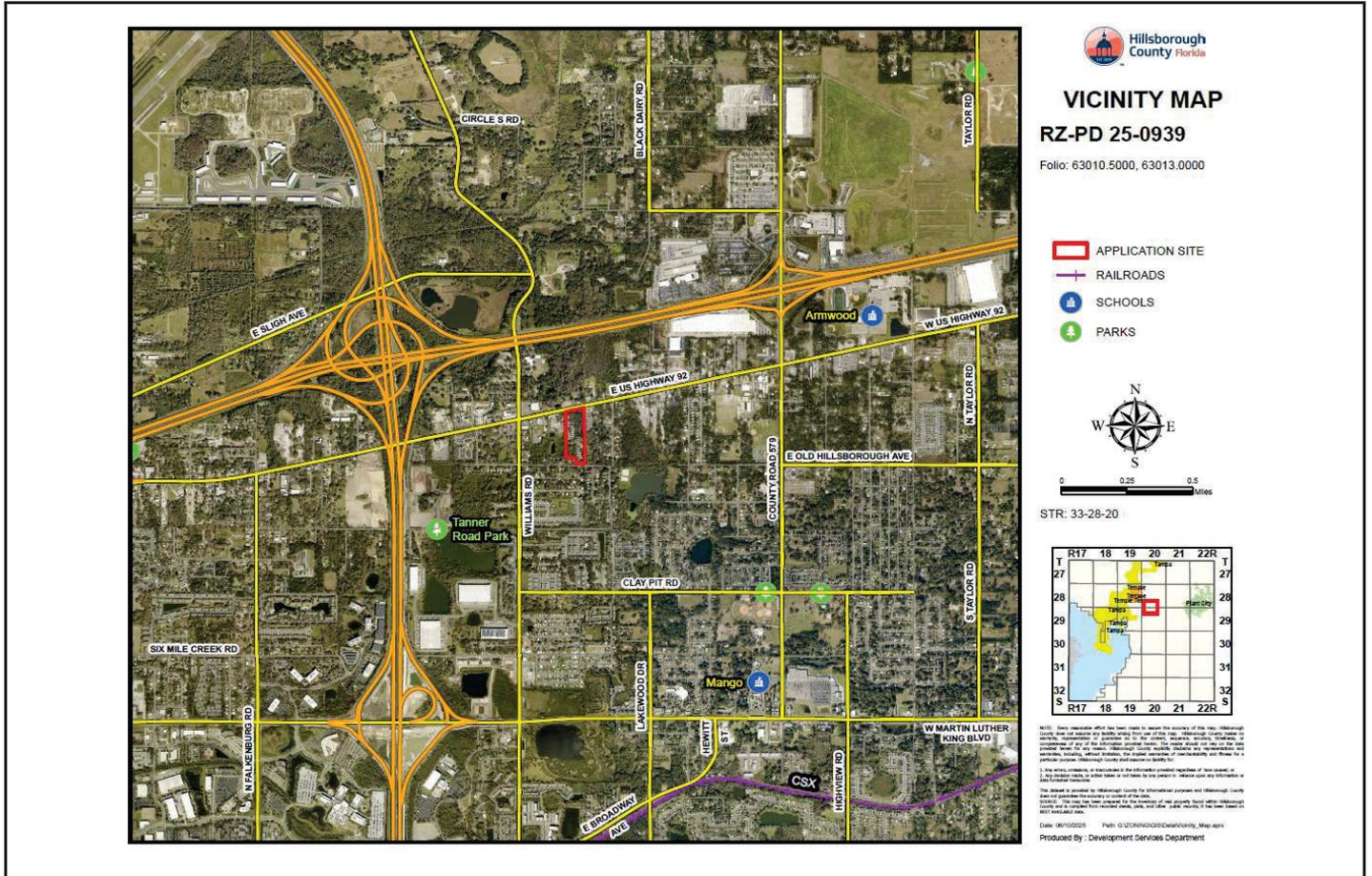
**Additional Information:**

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

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

### 2.1 Vicinity Map

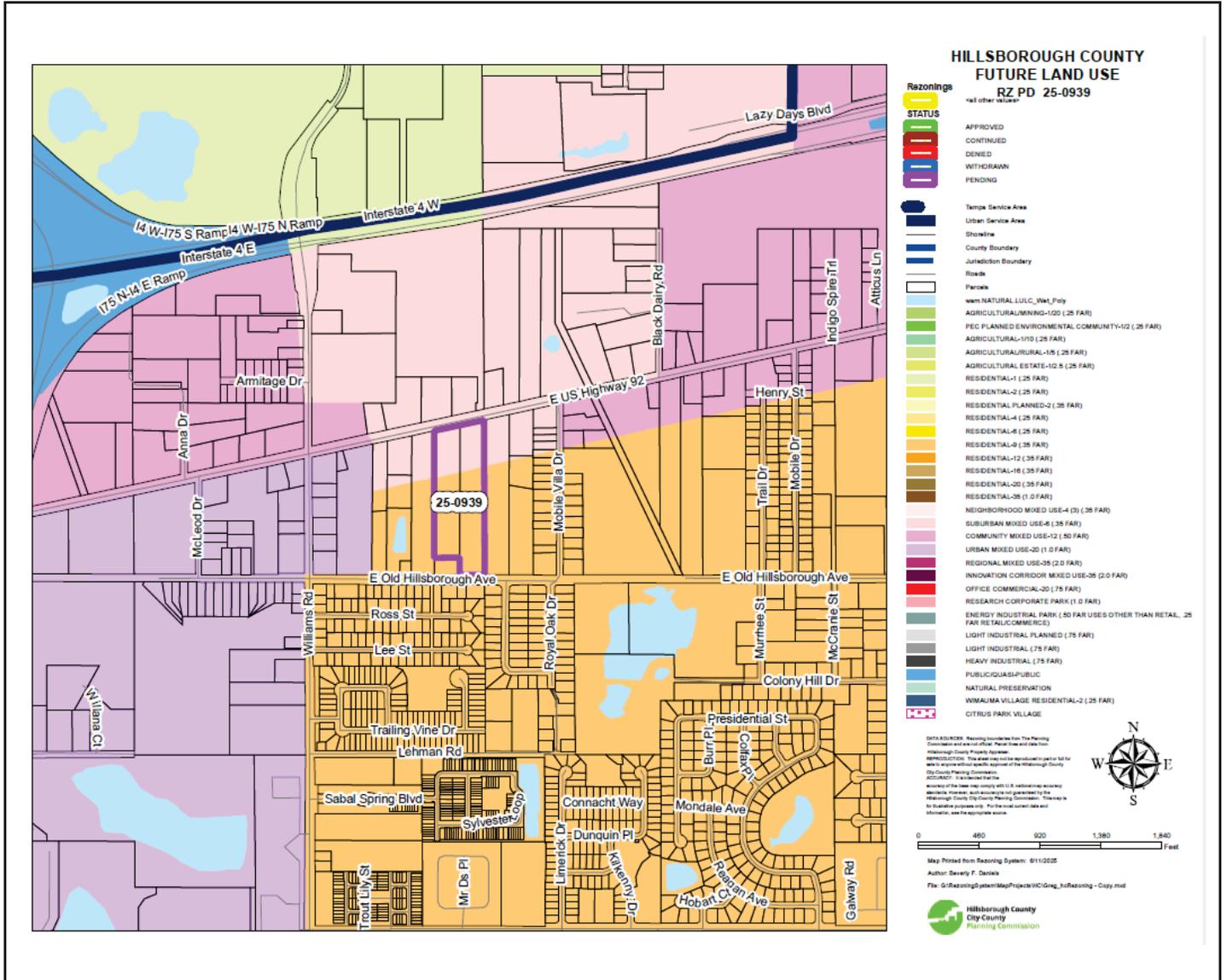


#### Context of Surrounding Area:

The area is characterized by a variety of commercial and industrial uses at varying intensities, particularly along US Hwy 92. Adjacent to the west of the property is residential. Further to the west and east includes open storage and commercial uses. The adjacent residential uses to the South of the property are buffered from the proposed use via the existing on-site wetland which is not proposed for impact.

2.0 LAND USE MAP SET AND SUMMARY DATA

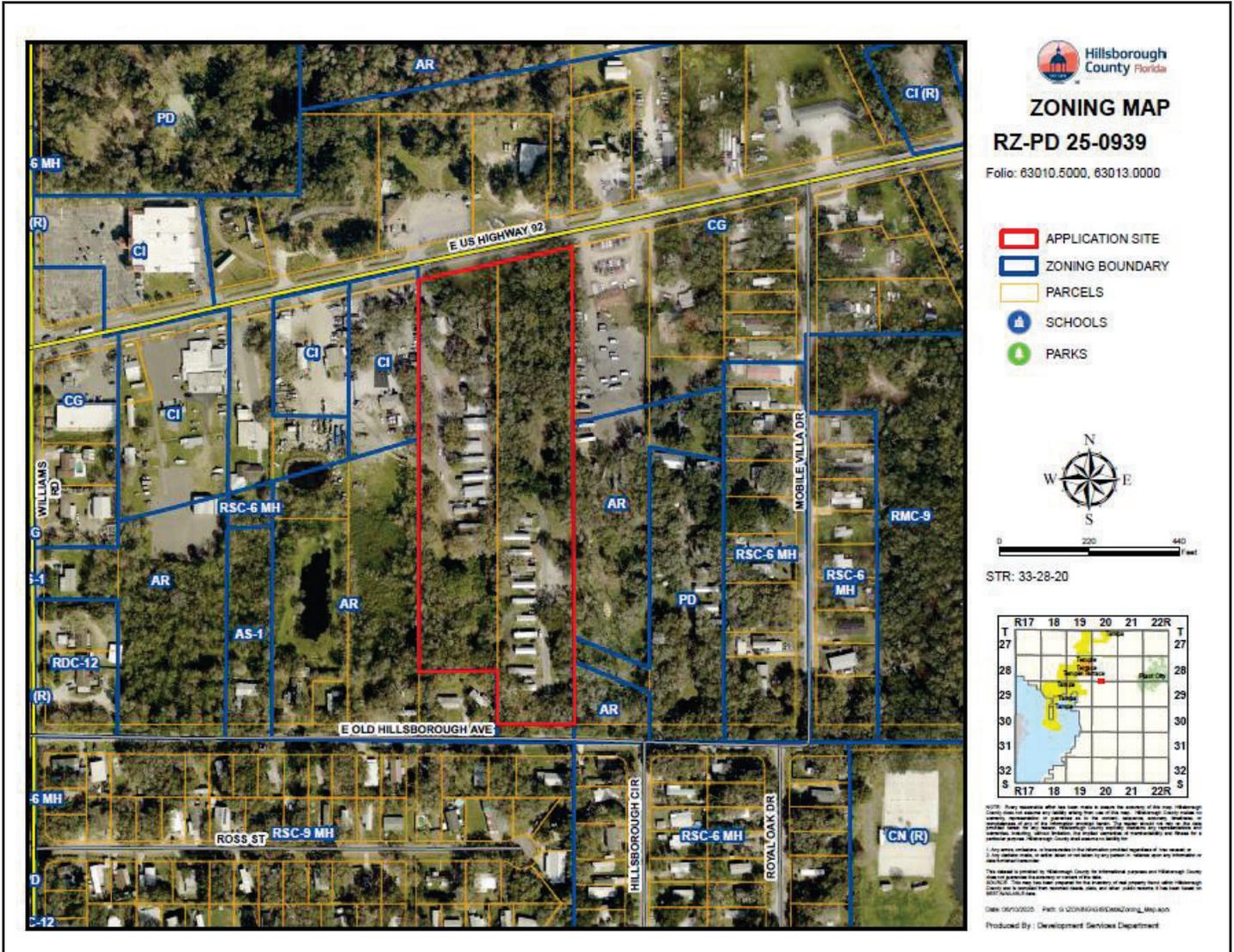
2.2 Future Land Use Map



<p>Subject Site Future Land Use Category:</p>	<p>SMU-6 and R-9 (Existing) SMU-6 (Proposed)</p>
<p>Maximum Density/F.A.R.:</p>	<p>RES-9: 9 du per acre and 175,000 sf or 0.50 FAR, whichever is less intense. Non-residential, which exceeds 0.35 must be for office or residential support (Existing).  SMU-6: 6 du per acre and 175,000 sf or 0.25, whichever is less intense for neighborhood commercial; 0.35 FAR for office, research corporate park, light industrial multi-purpose and mixed use; 0.50 FAR for light industrial (Existing and Proposed).</p>
<p>Typical Uses:</p>	<p>RES-9: Agricultural, Residential, neighborhood commercial, office uses, multi-purpose projects and mixed-use development (Existing).  SMU-6: Agricultural, residential, neighborhood commercial, office uses, research corporate park uses, light industrial multipurpose and clustered residential and/or mixed-use. Office uses are not subject to Locational criteria (Existing and Proposed).</p>

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	CG	.27 FAR	General commercial	Tire Shop Night Club
South	RSC-9	9 units per 9 acres	Agriculture/Single Family	Residential
East	CG	.27 FAR	General Commercial	Residential (Per POA)/Commercial per aerial
	AR	1 unit per 5 acres	Agriculture/Single-Family	Residential
West	CI and CG	.30 FAR .27 FAR	Intensive and General Commercial	Residential (Per POA)/Commercial per aerial
	AR	1 unit per 5 acres	Agriculture/Single Family	Residential



APPLICATION NUMBER: PD 25-0939

ZHM HEARING DATE: March 23, 2026

CPA HEARING DATE: May 14, 2026

Case Reviewer: James E Baker, AICP

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. U.S. Hwy 92	FDOT Principal Arterial - Rural	2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
E. Old Hillsborough Ave	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	6,728	521	583
Proposed	1,012	140	130
Difference (+/-)	-5,716	-381	-453

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

Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North	X	Choose an item.	Choose an item.	Meets LDC
South		Choose an item.	Choose an item.	Meets LDC
East		Pedestrian & Vehicular	Choose an item.	Meets LDC
West		Pedestrian & Vehicular	Choose an item.	Meets LDC

Notes: Access taken to US Hwy 92 is under FDOT jurisdiction and permitting authority.

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

Notes:

4.0 Additional Site Information & Agency Comments Summary

Transportation	Objections	Conditions Requested	Additional Information/Comments
<input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-Site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See report.

**4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY**

<b>INFORMATION/REVIEWING AGENCY</b>				
<b>Environmental:</b>	<b>Comments Received</b>	<b>Objections</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Natural Resources	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input checked="" type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____				
<b>Public Facilities:</b>	<b>Comments Received</b>	<b>Objections</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>
<input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Service Area/ Water &amp; Wastewater</b> <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Hillsborough County School Board</b> Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Impact/Mobility Fees</b> Warehouse (Per 1,000 s.f.) Mobility: \$1,337 Fire: \$34 Potential Credit for Mobile units (per unit) Mobility: \$3,455 Fire: \$299				
<b>Comprehensive Plan:</b>	<b>Comments Received</b>	<b>Findings</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>
<b>Planning Commission</b> <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A <input type="checkbox"/> Density Bonus Requested	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

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## 5.0 IMPLEMENTATION RECOMMENDATIONS

### 5.1 Compatibility

This is a request to rezone folios 63010.5000 and 63013.0000 respectively comprised of approximately 4.12- and 4.73-acres CG zoning to a Planned Development to facilitate industrial.

The development plan preserves the on-site wetland as a natural resource and incorporates required environmental protections. Vehicular access will be consolidated from four existing access points to a single controlled access point. All site improvements, including parking, lighting, buffering, and screening, will comply with the Hillsborough County Land Development Code (LDC). The proposed use supports the County's objective of encouraging higher-intensity, corridor-oriented development along major arterial roadways and represents a more appropriate and compatible long-term use of the property than the existing mobile home park.

Development will be located within the northern half of the property, along US Hwy 92. Development area is adjacent to commercial uses. Residential uses to the south along Old Hillsborough Avenue will be separated from the development activity by stormwater ponds and wetland areas. No vehicular access to Old Hillsborough Avenue is proposed. Buffering and screening will meet or exceed Land Development Code requirements. Building height is limited to 50 feet, which is less than the maximum height of 110 feet permitted in the M zoning district. Intensity I is limited to a FAR of 0.31, below the maximum which can be considered in the SMU-6 FLU category.

Development Services does not foresee any compatibility concerns with the proposed development. The density of the proposed development is appropriate for the area and does not pose any negative impacts to the surrounding residential uses.

### 5.2 Recommendation

Staff recommends approval, subject to proposed conditions.

## 6.0 PROPOSED CONDITIONS

**Approval**-Approval of the request, subject to the conditions listed below, is based on the general site plan submitted January 6, 2026. The applicant will address edits to this site plan at the time of Certified Site Plan.

1. Development shall be limited to 100,000 sf of M district uses, excluding heavy industrial. This use shall be developed where generally shown on the general site plan.
2. Development shall be in accordance with the following:

Minimum front yard setback:	30 ft (this setback shall be reduced accordingly with any ROW preservation line)
Minimum rear yard setback:	470 ft
Minimum west side yard setback:	19 ft
Maximum building height:	50 ft (where no buffer is required between industrial uses or districts, no additional building setback shall be required)
3. Buffering and screening shall be in compliance with the Land Development Code, unless otherwise specified.
  - Along the eastern PD boundary, a 30-foot wide buffer with Type C screening shall be provided where adjacent to AR zoning.
  - Along the eastern PD boundary, a 15-foot-wide buffer with Type B screening shall be provided where adjacent to CG zoning (excluding cross/shared access areas). Should the subject site be developed with Group 6 use, this buffering and screening shall be modified accordingly.
  - Along the western PD boundary, the Land Development required buffering and screening (exclusive of cross/shared access and wetland areas) shall be provided dependent on the intensity of the subject site and adjacent use.
  - Where adjacent to Folio 63010.000, a 20-foot wide buffer with B screening shall be provided where depicted on the site plan. Should the subject site be developed with a Group 6 use, this buffering and screening shall be modified accordingly.
  - No buffering and screening shall be required along Old Hillsborough Avenue, unless required under Land Development Code Section 6.06.06.C.7 (open storage).
4. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. The site plan may be modified from the Certified Site Plan to avoid tree removal. This statement should be identified as a condition of the rezoning.
5. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the condition of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas.
6. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
7. The construction and location of any proposed environmental impacts are not approved by this correspondence but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.

8. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the LDC regulations, the more restrictive regulation shall apply unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
9. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.
10. The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
11. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code.
12. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.
13. The subject site shall be permitted one full access connection onto E. U.S. Hwy 92, subject to FDOT approval and any site access improvements required by FDOT.
  - a. Notwithstanding anything herein these PD conditions or on the PD site plan to the contrary, cumulative site development shall not exceed 1,012 daily trips or 140 AM or 130 PM gross peak hour trips. Concurrent with each increment of development and redevelopment, the developer shall submit a trip generation study that calculates the incremental and cumulative impacts of development and indicate the number of trips remaining in both peak hours. Rates shall be based upon the most recent edition of the Institute of Transportation Engineering's (ITE), Trip Generation Manual and the corresponding ITE land uses utilized to determine trip generation approved by the County administrator.
14. The developer will be required to provide the following, subject to FDOT approval and standards:
  - a. One (1) shared access/cross access connection for vehicular and pedestrian traffic along the western project boundary with folio # 63059.0000), and
  - b. One (1) shared access/cross access connection for vehicular and pedestrian traffic along the eastern project boundary with folio # 63011.0000).

The final location of these accesses shall be determined at the time of site/subdivision plan review and subject to FDOT throat depth requirements.
15. The existing access connections onto E. US Hwy 92 and E. Old Hillsborough Ave shall be removed and restored, consistent with existing conditions of the roadway (sidewalks, sod, curb, etc.).
16. All construction ingress and egress shall be limited to the E. U.S. Hwy 92 project access. The developer shall include a note in each site/construction plan submittal which indicates same.
17. Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.

- 18. Notwithstanding anything shown in the PD site plan or therein the conditions of approval, the applicant shall provide internal sidewalks connections to the project site arrival point, the primary building entrances, parking, and any other onsite amenities consistent with 6.03.02 of the Land Development Code.
- 19. As East US Hwy 92 is shown on the Hillsborough County Corridor Preservation Plan as a future 6-lane roadway, the developer shall preserve up to +/-56 feet along the project frontage for future improvements as shown on the PD site plan. Only those interim uses allowed by the Hillsborough County Land Development Code shall be permitted within the preserved right- of- way. Building setbacks shall be calculated from the future right-of-way line.
- 20. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

**Zoning Administrator Sign Off:**



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

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

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

Property Violation History

Agency	Number	Violation	Status
<b>Code Enforcement*</b>			
<input checked="" type="checkbox"/> None current or pending			
<input type="checkbox"/> Violation(s)			
<b>Building Code Compliance*</b>			
<input checked="" type="checkbox"/> None current or pending			
<input type="checkbox"/> Violation(s)			
<b>Natural Resources*</b>			
<input checked="" type="checkbox"/> None current or pending			
<input type="checkbox"/> Violation(s)			
<b>EPC*</b>			
<input checked="" type="checkbox"/> None current or pending			
<input type="checkbox"/> Violation(s)			

\*past 12 months from intake date



Ledbetter MHP LLC

Received 07-07-25  
Development Services

1971 W. Lumsden Road  
Brandon, FL 33511

July 7, 2025

Development Services  
Planning & Zoning  
Hillsborough County  
601 E Kennedy Blvd 16<sup>th</sup> Floor  
Tampa, FL 33602

RE: LEDBETTER INDUSTRIAL  
REZONING (STANDARD DISTRICT) – CG TO PD  
RECORD #: 25-0939

To whom it may concern,

In accordance with Florida Statute Ch. 723, and as required by the Hillsborough County Development Review Procedures Manual (DPRM), please be advised that the existing units within the Ledbetter Mobile Home Park are leased, not tenant owned.

For additional questions, please contact Sam Smith (267) 975.0057 ssmith@twentylake.com or Conor Gately (551) 355.1224 cgately@smithnyc.com

Sincerely,

Yusef Khalil  
Title Director  
Ledbetter MHP, LLC  
1971 W. Lumsden Road  
Brandon, FL 33511

The foregoing instrument was acknowledged before me this 7 day of JULY, 2025 by Yusef Khalil, who is personally known to me or who has produced as identification and who did / did not take an oath.

Mikelle Greenberg  
Signature of Notary Public



[NOTARY STAMP]

25-0939



**APPLICATION NUMBER: PD 25-0939**

ZHM HEARING DATE: March 23, 2026

CPA HEARING DATE: May 14, 2026

Case Reviewer: James E Baker, AICP

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**9.0 FULL TRANSPORTATION REPORT (see following pages)**

## AGENCY REVIEW COMMENT SHEET

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TO: Zoning Technician, Development Services Department

DATE: 3/12/2026

REVIEWER: Richard Perez, AICP, Executive Planner

AGENCY/DEPT: Transportation

PLANNING AREA: Seffner Mango

PETITION NO: RZ 25-0939

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

### **CONDITIONS OF APPROVAL**

1. The subject site shall be permitted one full access connection onto E. U.S. Hwy 92, subject to FDOT approval and any site access improvements required by FDOT.
  - a. Notwithstanding anything herein these PD conditions or on the PD site plan to the contrary, cumulative site development shall not exceed 1,012 daily trips or 140 AM or 130 PM gross peak hour trips. Concurrent with each increment of development and redevelopment, the developer shall submit a trip generation study that calculates the incremental and cumulative impacts of development and indicate the number of trips remaining in both peak hours. Rates shall be based upon the most recent edition of the Institute of Transportation Engineering's (ITE), Trip Generation Manual and the corresponding ITE land uses utilized to determine trip generation approved by the County administrator.
2. The developer will be required to provide the following, subject to FDOT approval and standards:
  - a. One (1) shared access/cross access connection for vehicular and pedestrian traffic along the western project boundary with folio # 63059.0000), and
  - b. One (1) shared access/cross access connection for vehicular and pedestrian traffic along the eastern project boundary with folio # 63011.0000).

The final location of these accesses shall be determined at the time of site/subdivision plan review and subject to FDOT throat depth requirements.

3. The existing access connections onto E. U.S. Hwy 92 and E. Old Hillsborough Ave shall be removed and restored, consistent with the existing conditions of the roadway (sidewalks, sod, curb, etc.).
4. All construction ingress and egress shall be limited to the E. U.S. Hwy 92 project access. The developer shall include a note in each site/construction plan submittal which indicates same.
5. Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.
6. Notwithstanding anything shown in the PD site plan or therein the conditions of approval, the applicant shall provide internal sidewalks connections to the project site arrival point, the primary

building entrances, parking, and any other onsite amenities consistent with 6.03.02 of the Land Development Code

- As East US Hwy 92 is shown on the Hillsborough County Corridor Preservation Plan as a future 6-lane roadway, the developer shall preserve up to +/-56 feet along the project frontage for future improvements as shown on the PD site plan. Only those interim uses allowed by the Hillsborough County Land Development Code shall be permitted within the preserved right-of-way. Building setbacks shall be calculated from the future right-of-way line.

**PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting to rezone two parcels totaling +/- 8.85 acres from Commercial General (CG) to Planned Development (PD) to allow for 100,000 square feet of Manufacturing (M) zoning uses. The site is located +/- 565ft west of the intersection of Mobile Village Dr. and E. U.S. Hwy 92 and is currently occupied by a mobile home park. The Future Land Use designation of the site is Residential – 9 (R-9) and Suburban Mixed Use – 6 (SMU-6). There is a concurrent Comprehensive Plan Amendment pending to change the R-9 Future Land Use Designation to SMU-6.

**Trip Generation Analysis**

The developer submitted a transportation generation and site access analysis for the proposed project. Staff prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. The data presented below is based on the Institute of Transportation Engineer’s Trip Generation Manual, 12th Edition.

Approved Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
CG, Truck Stop (ITE 950) 12,000sqft	2,016	126	139
CG, Fast Food with Drive Through (ITE 934) 6,000sqft	2,804	268	198
CG, Pharmacy with Drive Through (ITE 881) 6,000sqft	770	23	62
CG, Bank with Drive Through (ITE 912) 6,000sqft	602	60	126
CG, Medical/Dental Office (ITE 720) 15,000sqft	536	44	58
<b>Total</b>	<b>6,728</b>	<b>521</b>	<b>583</b>

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, Industrial Park (ITE 130) 100,000sqft	<b>1,012</b>	<b>140</b>	<b>130</b>

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM

<b>Difference</b>	<b>-5,716</b>	<b>-381</b>	<b>-453</b>
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Staff notes that the applicant’s site access analysis only studied trip generation for Industrial Park uses and the Manufacturing (M) zoning district permits numerous higher trip generating Commercial, Office, Institutional and some Industrial uses. As such staff is proposing a trip cap based on the applicant’s site access analysis trip generation. This restriction may not permit the construction of 100% of the potential entitlements allowed within the Manufacturing zoning district (e.g.100,000 s.f. of certain types of Industrial, Commercial, Office and other uses, 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 the 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 staff recommended condition of approval will require the developer to provide trip generation analysis for each increment of development and redevelopment to demonstrate that the development will not exceed the trip cap.

**TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

The site has frontage on E. Old Hillsborough Ave and E. U.S. Hwy 92.

E. Old Hillsborough Ave is a 2-lane, undivided, substandard county maintained, rural local roadway. The roadway is characterized by +/- 19ft of pavement in average condition, no bike lanes or sidewalks on either side of the roadway within the vicinity of the proposed project, and within variable right of way from +/- 80 to 100ft.

E. U.S. Hwy 92 is a 2-lane, undivided, FDOT maintained, rural arterial roadway. The roadway is characterized by +/- 12ft travel lanes, +/- 5ft paved shoulders on both sides of the roadway, +/- 5ft sidewalks along the southern side of the roadway. and within +/- 80ft of the right of way.

Pursuant to the Hillsborough County corridor preservation plan E. U.S. Hwy 92 is designated for a future 6-lane improvement. A width of 56ft is being preserved along the full frontage of the project abutting E. U.S. Hwy 92 in accordance with the FDOT PD&E study WPI Segment No.: 435749-1 and confirmed by FDOT staff. Staff notes that the FDOT PD&E study is for a 4-lane improvement, however the overall right of way preservation proposed appears to accommodate the future 6-lane improvement (+/-134 feet of right of way).

**SITE ACCESS**

The PD site plan proposes a full access to US Hwy 92. All other existing access on US Hwy 92 and Old Hillsborough Ave. will be removed and restored to current roadway conditions, i.e. sod, sidewalk, curb or pavement.

In accordance with the recommendations provided by FDOT staff, the singular access connection onto E. U.S. Hwy 92 has been located as far east along the subject property’s frontage as possible. The final location of the project driveway and any requirements to construct auxiliary lanes for site access shall be determined by FDOT at the time of site construction. Cross-access stub outs for future connection are proposed to be constructed to adjacent properties to the east and west along E U.S. Hwy 92, consistent with the LDC, Sec. 6.04.03.Q. requirements, which will be designed as shared access facilities per FDOT’s request. A prior to certification condition is proposed to revise the “Vehicular Cross Access” labelling in on the site plan to state “Cross Access” as per County LDC, Sec. 6.04.03.Q. cross access is to include pedestrian connections.

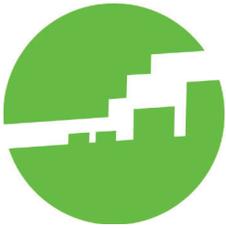
**ROADWAY LEVEL OF SERVICE (LOS) INFORMATION**

E. Old Hillsborough Ave is not included in the 2024 Hillsborough County Level of Service (LOS) Report.

Level of Service (LOS) information for E. U.S. Hwy 92 is reported below.

<b>FDOT Generalized Level of Service</b>				
<b>Roadway</b>	<b>From</b>	<b>To</b>	<b>LOS Standard</b>	<b>Peak Hr. Directional LOS</b>
E. U.S. Hwy 92	Williams Rd	Pine St	D	D

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



**Hillsborough County  
City-County  
Planning Commission**

Plan Hillsborough  
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Unincorporated Hillsborough County Rezoning Consistency Review	
<p><b>Hearing Date:</b> March 23, 2026</p> <p><b>Report Prepared:</b> March 12, 2026</p>	<p><b>Case Number:</b> PD 25-0939</p> <p><b>Folio(s):</b> 63010.5000 &amp; 63013.0000</p> <p><b>General Location:</b> North of Old Hillsborough Avenue, south of East US Highway 92, east of Williams Road, and west of East Mobile Villa Drive</p>
<b>Comprehensive Plan Finding</b>	<b>CONSISTENT</b>
<b>Adopted Future Land Use</b>	Residential-9 (9 du/ga; 0.50 FAR) & Suburban Mixed Use-6 (6 du/ga; 0.25, 0.35, 0.5 FAR) *Pending HC/CPA 25-38 Residential-9 to Suburban Mixed Use-6
<b>Service Area</b>	Urban
<b>Community Plan(s)</b>	Seffner-Mango
<b>Rezoning Request</b>	Commercial General (CG) to Planned Development (PD) for the development of a 100,000 square foot industrial warehouse
<b>Parcel Size</b>	+/- 8.85 acres
<b>Street Functional Classification</b>	Old Hillsborough Avenue – <b>Local Road</b> East US Highway 92 – <b>State Principal Arterial</b> Williams Road – <b>County Collector</b> East Mobile Villa Drive – <b>Local Road</b>

<b>Commercial Locational Criteria</b>	Does not apply
<b>Evacuation Area</b>	E

<b>Table 1: COMPARISON OF SURROUNDING PROPERTIES</b>			
<b>Vicinity</b>	<b>Future Land Use Designation</b>	<b>Zoning</b>	<b>Existing Land Use</b>
<b>Subject Property</b>	Residential-9 + Suburban Mixed Use-6	CG	Mobile Home Park
<b>North</b>	Suburban Mixed Use-6	AR, AS-1, CG + PD	Vacant, Single Family, Public/Quasi-Public/Institutions + Light Commercial
<b>South</b>	Residential-9	AR, RSC-6, RSC-9 + PD	Single Family
<b>East</b>	Residential-9, Suburban Mixed Use-6 + Community Mixed Use-12	AR, AS-1, RSC-6, RMC-9 + PD	Single Family, Mobile Home Park, Educational, Vacant, Light Commercial, Light Industrial + Heavy Industrial
<b>West</b>	Residential-9, Suburban Mixed Use-6, Community Mixed Use-12 + Urban Mixed Use-20	AR, AS-1, RSC-6, RDC-12, CN + PD	Single Family, Two Family, Light Commercial, Heavy Commercial, Light Industrial + Heavy Industrial

**Staff Analysis of Goals, Objectives, and Policies:**

The 8.85 ± acre subject site is located north of Old Hillsborough Avenue, south of East US Highway 92, east of Willams Road, and west of East Mobley Villa Drive. The site is in the Urban Service Area (USA) and is located within the limits of the Seffner-Mango Community Plan. The applicant is requesting a rezoning from Commercial General (CG) to Planned Development (PD) for the development of a single industrial warehouse that is 100,000 square feet.

There is a Comprehensive Plan Map Amendment, HC/CPA 25-38, pending to change a portion of the Residential-9 (RES-9) on the site to Suburban Mixed Use-6 (SMU-6) This request for a rezoning is considered concurrent and dependent on the approval of HC/CPA 25-38.

Future Land Use Section (FLUS) Goal 2 and FLUS Objective 2.1, and each of their respective policies, establish the Future Land Use Map (FLUM) as well as the allowable range of uses for each Future Land Use category. The character of each land use category is defined by building type, residential density, functional use, and the physical composition of the land. The integration of these factors sets the general atmosphere and character of each land use category. Each category has a range of potentially permissible uses, which are not exhaustive, but are intended to be illustrative of the character of uses permitted within the land use designation. The site currently has a split Future Land Use designation with approximately 5.85 acres of Residential-9 (RES-9) and 3.00 acres of Suburban Mixed Use-6 (SMU-6). The Residential-9 Future Land Use category allows for the consideration of agricultural, residential, neighborhood commercial, office uses, multi-purpose projects, and mixed-use development. This category also allows for a maximum of 9 dwelling units per acre or a 0.50 Floor Area Ratio (FAR). The Suburban Mixed Use-6 Future Land Use category allows for the consideration of agricultural, residential, neighborhood commercial, office uses, research corporate park uses, light industrial multi- purpose and clustered residential and/or mixed-use. This category allows for a maximum of 6 dwelling units per gross acre or a 0.25, 0.35, or 0.5 FAR. The rezoning is concurrent with Comprehensive Plan Map Amendment HC/CPA 25-38, which changed approximately 4.35 acres of Residential-9 to Suburban Mixed Use-6 on the site, changing the new total to 1.51 acres of RES-9 and 7.34 acres of SMU-6. With the acreage, the site may be considered for a maximum of 192,752 square feet (1.51 acres X 43,560 square feet/acre = 65,775 square feet X 0.50 FAR = 32,887 square feet) + (7.34 acres X 43,560 square feet/acre = 319,730 square feet X 0.5 FAR = 159,865 square feet). Light industrial uses are only allowed to be located within the boundaries of the SMU-6 category on the site. The applicant is proposing a total of 100,000 square feet with all the light industrial uses oriented to be within the SMU-6 Future Land Use category. The proposed rezoning is consistent with the uses and maximum density and intensity allowed under the Residential-9 and Suburban Mixed Use-6 Future Land Use category and is consistent with FLUS Goal 2 and Objective 2.1.

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. The subject site is largely surrounded by the Residential-9, Suburban Mixed Use-6, Community Mixed Use-12, and Urban Mixed Use-20 Future Land Use categories. There is a heavy mix of commercial, industrial, and residential uses, with the commercial and industrial uses being oriented along US Highway 92. The commercial uses in the area include general retail, auto sales, night clubs, and motels and the industrial uses include warehousing and open storage.

FLUS 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." Additionally, the Neighborhood Protection policies in the Future Land Use Section under Objective 4.4 and Policy 4.4.1 require new development to be compatible with the surrounding neighborhood. The applicant intends to use existing wetlands and a man-made pond within the southern portion of the property to provide additional buffering and screening from the existing residential uses to the south of the site. Additionally, along the eastern property line, the applicant is providing the required 30-foot Type C buffer where the property abuts existing residential uses. Given the existing character and uses of commercial and industrial uses along East US Highway 92

and the mitigation and buffering provided for the existing single-family uses to the south, the rezoning request is consistent with all FLUS Objectives and Policies related to compatibility and neighborhood protection.

The Comprehensive Plan requires that all development meet or exceed the land development regulations in Hillsborough County (FLUS Policy 4.1.1, 4.1.2, and 4.1.6). However, at the time of uploading this report, Hillsborough County Development Services Department and Transportation Division comments were not yet available in Optix and thus were not taken into consideration for analysis of this request. The Florida Department of Transportation has no objection to the application subject to the proposed conditions they provided.

FLUS Objective 3.2 and Policy 3.2.4 require community plans throughout the county to be consistent with the Comprehensive Plan. The site is within the limits of the Seffner-Mango Community Plan. Goal 3 of the Community Plan encourages commercial development to be directed to the US 92 and Martin Luther King Jr. Boulevard corridors. The parcels are situated along US Highway 92 where commercial development is encouraged to be directed to. The request includes removing access to the site along Old Hillsborough Avenue and creating a new access off of US Highway 92; therefore, ensuring traffic to and from the site will be from a major state road rather than a local residential road. Additionally, the proposed warehouse will be situated within the SMU-6 Future Land Use area. This area is oriented on the northern portion of the property towards US Highway 92 where commercial uses are encouraged. The proposed rezoning to a PD will allow for utilization of the site for commercial and industrial uses along one of the specified corridors in the Seffner-Mango Community Plan and is therefore consistent with this policy direction.

Additionally, Goal 5 seeks to ensure safety and mobility by supporting transportation improvements, including roadway improvements, transit service, and bicycle and pedestrian opportunities. Specifically, this goal supports improvements to US 92 and Martin Luther King Jr. Boulevard. The request will require the applicant to include approximately 56 feet of right-of-way dedication along US Highway 92 for improvements to the corridor. The proposal meets the intent of Goal 5 within the Seffner-Mango Community Plan, therefore the request is consistent with the vision of the Community Plan and the Livable Communities Element.

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

### **Recommendation**

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

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

### **FUTURE LAND USE SECTION**

## **Urban Service Area**

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

## **Land Use Categories**

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

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

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

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

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

## **Community Context and Compatibility**

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

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

### *Relationship to Land Development Regulations*

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

*guiding the development of the community. Additional policies regarding community planning and the adopted community plans can be found in the Livable Communities Element*

### **Development**

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

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

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

**Policy 4.1.6:** *Existing and future land development regulations shall be made consistent with the Comprehensive Plan, and all development approvals shall be consistent with those development regulations per the timeframe provided for within Chapter 163, Florida Statutes. Whenever feasible and consistent with Comprehensive Plan policies, land development regulations shall be designed to provide flexible, alternative solutions to problems.*

### **Neighborhood and Community Development**

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

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

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

## LIVABLE COMMUNITIES ELEMENT: SEFFNER-MANGO COMMUNITY PLAN

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

### *Strategies:*

- *Within the Rural Service Area residential development shall reflect its rural future land use designation.*
- *Discourage commercial encroachment into the residential areas between US 92 and Martin Luther King Boulevard and south of Martin Luther King Boulevard.*
- *Prohibit “flex” provisions within and into the Seffner-Mango Community Plan Area.*
- *Density and intensity calculations shall be as follows:*
  - *If wetlands are less than 25% of the acreage of the site, density and intensity is calculated based on:*
    - *Entire project acreage multiplied by Maximum intensity/density for the Future Land Use Category.*
    - *If wetlands are 25% or greater of the acreage of the site, density and intensity is calculated based on:*
    - *Upland acreage of the site multiplied by 1.25 = Acreage available to calculate density/intensity based on.*
    - *That acreage is then multiplied by the Maximum Intensity/Density of the Future Land Use Category.*
- *Support Florida friendly landscaping and encourage native and drought tolerant plant materials.*
- *Recognize the value of the Hillsborough County Extension Office and support its continued presence in the community.*
- *Provide signage to indicate arrival into the Seffner-Mango area.*
- *Support in-fill development and redevelopment within the Urban Service Area while providing for compatibility with existing uses.*
- *Remember and celebrate Seffner-Mango’s community identity through site preservation, historical markers and naming of recreation areas and government buildings.*

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

### *Strategies:*

- *Support improvements to US 92 and Martin Luther King Boulevard.*
- *Review the status of Kingsway Road and Parsons Avenue for designation as “Constrained Roadways.”*
- *Expand mass transit opportunities.*
- *Support express bus service on I-4.*
- *Support multi-modal transportation including walking and biking.*
- *Support on-road bike lanes on Wheeler Road to connect to the Cross County Greenway and the Tampa By Pass Canal Trail.*
- *Require new development to provide sidewalks and support the County’s sidewalk improvement program.*

# HILLSBOROUGH COUNTY FUTURE LAND USE

RZ PD 25-0939

<all other values>

**Rezoning**

**STATUS**

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

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

- WATER NATURAL LULC\_Wet\_Poly
- AGRICULTURAL/MINING-120 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
- AGRICULTURAL-1/10 (.25 FAR)
- AGRICULTURAL/RURAL-1/5 (.25 FAR)
- AGRICULTURAL ESTATE-1/2.5 (.25 FAR)
- RESIDENTIAL-1 (.25 FAR)
- RESIDENTIAL-2 (.25 FAR)
- RESIDENTIAL PLANNED-2 (.35 FAR)
- RESIDENTIAL-4 (.25 FAR)
- RESIDENTIAL-6 (.25 FAR)
- RESIDENTIAL-9 (.35 FAR)
- RESIDENTIAL-12 (.35 FAR)
- RESIDENTIAL-16 (.35 FAR)
- RESIDENTIAL-20 (.35 FAR)
- RESIDENTIAL-35 (1.0 FAR)
- NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)
- SUBURBAN MIXED USE-6 (.35 FAR)
- COMMUNITY MIXED USE-12 (.50 FAR)
- URBAN MIXED USE-20 (1.0 FAR)
- REGIONAL MIXED USE-35 (2.0 FAR)
- INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)
- OFFICE COMMERCIAL-20 (.75 FAR)
- RESEARCH CORPORATE PARK (1.0 FAR)
- ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)
- LIGHT INDUSTRIAL PLANNED (.75 FAR)
- LIGHT INDUSTRIAL (.75 FAR)
- HEAVY INDUSTRIAL (.75 FAR)
- PUBLIC/QUASIPUBLIC
- 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. The rezoning map is for informational purposes only. It is intended that the rezoning map be used in conjunction with the official City-County Planning Commission. ACCURACY: It is intended that the rezoning map be used in conjunction with the official City-County Planning Commission. This map is for informational purposes only. For the most current data and information, visit the appropriate website.

Map Printed from Rezoning System: 6/11/2025  
 Author: Beverly F. Daniels  
 File: G:\Rezoning\System\MapProjects\HC\G\Re\Re\Rezoning - Copy.mxd

