



PD Modification Application: MM 25-0849

Zoning Hearing Master Date: January 26, 2026

BOCC Land Use Meeting Date: March 10, 2026

1.0 APPLICATION SUMMARY

Applicant: Misty Moon Properties LLC

FLU Category: CMU-12

Service Area: Urban

Site Acreage: 5.55 AC

Community Plan Area: Riverview

Overlay: None



Introduction Summary:

PD 06-0491 was approved in 2006 for a maximum of 46 multi-family conventional dwelling units, 20,940 square feet of limited Commercial Neighborhood and 2,000 square feet of child day care uses.

The applicant is requesting to keep the existing entitlements as a Development Option; and to include an additional Development Option to allow a 60 space mobile home park. Per the applicant's submitted affidavit, the existing mobile home park is not subject to Florida Statutes Chapter 723 (Florida Mobile Home Act).

Existing Approval(s):

A maximum of 46 multi-family conventional dwelling units, 20,940 square feet of Commercial Neighborhood and 2,000 square feet of child day care uses.

Proposed Modification(s):

Add a second Development Option to allow 60-unit mobile home park, 10.8 DU/AC

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:

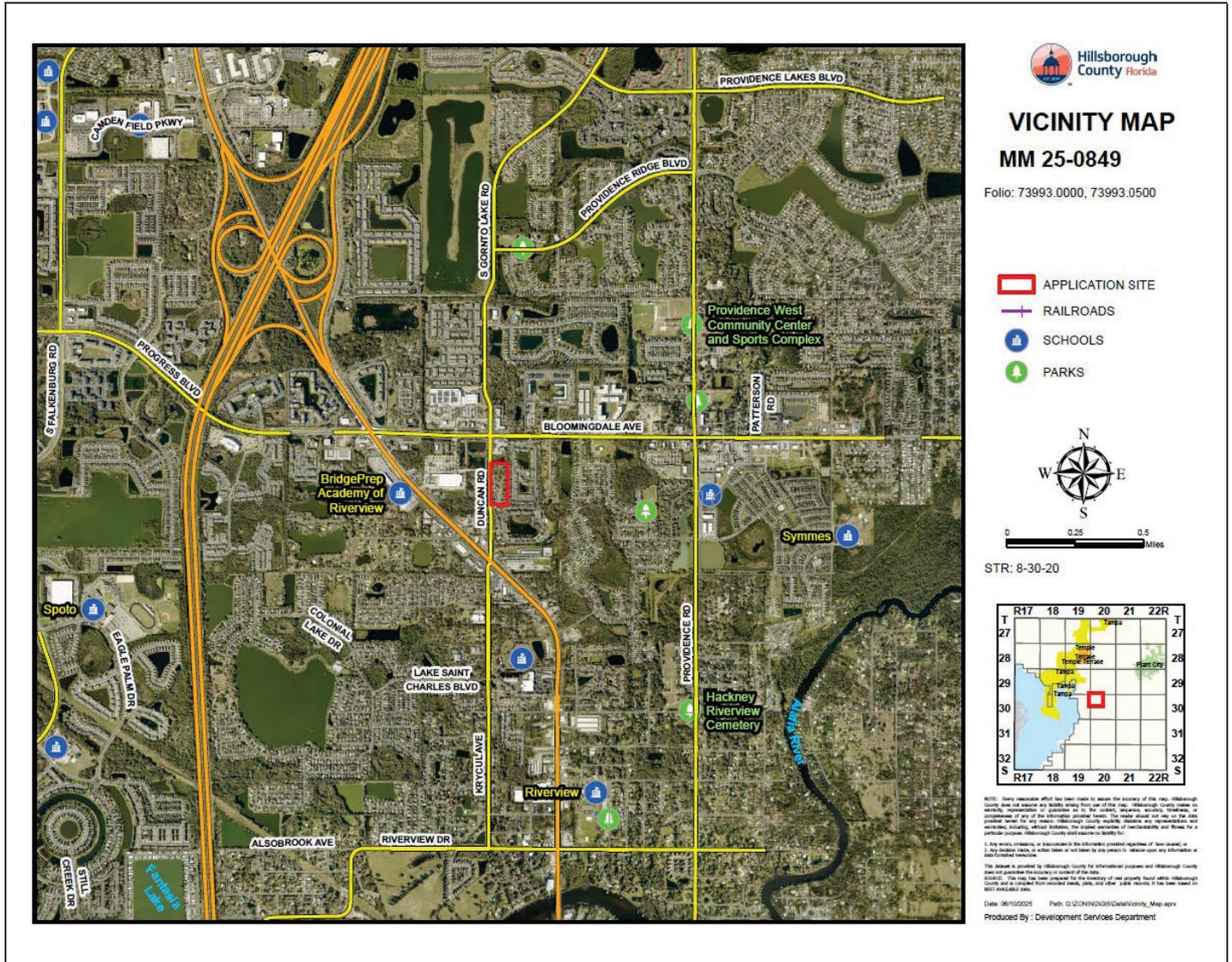
Consistent

Development Services Recommendation:

Approvable, subject to proposed conditions

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

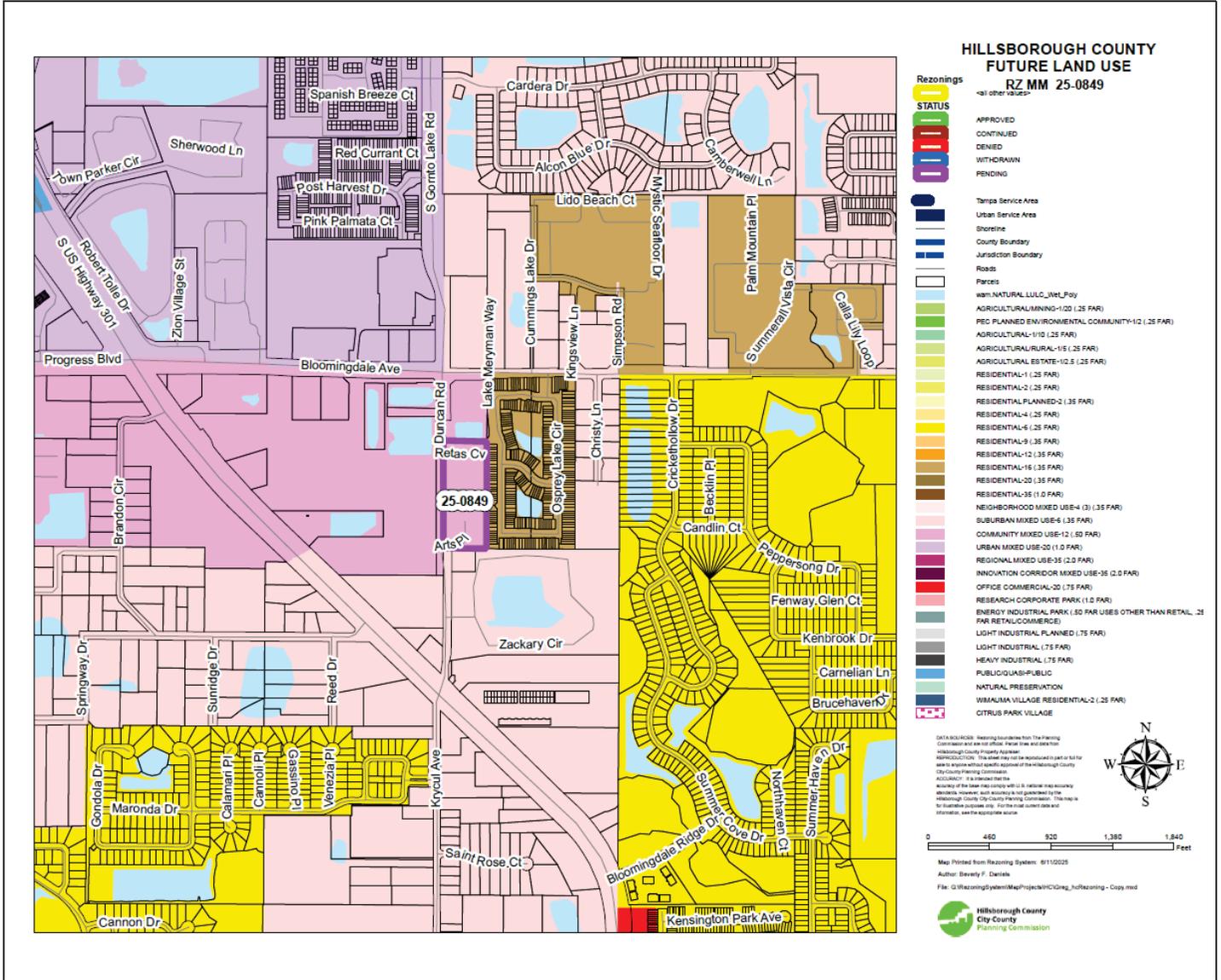


Context of Surrounding Area:

The site is located within an established multifamily residential context with adjacent commercial uses that provide services to the surrounding residential development. The area is characterized by multifamily residential development along Duncan Road, with properties zoned PD and approved for densities of up to 20 dwelling units per acre. Properties to the east and south, are zoned PD and developed or entitled for multifamily residential uses, including supporting infrastructure such as detention ponds and public service facilities. To the north, the area transitions to neighborhood-scale commercial uses, including a convenience store with gas station.

2.0 LAND USE MAP SET AND SUMMARY DATA

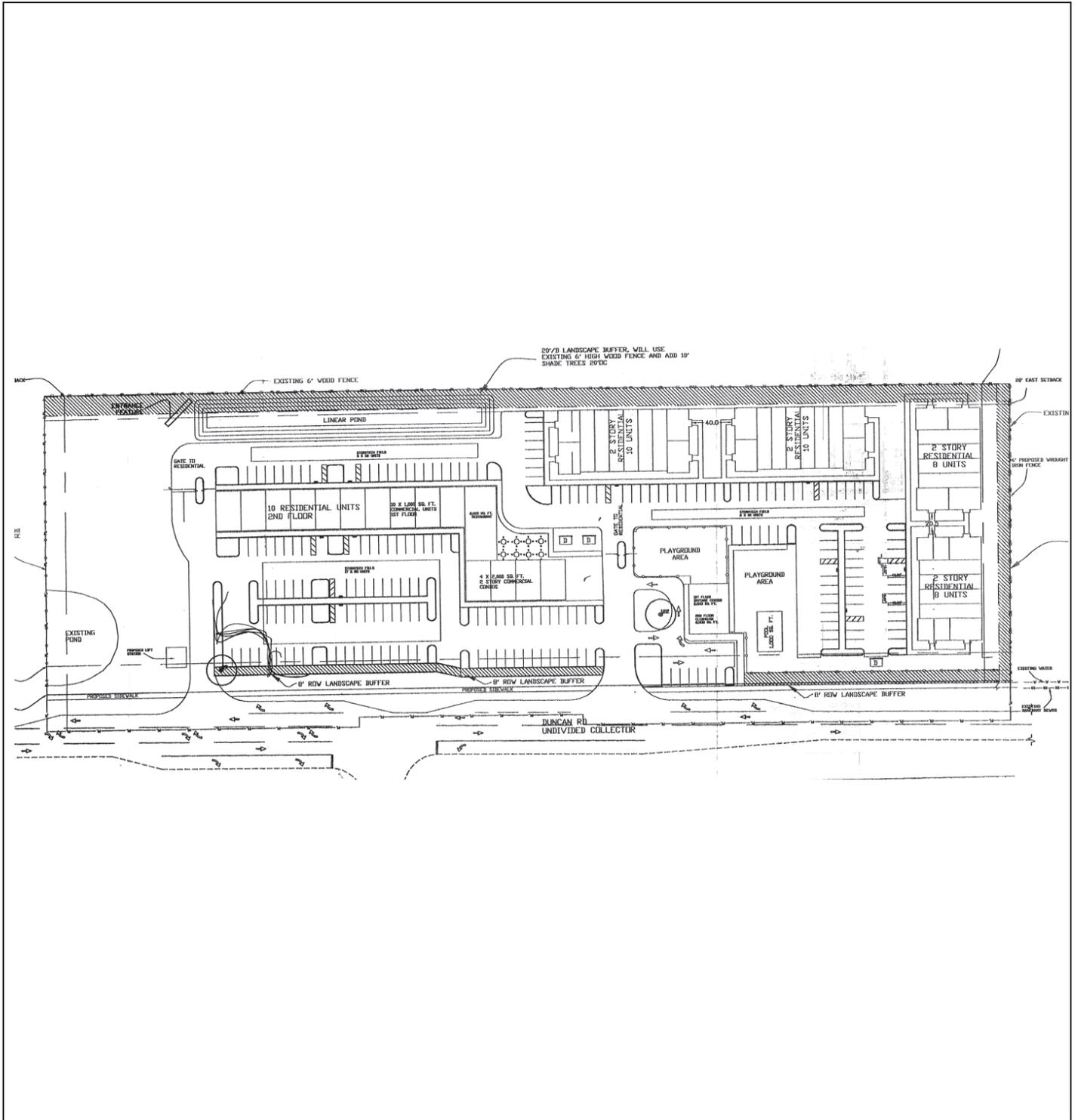
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Community Mixed-Use – 12 (CMU-12)
Maximum Density/F.A.R.:	12 du/ga. 0.50 FAR
Typical Uses:	Agricultural, residential, commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed-use projects.

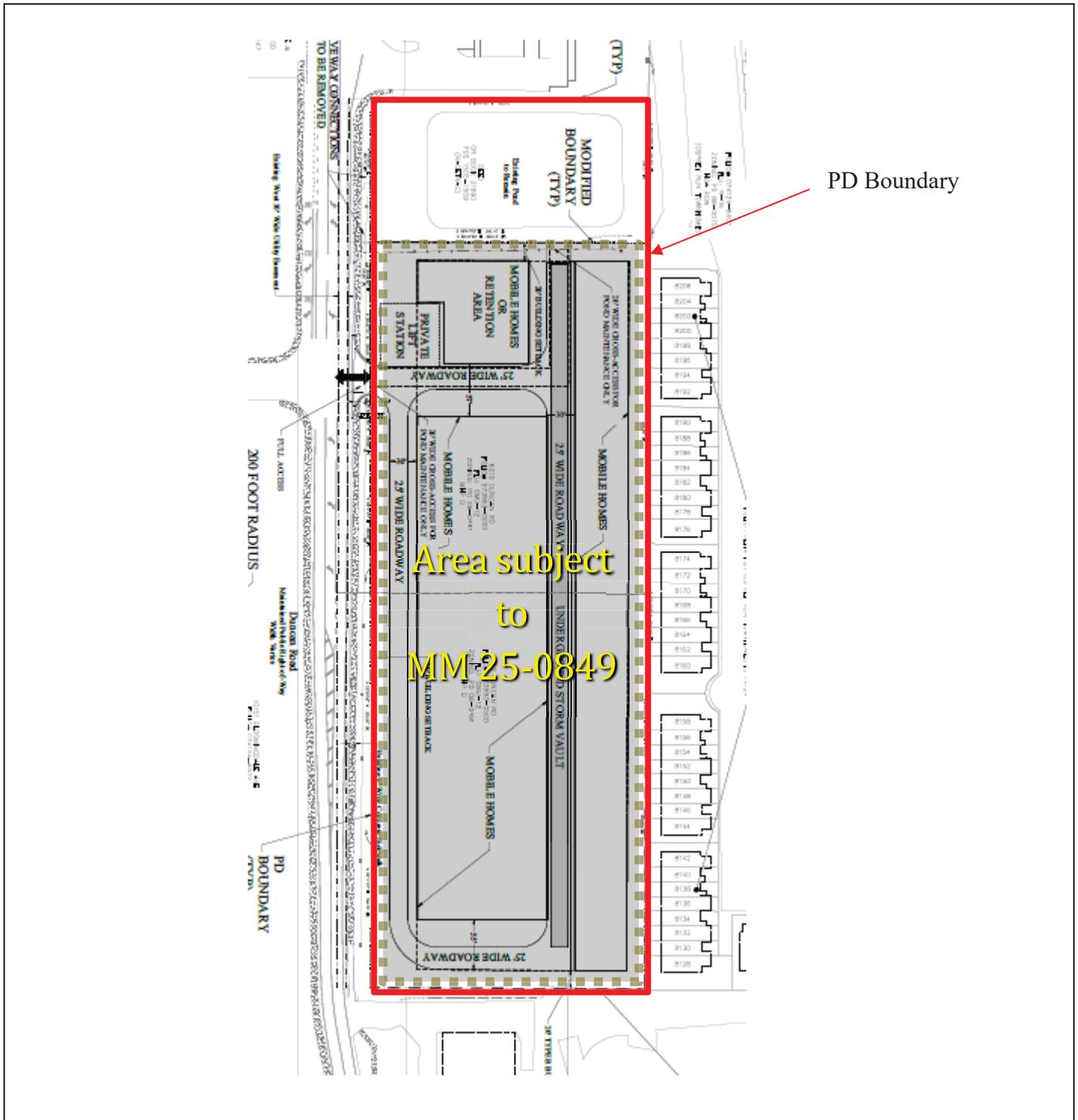
2.0 LAND USE MAP SET AND SUMMARY DATA

2.4 Approved Site Plan (partial provided below for size and orientation purposes. See Section 8.1 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 8.2 for full site plan)



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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Duncan Rd.	County Collector - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation (Worst-Case Scenario/ Option A) <input type="checkbox"/> Not applicable for this request			
	Average Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	1,631	145	191
Proposed	1,631	145	191
Difference (+/-)	No Change	No Change	No Change

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

Connectivity and Cross Access (As Currently Approved) <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		None	None	Meets LDC
West	X	Pedestrian & Vehicular	None	Meets LDC
Notes:				

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

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area	<input checked="" type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____			
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" 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	
Impact/Mobility Fees (Fee estimate is based on a 1,500 square foot, Mobile Home Unit) Mobility: \$3,455 * 60 = \$207,300 Parks: \$1,957 * 60 = \$117,420 School: \$7,027 * 60 = \$421,620 Fire: \$299 * 60 = \$17,940 Mobile Home total per unit = \$12,738 * 60 = \$764,280				
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 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 comparable with the surrounding development to the east and south, across Duncan Road. Furthermore, the proposed density is under maximum permitted in the CMU-12 Comprehensive Plan category.

The proposed buffering and screening exceed the Code requirement. A 20-foot-wide buffer, type B screening is proposed in lieu of the 5 feet wide, type A screening between the subject site and multifamily residential to the east and south areas. Furthermore, the proposed buffer and screening are consistent with the Code requirements along the northern property boundary. In addition, the Mobile Home Park (25 feet wide perimeter, 50 feet wide front setbacks) requirements will also be provided.

Given the above, staff finds the proposed modification to be compatible with the surrounding properties and in keeping the general development pattern of the area.

5.2 Recommendation

Staff recommends approval of the applicant's request, subject to the conditions below.

6.0 PROPOSED CONDITIONS

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

The project will be limited to two development Options.

The following shall apply to Option 1:

- 1. Option 1: The multi-use development shall be limited as follows:
 - 1.1. The project shall be permitted a maximum of 20,940 square feet of building area for Commercial Neighborhood (CN) zoning district uses and development standards, except as referenced herein. Convenience store, fast food restaurant (either with or without drive through windows), high turnover restaurant, bank (either with or without drive through windows) shall not be permitted.
 - 1.2. The project shall be permitted a maximum 2,000 square feet of child day care uses with a maximum of 38 children/students.
 - 1.3. The project shall be permitted a maximum of 46 multi-family residential units (inclusive of 2 qualifying commercial apartments meeting the requirements of the Land Development Code Section 6.11.16); and shall be subject to the Residential Multi-family Conventional-12 (RMC-12) zoning district development standards, except as referenced herein. The residential component shall be limited to private ownership, town homes/condo dwelling units. Rental unit development shall not be permitted.
 - Minimum Set-back: 20 feet from northern property boundary
 - 20 feet from eastern property boundary
 - 28 feet from southern property boundary
 - 30 feet from western property boundary
 The 2:1 additional set back for buildings over 20 feet in height shall not apply.
- 2. The project may be permitted a maximum of 46 multi-family conventional dwelling units, 20,940 square feet of Commercial Neighborhood and 2,000 square feet of child day care uses, subject to formal delineation of on-site conservation areas, preservation areas and water bodies and final calculation of maximum density/intensity (FAR) permitted by the Comprehensive Plan in accordance with the Environmentally Sensitive Lands Credits requirement of the Comprehensive Plan. If the maximum number of units and/or maximum square footage for the project as permitted herein exceeds the maximum density/intensity (FAR) permitted by the Comprehensive Plan, per the Environmentally Sensitive Lands Credits requirement, the number of dwelling units and/or square footage allowed in the project shall decrease as necessary to conform to the Comprehensive Plan.
- 3. Buffering and screening shall be consistent with the requirements in the Land Development Code (LDC) unless otherwise stated herein. A twenty (20) foot buffer with "B" screening shall extend the entire length of the eastern property boundary. A five (5) foot buffer with "A" screening shall extend the entire length of the southern property boundary.
- 4. The general design, number and location of the access point(s) shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code (Land Development Code Section 6.04). The design and construction of curb cuts are subject to approval by the Hillsborough County Planning and

Growth Management Department. Final design, if approved by Hillsborough County Planning and Growth Management Department may include, but is not limited too: left turn lanes, acceleration lane(s) and deceleration lane(s). Access points may be restricted in movements.

5. Prior to Concurrency approval, the Developer shall provide review staff with a written methodology of the transportation analysis to be submitted. The methodology shall be approved prior to the initiation of the traffic analysis. At a minimum, the analysis, signed by a Professional Engineer, shall show the length of the left and right turn lanes needed to serve development traffic at the project driveway(s) and applicable intersections. The turn lane(s) shall be constructed to FDOT and/or Hillsborough County standards using FDOT standard Index 301 & 526 and an asphalt overlay shall be applied over the entire portion of roadway where a turn lane is provided. If it is determined by the results of the analysis submitted by the developer, that adequate right-of-way does not exist to construct any needed improvements (i.e. turn lanes), then the developer shall re-submit an analysis showing the maximum development that could occur to still enable the needed improvements to be constructed. The development will be limited to the size as shown in the submitted analysis.
6. Based on staff's projected trip generation to the site, access onto the public road would be via "Type III" Major Roadway Connection (more than 1,500 trip ends per day), LDC 6.04.01.F. The Land Development Code requires that all internal access (the "throat") to the driveways must be a minimum of 100 feet from the edge of pavement of the public roadway, and shall remain free of internal connections or parking spaces that might interfere with the movement of vehicles into or out of the site. The applicant has the option of submitting an analysis showing that for his particular site, a throat of less than 100 feet is appropriate and will result in no adverse impact to the public roadway system.
7. Prior to Construction Plan approval, the Developer shall be required to dedicate one-half of the right-of-way on Duncan Road to meet Hillsborough County standards. The right-of-way shall be dedicated to bring the substandard right-of-way up to Transportation Technical Manual Standards for a two lane collector roadway. Right-of-way shall be measured from the centerline of the roadway. No right-of-way data was provided on the General Development Plan, therefore Staff could not determine the amount of additional right-of-way would be required of the project.
8. As is noted in the Land Development Code, one of the major reasons for diminished capacity of public roads is an increase in access points along roadways which increases the potential conflict points. Because of this, the applicant shall show the ability to provide cross access to adjacent parcels of like land uses. If any of the adjacent properties are developed under the same developer/owner, then cross access must be provided. All cross access shall be in accordance with the Hillsborough County Land Development Code Section 6.04.03 Q.
9. During construction of the site, the Developer shall maintain the existing sidewalks within the right-of-way. Unless otherwise approved, the developer shall construct sidewalks along both sides of all internal roadways. The sidewalks shall be a minimum width of five (5) feet. Pedestrian interconnectivity shall be provided between uses and adjacent parcels.
10. The applicant shall provide internal access to any existing or future out parcels on the site (LDC 5.03.05 H).
11. As shown in the submitted transportation analysis, this site may be permitted up to 20,940 square feet of specialty retail uses. Convenience stores, fast food restaurants (either with or without drive through windows), high turnover restaurants, banks (either with or without drive through windows) shall not be permitted. The site shall also be permitted up to 46 home ownership, town homes/condo dwelling units. Rental unit development may not be permitted.

The following shall apply to Option 2:

12. Option 2: Within the area subject to MM 25-0849, the project shall be permitted a mobile home park with 60 mobile homes spaces and shall be subject to the LDC Sec. 6.11.110 Mobile Home Park requirements, unless otherwise stated.

12.1. Minimum Mobile Home Park perimeter Setbacks:

50 feet from western property boundary along Duncan Road

25 feet from eastern property boundary

25 feet from northern mobile home park boundary

25 feet from southern property boundary

12.2. Minimum setbacks for each mobile home unit:

Front: 5 feet

Side: 5 feet

Rear: 5 feet

12.3. Except for the area dedicated to access to the pond along the northern boundary of the mobile home park, a twenty (20) foot wide buffer with "B" screening shall extend the entire length of the north, south and east property boundaries.

13. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.

14. The project shall be served by and limited to one (1) vehicular access connection to Duncan Rd. Such access shall align with the existing access serving folio 74124.8902. All other existing access connections shall be closed/removed and the curb, sod, sidewalk restored, as applicable.

15. Construction access shall be limited to those access points shown on the PD site plan. The developer shall include a note indicated same on each site/construction plan submittal.

16. The developer shall construct an access stubout between the internal roadway network and folio 73994.0000, which shall be utilized as the sole means of access for pond maintenance.

17. Notwithstanding anything shown on the PD site plan or herein these conditions to the contrary, prior to site plan approval the developer shall redesign the internal roadway system such that there is a minimum of 125 feet between the closest edge of the Duncan Rd. through lane and the closet edge of the intersection of the internal roadways. Additionally, no access (other than to the lift station) shall be permitted within this 125-foot area (i.e. the throat).

The following shall apply to Options 1 and 2:

1218. Policy C-36.6 of the Future Land Use Element of the Comprehensive Plan provides that the timing of new development should be coordinated with adequate school capacity as determined by the School District of Hillsborough County. Approval of the final Construction Plans for any portion of the residential development shall not occur until documentation is provided from the School District of Hillsborough County indicating that either:

- a. Adequate capacity exists to accommodate the future residents of the project, as identified/determined by the School District of Hillsborough County; or
- b. Adequate school capacity is planned and funded to accommodate the future residents of the project, as identified/determined by the School District of Hillsborough County; or
- c. The applicant has provided adequate mitigation to offset inadequacies in school capacity, as identified/determined by the School District of Hillsborough County.

The aforementioned documentation shall include a time period during which the School District of Hillsborough County determination shall be valid.

- ~~1319.~~ A field evaluation of the property identified a number of existing trees qualifying as Grand Oaks as defined by the Land Development Code. The existence of these trees shall require identification of their location on the resubmitted PD plan. Design efforts are to be displayed on the resubmitted plan avoiding adverse impacts to these trees.
- ~~1420.~~ The Developer shall include the site/offsite infrastructure improvements of construction of a ditch bottom inlet (DBI) on the east side of Duncan Road at the intersection with Bloomingdale Avenue. The DBI construction shall include an 18" RCP cross drain.
- ~~1521.~~ The stormwater management system shall be designed and constructed in such a manner so as to not adversely impact off-site surface and groundwater elevations.
- ~~1622.~~ Approval of this rezoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to wetlands, and does not grant any implied or vested right to environmental approvals.
- ~~1723.~~ 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.
- ~~1824.~~ The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.
- ~~19.~~ Within 90 days of approval by the Hillsborough County Board of County Commissioners, the applicant shall submit to the Planning and Growth Management Department a revised General Development Plan for certification which conforms to the notes and graphic of the plan to the conditions outlined above and the Land Development Code (LDC). Subsequent to certification of the plan, if it is determined the certified plan does not accurately reflect the conditions of approval or requirements of the LDC, said plan will be deemed invalid and certification of the revised plan will be required.
- ~~2025.~~ Effective as of February 1, 1990, this development order/permit shall meet the concurrency requirements of Florida Statutes Chapter 163, Part II. Approval of this development order/permit does not constitute a guarantee that there will be public facilities at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.

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

Zoning Administrator Sign Off:



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

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

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

Received January 15, 2021
Development Service

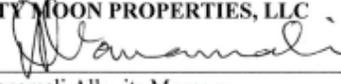
AFFIDAVIT AS TO COMPLIANCE WITH CHAPTER 723, FLORIDA STATUTES

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

Before me, the undersigned authority, personally appeared VANAMALI ALLU, as **Manager of MISTY MOON PROPERTIES, LLC ("Misty Moon")** in connection with that certain Major Modification Application filed by Misty Moon with Hillsborough County and given file number MM 25-0849, who, after being first duly sworn, deposes and says, under oath:

1. That Affiant is familiar with Major Modification Application MM 25-0849; and
2. That Affiant has reviewed Chapter 723 of the Florida Statutes; and
3. That Affiant affirms that the property included in Major Modification Application MM 25-0849 is compliant with Chapter 723 because fewer than 10 lots are offered for rent or lease.

FURTHER Affiant saith not.

MISTY MOON PROPERTIES, LLC
By: 
Vanamali Allu, its Manager

SWORN TO AND SUBSCRIBED before me at Vanamali Allu, as Manager of Misty Moon Properties, LLC, a Florida limited liability company, said County and State, this 15 day of January, 2026.

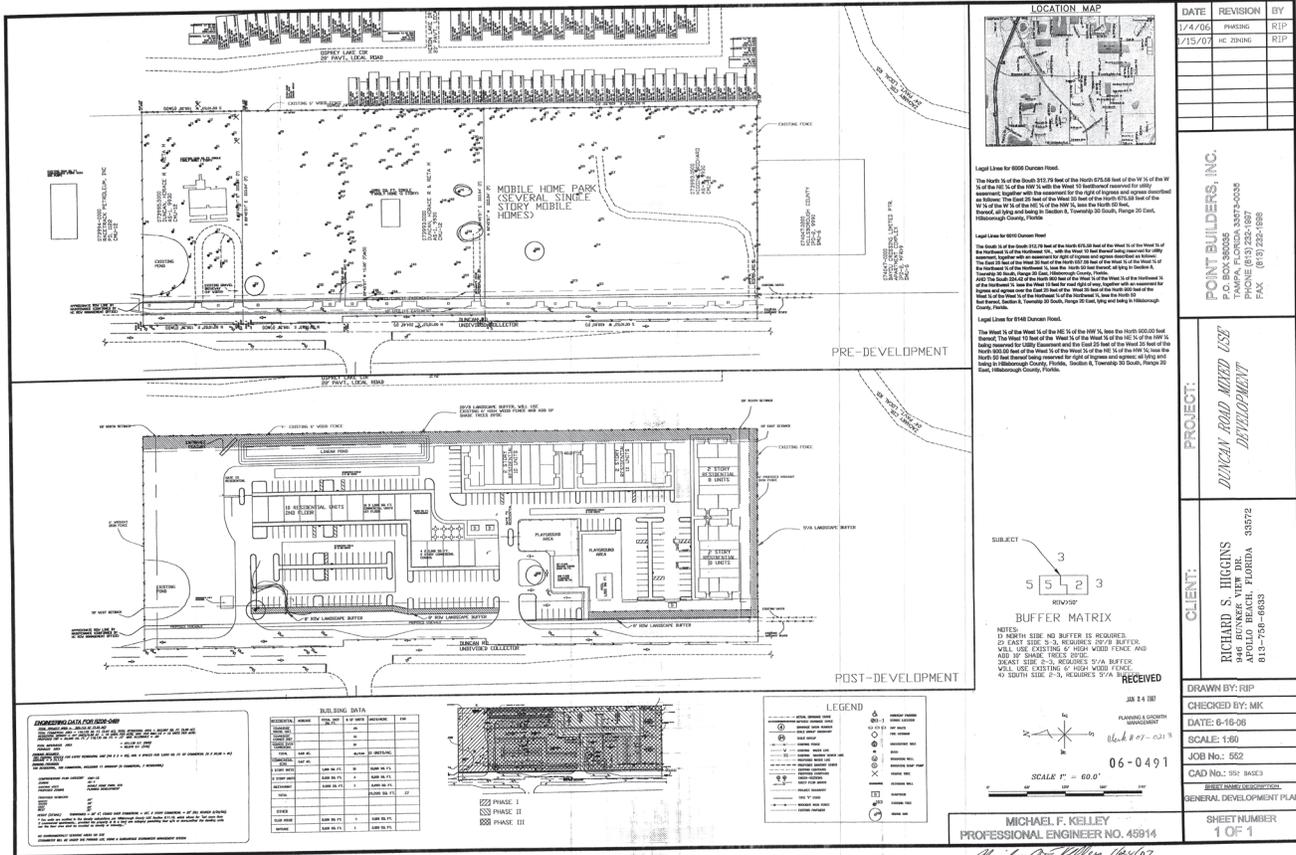

Notary Public
My Commission Expires:



MOHANEERAMPERSAUD
Notary Public
State of Florida
Comm# HH563255
Expires 7/12/2028

8.0 SITE PLANS (FULL)

8.2 Proposed Site Plan (Full) Option 1



DATE	REVISION	BY
1/4/06	PHASING	RJP
7/15/07	HC ZONING	RJP

PROJECT:	POINT BUILDERS, INC.
	DUNCAN ROAD MIXED USE DEVELOPMENT
CLIENT:	RICHARD S. HIGGINS
	APOLLO BEACH, FLORIDA 34672

DRAWN BY: RJP
CHECKED BY: MK
DATE: 6-16-06
SCALE: 1/8" = 1'-0"
JOB No.: 952
CAD No.: 952 - IM62
GENERAL DEVELOPMENT PLAN
SHEET NUMBER
1 OF 1

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Development Services Department

DATE: 11/07/2025

Revised: 01/12/2026

Revised: 1/20/2026

REVIEWER: James Ratliff, AICP, PTP

AGENCY/DEPT: Transportation

PLANNING SECTOR/AREA: South/ RV

PETITION NO: MM 25-0849

-
-
- 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 grounds.

NEW AND REVISED CONDITIONS OF APPROVAL

All previously approved transportation related conditions shall be carried forward and applied only to Option A. Conditions for Option B are provided below:

1. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
2. The project shall be served by and limited to one (1) vehicular access connection to Duncan Rd. Such access shall align with the existing access serving folio 74124.8902. All other existing access connections shall be closed/removed and the curb, sod, sidewalk restored, as applicable.
3. Construction access shall be limited to those access points shown on the PD site plan. The developer shall include a note indicated same on each site/construction plan submittal.
4. The developer shall construct an access stubout between the internal roadway network and folio 73994.0000, which shall be utilized as the sole means of access for pond maintenance.
5. Notwithstanding anything shown on the PD site plan or herein these conditions to the contrary, prior to site plan approval the developer shall redesign the internal roadway system such that there is a minimum of 125 feet between the closest edge of the Duncan Rd. through lane and the closet edge of the intersection of the internal roadways. Additionally, no access (other than to the lift station) shall be permitted within this 125-foot area (i.e. the throat).

Other Conditions:

- Prior to PD Site Plan Certification, the developer will revise the Option B site plan to:
 - Change the label reading “20’ Wide Cross-Access Ingress/Egress for Pond Maintenance Only” to instead state “Proposed Access Stubout – See Conditions of Approval”.
 - Modify the note stating “Note: Driveways intended to provide parking for vehicles shall be a minimum of 20 feet in length or as otherwise required to park two vehicles. Along those internal frontages where driveways or garages take access, no portion a structure may be placed closer than 15 feet from the closest edge of the sidewalk.” To instead state, “Note: Driveways within which vehicles shall be permitted to park shall be a minimum of 20 feet in length (measured from the

closest edge of the sidewalk) or longer if required to accommodate the minimum number of required parking spaces within the driveway. Additionally, along those internal frontages where driveways or garages take access, no portion a structure may be placed closer than 15 feet from the closest edge of the sidewalk.”

- Remove the entire “Location Disclaimer” Note. Staff notes that PDs are site-plan-controlled zoning districts. While the applicant had the option of providing a conceptual vehicular and pedestrian system as provided by the DRPM, the applicant chose to present defined road rights of way, which are not conceptual. Only minor deviations are permitted at the time of plat/site/construction plan approval. Other changes may require the applicant to request a zoning modification.

PROJECT OVERVIEW AND TRIP GENERATION

The applicant is requesting a Major Modification to a +/- 5.55 ac. portion of a +/- 7.35 ac. Planned Development (PD) #06-0491. The existing PD is approved for the following uses:

1. 2,000 s.f. of child care center uses with a maximum of 38 children;
2. 20,940 s.f. of Commercial Neighborhood (CN) uses, excluding convenience stores, fast food restaurants (with or without drive-through), high turnover restaurants and banks (with or without drive-through).
3. 46 multi-family residential units (inclusive of 2 qualifying commercial apartments meeting the requirements of LDC Sec. 6.11.16) and subject to additional restrictions.

The applicant is proposing a new development option to permit a 60-unit mobile home park within a portion of the PD. It is unclear what uses would be allowable for the remainder of the property. The applicant failed to submit a Development Review Procedures Manual (DRPM) compliant application. Staff initially had concerns regarding the applicant’s authority to modify a legally binding site plan which provides another landowner’s access rights without their permission (staff notes the northernmost parcel is not a part of this modification request). The director of the Development Services Department has reviewed the application and determined no impediment to the applicant moving forward exists.

Although not stated in the narrative, the PD site plan shows the new development option will permit only a pond within that portion of folio (73994.0000) which is located within the PD (but as mentioned above which is not a part of the modification area), hereafter referred to as the “Pond Site”. Regardless, zoning staff confirmed that this is the applicant’s intent with respect to the Pond Site. Additionally, access to the Pond Site will change from that which was approved under existing approved Option A (to remain) and all access will be taken via an internal access (through the modification area).

Consistent with the DRPM, the applicant submitted a traffic letter indicating the expected trip generation for the new development option. Staff notes that since the existing approved option (which is proposed to remain) has a greater trip generation than the additional development option, this rezoning request will have no impact on the maximum trip generation potential to/from the subject site. All calculations below is based on data from the Institute of Transportation Engineer’s Trip Generation Manual, 12th Edition.

Additional Development Option (Proposed Option B):

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 60 mobile home units (ITE Code 240)	517	16	28

Existing Worst-Case Scenario (Existing Option A):

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 20,940 s.f. Retail Strip Center >40k (ITE Code 822)	1,113	82	126
PD, 38 student child care center (ITE Code 565)	139	34	36
PD, 46 multi-family units (ITE Code 220)	379	29	29
Subtotal:	1,631	145	191

Proposed Worst-Case Scenario (Existing Option A):

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 20,940 s.f. Retail Strip Center >40k (ITE Code 822)	1,113	82	126
PD, 38 student child care center (ITE Code 565)	139	34	36
PD, 46 multi-family units (ITE Code 220)	379	29	29
Subtotal:	1,631	145	191

Trip Generation Difference:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	No Change	No Change	No Change

SITE ACCESS AND CIRCULATION

No changes to existing Option A are proposed. Access to proposed Option B will be to/from Duncan Rd. via one (1) access connection which is to align with the existing access serving the Home Depot and other outparcels west of the site. All other existing access connections will be closed.

The applicant has provided for a connection to the Pond Site, as further discussed above. The applicant incorrectly labeled such access as a “cross-access”. Rather, such access must be simply an “access”, since the intent is to allow the Racetrack development to access the pond through portion of the PD which is the subject of this modification request, rather than just allow for the exchange of trips between these two portions of the site. Staff has proposed a condition to correct this issue hereinabove.

There is an existing southbound left/two-way left turn lane which will serve the proposed access. No additional turn lanes are warranted per Sec. 6.04.04.D. of the LDC.

ADMINISTRATIVE VARIANCE – THROAT DEPTH

The applicant filed a Sec. 6.04.02.B. Administrative Variance (AV) from the throat depth standard; however, such AV was not supported by the County Engineer. As such, the applicant agreed to a zoning condition requiring them to reconfigure the internal roadway system to a compliant configuration.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

LOS information for adjacent roadway segments are provided below.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
Duncan Dr.	US 301	Bloomington Ave.	D	F

Source: Hillsborough County 2024 Level of Service Report.

COUNTY OF HILLSBOROUGH

**RECOMMENDATION OF THE
LAND USE HEARING OFFICER**

APPLICATION NUMBER: MM 25-0849

DATE OF HEARING: January 26, 2026

APPLICANT: Misty Moon Properties, LLC

PETITION REQUEST: The Major Modification request is to modify PD 06-0491

LOCATION: 6010 & 6102 Duncan Road

SIZE OF PROPERTY: 5.55 acres, m.o.l.

EXISTING ZONING DISTRICT: PD 06-0491

FUTURE LAND USE CATEGORY: CMU-12

SERVICE AREA: Urban

COMMUNITY PLAN: Riverview

DEVELOPMENT REVIEW STAFF REPORT

PD Modification Application: MM 25-0849
Zoning Hearing Master Date: January 26, 2026
BOCC Land Use Meeting Date: March 10, 2026



1.0 APPLICATION SUMMARY

Applicant: Misty Moon Properties LLC
FLU Category: CMU-12
Service Area: Urban
Site Acreage: 5.55 AC
Community Plan Area: Riverview
Overlay: None



Introduction Summary:
 PD 06-0491 was approved in 2006 for a maximum of 46 multi-family conventional dwelling units, 20,940 square feet of limited Commercial Neighborhood and 2,000 square feet of child day care uses.
 The applicant is requesting to keep the existing entitlements as a Development Option; and to include an additional Development Option to allow a 60 space mobile home park. Per the applicant’s submitted affidavit, the existing mobile home park is not subject to Florida Statutes Chapter 723 (Florida Mobile Home Act).

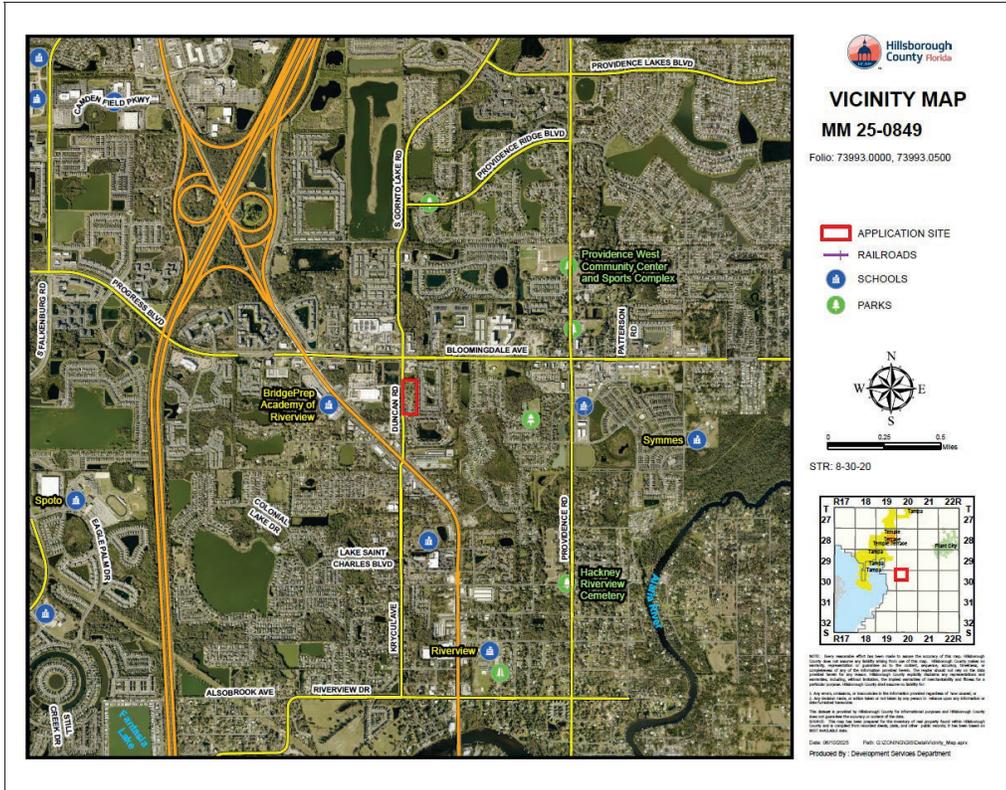
Existing Approval(s):	Proposed Modification(s):
A maximum of 46 multi-family conventional dwelling units, 20,940 square feet of Commercial Neighborhood and 2,000 square feet of child day care uses.	Add a second Development Option to allow 60-unit mobile home park, 10.8 DU/AC

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
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2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

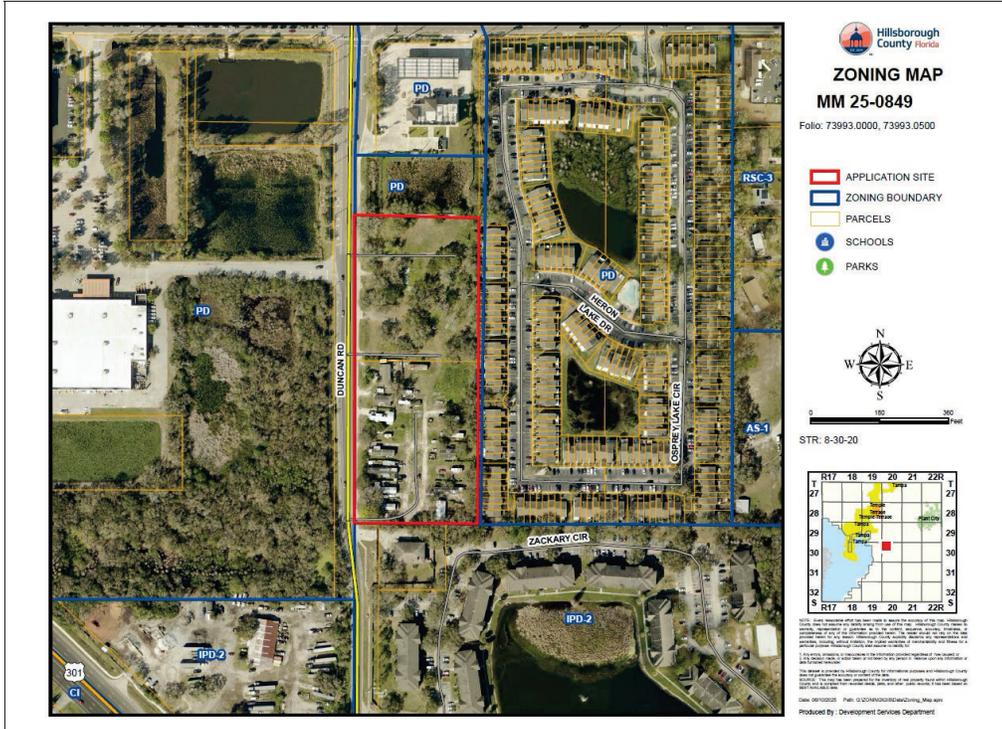


Context of Surrounding Area:

The site is located within an established multifamily residential context with adjacent commercial uses that provide services to the surrounding residential development. The area is characterized by multifamily residential development along Duncan Road, with properties zoned PD and approved for densities of up to 20 dwelling units per acre. Properties to the east and south, are zoned PD and developed or entitled for multifamily residential uses, including supporting infrastructure such as detention ponds and public service facilities. To the north, the area transitions to neighborhood-scale commercial uses, including a convenience store with gas station.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

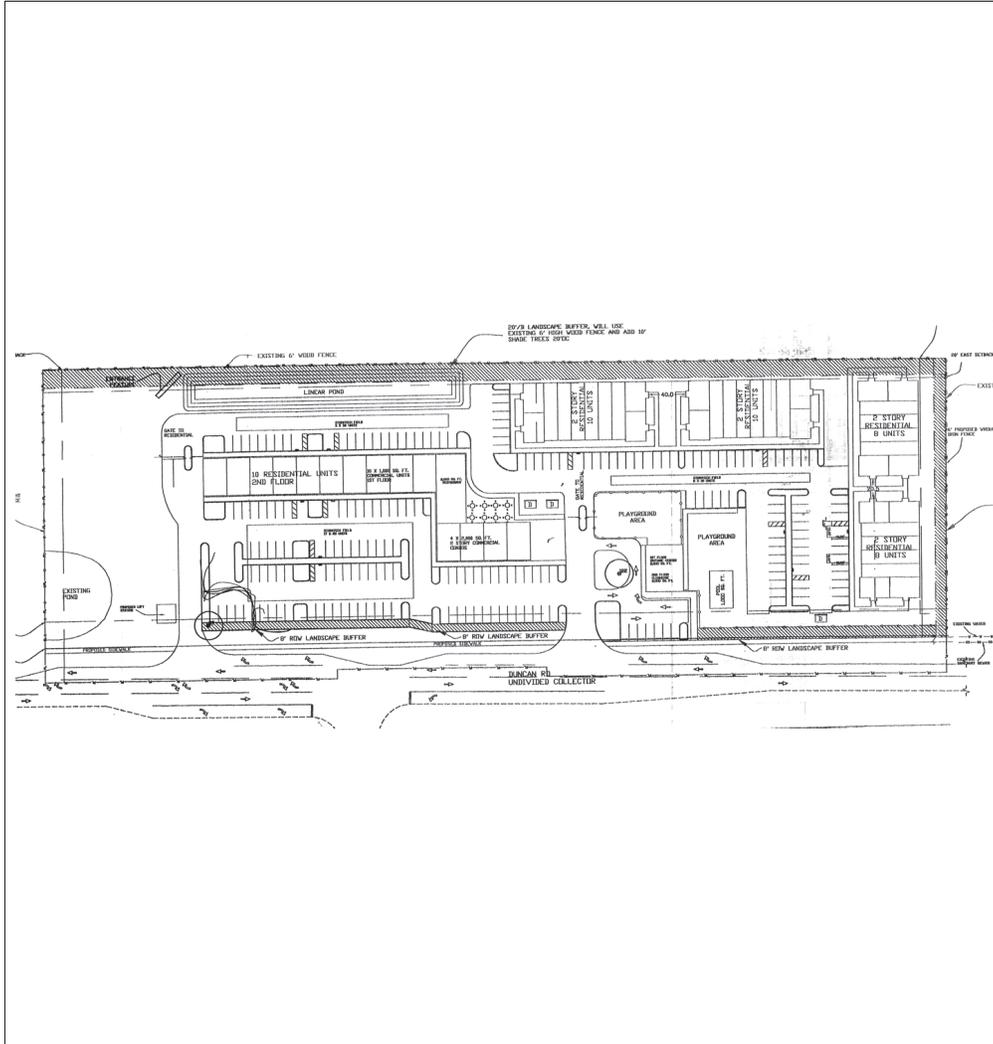


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD 97-0337 (PRS 12-0637)	0.2 FAR	Neighborhood Commercial, Office and Personal Services	Convenience Store with Gas Station
South	IPD-2 91-0140	20 DU/AC	Multi-Family Residential	Multi-Family Residential Public Service Facility
East	PD 88-0075 (MM 94-0137)	20 DU/AC	Multi-Family Residential	Multi-Family Residential
West	PD 85-0147 (MM 03-0868)	0.08 FAR	Commercial and Office	Wetlands

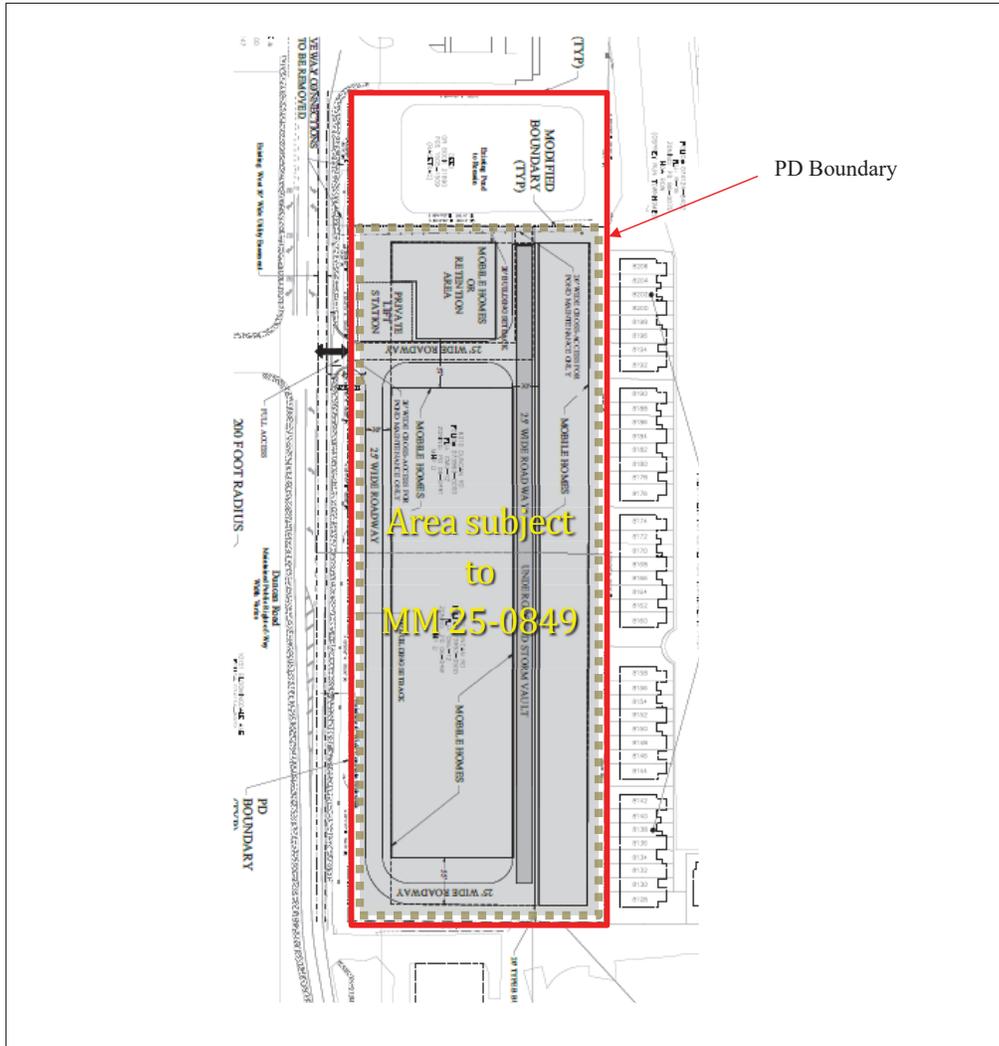
2.0 LAND USE MAP SET AND SUMMARY DATA

2.4 Approved Site Plan (partial provided below for size and orientation purposes. See Section 8.1 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 8.2 for full site plan)



4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area				
<input checked="" type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation				
<input type="checkbox"/> Design Exc./Adm. Variance Requested	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<input type="checkbox"/> Off-site Improvements Provided				
Service Area/ Water & Wastewater				
<input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace				
Hillsborough County School Board				
Adequate <input checked="" type="checkbox"/> K-5 <input checked="" type="checkbox"/> 6-8 <input checked="" 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	
Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A				
Impact/Mobility Fees				
(Fee estimate is based on a 1,500 square foot, Mobile Home Unit)				
Mobility: \$3,455 * 60 = \$207,300				
Parks: \$1,957 * 60 = \$117,420				
School: \$7,027 * 60 = \$421,620				
Fire: \$299 * 60 = \$17,940				
Mobile Home total per unit = \$12,738 * 60 = \$764,280				
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 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	
<input type="checkbox"/> Locational Criteria Waiver Requested				
<input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A				

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The proposed use is comparable with the surrounding development to the east and south, across Duncan Road. Furthermore, the proposed density is under maximum permitted in the CMU-12 Comprehensive Plan category.

The proposed buffering and screening exceed the Code requirement. A 20-foot-wide buffer, type B screening is proposed in lieu of the 5 feet wide, type A screening between the subject site and multifamily residential to the east and south areas. Furthermore, the proposed buffer and screening are consistent with the Code requirements along the northern property boundary. In addition, the Mobile Home Park (25 feet wide perimeter, 50 feet wide front setbacks) requirements will also be provided.

Given the above, staff finds the proposed modification to be compatible with the surrounding properties and in keeping the general development pattern of the area.

5.2 Recommendation

Staff recommends approval of the applicant’s request, subject to the conditions below.

Zoning conditions were presented to the Zoning Hearing Master at the hearing and are hereby incorporated into the Zoning Hearing Master’s 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 petition.

Mr. Bryan Aungst 201 North Franklin Street Tampa testified on behalf of the applicant. Mr. Aungst showed a PowerPoint presentation and stated that the property is developed with about 12 mobile homes. He described the surrounding area and stated that the existing PD is approved for about 21,000 square feet of neighborhood commercial land uses, 46 multi-family dwelling units and 2,000 square feet of childcare uses. He added that it is also approved for some additional commercial which includes convenience store and fast-food restaurant uses. Mr. Aungst testified that these uses have not been developed on-site and that the property owner would like to maintain their approval. The Major Modification is intended to add a second development option to permit 60 mobile homes where the current 12 mobile homes exist. He stated that the mobile homes are not owned and not subject to the Mobile Home Act. Mr. Aungst testified that the other modifications pertain to the site and providing additional amenities and bringing the site up to Code for stormwater and ingress/egress. He concluded his presentation by stating that both planning staffs recommend approval and asked that the project civil engineer to address transportation issues.

Mr. Krikor Kassarian 13825 Icot Blvd. Clearwater testified on behalf of the applicant regarding transportation issues. He showed a graphic and stated that with Option B, instead of having the access in the front which causes the 45-foot throat depth, the applicant would like to reroute it around the long way all the way to the back to extend the throat depth.

Mr. Aungst continued the applicant's presentation by stating that the modification has findings of consistency from the staff and that the mobile homes provide an affordable housing option in an area that's predominately developed with multi-family and commercial land uses.

Ms. Tania Chapela of the Development Services Department, testified regarding the County staff report. She testified regarding the proposed modifications to include an additional development option to allow a 60-space mobile home park. She described the surrounding land uses and proposed buffering and screening. Ms. Chapela stated that the request is compatible with the surrounding development pattern and that staff recommends approval.

Ms. Alexis Myers of the Planning Commission testified regarding the Planning Commission staff report. Ms. Myers stated that the property is designated Community Mixed Use, located in the Urban Service Area and in the Riverview Community Planning Area. Ms. Myers cited numerous policies that the modification complies with and concluded her presentation by stating that staff

found the modification is consistent with both the Riverview Community Plan and the Comprehensive Plan.

Hearing Master Finch asked audience members if there were any proponents of the application. No one replied.

Hearing Master Finch asked audience members if there were any opponents of the application. No one replied.

County staff and Mr. Aungst did not have additional comments.

Hearing Master Finch then concluded the hearing.

EVIDENCE SUBMITTED

Mr. Aungst submitted a copy of his 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 site is 5.55 acres and is zoned Planned Development (06-0491). The property is designated Community Mixed Use-12 (CMU-12) by the Comprehensive Plan, located in the Urban Service Area and in the Riverview Community Planning Area.
2. The subject PD is approved as a multi-use development consisting of a maximum of 20,940 square feet of Commercial Neighborhood uses, a maximum 2,000 square foot childcare center and 46 multi-family dwelling units.
3. The applicant's representative testified that the property is currently developed with approximately 12 mobile home dwelling units.
4. The Major Modification proposes to retain the existing entitlements and add a second development option to permit 60 mobile home spaces.
5. No waivers or PD variations are requested.
6. The Planning Commission supports the request and found the modification consistent with both the Riverview Community Plan and the Comprehensive Plan.

7. The surrounding area is comprised of properties zoned PD and developed with a mix of multi-family residential, commercial land uses and a wetland area to the west.
8. The applicant has agreed to provide buffering and screening that exceeds the Land Development Code requirements on the eastern and southern boundaries.
9. No testimony in opposition was provided at the Zoning Hearing Master hearing or submitted into the record.
10. The proposed modification is compatible with the surrounding development pattern and consistent with the Comprehensive Plan and Land Development Code.

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

The Major Modification 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 Major Modification to the Planned Development zoning is in conformance with the applicable requirements of the Land Development Code and with applicable zoning and established principles of zoning law.

SUMMARY

The subject PD 06-0491 on 25.55 acres is approved for a maximum of 20,940 square feet of Commercial Neighborhood uses, a maximum 2,000 square foot childcare center and 46 multi-family dwelling units.

The Major Modification primarily proposes to retain the existing entitlements and add a second development option to permit 60 mobile home spaces.

No waivers or PD variations are requested.

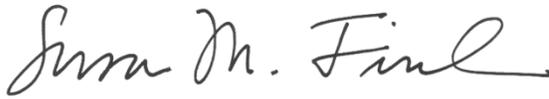
The Planning Commission supports the request and found the modification consistent with both the Riverview Community Plan and the Comprehensive Plan.

No testimony in opposition was provided at the Zoning Hearing Master hearing or submitted into the record.

The proposed modification is compatible with the surrounding development pattern and consistent with the Comprehensive Plan and Land Development Code.

RECOMMENDATION

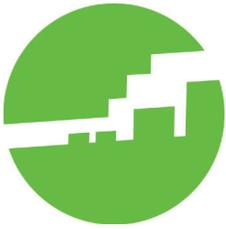
Based on the foregoing, this recommendation is for **APPROVAL** of the Major Modification to Planned Development 06-0491 as indicated by the Findings of Fact and Conclusions of Law stated above subject to the zoning conditions prepared by the Development Services Department.



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: MM 25-0849 Folio(s): 73993.0000 & 73993.0500 General Location: East of Duncan Road, north of South US Highway 301 and south of West Bloomingdale Avenue
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Community Mixed Use-12 (12 du/ga; 0.50 FAR)
Service Area	Urban
Community Plan(s)	Riverview + SouthShore Areawide Systems
Rezoning Request	Major Modification (MM) to modify the conditions of approval to allow a 60-unit mobile home park.
Parcel Size	5.99 ± acres
Street Functional Classification	Duncan Road – County Collector South US Highway 301 – State Principal Arterial West Bloomingdale Avenue – County Arterial
Commercial Locational Criteria	N/A
Evacuation Area	E

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Table 1: COMPARISON OF SURROUNDING PROPERTIES			
Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Community Mixed Use-12	PD	Mobile Home Park
North	Community Mixed Use-12 + Suburban Mixed Use-6	PD + ASC-1 + AS-1	Light Commercial + Vacant Land + Single Family Residential
South	Suburban Mixed Use-6	IPD-2 + PD + CG + CI	Public/Quasi-Public/Institutions + Multi-Family Residential + Light Industrial
East	Residential-16 + Suburban Mixed Use-6 + Residential-6	PD + AS-1 + RSC-3	Single Family Residential + HOA Property + Agriculture + Educational
West	Community Mixed Use-12 + Suburban Mixed Use-6	PD + CG + IPD-1	Light Commercial + Heavy Commercial + Public/Quasi-Public/Institutions

Staff Analysis of Goals, Objectives and Policies:

The 5.99 ± acre subject site is located east of Duncan Road, north of South US Highway 301 and south of West Bloomingdale Avenue. The subject site is in the Urban Service Area and is within the limits of the Riverview Community Plan and the SouthShore Areawide Systems Plan. The applicant is requesting a Major Modification (MM) to Planned Development (PD) 06-0491 to modify the conditions of approval to allow a 60-unit mobile home park.

The subject site is in the Urban Service Area where, according to Objective 1.1 of the Future Land Use Section (FLUS), 80 percent of the county’s growth is to be directed. Policy 3.1.3 requires all new developments to be compatible with the surrounding area, noting that “compatibility does not mean “the same as.” Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.” The subject site consists of a mobile home park. The proposal meets the intent of FLUS Objective 1.1 and FLUS Policy 3.1.3.

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. The subject site is in the Community Mixed

Use-12 (CMU-12) Future Land Use category. CMU-12 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. As the language above states residential is allowed, therefore, the proposed Major Modification to allow a 60-unit mobile home park is consistent with FLUS Objective 2.2.

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 does meet 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 mixed uses with residential and commercial uses in the immediate area. 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 uses through the creation of like uses, the creation of complementary uses, mitigation of adverse impacts, transportation/pedestrian connections and gradual transition of intensity. The proposed residential development would complement the surrounding area and meets the intent of FLUS Objective 4.4 and FLUS Policy 4.4.1.

The site is located within the limits of the Riverview Community Plan and the SouthShore Areawide Systems Plan. Goal 2 of the Riverview Community Plan reflects the vision of Riverview using the Riverview District Concept Map. The Riverview District Concept Map will illustrate the unique qualities and land uses related to distinct geographic areas identified as "districts". The subject site is located in the Hwy 301 Corridor District which is noted under the plan to provide a safe, attractive and efficient corridor system that contributes to the character and economic well-being of the community and provides a sense of arrival. Goal 1 of the Cultural/Historic Objective of the SouthShore Areawide Systems Community Plan, which seeks to promote sustainable growth and development that is clustered and well planned to preserve the area's environment, cultural identity and livability. The request meets the intent of the Riverview Community Plan and the SouthShore Areawide Systems Plan outlined in the Livable Communities Element.

Overall, staff finds that the proposed Major Modification is compatible with the existing development pattern found within the surrounding area and does support the vision of the Riverview Community Plan and the SouthShore Areawide Systems Plan. The proposed Major Modification would allow for development that is consistent with the Goals, Objectives, and Policies of the *Unincorporated Hillsborough County Comprehensive Plan*.

Recommendation

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

FUTURE LAND USE SECTION

Urban Service Area

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

Compatibility

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

Land Use Categories

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

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

Relationship to Land Development Regulations

Objective 4.1: All existing and future land development regulations shall be made consistent with the Comprehensive Plan, and all development approvals shall be consistent with those development regulations as per the timeframe provided for within Chapter 163, Florida Statutes. Whenever feasible and consistent with Comprehensive Plan policies, land development regulations shall be designed to provide flexible, alternative solutions to problems.

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

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

Neighborhood/Community Development

Objective 4.4: Neighborhood Protection – The neighborhood is the functional unit of community development. There is a need to protect existing, neighborhoods and communities and those that will

emerge in the future. To preserve, protect, and enhance neighborhoods and communities, all new development must conform to the following policies.

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

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

LIVABLE COMMUNITIES ELEMENT: RIVERVIEW PLAN

IV. Goals

Goal 2 Reflect the vision of Riverview using the Riverview District Concept Map. The Riverview District Concept Map will illustrate the unique qualities and land uses related to distinct geographic areas identified as "districts".

The following specific districts are incorporated into the Riverview District Concept Map. Require future development and redevelopment to comply with the adopted Riverview District Concept Map.

1. **Hwy 301 Corridor** - Provide a safe, attractive and efficient corridor system that contributes to the character and economic well-being of the community and provides a sense of arrival.
2. **Downtown** - Focus and direct mixed-use development to create an aesthetically pleasing and pedestrian-friendly downtown.
3. **Riverfront** - Recognize the historical, environmental, scenic, and recreational value of the Alafia River.
4. **Mixed Use** - Focus and direct development toward walkable mixed-use town center locations throughout the community while respecting existing land use.
5. **Residential** - Encourage attractive residential development that complements the surrounding character and promotes housing diversity.
6. **Industrial** - Attract employment centers and desirable industry with appropriate infrastructure in areas without conflicting with surrounding land use.
7. **Open Space** - Build upon the county owned Boyette Scrub lands by acquiring lands from willing sellers.

LIVABLE COMMUNITIES ELEMENT: SOUTHSHORE AREAWIDE SYSTEMS PLAN

Cultural/Historic Objective

The SouthShore region of Hillsborough County supports a diverse population with people living in unique communities, interspersed with farms, natural areas, open spaces and greenways that preserve and enhance the natural and cultural heritage.

The community desires to:

1. Promote sustainable growth and development that is clustered and well planned to preserve the area's environment, cultural identity and livability.

HILLSBOROUGH COUNTY FUTURE LAND USE

RZ MM 25-0849

- Rezonings
STATUS
- APPROVED
 - CONTINUED
 - DENIED
 - WITHDRAWN
 - PENDING

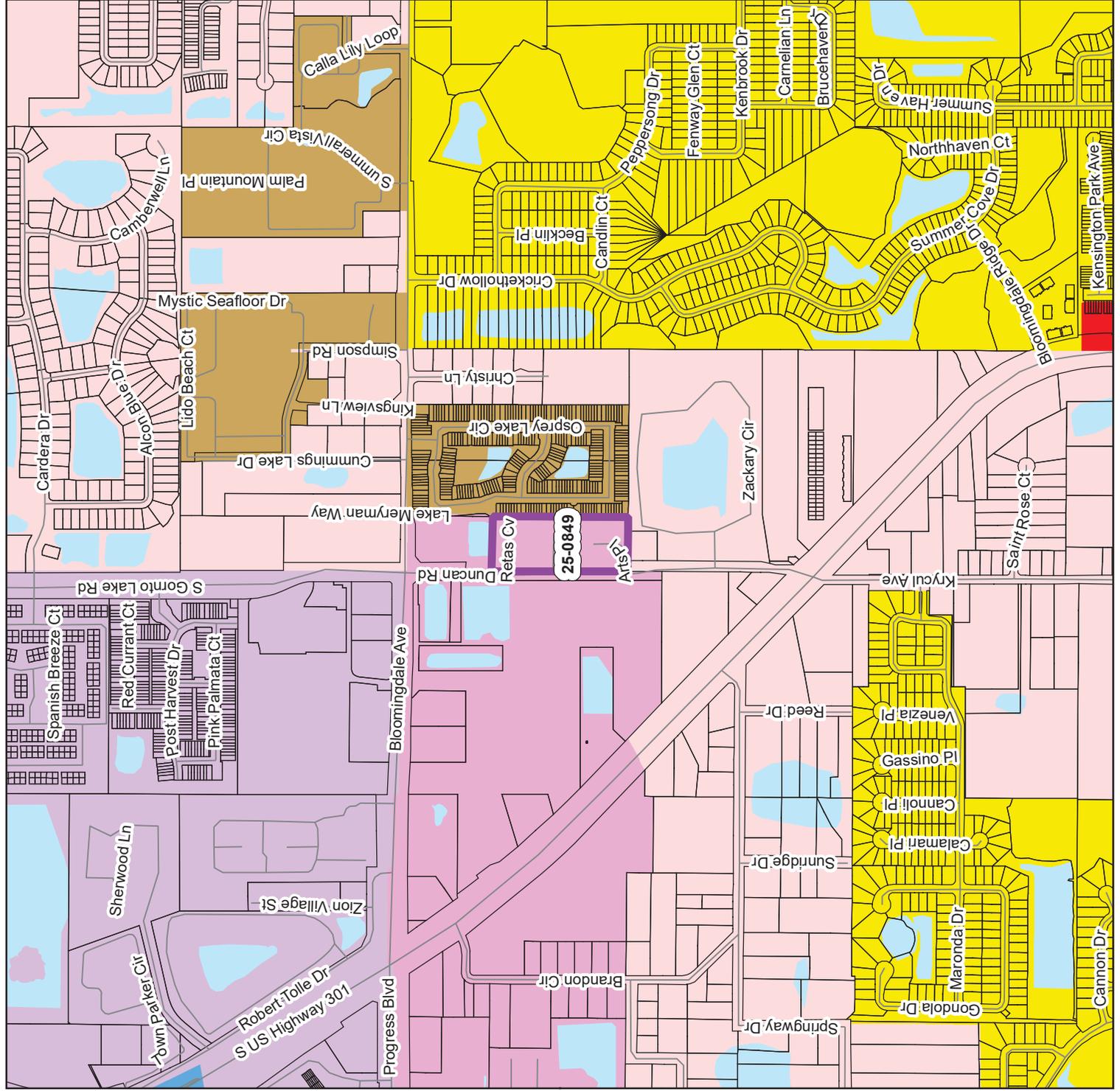
- Tampa Service Area
- Urban Service Area
- Shoreline
- County Boundary
- Jurisdiction Boundary
- Roads
- Parcels

- WATER NATURAL LULC_We_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 (7.5 FAR)
- LIGHT INDUSTRIAL (7.5 FAR)
- HEAVY INDUSTRIAL (7.5 FAR)
- PUBLIC/QUASI-PUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE



DATA SOURCES: Rezonings boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. The information is for informational purposes only. It is intended that the City/County Planning Commission. ACCURACY: It is intended that the information is for informational purposes only. The map is for informational purposes only. For the most current data and information, visit the appropriate website.

Map Printed from Rezoning System: 6/11/2025
 Author: Beverly F. Daniels
 File: G:\Rezoning\System\MapProjects\HC\Gis\ReZoning_Copy.mxd





**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
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COUNTY ADMINISTRATOR

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COUNTY ATTORNEY

Julia Mandell

COUNTY INTERNAL AUDITOR

Melinda Jenzarli

DEPUTY COUNTY ADMINISTRATOR

Gregory S. Horwedel

Project Name: Misty Moon Properties, LLC Major Modification

Zoning File: PD 06-0491 **Modification:** MM 25-0849

Atlas Page: None **Submitted:** 2/12/26

To Planner for Review: 2/12/26 **Date Due:** 2/19/26

Contact Person: Brian J. Aungst, Jr., Esq. **Phone:** (813) 421-1133/bja@macfar.com

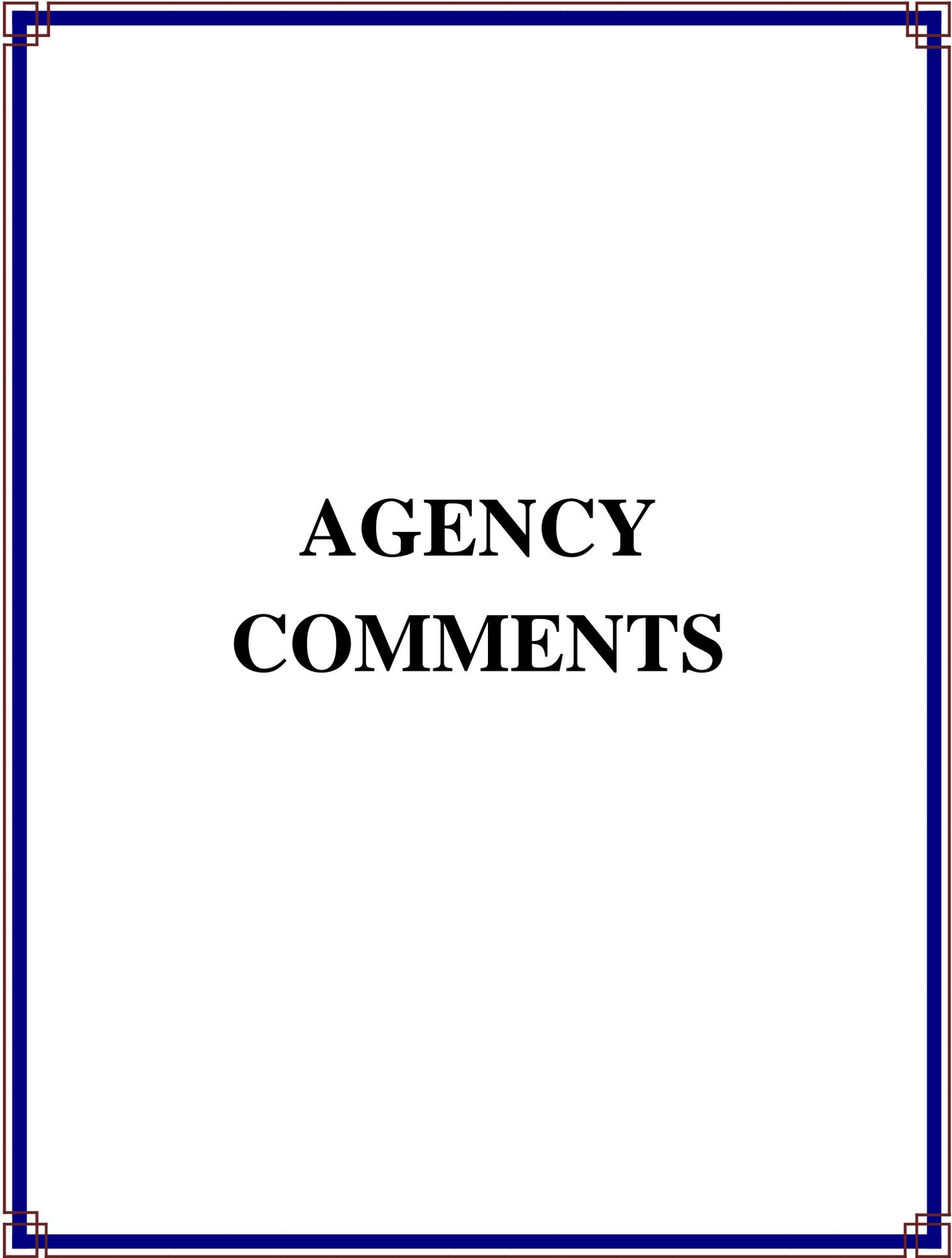
Right-Of-Way or Land Required for Dedication: Yes No

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: Tania C. Chapela **Date:** 02/16/2026

Date Agent/Owner notified of Disapproval: _____



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Development Services Department

DATE: 11/07/2025

Revised: 01/12/2026

Revised: 1/20/2026

REVIEWER: James Ratliff, AICP, PTP

AGENCY/DEPT: Transportation

PLANNING SECTOR/AREA: South/ RV

PETITION NO: MM 25-0849

-
- 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 grounds.

NEW AND REVISED CONDITIONS OF APPROVAL

All previously approved transportation related conditions shall be carried forward and applied only to Option A. Conditions for Option B are provided below:

1. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
2. The project shall be served by and limited to one (1) vehicular access connection to Duncan Rd. Such access shall align with the existing access serving folio 74124.8902. All other existing access connections shall be closed/removed and the curb, sod, sidewalk restored, as applicable.
3. Construction access shall be limited to those access points shown on the PD site plan. The developer shall include a note indicated same on each site/construction plan submittal.
4. The developer shall construct an access stubout between the internal roadway network and folio 73994.0000, which shall be utilized as the sole means of access for pond maintenance.
5. Notwithstanding anything shown on the PD site plan or herein these conditions to the contrary, prior to site plan approval the developer shall redesign the internal roadway system such that there is a minimum of 125 feet between the closest edge of the Duncan Rd. through lane and the closet edge of the intersection of the internal roadways. Additionally, no access (other than to the lift station) shall be permitted within this 125-foot area (i.e. the throat).

Other Conditions:

- Prior to PD Site Plan Certification, the developer will revise the Option B site plan to:
 - Change the label reading “20’ Wide Cross-Access Ingress/Egress for Pond Maintenance Only” to instead state “Proposed Access Stubout – See Conditions of Approval”.
 - Modify the note stating “Note: Driveways intended to provide parking for vehicles shall be a minimum of 20 feet in length or as otherwise required to park two vehicles. Along those internal frontages where driveways or garages take access, no portion a structure may be placed closer than 15 feet from the closest edge of the sidewalk.” To instead state, “Note: Driveways within which vehicles shall be permitted to park shall be a minimum of 20 feet in length (measured from the

closest edge of the sidewalk) or longer if required to accommodate the minimum number of required parking spaces within the driveway. Additionally, along those internal frontages where driveways or garages take access, no portion a structure may be placed closer than 15 feet from the closest edge of the sidewalk.”

- Remove the entire “Location Disclaimer” Note. Staff notes that PDs are site-plan-controlled zoning districts. While the applicant had the option of providing a conceptual vehicular and pedestrian system as provided by the DRPM, the applicant chose to present defined road rights of way, which are not conceptual. Only minor deviations are permitted at the time of plat/site/construction plan approval. Other changes may require the applicant to request a zoning modification.

PROJECT OVERVIEW AND TRIP GENERATION

The applicant is requesting a Major Modification to a +/- 5.55 ac. portion of a +/- 7.35 ac. Planned Development (PD) #06-0491. The existing PD is approved for the following uses:

1. 2,000 s.f. of child care center uses with a maximum of 38 children;
2. 20,940 s.f. of Commercial Neighborhood (CN) uses, excluding convenience stores, fast food restaurants (with or without drive-through), high turnover restaurants and banks (with or without drive-through).
3. 46 multi-family residential units (inclusive of 2 qualifying commercial apartments meeting the requirements of LDC Sec. 6.11.16) and subject to additional restrictions.

The applicant is proposing a new development option to permit a 60-unit mobile home park within a portion of the PD. It is unclear what uses would be allowable for the remainder of the property. The applicant failed to submit a Development Review Procedures Manual (DRPM) compliant application. Staff initially had concerns regarding the applicant’s authority to modify a legally binding site plan which provides another landowner’s access rights without their permission (staff notes the northernmost parcel is not a part of this modification request). The director of the Development Services Department has reviewed the application and determined no impediment to the applicant moving forward exists.

Although not stated in the narrative, the PD site plan shows the new development option will permit only a pond within that portion of folio (73994.0000) which is located within the PD (but as mentioned above which is not a part of the modification area), hereafter referred to as the “Pond Site”. Regardless, zoning staff confirmed that this is the applicant’s intent with respect to the Pond Site. Additionally, access to the Pond Site will change from that which was approved under existing approved Option A (to remain) and all access will be taken via an internal access (through the modification area).

Consistent with the DRPM, the applicant submitted a traffic letter indicating the expected trip generation for the new development option. Staff notes that since the existing approved option (which is proposed to remain) has a greater trip generation than the additional development option, this rezoning request will have no impact on the maximum trip generation potential to/from the subject site. All calculations below is based on data from the Institute of Transportation Engineer’s Trip Generation Manual, 12th Edition.

Additional Development Option (Proposed Option B):

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 60 mobile home units (ITE Code 240)	517	16	28

Existing Worst-Case Scenario (Existing Option A):

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 20,940 s.f. Retail Strip Center >40k (ITE Code 822)	1,113	82	126
PD, 38 student child care center (ITE Code 565)	139	34	36
PD, 46 multi-family units (ITE Code 220)	379	29	29
Subtotal:	1,631	145	191

Proposed Worst-Case Scenario (Existing Option A):

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 20,940 s.f. Retail Strip Center >40k (ITE Code 822)	1,113	82	126
PD, 38 student child care center (ITE Code 565)	139	34	36
PD, 46 multi-family units (ITE Code 220)	379	29	29
Subtotal:	1,631	145	191

Trip Generation Difference:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	No Change	No Change	No Change

SITE ACCESS AND CIRCULATION

No changes to existing Option A are proposed. Access to proposed Option B will be to/from Duncan Rd. via one (1) access connection which is to align with the existing access serving the Home Depot and other outparcels west of the site. All other existing access connections will be closed.

The applicant has provided for a connection to the Pond Site, as further discussed above. The applicant incorrectly labeled such access as a “cross-access”. Rather, such access must be simply an “access”, since the intent is to allow the Racetrack development to access the pond through portion of the PD which is the subject of this modification request, rather than just allow for the exchange of trips between these two portions of the site. Staff has proposed a condition to correct this issue hereinabove.

There is an existing southbound left/two-way left turn lane which will serve the proposed access. No additional turn lanes are warranted per Sec. 6.04.04.D. of the LDC.

ADMINISTRATIVE VARIANCE – THROAT DEPTH

The applicant filed a Sec. 6.04.02.B. Administrative Variance (AV) from the throat depth standard; however, such AV was not supported by the County Engineer. As such, the applicant agreed to a zoning condition requiring them to reconfigure the internal roadway system to a compliant configuration.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

LOS information for adjacent roadway segments are provided below.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
Duncan Dr.	US 301	Bloomington Ave.	D	F

Source: Hillsborough County 2024 Level of Service Report.

COMMISSION

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AGENCY COMMENT SHEET

REZONING	
<p>HEARING DATE: 9/15/2028</p> <p>PETITION NO.: 25-0849</p> <p>EPC REVIEWER: Melissa Yañez</p> <p>CONTACT INFORMATION: (813) 627-2600 x 1360</p> <p>EMAIL: yanezm@epchc.org</p>	<p>COMMENT DATE: 06/27/2025</p> <p>PROPERTY ADDRESS: 6010, and 6102 Duncan Rd, Riverview, FL 33578</p> <p>FOLIO #: 0739930500, 0739930000</p> <p>STR: 30-20S-08E</p>
<p>REQUESTED ZONING: Major Modification to PD</p>	
FINDINGS	
WETLANDS PRESENT	NO
SITE INSPECTION DATE	NA
WETLAND LINE VALIDITY	NA
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Desktop Review – Aerial review, soil survey and EPC file search
<p>The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan’s current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again.</p> <p>INFORMATIONAL COMMENTS:</p> <p>The following specific comments are made for informational purposes only and to provide guidance as to the EPC review process. However, future EPC staff review is not limited to the following, regardless of the obviousness of the concern as raised by the general site plan and EPC staff may identify other legitimate concerns at any time prior to final project approval.</p> <p>EPC staff reviewed the above referenced parcel in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using aerial photography, soil surveys, and reviewing EPC files. Through this review, it appears that no wetlands or other surface waters exist onsite/ within the proposed construction boundaries.</p> <p>Please be advised this wetland determination is informal and non-binding. A formal wetland delineation may be applied for by submitting a “WDR30 - Delineation Request Application”. Once approved, the formal wetland delineation would be binding for five years.</p>	

My/cb
 ec: Mistymoonproperties@gmail.com / bj@macfar.com



Adequate Facilities Analysis: Rezoning

Date: September 26, 2025

Acreage: 5.55 (+/- acres)

Jurisdiction: Hillsborough County

Proposed Zoning: Planned Development

Case Number: 25-0849

Future Land Use: CMU-12

HCPS #: RZ-718

Maximum Residential Units: 60

Address: 6010 Duncan Road

Residential Type: Mobile Home

Parcel Folio Number(s): 73993.0000
73993.0500

School Data	Ippolito Elementary	Jennings Middle	King High
FISH Capacity Total school capacity as reported to the Florida Inventory of School Houses (FISH)	872	1198	2388
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	498	695	1204
Current Utilization Percentage of school capacity utilized based on 40 th day enrollment and FISH capacity	57%	58%	50%
Concurrency Reservations Existing concurrency reservations due to previously approved development. Source: CSA Tracking Sheet as of 9/26/2025	33	158	359
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	12	5	6
Proposed Utilization School capacity utilization based on 40 th day enrollment, existing concurrency reservations, and estimated student generation for application	62%	72%	66%

Notes: At this time, adequate capacity exists at Ippolito Elementary, Jennings Middle, and King 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.

Andrea A. Stingone

Andrea A. Stingone, M.Ed.
Department Manager, Planning & Siting
Growth Management Department
Hillsborough County Public Schools
E: andrea.stingone@hcps.net
P: 813.272.4429 C: 813.345.6684



AGENCY REVIEW COMMENT SHEET

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: 10/08/2025

REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: Misty Moon Properties, LLC

PETITION NO: 25-0849

LOCATION: 6010 & 6102 Duncan Rd

FOLIO NO: 73993.0000 & 73993.0500

Estimated Fees:

(Fee estimate is based on a 1,500 square foot, Mobile Home Unit)

Mobility: $\$3,455 * 60 = \$207,300$

Parks: $\$1,957 * 60 = \$117,420$

School: $\$7,027 * 60 = \$421,620$

Fire: $\$299 * 60 = \$17,940$

Mobile Home total per unit = $\$12,738 * 60 = \$764,280$

Project Summary/Description:

Urban Mobility, Central Park, South Fire - 60 unit Mobile Home Park

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 25 Jun. 2025

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

APPLICANT: Brian Aungst, Jr.

PETITION NO: MM 25-0849

LOCATION: 6010 Duncan Rd., Riverview, FL 33578

FOLIO NO: 73993.0000, 73993.0500

SEC: 08 TWN: 30 RNG: 20

- This agency has no comments.

- This agency has no objection.

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

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

COMMENTS: _____.

**WATER RESOURCE SERVICES
REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER**

PETITION NO.: MM 25-0849 REVIEWED BY: Clay Walker, E.I. DATE: 6/24/2025

FOLIO NO.: 73993.0000, 73993.0500

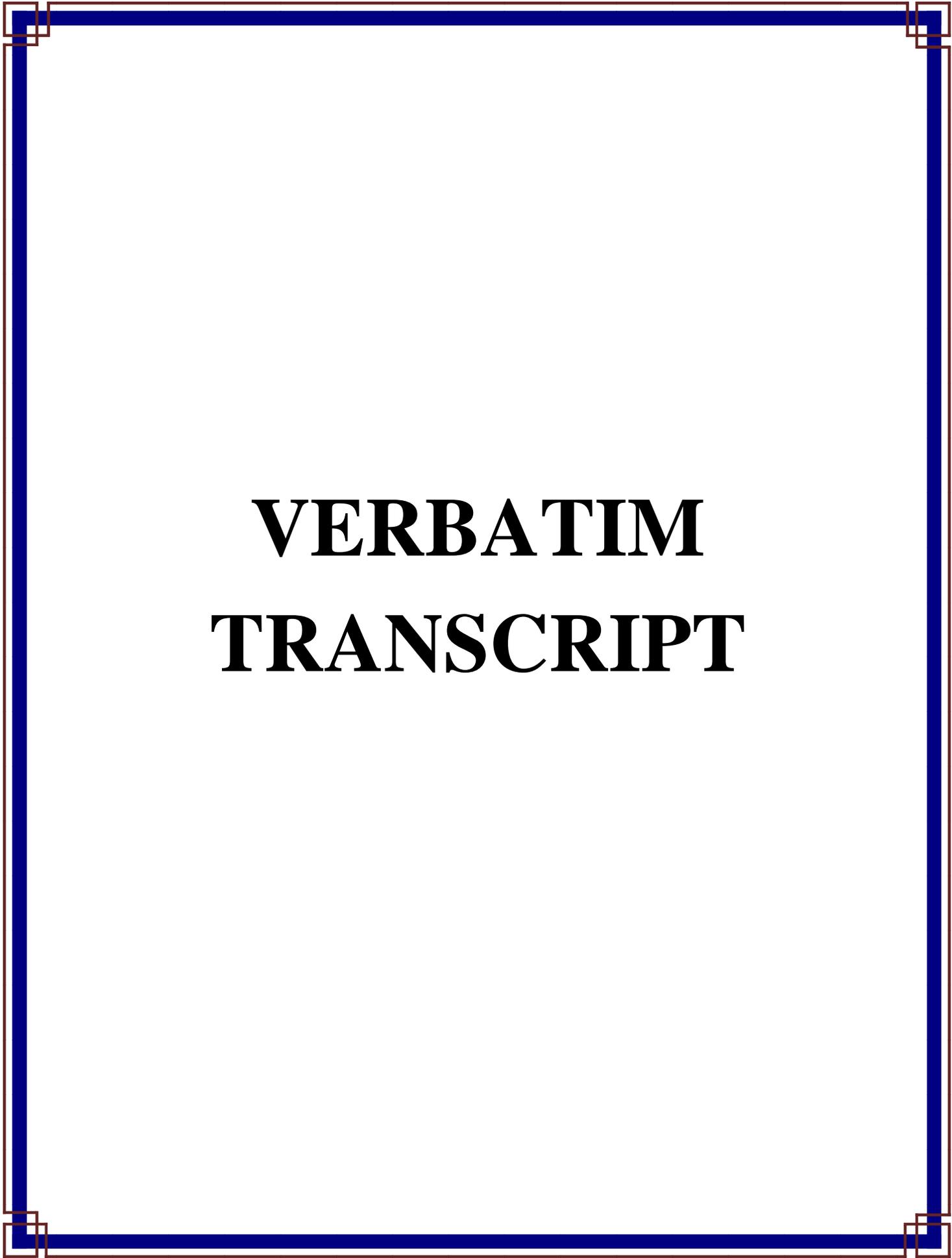
WATER

- The property lies within the _____ Water Service Area. The applicant should contact the provider to determine the availability of water service.
- A 12 inch water main exists (approximately 600 feet from the site), (adjacent to the site), and is located north of the subject property within the north Right-of-Way of Bloomingdale Avenue. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

WASTEWATER

- The property lies within the _____ Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
- A 20 inch wastewater forcemain exists (approximately _____ feet from the project site), (adjacent to the site) and is located west of the subject property within the east Right-of-Way of Duncan Road. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

COMMENTS: The subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's potable water and wastewater systems. The subject area is located within the Hillsborough County Wastewater Service Area and will be served by the Falkenburg Wastewater Treatment Plant. If all of the development commitments for the referenced facility are added together, they would exceed the existing reserve capacity of the facility. However, there is a plan in place to address the capacity prior to all of the existing commitments connecting and sending flow to the referenced facility. As such, an individual permit will be required based on the following language noted on the permits: The referenced facility currently does not have, but will have prior to placing the proposed project into operation, adequate reserve capacity to accept the flow from this project.



VERBATIM TRANSCRIPT

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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.3.
2 major mod 25-0849. The applicant is requesting a major
3 modification to PD(06-0491.) Tanya Chappell (ph) with
4 Development Services will provide staff findings after the
5 applicant's presentation.

6 HEARING OFFICER: Good evening.

7 MR. AUNGST: Good evening, Madam Hearing Officer.
8 Bryan Aungst, 201 North Franklin Street, Tampa, McFarlane
9 Ferguson on behalf of the applicant. I also have our civil
10 engineer Krikor Kassarjian with Gulf Coast Consulting, and
11 the property owners are also joining us this evening for any
12 questions. We do have a brief PowerPoint. If we could get
13 that displayed for the Hearing Officer?

14 This is Misty Moon Properties, LLC, located at 6010
15 and 6102 Duncan Road in Riverview, Florida. As you can see,
16 the existing site has some mobile homes on it. It's about 12
17 mobile homes. The surrounding properties are multifamily in
18 nature to the east and south, and then we have a gas station
19 to the north. A RaceTrac gas station.

20 This is PD 06-0491. PD 06-0491. Approved about
21 21,000 square feet of permitted uses in the commercial
22 neighborhood zoning district, including 46 multifamily
23 residential units, 2000 square feet of a child daycare use,
24 and some additional commercial uses, convenience store, fast
25 food restaurant, etcetera. Those uses have not been

1 developed, but the property owner would like to keep that PD
2 as an option.

3 So we're adding a second development option if this
4 major modification is approved. So we would not be
5 eliminating the 2006 PD approval. We would be keeping it as
6 a retained development option. And of course, that PD was
7 approved and was found consistent at the time by the staff,
8 the magistrate, and by the County Commission.

9 So our request, Madam Hearing Officer, is to allow
10 a maximum number of 60 mobile home units on the site where 12
11 currently exist. These mobile home units are rented out
12 predominantly. They are not owned. They are subject to the
13 Residential Landlord Tenant Act. They are not subject to the
14 Mobile Home Act, for what that's worth for tonight's hearing.

15 The rest of the modifications to the PD involve
16 improving the site, providing additional amenities, bringing
17 everything up to code for stormwater ingress/egress. There
18 is significant ingress/egress improvements. I did want to
19 mention that we do have a finding of consistency from the
20 Planning Commission, and a recommendation of approval from
21 Development Review Services and Transportation, with a
22 condition.

23 This is the current approved site plan on the
24 bottom. That would show you those CN, multi-family, daycare
25 center, fast food restaurant, retail sales and services uses.

1 And this is the proposed option B or option 2, major
2 modification before Hearing Officer tonight. And I would
3 like to ask our civil engineer, Mr. Kassarian, just to
4 briefly address this, and also the condition from
5 Transportation related to choke depth, and how we're going to
6 show compliance with that. He's going to actually show
7 something on the overhead very briefly. Thank you.

8 HEARING OFFICER: All right. Thank you. Don't
9 forget to sign in.

10 MR. KASSARIAN: Hello. Krikor Kassarian,
11 Principal with Gulf Coast Consulting, 13825 Icot Boulevard,
12 Clearwater. So this is the option B that we've submitted.
13 And as you can see there, within the front 45 feet is the
14 side roadway I want to show. So I believe staff has
15 approved, with a condition, to correct that -- there, thank
16 you -- to correct that throat depth. So I just wanted to
17 show in our presentation --

18 MR. AUNGST: So now, we're going to the overhead.
19 Thank you, Your Honor.

20 HEARING OFFICER: If you could just turn that over.
21 There you go.

22 MR. KASSARIAN: So on the overhead, just wanted to
23 show that we, instead of having the connection up here in the
24 front, which causes the 45-foot depth -- throat depth,
25 we -- we are looking to potentially reroute it around the

1 long way, this way. The throat depth is actually the full
2 length all the way to the back. So if you had any questions
3 further, that's all I had.

4 HEARING OFFICER: No questions. Thank you so much.

5 MR. AUNGST: Thank you. And just very briefly,
6 Madam Hearing Officer, to conclude, we do have findings of
7 consistency, worked very diligently with the staff over many
8 months. And again, as you've heard throughout the evening on
9 the mobile home park and park model cases, this is an
10 affordable housing provision in an area that's predominantly
11 multi-family/some commercial, which is the gas station to the
12 north. So we do think we've provided competent substantial
13 evidence for a recommendation of approval to the County
14 Commission and appreciate your consideration. Thank you.

15 HEARING OFFICER: Thank you. All right,
16 Development Services.

17 MS. CHAPPELL: Good evening. Tanya Chappell, of
18 Development Services. The Applicant is requesting to keep
19 the existing entitlements as a development option, and to
20 include an additional development option to allow a 60-space
21 mobile home park. The proposed use is comparable with the
22 surrounding development east and south across Duncan Road.
23 Furthermore, the proposed entity is under maximum permitted
24 in the CMU-12 Comprehensive Plan category.

25 The proposed buffering and screening exceed the

1 code requirement. A 20-foot wide buffer Type B screening is
2 proposed in lieu of the 5-foot wide Type A screening between
3 the subject side and multi-family residential to the east and
4 south areas. Furthermore, the proposed buffer and screening
5 are consistent with the code requirements along the northern
6 property boundary. And in addition, the mobile home park
7 setbacks requirements will also be provided.

8 Staff find the proposed modification to be
9 compatible with the surrounding properties and in keeping the
10 general development pattern of the area. Staff recommends
11 approval of the request, subject to conditions. And this
12 concludes my presentation.

13 HEARING OFFICER: Thank you so much. Planning
14 Commission?

15 MS. MYERS: Alexis Myers, Planning Commission
16 staff. The subject site is located in the community Mixed
17 Use 12 Future Land Use Category. It is in the urban service
18 area and within the limits of the Riverview Community Plan as
19 well as the South Shore Areawide Systems Plan.

20 The subject site consists of a mobile home park,
21 and therefore meet the intent of Future Land Use Section
22 Objective 1.1 and Policy 3.1.3 regarding compatibility. The
23 proposal also meets the intent of Objective 4.4 and Policy
24 4.4.1 that require new developments to be compatible to the
25 surrounding neighborhood, as the surrounding land use

1 patterns comprise mostly of mixed uses with residential and
2 commercial uses in the immediate area.

3 The subject site is located in the Highway 301
4 Corridor District, which is noted under the Riverview
5 Community Plan to provide a safe, attractive, and efficient
6 corridor system that contributes to the character and
7 economic wellbeing of the community and provide a sense of
8 arrival.

9 Goal 1 of the cultural historic objective of the
10 South Shore Areawide Systems Plan, which seeks to promote
11 sustainable growth and development that is clustered and
12 well-planned to preserve the area's environment, cultural
13 identity, and livability. Based upon those above
14 considerations and the following goals, objectives, and
15 policies, Planning Commission Staffs find the proposed major
16 modifications consistent with the unincorporated Hillsborough
17 County Comprehensive Plan, subject to the proposed conditions
18 by the Development Services Department.

19 HEARING OFFICER: Thank you, so much. Is there
20 anyone in the room or online that would like to speak in
21 support? I see no one. Anyone in opposition to this
22 request? No one. Ms. Heinrich, anything further?

23 MS. HEINRICH: No, ma'am.

24 HEARING OFFICER: All right. We'll go back to the
25 Applicant. Sir?

1 MR. AUNGST: No, ma'am. Thank you.

2 HEARING OFFICER: Thank you. Then with that, we'll
3 close Major Modification 25-0849 and go to the next case.

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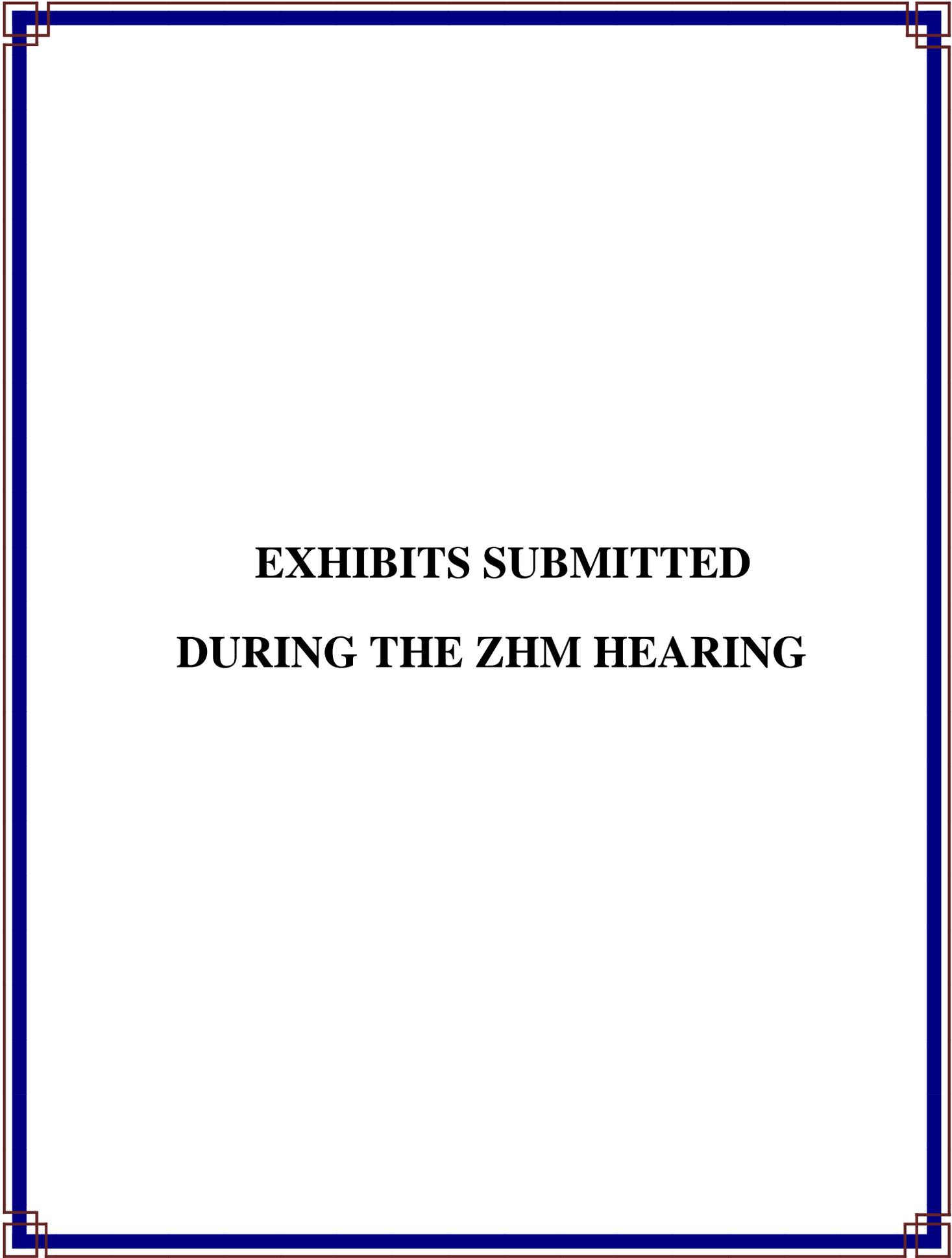
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**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

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

PAGE 1 OF 7

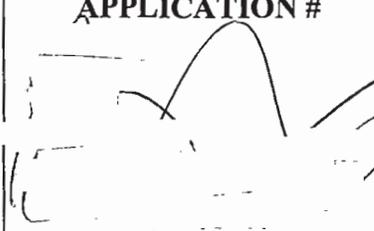
DATE/TIME: 1-26-2026 6:00pm HEARING MASTER: Susan Finch

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 St 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>33548</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>33548</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 _____
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APPLICATION # 	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____
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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>
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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>
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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>
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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>913-419-3914</u>
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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

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

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

APPLICATION # MM 25-0810	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 # MM 25-0810	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 # MM 25-0810	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 # MM - 25-0810	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 # MM 25-0849	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 # MM 25-0849	PLEASE PRINT NAME <u>KRIKOR KASSARTIAN / GULF COAST CONSULTING</u> MAILING ADDRESS <u>13825 100T 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>Ind O'lale</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>Po 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 # RZ 25-0934	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 # M.M 25-1239	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 # M.M 25-1239	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 # M.M 25-1247	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 # M.M 25-1247	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 # M.M 25-1354	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.

Application No. 25-0849
Name: Brian August
Entered at Public Hearing: ZHM
Exhibit # 1 Date: 1-26-26

MM 25-0849

**MAJOR MODIFICATION TO
PD 06-0491**

**MISTY MOON PROPERTIES LLC
6010 & 6102 DUNCAN ROAD
RIVERVIEW, FL 33578**



MISTY MOON PROPERTIES LLC- 6010 & 6102 DUNCAN ROAD, RIVERVIEW, FL 33578

MISTY MOON PROPERTIES LLC- 6010 & 6102 DUNCAN ROAD, RIVERVIEW, FL 33578



CURRENT PD APPROVAL:

The current PD approval allows for development of:

- 20,940SF of permitted uses in the CN zoning district
- 2,000SF: Child day care uses
 - Maximum of 38 children/students
- 46 multi-family residential units
 - Inclusive of 2 qualifying commercial apartments meeting requirements of LDC Sec. 6.11.16

1.

The multi-use development shall be limited as follows:

1.1.

The project shall be permitted a maximum of 20,940 square feet of building area for Commercial Neighborhood (CN) zoning district uses and development standards, except as referenced herein. Convenience stores, fast food restaurant (either with or without drive through windows), high turnover restaurant, bank (either with or without drive through windows) shall not be permitted.

1.2.

The project shall be permitted a maximum 2,000 square feet of child day care uses with a maximum of 38 children/students.

1.3.

The project shall be permitted a maximum of 46 multi-family residential units (inclusive of 2 qualifying commercial apartments meeting the requirements of the Land Development Code Section 6.11.16); and shall be subject to the Residential Multi-family Conventional-12 (RMC-12) zoning district development standards, except as referenced herein. The residential component shall be limited to private ownership, town homes/condo dwelling units. Rental unit development shall not be permitted.

MODIFICATIONS REQUESTED:

- To permit a maximum of 60 mobile home units on the site
 - These units will be subject to the CMU-12 future land use standards for development
- The rest of the modifications revolve around the development of the proposed 60 mobile home units
- The proposed use for 60 mobile home units is in addition to the current approved uses for the PD

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

1. The mobile home development shall be limited as follows:

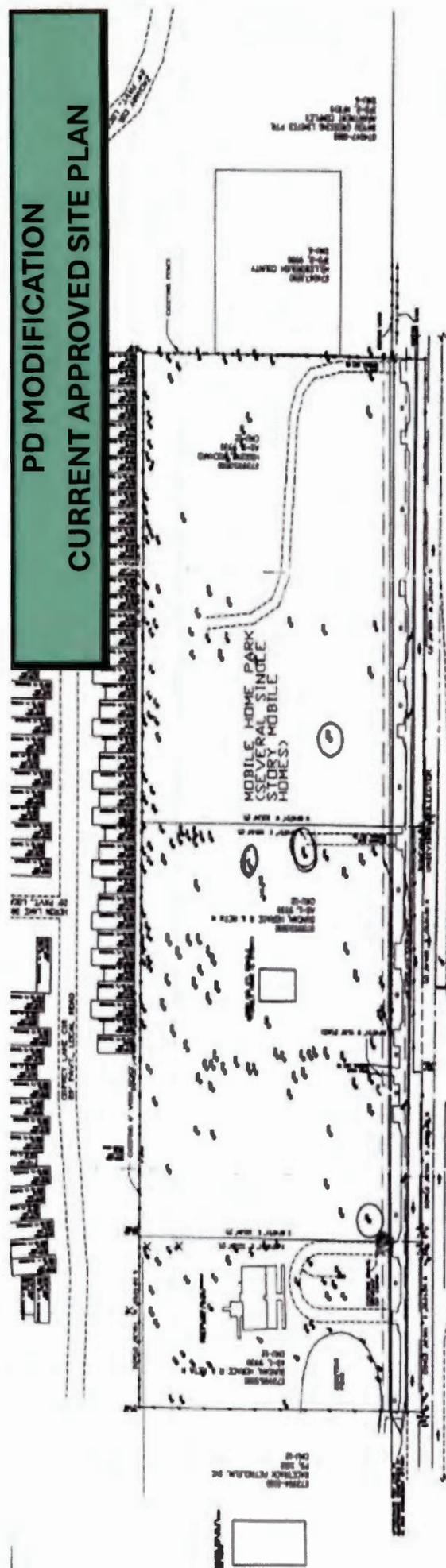
1.1 The project shall be permitted a maximum of sixty (60) mobile home units and shall be subject to the CMU-12 future land use standards for development.

1.2 The minimum setbacks shall be as shown on the general site plan submitted _____, 2025.

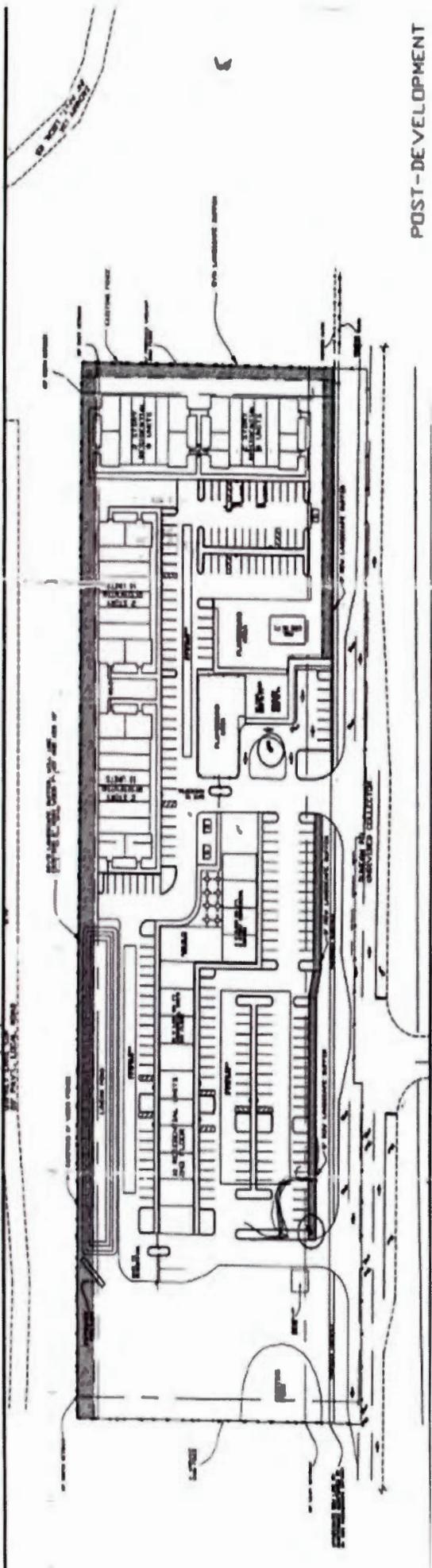
2. The project shall be permitted a maximum of sixty (60) mobile home units, subject to formal delineation of on-site conservation areas, preservation areas and water bodies and final calculation of maximum density/intensity (FAR) permitted by the Comprehensive Plan in accordance with the Environmentally Sensitive Lands Credits requirement of the Comprehensive Plan.

3. Buffering and screening shall be consistent with the requirements in the Land Development Code (LDC) unless otherwise stated herein.

**PD MODIFICATION
CURRENT APPROVED SITE PLAN**

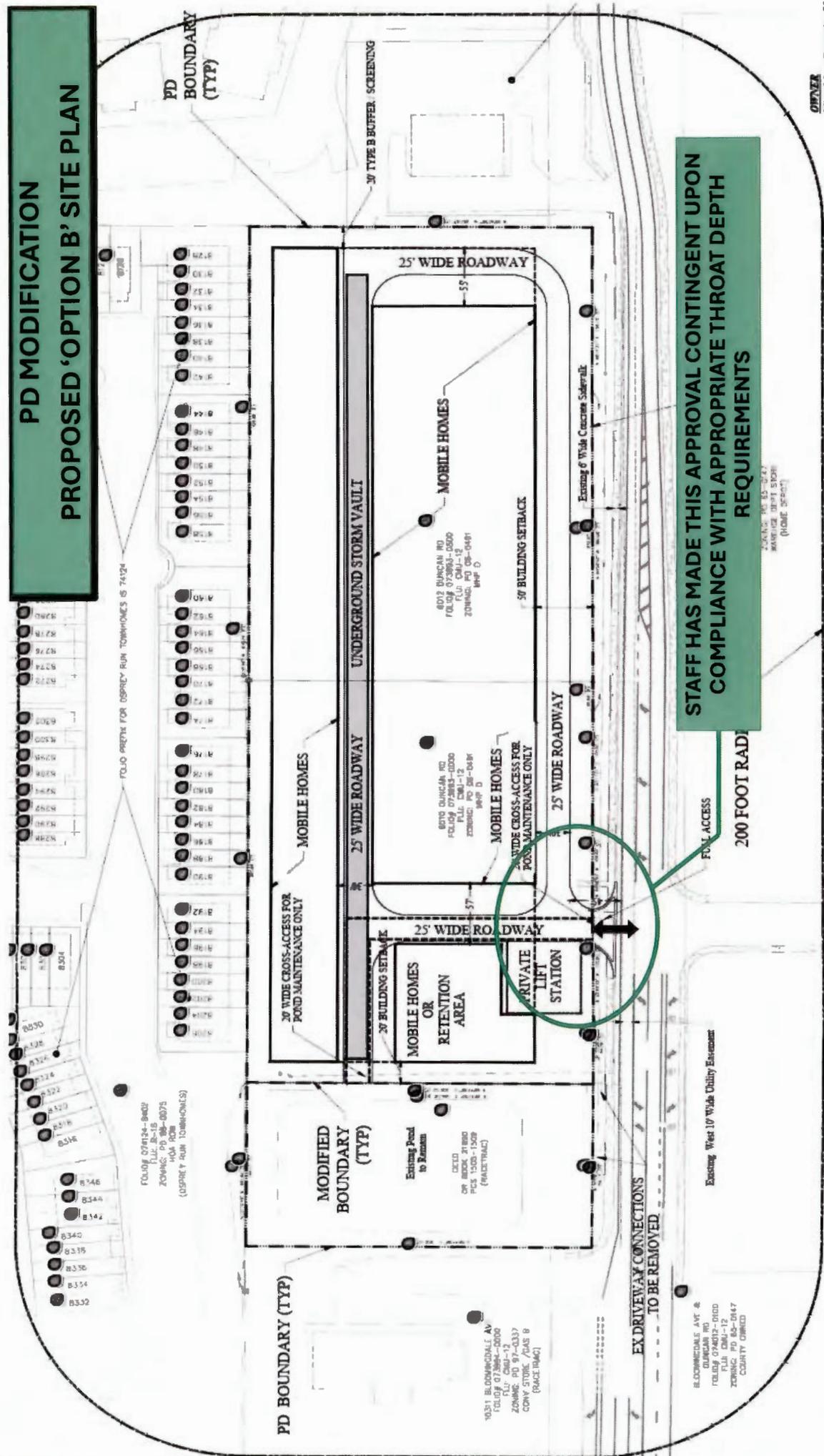


PRE-DEVELOPMENT



POST-DEVELOPMENT

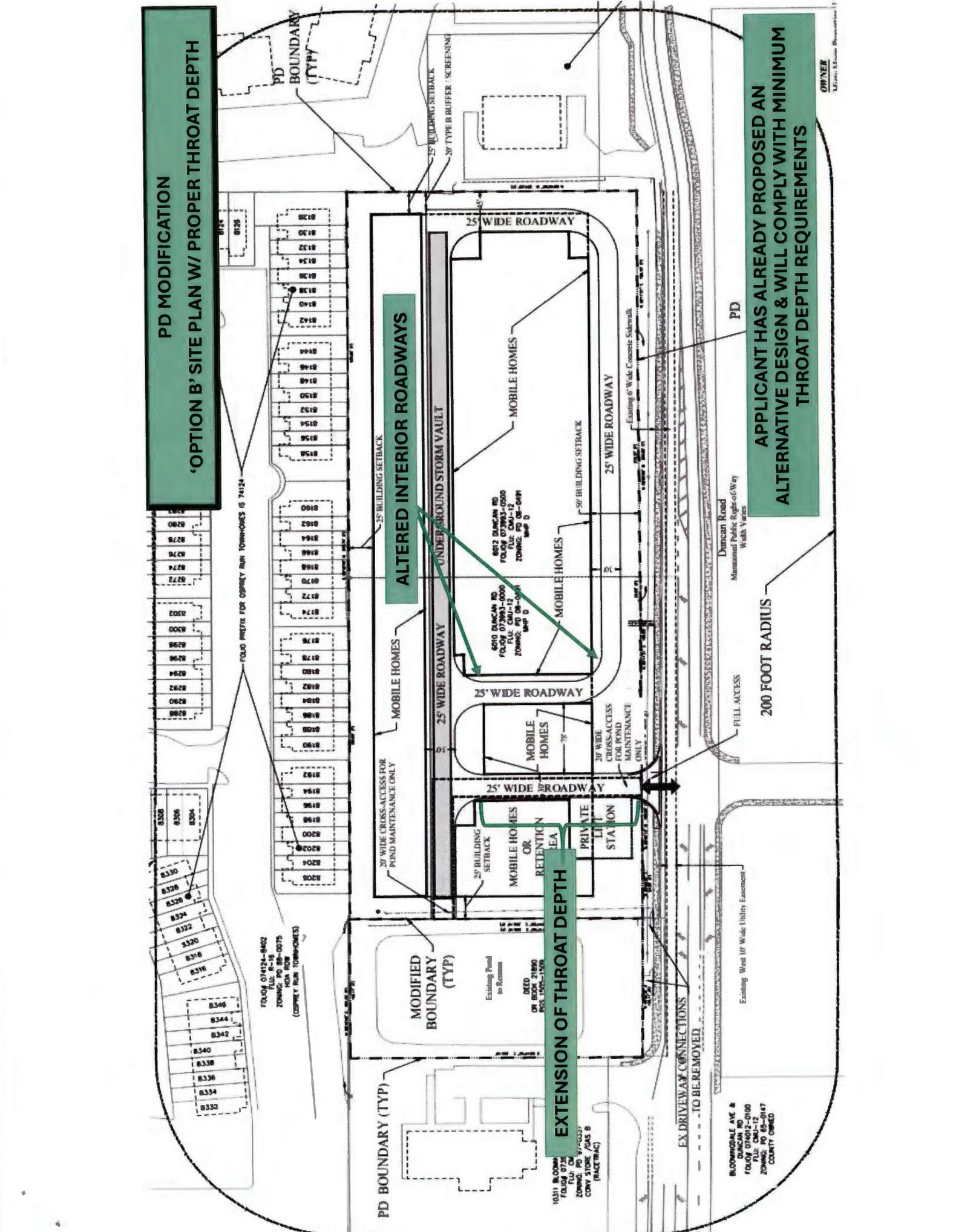
**PD MODIFICATION
PROPOSED 'OPTION B' SITE PLAN**



**STAFF HAS MADE THIS APPROVAL CONTINGENT UPON
COMPLIANCE WITH APPROPRIATE THROAT DEPTH
REQUIREMENTS**

**PD MODIFICATION
PROPOSED 'OPTION B' SITE PLAN**

**PD MODIFICATION
'OPTION B' SITE PLAN W/ PROPER THROAT DEPTH**



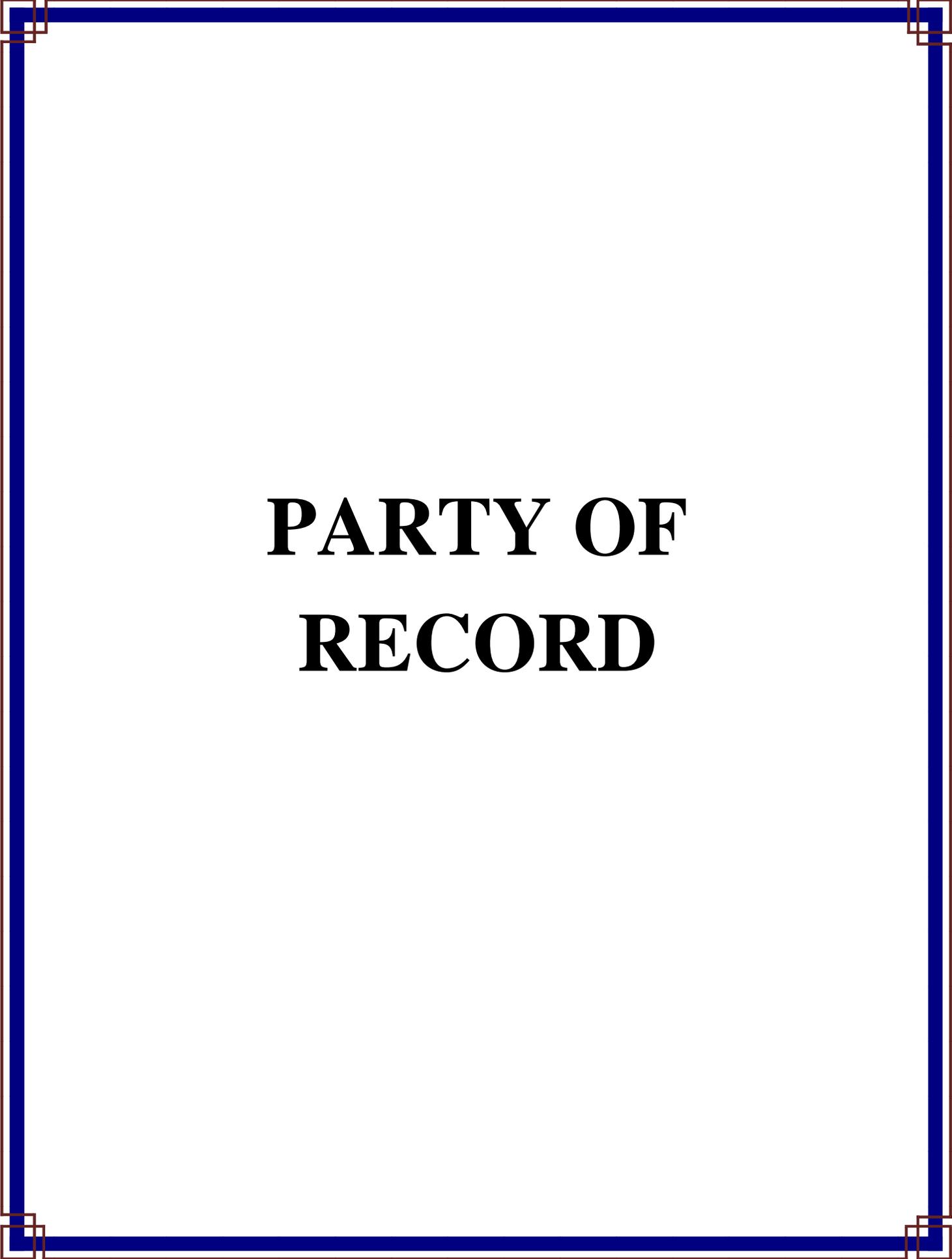
ALTERED INTERIOR ROADWAYS

EXTENSION OF THROAT DEPTH

**APPLICANT HAS ALREADY PROPOSED AN
ALTERNATIVE DESIGN & WILL COMPLY WITH MINIMUM
THROAT DEPTH REQUIREMENTS**

WHY IS THIS MODIFICATION NECESSARY?

- **There is a growing need for affordable housing in the Tampa Bay area**
- **The site is currently used for mobile homes but is unable to be improved due to the current PD approval only allowing for redevelopment as CN uses, child day care, and 46 multi-family units**
- **In order to redevelop the site for the same use, Applicant must receive this major modification approval**
- **Approval will allow Applicant to make much needed upgrades to the drainage, roadways, and other infrastructure on the site**
- **This modification will beautify the site and lift the quality of the neighborhood**



**PARTY OF
RECORD**

NONE