

PD Modification Application: PRS 25-1360

Zoning Hearing Master Date: NA

BOCC Land Use Meeting Date: January 13, 2026



Hillsborough County Florida
Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Mango Point LLC

FLU Category: CMU-12

Service Area: Urban

Site Acreage: 1.34 AC

Community Plan Area: Seffner Mango

Overlay: None



Introduction Summary:

PD 98-0662, as most recently modified by PRS 16-0393, was approved to allow for a 4,000 square foot restaurant; 25,200 square feet of general commercial uses; and a 50,000 square foot hotel with a maximum of 100 rooms.

The modification requests are applicable to only the PRS subject area (western portion of the PD) and are outlined below.

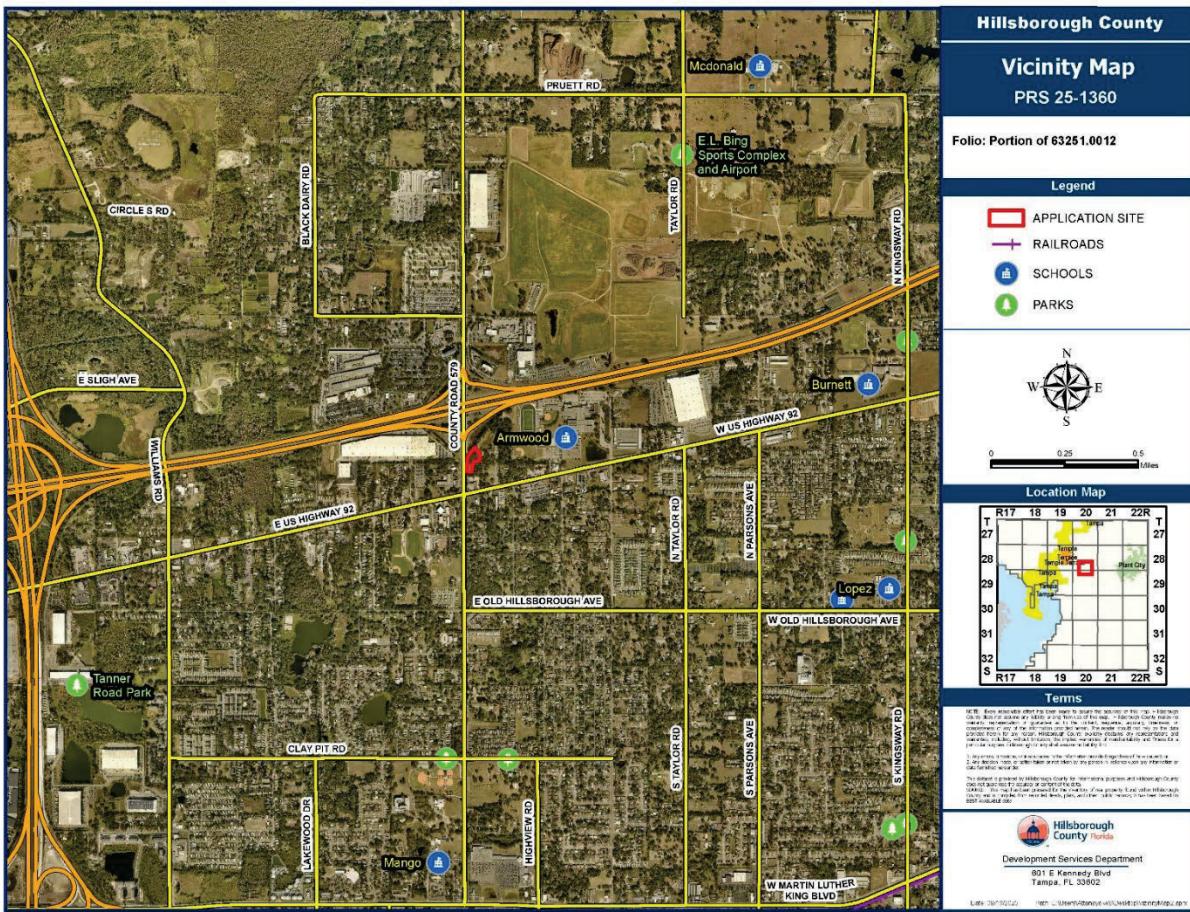
Existing Approval(s):	Proposed Modification(s):
Total 79,200 sf allowed in PD	Reduce the overall PD square footage to 79,178 sq ft by decreasing square footage (22 square feet) in PRS area.
4,000 square foot building permitting only restaurant use	Reduce building size to 3,978 square feet (22 square feet). Reduce restaurant square footage to 1,178 square feet. Permit remaining 2,800 square feet for retail commercial uses within PRS area.
Restaurant use allowed	Specify restaurant type to only a Fast Food Restaurant (drive-thru/walk-up window only)

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

Planning Commission Recommendation:	Development Services Recommendation:
N/A	Approvable, subject to proposed conditions

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



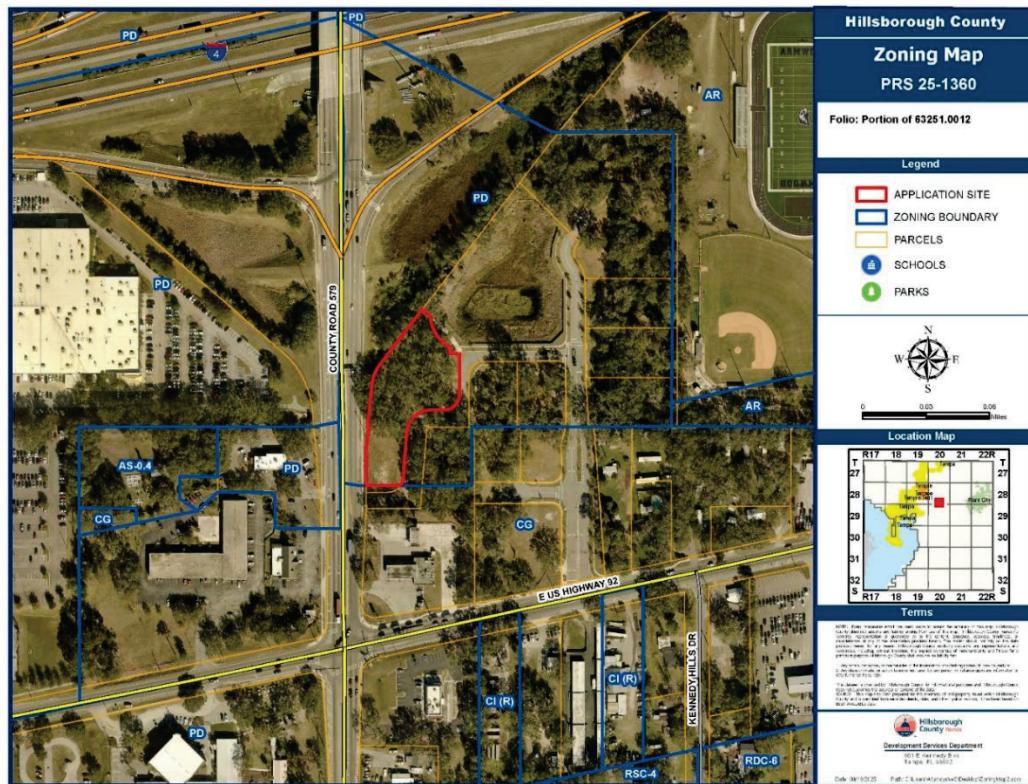
Context of Surrounding Area:

The parcel is located on the east side of Mango Road, south of Interstate-4. The subject site is currently vacant, approved for Restaurant and Retail uses.

Across Mango Rd., to the west are two a fast food restaurant sites. The surrounding property is currently vacant and approved for commercial uses.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Immediate Area Map

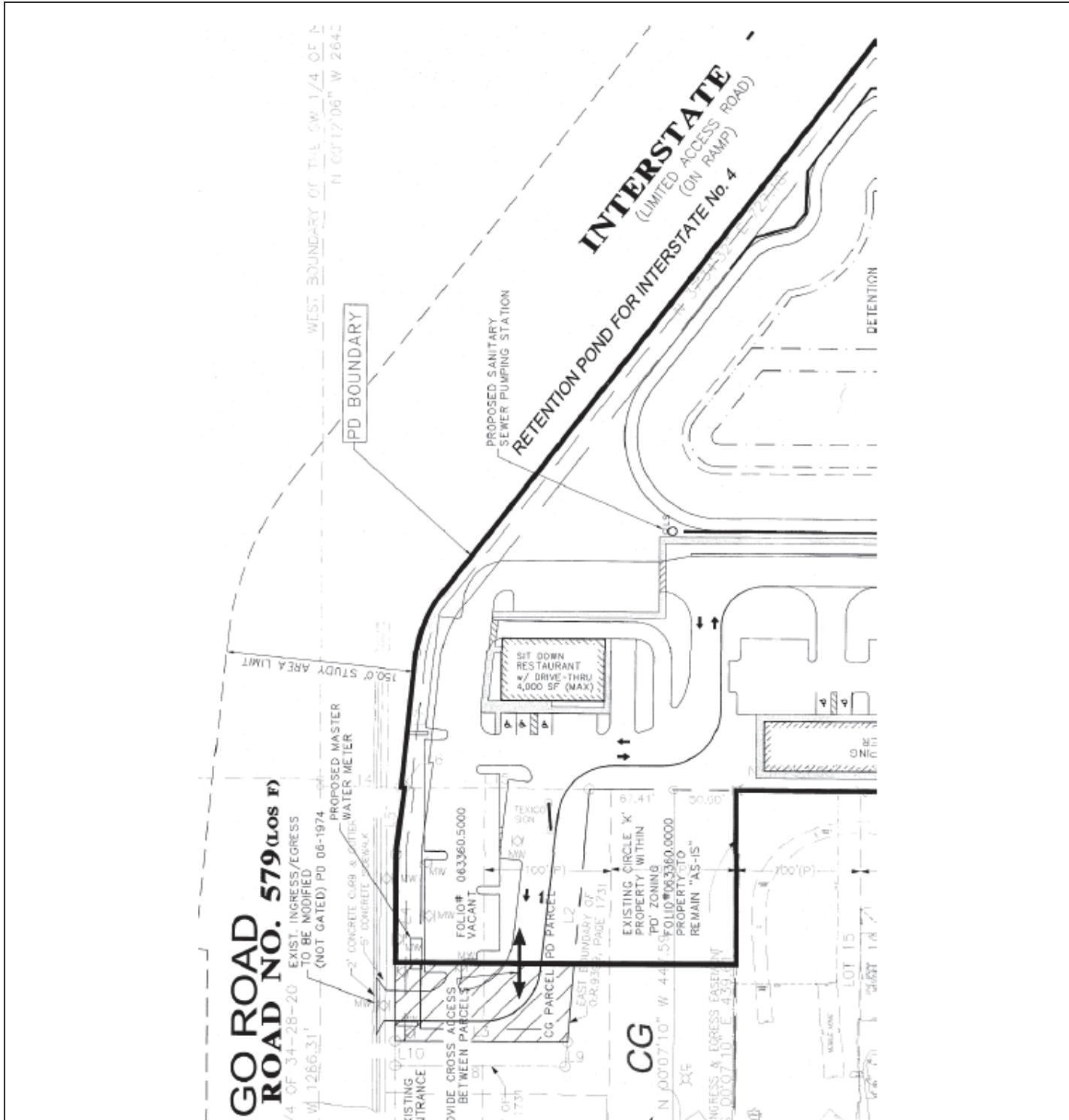


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD 98-0662	NA	Open Space/Pond	Open Space/Pond
South	CG	CG: 0.27 FAR	CG: General Commercial, Office and Personal Services	Gas Station with Convenience Store
West	PD 87-0219 PD 17-0628	PD 87-0219: 0.044 FAR PD 17-0628: 0.35 FAR	PD 87-0219: Neighborhood Commercial, Office and Personal Services (PD-C (CV) uses per PD 87-0219) PD 17-0628: Warehouse, Light Assembly, Office	Mango Rd. ROW, Retail, Light Industrial, Offices, Restaurant
East	PD 98-0662 (PRS 16-0393)	0.17 FAR [79,200 sf GFA/460,429.2 sf GFA (10.57 AC) = 0.17 FAR]	Shopping Center	Vacant

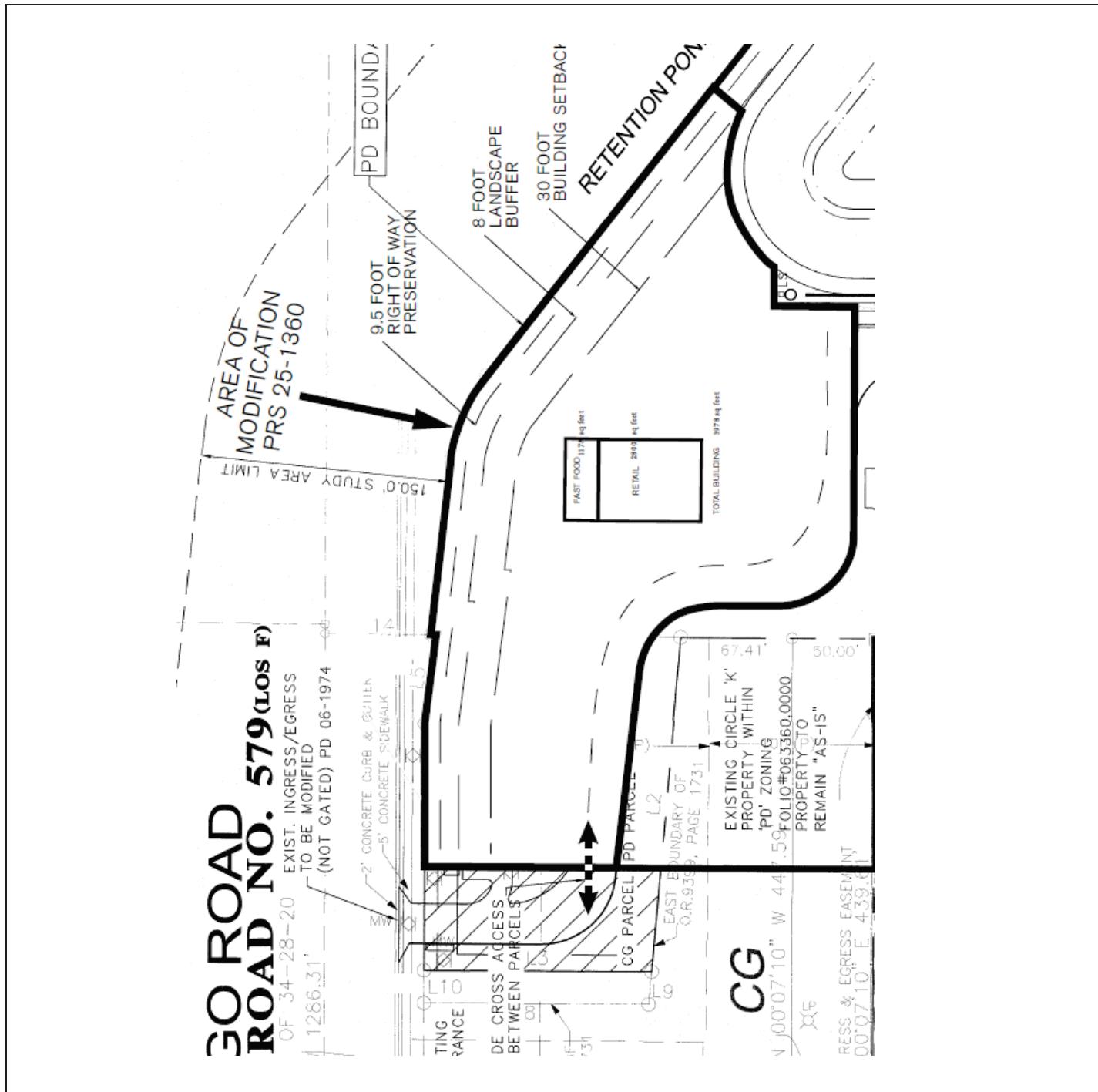
2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Approved Site Plan (partial provided below for size and orientation purposes. See Section 8.1 for full site plan)



AND USE MAP SET AND SUMMARY DATA

Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.2 for full site plan)



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
CR 579	County Collector - Urban	3 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 Not applicable for this request

	Average Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	3,748	266	299
Proposed	2,904	187	265
Difference (+/-)	(-) 844	(-) 79	(-) 34

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

Connectivity and Cross Access Not applicable for this request

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South	X	Pedestrian & Vehicular	Vehicular & Pedestrian	Meets LDC
East		None	None	Meets LDC
West		None	None	Meets LDC

Notes:

Design Exception/Administrative Variance 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

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 checked="" type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
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 checked="" type="checkbox"/> No	
Check if Applicable:				
<input type="checkbox"/> Wetlands/Other Surface Waters				<input type="checkbox"/> Potable Water Wellfield Protection Area
<input type="checkbox"/> Use of Environmentally Sensitive Land Credit				<input type="checkbox"/> Significant Wildlife Habitat
<input type="checkbox"/> Wellhead Protection Area				<input type="checkbox"/> Coastal High Hazard Area
<input type="checkbox"/> Surface Water Resource Protection Area				<input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor
				<input type="checkbox"/> Adjacent to ELAPP property
				<input checked="" type="checkbox"/> Other _ 150' AMSL Airport Height Restriction
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation				
<input type="checkbox"/> Design Exc./Adm. Variance Requested	<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	
<input type="checkbox"/> Off-site Improvements Provided				
Service Area/ Water & Wastewater				
<input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa	<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	
<input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace				
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	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A				
Impact/Mobility Fees				
Comments were not received.				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission				
<input type="checkbox"/> Meets Locational Criteria <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<input type="checkbox"/> Locational Criteria Waiver Requested				
<input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A				
<input type="checkbox"/> Density Bonus Requested				

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

No significant changes to intensity of the development have been proposed as part of this modification. The proposed uses are comparable to the existing entitlements.

Staff finds the proposed modification generally compatible with the surrounding properties and consistent with the general development pattern of the area.

5.2 Recommendation

Based on these considerations, staff finds the request is supportable.

6.0 PROPOSED CONDITIONS

Approval of the request, subject to the conditions listed below, is based on the general site plan submitted December 15, 2025.

1. Development shall be permitted as follows:
 - a. Within the area of the PD labeled as "Area of Modification for PRS 25-1360," a 3,978 square foot building is permitted consisting of the following:
 - i. An eating establishment with drive-through, which shall be restricted to a walk-in/drive-up establishment only (i.e. no indoor or outdoor seating permitted), and with a maximum of 1,178 sf of gross floor area, and,
 - ii. Up to 2,800 sf of Commercial General (CG) uses excluding Banquet and Reception Halls, Wedding Chapel, Child Care Centers, Adult Care Centers, Schools (whether public, charter and/or private), Convenience Stores, Liquor Stores, Gas Stations, Medical Marijuana Dispensing Facilities, Drug Stores, and Eating Establishments (other than the 1,000 sf specifically referenced above). Such uses shall consist of 2 or more businesses within the 3,048 sf building.
 - b. Development within all other areas of the PD shall be limited to the following: ~~a restaurant with a maximum of 4,000 sf~~; a retail center with a maximum of 25,200 square feet of floor space for general commercial uses; and a hotel with a maximum of 50,000 square feet of floor space and 100 rooms.
2. Maximum building height of the hotel shall be 60 feet; maximum height of the ~~restaurant~~ eating establishment and retail center shall be 35 feet. Minimum building setbacks shall be 30 feet from abutting road right-of-ways, 20 feet from abutting school property and 10 feet from abutting commercially zoned properties. Perimeter buffering and screening shall be provided in accordance with the requirements of the Land Development Code.
3. The subject property shall be subject to the parking requirements of Section 6.05.02 of the Hillsborough County Land Development Code.
4. Dumpster location and enclosure must be in compliance with the LDC.
5. The type, location, size and number of signs permitted shall be as set forth in Part 7.03.00 of the Land Development Code with the following exception(s):
 - 5.1 Ground Signs shall be limited to Monument Signs.
 - 5.2 Billboards, pennants and banners shall be prohibited.
6. The stormwater management system shall be designed and constructed in such a manner so as to not adversely impact off-site surface and groundwater elevations.
7. The project shall gain access to Mango Road (County Road 579) and Hillsborough Avenue (U.S. Highway 92) by cross-access as generally shown on the General Development Plan.

7.1 The driveway on Mango Road shall be limited to right-in/right-out turns only.

7.2 The driveways on Hillsborough Avenue may be restricted in turning movements, subject to review and approval of Hillsborough County and Florida Department of Transportation.

7.2.1 Passage for the driveway across the adjacent commercial property to the south shall be guaranteed by a perpetual easement agreement. Proof of said agreement shall be provided prior to preliminary site plan approval.

7.3 Design and construction of curb cuts shall be subject to approval of the Hillsborough County Public Works Department. Final design may include, but is not limited to, left turn lanes, acceleration lanes and deceleration lanes.

8. The general design and location of all access points on U.S. Highway 92 shall comply with the Hillsborough County Access Management regulations as found in the Land Development Code (Land Development Code Section 6.04). The design and construction of curb cuts are subject to the approval of Hillsborough County Public Works and development Services. Access points may be restricted in movements. In addition, the proposed access points on U.S. 92 shall be subject to review and approval by FDOT.

9. A detailed traffic study will be required as part of the site development process. This detailed traffic study shall consider the U.S. Highway 92 access approved by FDOT.

10. County Road 579 is identified as a future six-lane roadway on the Hillsborough County Corridor Preservation Plan, which together with additional auxiliary turn lanes required at the intersection ~~may require~~ additional right-of-way be preserved. Specifically, a total of 134 146 ~~feet is required or 67 feet from centerline (+/- 9.5 feet along the property's CR 579 frontage)~~. ~~As such, the applicant will need to provide documentation indicating if, or how much, right of way will be required to accommodate the future widening of this road, adjacent to their property. Only those interim uses permitted by the LDC may be constructed within the right-of-way preservation area, and building setbacks shall be measured from the future right-of-way-boundary.~~

11. Prior to Preliminary Site Development Plan approval, the developer shall provide a transportation analysis showing, at a minimum, the impact of project traffic at the project entrances on Mango Road (County Road 579) and Hillsborough Avenue, and the Interstate-4 interchange ramps. The final scope of the analysis shall be subject to approval of Hillsborough County reviewing agencies and Florida Department of Transportation. Based on the results of the analysis, as determined by Hillsborough County and FDOT, the developer shall be required to provide, at its expense, necessary improvements required to offset project traffic impacts.

12. Public water and wastewater service shall be utilized. The developer shall pay all costs for service delivery. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.

13. The developer shall provide fire hydrant locations and minimum fire flow as required by the Hillsborough County Fire Department.

14. The project may be permitted a maximum of 79,200 square feet of commercial uses, subject to formal delineation of on-site conservation areas, preservation areas and water bodies and final calculation of maximum intensity (FAR) permitted by the Comprehensive Plan in accordance with the Environmentally Sensitive Lands Credits requirement of the Comprehensive Plan. If the maximum square footage for the project as permitted herein exceeds the maximum intensity (FAR) permitted by the Comprehensive Plan, per

the Environmentally Sensitive Lands Credits requirement, the square footage of the project shall decrease as necessary to conform to the Comprehensive Plan.

15. 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.
16. Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations and ordinances of Hillsborough County.

Zoning Administrator Sign Off:	
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SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

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

APPLICATION NUMBER: PRS 25-1360

ZHM HEARING DATE: N/A

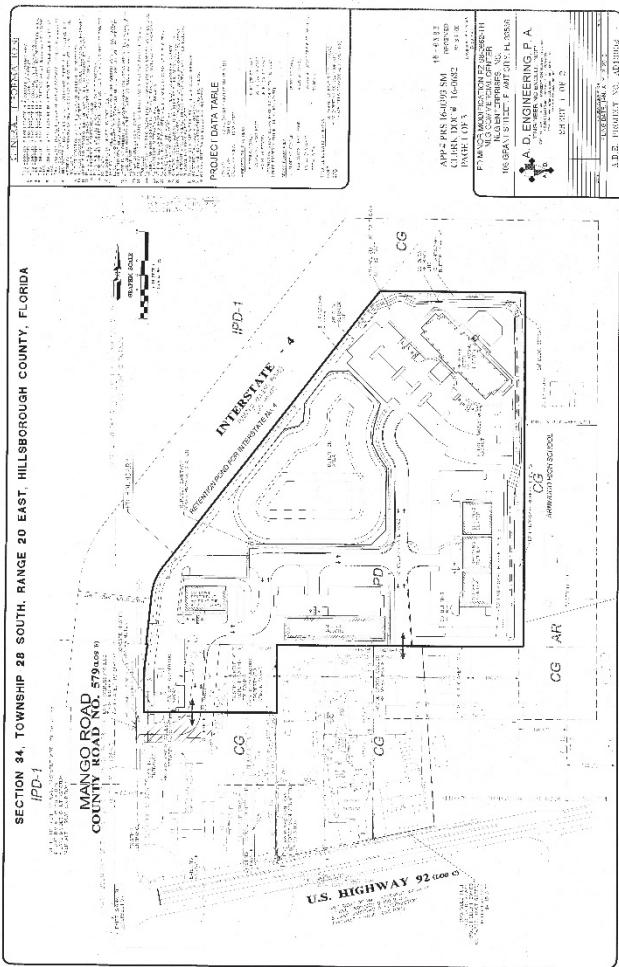
BOCC LUM MEETING DATE: January 13, 2026

Case Reviewer: Tania C. Chapela

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

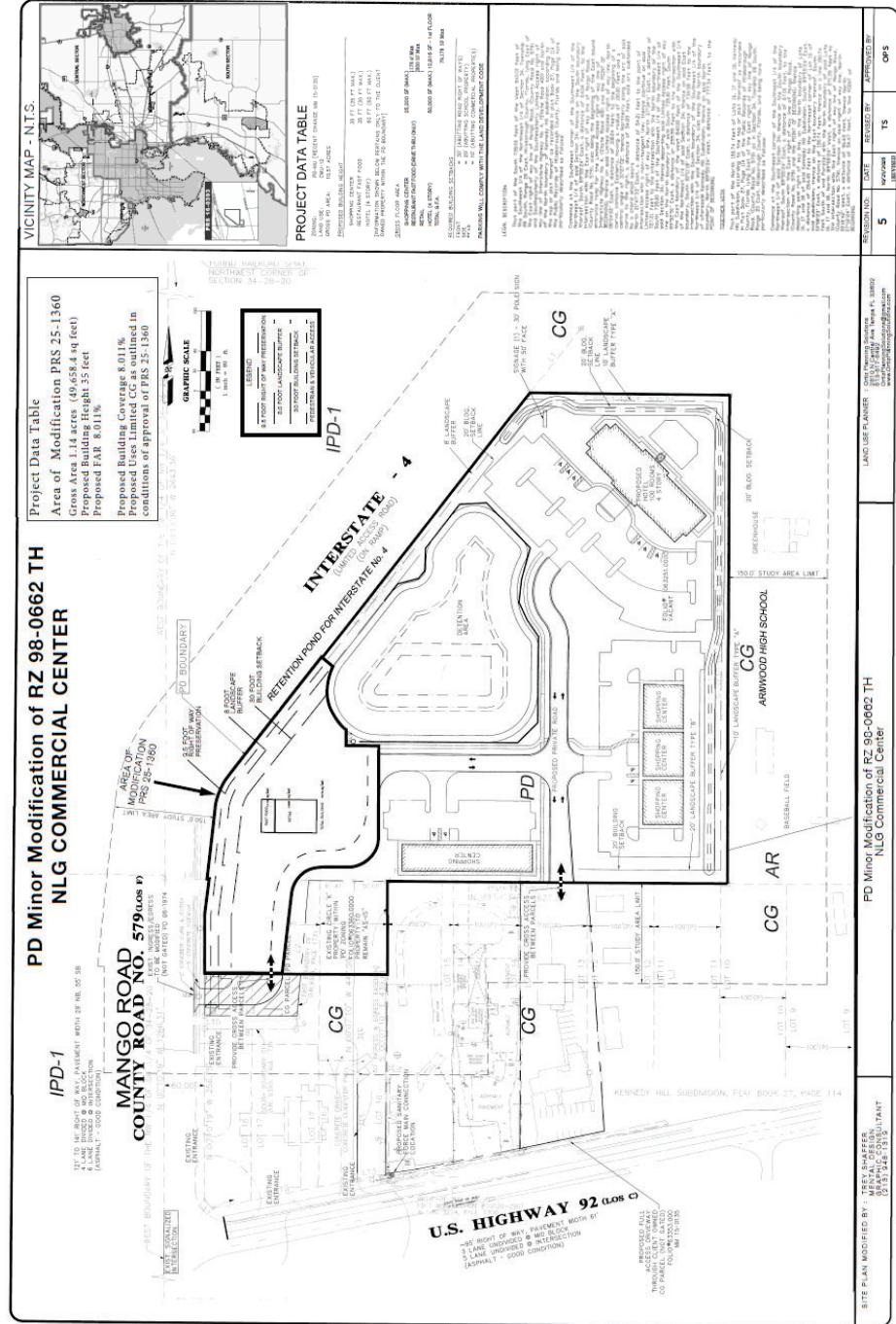
8.0 SITE PLANS (FULL)

8.1 Approved Site Plan (Full)



8.0 SITE PLANS (FULL)

8.2 Proposed Site Plan (Full)



APPLICATION NUMBER: PRS 25-1360

ZHM HEARING DATE: N/A

BOCC LUM MEETING DATE: January 13, 2026

Case Reviewer: Tania C. Chapela

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 11/19/2025
Revised: 12/17/2025

REVIEWER: James Ratliff, AICP, PTP, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA: SM

PETITION NO: PRS 25-1360

This agency has no comments.

This agency has no objection.

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

This agency objects for the reasons outlined below.

REVISED CONDITIONS OF APPROVAL

1. 4. Development shall be permitted as follows:
 - a. Within the area of the PD labeled as "Area of Modification for PRS 25-1360", a 3,978 square foot building consisting of the following:
 - i. An eating establishment with drive-through, which shall be restricted to walk-in/drive-up establishments only (i.e. no indoor or outdoor seating shall be permitted), and with a maximum of 1,178 square feet of gross floor area, and,
 - ii. Up to 2,800 s.f. of Commercial General (CG) uses excluding Banquet and Reception Halls, Wedding Chapels, Child Care Centers, Adult Care Centers, Schools (whether public, charter and/or private), drive-through uses, Convenience Stores, Liquor Stores, Gas Stations, Medical Marijuana Dispensing Facilities, Drug Stores, and Eating Establishments other than the 1,000 s.f. specifically reference hereinabove. Such uses shall consist of 2 or more businesses within the 3,048 s.f. building.
 - b. Development within all other areas of the PD shall be limited to the following: ~~a restaurant with a maximum of 4,000 square feet of floor space;~~ a retail center with a maximum of 25,200 square feet of floor space for general commercial uses; and a hotel with a maximum of 50,000 square feet of floor space and 100 rooms.

[Transportation Review Section staff is proposing to amend the above condition to reflect entitlement changes proposed by the applicant as well as additional language which was developed and agreed to during subsequent meetings to ensure the transportation analysis accurately reflected uses within the modification area.]

10. County Road 579 is identified as a future six-lane roadway on the Hillsborough County Corridor Preservation Plan, which (together with additional auxiliary turn lanes required at the intersection) ~~may~~ requires additional right-of-way be preserved. Specifically, a total of ~~134~~ 146 feet is required ~~or 67 feet~~

~~from centerline (+/- 9.5 feet along the property's CR 579 frontage). As such, the applicant will need to provide documentation indicating if, or how much, right of way will be required to accommodate the future widening of this road, adjacent to their property. Only those interim uses permitted by the LDC may be constructed within the right-of-way preservation area, and building setbacks shall be measured from the future right-of-way boundary.~~

[Transportation Review Section staff is proposing to amend the above condition to bring the calculations into conformance with applicable Transportation Technical Manual (TTM) standards as well as reflect the intersection geometry present. Values from the 2021 TTM were utilized due to the existing and still supportable configuration of 12-foot lanes with 4-foot bicycle lanes existing, in lieu of the current standards with 11-foot-wide travel lanes and 7-foot-wide buffered bicycle lanes. Right-of-way preservation values also reflect the need to transition from a 6-lane section north of US 92 to a 4-lane section south of US 92, as well as a 2nd southbound to eastbound left turn lane and dedicated southbound to westbound right turn lane which is currently present – and anticipated to remain – in the future condition.]

PROJECT SUMMARY AND TRIP GENERATION

The applicant is requesting a minor modification (PRS) for a +/- 1.34 acres portion of a +/- 10.57 ac. Planned Development (PD), which was approved via PD 98-0662 and most recently modified via PRS 16-0393. The PD is approved for a restaurant with a maximum of 4,000 square feet of floor space; a retail center with a maximum of 25,200 square feet of floor space for general commercial uses; and a hotel with a maximum of 50,000 square feet of floor space and 100 rooms. The applicant is seeking to modify the entitlements to reduce (by 22 square feet) the restaurant building and modify entitlements so that only a 1,178 s.f. eating establishment with drive-through, which shall be restricted to walk-in/drive-up establishments only (i.e. no indoor or outdoor seating shall be permitted), shall be permitted within the building, with the remainder consisting of certain CG uses, and a restriction that 2 or more uses must be constructed within the CG portion of the building.

These additional restrictions were necessary due to how the applicant analyzed transportation impacts for the building within the modification area. The transportation study utilized a strip retail center rate; however, the proposed uses would have allowed the entire structure to be utilized as one single use (e.g. standalone convenience store) which would generate higher trips than what is currently approved (and what was studied by the applicant).

Consistent with the Development Review Procedures Manual (DRPM), the developer submitted a trip generation and site access analysis. Staff prepared the below comparison of the number of trips potentially generated under the existing and proposed zoning designations. Data presented below is based on the Institute of Transportation Engineer's (ITE) Trip Generation Manual, 12th Edition.

Existing Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
4,000 Fast-food Restaurant w/ Drive-Through (ITE Code 934)	1,792	133	126
25,200 s.f. Retail Uses (ITE LUC 822)	1,372	99	143
100 Room Hotel (ITE LUC 310)	584	34	30
Subtotal:	3,748	266	299

Proposed Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
1,178 Fast-food Restaurant w/ Drive-Through and No Seating (ITE Code 935)	600 (est.)	43	60
2,800 s.f. Select Retail Uses (ITE LUC 822)	348	11	32
25,200 s.f. Retail Uses (ITE LUC 822)	1,372	99	143
100 Room Hotel (ITE LUC 310)	584	34	30
Subtotal:	2,904	187	265

Trip Generation Difference:

Land Use/Size	24 Hour Two-Way Volume	Total Net Peak Hour Trips	
		AM	PM
Difference	(-) 844	(-) 79	(-) 34

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

CR 579 is a 3-lane, divided, urban collector roadway characterized by +/- 12-foot-wide travel lanes in average condition. The roadway lies within a +/- 127-foot-wide right-of-way along the project's frontage. There are +/- 5-foot-wide sidewalks and 4-foot-wide bicycle facilities along both sides of CR 579 within the vicinity of the proposed project.

Along the project's frontage, CR 579 is shown on the Hillsborough County Corridor Preservation Plan as a future 6-lane roadway. Although there is no typical section for a 6-lane roadway, the minimum right-of-way necessary is calculated by taking the typical section for a 4-lane urban (TS-6 within the Hillsborough County Transportation Technical Manual), which requires a minimum of 110 right-of-way, and adding an additional 12 feet per additional through and auxiliary turn lane needed. Please see the above description underneath the modified condition for additional information.

SITE ACCESS AND CONNECTIVITY

No changes to site access or connectivity are proposed. Access will continue to be from both US 92 and CR 579.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Information for pertinent roadways is included below.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
CR 579	US 92	Sligh Ave.	D	C
US 92	Williams Rd.	Pine St.	D	D

Source: Hillsborough County 2024 Level of Service 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
CR 579	County Collector - Urban	3 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
	Choose an item.	Choose an item. Lanes <input 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
	Choose an item.	Choose an item. Lanes <input 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
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation	<input type="checkbox"/> Not applicable for this request		
	Average Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	3,748	266	299
Proposed	2,904	187	265
Difference (+/-)	(- 844)	(- 79)	(- 34)

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

Connectivity and Cross Access				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South	X	Pedestrian & Vehicular	Vehicular & Pedestrian	Meets LDC
East		None	None	Meets LDC
West		None	None	Meets LDC
Notes:				

Design Exception/Administrative Variance		
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:		

Transportation Comment Sheet

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	

**CURRENTLY
APPROVED**



Development Services

April 18, 2016

Board of County Commissioners

Kevin Beckner
Victor D. Crist
Ken Hagan
Al Higginbotham
Lesley "Les" Miller, Jr.
Sandra L. Murman
Stacy R. White

County Administrator

Michael S. Merrill

County Administrator

Executive Team
Lucia E. Garsys
Carl S. Harness
Gregory S. Horwedel
Ramin Kouzehkanani
Liana Lopez
Bonnie M. Wise

County Internal Auditor

Peggy Caskey

County Attorney

Chip Fletcher

Development Services

PO Box 1110
Tampa, FL 33601-1110

Reference: PRS 16-0393 SM
Jack T. Gibbs

Daniel C. Peters
A.D. Engineering, P.A.
PO Box 292038
Tampa, FL 33687

Dear Applicant:

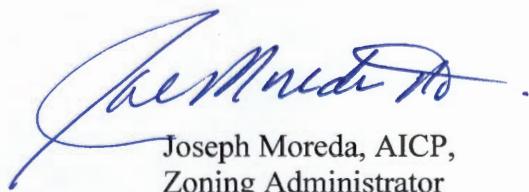
At the regularly scheduled public meeting on April 12, 2016, the Board of County Commissioners approved your request for a minor modification to PD 98-0662, with the attached amended final conditions.

A condition of approval is that the applicant submit a revised General Site Plan reflecting all changes, within 90 days of approval. Failure to submit the site plans within the time period will place your property in violation.

To comply with this condition, please complete and submit to the Development Services Department, 20th floor of the County Center, 601 E. Kennedy Boulevard, the enclosed application for General Site Plan Review/Certification. For information concerning the certification process, please contact our office at 272-5600.

Please keep this letter for your records. If we may be of service to you in the future, feel free to contact me at 272-5600.

Sincerely,



Joseph Moreda, AICP,
Zoning Administrator

JM/ml
Attachments

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: PRS 16-0393 SM
MEETING DATE: April 12, 2016
DATE TYPED: April 18, 2016

Approval of the request, subject to the conditions listed below, is based on the general site plan submitted January 12, 2016.

1. Development shall be limited to the following: a restaurant with a maximum of 4,000 square feet of floor space; a retail center with a maximum of 25,200 square feet of floor space for general commercial uses; and a hotel with a maximum of 50,000 square feet of floor space and 100 rooms.
2. Maximum building height of the hotel shall be 60 feet; maximum height of the restaurant and retail center shall be 35 feet. Minimum building setbacks shall be 30 feet from abutting road right-of-ways, 20 feet from abutting school property and 10 feet from abutting commercially zoned properties. Perimeter buffering and screening shall be provided in accordance with the requirements of the Land Development Code.
3. The subject property shall be subject to the parking requirements of Section 6.05.02 of the Hillsborough County Land Development Code.
4. Dumpster location and enclosure must be in compliance with the LDC.
5. The type, location, size and number of signs permitted shall be as set forth in Part 7.03.00 of the Land Development Code with the following exception(s):
 - 5.1 Ground Signs shall be limited to Monument Signs.
 - 5.2 Billboards, pennants and banners shall be prohibited.
6. The stormwater management system shall be designed and constructed in such a manner so as to not adversely impact off-site surface and groundwater elevations.
7. The project shall gain access to Mango Road (County Road 579) and Hillsborough Avenue (U.S. Highway 92) by cross-access as generally shown on the General Development Plan.
 - 7.1 The driveway on Mango Road shall be limited to right-in/right-out turns only.
 - 7.2 The driveways on Hillsborough Avenue may be restricted in turning movements, subject to review and approval of Hillsborough County and Florida Department of Transportation.
 - 7.2.1 Passage for the driveway across the adjacent commercial property to the south shall be guaranteed by a perpetual easement agreement. Proof of said agreement shall be provided prior to preliminary site plan approval.
 - 7.3 Design and construction of curb cuts shall be subject to approval of the Hillsborough County Public Works Department. Final design may include, but is not limited to, left turn lanes, acceleration lanes and deceleration lanes.
8. The general design and location of all access points on U.S. Highway 92 shall comply with the Hillsborough County Access Management regulations as found in the Land Development Code (Land Development Code Section 6.04). The design and construction of curb cuts are subject to

**FINAL CONDITIONS
OF APPROVAL**

PETITION NUMBER: PRS 16-0393 SM
MEETING DATE: April 12, 2016
DATE TYPED: April 18, 2016

the approval of Hillsborough County Public Works and development Services. Access points may be restricted in movements. In addition, the proposed access points on U.S. 92 shall be subject to review and approval by FDOT.

9. A detailed traffic study will be required as part of the site development process. This detailed traffic study shall consider the U.S. Highway 92 access approved by FDOT.
10. County Road 579 is identified as a future six-lane roadway on the Hillsborough County Corridor Preservation Plan, which may require additional right-of-way be preserved, a total of 134 feet or 67 feet from centerline. As such, the applicant will need to provide documentation indicating if, or how much, right-of-way will be required to accommodate the future widening of this road, adjacent to their property.
11. Prior to Preliminary Site Development Plan approval, the developer shall provide a transportation analysis showing, at a minimum, the impact of project traffic at the project entrances on Mango Road (County Road 579) and Hillsborough Avenue, and the Interstate-4 interchange ramps. The final scope of the analysis shall be subject to approval of Hillsborough County reviewing agencies and Florida Department of Transportation. Based on the results of the analysis, as determined by Hillsborough County and FDOT, the developer shall be required to provide, at its expense, necessary improvements required to offset project traffic impacts.
12. Public water and wastewater service shall be utilized. The developer shall pay all costs for service delivery. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
13. The developer shall provide fire hydrant locations and minimum fire flow as required by the Hillsborough County Fire Department.
14. The project may be permitted a maximum of 79,200 square feet of commercial uses, subject to formal delineation of on-site conservation areas, preservation areas and water bodies and final calculation of maximum intensity (FAR) permitted by the Comprehensive Plan in accordance with the Environmentally Sensitive Lands Credits requirement of the Comprehensive Plan. If the maximum square footage for the project as permitted herein exceeds the maximum intensity (FAR) permitted by the Comprehensive Plan, per the Environmentally Sensitive Lands Credits requirement, the square footage of the project shall decrease as necessary to conform to the Comprehensive Plan.
15. 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.
16. Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations and ordinances of Hillsborough County.

**AGENCY
COMMENTS**

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 11/19/2025
Revised: 12/17/2025

REVIEWER: James Ratliff, AICP, PTP, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA: SM

PETITION NO: PRS 25-1360

This agency has no comments.

This agency has no objection.

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

This agency objects for the reasons outlined below.

REVISED CONDITIONS OF APPROVAL

1. 4. Development shall be permitted as follows:
 - a. Within the area of the PD labeled as "Area of Modification for PRS 25-1360", a 3,978 square foot building consisting of the following:
 - i. An eating establishment with drive-through, which shall be restricted to walk-in/drive-up establishments only (i.e. no indoor or outdoor seating shall be permitted), and with a maximum of 1,178 square feet of gross floor area, and,
 - ii. Up to 2,800 s.f. of Commercial General (CG) uses excluding Banquet and Reception Halls, Wedding Chapels, Child Care Centers, Adult Care Centers, Schools (whether public, charter and/or private), drive-through uses, Convenience Stores, Liquor Stores, Gas Stations, Medical Marijuana Dispensing Facilities, Drug Stores, and Eating Establishments other than the 1,000 s.f. specifically reference hereinabove. Such uses shall consist of 2 or more businesses within the 3,048 s.f. building.
 - b. Development within all other areas of the PD shall be limited to the following: ~~a restaurant with a maximum of 4,000 square feet of floor space;~~ a retail center with a maximum of 25,200 square feet of floor space for general commercial uses; and a hotel with a maximum of 50,000 square feet of floor space and 100 rooms.

[Transportation Review Section staff is proposing to amend the above condition to reflect entitlement changes proposed by the applicant as well as additional language which was developed and agreed to during subsequent meetings to ensure the transportation analysis accurately reflected uses within the modification area.]

10. County Road 579 is identified as a future six-lane roadway on the Hillsborough County Corridor Preservation Plan, which (together with additional auxiliary turn lanes required at the intersection) ~~may~~ requires additional right-of-way be preserved. Specifically, a total of ~~134~~ 146 feet is required ~~or 67 feet~~

~~from centerline (+/- 9.5 feet along the property's CR 579 frontage). As such, the applicant will need to provide documentation indicating if, or how much, right of way will be required to accommodate the future widening of this road, adjacent to their property. Only those interim uses permitted by the LDC may be constructed within the right-of-way preservation area, and building setbacks shall be measured from the future right-of-way boundary.~~

[Transportation Review Section staff is proposing to amend the above condition to bring the calculations into conformance with applicable Transportation Technical Manual (TTM) standards as well as reflect the intersection geometry present. Values from the 2021 TTM were utilized due to the existing and still supportable configuration of 12-foot lanes with 4-foot bicycle lanes existing, in lieu of the current standards with 11-foot-wide travel lanes and 7-foot-wide buffered bicycle lanes. Right-of-way preservation values also reflect the need to transition from a 6-lane section north of US 92 to a 4-lane section south of US 92, as well as a 2nd southbound to eastbound left turn lane and dedicated southbound to westbound right turn lane which is currently present – and anticipated to remain – in the future condition.]

PROJECT SUMMARY AND TRIP GENERATION

The applicant is requesting a minor modification (PRS) for a +/- 1.34 acres portion of a +/- 10.57 ac. Planned Development (PD), which was approved via PD 98-0662 and most recently modified via PRS 16-0393. The PD is approved for a restaurant with a maximum of 4,000 square feet of floor space; a retail center with a maximum of 25,200 square feet of floor space for general commercial uses; and a hotel with a maximum of 50,000 square feet of floor space and 100 rooms. The applicant is seeking to modify the entitlements to reduce (by 22 square feet) the restaurant building and modify entitlements so that only a 1,178 s.f. eating establishment with drive-through, which shall be restricted to walk-in/drive-up establishments only (i.e. no indoor or outdoor seating shall be permitted), shall be permitted within the building, with the remainder consisting of certain CG uses, and a restriction that 2 or more uses must be constructed within the CG portion of the building.

These additional restrictions were necessary due to how the applicant analyzed transportation impacts for the building within the modification area. The transportation study utilized a strip retail center rate; however, the proposed uses would have allowed the entire structure to be utilized as one single use (e.g. standalone convenience store) which would generate higher trips than what is currently approved (and what was studied by the applicant).

Consistent with the Development Review Procedures Manual (DRPM), the developer submitted a trip generation and site access analysis. Staff prepared the below comparison of the number of trips potentially generated under the existing and proposed zoning designations. Data presented below is based on the Institute of Transportation Engineer's (ITE) Trip Generation Manual, 12th Edition.

Existing Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
4,000 Fast-food Restaurant w/ Drive-Through (ITE Code 934)	1,792	133	126
25,200 s.f. Retail Uses (ITE LUC 822)	1,372	99	143
100 Room Hotel (ITE LUC 310)	584	34	30
Subtotal:	3,748	266	299

Proposed Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
1,178 Fast-food Restaurant w/ Drive-Through and No Seating (ITE Code 935)	600 (est.)	43	60
2,800 s.f. Select Retail Uses (ITE LUC 822)	348	11	32
25,200 s.f. Retail Uses (ITE LUC 822)	1,372	99	143
100 Room Hotel (ITE LUC 310)	584	34	30
Subtotal:	2,904	187	265

Trip Generation Difference:

Land Use/Size	24 Hour Two-Way Volume	Total Net Peak Hour Trips	
		AM	PM
Difference	(-) 844	(-) 79	(-) 34

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

CR 579 is a 3-lane, divided, urban collector roadway characterized by +/- 12-foot-wide travel lanes in average condition. The roadway lies within a +/- 127-foot-wide right-of-way along the project's frontage. There are +/- 5-foot-wide sidewalks and 4-foot-wide bicycle facilities along both sides of CR 579 within the vicinity of the proposed project.

Along the project's frontage, CR 579 is shown on the Hillsborough County Corridor Preservation Plan as a future 6-lane roadway. Although there is no typical section for a 6-lane roadway, the minimum right-of-way necessary is calculated by taking the typical section for a 4-lane urban (TS-6 within the Hillsborough County Transportation Technical Manual), which requires a minimum of 110 right-of-way, and adding an additional 12 feet per additional through and auxiliary turn lane needed. Please see the above description underneath the modified condition for additional information.

SITE ACCESS AND CONNECTIVITY

No changes to site access or connectivity are proposed. Access will continue to be from both US 92 and CR 579.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Information for pertinent roadways is included below.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
CR 579	US 92	Sligh Ave.	D	C
US 92	Williams Rd.	Pine St.	D	D

Source: Hillsborough County 2024 Level of Service Report.



Florida Department of Transportation

RON DESANTIS
GOVERNOR

11201 North McKinley Drive
Tampa, FL 33612

JARED W. PERDUE, P.E.
SECRETARY

MEMORANDUM

DATE: September 29, 2025

TO: Patricia Ortiz AICP, Ortiz Planning Solutions, LLC

FROM: Lindsey Mineer, FDOT

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

SUBJECT: **PRS 25-1360**, Mango Road and I-4
Folio: 63251.0012

This project is on Mango Road (CR 579) within the area of influence of the I-4 ramps.

This site was reviewed at a Pre-Application meeting with FDOT on 5/28/24. The meeting minutes are attached.

If a pre-application meeting is desired, a meeting may be scheduled with Ms. Allison Carroll at the District Seven Tampa Operations offices of the Florida Department of Transportation. She can be reached at 813-245-1680 or at
Allison.Carroll@dot.state.fl.us.

Thank you for the opportunity to comment.

END OF MEMO

COMMISSION

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Harry Cohen VICE-CHAIR
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AGENCY COMMENT SHEET

REZONING	
HEARING DATE: November 12, 2025	COMMENT DATE: October 10, 2025
PETITION NO.: 25-1360	PROPERTY ADDRESS: Seffner, FL
EPC REVIEWER: Melissa Yanez	FOLIO #: 063251.0012
CONTACT INFORMATION: (813) 627-2600 x 1360	STR: 34-28S-20E
EMAIL: yanezm@epchc.org	
REQUESTED ZONING: Minor Modification to PD	
FINDINGS	
WETLANDS PRESENT	NO
SITE INSPECTION DATE	03/03/2025
WETLAND LINE VALIDITY	NA
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Site Visit
<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>	
INFORMATIONAL COMMENTS:	
<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". Once approved, the formal wetland delineation would be binding for five years.</p>	

My/aow

ec: ortizplanningsolutions@gmail.com

Environmental Excellence in a Changing World

Roger P. Stewart Center

3629 Queen Palm Drive, Tampa, FL 33619 - (813) 627-2600 - www.epchc.org



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:** 9/8/2025

REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 9/22/2025

PROPERTY OWNER: Mango Pointe LLC **PID:** 25-1360

APPLICANT: Mango Pointe LLC

LOCATION: Generally located South of I-4, North of US Highway 92, and east of County Road 579 Seffner, FL 33584

FOLIO NO.: 63251.0012

AGENCY REVIEW COMMENTS:

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

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

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

AGENCY REVIEW COMMENT SHEET

TO: **ZONING TECHNICIAN, Planning Growth Management** DATE: 09-12-2025

REVIEWER: Jan Kirwan, Conservation and Environmental Lands Management

APPLICANT: Patricia Ortiz

PETITION NO: 25-1360

LOCATION: Seffner,

FOLIO NO: 63251.0012

SEC: 34 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: _____

WATER RESOURCE SERVICES
REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER

PETITION NO.: PRS 25-1360

REVIEWED BY: Clay Walker, E.I. **DATE:** 9/9/2025

FOLIO NO.: 63251.0012

WATER

- The property lies within the _____ Water Service Area. The applicant should contact the provider to determine the availability of water service.
- A 12 inch water main exists (approximately feet from the site), (adjacent to the site), and is located west of the subject property within the east Right-of-Way of County Road 579. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

WASTEWATER

- The property lies within the _____ Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
- A 4 inch wastewater forcemain exists (approximately 340 feet from the project site), (adjacent to the site) and is located south of the subject property within the north Right-of-Way of East U.S. Highway 92Roadway. 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.