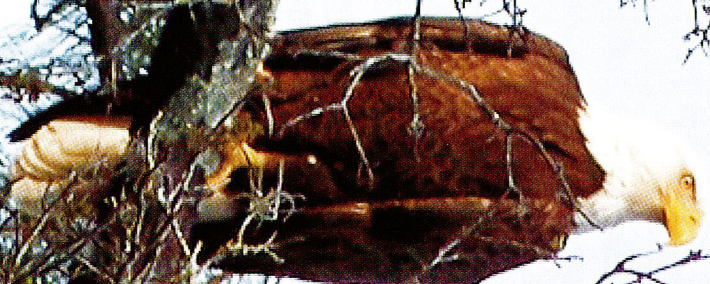


# Seifner - Mango Community Plan





# Seifner - Mango Community Plan





# GOALS & STRATEGIES

# 1

Ensure protection of the environment, including wetlands and wildlife habitat protection.



## STRATEGIES

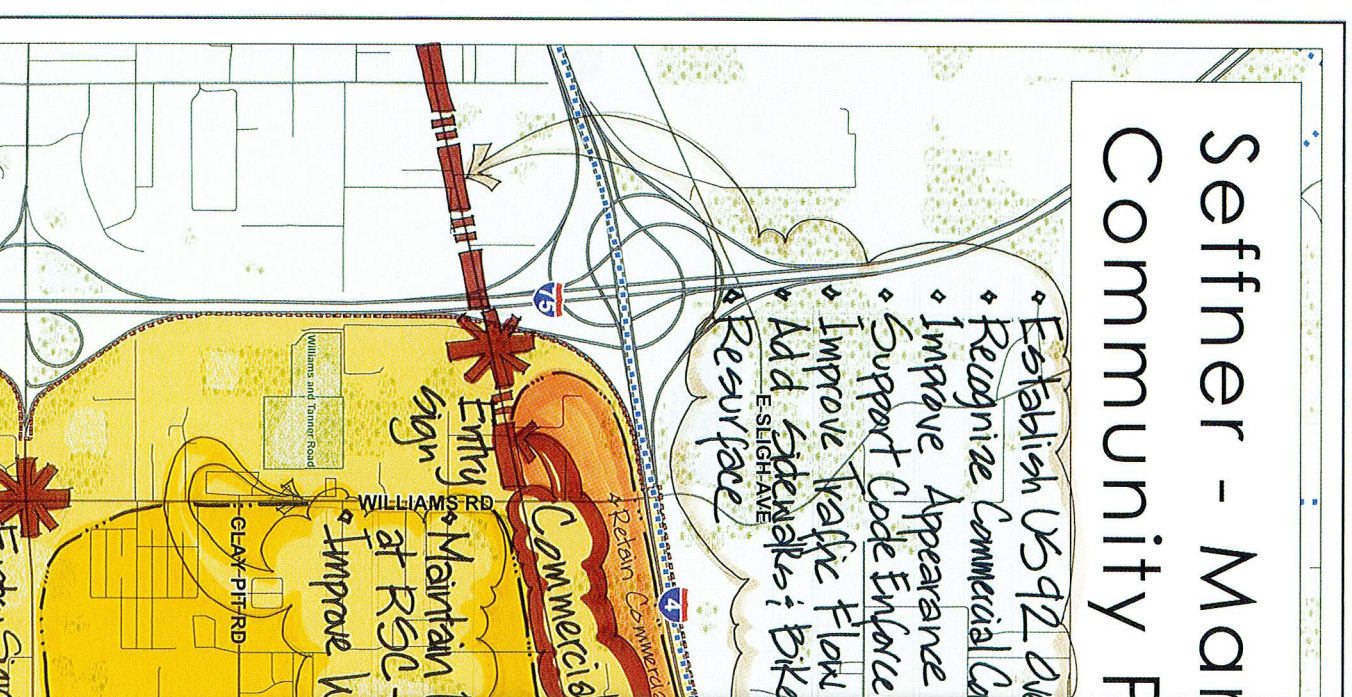
- Protect Baker Creek and the associated watersheds. Development shall meet the surface water protection area and wellhead protection requirements established in the Land Development Code.
- Support continued acquisition and restoration of environmentally valuable or sensitive lands by the Environmental Lands Acquisition and Protection Program, the Southwest Florida Water Management District and Florida Communities Trust.
- Create Low Impact Development standards to be used for new development and redevelopment. Standards shall address water conservation and reuse, reducing stormwater runoff and pollutant loading, and minimizing site disturbance.
- Use of native and/or Florida Friendly landscaping shall be encouraged.
- Removal of non-native plant



# Seffner

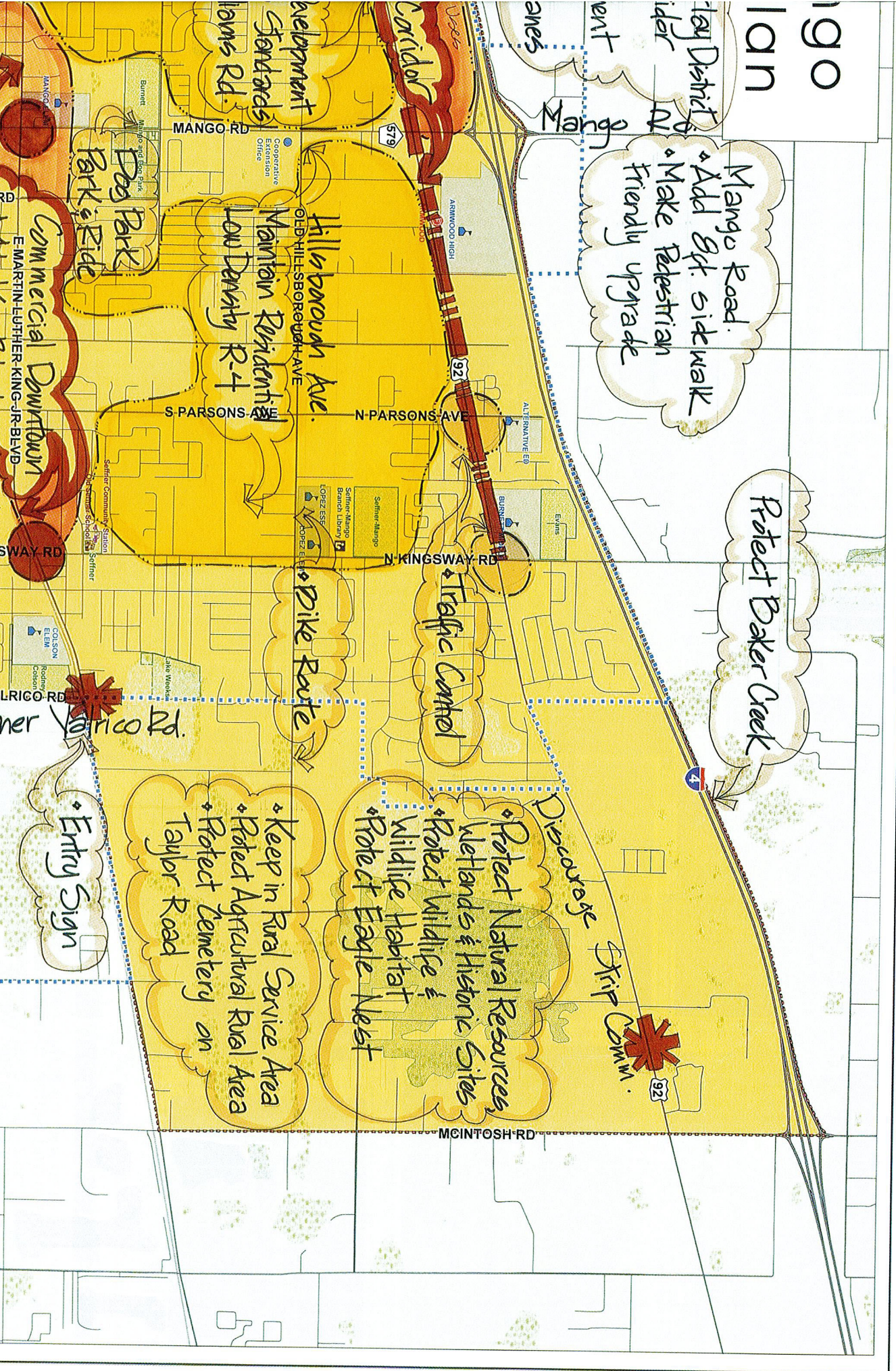
Seffner - Mar  
Community F

- ♦ Establish US 92 Ave
- ♦ Recognize Commercial Corridor
- ♦ Improve Appearance
- ♦ Support Code Enforcement
- ♦ Improve Traffic Flow
- ♦ Add Sidewalks; Bike Lanes
- ♦ Resurface





# er - Mango Concept Map







species shall be encouraged. During the site development process, non-native plants shall be removed, including, but not limited to, Brazilian peppers, Melaleuca trees and Australian pine trees.

## 2 Enhance community character and ensure quality residential and non-residential development.

### STRATEGIES

- Within the Rural Service Area, residential development shall reflect the rural future land use designation.
- Discourage commercial encroachment into the residential areas between US Highway 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.
- 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

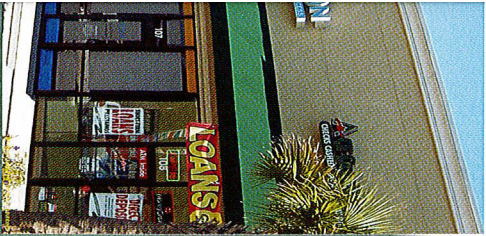
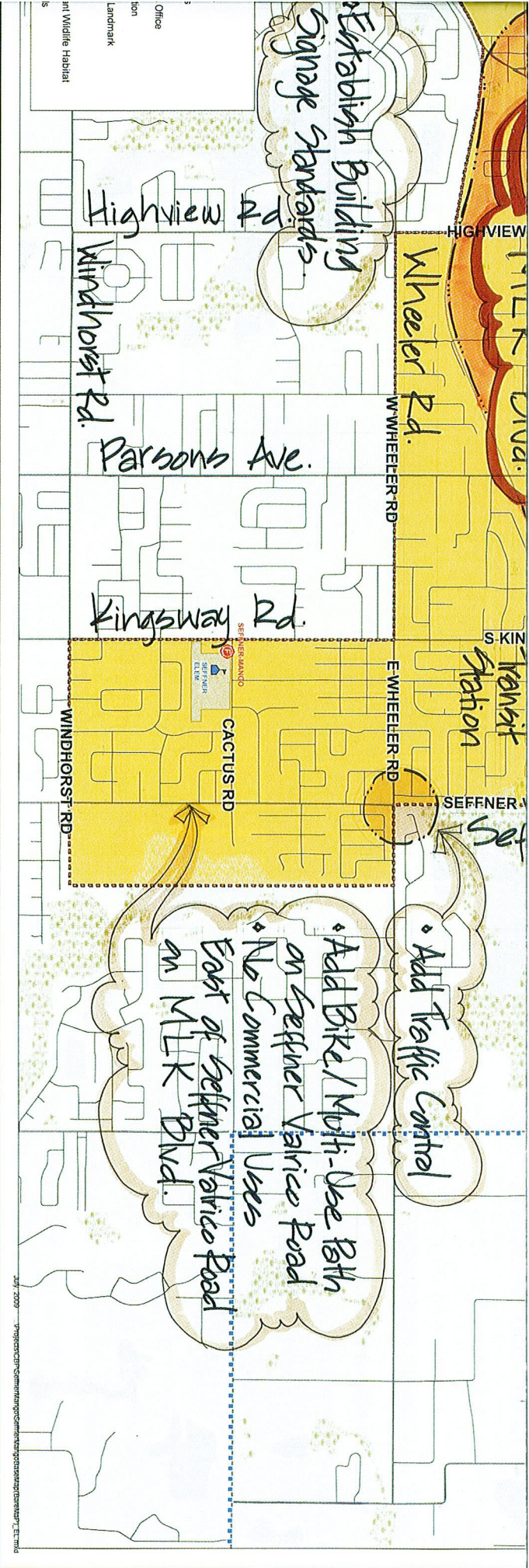
celebrate Seffner-

Mango's community identity through site preservation, historical markers and naming of recreation areas



- Support office and light
- Luther King Boulevard
- Support office uses along
- CR 579 (Mango Road)
- Illegal non-conforming
- other non-residential u
- applicable Land Develop





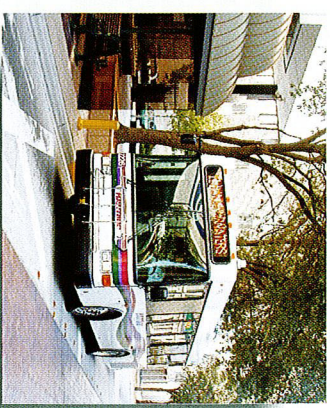
- Discourage further strip retail development along those portions of US 92 and Martin Luther King Boulevard that are in the Rural Service Area.
- Encourage revitalization and redevelopment of older existing commercial areas and uses.

Industrial uses along US 92 and Martin Luther King Boulevard between I-75 and CR 579 (Mango Road).

## 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".



and government buildings.



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

### STRATEGIES

- Establish overlay districts along US 92 and Martin Luther King Boulevard to enhance the appearance and value of properties as they develop and redevelop. The overlay districts will address aspects of site development such as signage and landscaping, parking and parking lots, street design, the location and appearance of stormwater facilities, and building standards such as height, bulk, design and placement.



- Recognize the commercial character of US 92 and Martin Luther King Boulevard within the Urban Service Area.
- Restrict retail development along US 92 and Martin Luther King Boulevard outside the Urban Service Area to existing commercial zoning districts.
- Require monument signs when free standing signs are desired, prohibit pole signs. Limit monument signs to a maximum height of fifteen feet with a minimum setback of ten feet.

## 4

Enhance public safety and community appearance.

### STRATEGIES

- Non-residential development north of Martin Luther King established in the Hills June 18, 2009, for commercial to office uses and child be residential in appearance shall not be allowed.



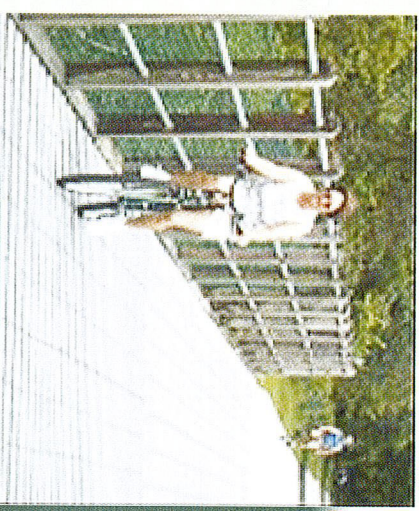


ment at intersections south of US 92 and  
ing Boulevard that meet locational criteria as  
rough County Comprehensive Plan as of  
iteration of commercial uses, shall be limited  
are and places of worship. Buildings shall  
nce with pitched roofs. Metal buildings



- Public buildings shall reflect a small town character by limiting height to a maximum of thirty-five feet, having pitched roofs, a defined entrance, and regular fenestration along the front facade.
- Strengthen enforcement of commercial building and housing codes.
- Establish a community initiated clean-up program coordinated with the Solid Waste Management Division.

- 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.
- Expand mass transit opportunities.
- Support express bus service on I-4.

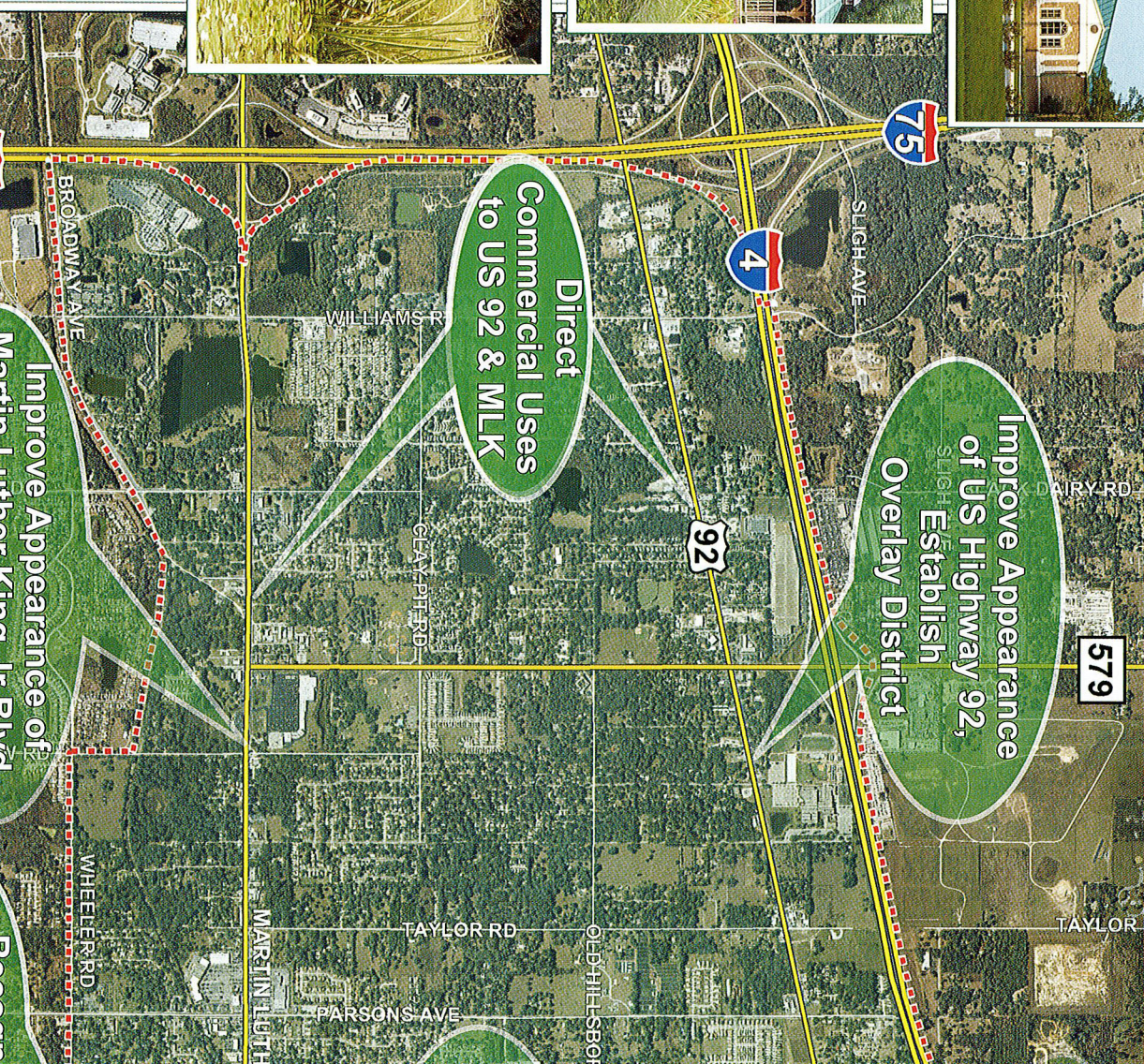
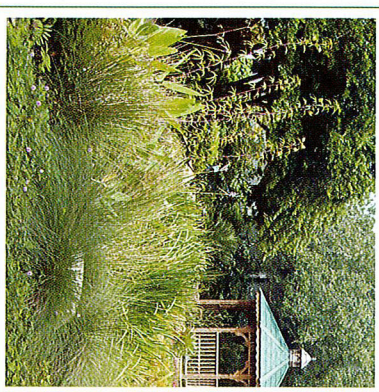
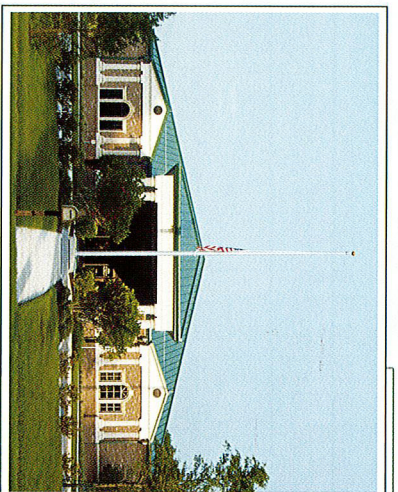
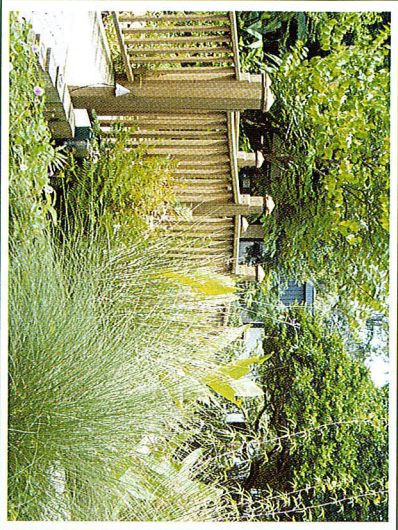


**Goals, strategies, projects and estimates contained in this brochure are for planning purposes only and reflect the expressed desire of the community.**

**These do not become part of Hillsborough County's program or budget until specifically adopted or funded by the Board of County Commissioners.**

**The above list contains a summary of the goals and does not include all adopted strategies.**





## SEFFNER - MANGO COMMUNITY HISTORY

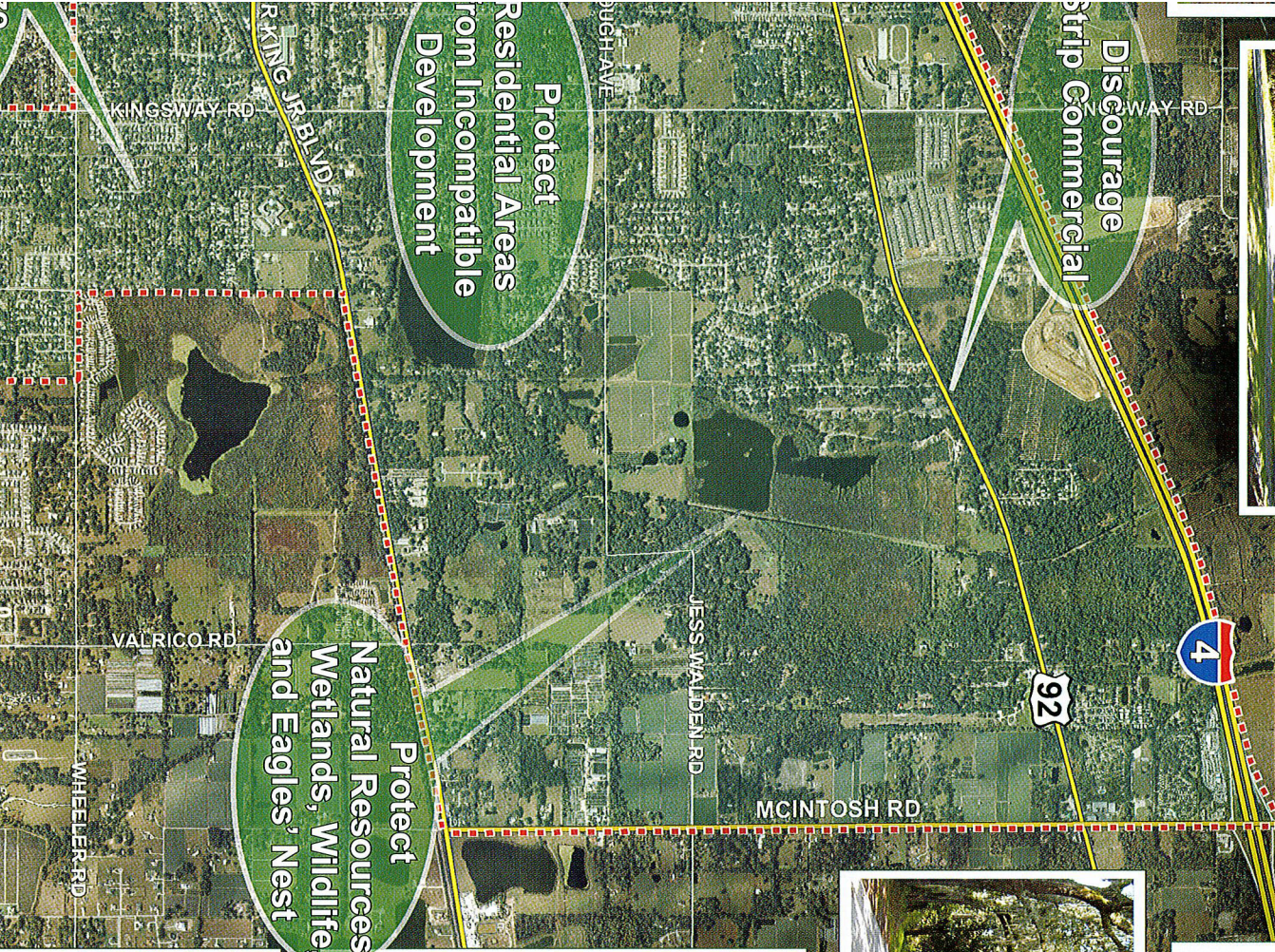
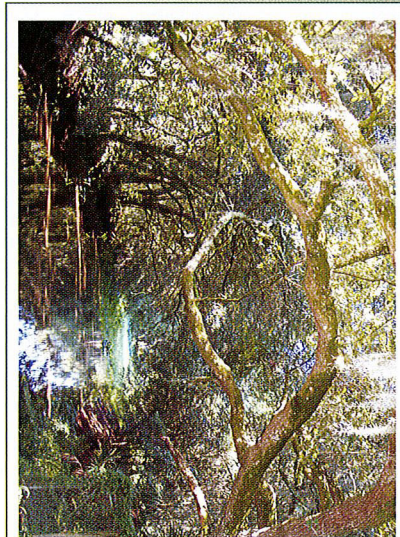
The history of Mango and Seffner can be traced back to before the Second Seminole War of







**MANGO  
ELEMENTARY  
SCHOOL**





1835 and the Armed Occupation Act of 1842, making it one of Hillsborough County's earliest communities. The area was originally known as Simmon's Hammock, named after Reverend Daniel Simmon who migrated from Georgia in 1829 to establish a Baptist mission. However, the Second Seminole War effectively stopped people from moving into the region. The Armed Occupation Act of 1842 breathed new life into Simmon's Hammock, with more people homesteading property. The Civil War brought tremendous changes to Simmon's Hammock. Many of its white residents left, leaving the newly emancipated slaves to farm the abandoned land. Despite the influx of new settlers in the 1870s and 1880s, much of Simmon's Hammock remained sparsely settled.

Henry Plant's South Florida Railroad brought dramatic changes. The Mango Post Office was established in 1880, and the Seffner Post Office was established in 1884. Plant made Seffner the railroad headquarters in 1885. Seffner's first packing house was established in 1887, marking the beginning of the area's fruit packing industry. The freezes of 1895 wiped out most of the community's orange trees, and it would be several years before the citrus industry rebounded.



Establish Overlay District

Historic Seffner Community

With the involvement of the United States in World War I, Tampa's ship building industry went into full swing. Many residents commuted to Tampa to work on the ships. In response, new businesses opened, but the prosperity would not last. The Seffner-Mango area was impacted by the bust of the Florida land boom and the stock market crash that followed. Area businesses joined forces and



Old Seffner School House

organized the Seffner Board of Trade to improve the economic welfare of the region. Because of such efforts and the agricultural livelihood of the residents, they were able to survive the Great Depression. With the U.S. entry into World War II, Seffner and Mango's residents once again became heavily involved in the war effort. Agriculture still dominated the community. In the latter half of the 20th century, suburban development grew and the agricultural dominance of the communities declined.



## HISTORICAL TIMELINE

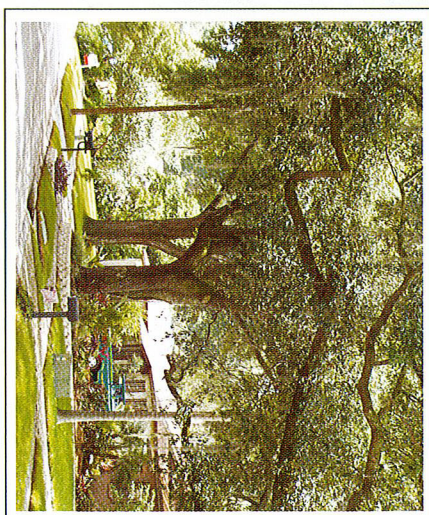
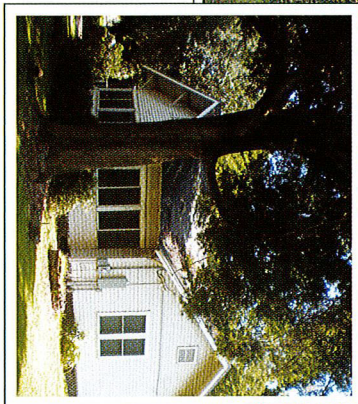
Simmon's  
Hammock  
Settled

1829

1849

James  
Homestead  
160 Acres





SEFFNER-VALRICO RD

SYDNE YARD

Miles



Henry Plant's  
South Florida Railroad  
Arrives

New Millennium  
Census Count  
Seffner - 5,647  
Mango - 8,842

Seffner -  
Mango  
Community  
Plan  
Completed

Population  
Seffner: 931  
Mango: 821

Seffner  
Board of  
Trade  
Organized

Winter Freezes  
Wipe Out  
Many  
Citrus Groves

W.H.Beckwith  
Opens Citrus  
Packinghouse

Mango  
and  
Seffner  
Platted

First  
Schools  
Open

Yellow  
Fever  
Epidemic

Seffner  
Post Office  
Established

Mango  
Post Office  
Established

Seffner's  
First Newspaper  
Established,  
**The South Florida  
News**

Seffner & Mango  
Residents  
work in Tampa's  
Shipbuilding Industry  
during WW I

Population Grows  
through WW II  
Seffner's to 1,329;  
Mango's to 1,751





## VISION STATEMENT

Seffner-Mango is convenient to everything but still retains a small hometown atmosphere. It is within 30 minutes of downtown and the Tampa International Airport, just over an hour from Orlando theme parks. The beaches range from 45 minutes to an hour and fifteen minutes away. It is near major interstates: I-4 and I-75 which provide easy access and commuting to surrounding areas.

Seffner-Mango has a rich historical heritage with several historical and archaeological sites within its boundaries. Seffner-Mango has highly-rated preschools, elementary, middle schools, high schools and post-secondary schools. Seffner-Mango has a library with a science center run in conjunction with Museum of Science and Industry (MOSI). There are year-round sports facilities, a YMCA, as well as parks and recreational facilities and the Hillsborough County Agricultural Extension Office.

Seffner-Mango is an involved community with a strong and active Chamber of Commerce and civic organizations. Seffner-Mango supports local businesses through patronage. The Seffner-Mango community encourages redevelopment, and growth that reflects a hometown atmosphere. The designated downtown areas, as well as the residential areas, shall be landscaped, attractive and reflect that vision.

Seffner-Mango is a multi-cultural community that values its rural and suburban character and encourages eco-friendly development. Seffner-Mango, emphasizes the safety and protection of its residents. The transportation system, including but not limited to roads, bikeways and pedestrian facilities, within the Seffner-Mango area emphasizes the safety and welfare of the residents. Seffner-Mango values its natural resources, its wildlife, wetlands, lakes, water resources, parks and recreational facilities, historical and archeological sites, education and community services.

Photographs provided by Ms. Susan Watson and Mr. Charles C. Hubbard

Hillsborough County Board of County Commissioners

Seffner - Mango Community Plan Working Committee

Hillsborough County Planning and Growth Management Department

Hillsborough County City-County Planning Commission



PLANNING AND GROWTH  
MANAGEMENT

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