

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

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

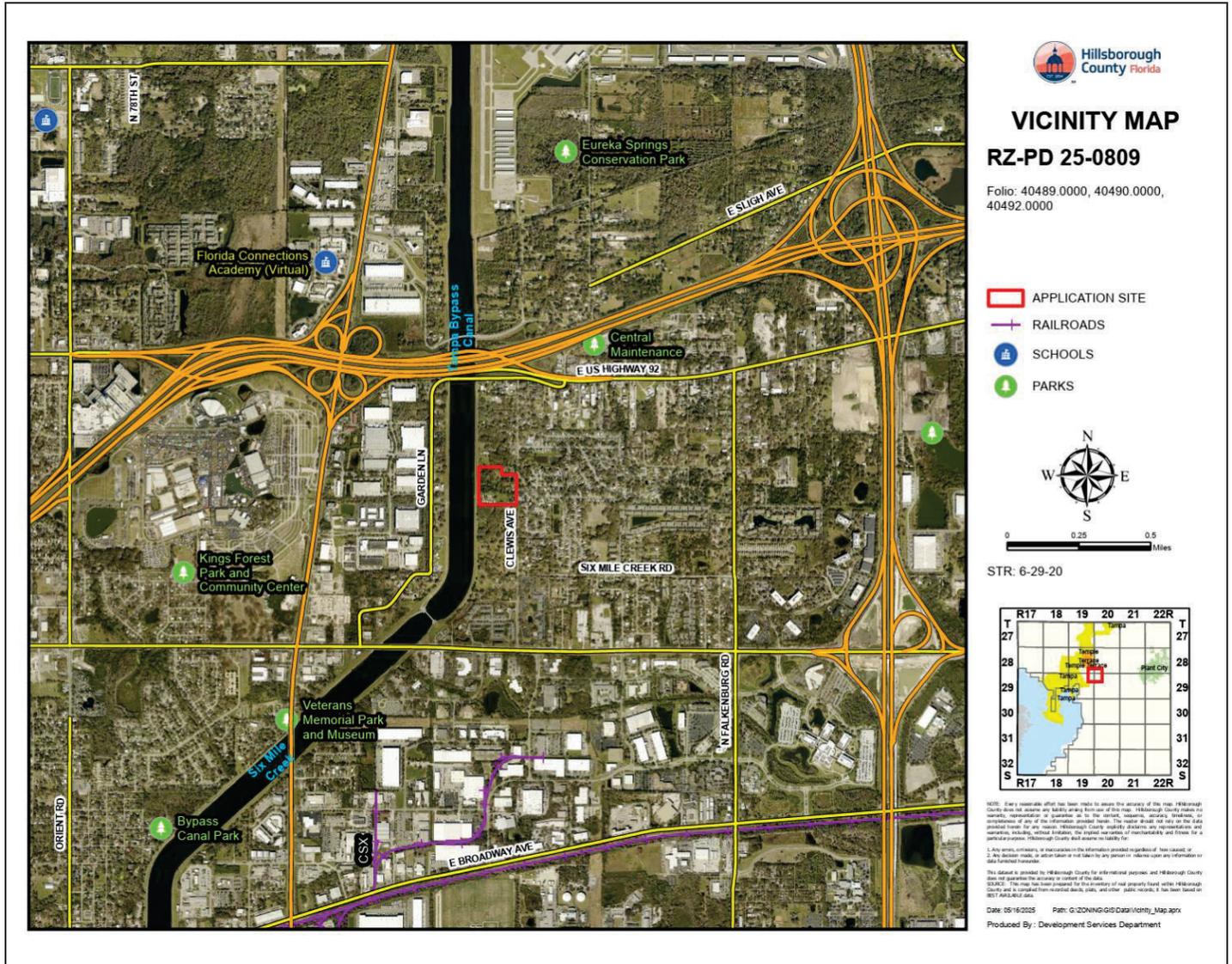
Development Standards:	Existing		Proposed
District(s)	AS-0.4	PD 92-0076	PD 25-0809
Lot Size / Lot Width	108,900 sf / 150'	N/A	N/A
Setbacks/Buffering and Screening	50' Front 50' Rear 25' Sides	25' Front 25' Rear 25' Sides	EAST - 50' LOT SETBACK (CLEWIS AVE) NORTH - 25' BUILDING SETBACK SOUTH - 25' BUILDING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

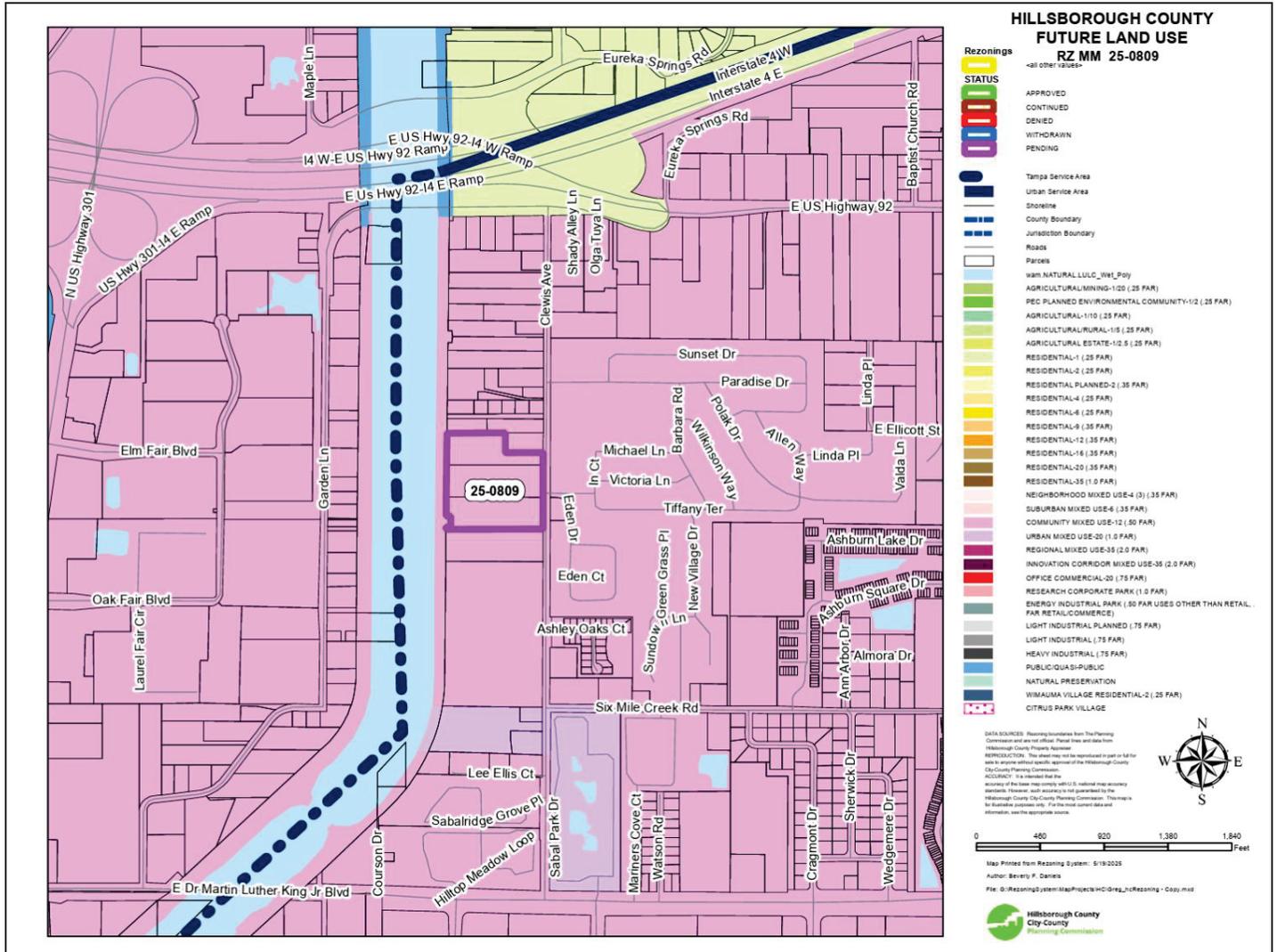


Context of Surrounding Area:

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

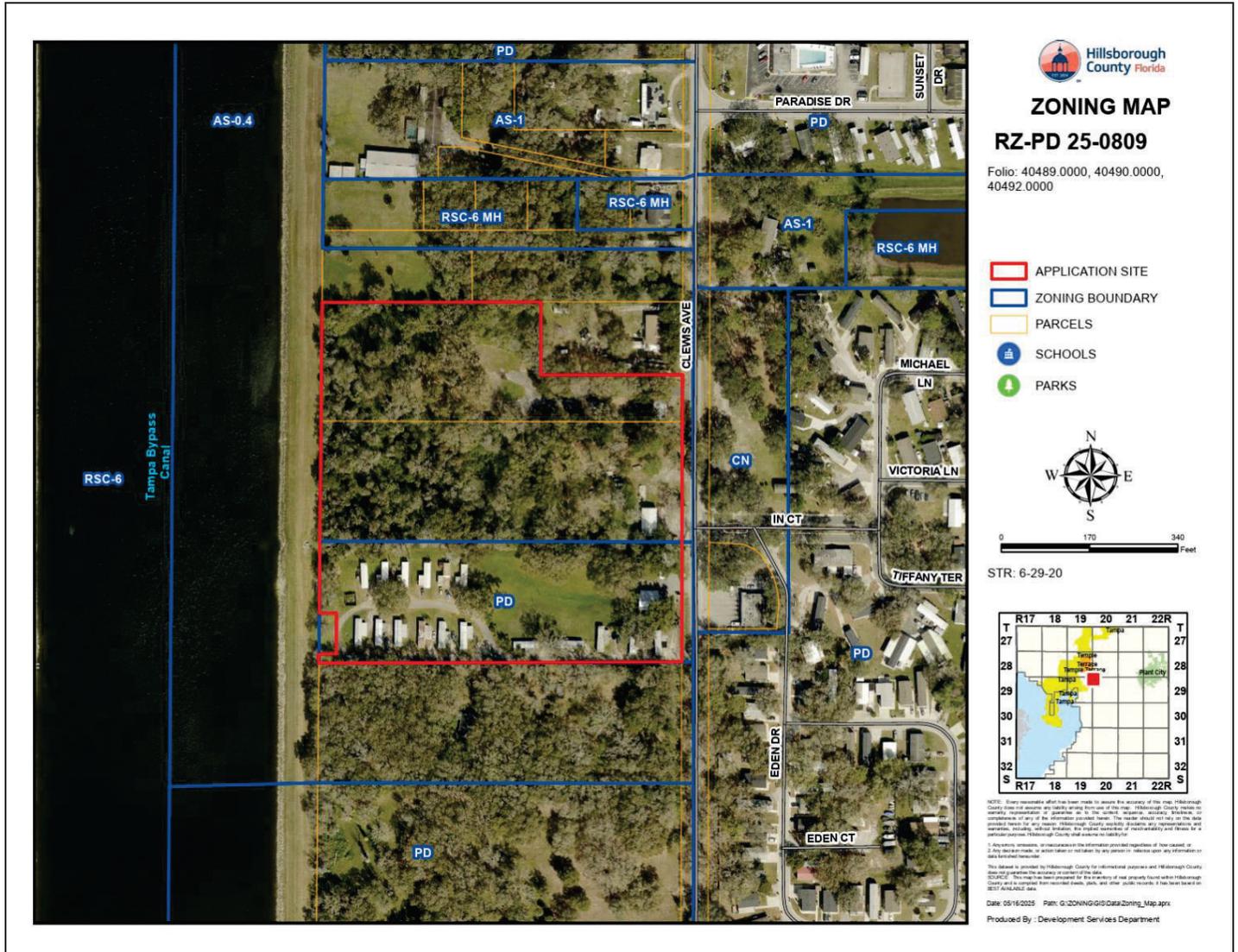
2.2 Future Land Use Map



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

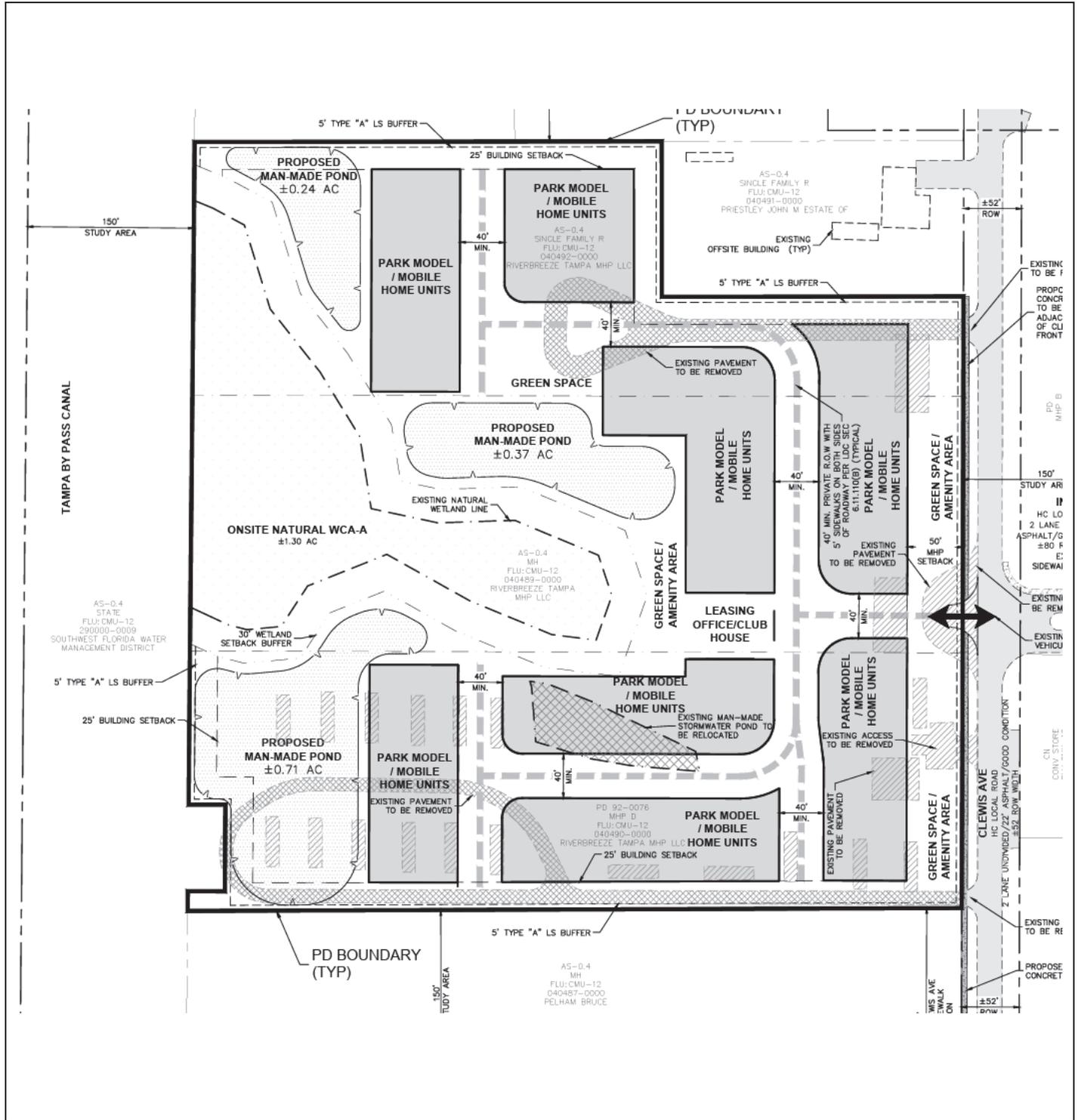


Adjacent Zonings and Uses

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

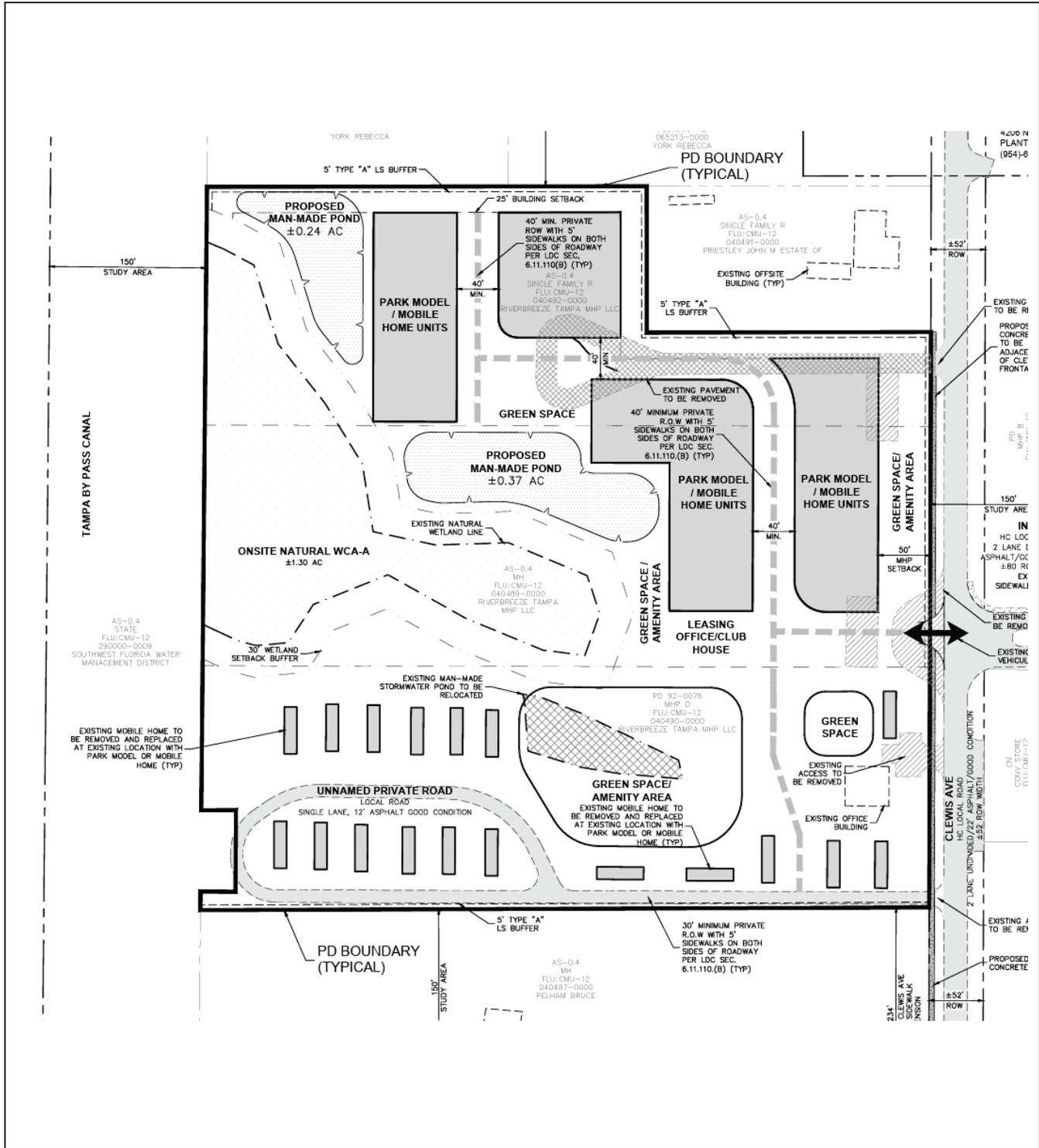
2.0 LAND USE MAP SET AND SUMMARY DATA

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



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)



APPLICATION NUMBER: PD 25-0809

ZHM HEARING DATE: January 26, 2026

BOCC HEARING DATE: March 10, 2026

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:		

APPLICATION NUMBER: PD 25-0809

ZHM HEARING DATE: January 26, 2026

BOCC HEARING DATE: March 10, 2026

Case Reviewer: Chris Grandlienard, AICP

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(l)(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:

J. Brian Grady

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

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

7.0 ADDITIONAL INFORMATION

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 REP as identification and who did / did not take an oath.

Signature of Notary Public



[NOTARY STAMP]

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
-----------------------	------------------------	-----------------------

		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

APPLICATION NUMBER: PD 25-0809

ZHM HEARING DATE: January 26, 2026

BOCC HEARING DATE: March 10, 2026

Case Reviewer: Chris Grandlienard, AICP

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

[Facebook](#) | [Twitter](#) | [YouTube](#) | [LinkedIn](#) | [HCFL Stay Safe](#)

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

HCFL.gov

[Facebook](#) | [X](#) | [YouTube](#) | [LinkedIn](#) | [Instagram](#) | [HCFL Stay Safe](#)

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 <input type="checkbox"/> 4. <input type="checkbox"/> 2. <input type="checkbox"/> 5. <input type="checkbox"/> 3. <input type="checkbox"/> 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.

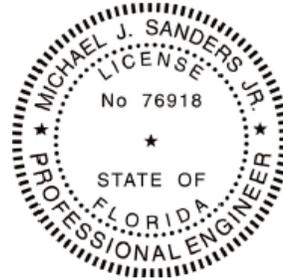
Sincerely,

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@hcfi.gov

Sincerely,

Michael J. Williams

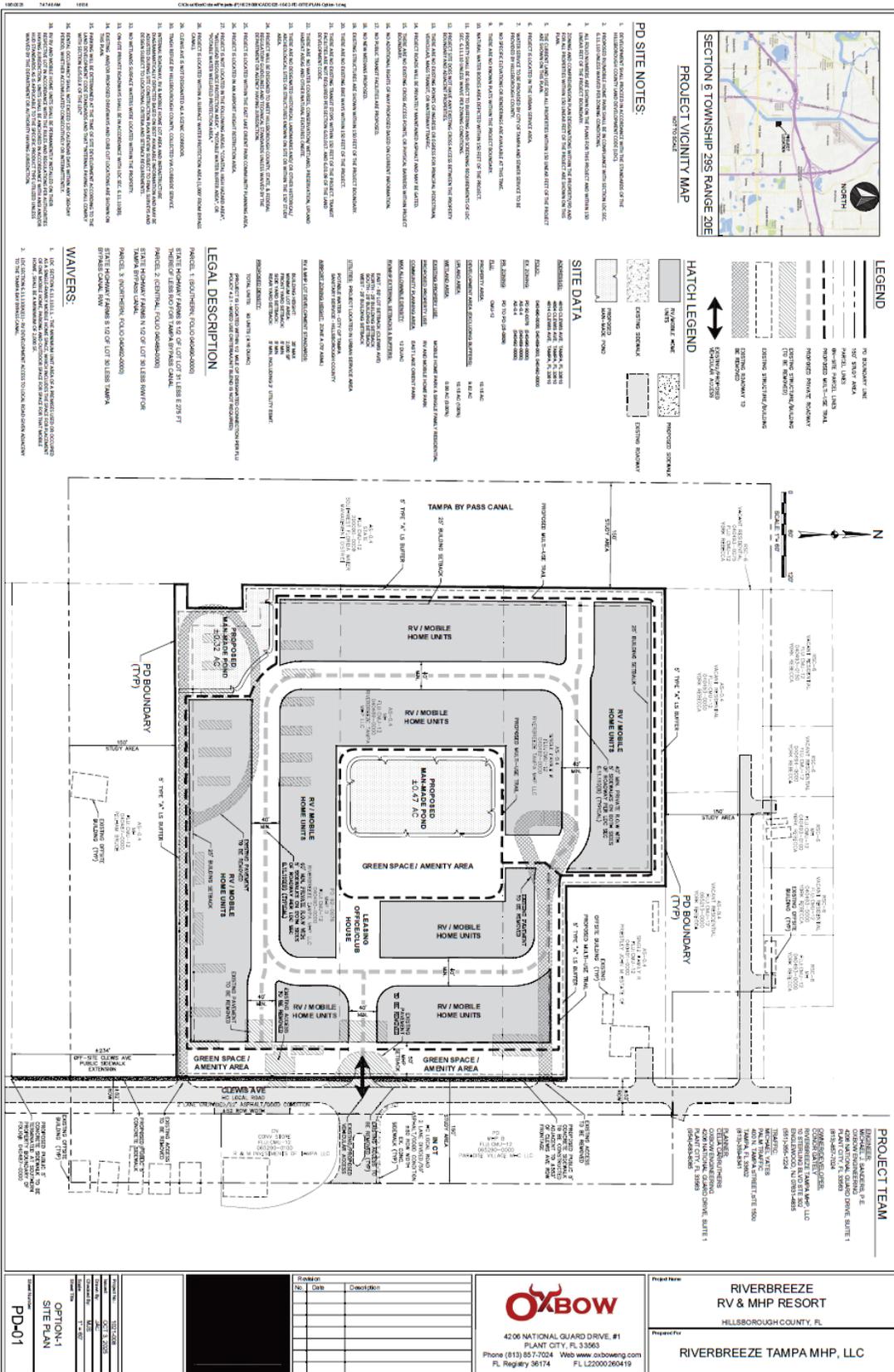
Hillsborough County Engineer

Development Serv

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.



Development Service

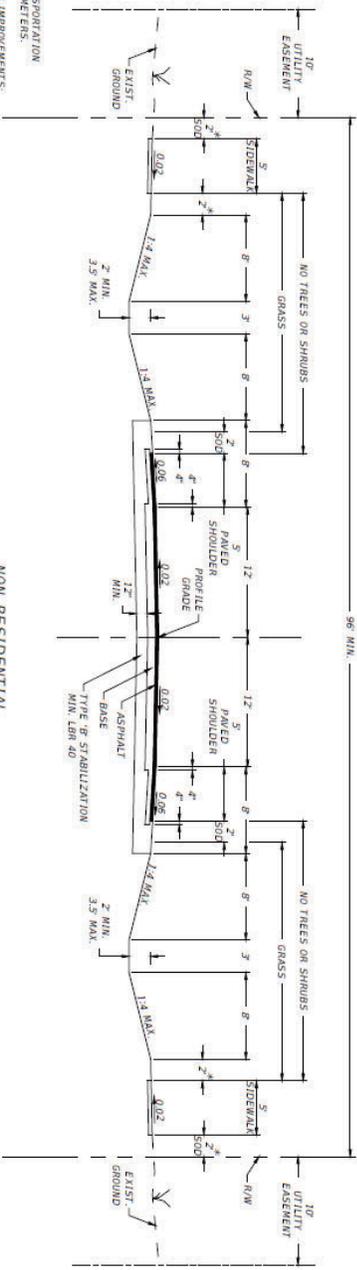
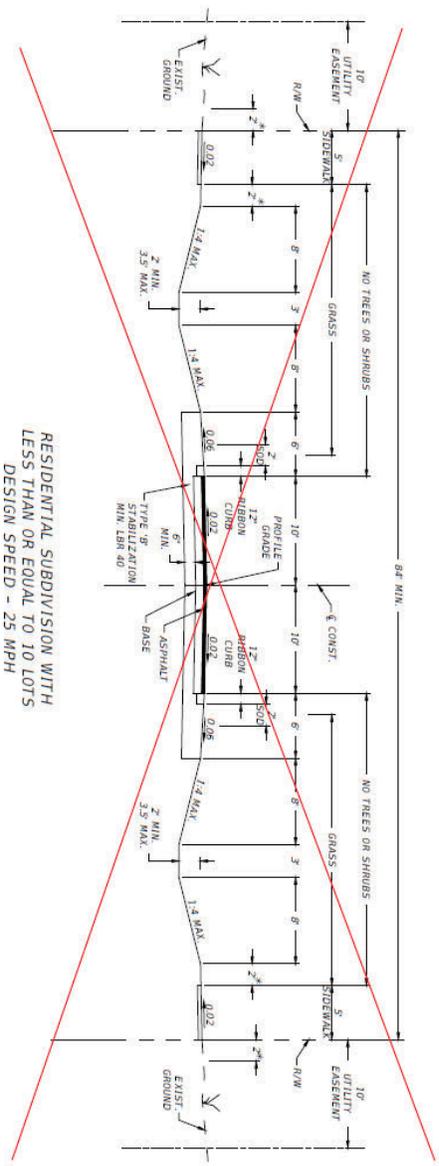
OPTION-1
SITE PLAN
PD-01

Item No.	Date	Description
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		
71		
72		
73		
74		
75		
76		
77		
78		
79		
80		
81		
82		
83		
84		
85		
86		
87		
88		
89		
90		
91		
92		
93		
94		
95		
96		
97		
98		
99		
100		

OXBOW
 4206 NATIONAL GUARD DRIVE, #1
 PLANT CITY, FL 33563
 Phone (813) 857-7024 Web www.oxbow.com
 FL Registry 56174 FL L22000260419

PROJECT NAME
 RIVERBREEZE
 RV & MHP RESORT
 HILLSBOROUGH COUNTY, FL

PROJECTOR
 RIVERBREEZE TAMPA MHP, LLC



- NOTES:
1. DESIGN SPEED = POSTED SPEED.
 2. DIMENSIONS SHOWN ARE MINIMUM.
 - *3. SEE APPROPRIATE SECTIONS OF TRANSPORTATION TECHNICAL MANUAL FOR DESIGN PARAMETERS.
 4. PROVIDE 2' MINIMUM CLEARANCE FROM IMPROVEMENTS: FENCES, WALLS, HEDGES, ABOVEGROUND UTILITIES, DUMP PILES, OR FROM TOPS OF BANKS WITH SLOPES STEEPER THAN 1:4 THAT INTERFERE WITH THE SAME. ABOVEGROUND UTILITIES OR MATING TREES 2" OR LESS IN DIAMETER MAY BE PLACED IN THIS 2' STRIP AS FAR FROM THE SIDEWALK AS POSSIBLE, IF NOT IN THE CLEAR ZONE.
 5. PLACE SOD 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



LOCAL RURAL ROADS
2 LANE UNDIVIDED
TYPICAL SECTION

DRAWING NO.
TS-7

SHEET NO.
1 OF 1

COUNTY OF HILLSBOROUGH

**RECOMMENDATION OF THE
LAND USE HEARING OFFICER**

APPLICATION NUMBER: RZ PD 25-0809

DATE OF HEARING: January 26, 2026

APPLICANT: Riverbreeze Tampa MHP,
LLC

PETITION REQUEST: The request is to rezone a
parcel of land from AS-0.4
and PD 92-0076 to PD

LOCATION: West side of Clewis Ave.,
across from In Court

SIZE OF PROPERTY: 10.15 acres m.o.l.

EXISTING ZONING DISTRICT: AS-0.4, PD 92-0076

FUTURE LAND USE CATEGORY: CMU-12

SERVICE AREA: Urban

COMMUNITY PLANNING AREA: East Lake/Orient Park

DEVELOPMENT REVIEW STAFF REPORT

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



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

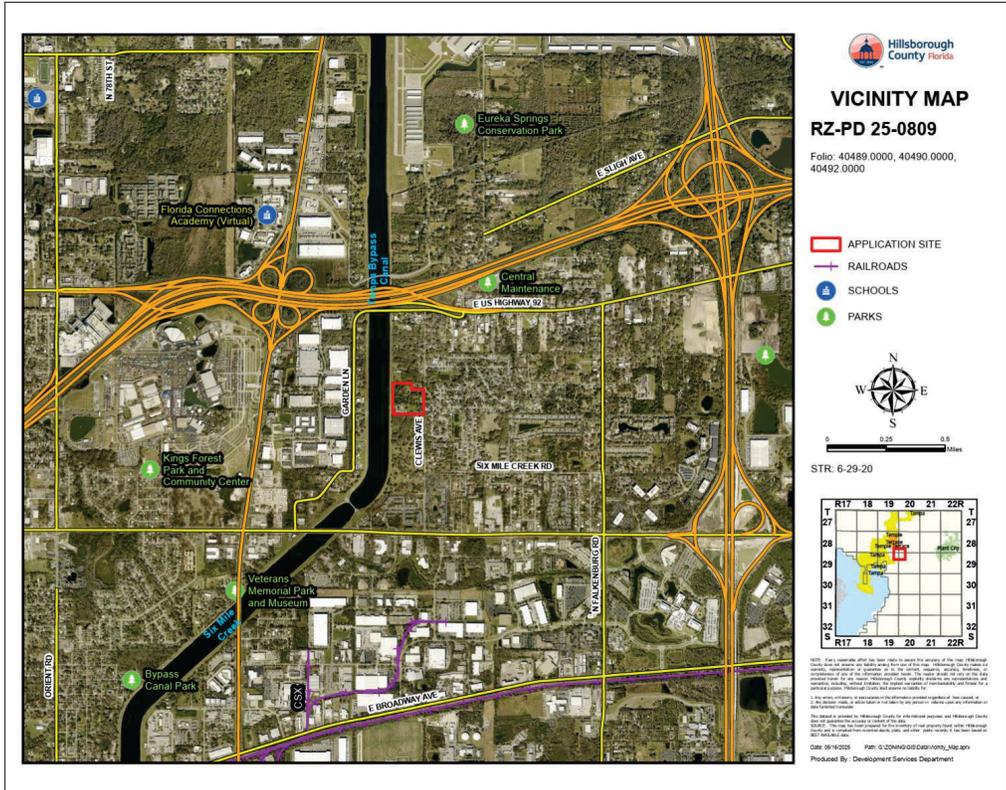
Development Standards:	Existing	Proposed
District(s)	AS-0.4 PD 92-0076	PD 25-0809
Lot Size / Lot Width	108,900 sf / 150'	N/A
Setbacks/Buffering and Screening	50' Front 50' Rear 25' Sides	25' Front 25' Rear 25' Sides
Max Height	50'	35'

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

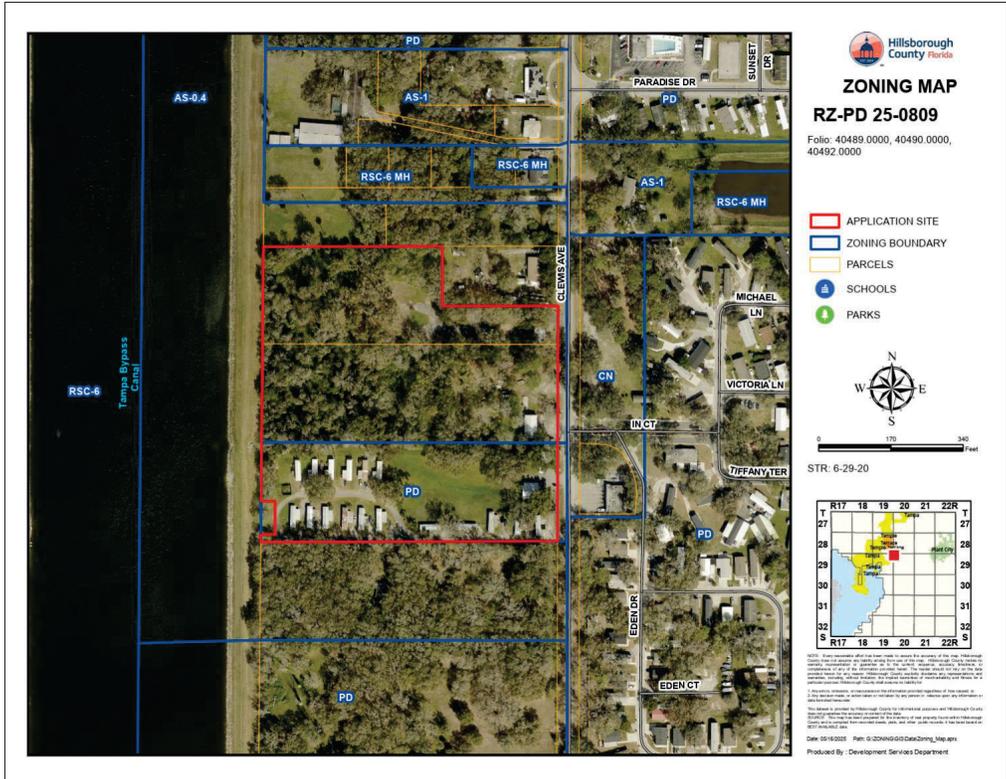


Context of Surrounding Area:

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

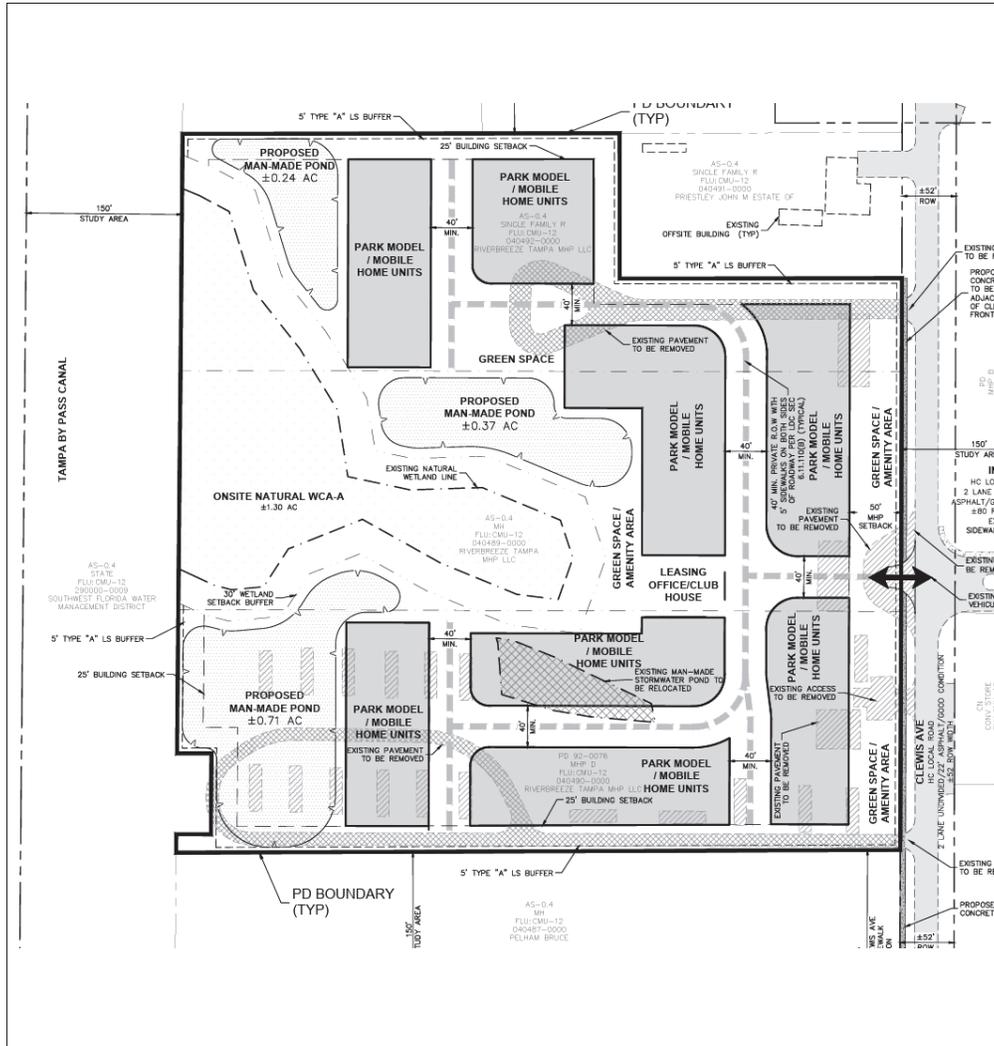
2.3 Immediate Area Map



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

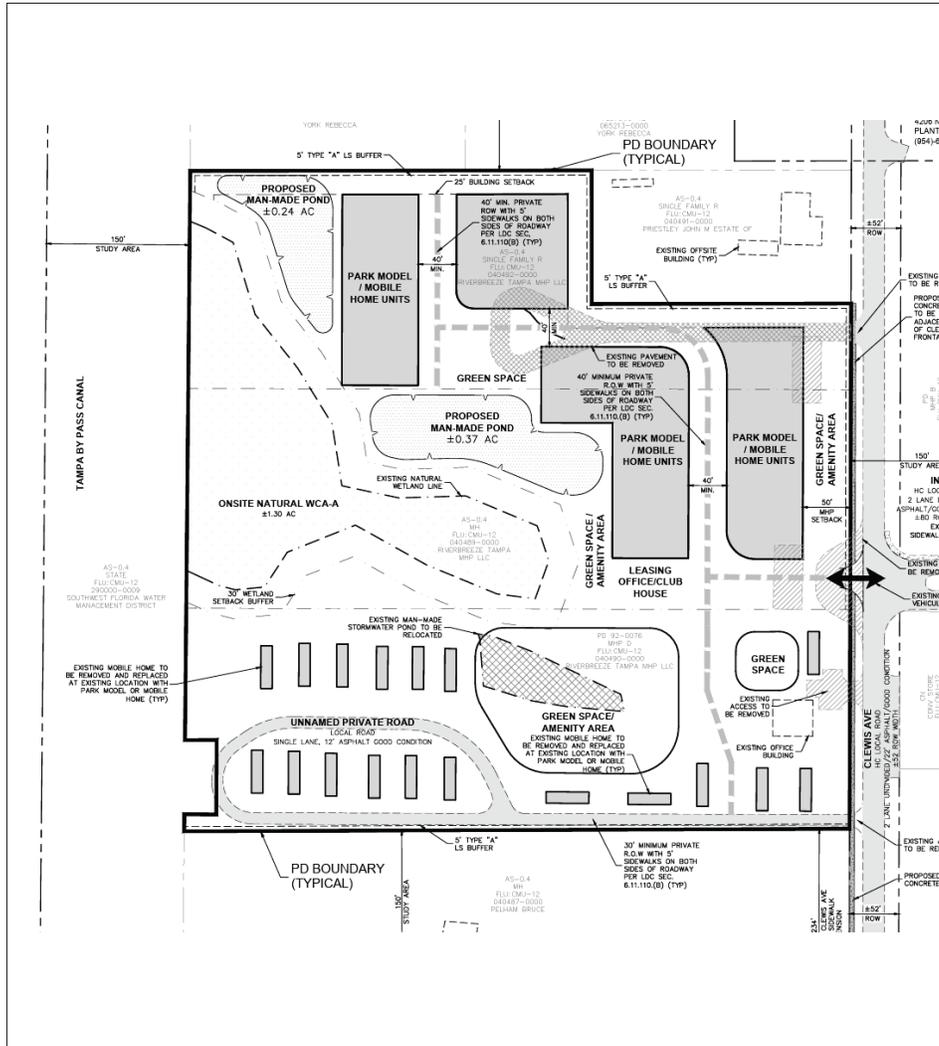
2.0 LAND USE MAP SET AND SUMMARY DATA

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



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)



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:		

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	

APPLICATION NUMBER:	PD 25-0809	
ZHM HEARING DATE:	January 26, 2026	
BOCC HEARING DATE:	March 10, 2026	Case Reviewer: Chris Grandlienard, AICP

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.

APPLICATION NUMBER:	PD 25-0809	
ZHM HEARING DATE:	January 26, 2026	
BOCC HEARING DATE:	March 10, 2026	Case Reviewer: Chris Grandlienard, AICP

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.

Zoning conditions, which were presented Zoning Hearing Master hearing, were reviewed and are incorporated by reference as a part of the Zoning Hearing Master recommendation.

SUMMARY OF HEARING

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on January 26, 2026. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the agenda item.

Mr. Todd Pressman 200 Second Avenue # 451 St. Petersburg testified as the applicant and showed a PowerPoint presentation. Mr. Pressman stated that the property is 10.15 acres and is adjacent to the Tampa Bypass Canal. He stated that both planning staffs support the project and that the intent is rezone the property from AS 0.4 and PD to PD for a fixed unit park model/park trailer park. The park model trailer is defined by the LDC and is a fixed, non-movable RV for a short-term resort park. Mr. Pressman testified that two development options are proposed. Option 1 is for 93 units and Option 2 is for 80 units. He showed a site plan for Option 1 and stated that there is a 30-foot wetland setback and that Type A buffers will be provided to the north and south. There is also green space in the area of Clewis Avenue. He stated that under Option 2, the same mitigations will be provided with the existing mobile homes remaining. Mr. Pressman concluded his presentation by detailing both the Development Services and Planning Commission staff reports.

Hearing Master Finch asked Mr. Pressman to confirm that there is no limit to the mix of park units and mobile homes under either development option. Mr. Michael Sanders 4206 National Guard Drive Plant City testified as the engineer for the property and replied that was correct.

Hearing Master Finch asked about the 120 day stay period per calendar year. Mr. Sanders replied that the 120 days refers to occupancy and that the park units do not move.

Mr. Chris Grandlienard, Development Services staff, testified regarding the County's staff report. He stated that the applicant is requesting to rezone from AS-.4 and PD to Planned Development to permit a fixed unit mobile home and park model resort. He stated that the park model units will remain in place but may only be rented up to 120 consecutive days per the Land Development Code. He detailed the two development options as provided for in the proposed zoning conditions and described the surrounding area. He added that the applicant is addressing compatibility by providing enhanced buffering and screening which includes a 30-foot wetland buffer along the canal and Type A screening within all required buffers. He testified that the applicant will also provide a central green space, stormwater pond and multi-use trail to create a park like setting. Staff finds the request approvable.

Ms. Alexis Myers, Planning Commission staff testified regarding the Planning Commission staff report. Ms. Myers stated that the site is designated Community Mixed Use-12 by the Comprehensive Plan and located in the Urban Service Area and the East Lake/Orient Park Community Plan. Ms. Myers stated that the proposed uses are compatible with the area and cited numerous policies that the rezoning meets. Staff found the rezoning consistent with the Hillsborough County Comprehensive Plan.

Hearing Master Finch asked for members of the audience in support of the application. No one replied.

Hearing Master Finch asked for members of the audience in opposition to the application.

Ms. Rebecca York 5002 Clewis Avenue testified in opposition and stated that she owns the property to the south of the subject property. She stated that the subject company owns several mobile home parks in the area and that every one of them is a below-average mobile home park. Ms. York testified that the travel trailers don't take the wheels off so they are coming and going. She stated that the mobile home park owners do not make improvements to their existing parks. She stated that she was told the park will connect to City water but the park is located in the County. She asked about where the sewer system and stated that she is concerned about hurricane winds and the proposed travel trailers. She stated that there are eagle's nests and owls on the trees. Ms. York asked about the proposed fencing. She concluded her comments by stating that she wished people would go visit the other parks owned by the subject mobile home park owner.

Mr. Michael Blake 5102 Clewis Avenue testified in opposition. Mr. Blake stated that he lives north of the subject property and that the other parks owned by the property owners are not kept up. He added that they have a problem with sewage. He stated that he is concerned about the traffic generated by the project and that the other parks are not full. He stated that he does not want an RV park and discussed the issues with other parks in the area.

Ms. Heinrich of the Development Services Department stated that the units will not be recreational vehicles (RV's). They will be a park model which stays fixed on the ground. She added that they will not be entering and exiting the park.

Hearing Master Finch asked Ms. Heinrich to confirm that the 120-day period applies to the occupancy of those park model units. Ms. Heinrich replied that is correct.

Hearing Master Finch asked Ms. Heinrich to go over the review process if the rezoning were to be approved to address the opposition issues such as an

eagle's nest, fencing and the connection to City water. Ms. Heinrich replied that the next step for the applicant would be the site development review process which establishes what site improvements would be required, as well as buffering and screening for compatibility purposes. The property is located within the City of Tampa's service area which would require connection. Other agencies will review the project for stormwater, natural resources, etc. Ms. Heinrich testified that she did not see a nest mapped on the County's GIS site but that the Natural Resource section will review the site for an eagle's nest. She stated that the zoning section would review compliance with setbacks and buffering/screening.

Mr. Pressman testified during the rebuttal period that Ms. Heinrich is correct and that the units will be stationary and not leaving. He stated that the park will be substantially improved and will connect to public water and sewer. Mr. Pressman testified that both planning staffs support the rezoning and that 21 people were noticed of the rezoning of which 2 testified at the hearing.

The hearing was then concluded.

EVIDENCE SUBMITTED

Mr. Pressman submitted a copy of the applicant's PowerPoint presentation into the record.

PREFACE

All matters that precede the Summary of Hearing section of this Decision are hereby incorporated into and shall constitute a part of the ensuing Findings of Fact and Conclusions of Law.

FINDINGS OF FACT

1. The subject property is 10.15 acres in size and is currently zoned Agricultural Single-Family Estate (AS-0.4) and Planned Development (PD 92-0076) and is designated Community Mixed Use-12 (CMU-12) by the Comprehensive Plan. The property is located within the Urban Service Area and the East Lake/Orient Park Community Planning Area.
2. The existing PD comprises approximately half of the subject property and is approved for an 18-unit mobile home park. Mobile homes are located in the southern portion of the site.

3. The applicant is requesting a rezoning to the Planned Development (PD) zoning district to permit park model (non-transient) and mobile home units under two development options as follows:

Option 1: 93 units
Option 2: 80 units
4. There is no limitation as to the mix of units under the two development options. The park model units are fixed units which will remain on-site and are limited to rental for up to a maximum of 120 consecutive days as stated in the Land Development Code.
5. No waivers of Planned Development variations are requested.
6. The Planning Commission supports the rezoning request and found it consistent with the Comprehensive Plan.
7. The surrounding area is a mixture of residential and non-residential zoning and is developed with single-family uses to the north and south, a convenience store and mobile home park to the east and the Tampa Bypass Canal to the west.
8. Testimony in opposition was provided at the Zoning Hearing Master hearing. Concerns were expressed about the poor condition of other mobile home parks owned by the subject property owner. Testimony also included a concern about the traffic generated by the project included the park model units entering and existing the site, possible utility concerns, a possible eagle's nest and the proposed fencing.

Development Services staff testified that if the rezoning application were approved, the next step for the applicant would be the County's site development process which requires applicable reviewing agencies to evaluate site conditions, including the possibility of an eagle's nest, required improvements and connection to public water and sewer.

The applicant testified during the rebuttal period that the park model units are fixed on-site and do not move. The 120-day maximum rental period refers to the occupancy of the park model unit itself.
9. The applicant has addressed compatibility by a commitment to install a 30-foot-wide wetland buffer, Type A screening within all required buffers and the incorporation of a central green space with a stormwater pond.

10. The rezoning request to PD for the development of the park model and mobile home park is consistent with the Land Development Code and the Comprehensive Plan.

FINDINGS OF COMPLIANCE/NON-COMPLIANCE WITH THE HILLSBOROUGH COUNTY COMPREHENSIVE PLAN

The rezoning request is in compliance with and does further the intent of the Goals, Objectives and the Policies of the Future of Hillsborough Comprehensive Plan.

CONCLUSIONS OF LAW

Based on the Findings of Fact cited above, there is substantial competent evidence to demonstrate that the requested Planned Development rezoning is in conformance with the applicable requirements of the Land Development Code and with applicable zoning and established principles of zoning law.

SUMMARY

The applicant is requesting a rezoning from AS-0.4 and PD to the PD zoning district for the development of a park model (non-transient) and mobile home park under two development options as follows:

- Option 1: 93 units
- Option 2: 80 units

No waivers or Planned Development variations are requested.

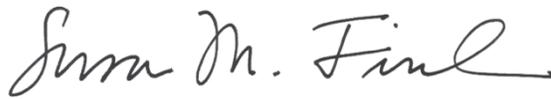
The Planning Commission staff supports the rezoning request and found it compatible with the development pattern in the area and the Comprehensive Plan.

Testimony in opposition was provided at the Zoning Hearing Master hearing. Concerns were expressed regarding the condition of other mobile home parks owned by the subject property owner, traffic generated by the project including the proposed park model units entering and exiting the site, utility concerns, a possible eagle's nest and fencing. In response, staff stated that if the rezoning were approved, the project would proceed to the County's site development review process which results in applicable reviewing agencies ensuring compliance with regulations including utilities, zoning and environmental including the possible eagle's nest.

The rezoning request to PD for the development of a park model and mobile home park is consistent with the Land Development Code and the Comprehensive Plan.

RECOMMENDATION

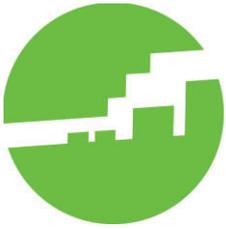
Based on the foregoing, this recommendation is for **APPROVAL** of the Planned Development rezoning request as indicated by the Findings of Fact and Conclusions of Law stated above subject to the zoning conditions prepared by the Development Services Department.



February 16, 2026

Susan M. Finch, AICP
Land Use Hearing Officer

Date



**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

serviced 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

Rezonings
STATUS

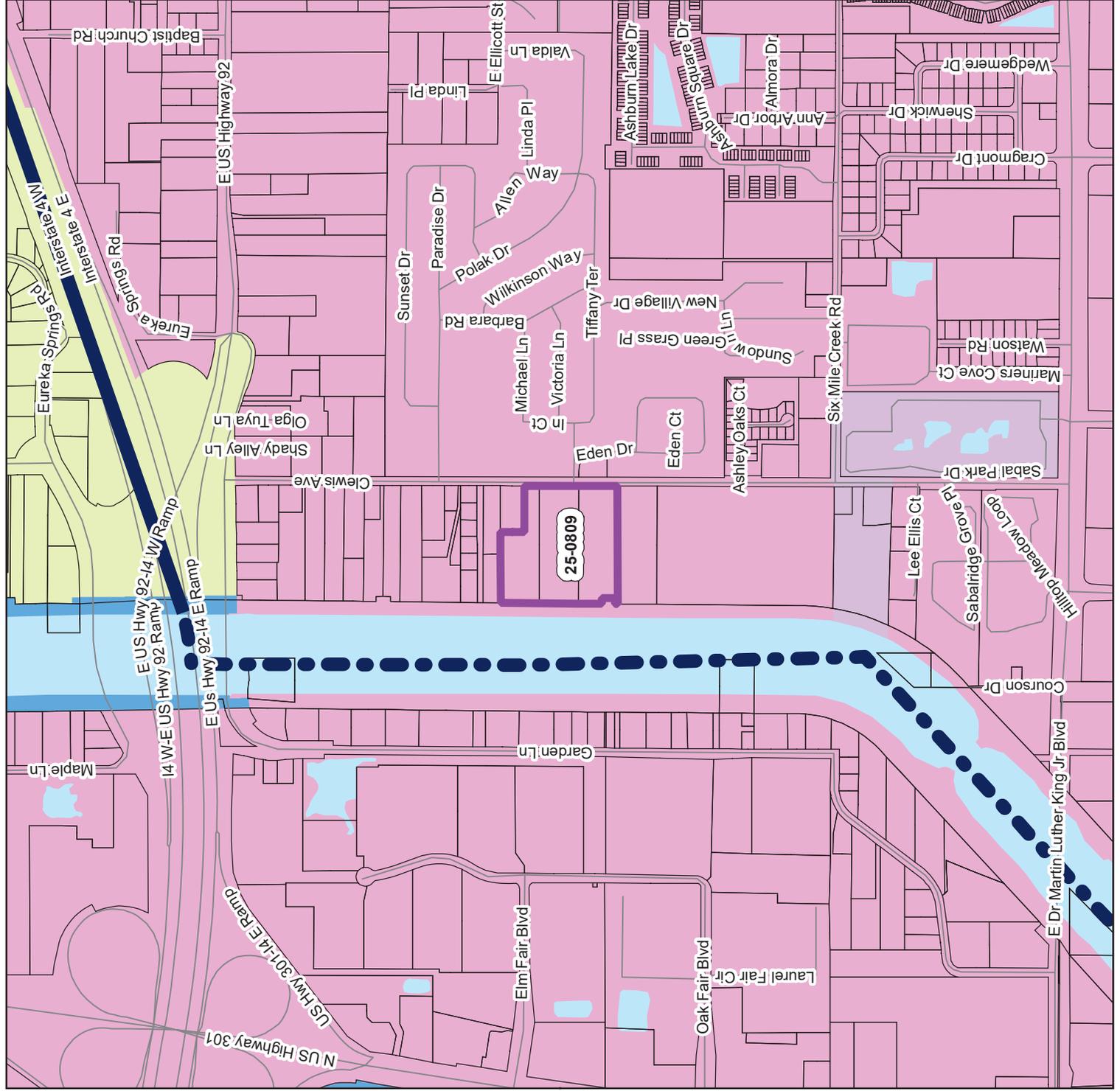
- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

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

- WATER NATURAL LULC_Water 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 (7.5 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

Map Printed from Rezoning System: 5/19/2025
 Author: Beverly F. Daniels
 File: G:\Rezoning\SystemMapProjects\HC\Reg_HillsRe zoning - Copy.mxd

Hillsborough County
City-County
Planning Commission





**GENERAL
SITE PLAN
FOR
CERTIFICATION**



DEVELOPMENT SERVICES

PO Box 1110, Tampa, FL 33601-1110
(813) 272-5600

**HILLSBOROUGH COUNTY
DEVELOPMENT SERVICES DEPARTMENT**

GENERAL SITE PLAN REVIEW/CERTIFICATION

**BOARD OF COUNTY
COMMISSIONERS**

Chris Boles
Donna Cameron Cepeda
Harry Cohen
Ken Hagan
Christine Miller
Gwendolyn "Gwen" Myers
Joshua Wostal

COUNTY ADMINISTRATOR

Bonnie M. Wise

COUNTY ATTORNEY

Julia Mandell

COUNTY INTERNAL AUDITOR

Melinda Jenzarli

DEPUTY COUNTY ADMINISTRATOR

Gregory S. Horwedel

Project Name: Riverbreeze Resort

Zoning File: RZ-PD 92-0076 Modification: MM 25-0809

Atlas Page: None Submitted: 2/20/26

To Planner for Review: 2/20/26 Date Due: 2/27/26

Contact Person: Michael J. Sanders, Jr. Phone: (813) 857-7024/msanders@oxboweng.com

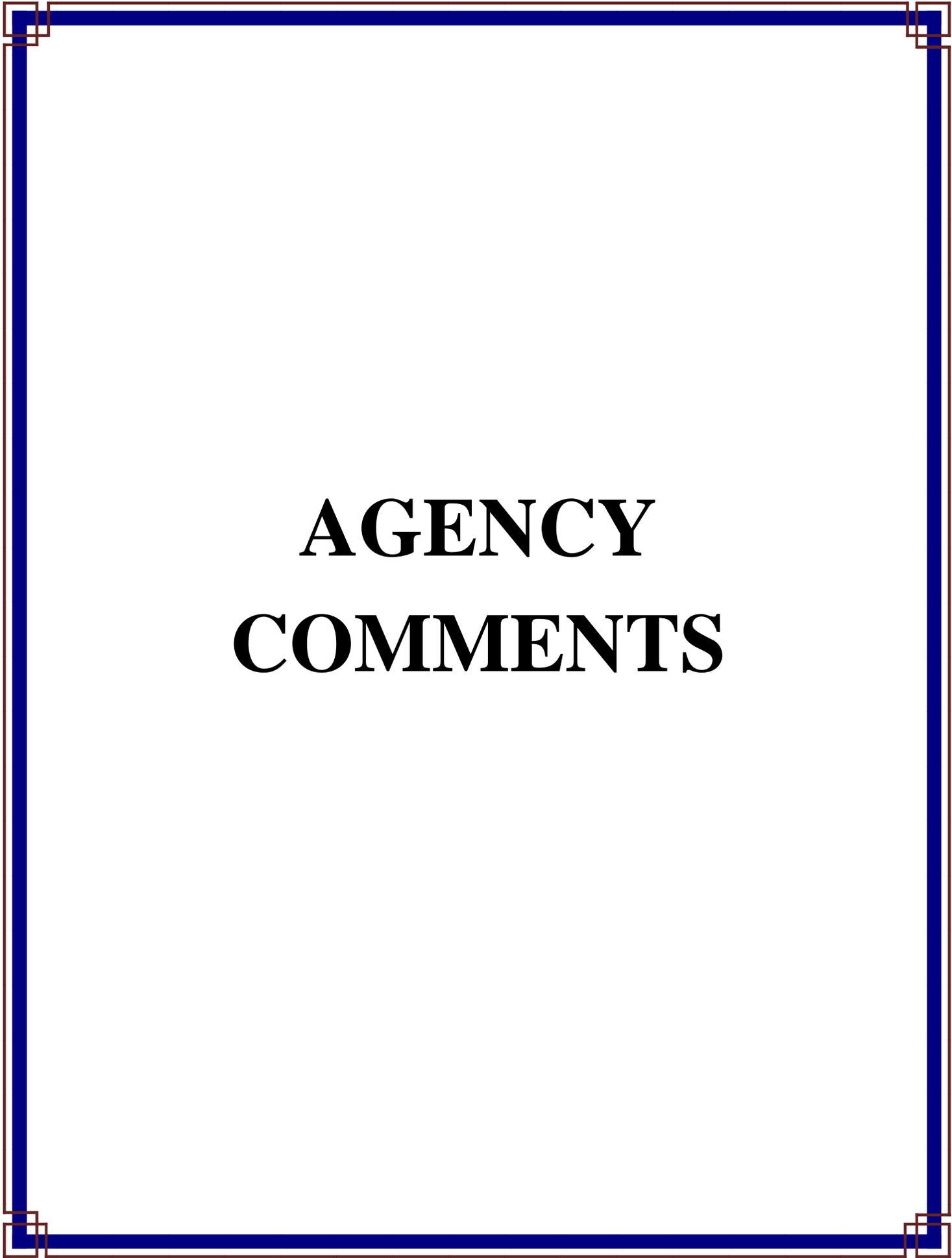
Right-Of-Way or Land Required for Dedication: Yes No

The Development Services Department HAS NO OBJECTION to this General Site Plan.

The Development Services Department RECOMMENDS DISAPPROVAL of this General Site Plan for the following reasons:

Reviewed by: Christopher Grandlienard Date: 02-20-26

Date Agent/Owner notified of Disapproval: _____



AGENCY COMMENTS

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
-----------------------	------------------------	-----------------------

		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

[Facebook](#) | [Twitter](#) | [YouTube](#) | [LinkedIn](#) | [HCFL Stay Safe](#)

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

HCFL.gov

[Facebook](#) | [X](#) | [YouTube](#) | [LinkedIn](#) | [Instagram](#) | [HCFL Stay Safe](#)

Hillsborough County Florida

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



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 <input type="checkbox"/> 4. <input type="checkbox"/> 2. <input type="checkbox"/> 5. <input type="checkbox"/> 3. <input type="checkbox"/> 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>	



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.



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**



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

Sincerely,

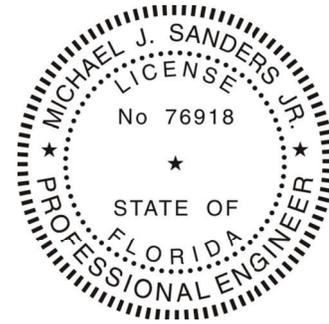
A handwritten signature in blue ink, appearing to read "MSJ", written over a faint blue circular stamp.

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,

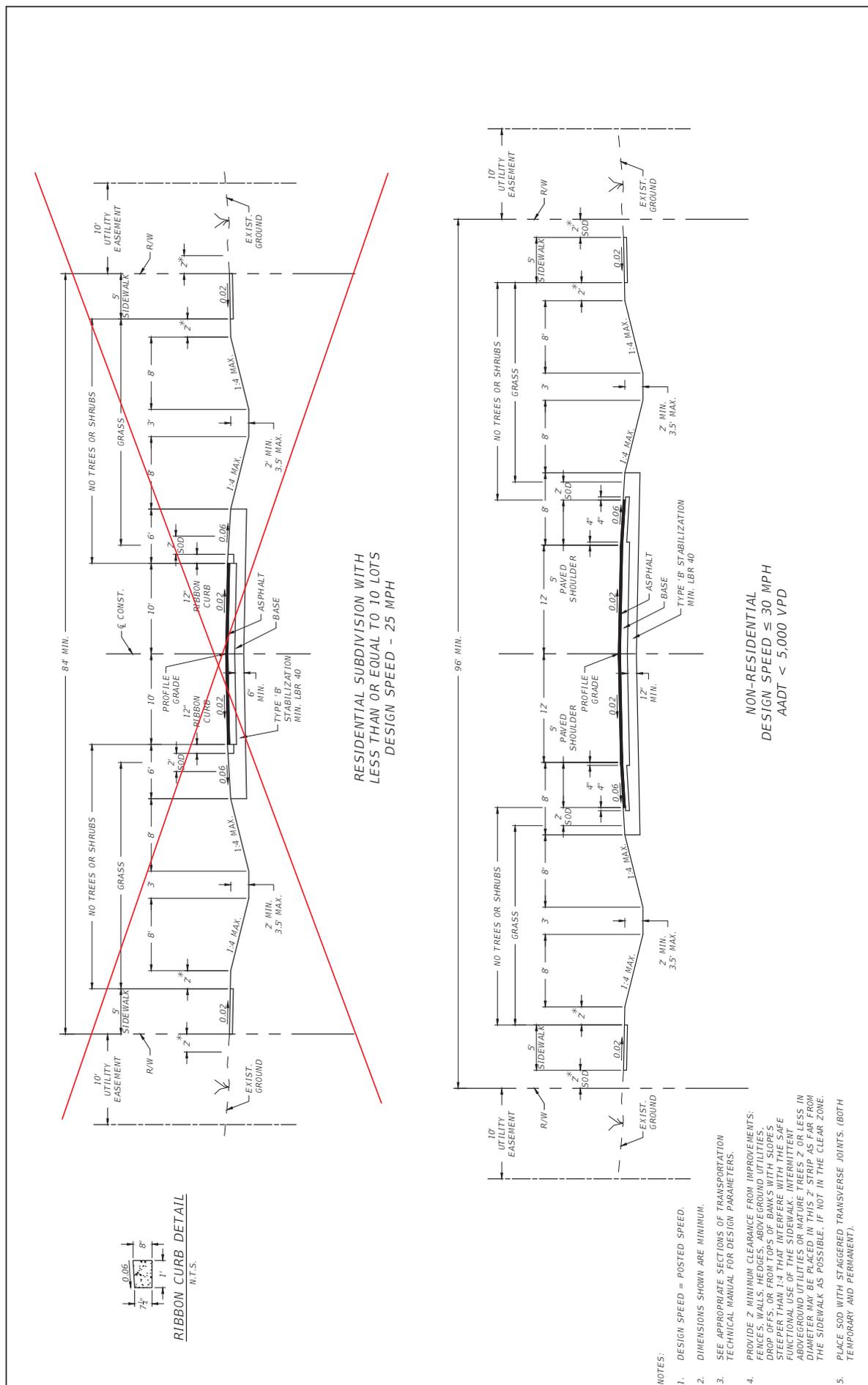
Michael J. Williams

Hillsborough County Engineer

Table 1. Estimated Project Traffic

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

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



RIBBON CURB DETAIL
N.T.S.

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

COMMISSION

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



DIRECTORS

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

AGENCY COMMENT SHEET

REZONING	
HEARING DATE: August 18, 2025 PETITION NO.: 25-0809 EPC REVIEWER: Melissa Yanez CONTACT INFORMATION: (813) 627-2600 x 1360 EMAIL: yanezm@epchc.org	COMMENT DATE: November 6, 2025 PROPERTY ADDRESS: 4804, 4810, and 4814 Clewis Ave, Tampa, FL 33610 FOLIO #: 0404890000, 0404900000, and 0404920000 STR: 06-29S-20E
REQUESTED ZONING: PD	
FINDINGS	
WETLANDS PRESENT	YES
SITE INSPECTION DATE	6/5/2025
WETLAND LINE VALIDITY	NA - Needs wetland delineation and survey
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Ditch between folios and wetlands located in the western portion of subject parcels
<p><i>These revised comments replace EPC comments submitted June 5, 2025</i></p> <p>The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan’s current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:</p> <ul style="list-style-type: none"> 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. 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. 	

- 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).
- 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.

INFORMATIONAL COMMENTS:

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.

- The subject property may contain wetland/OSW areas, which have not been delineated. Knowledge of the actual extent of the wetland and OSW are necessary in order to verify the avoidance of wetland impacts pursuant to Chapter 1-11. Prior to the issuance of any building or land alteration permits or other development, the wetlands/OSWs must be field delineated in their entirety by EPC staff or Southwest Florida Water Management District staff (SWFWMD) and the wetland line surveyed. Once delineated, surveys must be submitted for review and formal approval by EPC staff.
- Chapter 1-11 prohibits wetland impacts unless they are necessary for reasonable use of the property. Staff of the EPC recommends that this requirement be taken into account during the earliest stages of site design so that wetland impacts are avoided or minimized to the greatest extent possible. The size, location, and configuration of the wetlands may result in requirements to reduce or reconfigure the improvements depicted on the plan.
- The Hillsborough County Land Development Code (LDC) defines wetlands and other surface waters as Environmentally Sensitive Areas. Pursuant to the LDC, wetlands and other surface waters are further defined as Conservation Areas or Preservation Areas and these areas must be designated as such on all development plans and plats. A minimum setback must be maintained around the Conservation/Preservation Area and the setback line must also be shown on all future plan submittals.
- Any activity interfering with the integrity of wetland(s) or other surface water(s), such as clearing, excavating, draining or filling, without written authorization from the Executive Director of the EPC or authorized agent, pursuant to Section 1-11.07, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of Chapter 1-11.

my / cb

ec: cgately@smithnyc.com



Adequate Facilities Analysis: Rezoning

Date: January 14, 2026

Acreage: 10.15 (+/- acres)

Jurisdiction: Hillsborough County

Proposed Zoning: Planned Development

Case Number: 25-0809

Future Land Use: CMU-12

HCPS #: RZ-735

Maximum Residential Units: 93

Address: 4810, 4804, 4814 Clewis Avenue,
Tampa

Residential Type: MHP

Parcel Folio Number(s): 040490.0000,
040490.0000, 040489.0000 & 040492.0000

School Data	McDonald Elementary	Jennings Middle	Armwood High
FISH Capacity Total school capacity as reported to the Florida Inventory of School Houses (FISH)	720	1198	2524
2024-25 Enrollment K-12 enrollment on 2024-25 40 th day of school. This count is used to evaluate school concurrency per Interlocal Agreements with area jurisdictions	501	649	2302
Current Utilization Percentage of school capacity utilized based on 40 th day enrollment and FISH capacity	70%	54%	91%
Concurrency Reservations Existing concurrency reservations due to previously approved development. Source: CSA Tracking Sheet as of 9/26/2025	84	66	83
Students Generated Estimated number of new students expected in development based on adopted generation rates. Source: Duncan Associates, School Impact Fee Study for Hillsborough County, Florida, Dec. 2019	18	7	9
Proposed Utilization School capacity utilization based on 40 th day enrollment, existing concurrency reservations, and estimated student generation for application	84%	60%	95%

Notes: At this time, adequate capacity exists at McDonald Elementary, Jennings Middle, and Armwood High School for the proposed rezoning.

This is an analysis for adequate facilities only and is NOT a determination of school concurrency. A school concurrency review will be issued PRIOR TO preliminary plat or site plan approval.

Lori Belangia

Lori Belangia, M.S.
Manager, Planning & Siting
Growth Management Department
Hillsborough County Public Schools
E: glorimar.belangia@hcps.net
P: 813.272.4428



NOTE: THIS IS ONLY FOR ESTIMATE PURPOSES, BASED ON THE FEES AT THE TIME THE REVIEW WAS MADE. ACTUAL FEES WILL BE ASSESSED BASED ON PERMIT APPLICATIONS RECEIVED AND BASED ON THE FEE SCHEDULE AT THE TIME OF BUILDING PERMIT APPLICATION.

TO: Zoning Review, Development Services

DATE: 07/21/2025

REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: Riverbreeze Tampa MHO, LLC

PETITION NO: 25-0809

LOCATION: 4804 4810 4814 Clewis Ave

FOLIO NO: 40490.0000 40489.0000 40492.0000

Estimated 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

Project Summary/Description:

Urban Mobility, Northeast Park, South Fire - RV/MHP mix. Option 1: 93 units, Option 2: 78 units
No totals provided, as split of RV vs MH is not yet known.

Prior existing MH on site may provide credits if they are removed/replaced if eligible (lot map, and square footages must be documented).

AGENCY COMMENT SHEET

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

FROM: **Reviewer:** Andria McMaugh **Date:** 06/04/2025

Agency: Natural Resources **Petition #:** 25-0809

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

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



Agency Review Comment Sheet

NOTE: Wellhead Resource Protection Areas (WRPA), Potable Water Wellfield Protection Areas (PWWPA), and Surface Water Resource Protection Areas (SWRPA) reviews are based on the most current available data on the Hillsborough County maps, as set forth in Part 3.05.00 of the Land Development Code.

TO: Zoning Review, Development Services **REQUEST DATE:** 5/14/2025

REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 5/23/2025

PROPERTY OWNER: Riverbreeze Tampa MHP, LLC **PID:** 25-0809

APPLICANT: Riverbreeze Tampa MHP, LLC

LOCATION: 4804 Clewis Ave. Tampa, FL 33610
4810 Clewis Ave. Tampa, FL 33610
4814 Clewis Ave. Tampa, FL 33610

FOLIO NO.: 40490.0000, 40489.0000, 40492.0000

AGENCY REVIEW COMMENTS:

Summary of Applicant’s Request

The applicant requests rezoning to Planned Development to facilitate the development of a fixed-unit RV/MHP park where sewer will be serviced by Hillsborough County and water will be serviced by City of Tampa.

EVSD Review

At this time, portions of the folios are located within Potable Water Wellfield Protection Area (PWWPA) due to the proximity of one drinking water well designated by the Florida Department of Environmental Protection as a Community well located within 500-ft of the properties; however, the well is located one on the folio’s listed on the application and serves the current installation’s operations. As established in Chapter 62-521, F.A.C., any potable water well installed by an installation and used to serve that installation’s operation is excluded from the prohibitions setforth in Rule 62-521.400, F.A.C.

At this time, according to the Hillsborough County BOCC approved maps adopted in the Comprehensive Plan, portions of the folios are located within a Surface Water Resource Protection Area (SWRPA) and Wellhead Resource Protection Area (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 serviced by Hillsborough County.

At this time, according to the Hillsborough County BOCC approved maps adopted in the Comprehensive Plan, the site does not appear to be located within a Wellhead Resource Protection Area (WRPA) Zone 1, as defined in Part 3.05.00 of the Hillsborough County Land Development Code (LDC).

At this time, based on the information provided EVSD has no objections to the applicant's request.

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 19 May 2025

REVIEWER: Bernard W. Kaiser, Conservation and Environmental Lands Management

APPLICANT: Celia Kaufman

PETITION NO: RZ-PD 25-0809

LOCATION: Not listed

FOLIO NO: 40492.0000, 40489.0000, 40490.0000

SEC: 06 TWN: 29 RNG: 20

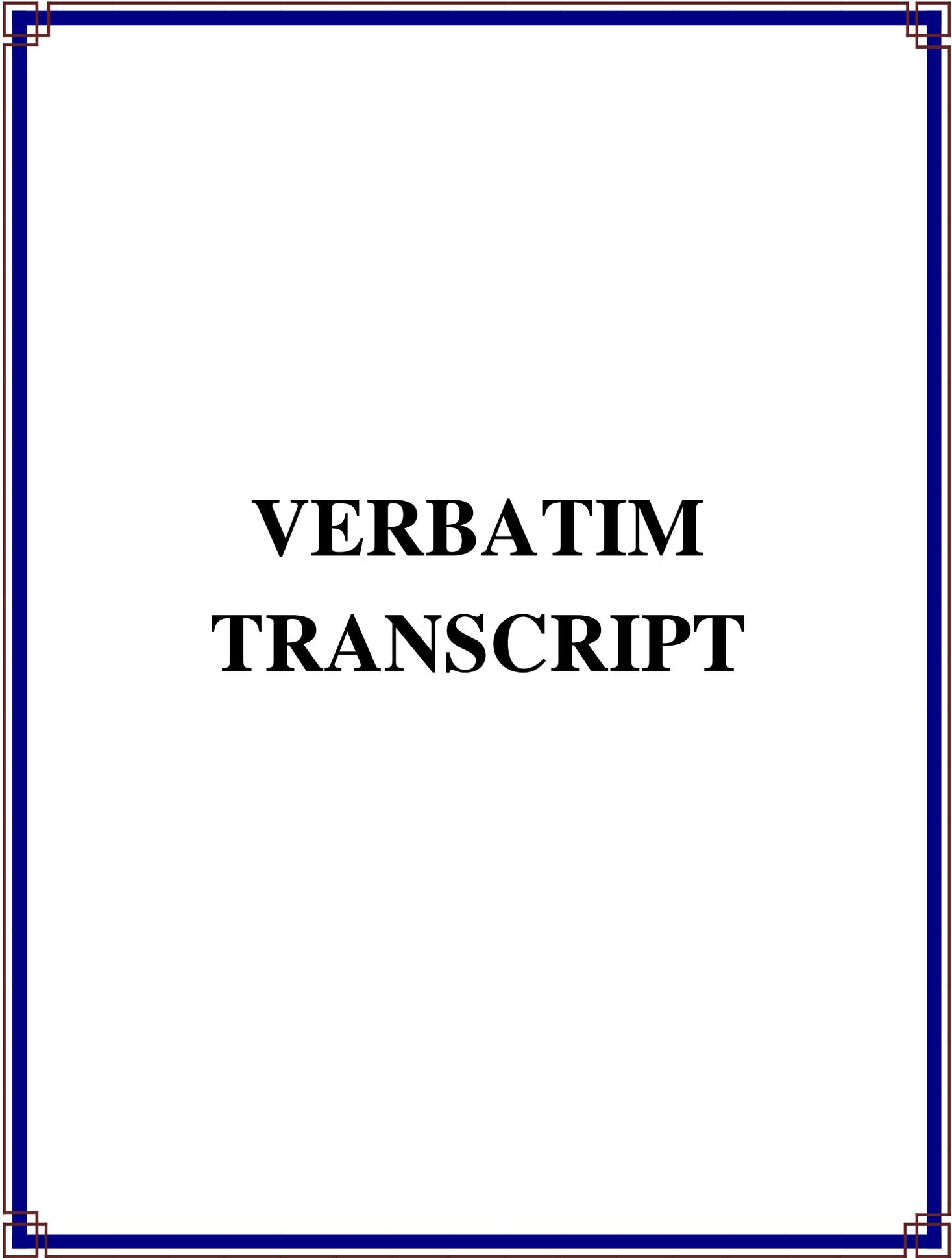
- This agency has no comments.

- This agency has no objection.

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

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

COMMENTS: _____.



VERBATIM TRANSCRIPT

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

IN RE:
ZONING HEARING MASTER MEETING

ZONING HEARING MASTER MEETING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: Susan Finch
Zoning Hearing Master
DATE: January 26, 2026
TIME: Commencing at 6:00 p.m.
TIME: Concluded at 9:48 p.m.
LOCATION: Hillsborough County BOCC
Development Services Department
601 East Kennedy Boulevard
Second Floor
Tampa, Florida 33601

Reported by:
Kate Khvostova

1 MS. HEINRICH: Our next application is item D.1.,
2 PD Rezoning 25-0809. The applicant is requesting to rezone
3 property from AS-0.4 & PD to Planned Development. Chris
4 Greilinger (ph) with Development Services will provide staff
5 findings after the applicant's presentation.

6 HEARING OFFICER: All right. Is the applicant
7 here?

8 MR. PRESSMAN: Good evening, Hearing Officer. Todd
9 Pressman, 200 Second Avenue South, Number 451, Saint
10 Petersburg. I'm here with Michael Sanders, who is the
11 engineer on the project. And I have a -- I have a PowerPoint
12 for you, that's up for you?

13 HEARING OFFICER: Yes. Absolutely.

14 MR. PRESSMAN: This is PD 25-0809, located in the
15 East Lake Orient Park area. You can see it's located in the
16 nexus of I-4 and I-75. Specifically by the property
17 appraiser is 10.15 acres, abutting or adjacent to the Bypass
18 Canal.

19 The Planning Commission was consistent.
20 Development Services, approval. Transportation, no objection
21 with some conditions. The issue is a PD to AS-.4 to a
22 unified PD for a (indiscernible) in park mobile park trailer,
23 which is an official designation or use in the LDC listed
24 business uses, which is a transportable unit, which is
25 sometimes seasonal, which is seasonal and temporary living

1 quarters not exceeding 400 square feet. Also a restriction
2 for the period of time, but basically it's a fixed,
3 non-movable RV for a short-term resort park.

4 There are two options. Option 1 is 93 units.
5 Option 2 is 80 units. Development Services notes that the
6 area consists of single-family residential, neighborhood,
7 commercial, and the Tampa Bypass Canal. Comp Plan is CMU-12
8 throughout the whole area. This is the 93-unit plan, PD
9 plan, that is before you. And there are a number of
10 mitigations for the site, which includes a 30-foot wetland
11 buffer that runs through central green space, which is
12 greened for you, and type-A buffers as indicated to the north
13 and south. And there is another green space in the area at
14 Clewis Avenue. Under the 83-unit plan, the same mitigations.
15 However, at this option, just FYI, the mobile homes at the
16 bottom 20 to 25 percent remain the same.

17 The Planning Commission notes it would complement
18 the residential in the area and would effectively integrate
19 in the existing neighborhoods from any development. The
20 density of the site is well below the maximum permitted.
21 They note that it provides more housing options with an
22 affordable housing option. Development Services notes
23 they're compatible with enhanced buffering and screening
24 preserves natural resources through the wetland buffer
25 installation that aids screening and incorporation of central

1 green space to a water pond, and enhances aesthetics for the
2 site. So with that, we appreciate your attention. We'd be
3 happy to answer any questions you might have.

4 HEARING OFFICER: Just two quick questions. One
5 is, it appears there is no limit to the mix between the park
6 units and the mobile homes with -- under either development
7 option. It's a maximum of 93 for one and 80 for the other.
8 And so there is no limit prepared for or proposed for each of
9 those development types; is that correct?

10 MR. PRESSMAN: Michael, you want to answer this?
11 Go ahead and talk.

12 MR. SANDERS: Michael Sanders, Oxbow Engineering,
13 4206 National Guard Drive, Plant City, Florida. That's
14 correct. There is no (indiscernible) requirement.

15 HEARING OFFICER: Okay. Thank you. And then the
16 second question pertains to the park unit, the 120-day per
17 calendar year. Tell me how that works. Does that apply to
18 one park unit, and then that one leaves in 120 days, and then
19 a second one could come on that same space?

20 MR. SANDERS: The park units does not move. That
21 is occupancy. 120 days max leasing.

22 HEARING OFFICER: I see. As they're occupied 120
23 days.

24 MR. SANDERS: Correct.

25 HEARING OFFICER: Understood. Okay. Those are my

1 only two questions. Thank you so much.

2 Development Services?

3 UNIDENTIFIED SPEAKER: Sir, can you come sign in
4 with us?

5 Mr. Pressman?

6 UNIDENTIFIED SPEAKER: Mr. Pressman?

7 HEARING OFFICER: Good evening.

8 MR. GREILINGER: Good evening. Chris Greilinger,
9 Development Services. This is a request to rezone
10 approximately 10.15 acres in the East Lake-Orient Park
11 Community Plan Area from PD and AS-0.4 to planned
12 development.

13 The proposed use includes a fixed unit mobile home
14 and park model resort. The park model units will remain in
15 place but may only be rented for up to 120 consecutive days
16 as required by the Land Development Code. The mobile homes
17 are not subject to this time limit. The site is currently
18 designated Community Mixed Use 12 on the Future Land Use Map.

19 Two site plan options are being proposed. Option 1
20 up to 93 units or 9.16 dwelling units an acre. And option 2,
21 up to 80 units, 7.88 dwelling units an acre. The area
22 consists of single-family residential, neighborhood,
23 commercial, and the Tampa Bypass Canal to the west. Adjacent
24 to the north and south are single-family residential. To the
25 east, across Clewis Avenue, is a convenience store and mobile

1 home park. To the west is the Tampa Bypass Canal.

2 To address compatibility with adjacent uses, the
3 applicant is providing enhanced buffering and screening,
4 including a 30-foot wetland buffer along the canal and Type A
5 screening within all required buffers. A central green
6 space, stormwater pond, and a multi-use trail to create a
7 park-like setting. Staff recommends approval subject to the
8 conditions outlined in the staff report. I'm available for
9 any questions you might have.

10 HEARING OFFICER: None at this time. Thank you so
11 much.

12 MR. GREILINGER: Thank you.

13 HEARING OFFICER: Planning Commission?

14 MS. MYERS: Alexis Myers, Planning Commission
15 staff. The subject site is located in the Community Mixed
16 Use-12 Future Land Use category. It is in an urban service
17 area within the limits of the East Lake Orient Park Community
18 Plan. With the required buffers and screens meeting the
19 standards for the site, and with it being adjacent to other
20 residential properties, the proposal meets the intent of
21 Policy 3.1.2 and its associated policies.

22 The proposed use of a fixed unit mobile home park
23 would effectively integrate in the existing neighborhood and
24 surrounding development in the area and therefore meet the
25 intent of Objective 3.1 and its associated policies as well.

1 With the site being 10.15 acres, the maximum units
2 allowed in the site is -- are 121 units. The Parks
3 Recreation, and Natural Resources Section of the East
4 Lake-Orient Park Community Plan seeks to protect and enhance
5 East Lake-Orient Park's natural environment.

6 One of the strategies of this goal is to seek new
7 park and recreation facilities in conjunction with the
8 approval of new residential development. Another goal within
9 the section is to protect wetlands, which is also being met
10 with the site plan proposal, and it's also been approved by
11 the Environmental Protection Commission. Based upon those
12 considerations and the following goals, objectives, and
13 policies, the Planning Commission Staff finds the proposed
14 planned development consistent with the unincorporated
15 Hillsborough County Comprehensive Plan, subject to the
16 conditions proposed by the Development Services Department.

17 HEARING OFFICER: Thank you so much. Is there
18 anyone in the room or online that would like to speak in
19 support? Anyone in favor? Seeing no one -- anyone in
20 opposition? All right.

21 Go ahead and come forward. While you're coming
22 forward, is there anyone else, either in the room or online,
23 who would like to speak in opposition? All right. Seeing no
24 one.

25 All right. Ma'am, could you give us your name and

1 address, please?

2 MS. YORK: Hi. Rebecca York, 5002 Clewis Avenue.
3 I own the property to the -- this property is south of mine.
4 Sorry. Anyway, this company owns several mobile home parks
5 already in the area, and every -- every one of them is -- and
6 I believe it's listed in the paperwork that I read from this
7 hearing that it is a below-average mobile home park. And I
8 don't feel that we need any more below-average mobile home
9 parks. They're trying to be the Paradise Village, which is a
10 park that has been there forever, and it is not travel
11 trailers, which this one is calling for as well. Travel
12 trailers. Because if you park a travel trailer, it's kind
13 of -- a mobile home, they take the wheels off. A travel
14 trailer, they don't take the wheels off, which means they're
15 coming and going. So what are we going to end up with at the
16 end of that is nothing more than what is there now.

17 They have made absolutely no improvements to any of
18 the mobile home parks that they already own in the area. And
19 the one that they're trying to add to this, it's one of those
20 that you would have to see in order to believe it.

21 And I've lived on my property my entire life, which
22 is a little more than 25 years. But I mean, my entire life
23 I've lived there, and I have watched everything. I was there
24 before the bypass canal was there, and this is just adding
25 more to what are we going to get? When I ask what we're

1 doing with a water system and a sewer system, I was told that
2 they're going to hook to City water. Well, we're in the
3 County, so I don't know how they're going to hook to City
4 water.

5 And as far as the sewer system, I don't know where
6 that's going to go. You know, where that's going to end up.
7 And I sat through Hurricane Milton when it just came through,
8 and I can't imagine what a travel trailer would look like
9 with the winds that we got. Because it picked up a lot of
10 things in my -- on my property that ended up somewhere else.
11 And they were just like carports. A travel trailer is going
12 to be something totally different, and it's going to land
13 into one of the mobile homes that's there, stationary. And I
14 don't know.

15 And as I say, the people that come in there to do
16 that, they don't live in this county. And once they're
17 there, they're just there for how much rent are we going to
18 get every month? But they don't see it. They don't maintain
19 it, and I am not sure that they're going to maintain this if
20 they can't maintain what's already there.

21 And the other thing -- I'm sure that it's not been
22 brought up, and somebody told me today that I should have
23 brought it up with FWC, that there are eagles' nests in the
24 trees on that property that is just next to mine. And the
25 trailers that they already have is a little further down. So

1 it's the ones right next to me that have the trees with the
2 eagles' nest and the owls and everything in it. So I don't
3 know. They've already come in on weekends and knocked over a
4 lot of the trees that were in there. So I guess now they
5 don't have to pay or get approval to do that once they, you
6 know, start with their thing.

7 And fencing? I don't know. Are they listing what
8 kind of fences that they're going to put up that separates
9 them from the rest of the area? Because as I say, the
10 trailer parks that are there that are established, not the
11 ones that were bought up in 2008 when everything hit, and
12 they came in and bought all the properties. They -- they're
13 maintained. I mean, if they need security, they offer
14 security. And a lot of them are family. And I don't think
15 we need another one.

16 As I say, I mean, being there my whole life, I've
17 watched it all. And I don't know. I mean, we've got two
18 apartment complexes on the end now. They're maintained, and
19 they're building another one not far away. Condominiums, I
20 believe, they're going to build. And that's what just from
21 -- I mean just to the south of this property is a big open
22 space. And I believe that's where they're going to put also
23 apartment complexes, because it's now all overlooking the
24 bypass canal.

25 So I think that they're using that for -- you know,

1 their ruses and their drawings and what have you, do not
2 articulate what's actually there. And it's one of those that
3 I wish people could go and look before they say approved,
4 because it's not as it appears to be. And I just think that
5 our neighborhood is better than that. So --

6 HEARING OFFICER: All right. Well, thank you for
7 coming down.

8 MS. YORK: All right.

9 HEARING OFFICER: I really appreciate it. If you
10 could please sign in with the Clerk's Office.

11 Anyone else that would like to speak in opposition?

12 Yes, sir? You can start by giving us your name and
13 address, please.

14 MR. BLAKE: Hi. My name is Michael Blake. My
15 address is 5102 Clewis Avenue, Tampa, Florida 33610.

16 HEARING OFFICER: Thank you.

17 MR. BLAKE: I live a little north of the trailer
18 park that he's trying to put in, and he already owns -- this
19 company already owns three, four, or five other different
20 properties, mobile homes parks on Clewis Avenue. They're not
21 well upkept. We have a problem with sewage. We do not need
22 another trailer park on Clewis Avenue. The roads cannot bear
23 another 93 or 150 trailers on Clewis Avenue. We have enough
24 traffic going in and out.

25 The trailer parks that he owns already, it's not

1 even full. Half of them are empty, and they cannot live in
2 those mobile homes that they already have. Now, he owns a
3 house and nobody live there. You can't. The code said you
4 can't live in it. So to add to what he already has does not
5 make sense.

6 First, take care of what you already have. Take
7 care of the community and your trailer parks that you already
8 have. If you done that, then you could be awarded something
9 else. But if you look -- like my neighbor said, if you look
10 at what's there now, you will say no freaking way. Do we
11 need trailer parks? Do we need an RV park? No. Go
12 somewhere where that could be used and enjoyed, not a
13 community. Do we need RVs to go in and out and stay 120 days
14 or -- no. We got enough of that in Hillsborough County. Do
15 we need tents? Do we need where you can help people
16 just -- I would say under deserving, not really deserving. I
17 don't want to say that, but less fortunate that come here
18 with the riff-raff, and they come in and then go out.
19 They're here week and out the next. We don't need that no
20 more on Clewis Avenue.

21 Paradise Village is loaded. They put more than
22 enough trailers there. They're -- they're overpopulated that
23 they added 1,000 trailers in the last two years. They can't
24 even handle the sewage in that area. And we do not have any
25 city -- we do not have any sewage watering in the area for

1 this mobile home park to hook into. The Tampa Bypass Canal
2 to be a reserve, a natural place for them to enjoy. They
3 would have to redo that whole canal to be good. Put
4 sidewalks. You have to put lights. It sounds good with the
5 word "resort," but it's a long ways from a resort.

6 And to me, if you look at what's there, the
7 colorful trailers, bright red, bright yellow, bright green,
8 bright red. It don't deserve to be there. It looks like a
9 funny view. And I'm -- and I'm trying to say that is that
10 the trash -- I don't -- I don't want to say it wrong, but
11 what we've seen there we shouldn't deserve it.

12 And my -- my biggest thing is this, if you take
13 care of what you already have, then maybe you could get
14 something better, but -- or more. But to put 10 acres and
15 put 100 or so trailers and make it an RV park is not
16 suitable, and it should not go. And I would really consider
17 the commission take this into consideration to what they're
18 really trying to do. The word resort sounds good, but when
19 you go out there and look what's there, you'll say, Oh, no.
20 I would not want to be in this area or in this trailer park.
21 Thank you.

22 HEARING OFFICER: Thank you, sir. If you could
23 please sign in. All right. Seeing no one else that wants to
24 speak in opposition, we'll go back to Development Services.

25 Ms. Heinrich, any other comments?

1 MS. HEINRICH: The only thing I would add, which
2 the applicant may be addressing in his rebuttal, is that the
3 uniqueness of this project is these won't be RVs per se.
4 They will be a different classification called a park model,
5 and per the conditions of approval, they have to stay fixed
6 on the ground. People can come and go, but the RVs, unlike
7 other parks, will not be entering and exiting the park.

8 HEARING OFFICER: And the 120 days re-applies to
9 the occupancy of those park model units?

10 MS. HEINRICH: Right.

11 HEARING OFFICER: All right. And can you just go
12 over the requirements, if this were to be approved, that the
13 outcome would be subject to in terms of the next step, the
14 site plan review? The gentleman and the -- Ms. York also
15 mentioned the eagle's nest, the fencing, the connection to
16 city water. Can you just address what steps are applicable
17 to that?

18 MS. HEINRICH: Sure. If the rezoning is approved,
19 then the next step would be for the applicant to go through a
20 site development, which is more of, like, a horizontal plan,
21 looking at, like, a bird's eye view, where things are
22 located, and what site improvements would be necessary.

23 I believe in this proposal, they are proposing
24 buffering and screening around the perimeter of the site for
25 compatibility reasons. It is in the City of Tampa water

1 service area, so it would be serviced by them. Also this is
2 in the urban service area, so they would be required to
3 connect to county utilities, and at that time, all the
4 different reviewing agencies would look at it, such as storm
5 water and natural resources.

6 In terms of your question about the eagle's nest, I
7 don't see that on our GIS. Not -- of course, they could come
8 and go, but Natural Resources is a reviewer for each and
9 every site and would check for things like that, and wildlife
10 habitat, encroachments, and things of that nature.
11 Transportation also would review it, and they would be
12 subject to any improvements that's going to be required, any
13 access points. And zoning would also be a reviewer to look
14 at things like the setbacks, buffering, screening, things
15 like that being provided on the plan.

16 HEARING OFFICER: All right. Perfect. All right.
17 Thank you so much.

18 Then, Mr. Pressman, we'll go back to you. You have
19 five minutes for a rebuttal.

20 MR. PRESSMAN: Thank you, Hearing Officer and
21 Michelle. Everything Michelle said was absolutely correct
22 that these would be stationary units. They would not be
23 leaving. They remain where they are.

24 The good news, in respect to the residents who
25 spoke, is that this park is going to be substantially

1 improved. So the park won't be -- and this will be all new.
2 They'll be brought in new for placement at the site. Water
3 and sewer are going to be hooked up, and roadway is going to
4 be improved, so these are major improvements for the
5 property, which I think the residents who had some concerns
6 will be very happy with.

7 I'll just remind you that Planning Commission and
8 Development Services have supported this request very
9 strongly in terms of compatibility, affordable housing
10 option, and noting the preservation of natural resources and
11 mitigations that are proposed. I'll also indicate to you
12 that we noticed 21 persons, and we heard from 2 residents
13 this evening, but there were no other comments or emails that
14 I was aware of.

15 HEARING OFFICER: All right. Does that conclude
16 your rebuttal?

17 MR. PRESSMAN: Yes.

18 Michael, did you want to add anything?

19 MR. SANDERS: No.

20 MR. PRESSMAN: Thank you very much.

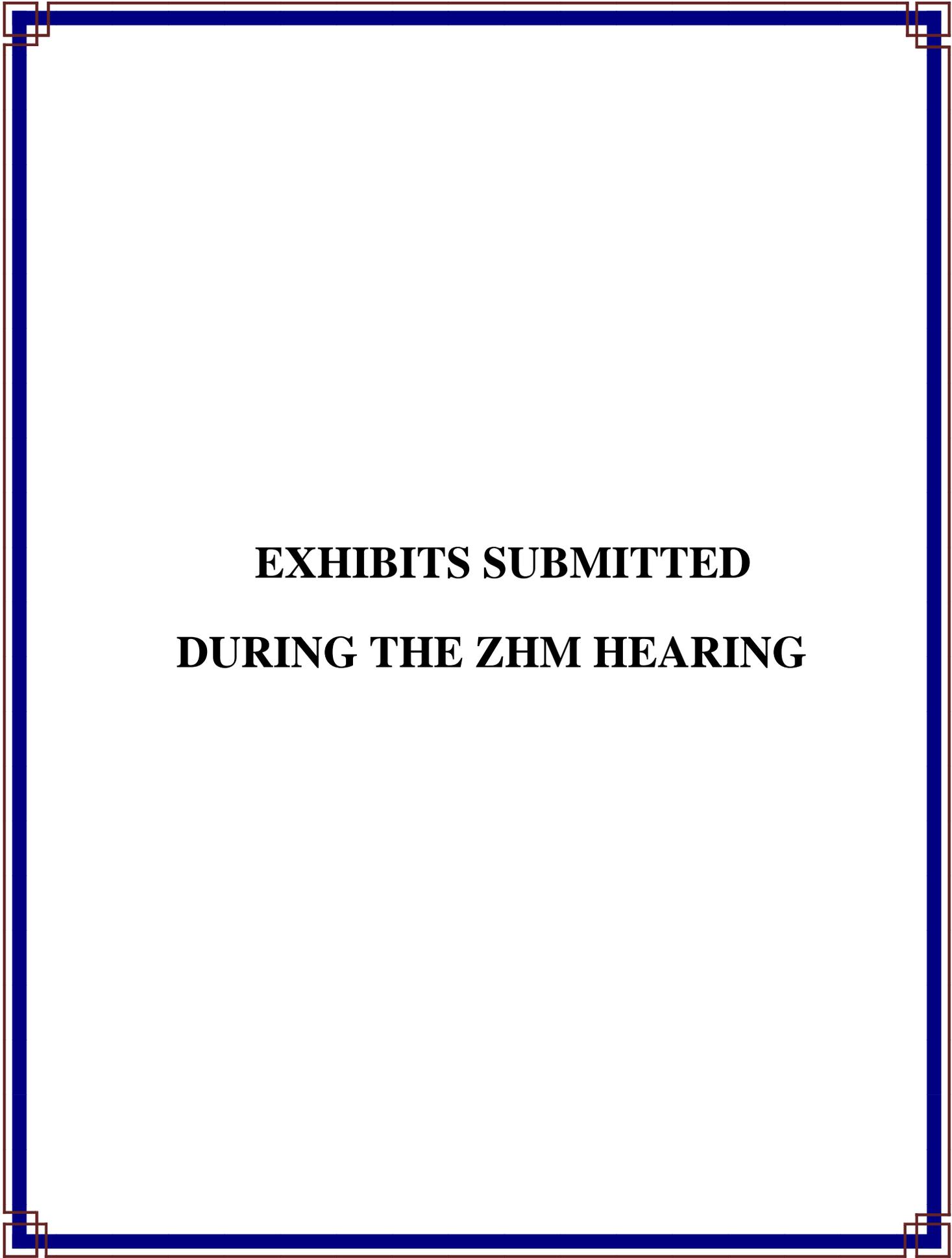
21 HEARING OFFICER: Thank you. I appreciate it.

22 With that, we'll close RZ-PD 25-0809 and go to the next case.

23

24

25



**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO

PAGE 1 OF 7

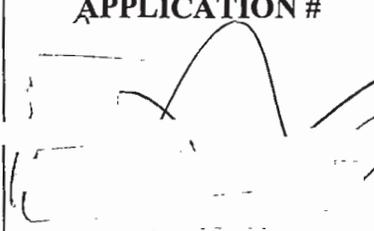
DATE/TIME: 1-26-2026 6:00pm HEARING MASTER: Susan Finch

PLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ</u> <u>25-1026</u>	PLEASE PRINT NAME <u>Robert Mark</u> MAILING ADDRESS <u>6331 Condo 4 dr</u> CITY <u>Review</u> STATE <u>FL</u> ZIP <u>3258</u> PHONE _____
APPLICATION # <u>RZ</u> <u>25-1026</u>	PLEASE PRINT NAME <u>Gordon Schiff</u> MAILING ADDRESS <u>4155 W Cypress St</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>8135575797</u>
APPLICATION # <u>RZ - 25 - 1026</u>	PLEASE PRINT NAME <u>Scott Hendry</u> MAILING ADDRESS <u>4608 S. Lake St</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33619</u> PHONE <u>813-842-2123</u>
APPLICATION # <u>RZ</u> <u>25-1350</u>	PLEASE PRINT NAME <u>Todd Pressman #45</u> MAILING ADDRESS <u>200 W 2nd Ave S.</u> CITY <u>JF PTP</u> STATE <u>FL</u> ZIP <u>33704</u> PHONE <u>207-304-1760</u>
APPLICATION # <u>RZ</u> <u>26-0128</u>	PLEASE PRINT NAME <u>Juan Pizano Sanchez</u> MAILING ADDRESS <u>614 Maggie st wimauma Fla</u> CITY <u>Wimauma</u> STATE <u>Fla</u> ZIP <u>33598</u> PHONE <u>813 650691</u>
APPLICATION # <u>RZ</u> <u>26-0163</u> <u>VS</u>	PLEASE PRINT NAME <u>Kelli Conte</u> MAILING ADDRESS <u>PO Box 34</u> CITY <u>Wimauma</u> STATE <u>FL</u> ZIP <u>33598</u> PHONE _____

PLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ</u> <u>25-0809</u>	PLEASE PRINT NAME <u>Todd Pressman</u> MAILING ADDRESS <u>200 2nd Ave S. # 451</u> CITY <u>St Pete</u> STATE <u>FL</u> ZIP <u>33701</u> PHONE _____
--	---

APPLICATION # 	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____
---	--

APPLICATION # <u>RZ</u> <u>25-0809</u>	PLEASE PRINT NAME <u>Michael Sanders</u> MAILING ADDRESS <u>4206 National Guard Dr STE #1</u> CITY <u>Plant City</u> STATE <u>FL</u> ZIP <u>33563</u> PHONE <u>813 857 7024</u>
--	---

APPLICATION # <u>RZ</u> <u>25-0809</u>	PLEASE PRINT NAME <u>Rebecca York</u> MAILING ADDRESS <u>5002 Lewis Av</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33610</u> PHONE <u>813-426-5100</u>
--	---

APPLICATION # <u>RZ-</u> <u>25-0809</u>	PLEASE PRINT NAME <u>Michael Blake</u> MAILING ADDRESS <u>5102 Lewis Ave</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33610</u> PHONE <u>813-222-3509</u>
---	---

APPLICATION # <u>MM</u> <u>25-0810</u>	PLEASE PRINT NAME <u>Jake Cremer</u> MAILING ADDRESS <u>2002 W Cleveland #203</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33606</u> PHONE <u>913-419-3919</u>
--	--

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO

DATE/TIME: 1/26/2016 6PM HEARING MASTER: Susan Finch

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # MM 25-0810	PLEASE PRINT NAME David M Smith MAILING ADDRESS 401 E. Jackson St. Suite 2100 CITY Tampa STATE FL ZIP 33601 PHONE 813 222 5010
APPLICATION # MM 25-0810	PLEASE PRINT NAME MICHAEL YATES MAILING ADDRESS PALM TRAFFIC 4006 S. MADILL AVE CITY TAMPA STATE FL ZIP 33611 PHONE 813 205 8057
VS APPLICATION # MM 25-0810	PLEASE PRINT NAME Penny Martin MAILING ADDRESS 2030 Martin Rd CITY Dover STATE FL ZIP 33527 PHONE
APPLICATION # MM 25-0810	PLEASE PRINT NAME Danielle Kimbrell MAILING ADDRESS 1216 W. RISK ST. CITY Plant City STATE FL ZIP 33563 PHONE
APPLICATION # MM 25-0810	PLEASE PRINT NAME Renee Maddison MAILING ADDRESS 1502 Windy Gato Pl CITY VALRICO STATE FL ZIP 33504 PHONE
APPLICATION # MM 25-0810	PLEASE PRINT NAME GEORGE NIEMANN MAILING ADDRESS 4711 DOVER CLIFF COURT DOVER FL CITY Dover STATE FL ZIP 33527 PHONE 813-662-7100

DATE/TIME: 1/26/2025 6pm HEARING MASTER: Susan FinckPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>MM</u> <u>25-0810</u>	PLEASE PRINT NAME <u>Yvette Niemann</u> MAILING ADDRESS <u>47th Dover Cliff Ct</u> CITY <u>Dover</u> STATE <u>FL</u> ZIP <u>33527</u> PHONE <u>813 662 7100</u>
APPLICATION # <u>MM</u> <u>25-0810</u>	PLEASE PRINT NAME <u>Deborah K. Hellyer</u> MAILING ADDRESS <u>2130 Mantow Rd</u> CITY <u>Dover</u> STATE <u>FL</u> ZIP <u>33527</u> PHONE <u>813-848-8307</u>
APPLICATION # <u>MM</u> <u>25-0810</u>	PLEASE PRINT NAME <u>Kami Corbett</u> MAILING ADDRESS <u>101 E Kennedy Blvd Ste 3100</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 227 8412</u>
APPLICATION # <u>MM -</u> <u>25-0810</u>	PLEASE PRINT NAME <u>Robert DeMott</u> MAILING ADDRESS <u>Ramboll 10150 Highland Manor Dr. Tampa</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33610</u> PHONE <u>813-545-2890</u>
APPLICATION # <u>MM</u> <u>25-0849</u>	PLEASE PRINT NAME <u>Brian August, Jr., Esq.</u> MAILING ADDRESS <u>625 Court St. Ste 200</u> CITY <u>CLW</u> STATE <u>FL</u> ZIP <u>33756</u> PHONE <u>727 491-1966</u>
APPLICATION # <u>MM</u> <u>25-0849</u>	PLEASE PRINT NAME <u>KRIKOR KASSARTIAN / GULF COAST CONSULTING</u> MAILING ADDRESS <u>13825 LOT BLVD #605, CLEARWATER</u> CITY <u>CLEARWATER</u> STATE <u>FL</u> ZIP <u>33760</u> PHONE <u>727-524-1818</u>

DATE/TIME: 12/2/2020 6PM HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # RZ 25-0934	PLEASE PRINT NAME <u>Jim Porter</u> MAILING ADDRESS <u>401 E. Jackson St. Suite 1700</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>(813) 209-5060</u>
APPLICATION # RZ 25-0934	PLEASE PRINT NAME <u>Todd Pressman</u> MAILING ADDRESS <u>200 2nd Ave S # 451</u> CITY <u>St Pete</u> STATE <u>FL</u> ZIP <u>33709</u> PHONE _____
APPLICATION # RZ 25-0934	PLEASE PRINT NAME <u>Sam Sebaali</u> MAILING ADDRESS <u>5127 S. ORANGE Ave, Ste. 200</u> CITY <u>Orlando</u> STATE <u>FL</u> ZIP <u>32809</u> PHONE <u>407-895-0324</u>
APPLICATION # RZ 25-0934	PLEASE PRINT NAME <u>Ethel Hammer</u> MAILING ADDRESS <u>19825 Angel Lane</u> CITY <u>Odessa</u> STATE <u>FL</u> ZIP <u>33556</u> PHONE <u>813-781-9866</u>
APPLICATION # RZ 25-0934	PLEASE PRINT NAME <u>Brittney Barrie</u> MAILING ADDRESS <u>19506 Barrie Acres Trail</u> CITY <u>Odessa</u> STATE <u>FL</u> ZIP <u>33556</u> PHONE <u>352-408-5736</u>
APPLICATION # RZ 25-0934	PLEASE PRINT NAME <u>Cary O'Donnell</u> MAILING ADDRESS <u>16127 Ivy Lake Dr.</u> CITY <u>Odessa</u> STATE <u>FL</u> ZIP <u>33556</u> PHONE <u>917-733-7415</u>

DATE/TIME: 1/26/2024 6pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # RZ 25-0934	PLEASE PRINT NAME <u>Jane Graham Key</u> MAILING ADDRESS <u>16703 Early Rise Ave. Suite 272</u> CITY <u>Indo Lakes</u> STATE <u>FL</u> ZIP <u>34638</u> PHONE <u>727-291-9526</u>
APPLICATION # RZ 25-0934	PLEASE PRINT NAME <u>Beth White</u> MAILING ADDRESS <u>P.O. Box 95, Odessa</u> CITY _____ STATE _____ ZIP _____ PHONE <u>33552</u>
APPLICATION # RZ 25-0934	PLEASE PRINT NAME <u>Rogelio A. Pineda</u> MAILING ADDRESS <u>6156 Marsh Trail Drive</u> CITY <u>Odessa</u> STATE <u>FL</u> ZIP <u>33556</u> PHONE <u>253 228 2826</u>
APPLICATION # RZ 25-0934	PLEASE PRINT NAME <u>Tim L'Hommedieu</u> MAILING ADDRESS <u>17712 Lake Key Dr</u> CITY <u>Odessa</u> STATE <u>FL</u> ZIP <u>33556</u> PHONE _____
APPLICATION # RZ 25-0934	PLEASE PRINT NAME <u>Mark Drouff</u> MAILING ADDRESS <u>6054 Marsh Trail Dr</u> CITY <u>Odessa</u> STATE <u>FL</u> ZIP <u>33556</u> PHONE <u>813 334 6225</u>
APPLICATION # RZ 25-0934	PLEASE PRINT NAME <u>Adrian Bishop</u> MAILING ADDRESS <u>10404 Tarpon Springs Rd</u> CITY <u>Odessa</u> STATE <u>FL</u> ZIP <u>33556</u> PHONE <u>813 951 0665</u>

DATE/TIME: 1/26/2016 6pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ</u> <u>25-0934</u>	PLEASE PRINT NAME <u>Adam Hollifield</u> MAILING ADDRESS <u>19921 Cypress Bridge Drive</u> CITY <u>Odessa</u> STATE <u>FL</u> ZIP <u>33556</u> PHONE _____
APPLICATION # <u>M.M</u> <u>25-1239</u>	PLEASE PRINT NAME <u>Todd Pressman</u> MAILING ADDRESS <u>200 2nd Ave S. #451</u> CITY <u>St Pete</u> STATE <u>FL</u> ZIP <u>33701</u> PHONE _____
APPLICATION # <u>M.M</u> <u>25-1239</u>	PLEASE PRINT NAME <u>Elizabeth Rodrigues</u> MAILING ADDRESS <u>18156 Sandy Pointe Dr.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33647</u> PHONE <u>813.545.376</u>
APPLICATION # <u>M.M</u> <u>25-1247</u>	PLEASE PRINT NAME <u>Kami Corbett</u> MAILING ADDRESS <u>101 E Kenedy Blvd #3300</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-227-842</u>
APPLICATION # <u>M.M</u> <u>25-1247</u>	PLEASE PRINT NAME <u>TODD AMADOR</u> MAILING ADDRESS <u>6515 Palm Dr in PA</u> CITY <u>TPA</u> STATE <u>FL</u> ZIP <u>33619</u> PHONE <u>6217311</u>
APPLICATION # <u>M.M</u> <u>25-1354</u>	PLEASE PRINT NAME <u>Patricia Ortiz</u> MAILING ADDRESS <u>2810 N Central Ave</u> CITY <u>Tamp</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-87-842</u>

HEARING TYPE: **ZHM, PHM, VRH, LUHO**

DATE: **January 26, 2026**

HEARING MASTER: **Susan Finch**

PAGE: **1 OF 1**

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
RZ 25-1026	Logan McKaig	1. Revised Staff Report	Yes (Copy)
RZ 25-1026	Gordon J. Schiff	2. Opposition Presentation Packet	No
RZ- 25-1350	Todd Pressman	1. Applicant Presentation Packet – Thumb Drive	No
RZ 25-1350	Michelle Montalbano	2. Revised Staff Report	Yes (Copy)
RZ 25-0809	Todd Pressman	1. Applicant Presentation Packet – Thumb Drive	NO
MM 25-0810	Jacob Cremer	1. Applicant Presentation Packet	No
MM 25-0810	Tim Lampkin	2. Revised Staff Report	Yes (Copy)
MM 25-0810	Renee Maddison	3. Opposition Presentation Packet	No
MM 25-0810	George Niemann	4. Opposition Presentation Packet – Thumb Drive	No
MM 25-0810	Yvette Niemann	5. Opposition Presentation Packet	No
MM 25-0810	Kami Corbett	6. Proponent Presentation Packet – Thumb Drive	No
MM 25-0810	Deborah Holliday	7. Opposition Presentation Packet	No
MM 25-0810	Robert Demontt	8. Applicant Presentation Packet	No
MM 25-0849	Brian Aungst Jr.	1. Applicant Presentation Packet	No
MM 25-0849	Kriker Kassartian	2. Applicant Presentation Packet	No
RZ 25-0934	Tim Lampkin	1. Revised Staff Report	Yes (Copy)
RZ 25-0934	Todd Pressman	2. Applicant Presentation Packet – Thumb Drive	No
RZ 25-0934	Jim Porter	3. Opposition Presentation Packet	No
RZ 25-0934	Jane Graham	4. Opposition Presentation Packet	No
RZ 25-0934	Ethel Hammer	5. Opposition Presentation Packet	No
RZ 25-0934	Brittney Barrie	6. Opposition Presentation Packet – Thumb Drive	No
RZ 25-0934	Cary O’ Donell	7. Opposition Presentation Packet	No
RZ 25-0934	Beth White	8. Opposition Presentation Packet	No
RZ 25-0934	Adam Bishop	9. Opposition Presentation Packet	No
MM 25-1239	Todd Pressman	1. Applicant Presentation Packet – Thumb Drive	No
MM 25-1239	Jarrod Follin	2. Revised Staff Report	Yes (Copy)
MM 25-1247	Kami Corbett	1. Applicant Presentation Packet – Thumb Drive	No
MM 25-1247	Tim Lampkin	2. Revised Staff Report	Yes (Copy)

January 26, 2026 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, March 24, 2025, at 6:00 p.m., in the Boardroom, Frederick B. Karl County Center, Tampa, Florida, and held virtually.

 Susan Finch, ZHM, called the meeting to order at 6:01 p.m. and led in the pledge of allegiance to the flag.

A. WITHDRAWALS AND CONTINUANCES

 Michelle Heinrich, Development Services (DS), introduced staff and reviewed the changes to the agenda.

 Susan Finch, ZHM, overview of ZHM process.

 Senior Assistant County Attorney Mary Dorman, overview of evidence/ZHM/BOCC Land Use agenda process.

 Susan Finch, ZHM, Oath.

B. REMANDS - **None**

C. REZONING STANDARD (RZ-STD):

C.1. RZ 25-1026

 Michelle Heinrich, DS, called RZ 25-1026.

 Testimony provided.

 Susan Finch, ZHM, closed RZ 25-1026.

C.2. RZ 25-1350

 Michelle Heinrich, DS, called RZ 25-1350.

 Testimony provided.

 Susan Finch, ZHM, closed RZ 25-1350.

C.3. RZ 26-0128

 Michelle Heinrich, DS, called RZ 26-0128.

 Testimony provided.

 Susan Finch, ZHM, closed RZ 26-0128.

MONDAY, JANUARY 26, 2026

C.4. RZ 26-0163

 Michelle Heinrich, DS, called RZ 26-0163.

 Testimony provided.

 Susan Finch, ZHM, closed RZ 26-0163.

D. REZONING-PLANNED DEVELOPMENT (RZ-PD) & MAJOR MODIFICATION (MM) :

D.1. RZ 25-0809

 Michelle Heinrich, DS, called RZ 25-0809.

 Testimony provided.

 Susan Finch, ZHM, closed RZ 25-0809.

D.2. MM 25-0810

 Michelle Heinrich, DS, called MM 25-0810.

 Testimony provided.

 Susan Finch, ZHM, closed MM 25-0810.

D.3. MM 25-0849

 Michelle Heinrich, DS, called MM 25-0849.

 Testimony provided.

 Susan Finch, ZHM, closed MM 25-0849.

D.4. RZ 25-0934

 Michelle Heinrich, DS, called RZ 25-0934.

 Testimony provided.

 Susan Finch, ZHM, closed RZ 25-0934.

D.5. MM 25-1239

 Michelle Heinrich, DS, called MM 25-1239.

MONDAY, JANUARY 26, 2026

 Testimony provided.

 Susan Finch, ZHM, continued MM 25-1239 to March 23, 2026, ZHM hearing.

D.6. MM 25-1247

 Michelle Heinrich, DS, called MM 25-1247.

 Testimony provided.

 Susan Finch, ZHM, closed MM 25-1247.

D.7. MM 25-1354

 Michelle Heinrich, DS, called MM 25-1354.

 Testimony provided.

 Susan Finch, ZHM, closed MM 25-1354.

E. ZHM SPECIAL USE - **None**.

ADJOURNMENT

 Susan Finch, ZHM, adjourned the meeting at 9:48 p.m.

PD 25-0809

Application No. RZ 25-0809

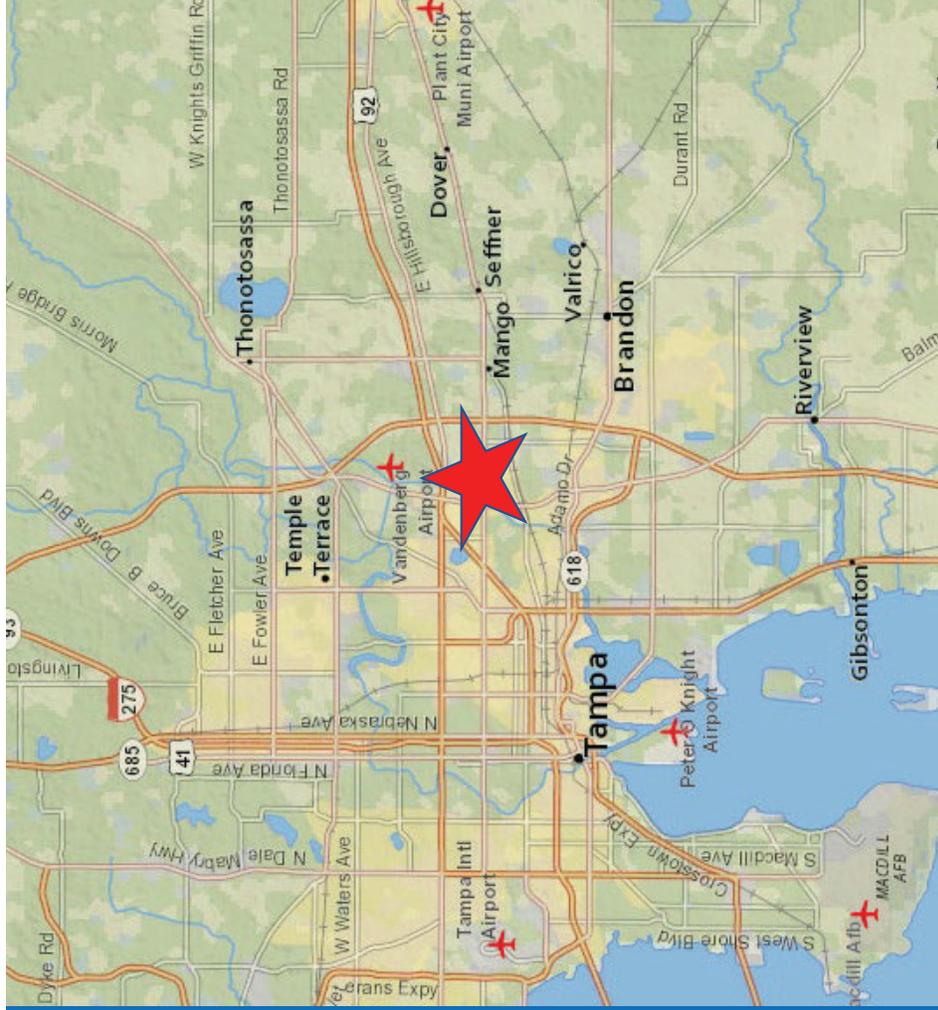
Name: Todd Pressman

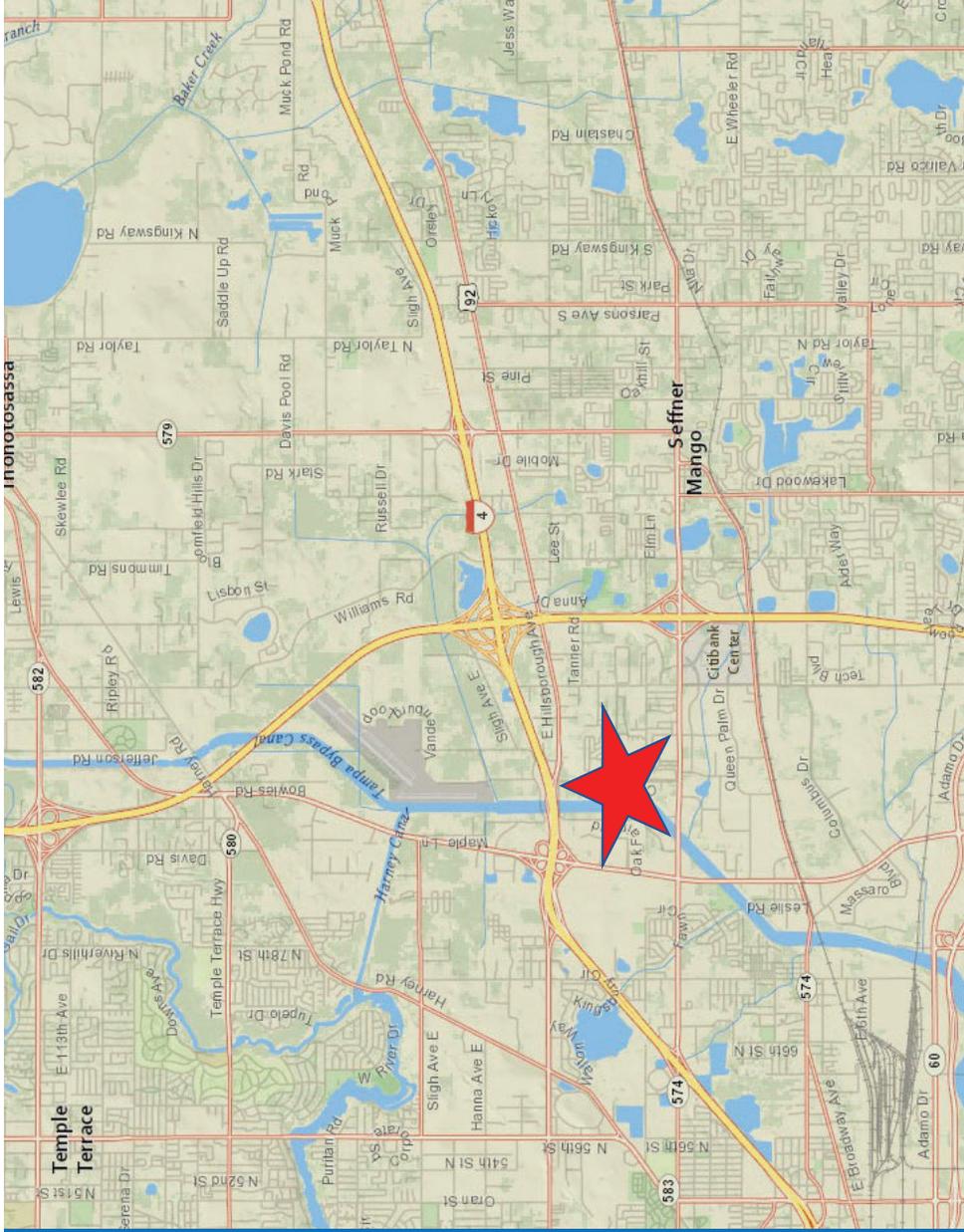
Entered at Public Hearing: ZHM

Exhibit # 1

Date: 01/26/2026

East Lake/Orient Park





Property Appraiser

10.15 acres



Planning Commission: Consistent

Dev. Services: Approvable

Transportation: No objection, with conditions

Issue: PD & AS0.4 to Unified PD

- **For: fixed unit ‘Park Model/Park Trailer’:**
- Park Model/Park Trailer: **A transportable unit** which has a body width not exceeding 14 feet and which is **built on a single chassis** and is designed to provide **seasonal or temporary living quarters** when connected to utilities necessary for operation of installed fixtures and appliances. The total area of the unit in a setup mode, when measured from the exterior surface of the exterior walls at the level of maximum dimensions and including any bay window that extends to the floor line, does **not exceed 400 square feet** when constructed to ANSI A-119.5 standards, and **500 square feet** when constructed to United States Department of Housing and Urban Development Standards. The length of a park trailer means the distance from the exterior of the front of the body (nearest to the drawbar and coupling mechanism) to the exterior of the rear of the body (at the opposite end of the body), including any protrusions.

**Basically a fixed, non-moveable R.V. short term
resort park**

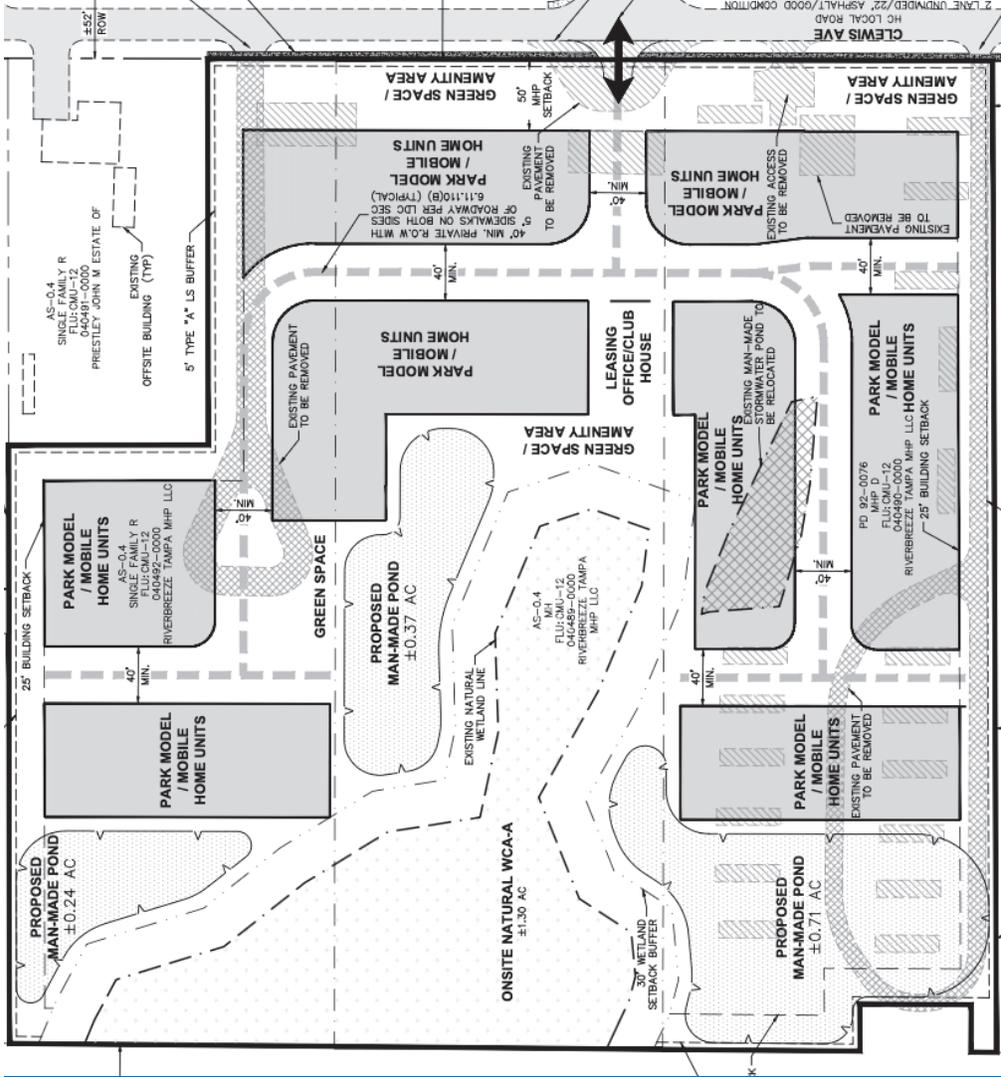
PD Option #1: 93 units

PD Option #2: 80 Units.

D.S.D.: “The area consists of single-family residential, neighborhood commercial and the Tampa Bypass Canal”.

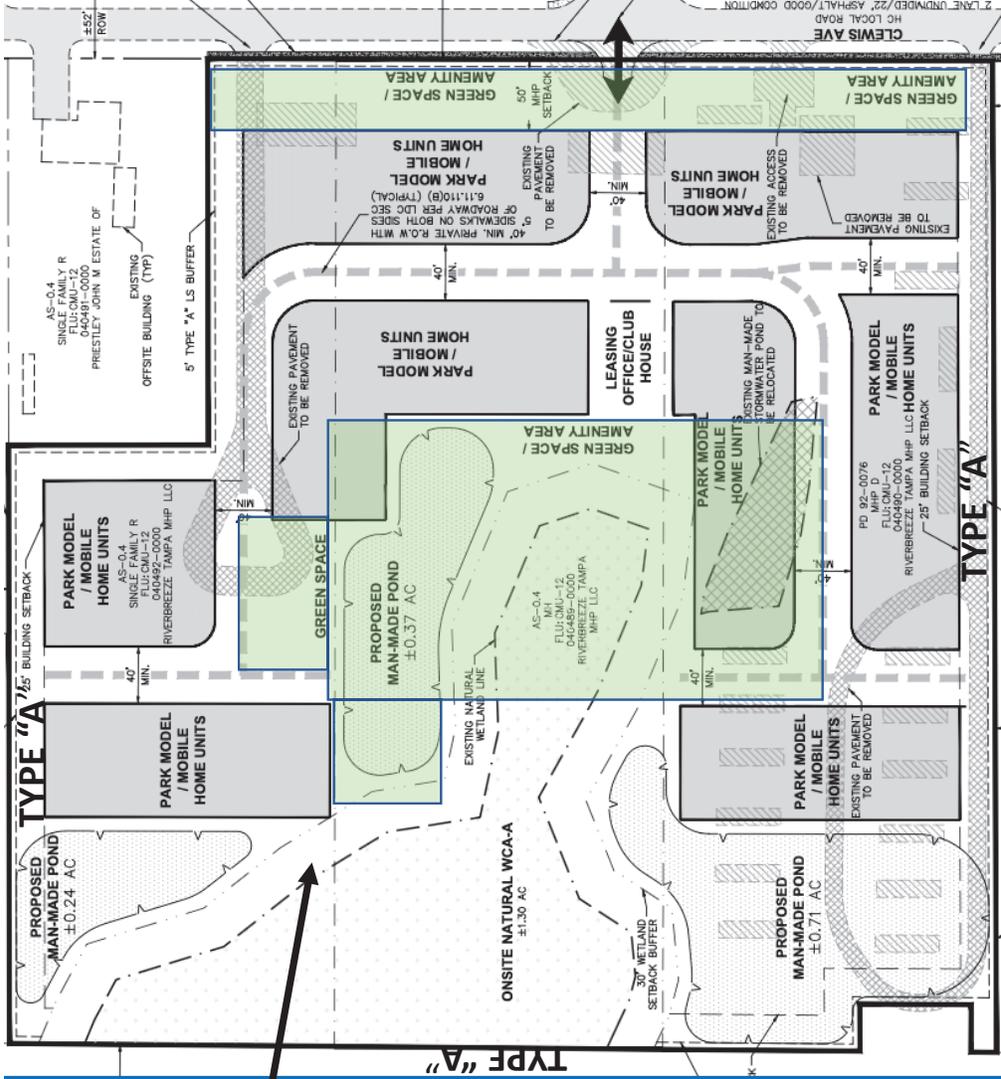


93 unit plan



93 Unit Plan

Mitigations



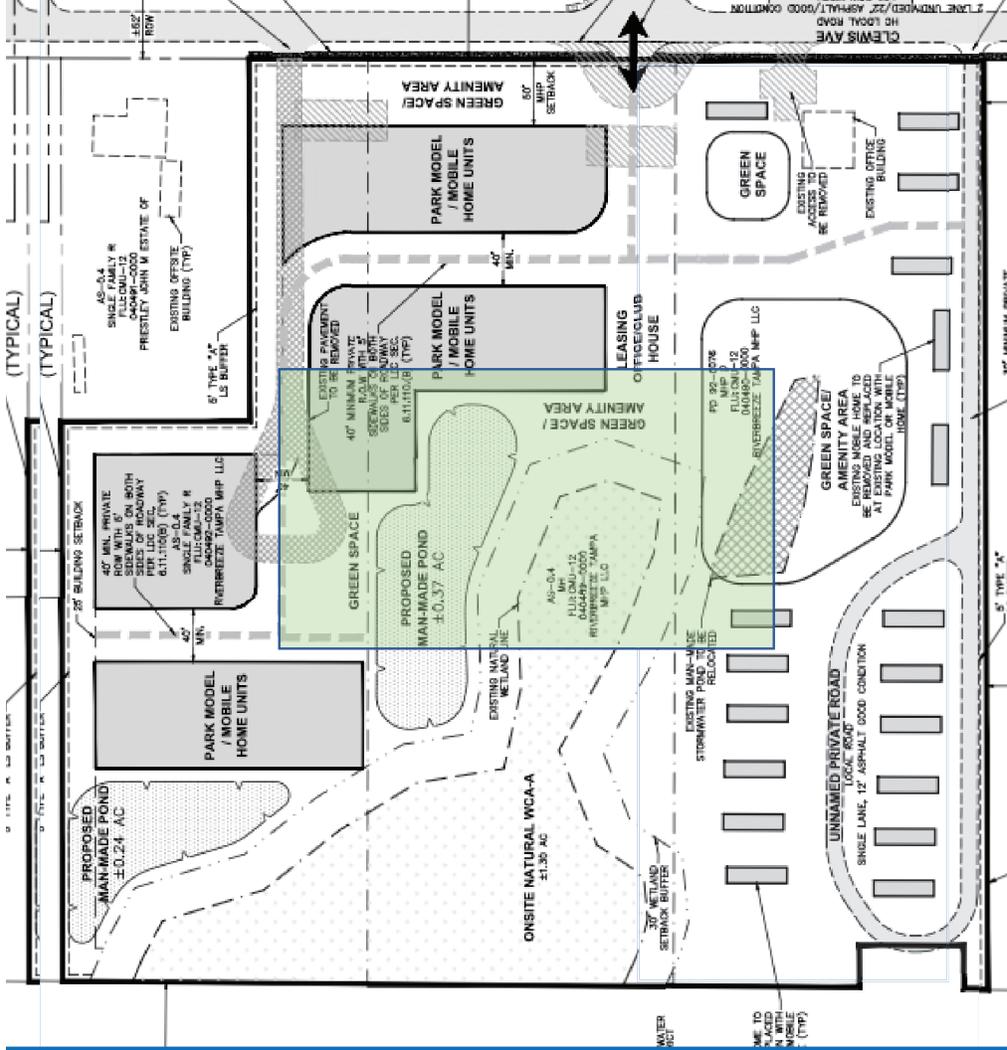
1) 30' wetland buffer

2) Central Green Space

3) 3) Type A buffers

80 Unit Plan Same Mitigations

Mobile Home Units remain

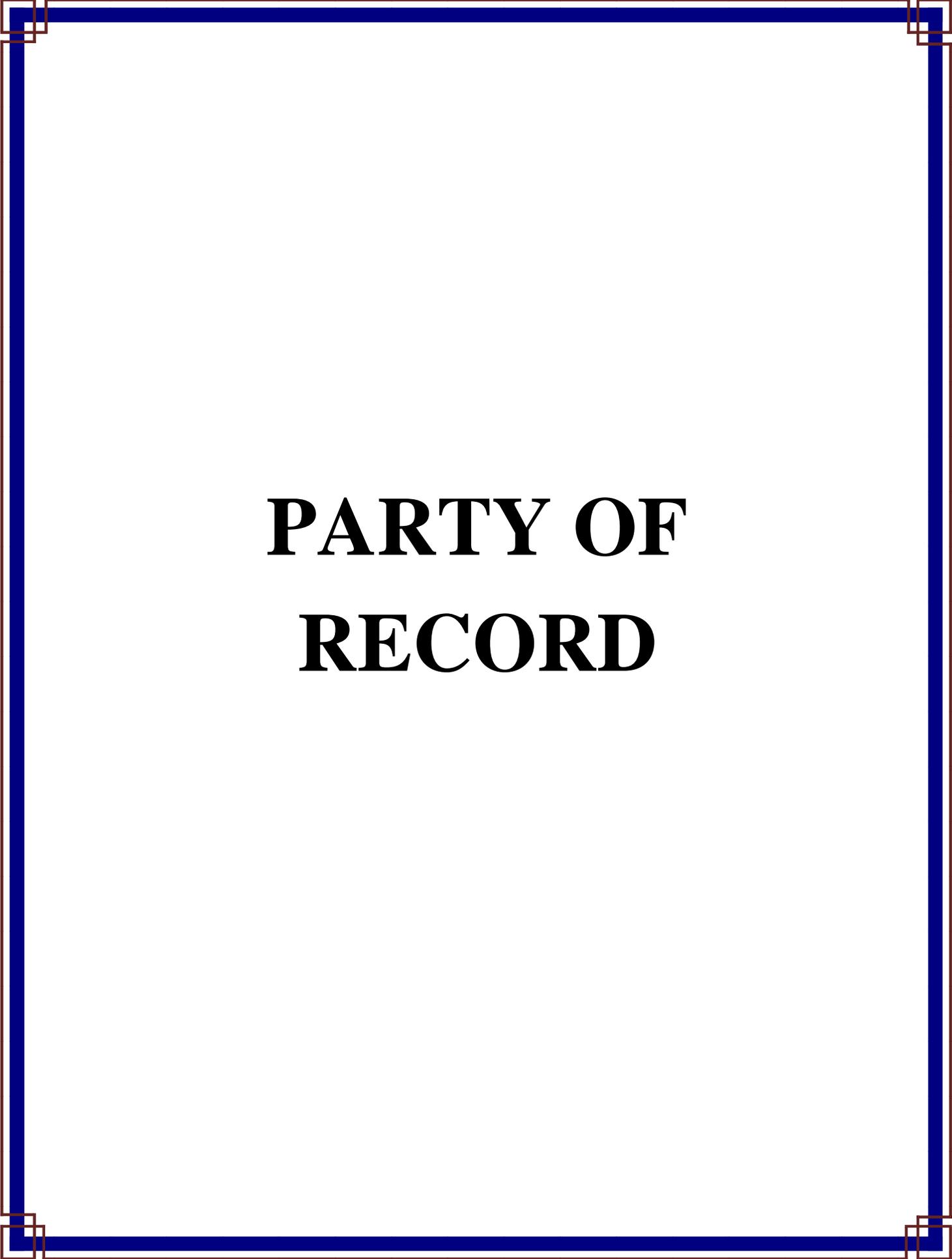


Plan Com.: “As the majority of the surrounding existing developments are mostly characterized by single-family residential and mobile home parks, the use of the site as a fixed-unit mobile home park **would complement the residential in nature area and the uses surrounding the site.** .. the proposed use **would effectively integrate in the existing neighborhood and surrounding development in the area...**the density of the site is well **below the maximum permitted.**

..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”**

D.S.D., “Compatible with the surrounding development pattern...providing enhanced buffering and screening in accordance with and exceeding Land Development Code requirements.

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.



**PARTY OF
RECORD**

NONE