

Rezoning Application: PD 25-0809
Zoning Hearing Master Date: January 26, 2026
BOCC Land Use Meeting Date: March 10, 2026



**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Riverbreeze Tampa MHP, LLC
FLU Category: CMU-12
Service Area: Urban
Site Acreage: 10.15 MOL
Community Plan Area: East Lake/Orient Park
Overlay: None



Introduction Summary:

The applicant proposes to rezone three parcels totaling 10.15 acres from PD and AS-0.4 to a unified Planned Development (PD 25-0809) to allow a fixed-unit Mobile Home/Park Model resort. Park Model units will remain in place but may only be rented for up to 120 consecutive days, as required by LDC Sec. 6.11.110.H.1. Mobile homes are not subject to this time limit. The site is along Clewis Avenue, adjacent to the Tampa Bypass Canal, within the East Lake–Orient Park Community Planning Area and Urban Service Area. Two site plan options are proposed: Option 1 allows up to 93 units (9.16 du/ac) and Option 2 up to 80 units (7.88 du/ac). The applicant has provided affidavit stating that the site is not required to comply with Florida Statutes Chapter 723.

	Existing		Proposed
District(s)	AS-0.4	PD 92-0076	PD 25-0809
Typical General Use(s)	Single-Family Residential/Agricultural	Mobile Home Park	Mobile Home/fixed-unit Park Model Resort
Acreage	6.48 MOL	3.67 MOL	10.15 MOL
Density/Intensity	1 du/ 2.5 ga	4.9 du/ga	Option 1: 9.16 DU/AC Option 2: 7.88 DU/AC
Mathematical Maximum*	2 units	18 units	Option 1: 93 units Option 2: 80 units

*number represents a pre-development approximation

Development Standards:	Existing		Proposed
District(s)	AS-0.4	PD 92-0076	PD 25-0809
Lot Size / Lot Width	108,900 sf / 150'	N/A	N/A
Setbacks/Buffering and Screening	50' Front 50' Rear 25' Sides	25' Front 25' Rear 25' Sides	EAST - 50' LOT SETBACK (CLEWIS AVE) NORTH - 25' BUILDING SETBACK SOUTH - 25' BUILDING SETBACK WEST - 25' BUILDING SETBACK
Max Height	50'	35'	35'

Additional Information:

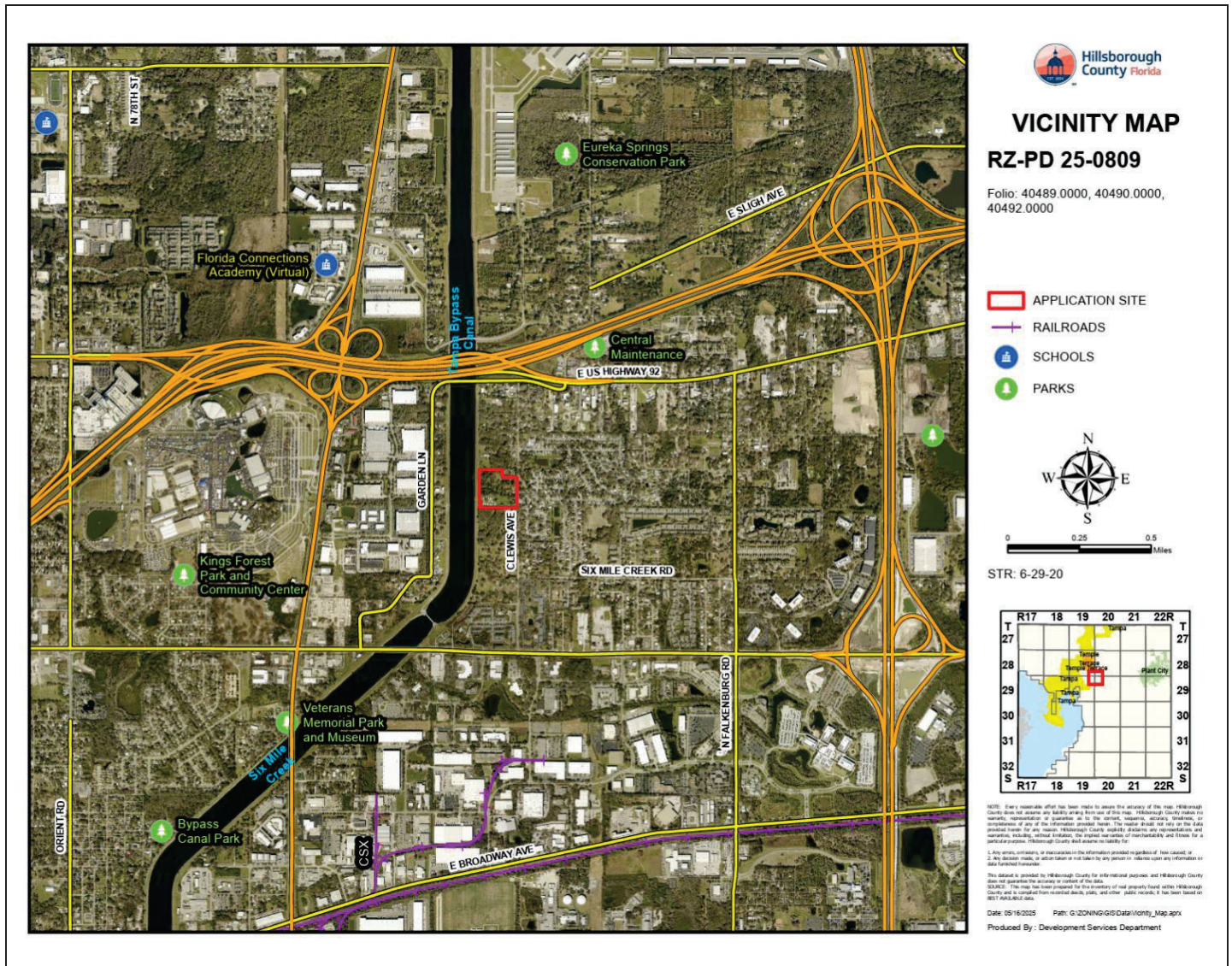
PD Variation(s)	None requested as part of this application
Waiver(s) to the Land Development Code	None requested as part of this application

Planning Commission Recommendation:
Consistent

Development Services Recommendation:
Approvable, subject to proposed conditions

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

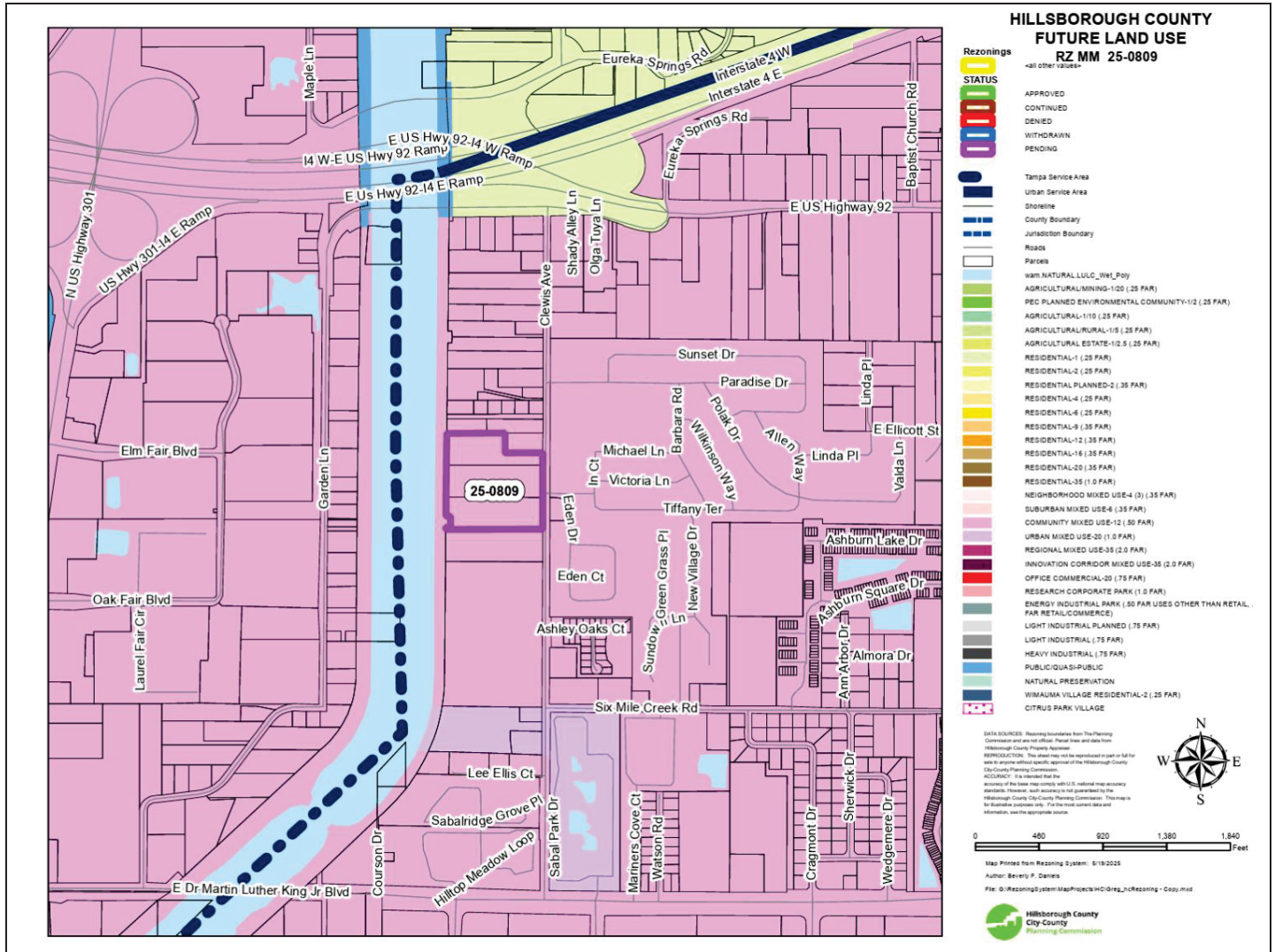


Context of Surrounding Area:

The area consists of single-family residential, neighborhood commercial and the Tampa Bypass Canal. Adjacent to the north is single-family residential and a vacant parcel zoned AS-0.4. To the east across Clewis Avenue is a convenience store and a mobile home park. Adjacent to the west is the Tampa Bypass Canal zoned AS-0.4. To the south across is single-family residential zoned AS-0.4.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



Subject Site Future Land Use Category:

Community Mixed-Use – 12 (CMU-12)

Maximum Density/F.A.R.:

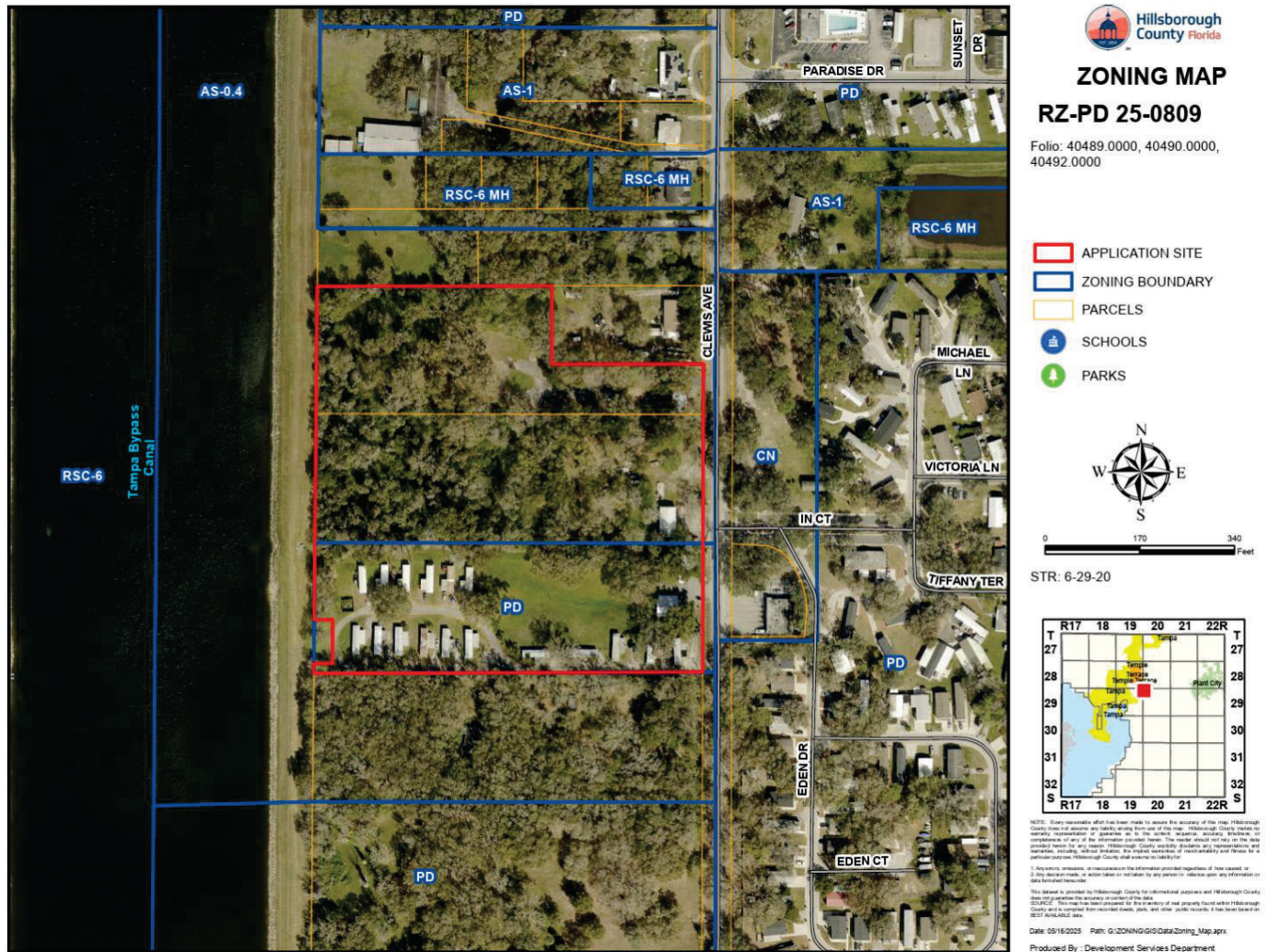
12 du/ga; 0.50 F.A.R.

Typical Uses:

Agricultural, residential, commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed-use projects.

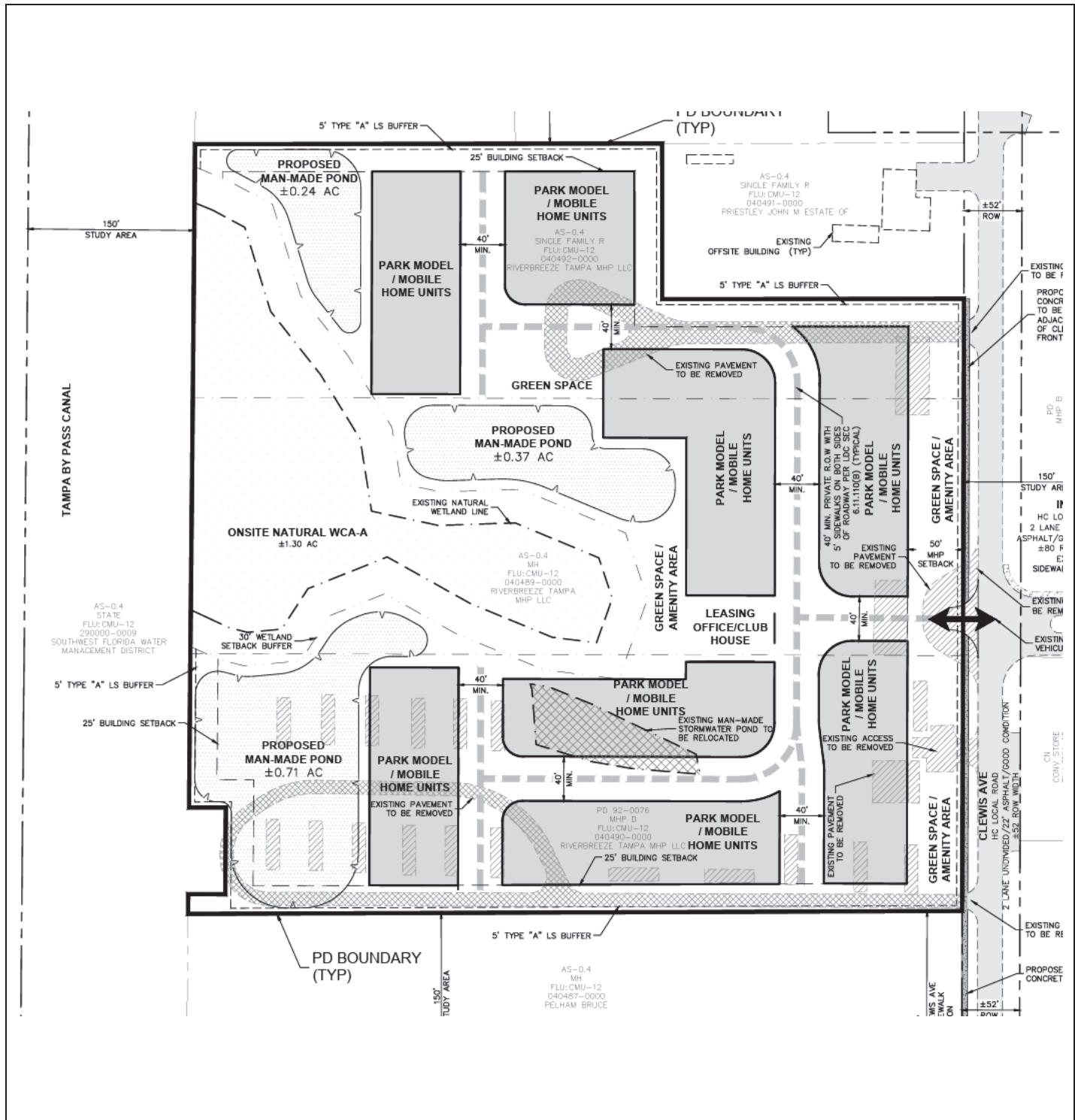
2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



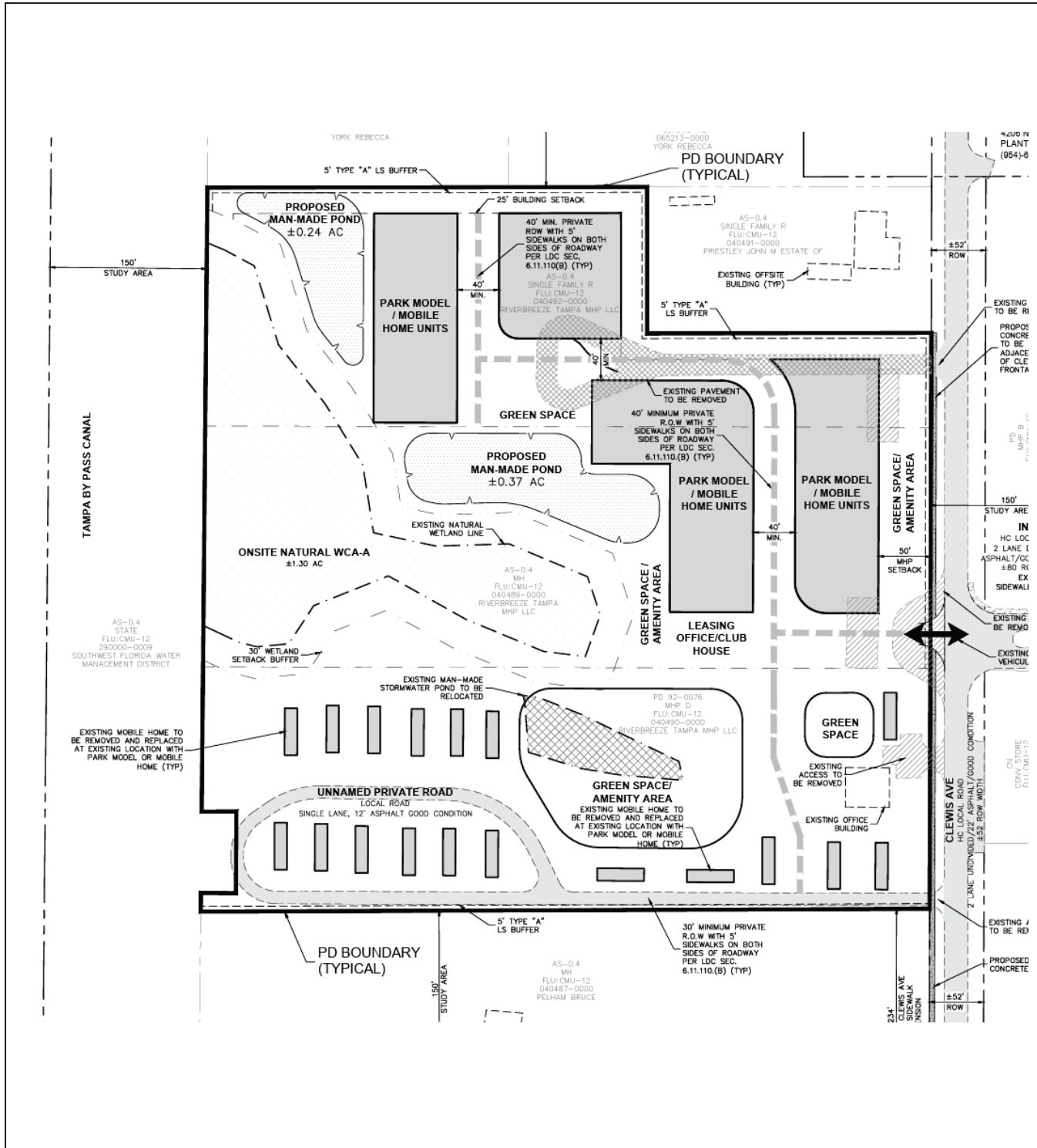
Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	AS-0.4	1 du/ 2.5 ga	Single-Family Residential/Agricultural	Vacant, Single-Family Residential
South	AS-0.4	1 du/ 2.5 ga	Single-Family Residential/Agricultural	Single-Family Residential
East	CN, PD 92-0077	0.20 F.A.R., 5.177 du/ga	Neighborhood Commercial, Single-Family Residential Mobile Home Park	Convenience Store, Single-Family Residential Mobile Home Park
West	AS-0.4	N/A	Bypass Canal	Bypass Canal



2.0 LAND USE MAP SET AND SUMMARY DATA

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



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Case Reviewer: Chris Grandlienard, AICP

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Clewis Ave.	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input checked="" 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	160	6	10
Proposed	732	24	43
Difference (+/-)	+572	+18	+33

Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South		None	None	Meets LDC
East	X	Pedestrian & Vehicular	None	Meets LDC
West		None	None	Meets LDC
Notes:				

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Clewis Ave – Substandard Roadway	Design Exception Requested	Approvable
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

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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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Natural Resources	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Environmental Services	<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 checked="" type="checkbox"/> Wetlands/Other Surface Waters <input checked="" type="checkbox"/> Wellhead Protection Area <input checked="" type="checkbox"/> Surface Water Resource Protection Area: 1,000 Foot Buffer on Bypass Canal <input checked="" type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input checked="" type="checkbox"/> Airport Incompatible Use Area <input checked="" type="checkbox"/> Other: Airport Height Restriction: 50' AMSL, 70' AMSL				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input checked="" type="checkbox"/> Design Exc./Adm. Variance Requested <input checked="" 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Hillsborough County School Board Adequate <input checked="" type="checkbox"/> K-5 <input checked="" type="checkbox"/> 6-8 <input checked="" type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<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	
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input checked="" type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Impact/Mobility Fees Mobile Home (Fee estimate is based on a 1,500 square foot, Mobile Home Unit) Mobility: \$3,455 Parks: \$1,957 School: \$7,027 Fire: \$229 RV Pad/Space (Per site) Mobility: \$1,369 Fire: \$229				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" 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 checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The proposed use is compatible with the surrounding development pattern. To the east, the site fronts Clewis Avenue and is adjacent to a convenience store zoned Commercial Neighborhood. To the north and south, the property abuts parcels zoned AS-0.4, which are currently developed with or planned for single-family residential uses. To the west, the site is bordered by the Tampa Bypass Canal, a significant natural feature that provides a substantial buffer and visual separation from other uses.

To mitigate potential impacts, the applicant is providing enhanced buffering and screening in accordance with and exceeding Land Development Code requirements. A minimum 25-foot building setback is proposed along both the northern and southern boundaries, supplemented by Type A screening within all required buffers. A 30-foot wetland buffer is maintained along the western boundary adjacent to the Tampa Bypass Canal, preserving natural resources and enhancing environmental protection. The site plan incorporates a central green space, stormwater pond, and a multi-use trail, offering recreational opportunities and reducing the need for larger individual lots. These features promote a park-like setting and improve overall compatibility with the surrounding neighborhood.

The applicant is requesting relief from Section 6.11.110.A of the Land Development Code (LDC), which requires recreational vehicle parks to take access from a roadway classified as either a collector or an arterial. Transportation and zoning staff support this request because the proposed development will consist exclusively of Park Model Units, which are permanently affixed and not self-propelled. This significantly reduces the frequency of vehicle movements compared to traditional RV parks, mitigating potential traffic impacts on Clewis Ave., a local roadway.

Additionally, the approved Design Exception ensures roadway improvements, including a five-foot sidewalk along the project frontage and 234 feet south, as well as consolidation of access points into a single, centrally located entrance aligned with In Ct. These measures provide safe and functional access consistent with the intent of Section 6.11.110.A, even though the roadway is not a collector or arterial. Combined with these improvements and the nature of the units, the request achieves compliance with the spirit of the locational criteria while accommodating site-specific conditions.

The applicant also requests relief from LDC Section 6.11.110(I)(2), which requires each mobile home space to have a minimum area of 2,800 square feet, with an average of 3,200 square feet across the park. Strict adherence to this standard would prevent the applicant from implementing the proposed amenity-focused design and significantly limit the flexibility of the development layout. The applicant seeks approval to allow a minimum lot size of 2,000 square feet for certain units within the project.

The applicant's justification for relief is based on the intent to create a community-oriented design that prioritizes shared spaces and recreational features over larger individual lots. The proposed development includes a multi-use trail, greenspace, and community amenities that provide residents with ample outdoor space beyond their individual lots, maintaining the spirit of the code to ensure livability and quality of life. The design promotes a park-like setting with integrated amenities rather than relying solely on private yard space.

To mitigate potential impacts, the applicant proposes preservation of natural resources through a 30-foot wetland buffer, installation of Type A screening within all required buffers, and incorporation of a central green space and stormwater pond to enhance aesthetics and functionality. These measures ensure compatibility with adjacent uses and maintain harmony with the intent of the Land Development Code.

Staff concurs with the applicant’s justification for relief from this requirement because the proposed design aligns with the purpose of the Land Development Code by balancing development flexibility with community protection and public benefit. The project maintains compatibility with surrounding uses, provides enhanced amenities, and ensures overall density remains consistent with CMU-12 standards.

Based on the surrounding land use context, existing zoning pattern, and the applicant’s proposed mitigation measures, staff finds that the requested PD zoning district is compatible with the existing development pattern and is appropriate for the subject site.

5.2 Recommendation

Approval, subject to proposed conditions.

6.0 PROPOSED CONDITIONS

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted January 6, 2026.

1. Development on the site shall be limited to the following uses: Park Model units (non-transient), Mobile Home units, leasing office/clubhouse, associated amenities, stormwater management facilities, and open space.

1.1 Park Models are subject to a 120-calendar day maximum occupancy requirement per LDC Section 6.11.110.H.1. The operator shall maintain leasing records demonstrating compliance with the 120-day occupancy requirement and make them available for review by the County upon request of the County. The leasing records shall be preserved for a minimum of three years.

2. Development Standards:

Maximum Density: Option 1: 93 units (9.16 du/ac)
 Option 2: 80 units (7.88 du/ac)

Park Model/MHP External Setbacks & Buffers:

East - 50' lot setback (Clewis Ave)

North - 25' building setback

South - 25' building setback

West - 25' building setback

Park Model & MHP Lot Development Standards:

Building Height: 35' max

Minimum Lot Area: 2,000 sf

Front Yard Setback: 5' min

Side Yard Setback: 5' min

Rear Yard Setback: 5' min, including 3' utility esmt.

3. The subject site shall be permitted one full access connection onto Clewis Ave, which shall align with In Ct.
4. The two existing access connections onto Clewis Ave. located at the north-eastern and south-eastern corners of the subject site respectively, shall be removed and restored to typical section (sidewalk, sod, curb, etc.).
5. All Park Model Units shall be affixed in place to the subject site and be constructed in a manner consistent with the definition of a Park Model Unit provided in Section XII of the Hillsborough County Land Development Code.
6. If PD 25-0809 is approved, the County Engineer will approve a Design Exception (dated October 3, 2025) which was found approvable on November 14, 2025, by the County Engineer for the Clewis

Ave. substandard roadway improvements. As Clewis Ave. is a substandard local roadway, the developer will be required to make certain improvements to Clewis Ave. (as specified below) concurrent with the initial increment of development, consistent with the Design Exception. Specifically, the developer shall:

a. Construct a 5-foot-wide sidewalk on the western side of Clewis Ave. along the project's frontage and an additional 234ft south of the southern property boundary.

7. All construction ingress and egress shall be limited to the Clewis Ave. project access. The developer shall include a note in each site/construction plan submittal which indicates the same.
8. Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
9. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.
10. The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
11. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
12. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.
13. 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.
14. 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.

15. 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.
16. 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.
17. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

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

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

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Case Reviewer: Chris Grandlienard, AICP

7.0 ADDITIONAL INFORMATION

Development Serv

October 1, 2025

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

RE: RIVERBREEZE RV & MHP RESORT
REZONING (STANDARD DISTRICT) – CG TO PD
RECORD #: 25-0809

To whom it may concern,

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

For additional questions, please contact Sam Smith (267-975-0057) ssmith@twentylake.com

Sincerely,



Tom Del Bosco
Authorized Signatory
Riverbreeze Tampa MHP, LLC
1971 W. Lumsden Road
Brandon, FL 33511

The foregoing instrument was acknowledged before me this 3 day of October, 2025, by Thomas Del Bosco, who is personally known to me or who has produced ID as identification and who did / did not take an oath.

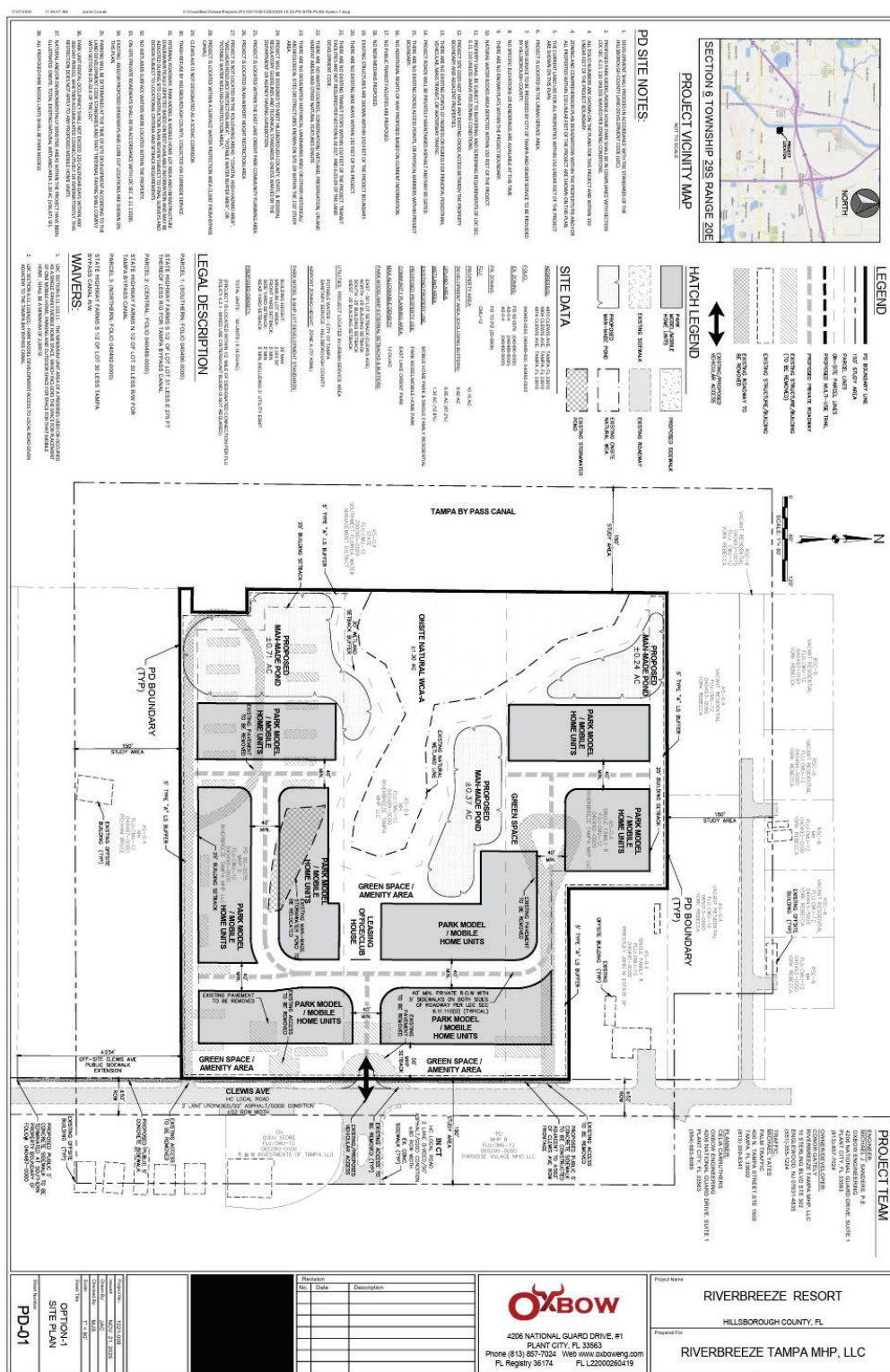

Signature of Notary Public

MIKELLE M GREENBERG
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES MAY 1, 2030
COMMISSION: #50126348

[NOTARY STAMP]

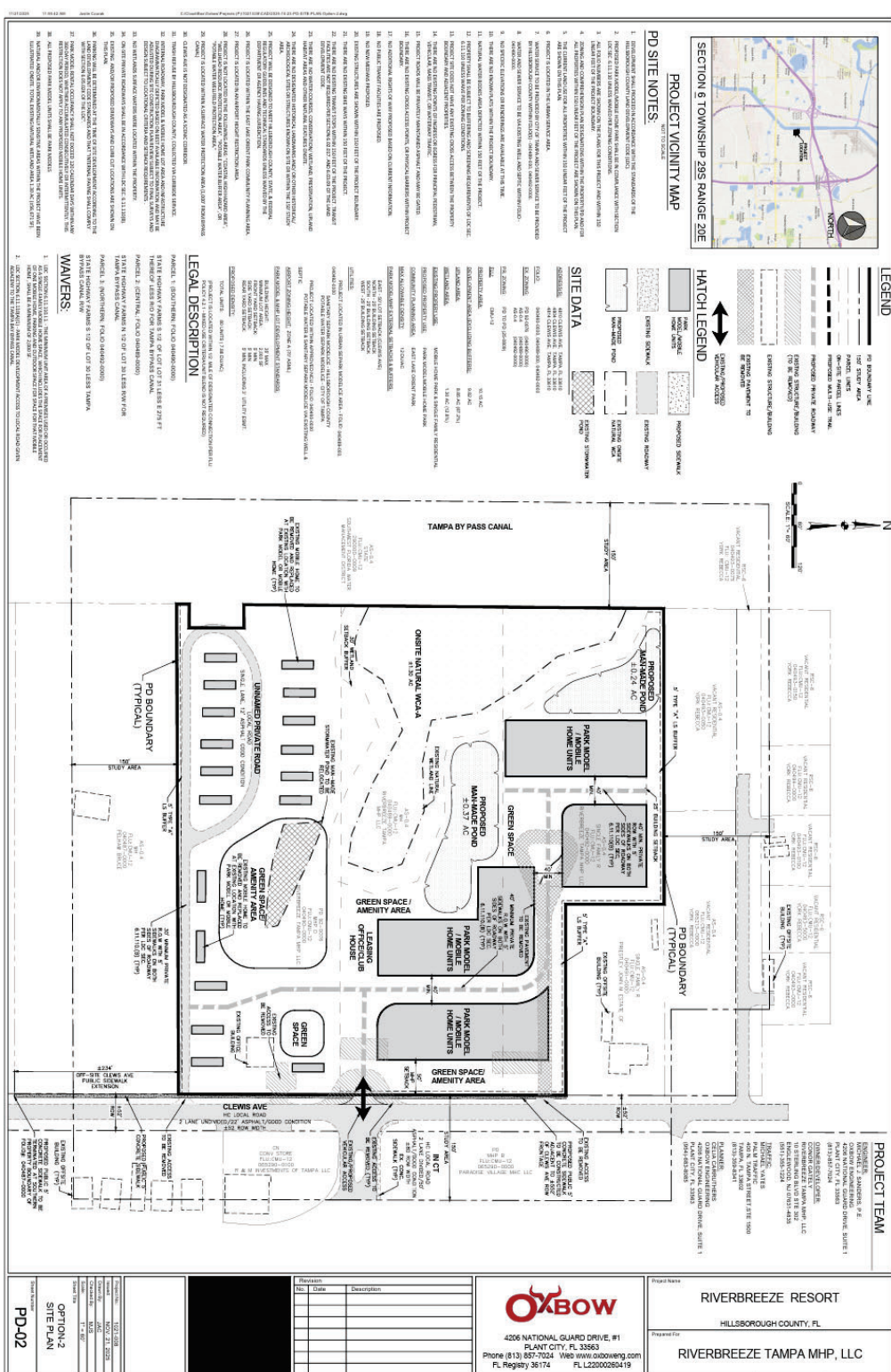
8.0 PROPOSED SITE PLAN (FULL)

8.1.1 Approved Site Plans (Full)



8.0 PROPOSED SITE PLAN (FULL)

8.2.1 Approved Site Plans (Full)



9.0 FULL TRANSPORTATION REPORT (see following pages)**AGENCY REVIEW COMMENT SHEET**

TO: Zoning Technician, Development Services Department

DATE: 01/16/2026

REVIEWER: Sarah Rose, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA: ELOP

PETITION NO: RZ 25-0809

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

CONDITIONS OF APPROVAL

1. The subject site shall be permitted one full access connection onto Clewis Ave, which shall align with In Ct.
2. The two existing access connections onto Clewis Ave. located at the north-eastern and south-eastern corners of the subject site respectively, shall be removed and restored to typical section (sidewalk, sod, curb, etc.).
3. All Park Model Units shall be affixed in place to the subject site and be construction in a matter consistent with the definition of a Park Model Unit provided in Section XII of the Hillsborough County Land Development Code.
4. If PD 25-0809 is approved, the County Engineer will approve a Design Exception (dated October 3, 2025) which was found approvable on November 14, 2025, by the County Engineer for the Clewis Ave. substandard roadway improvements. As Clewis Ave. is a substandard local roadway, the developer will be required to make certain improvements to Clewis Ave. (as specified below) concurrent with the initial increment of development, consistent with the Design Exception. Specifically, the developer shall:
 - a. Construct a 5-foot-wide sidewalk on the western side of Clewis Ave. along the project's frontage and an additional 234ft south of the southern property boundary.

5. All construction ingress and egress shall be limited to the Clewis Ave. project access. The developer shall include a note in each site/construction plan submittal which indicates the same.
6. Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone three parcels totaling +/- 10.15 acres from Planned Development (PD 92-0076) and Agricultural Single Family 0.4 (AS-0.4) to Planned Development (PD).

The existing Planned Development (PD) is approved for eighteen (18) mobile home units. The proposed Planned Development is seeking approval for a ninety-three (93) unit mixture of Mobile Home and Park Mobile Units. The site is located on the west side of Clewis Ave. +/- 1,265ft north of the intersection of Six Mile Creek Rd. and Clewis Ave. Future Land Use designation of the site is Commercial Mixed-Use – 12 (CMU-12).

Trip Generation Analysis

Consistent with DRPM requirements, the applicant did submit a trip generation and site access analysis. 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 Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, Mobile Home Park (ITE Code) 18 Units	142	5	8
AS-0.4, Single Family Detached (ITE Code 210) 2 Units	18	1	2
Total	160	6	10

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips
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		AM	PM
PD, Mobile Home Park (ITE Code 240) 93 Units	732	24	43

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+572	+18	+33

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Clewis Ave., a 2-lane, undivided, substandard, county maintained, rural local roadway. The roadway is characterized by +/- 20ft of pavement in average condition. There are no bike lanes or sidewalks on either side of the roadway within the vicinity of the proposed project. The roadway lies within a +/- 52-foot-wide right-of-way.

DESIGN EXCEPTION – CLEWIS AVE. SUBSTANDARD ROAD

Clewis Ave. has been identified as a substandard local roadway as it fails to meet the standards outlined in Typical Section – 7 (TS-7) of the Hillsborough County Transportation Technical Manual which governs 2-lane undivided rural roadways. These standards include but are not limited to 12-foot travel lanes, 8-foot shoulders with 5 feet paved, and 5-foot-wide sidewalks along both sides of the roadway within 96 feet of right of way. To address the substandard roadway, the applicant's Engineer of Record (EOR) has submitted a Design Exception request (dated October 3, 2025) for Clewis Ave.

Based on factors presented in the Design Exception request, the County Engineer found this request approvable on November 14, 2025, which will require the following improvements to be made to Clewis Ave. concurrent with the initial increment of development:

- Construct a 5-foot-wide sidewalk on the western side of Clewis Ave. along the project's frontage and an additional 234ft south of the southern property boundary

6.11.110.A TRANSPORTATION RELATED LOCATIONAL CRITERIA WAIVOR

The applicant has requested a waiver from Section 6.11.110.A of the LDC, which requires recreational vehicle parks to take access from a roadway classified as either a collector or an

arterial. Staff supports approval of this waiver, subject to the conditions of approval noted above, which require that the recreational vehicles be limited to fixed Park Model Units as defined in Section XII of the LDC.

Section XII of the LDC defines a Park Model Unit as a transportable unit with a body width not exceeding 14 feet, constructed on a single chassis, and designed to provide seasonal or temporary living quarters. As Park Model Units cannot be self-propelled and may be permanently affixed to the site, the frequency of vehicle movements to and from the site is reduced. When considered in conjunction with the required site access improvements outlined in the approved design exception, safe and functional access can be achieved in a manner that meets the intent of Section 6.11.110.A of the LDC, notwithstanding the requested waiver.

SITE ACCESS

The subject site currently has access onto Clewis Ave. via four full access connections. With this application, the applicant is proposing to close three of the existing access connections in favor of a single centrally located access connection to align with In Ct.

As displayed in the site access analysis supplied by the applicant's traffic engineer, the project does not meet warrants for site access improvements (i.e. turn lanes) at the project's access connections.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Clewis Ave. is not included in the 2024 Hillsborough County Level of Service (LOS) Report. As such, no LOS information for this roadway can be provided.

From: [Williams, Michael](#)
To: [Michael Sanders](#)
Cc: [Michael Yates](#); [Kaufman, Emma](#); michiew@plancom.org; [Grandlienard, Christopher](#); [Rose, Sarah](#); [Drapach, Alan](#); [De Leon, Eleonor](#); [PW-CEIntake](#)
Subject: FW: RZ-PD 25-0809 - Design Exception Review
Date: Friday, November 14, 2025 2:54:19 PM
Attachments: [25-0809 DEAd 10-03-25.pdf](#)
[image001.png](#)

Mike,

I have found the attached Design Exception (DE) for PD 25-0809 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Eleonor De Leon (DeLeonE@hillsboroughcounty.org or 813-307-1707) after the BOCC approves the PD zoning or PD zoning modification related to below request. This is to obtain a signed copy of the DE/AV.

If the BOCC denies the PD zoning or PD zoning modification request, staff will request that you withdraw the AV/DE. In such instance, notwithstanding the above finding of approvability, if you fail to withdraw the request, I will deny the AV/DE (since the finding was predicated on a specific development program and site configuration which was not approved).

Once I have signed the document, it is your responsibility to submit the signed AV/DE(s) together with your initial plat/site/construction plan submittal. If the project is already in preliminary review, then you must submit the signed document before the review will be allowed to progress. Staff will require resubmittal of all plat/site/construction plan submittals that do not include the appropriate signed AV/DE documentation.

Lastly, please note that it is critical to ensure you copy all related correspondence to PW-CEIntake@hillsboroughcounty.org

Mike

Michael J. Williams, P.E.
Director, Development Review
County Engineer
Development Services Department

P: (813) 307-1851
M: (813) 614-2190
E: Williamsm@HillsboroughCounty.org
W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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Please note: All correspondence to or from this office is subject to Florida's Public Records law.

From: Tirado, Sheida <TiradoS@hcfl.gov>

Sent: Wednesday, November 12, 2025 4:09 PM

To: Williams, Michael <WilliamsM@hcfl.gov>

Cc: Rose, Sarah <RoseSJ@hcfl.gov>; Drapach, Alan <DrapachA@hcfl.gov>

Subject: RZ-PD 25-0809 - Design Exception Review

Hello Mike,

The attached Design Exception is **Approvable** to me, please include the following people in your response email:

msanders@oxboweng.com

ckaufman@oxboweng.com

michiew@plancom.org

grandlienardc@hcfl.gov

rosesj@hcfl.gov

drapacha@hcfl.gov

Best Regards,

Sheida L. Tirado, PE

Transportation Review & Site intake Manager
Development Services

E: TiradoS@HCFL.gov

P: (813) 276-8364 | M: (813) 564-4676

601 E. Kennedy Blvd., Tampa, FL 33602

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Hillsborough County Florida

Please note: All correspondence to or from this office is subject to Florida's Public Records law.

Received October 3, 2024
Development Service**Hillsborough
County Florida**
Development Services

Supplemental Information for Transportation Related Administrative Reviews

Instructions:

- This form must be provided separately for each request submitted (including different requests of the same type).
- This form must accompany all requests for applications types shown below. Staff will not log in or assign cases that are not accompanied by this form, or where the form is partially incomplete.
- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.
- Please contact Eleonor de Leon at deleone@HCFL.gov or via telephone at (813) 307-1707 if you have questions about how to complete this form.

Request Type (check one)	<input type="checkbox"/> Section 6.04.02.B. Administrative Variance <input checked="" type="checkbox"/> Technical Manual Design Exception Request <input type="checkbox"/> Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) <input type="checkbox"/> Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)		
Submittal Type (check one)	<input type="checkbox"/> New Request	<input checked="" type="checkbox"/> Revised Request	<input type="checkbox"/> Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	<input checked="" type="checkbox"/> 1. Clewis Avenue Substandard Roadway 4. ___ 2. 5. ___ 3. 6.		
<p>Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.</p>			
Project Name/ Phase	Riverbreeze RV/MHP Resort		
<p>Important: The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.</p>			
Folio Number(s)	0404900000; 0404920000; 0404890000		
	<input type="checkbox"/> Check This Box If There Are More Than Five Folio Numbers		
<p>Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876".</p>			
Name of Person Submitting Request	Celia Kaufman Carruthers		
<p>Important: All Administrative Variances (AV) and Design Exceptions (DE) must be Signed and Sealed by a Professional Engineer (PE) licensed in the State of Florida.</p>			
Current Property Zoning Designation	PD (92-0076)		
<p>Important: For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html. For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.</p>			
Pending Zoning Application Number	PD MM-0809		
<p>Important: If a rezoning application is pending, enter the application number proceeded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.</p>			
Related Project Identification Number (Site/Subdivision Application Number)	N/A		
<p>Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".</p>			

RECEIVED OCTOBER 3, 2025
Development Services

October 3, 2025

Mr. Michael Williams, P.E.
Hillsborough County Development Services Department
Development Review Director
County Engineer
601 E. Kennedy Boulevard, 20th Floor
Tampa, FL 33602

RE: RIVERBREEZE RV & MHP RESORT (PD-25-0809)
DESIGN EXCEPTION – CLEWIS AVENUE

Dear Mr. Williams,

The purpose of this letter is to request a Design Exception to the Hillsborough County Transportation Technical Manual per Section 1.7.2 to meet Land Development Code Section 06.04.03(L) for Clewis Avenue from Dr. Martin Luther King Jr. Blvd to the Project Access location. The developer proposes to rezone the property to Planned Development (PD 25-0809) to permit RV and Mobile Home Park (MHP) uses under two (2) PD Site Plan Options as follows:

- Option-1: 93 Unit RV & MHP
- Option-2: 80 Units RV & MHP

The property area is currently served by four (4) existing full access connections to Clewis Ave, three (3) are proposed to be removed. The project proposes one (1) full access to Clewis Avenue to serve the RV & MHP for both PD options aligning with In Ct on the east side of the right-of-way.

According to Hillsborough County Functional Classification Map, Clewis Avenue is a local road. The subject site is within the Hillsborough County Urban Service Area.

Table-1 (attached) provides trip generation for the proposed development.

The request is for a Design Exception to TS-7 of the Hillsborough County Transportation Technical Manual for Clewis Avenue from Dr. Martin Luther King Jr. Blvd to the Project Access. This segment of Clewis Avenue is currently a two (2) lane roadway. The following exceptions are requested to accommodate the proposed project:

- Right of Way – TS-7 has 96 feet of right of way. The existing right of way along Clewis Avenue varies between 50 and 60 feet.
- Lanes – TS-7 has 12 foot travel lanes. The existing lanes on Clewis Avenue are approximately 10 to 11 feet.
- Shoulders – TS-7 has 8-foot shoulders with 5 feet paved. There are 8 feet unpaved shoulders along the segment of roadway.
- Sidewalk – TS-7 has 5 foot sidewalks on both sides of the roadway. There is sidewalk on the east side from Dr. Martin Luther King Dr. Blvd. to Six Mile Road and on the west side from Dr. Martin Luther King Jr. Blvd to Lee Ellis Ct.

Development Ser



The justification for the Design Exception is as follows:

- The subject site has limited frontage along Clewis Avenue.
- The developer proposes to construct a 5 foot sidewalk along the ±552 feet of property frontage and extend the sidewalk south an additional ±234 feet to the southern property boundary of Folio#: (040487-0000). The property at Folio#: (040487-0000) was rezoned under case 22-0682 and as part of their conditions is required to build sidewalks along its frontage and south connection to Lee Ellis Ct. The proposed sidewalk will complete the existing sidewalk gap on the west side.

Limits of the proposed sidewalk improvements are illustrated on the attached PD Site Plans with dimensions and/or call outs.

Based on the above, it is our opinion, the proposed improvements to Clewis Ave will offset the impact of the project and meet the intent of the Transportation Technical Manual to the extent feasible.

In accordance with our request please find the following attached for your review:

- Hillsborough County Functional Classification Map
- Table-1: Estimated Project Traffic
- PD Site Plan – Option-1
- PD Site Plan – Option-2
- TTM TS-7 Exhibit

Development Service



Please do not hesitate to contact us if you have any questions or require any additional information.

Sincerely,

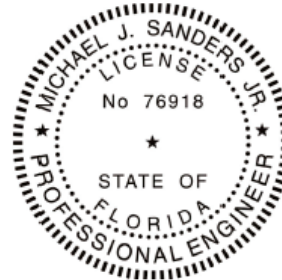
A handwritten signature in blue ink, appearing to read 'Michael J. Sanders Jr.', written over a horizontal line.

10/03/2025

Michael J. Sanders Jr., PE
Principal
Oxbow Engineering, LLC
PE#: 76918

This item has been digitally
signed and sealed by Michael
J. Sanders, Jr., PE on the
date adjacent to the seal.

Signature must be verified
on any electronic copies.



Based on the information provided by the applicant, this request is:

_____ Disapproved

_____ Approved with Conditions

_____ Approved

If there are any further questions or you need clarification, please contact Sheida Tirado, P.E., (813)
276-8364, TiradiS@hcfl.gov

Sincerely,

Michael J. Williams

Hillsborough County Engineer

APPLICATION NUMBER: PD 25-0809

ZHM HEARING DATE: January 26, 2026

BOCC HEARING DATE: March 10, 2026

Case Reviewer: Chris Grandlienard, AICP

Received October 3, 2025
Development Service

**HILLSBOROUGH COUNTY
ROADWAYS
FUNCTIONAL CLASSIFICATION**
Infrastructure & Development Services



Hillsborough County,
Florida

Legend

Functional Classifications

Authority/Classification

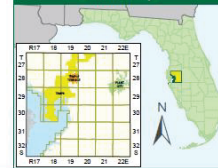
- State, Principal Arterial
- State, Arterial
- Hillsborough, Arterial
- Hillsborough, Collector
- Urban Service Area Boundary
- City Limits

The Hillsborough County Roadway Functional Map will be used in all matters in the Hillsborough County Land Development Code (LDC) that relate to functional classification of roads. Some, but not all, examples of those matters are as follows:

- PART 3.02.00 INTERMEDIATE PLANNED DEVELOPMENT DISTRICTS
- PART 3.10.00 CITRUS PARK VILLAGE DEVELOPMENT STANDARDS
- PART 3.03.00 PLANNED DEVELOPMENT DISTRICTS
- PART 6.02.00 SUBDIVISION STANDARDS AND GUIDELINES
- PART 6.03.00 FENCES AND WALLS
- PART 6.11.00 SPECIAL CONDITIONAL USES
- PART 12.01.00 DEFINITIONS
- OTHER PARTS OF THE LDC NOT LISTED ABOVE

In addition to subject matters in the LDC, Functional Classification of roads plays an important role in administering the Residential Traffic Control Program and the Neighborhood Traffic Calming Program.

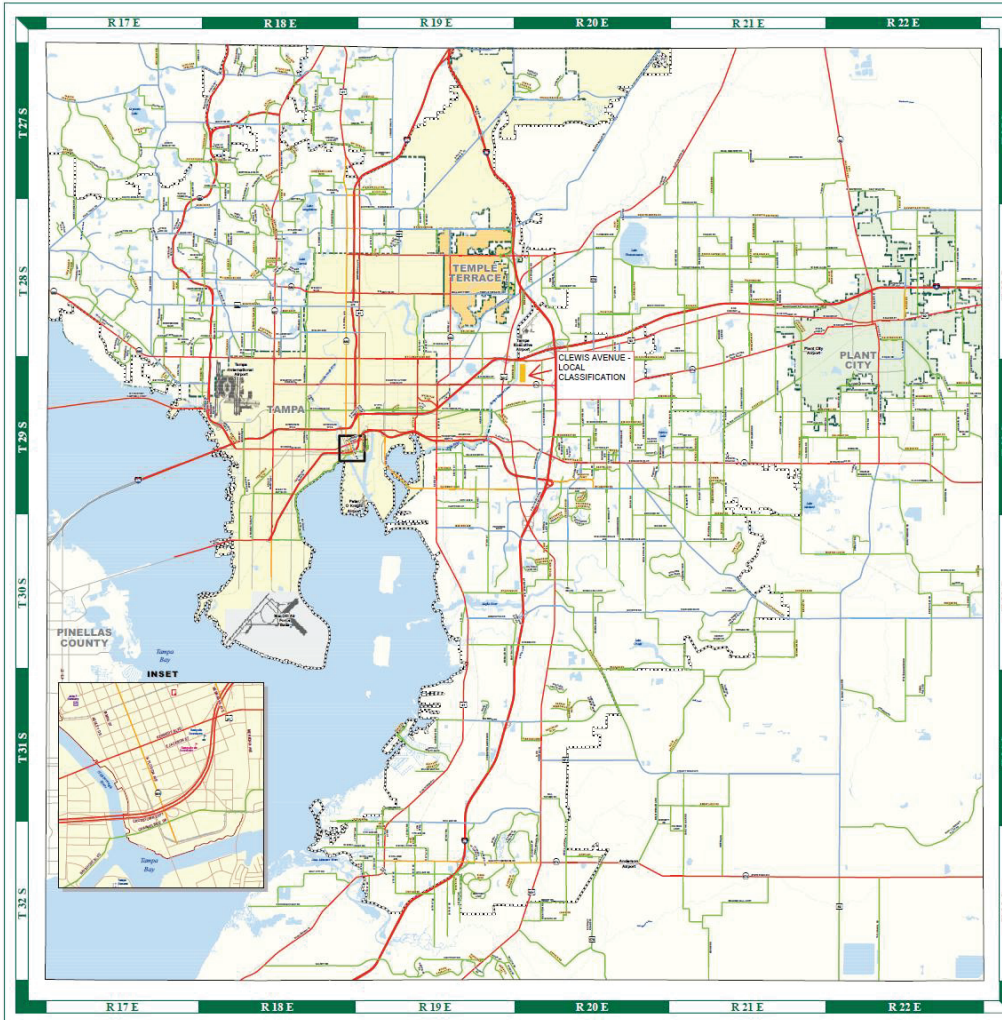
Locator Map



NOTE: Every reasonable effort has been made to ensure the accuracy of this map. Hillsborough County does not warrant the liability arising from use of this map. THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, either expressed or implied, including, but not limited to, the implied warranties of merchantability and fitness for a particular purpose.

SOURCE: This map has been prepared for the inventory of real property found within Hillsborough County and is compiled from aerial data, GPS, and other public records. It was last revised on 08/07/2024. Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map.

601 E Kennedy Blvd
Tampa, FL 33602
(813) 272-5610
planning@hillsboroughcounty.org

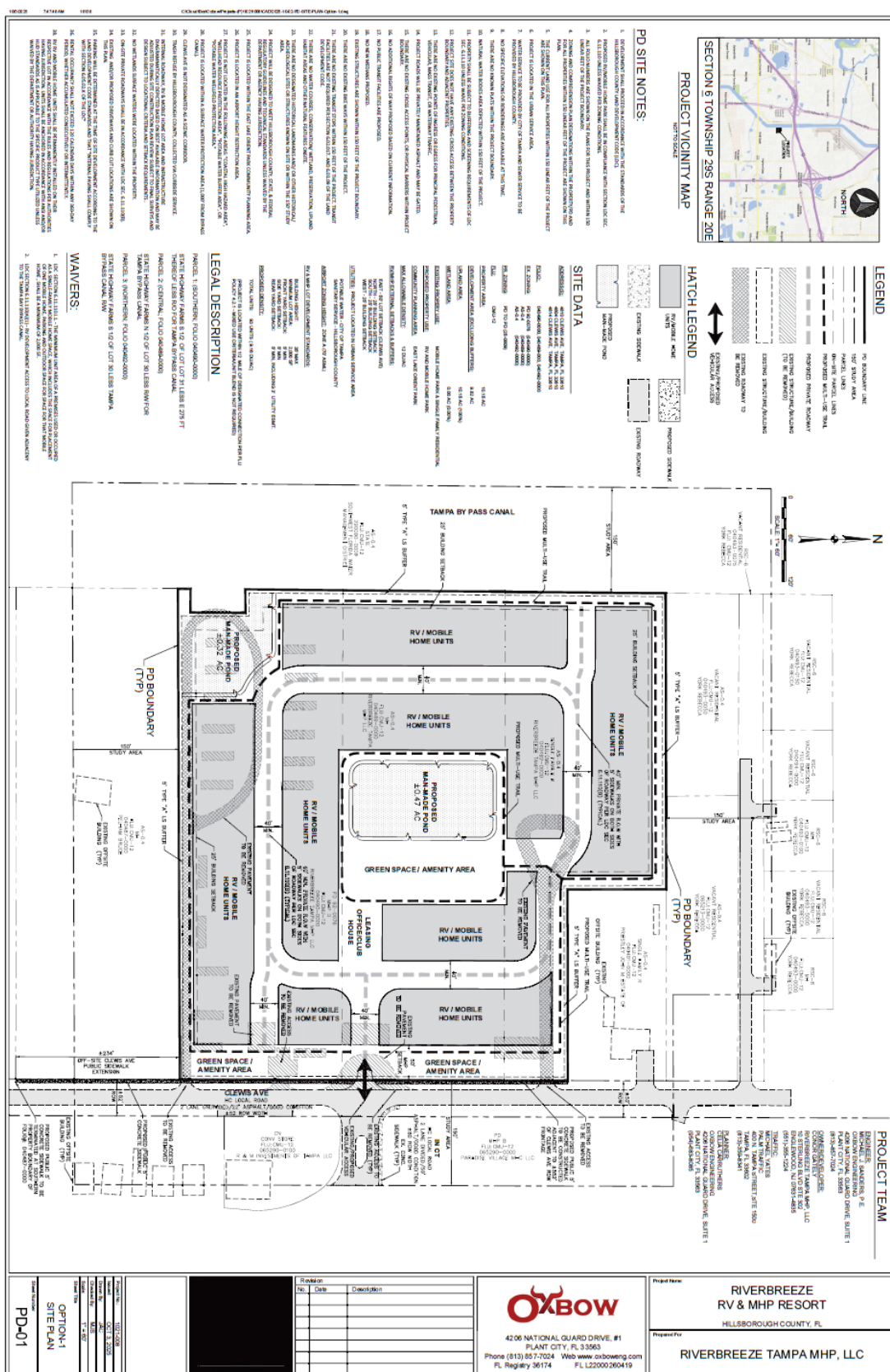


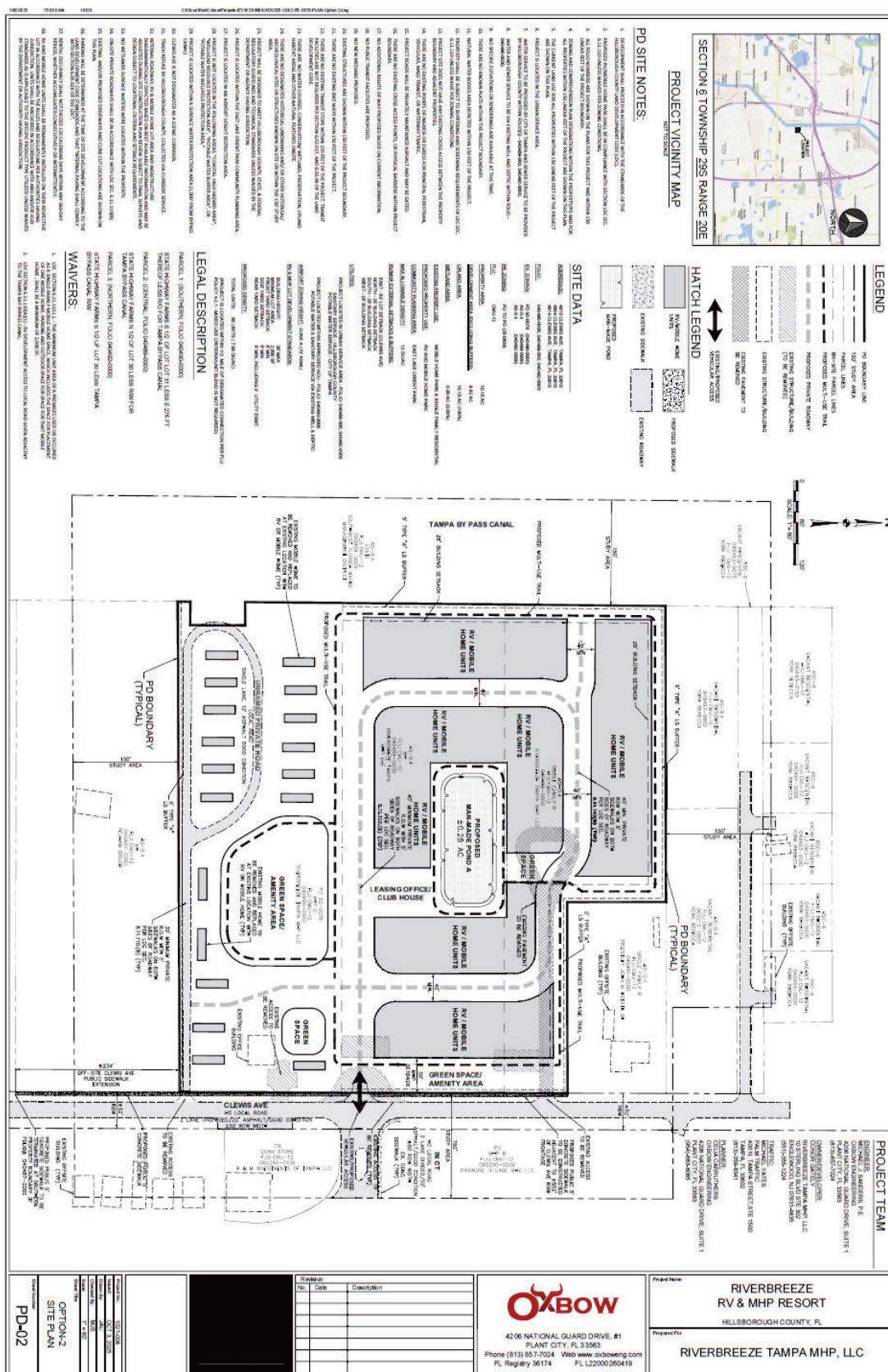
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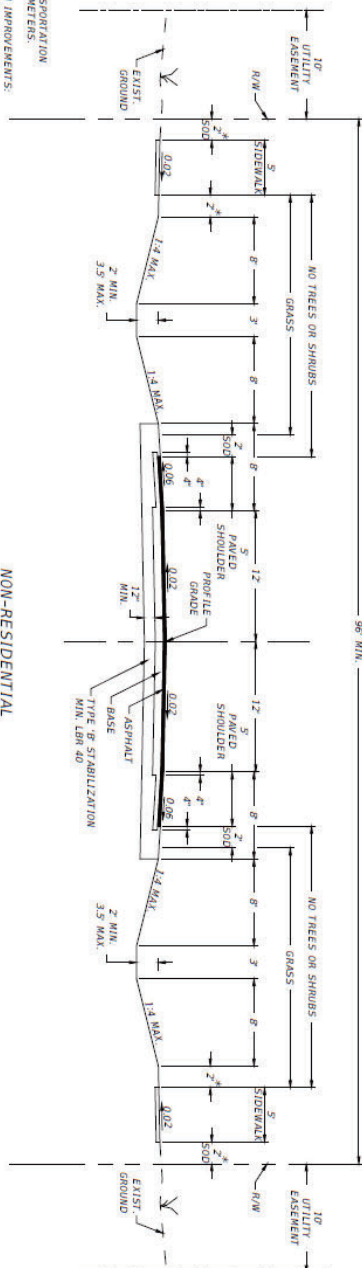
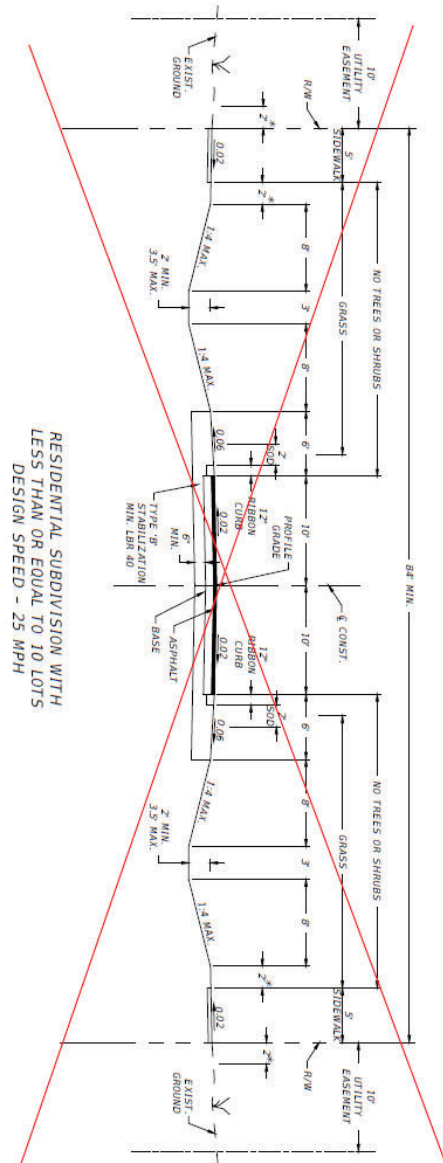
Table 1. Estimated Project Traffic

Land Use	ITE LUC	Size	Daily Trip Ends (1)	AM Peak Hour Trip Ends (1)			PM Peak Hour Trip Ends (1)		
				In	Out	Total	In	Out	Total
Mobile Home Park	240	93 DU's	662	8	28	36	33	21	54

(1) Source: ITE Trip Generation, 11th Edition, 2021.



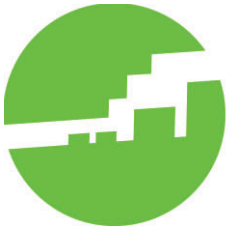




1. DESIGN SPEED = POSTED SPEED
2. APPROXIMATE SHOWN ARE MINIMUM
3. SEE APPROPRIATE SECTIONS OF TRANSPORTATION TECHNICAL MANUAL FOR DESIGN PARAMETERS
4. PROVIDE 2 MINIMUM CLEARANCE FROM IMPERMEABLE STRUCTURES, WALLS, HEDGES, ABOVEGROUND UTILITIES, DROPS OFF, OR FROM TOWERS OR BARRIS WITH STUPEFS STEEPER THAN 1:4 THAT INTERFERE WITH THE SAME
5. PROVIDE 10 FEET MINIMUM CLEARANCE FROM ANY ABOVEGROUND UTILITY OR ABOVE GROUND PILES 2' OR LESS IN DIAMETER MAY BE PLACED IN THIS 2' CLEARANCE FROM THE SIDEWALK AS POSSIBLE, IF NOT IN THE PLAN ZONE.
6. PLACE SIDE WITH STAGGERED TRANSVERSE JOINTS, (BOTH TEMPORARY AND PERMANENT).

NON-RESIDENTIAL
DESIGN SPEED ≤ 30 MPH
AADT $< 5,000$ VPD

REVISION DATE		
10/2023	TRANSPORTATION TECHNICAL MANUAL	 Hillsborough County Florida
LOCAL RURAL ROADS 2 LANE UNDIVIDED TYPICAL SECTION		
DRAWING NO.		SHEET NO.
TS-7		1 OF 1



**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: January 26, 2026 Report Prepared: January 14, 2026	Case Number: PD 25-0809 Folio(s): 40490.0000, 40489.0000 & 40492.0000 General Location: North of State Road 574, west of Clewis Avenue, and east of the Tampa Bypass Canal
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Community Mixed Use-12 (12 du/ga; 0.50 FAR)
Service Area	Urban
Community Plan(s)	East Lake-Orient Park
Rezoning Request	Rezone to Planned Development (PD) to develop a fixed-unit Mobile Home Resort
Parcel Size	+/- 10.15 acres
Street Functional Classification	Clewis Avenue – Local State Road 574 – State Principal Arterial
Commercial Locational Criteria	Not applicable
Evacuation Area	C

Table 1: COMPARISON OF SURROUNDING PROPERTIES

Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Community Mixed Use-12	AS-0.4 + PD	Single-Family Residential + Mobile Home Park
North	Community Mixed Use-12 + Residential-1	AS-0.4 + RSC-6 + AS-1 + PD	Single-Family Residential + Vacant
South	Community Mixed Use-12 + Urban Mixed-Use-20	AS-0.4 + PD	Single-Family Residential + Vacant
East	Community Mixed Use-12	CN + PD	Mobile Home Park + Light Commercial
West	Community Mixed Use-12	AS-0.4 + RSC-6	Public/Quasi-Public + Single-Family Residential

Staff Analysis of Goals, Objectives and Policies:

The ±10.15-acre subject site is generally located north of State Road 574, west of Clewis Avenue, and east of the Tampa Bypass Canal. The site is in the Urban Service Area (USA) and is within the limits of the East Lake-Orient Park Community Plan. The subject site has a Future Land Use designation of Community Mixed-Use-12 (CMU-12), which allows for the consideration of agricultural, residential, commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed-use projects. The applicant is requesting to rezone to Planned Development (PD) to facilitate the development of a fixed-unit Mobile Home resort. The Mobile Home units will be set and remain in their locations in order to limit impact to adjacent infrastructure and noise intrusion on neighboring residential properties. The units will be owned and maintained by the park and will be rented to the public with a maximum lease of 120 consecutive days. Currently on the site, there is an existing roadway and structure on the northern parcel and an existing access point and structure on the central parcel that are proposed to be removed. The southern parcel contains 18 existing Mobile Home Units and one park office. The office and its existing access point are proposed to be removed and all existing units on the southern parcel are proposed to be replaced.

Two development options with different layouts are being requested for this site. Option 1 proposes to modify the internal layout of all three parcels to create a cohesive internal layout. Central to the park is a proposed green space/amenity area and a stormwater pond. This area is accessible across from the primary site access point along Clewis Avenue as well as from the proposed multi-use trail that is north of the green space and amenity area. Option 2 proposes maintaining the southern parcel's existing internal layout, with modifications to access, while enhancing the northern two parcels with a smaller, circular internal layout. This option proposes the retainment of the pre-existing roadway on the Southern parcel

but proposes the removal of the pre-existing access along Clewis Avenue. In lieu, Option 2 proposes a connection extending north of the pre-existing roadway to connect to the proposed access depicted on the site plan. The smaller greenspace/amenity area internal to the road layout is supported by pre-existing greenspace/amenity area on the Southern parcel and is accessible via the proposed roadway or proposed multi-use trail.

The 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. FLUS Objective 3.1 states that new developments should recognize the existing community and be designed in a way that is compatible (as defined in FLUS Policy 3.1.3) with the established character of the surrounding neighborhood. Specifically, 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." According to the Hillsborough County Property Appraiser, the existing land uses on the site include single-family residential and mobile home park uses. There are additional mobile home park uses to the east of the site, across Clewis Avenue, as well as a single parcel designated as light commercial that is operating as a convenience store. To the north and south, there are single-family residential uses as well as vacant land. The Tampa bypass canal sits to the west of the site. As the majority of the surrounding existing developments are mostly characterized by single-family residential and mobile home parks, the use of the site as a fixed-unit mobile home park would complement the residential in nature area and the uses surrounding the site. FLUS Policy 3.1.2 emphasizes the importance of new development having gradual transitions of intensities and densities between different land uses. These transitions should be proposed and approved through the use of professional site planning, buffering and screening techniques, and control of specific land use. Screening and buffering used to separate new development from the existing, lower density community should be designed in a style compatible with the community and allow pedestrian penetration. According to the most recent site plan uploaded to Optix on January 6, 2026, the north and south boundaries of the property will include a Type A screening and a 5-foot buffer, which is the minimum required for the site in those areas abutting residential. The west property line that is abutting the Tampa Bypass Canal will also have a Type A screening and a 5-foot buffer and the east property boundary will have a 50-foot setback for the mobile home units. With the required buffers and screenings meeting the standards for the site and with being adjacent to other residential properties, the proposal meets the intent of Policy 3.1.2 and its associated policies. Overall, the proposed use of a fixed-unit mobile home park would effectively integrate in the existing neighborhood and surrounding development in the area and therefore meets the intent of objective 3.1 and its associated policies.

Per Objective 2.2, Future Land Use categories outline the maximum level of intensity or density, and range of permitted land uses allowed in each category. Table 2.2 contains a description of the character and intent permitted in each of the Future Land use categories, as outlined in FLUS Policy 2.2.1. The site is in the Community Mixed-Use-12 (CMU-12) Future Land Use category, which is intended for urban in intensity and density of uses. The maximum density permitted in the CMU-12 Future Land Use category is 12 dwelling units per gross acre. With the site being 10.15 acres, the maximum units allowed for the site are 121 units ($10.15 \text{ ac} \times 12 \text{ du/ga} = 121 \text{ units}$). The first site plan option is proposing 93 units, and the second site plan option is proposing 80 units, both of which are within the designated maximum density permitted. As residential uses are permitted in the CMU-12 category and the density of the site is well below the maximum permitted, the proposal meets Objective 2.2 and the associated policies.

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 proposal meets the intent of FLUS Objective 4.4 and FLUS Policy 4.4.1 that require new development to be compatible to the surrounding neighborhood. In this case, the surrounding land use pattern is comprised mostly of residential uses such as single-family and mobile home park. There is one light commercial parcel to the east, the Tampa Bypass Canal to the west, and some vacant land to the north and south. The proposed request will complement the area as well as the surrounding neighborhoods to the east, north, and west. FLUS Policy 4.4.1 states that any density or intensity increases shall be compatible with existing, proposed, or planned surrounding development. Development and redevelopment shall be integrated with the adjacent land use through the creation of like uses, creation of complementary uses, mitigation of adverse impacts, transportation and pedestrian connections, and gradual transitions of intensity. The property to the south of the site contains vacant land, however, it is approved for a 10-building apartment complex, allowing 20 dwelling units per gross acre and 12 dwelling units per gross acre respectively, due to a split zoning/Future Land Use designation. While this development has not been built, the project could be developed in the future and would introduce a higher residential density property into the area. The proposed site would create an appropriate transition of density from the higher density apartment complex to the south, to the site's medium density mobile home park, onto the northern parcel's lower density single-family housing. The mitigation measures mentioned in policy 4.4.1 are critical in maintaining compatibility within the neighborhood. For this site, the transition of density and the buffers and screening previously mentioned are some of the methods that the proposed use is integrating with the adjacent land uses. Additionally, the use of the site is similar in use to the surrounding properties as they are all residential in nature. With the mobile homes being fixed units with a maximum rental period of 120 consecutive days, the potential impact of noise intrusion to neighboring properties is minimal. This component of fixed units also meets the intent of FLUS Policy 4.4.8, that emphasizes how new development or redevelopment must mitigate the adverse impacts to include noise impacts created by that development upon all adjacent land uses. The proposal also meets the intent of FLUS Policy 4.4.5 that states community gathering places should be provided within residential developments, where feasible and necessary, to improve and enhance the quality of life within neighborhoods. The site plan depicts a multi-use trail that connects to a green space and amenity area. This addition of a green area is highly supportive of improving resident's quality of life by providing a central space where they can gather for recreational activities, enjoy the outdoors, or take a walk in the surrounding area.

The Environmental Protection Commission (EPC) Wetlands Division has reviewed the proposed rezoning. The EPC has determined there are some wetlands on site. Given that there is a separate approval process for wetland impacts with the Environmental Protection Commission and they currently do not object, Planning Commission staff finds this request consistent with Objective 6.2 and associated policies in the FLUS and Objective 3.5 and associated policies in the E&S.

In the One Water section of the Comprehensive Plan, Policy 1.3.9 states to review, update, and maintain regulations, criteria, standards, methodologies, and procedures for new development and redevelopment within Wellhead Resource Protection Areas (WRPAs) and Surface Water Resource Protection Area (SWRPAs). The Environmental Services Division (ESD) reviewed the proposed request and provided comments. ESD commented that at this time, according to the Hillsborough County BOCC approved maps adopted in the Comprehensive Plan, portions of the folios are located within a SWRPA and WRPA Zone 2. Residential uses are generally exempt from LDC Part 3.05.00; however, a minimum lot size of one acre of upland is required for the use of a septic system in a WRPA Zone 2. The applicant proposes sewer to be

served by Hillsborough County. At this time, based on the information provided ESD has no objections to the applicant's request.

In the Housing Section of the Comprehensive Plan, Objective 1.1 supports a range of housing options to affordably meet the needs of current and future residents. Policy 1.1.8 encourages a variety of housing types, including single-family, multi-family, and missing middle housing, to diversify the housing stock and provide Hillsborough County residents with more housing options across a range of income levels. This policy is certainly met by the proposal, as mobile home park units would provide residents with an affordable housing option that is long-term, as they are fixed-unit long-term rentals. Policy 1.2.9 specifically states that manufactured housing and mobile homes shall be acknowledged as a viable means to provide affordable housing.

The subject site is within the limits of the East Lake-Orient Park Community Plan. The Parks, recreation, and natural resources section of the community plan seeks to protect and enhance East Lake-Orient Park's natural environment. One of the strategies for this goal is to seek new park and recreation facilities in conjunction with the approval of new residential development. With the inclusion of green space, an amenity area, and a multi-use trail, the proposal is meeting this goal of the community plan. Another goal within this section is to protect wetlands, which is also being met in the site plan proposal, and has been approved by the Environmental Protection Commission. It is also desired for the Tampa By-Pass canal to maintain public access to be able to be enjoyed by all. This is met within the proposal, as there is access via the roadway and multi-use trail to the Tampa Bypass Canal. The Housing section of the community plan supports affordable housing options that accommodate a diverse population and income levels and promote home ownership. While the mobile home park would not promote home ownership, it would provide affordable housing for people as a long-term residential option.

Overall, staff finds that the proposed use is an allowable use in the Community Mixed-Use-12 (CMU-12) Future Land Use category, is compatible with the existing development pattern found within the surrounding area, and supports the vision of the East Lake-Orient Park Community Plan. The proposed Planned Development (PD) would allow for development that is consistent with the Goals, Objectives, and Policies of the Future Land Use Section and the Livable Communities Section of the *Unincorporated Hillsborough County Comprehensive Plan*.

Recommendation

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

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

FUTURE LAND USE SECTION

Urban Service Area

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

Relationship to the Future Land Use Map

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

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

Future 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. Other policy provisions of the Future Land Use Section may further limit or expand the uses, density and intensity of development.

Compatibility

Objective 3.1: New developments should recognize the existing community and be designed in a way that is compatible (as defined in FLUE Policy 3.1.3) with the established character of the surrounding neighborhood.

Policy 3.1.2: Gradual transitions of intensities and densities between different land uses shall be provided for as new development is proposed and approved through the use of professional site planning, buffering and screening techniques and control of specific land uses. Screening and buffering used to separate new development from the existing, lower-density community should be designed in a style compatible with the community and allow pedestrian penetration. In rural areas, perimeter walls are discouraged and buffering with berms and landscaping are strongly encouraged.

Policy 3.1.3: Any density increase shall be compatible with existing, proposed or planned surrounding development. 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.

Development

Objective 4.1: Efficiently utilize land to optimize economic benefits while ensuring a choice of living environments and protecting natural resources.

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 – Enhance and preserve existing neighborhoods and communities. Design neighborhoods which are related to the predominant character of their surroundings.

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

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

Policy 4.4.5: Community gathering places shall be provided within residential developments, where feasible and necessary, to improve and enhance the quality of life within neighborhoods. Community gathering places shall be functionally designed and improved to allow for` leisure activity and be accessible to the residents of the proposed development.

Policy 4.4.8: New development and redevelopment must mitigate the adverse impacts to include, but not limited to noise, visual, odor and vibration impacts created by that development upon all adjacent land uses.

Environmental Considerations

Objective 6.2: New development and redevelopment shall not adversely impact environmentally sensitive areas and other significant natural systems as described and required within the Environmental and Sustainability Section and the Coastal Management Section of the Comprehensive Plan.

ENVIRONMENT AND SUSTAINABILITY SECTION

Objective 3.5: Apply adopted criteria, standards, methodologies, and procedures to manage and maintain wetlands and/or other surface waters for optimum fisheries and other environmental values in consultation with EPC.

Policy 3.5.1: Collaborate with the EPC to conserve and protect wetlands and/or other surface waters from detrimental physical and hydrological alteration. Apply a comprehensive planning-based approach to the protection of wetland ecosystems assuring no net loss of ecological values provided by the functions performed by wetlands and/or other surface waters authorized for projects in Hillsborough County.

Policy 3.5.4: Regulate and conserve wetlands and/or other surface waters through the application of local rules and regulations including mitigation during the development review process.

ONE WATER SECTION

Objective 1.3: Protect surface water and groundwater quantity and quality for current and future use.

Policy 1.3.9: Review, update, and maintain regulations, criteria, standards, methodologies and procedures for new development and redevelopment within WRPAs and SWRPAs. Such regulations, etc. shall be designed to prevent potential degradation of public potable water supplies.

HOUSING SECTION:

Objective 1.1: Support a range of housing options to affordably meet the needs of current and future residents.

Policy 1.1.8: Encourage a variety of housing types, including single-family, multi-family, and missing middle housing, to diversify the housing stock and provide Hillsborough County residents with more housing options across a range of income levels.

Objective 1.2: Prioritize the provision of affordable housing and implement development incentives that increase affordable housing opportunities.

Policy 1.2.9: Manufactured housing and mobile homes shall be acknowledged as a viable means to provide affordable housing.

LIVABLE COMMUNITIES ELEMENT: EAST LAKE-ORIENT PARK

Parks, Recreation, and Natural Resources: Protect and enhance East Lake-Orient Park's natural environment.

- Seek new park and recreation facilities in conjunction with the approval of new residential development.
- Wetlands shall be protected to the fullest extent of the law.
- The Hillsborough River and the Tampa By-Pass Canal are key community assets that should be enjoyed by all. Public access should be maintained in all new developments adjacent to these resources.

Housing: Create housing opportunities.

- Support affordable housing opportunities that accommodate a diverse population and income levels and promote home ownership.

HILLSBOROUGH COUNTY
FUTURE LAND USE

RZ MM 25-0809

<all other values>

Rezonings

STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

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

- WATER NATURAL LULC_Wet_Poly
- AGRICULTURAL/MINING-120 (25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
- AGRICULTURAL-1/10 (.25 FAR)
- AGRICULTURAL/RURAL-1/5 (.25 FAR)
- AGRICULTURAL ESTATE-1/2.5 (25 FAR)
- RESIDENTIAL-1 (25 FAR)
- RESIDENTIAL-2 (25 FAR)
- RESIDENTIAL PLANNED-2 (35 FAR)
- RESIDENTIAL-4 (25 FAR)
- RESIDENTIAL-6 (25 FAR)
- RESIDENTIAL-9 (35 FAR)
- RESIDENTIAL-12 (35 FAR)
- RESIDENTIAL-16 (35 FAR)
- RESIDENTIAL-20 (35 FAR)
- RESIDENTIAL-35 (1.0 FAR)
- NEIGHBORHOOD MIXED USE-4 (3) (35 FAR)
- SUBURBAN MIXED USE-6 (35 FAR)
- COMMUNITY MIXED USE-12 (50 FAR)
- URBAN MIXED USE-20 (1.0 FAR)
- REGIONAL MIXED USE-35 (2.0 FAR)
- INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)
- OFFICE COMMERCIAL-20 (75 FAR)
- RESEARCH CORPORATE PARK (1.0 FAR)
- ENERGY INDUSTRIAL PARK (50 FAR USES OTHER THAN RETAIL, 25 FAR RETAIL/COMMERCE)
- LIGHT INDUSTRIAL PLANNED (75 FAR)
- LIGHT INDUSTRIAL (75 FAR)
- HEAVY INDUSTRIAL (75 FAR)
- PUBLIC/QUASI-PUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (25 FAR)
- CITRUS PARK VILLAGE

DATA SOURCES: Rezonings boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. This map is intended to provide a general overview of the rezoning and is not intended to be used as a legal document. It is intended that the rezoning be approved by the Hillsborough County Planning Commission. ACCURACY: It is intended that the map be accurate to the best of the City of Hillsborough's knowledge. However, such accuracy is not guaranteed by the Hillsborough County City-County Planning Commission. This map is for illustrative purposes only. For the most current data and information, visit the appropriate source.



Map Printed from Rezoning System: 5/19/2025
Author: Beverly F. Daniels
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