



Rezoning Application: 25-1418

Zoning Hearing Master Date: 12-15-2025

BOCC Land Use Meeting Date: 02-10-2026

1.0 APPLICATION SUMMARY

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



Introduction Summary:

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

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

*number represents a pre-development approximation

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

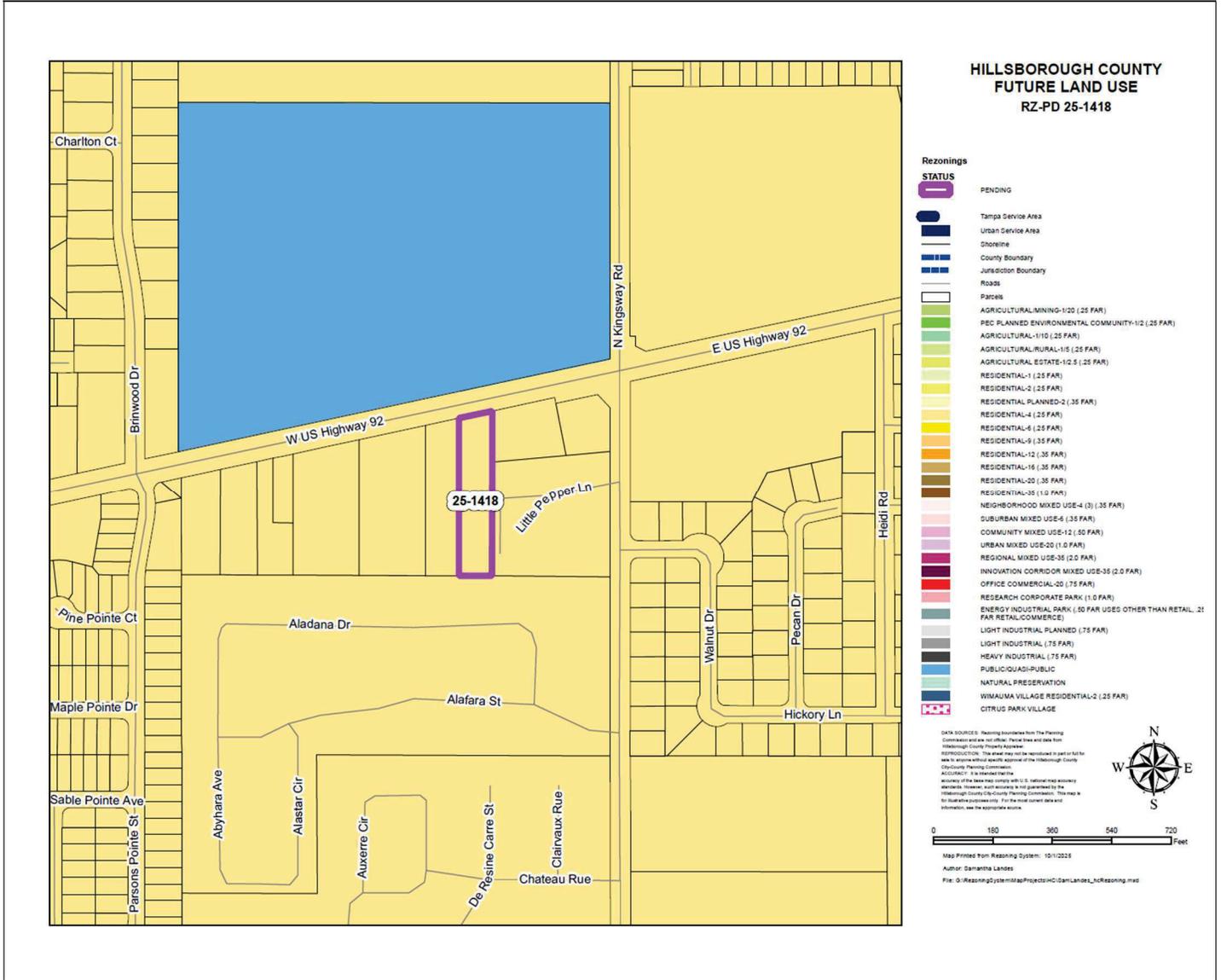
Additional Information:

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

Planning Commission Recommendation: Consistent	Development Services Recommendation: Approvable
--	---

2.0 LAND USE MAP SET AND SUMMARY DATA

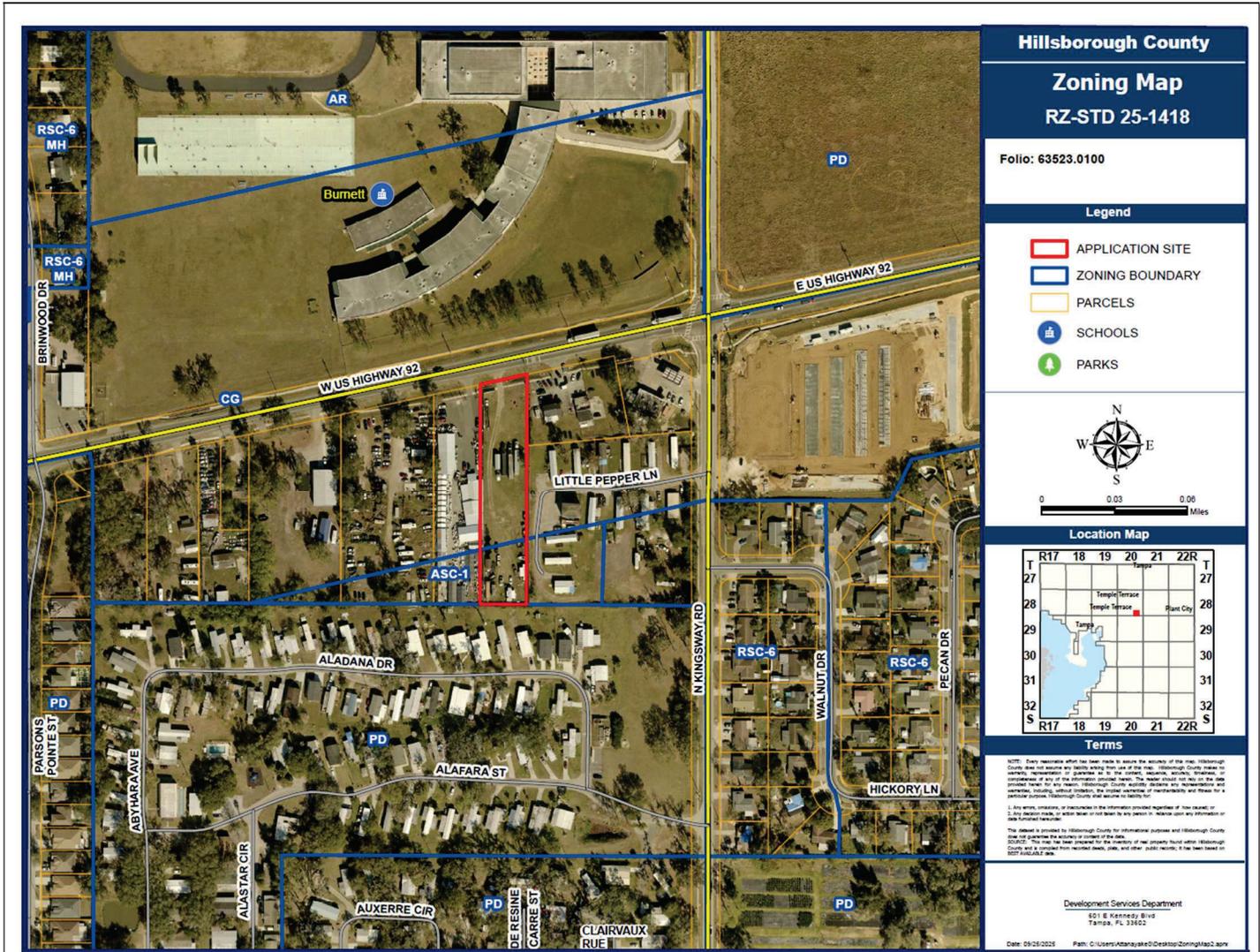
2.2 Future Land Use Map



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

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Adjacent Zonings and Uses

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

2.0 LAND USE MAP SET AND SUMMARY DATA

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



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

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
W. U.S. Hwy 92	FDOT Arterial - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	4,862	357	397
Proposed	6,757	569	526
Difference (+/-)	+1,895	+212	+129

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

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

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

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

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

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

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

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

5.2 Recommendation

Approval

6.0 PROPOSED CONDITIONS

N/A

Zoning Administrator Sign Off:



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

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

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

8.0 PROPOSED SITE PLAN (FULL)

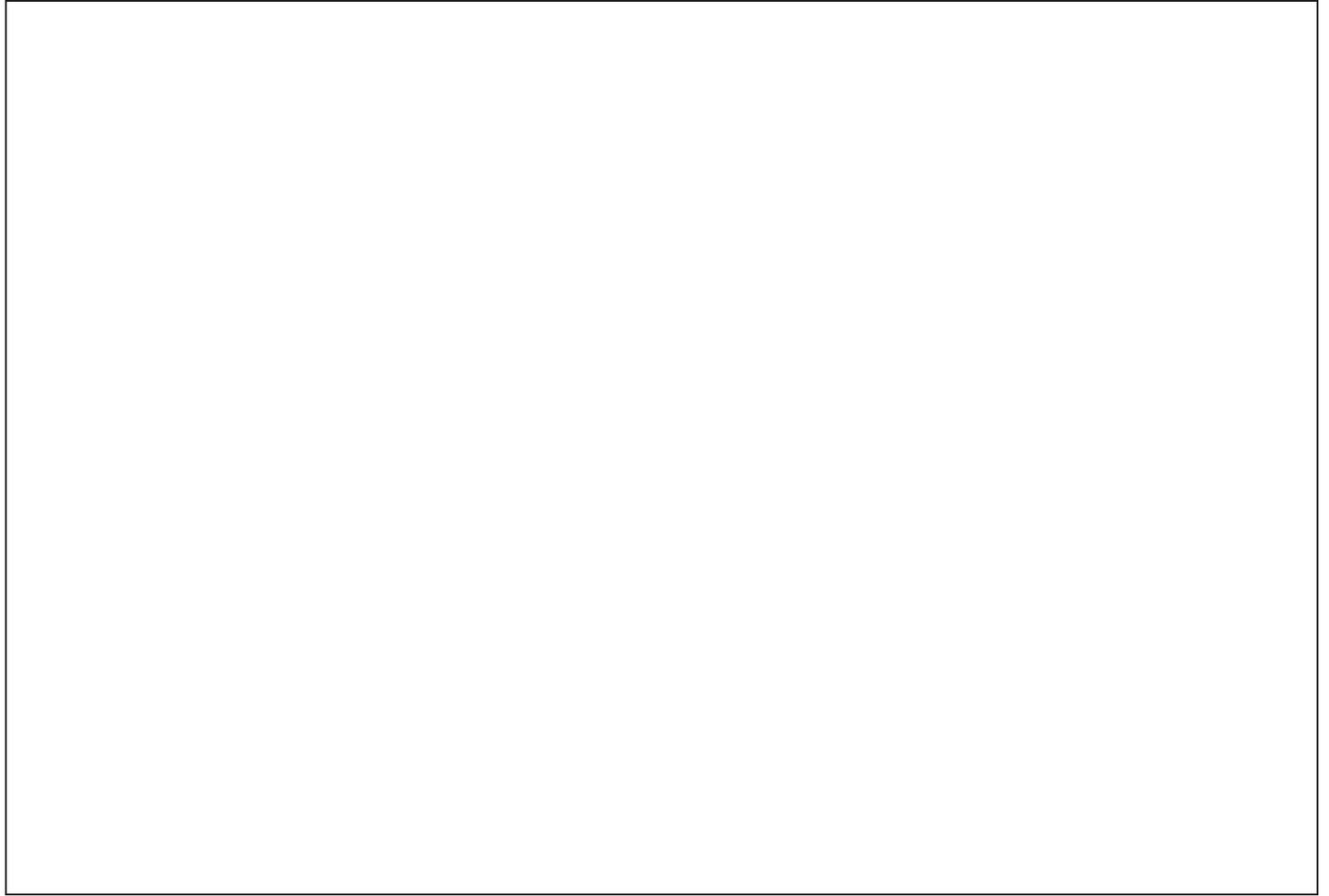
N/A

APPLICATION NUMBER: RZ 25-1418

ZHM HEARING DATE: 12-15-2025

BOCC LUM MEETING DATE: 02-10-2026

Case Reviewer: Logan McKaig



9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 11/08/2025

REVIEWER: Sarah Rose, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA: Seffner Mango

PETITION NO: RZ 25-1418

- 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.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone a portion of one parcel totaling +/- 1.14 acres from Commercial General (CG) and Agricultural Single Family Conventional – 1 (ASC-1) to Commercial General (CG). The portion of the subject parcel currently under the ASC-1 zoning district equates to 0.3 acres and the portion of the subject parcel currently under the CG zoning district equates to 1.11 acres. The site is located +/- 350ft west of the intersection of W. U.S. Hwy 92 and N. Kingsway Rd. The Future Land Use designation of the site is Residential – 4 (R-4).

Trip Generation Analysis

In accordance with the Development Review Procedures Manual (DRPM), no transportation analysis was required to process the proposed rezoning. Staff have prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer’s Trip Generation Manual, 12th Edition.

Approved Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
ASC-1, Single Family Detached (ITE 210) 1 Unit	10	1	1
CG, Convenience Store w/ Gas Station (ITE 945) 7,000sqft	3,552	260	304
CG, Fast Food w/ Drive Thru (ITE 934) 2,879sqft	1,300	96	92
Total	4,862	357	397

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
CG, Fast Food w/ Drive Thru (ITE 934) 3,907sqft	1,748	120	123
CG, Convenience Store w/ Gas Station (ITE 945) 7,500sqft	3,806	278	325
CG, Coffee Shop w/ Drive Thru (ITE 937) 2,000sqft	1,202	171	78
Total	6,757	569	526

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+1,895	+212	+129

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on W. U.S. Hwy 92, a 2-lane, undivided, urban FDOT-maintained arterial roadway. The roadway is characterized by +/- 12-foot-wide travel lanes. There are +/- 4-foot-wide paved shoulders on both sides of the roadway and +/- 5-foot-wide sidewalks on both sides of the roadway. The roadway lies within a +/- 86-foot-wide right-of-way. Pursuant to the Hillsborough County Corridor Preservation Plan, W. U.S. Hwy 92 has been designated for a future four lane enhancement.

SITE ACCESS

It is anticipated that the site will have access to W. U.S. Hwy 92.

As W. U.S. Hwy 92 is an FDOT maintained roadway, staff has notified the applicant that they will need to coordinate access with and obtain access permits from FDOT at the time of site construction to be permitted access to W. U.S. Hwy 92 from the subject parcel.

Generally, for projects with a Euclidean zoning designation, a project's potential transportation impacts, site access requirements, substandard road issues, 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. Given the limited information available as is typical of all Euclidean zoned properties and/or non-regulatory nature of any conceptual plans provided, 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 based on current access management standards (e.g. to ensure that a project was not seeking an intensification of a parcel which cannot meet minimum access spacing requirements).

Staff notes that 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 have no objection to this request.

Staff notes that any plans or graphics presented as a part of a Euclidean zoning case 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 provided for W. U.S. Hwy 92 is for information purposes only.

Roadway	From	To	LOS Standard	Peak Hr. Directional LOS
W. U.S. Hwy 92	Pine St.	Kingsway Rd.	D	D

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

HILLSBOROUGH COUNTY
RECOMMENDATION OF THE LAND USE HEARING OFFICER

APPLICATION NUMBER:	RZ STD 25-1418
DATE OF HEARING:	December 15, 2025
APPLICANT:	Farmer Enterprise Florida LLC
PETITION REQUEST:	CG
LOCATION:	206 W. US 92
SIZE OF PROPERTY:	1.14 acres
EXISTING ZONING:	CG and ASC-1
FUTURE LAND USE CATEGORY:	R-4
SERVICE AREA:	Urban
COMMUNITY PLANNING AREA:	Seffner-Mango

SUMMARY OF APPLICATION

The application is a request to rezone an approximate 1.14 acre parcel with approximately 100 ft. of frontage along the south side of US 92 approximately 370 ft. west of the US 92/Kingsway Road intersection in the Seffner/Mango area of central Hillsborough County, from ASC-1 and CG to CG.

The majority of the subject parcel, the northern 75% of the site, is currently zoned CG. The southern approximately 25% of the site is zoned ASC-1.

The FLUE Map designation on the subject site is R-4.

SUMMARY OF HEARING

The applicant representative, Robert Martin, provided testimony in support of the request.

It was stated that the property owner runs a paint distribution business. It was discovered that not the entirety of the property was zoned CG and the intent of this application is to zone the entirety of the property CG.

It was stated that there is a commercial use to the west. There are commercial uses and a mobile home park to the east.

Development Services finds the rezoning request approvable.

The Planning Commission staff finds the proposed rezoning consistent with the Comprehensive Plan.

There was no testimony in support or opposition at the hearing.

EVIDENCE SUBMITTED

The applicant representative, Robert Martin, provided oral testimony supplementing the file on record.

FINDINGS OF FACT

The subject site is approximately 1.14 acres in size; it is rectangular in shape with approximately 100 feet of frontage along US 92. The parcel is located on the south side of US 92 approximately 370 ft. west of the US 92/Kingsway Road intersection in the Seffner/Mango area of central Hillsborough County.

The land uses along the south side of US 92 where the subject 1.14 acre parcel is located are comprised of general commercial uses.

An appliance resale/storage lot is located directly to the west. A car rental business and mobile home park is located to the east. A mobile home park is located to the south. Burnett Middle School is located on the north side of US 92 across from the subject site. Armwood High School is located approximately one mile to the west. An Amazon warehouse distribution center is located approximately three-quarters of a mile to the west.

The depth of the existing CG zoning line along the south side of US 92 in the vicinity of the subject site runs parallel to US 92 at a depth of approximately 360 feet from US 92. This CG line cuts through the subject single ownership lot. The actual depth of commercial uses on the south side of US 92 varies but multiple lots have commercial uses that exceed a depth of 360 feet.

No evidence was presented as to how/when the split zoning lot was created.

The subject rezoning from CG (75%)/ASC-1(25%) to CG will unify the zoning on this parcel. Extending the depth of the CG zoning lot line an additional approximate 120 feet will not adversely impact the surrounding land uses.

The proposed unified CG zoning lot will be compatible with the existing primarily CG zoning lot pattern along the south side of US 92.

The proposed CG land uses will be compatible with the existing land uses along this segment of US 92.

**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 CG rezoning is in conformance with the applicable requirements of the Land Development Code and with applicable zoning and established principles of zoning law

DECISION

Based on the foregoing, this recommendation is for **APPROVAL** of the CG rezoning as indicated by the Findings of Fact and conclusions of Law stated above.

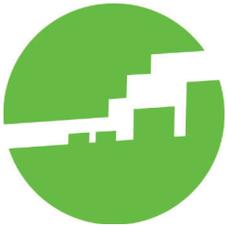
Steven K. Luce

1/7/2026

Steven K. Luce

Date

Land Use Hearing Officer



**Hillsborough County
City-County
Planning Commission**

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

Unincorporated Hillsborough County Rezoning Consistency Review	
Hearing Date: December 15, 2025 Report Prepared: December 4, 2025	Case Number: RZ 25-1418 Folio(s): 63523.0100 General Location: South of East US Highway 92 and west of North Kingsway Road
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Residential-4 (4 du/ga; 0.25 FAR)
Service Area	Urban
Community Plan(s)	Seffner-Mango
Rezoning Request	Commercial General (CG) and Agricultural Single Family Conventional (ASC-1) to CG
Parcel Size	1.14 ± acres
Street Functional Classification	East US Highway 92 – State Principal Arterial North Kingsway Road – County Collector
Commercial Locational Criteria	Meets
Evacuation Area	None

Table 1: COMPARISON OF SURROUNDING PROPERTIES

Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Residential-4	CG + ASC-1	Vacant Land
North	Residential-4 + Public/Quasi-Public	CG + AR	Educational + Public/Quasi-Public/Institutions + Single Family
South	Residential-4	PD + AR	Mobile Home Park + Public/Quasi-Public/Institutions + Single Family
East	Residential-4	CG + ASC-1 + RSC-6	Mobile Home Park + Heavy Commercial + Light Commercial + Single Family + Vacant Land
West	Residential-4	CG + ASC-1 + PD	Light Commercial + Single Family + Light Industrial + Public/Quasi-Public/Institutions

Staff Analysis of Goals, Objectives and Policies:

The 1.14 ± acre subject site is south of East US Highway 92 and west of North Kingsway Road. The subject 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 General (CG) and Agricultural Single Family Conventional (ASC-1) to CG.

The subject site is in the Urban Service Area where, according to Objective 1.1 of the Future Land Use Section (FLUS), 80 percent of the county’s growth is to be directed. Policy 3.1.3 requires all new developments to be compatible with the surrounding area, noting that “compatibility does not mean “the same as.” Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.” Vacant land occupies the subject site and the area immediately east across North Kingsway Road. To the north, across East U.S. Highway 92, lies Burnett Middle School, with additional public, quasi-public, institutional, and single-family residential uses extending north, south, and west of the site. Further single-family residential development is located to the east. A mobile home park is situated to the south and east of the subject property. Light commercial uses are present to both the east and west, while heavy commercial uses are located directly east. Light industrial uses are found to the west. Taken together, these surrounding development patterns support the conclusion that the proposal is consistent with FLUS Objective 1.1 and FLUS Policy 3.1.3.

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

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

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

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

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

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

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

Recommendation

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

FUTURE LAND USE SECTION

Urban Service Area

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

Compatibility

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

Land Use Categories

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

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

Relationship to Land Development Regulations

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

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

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

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

Neighborhood/Community Development

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

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

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

Commercial-Locational Criteria

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

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

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

LIVABLE COMMUNITIES ELEMENT: SEFFNER-MANGO

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

Strategies:

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

HILLSBOROUGH COUNTY FUTURE LAND USE RZ-PD 25-1418

Rezoning STATUS



PENDING

Tampa Service Area

Urban Service Area

Shoreline

County Boundary

Jurisdiction Boundary

Roads

Parcels

AGRICULTURAL/MINING-1/20 (.25 FAR)

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

AGRICULTURAL-1/10 (.25 FAR)

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

AGRICULTURAL ESTATE-1/2.5 (.25 FAR)

RESIDENTIAL-1 (.25 FAR)

RESIDENTIAL-2 (.25 FAR)

RESIDENTIAL-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 (0.1, .35 FAR)

SUBURBAN MIXED USE-6 (.35 FAR)

COMMUNITY MIXED USE-12 (.50 FAR)

URBAN MIXED USE-20 (1.0 FAR)

REGIONAL MIXED USE-35 (2.0 FAR)

INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)

OFFICE COMMERCIAL-20 (.75 FAR)

RESEARCH CORPORATE PARK (1.0 FAR)

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

LIGHT INDUSTRIAL PLANNED (.75 FAR)

LIGHT INDUSTRIAL (.75 FAR)

HEAVY INDUSTRIAL (.75 FAR)

PUBLIC/QUASH-PUBLIC

NATURAL PRESERVATION

WIMAUVA VILLAGE RESIDENTIAL-2 (.25 FAR)

CITRUS PARK VILLAGE



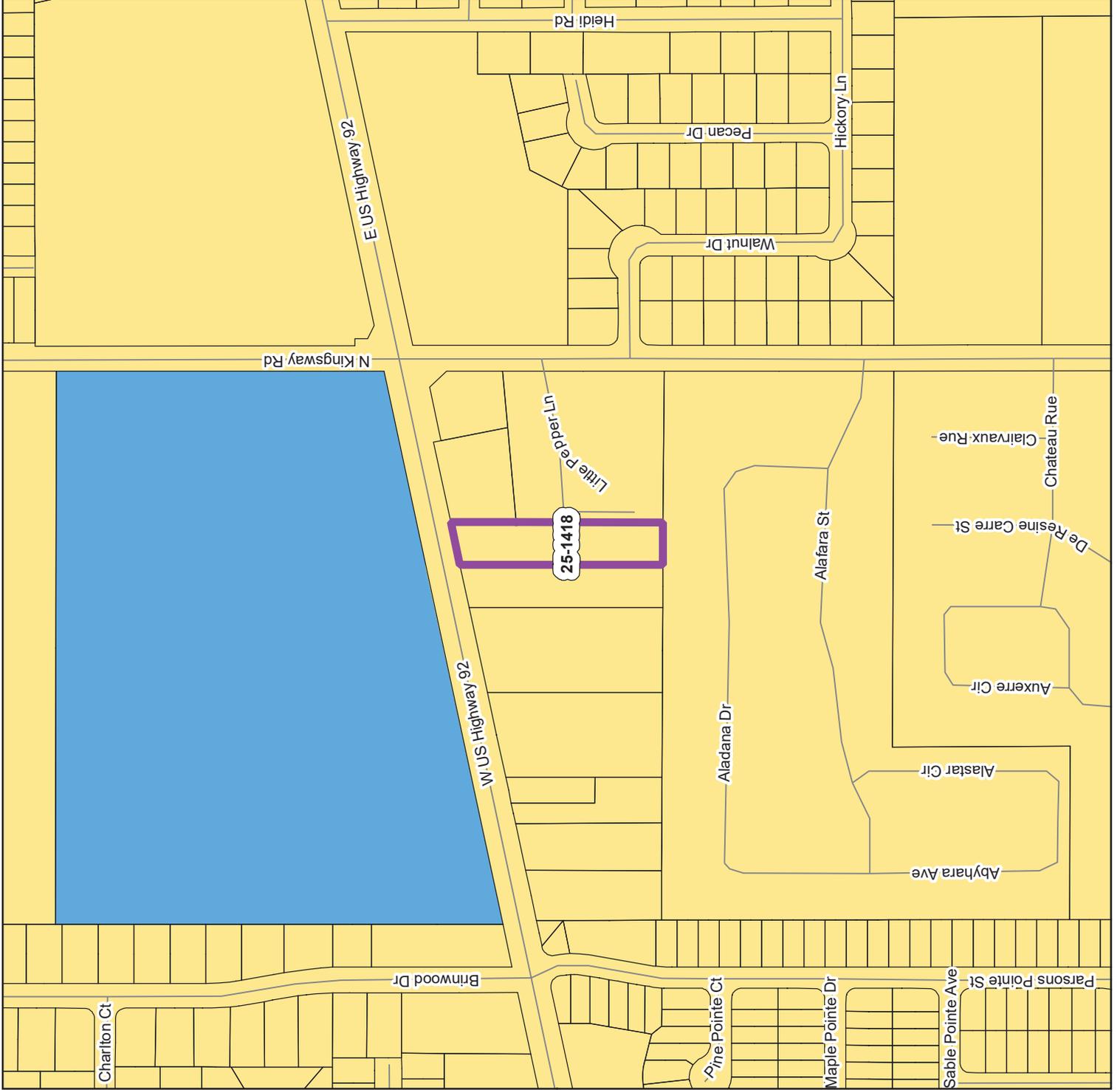
DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. This map is intended for informational purposes only. It is not intended for use as a basis for any action without specific approval of the Hillsborough County City/County Planning Commission. ACCURACY: It is intended to be accurate to the best of the City/County's knowledge. However, such accuracy is not guaranteed by the Hillsborough County City/County Planning Commission. This map is for informational purposes only. For the most current data and information, use the appropriate data source.

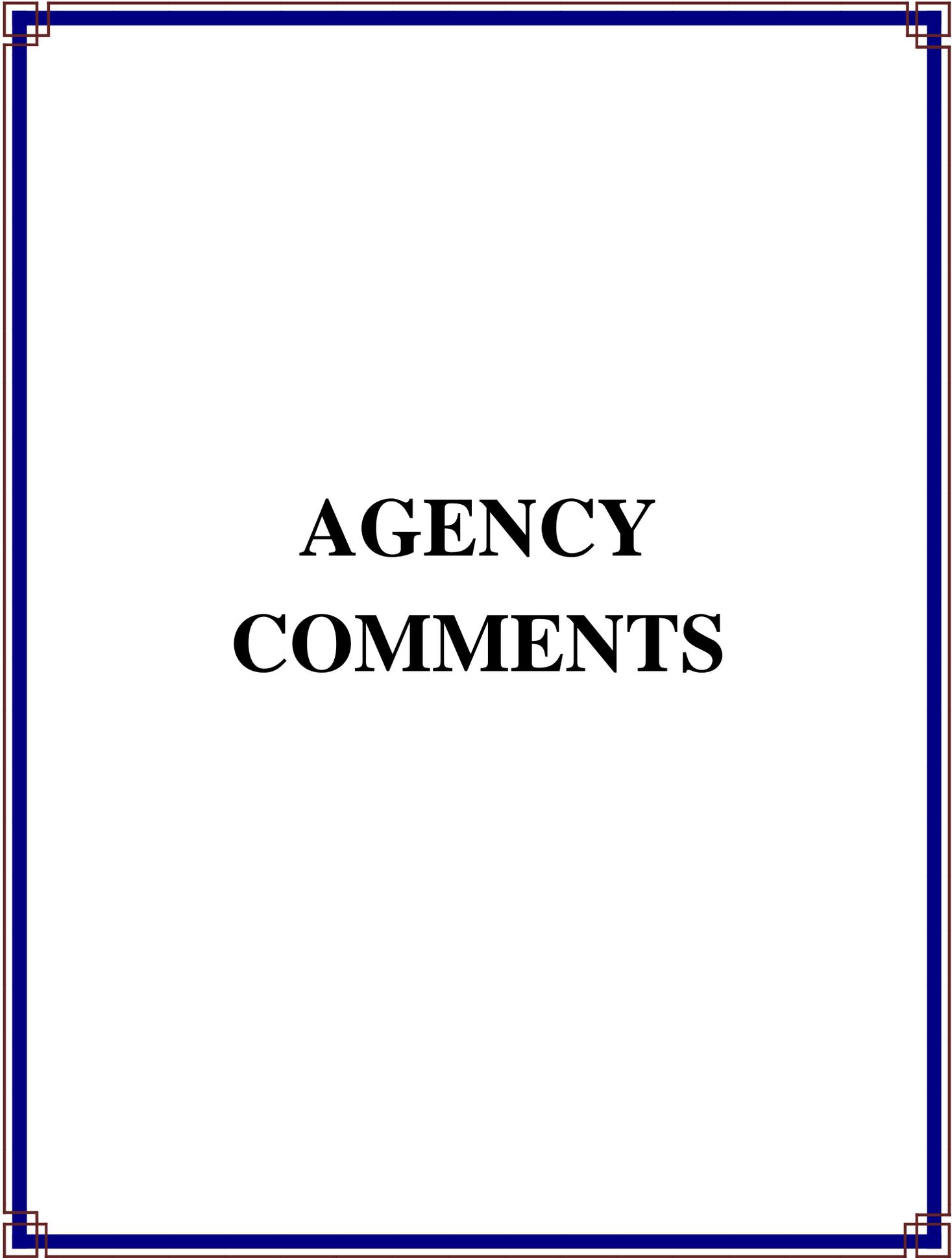


Map Printed from Rezoning System: 10/11/2025

Author: Samantha Lundes

File: C:\Rezoning\System\Map\Projects\HCS\SamLundes_14\Rezoning.mxd





AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 11/08/2025

REVIEWER: Sarah Rose, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA: Seffner Mango

PETITION NO: RZ 25-1418

- 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.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone a portion of one parcel totaling +/- 1.14 acres from Commercial General (CG) and Agricultural Single Family Conventional – 1 (ASC-1) to Commercial General (CG). The portion of the subject parcel currently under the ASC-1 zoning district equates to 0.3 acres and the portion of the subject parcel currently under the CG zoning district equates to 1.11 acres. The site is located +/- 350ft west of the intersection of W. U.S. Hwy 92 and N. Kingsway Rd. The Future Land Use designation of the site is Residential – 4 (R-4).

Trip Generation Analysis

In accordance with the Development Review Procedures Manual (DRPM), no transportation analysis was required to process the proposed rezoning. Staff have prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer’s Trip Generation Manual, 12th Edition.

Approved Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
ASC-1, Single Family Detached (ITE 210) 1 Unit	10	1	1
CG, Convenience Store w/ Gas Station (ITE 945) 7,000sqft	3,552	260	304
CG, Fast Food w/ Drive Thru (ITE 934) 2,879sqft	1,300	96	92
Total	4,862	357	397

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
CG, Fast Food w/ Drive Thru (ITE 934) 3,907sqft	1,748	120	123
CG, Convenience Store w/ Gas Station (ITE 945) 7,500sqft	3,806	278	325
CG, Coffee Shop w/ Drive Thru (ITE 937) 2,000sqft	1,202	171	78
Total	6,757	569	526

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+1,895	+212	+129

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on W. U.S. Hwy 92, a 2-lane, undivided, urban FDOT-maintained arterial roadway. The roadway is characterized by +/- 12-foot-wide travel lanes. There are +/- 4-foot-wide paved shoulders on both sides of the roadway and +/- 5-foot-wide sidewalks on both sides of the roadway. The roadway lies within a +/- 86-foot-wide right-of-way. Pursuant to the Hillsborough County Corridor Preservation Plan, W. U.S. Hwy 92 has been designated for a future four lane enhancement.

SITE ACCESS

It is anticipated that the site will have access to W. U.S. Hwy 92.

As W. U.S. Hwy 92 is an FDOT maintained roadway, staff has notified the applicant that they will need to coordinate access with and obtain access permits from FDOT at the time of site construction to be permitted access to W. U.S. Hwy 92 from the subject parcel.

Generally, for projects with a Euclidean zoning designation, a project's potential transportation impacts, site access requirements, substandard road issues, 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. Given the limited information available as is typical of all Euclidean zoned properties and/or non-regulatory nature of any conceptual plans provided, 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 based on current access management standards (e.g. to ensure that a project was not seeking an intensification of a parcel which cannot meet minimum access spacing requirements).

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

Staff notes that any plans or graphics presented as a part of a Euclidean zoning case 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 provided for W. U.S. Hwy 92 is for information purposes only.

Roadway	From	To	LOS Standard	Peak Hr. Directional LOS
W. U.S. Hwy 92	Pine St.	Kingsway Rd.	D	D

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

AGENCY REVIEW COMMENT SHEET

DATE: October 24, 2025
FROM: Lindsey Mineer, FDOT
PETITION NO.: RZ-STD 25-1418
LOCATION: 206 W 92 Highway, Seffner
FOLIO: 63523.0100

- 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, US 92. US 92 is a Class 5, 55 mph at this location. Driveway spacing is 440 feet, directional median spacing is 660 feet and full median opening spacing is 2640 feet. A permit from FDOT for access to the state roadway is required.

This site was reviewed at a Pre-Application meeting with FDOT on 8/30/22 for a contractor's office. 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.

- FDOT has an approved PD&E (project # 435749-1) for this section of US 92. It shows a need for ROW along the frontage of this property. The concept page is attached. For further information, contact Charlie Xie at Charlie.Xie@dot.state.fl.us
- Any access to this property directly from US 92 will be non-conforming since driveway spacing cannot be met. The non-conforming driveway will be subject to removal. Cross access stub-outs to the east and west will be required with easements.

RZ-STD 25-1418

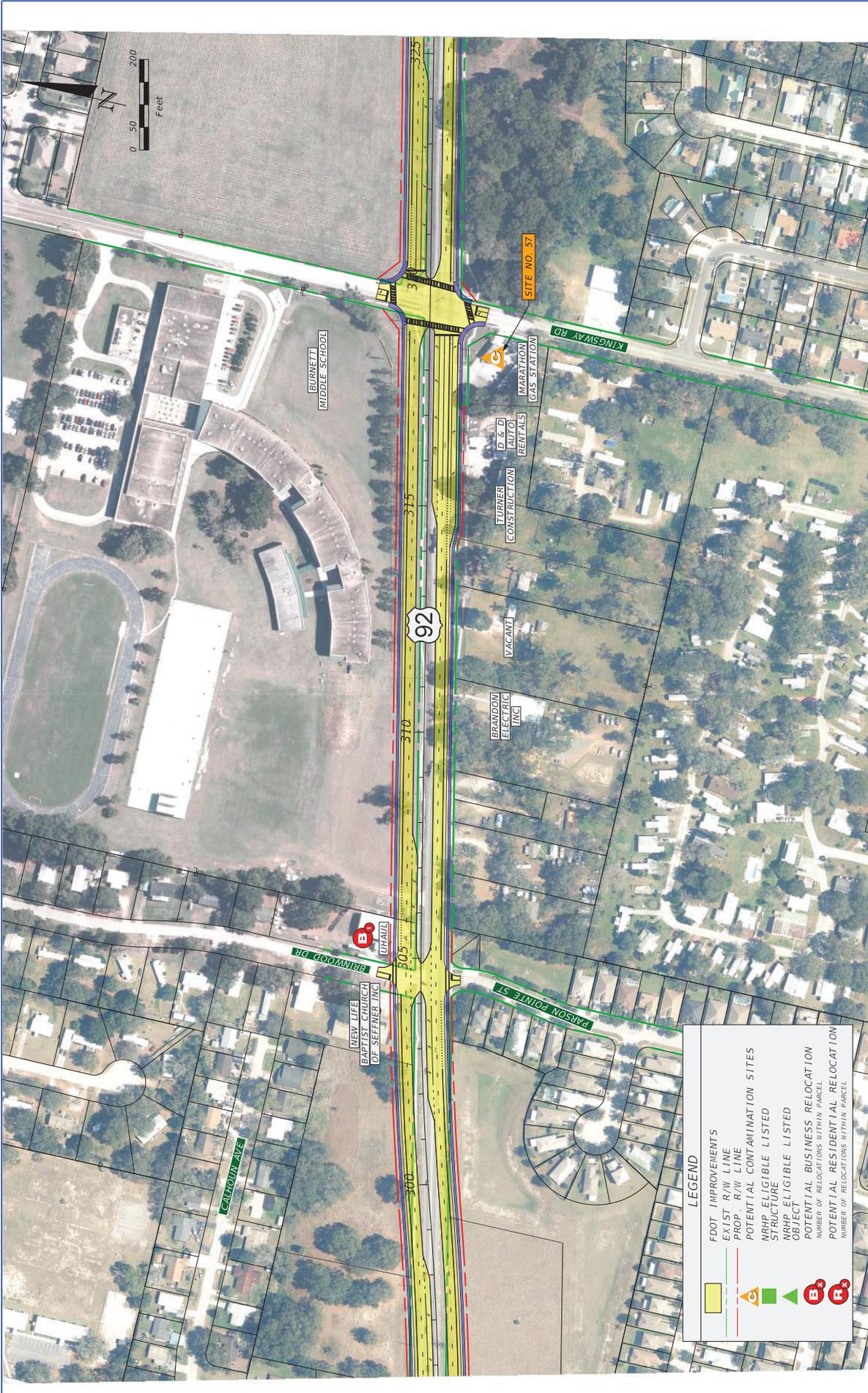
October 24, 2025

Page 2

- Driveway to be 24'-36' wide with 5' shoulders that wrap around and tie into the ROW. The Department would like to see a 50' radii, if possible.

It is recommended that the applicant meet with FDOT due to the length of time since the last Pre-App meeting. If you have any questions, please reach out to Ms. Selena Gonzalez in the District Seven Tampa Operations offices. Ms. Gonzalez can be reached at Selena.Gonzalez@dot.state.fl.us or 813-612- 3350.

Thank you for the opportunity to comment.



LEGEND

- FOOT IMPROVEMENTS
- EXIST. R/W LINE
- PROP. R/W LINE
- POTENTIAL CONTAMINATION SITES
- MRHP ELIGIBLE LISTED STRUCTURE
- MRHP ELIGIBLE LISTED OBJECT
- POTENTIAL BUSINESS RELOCATION
- POTENTIAL RESIDENTIAL RELOCATION
- NUMBER OF RELOCATIONS WITHIN PARCEL
- NUMBER OF RELOCATIONS WITHIN PARCEL

DATE	DESCRIPTION	DATE	REVISIONS

ENGINEER OF RECORD Derek D. Dean, PE PE No. 51905 Inwood Consulting Engineers, Inc. Certificate of Authorization No. 7074 3000 Oivera Drive, Suite 206, Florida 32765 P. 407.871.8850		ROAD NO. 600 COUNTY HILLSBOROUGH FINANCIAL PROJECT ID 4357491-22-01	US 92 / SR 600 PLAN SHEETS SEG 4 PREFERRED ALIGNMENT	SHEET NO. 8
---	--	---	--	-------------

8/8/2017 1:50:35 PM F:\Projects\0717-02-01\Roadway\Preferred_PlanSet\VALR02_Prefereed.dwg

COMMISSION

Gwendolyn “Gwen” W. Myers CHAIR
 Harry Cohen VICE-CHAIR
 Chris Boles
 Donna Cameron Cepeda
 Ken Hagan
 Christine Miller
 Joshua Wostal



DIRECTORS

Janet D. Lorton EXECUTIVE DIRECTOR
 Elaine S. DeLeeuw ADMIN DIVISION
 Sam Elrabi, P.E. WATER DIVISION
 Diana M. Lee, P.E. AIR DIVISION
 Michael Lynch WETLANDS DIVISION
 Rick Muratti, Esq. LEGAL DEPT
 Steffanie L. Wickham WASTE DIVISION

AGENCY COMMENT SHEET

REZONING	
<p>HEARING DATE: November 17, 2025</p> <p>PETITION NO.: 25-1418</p> <p>EPC REVIEWER: Melissa Yanez</p> <p>CONTACT INFORMATION: (813) 627-2600 x 1360</p> <p>EMAIL: yanezm@epchc.org</p>	<p>COMMENT DATE: October 28, 2025</p> <p>PROPERTY ADDRESS: 206 W 92 Hwy, Seffner, FL33584</p> <p>FOLIO #: 063523-0100</p> <p>STR: 35-28S-20E</p>
<p>REQUESTED ZONING: CG/ASC-1 to PD</p>	
FINDINGS	
<p>WETLANDS PRESENT</p>	<p>NO</p>
<p>SITE INSPECTION DATE</p>	<p>NA</p>
<p>WETLAND LINE VALIDITY</p>	<p>NA</p>
<p>WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)</p>	<p>Desktop Review – Aerial review, soil survey and EPC File search</p>
<p>The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan’s current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again.</p> <p>INFORMATIONAL COMMENTS:</p> <p>The following specific comments are made for informational purposes only and to provide guidance as to the EPC review process. However, future EPC staff review is not limited to the following, regardless of the obviousness of the concern as raised by the general site plan and EPC staff may identify other legitimate concerns at any time prior to final project approval.</p> <p>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.</p> <p>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”.</p> <p>Once approved, the formal wetland delineation would be binding for five years.</p>	

My/cb
 ec: can_do100@yahoo.com

AGENCY COMMENT SHEET

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

FROM: **Reviewer:** Andria McMaugh **Date:** 11/03/2025

Agency: Natural Resources **Petition #:** 25-1418

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

1. Any interim agricultural operations shall not result in the destruction of trees or the natural plant community vegetation on the property. Any application to conduct land alteration activities on the property must be submitted to the Natural Resources Team of the Development Services Department for review and approval. Use of the agricultural exemption provision to the Land Alteration regulations is prohibited.
2. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
3. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
4. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.



Agency Review Comment Sheet

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:** 9/29/2025
REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 10/13/2025
PROPERTY OWNER: Farmer Enterprise Florida LLC **PID:** 25-1418
APPLICANT: Farmer Enterprise Florida LLC
LOCATION: 206 W. 92 Hwy. Seffner, FL 33584
FOLIO NO.: 63523.0100

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.

WATER RESOURCE SERVICES
REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER

PETITION NO.: RZ-STD 25-1418 REVIEWED BY: Clay Walker, E.I. DATE: 10/7/2025

FOLIO NO.: 63523.0100

WATER

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

WASTEWATER

- The property lies within the _____ Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
- A 6 inch wastewater forcemain exists (approximately ___ feet from the project site), (adjacent to the site) and is located north of the subject property within the north Right-of-Way of East U.S. Highway 92. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

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

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 10/03/2025

REVIEWER: Jan Kirwan, Conservation and Environmental Lands Management

APPLICANT: Todd Pressman

PETITION NO: 25-1418

LOCATION: 808 E. Grove Ave Tampa

FOLIO NO: 63523.0100

SEC: 35 TWN: 28 RNG: 20

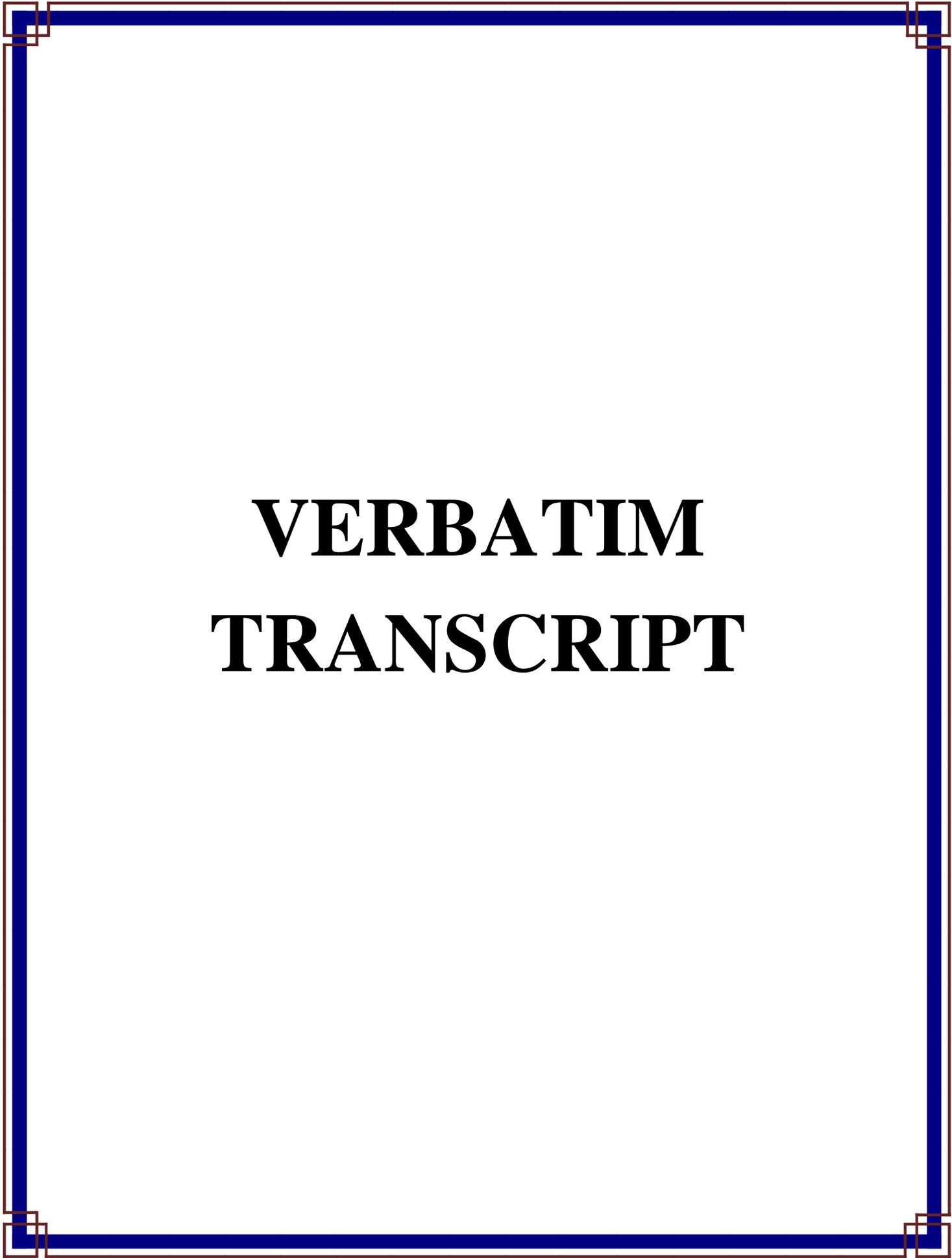
- This agency has no comments.

- This agency has no objection.

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

- This agency objects, based on the listed or attached conditions.

COMMENTS: _____.



VERBATIM TRANSCRIPT

In RE- Zoning Hearing Master Meeting
December 15, 2025

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

IN RE:

ZONING HEARING MASTER MEETING

ZONING HEARING MASTER MEETING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: Steve Luce
Zoning Hearing Master

DATE: Monday, December 15, 2025

TIME: Commencing at 6:00 p.m.
Concluding at 8:39 p.m.

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

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

1 MS. HEINRICH: Our next item is Item C.3, Standard
2 Rezoning 25-1418. The applicant is requesting to rezone
3 property from ASC-1 and CG to CG. Logan McKaig with Development
4 Services will provide staff findings after the applicant's
5 presentation.

6 HEARING MASTER: Okay. Applicant, please.

7 MR. MARTIN: Good evening. Robert Martin representing
8 Farmer Enterprises at 206 West Highway 92.

9 This is just a standard dual rezoning. The property
10 is zoned CG. It's actually 1.03 acres, and 1 acre is CG and the
11 back portion, .03, is ASC-1. This came to our attention due to
12 a Code Enforcement violation. So we're requesting that we
13 combine the lot into CG so that we can move forward with a
14 commercial building in order for him to be able to continue with
15 the property.

16 It's off of Highway 92. Kingsway is east of it.
17 Kingswood Elementary School is across the street. There's an
18 auto parts CG property to the west -- sorry. And there's a
19 mobile home park to the east. There's a six-foot screening all
20 the way around with a PVC fence. And he's prepared to do
21 whatever we need to do in order to just get the CG zoning for
22 the whole parcel.

23 HEARING MASTER: Okay. Sir, do you know, have they
24 been in business at that location for a while?

25 MR. MARTIN: Actually, the property has a office on

1 there right now and he's been using it for storage. He's had
2 three commercial semi-trucks parked there. His goal is to build
3 a commercial building to continue with his painting business.

4 HEARING MASTER: Okay.

5 MR. MARTIN: So where he just does distribution.
6 Again, it was only brought to his attention because of the Code
7 Enforcement issue because they cited him for in/out vehicles and
8 outside open storage.

9 HEARING MASTER: Okay. Thank you.

10 All right. Development Services staff.

11 MR. MCKAIG: Good evening. Logan McKaig, Development
12 Services.

13 Application 25-1418. The applicant is requesting to
14 rezone this property from C -- this property to CG from
15 split-zone zoning of ASC-1 and CG. The property exists along
16 the south side of East US-92, approximately 400 feet west of the
17 intersection with North Kingsway Road, south of Burnett Middle
18 School. The area is also developed with suburban residential
19 and less than two miles away from I-4.

20 Property in question was primarily zoned CG. By
21 rezoning the portion of the property zoned ASC-1 to CG, it would
22 allow the full use of the property in commercial capacity.
23 Development of the site will require compliance with all CG
24 zoning district standards, which includes minimum setbacks,
25 provisions of buffering, screening, and height maximums. A

1 review of historical zoning maps does not indicate split
2 zoning. Recognize different -- recognizing differing parcels
3 and uses, rather the zoning line appears to reflect the angle of
4 US-2.

5 Staff recommends approval and available for any
6 questions.

7 HEARING MASTER: Yeah, just real quick. Did you
8 check, like, old vested rights cases? Do you know if during
9 zoning conformance they ever applied?

10 MR. MCKAIG: There was nothing recorded in Optix that
11 we could find.

12 HEARING MASTER: Okay.

13 MR. MCKAIG: So unfortunately, no, not that we could
14 locate.

15 HEARING MASTER: Okay. Thank you.

16 All right. And then, Planning Commission staff.

17 MS. LIENHARD: Thank you.

18 The subject property is located in the Residential-4
19 Future Land Use Category. It is in the Urban Service Area, and
20 the subject property is located within the limits of the
21 Seffner-Mango Community Plan.

22 Future Land Use Section Policy 3.1.3 requires all new
23 development be compatible with the surrounding area. Vacant
24 lands occupy the subject site and the area immediately east
25 across North Kingsway Road. Light commercial uses are present

1 in both the east and west directions, while heavy commercial
2 uses are located directly to the east. Light industrial uses
3 are found to the west. The range of uses in the surrounding
4 development pattern support the conclusion that the proposal is
5 consistent with policy direction relating to compatibility.

6 The subject site meets Commercial Locational Criteria,
7 which is established under the Future Land Use Section Objective
8 4.7. Specifically, a property must be located within 1,000 feet
9 of an intersection where both roadways are classified as
10 collectors or arterials on the Hillsborough County Functional
11 Classification Map. Additionally, a minimum of 75 percent of
12 the subject property must lie within the one -- required 1,000-
13 foot radius of the qualifying intersection. The nearest
14 qualifying intersection to the subject site is East US-92, a
15 State Principal Arterial roadway, and North Kingsway Road, which
16 is a County Collector roadway. As the site is located 490 feet
17 away from this intersection, it is within the required distance,
18 and therefore meets Commercial Locational Criteria.

19 The subject site lies within the boundaries of the
20 Seffner-Mango Community Plan, which Goal 3 of the Plan directs
21 commercial development toward the US-92 and Martin Luther King,
22 Jr. Boulevard corridors, recognizing their established
23 commercial character within the Urban Service Area. The plan
24 further encourages the revitalization and redevelopment of older
25 commercial areas and existing commercial uses. In this context,

1 the proposed rezoning from CG and ASC-1 to CG is consistent
2 with the intent and strategies of the Seffner-Mango Community
3 Plan as articulated in the Livable Communities Element.

4 Based upon those considerations, Planning Commission
5 staff finds the proposed rezoning consistent with the
6 Unincorporated Hillsborough County Comprehensive Plan. Thank
7 you.

8 HEARING MASTER: Thank you.

9 Ms. Heinrich, just maybe clarify for me. The Agenda
10 says the acreage is 1.03 acres, and the staff report says the
11 acreage is 1.14 acres. Do you know which one is right?

12 MS. HEINRICH: Well, we can check the -- we can check
13 the information provided by the applicant.

14 HEARING MASTER: Okay. And I just could -- I guess,
15 could you send me that information, I guess, after the hearing?

16 MS. HEINRICH: Sure.

17 HEARING MASTER: Okay.

18 All right. At this point in time, is there anyone in
19 the audience that wishes to speak in support of the application?
20 See no one responding.

21 Anyone in the audience who wish to speak in opposition
22 to the application? See no one responding.

23 Staff, anything further?

24 MS. HEINRICH: I did have one question for the
25 applicant, which he could certainly address on rebuttal. He

1 mentioned painting, and I didn't know if he meant auto
2 painting, body work type, of use --

3 HEARING MASTER: Okay.

4 MS. HEINRICH: -- that would be occurring on the
5 property.

6 HEARING MASTER: All right. The applicant, if you
7 come forward, please. Sir, you heard the question? What kind
8 of painting --

9 MR. MARTIN: Yes, sir.

10 HEARING MASTER: -- is it?

11 MR. MARTIN: And the acreage is based off of the
12 property appraiser's website --

13 HEARING MASTER: Which is?

14 MR. MARTIN: -- and that is 1.03. And that's where
15 the issue came into play, because it was a property appraiser's
16 that had -- that actually classified the CG and ASC-1.

17 And to answer Michelle's question is no, he won't be
18 doing any body work or painting. It's actually just
19 distribution and warehouse.

20 MS. HEINRICH: Thank you.

21 HEARING MASTER: Anything else?

22 MR. MARTIN: That should do it.

23 HEARING MASTER: Okay. Thank you.

24 MR. MARTIN: Thank you.

25 HEARING MASTER: All right. Then, with that, that

1 concludes this application.

2 And Ms. Heinrich, we're ready for the next item.

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

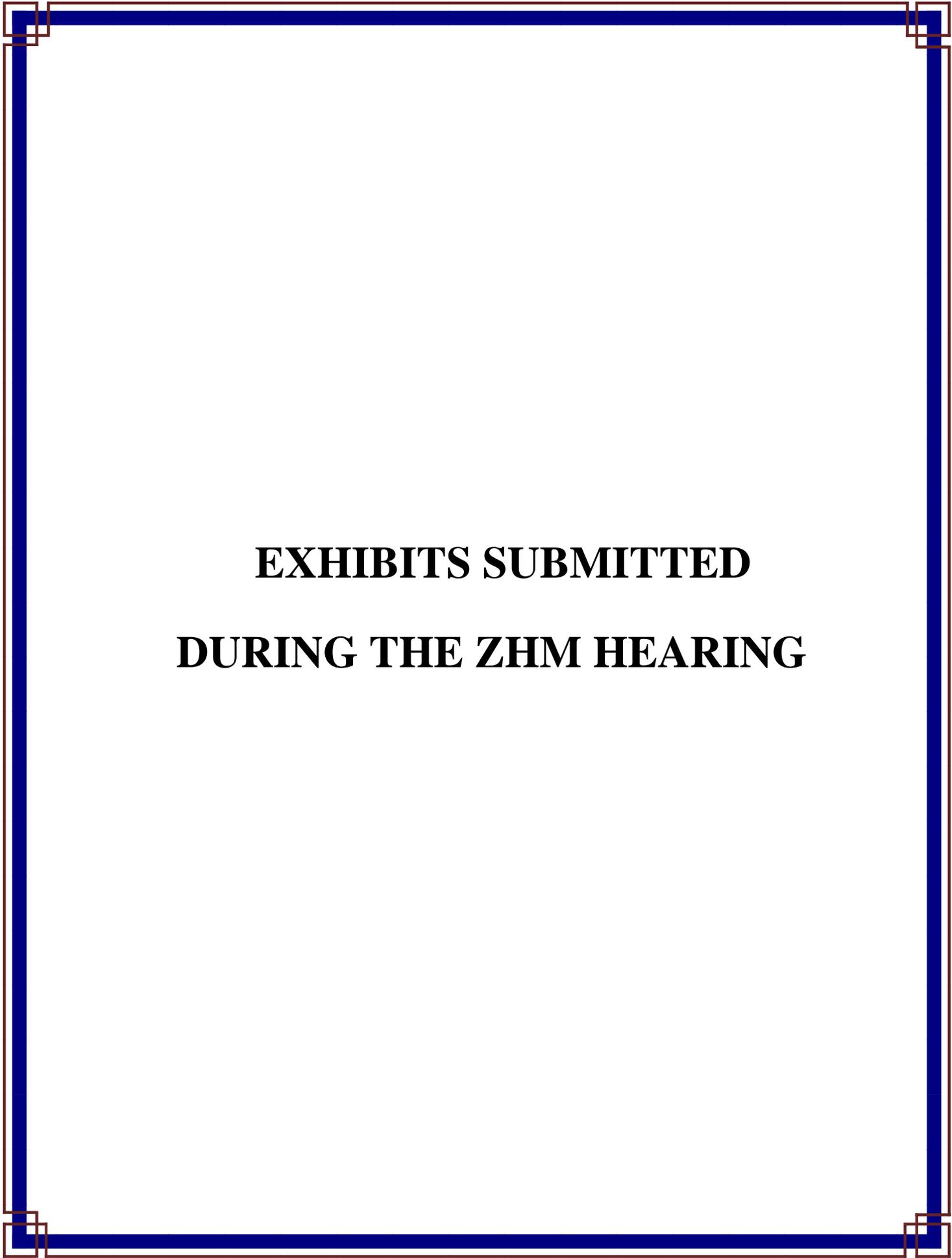
21

22

23

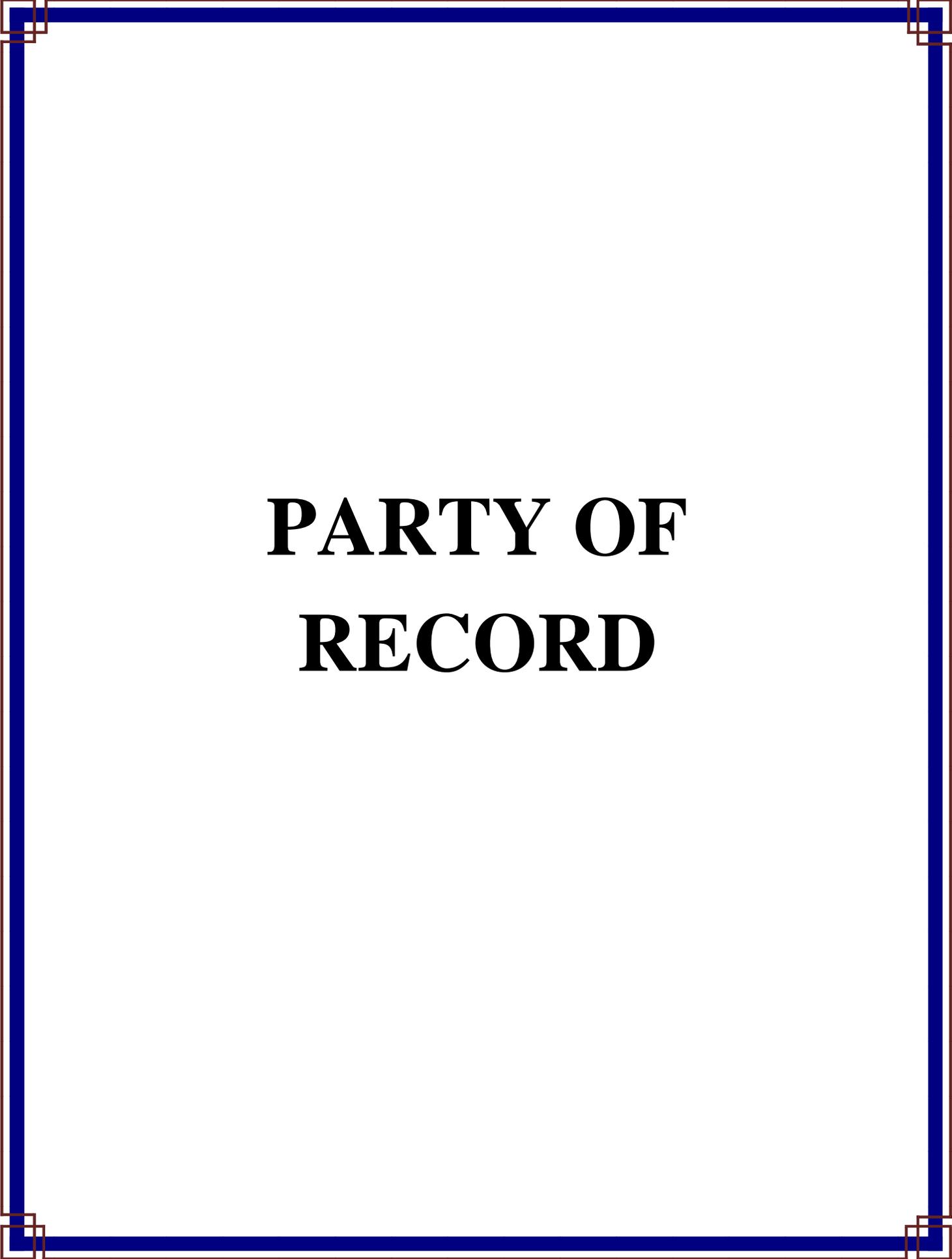
24

25



**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

NONE



**PARTY OF
RECORD**

NONE