

**PD Modification Application:** MM 25-0849

**Zoning Hearing Master Date:** January 26, 2026

**BOCC Land Use Meeting Date:** March 10, 2026



**Hillsborough County Florida**  
Development Services Department

## 1.0 APPLICATION SUMMARY

Applicant: 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).

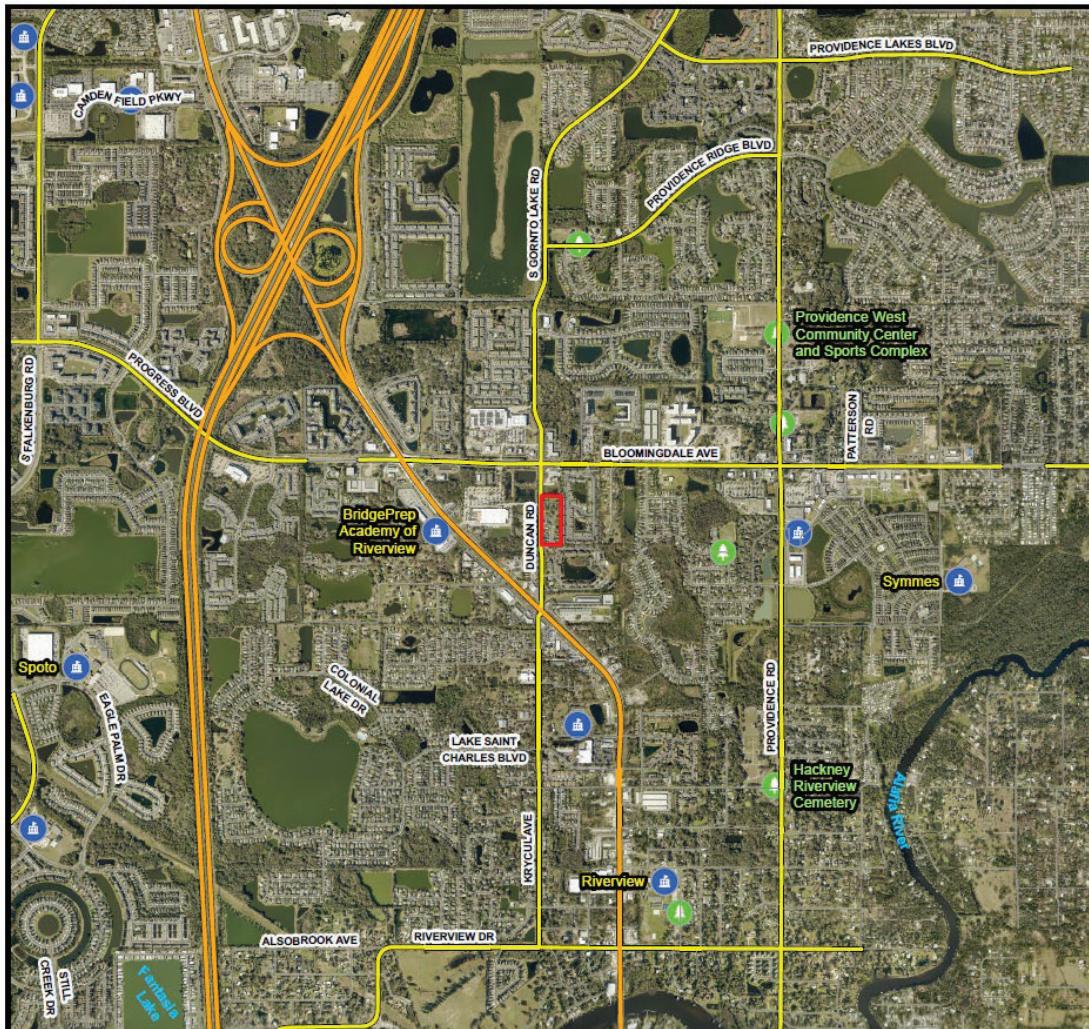
Existing Approval(s):	Proposed Modification(s):
A maximum of 46 multi-family conventional dwelling units, 20,940 square feet of Commercial Neighborhood and 2,000 square feet of child day care uses.	Add a second Development Option to allow 60-unit mobile home park, 10.8 DU/AC

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:	Development Services Recommendation:
Consistent	Approvable, subject to proposed conditions

## 2.0 LAND USE MAP SET AND SUMMARY DATA

## 2.1 Vicinity Map

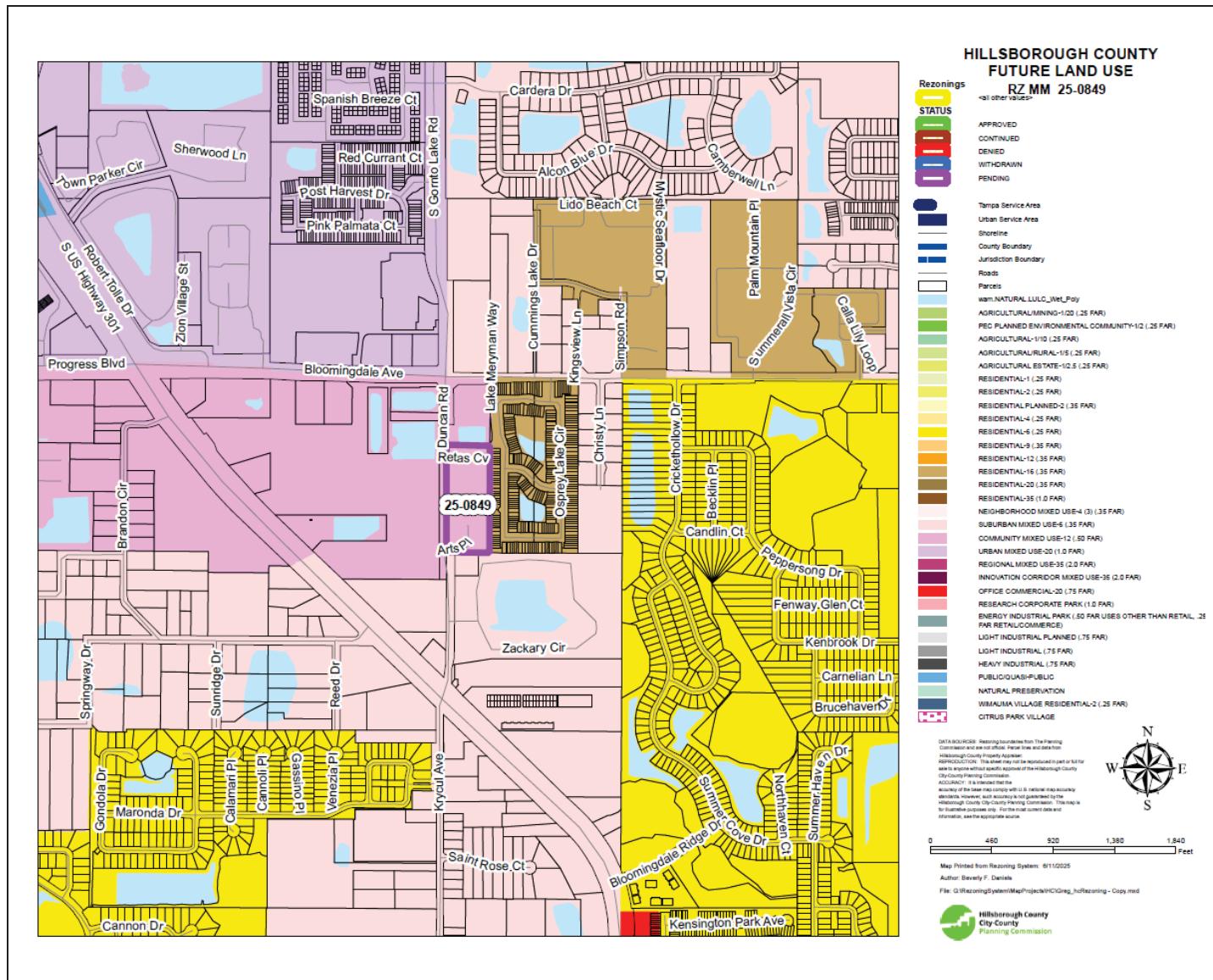


### Context of Surrounding Area:

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

## 2.3 Immediate Area Map

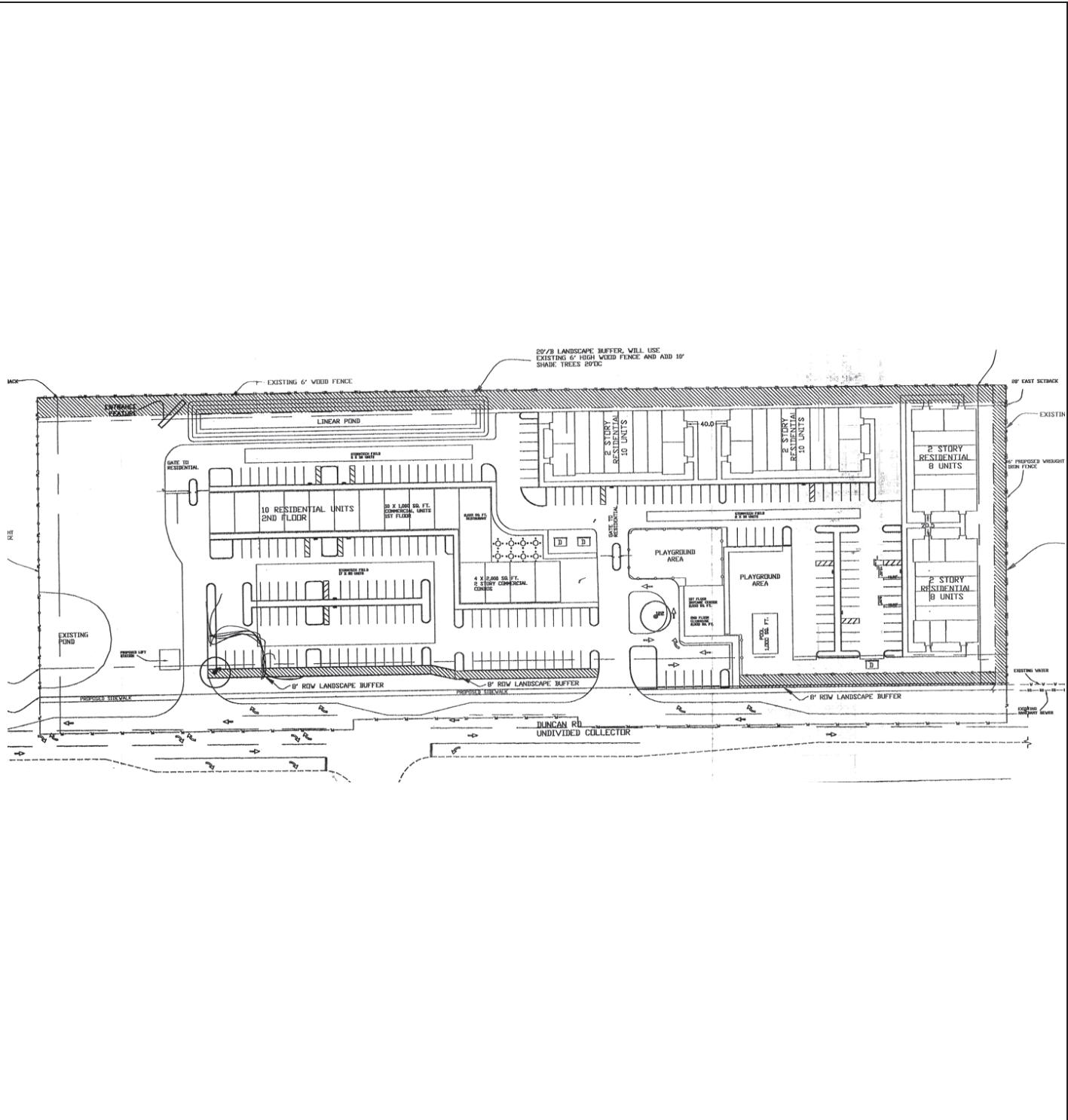


## Adjacent Zonings and Uses

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

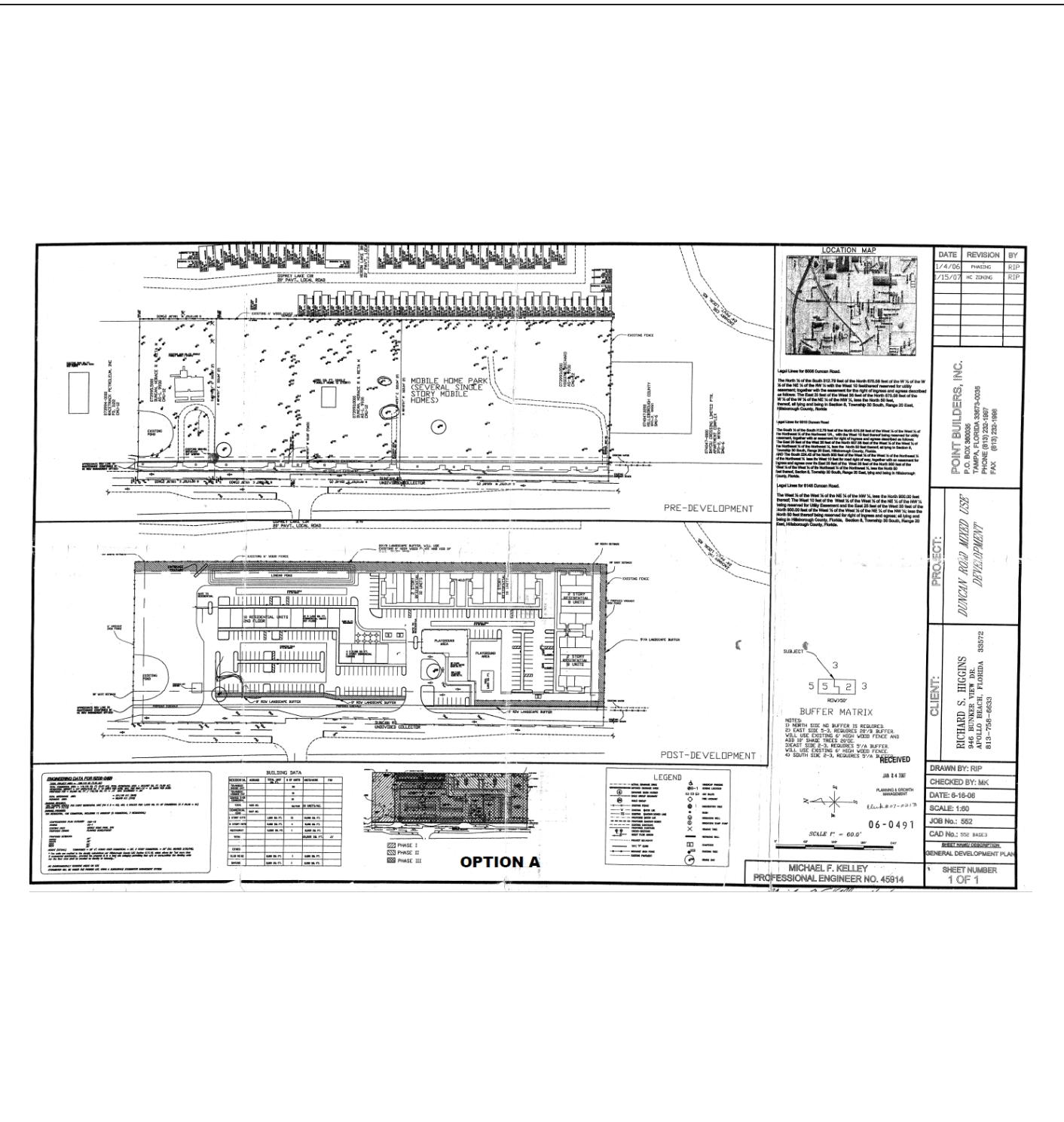
## 2.0 LAND USE MAP SET AND SUMMARY DATA

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



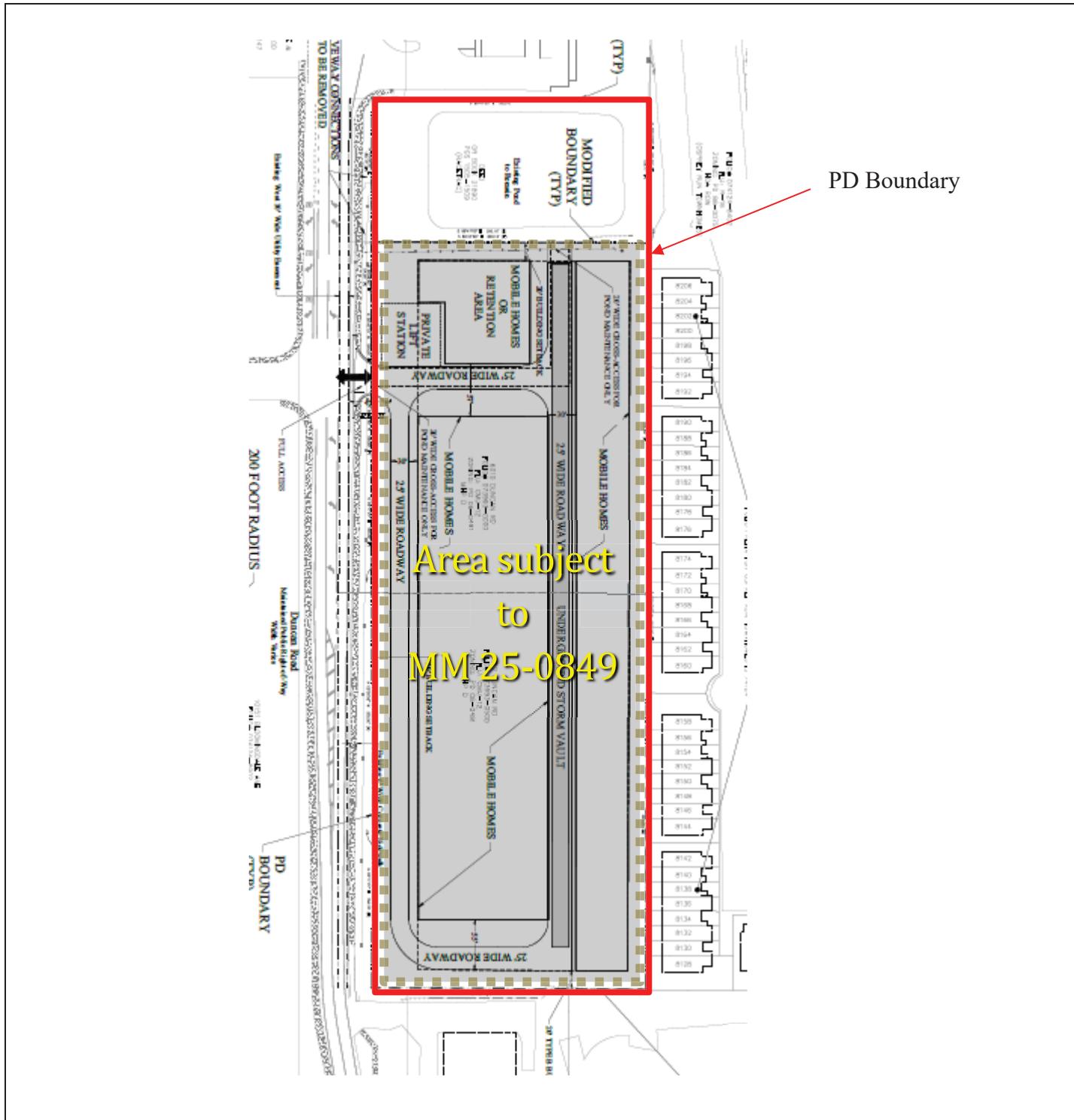
## 2.0 LAND USE MAP SET AND SUMMARY DATA

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



## 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)**

<b>Adjoining Roadways (check if applicable)</b>			
<b>Road Name</b>	<b>Classification</b>	<b>Current Conditions</b>	<b>Select Future Improvements</b>
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)  Not applicable for this request**

	<b>Average Daily Trips</b>	<b>A.M. Peak Hour Trips</b>	<b>P.M. Peak Hour Trips</b>
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)  Not applicable for this request**

<b>Project Boundary</b>	<b>Primary Access</b>	<b>Additional Connectivity/Access</b>	<b>Cross Access</b>	<b>Finding</b>
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  Not applicable for this request**

<b>Road Name/Nature of Request</b>	<b>Type</b>	<b>Finding</b>
	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 &amp; 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 checked="" type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Use of Environmentally Sensitive Land <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Credit <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Other			
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
<b>Transportation</b> <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	
<b>Service Area/ Water &amp; Wastewater</b> <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	
<b>Hillsborough County School Board</b> 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	
<b>Impact/Mobility Fees</b> (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
<b>Planning Commission</b> <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 to: 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 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 closest 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:	
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**SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.**

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

**7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS**

Received January 15, 2021  
Development Service

**AFFIDAVIT AS TO COMPLIANCE WITH CHAPTER 723, FLORIDA STATUTES**

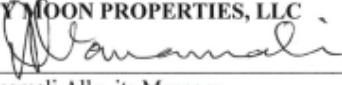
STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

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:

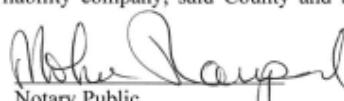
1. That Affiant is familiar with Major Modification Application MM 25-0849; and
2. That Affiant has reviewed Chapter 723 of the Florida Statutes; and
3. That Affiant affirms that the property included in Major Modification Application MM 25-0849 is compliant with Chapter 723 because fewer than 10 lots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

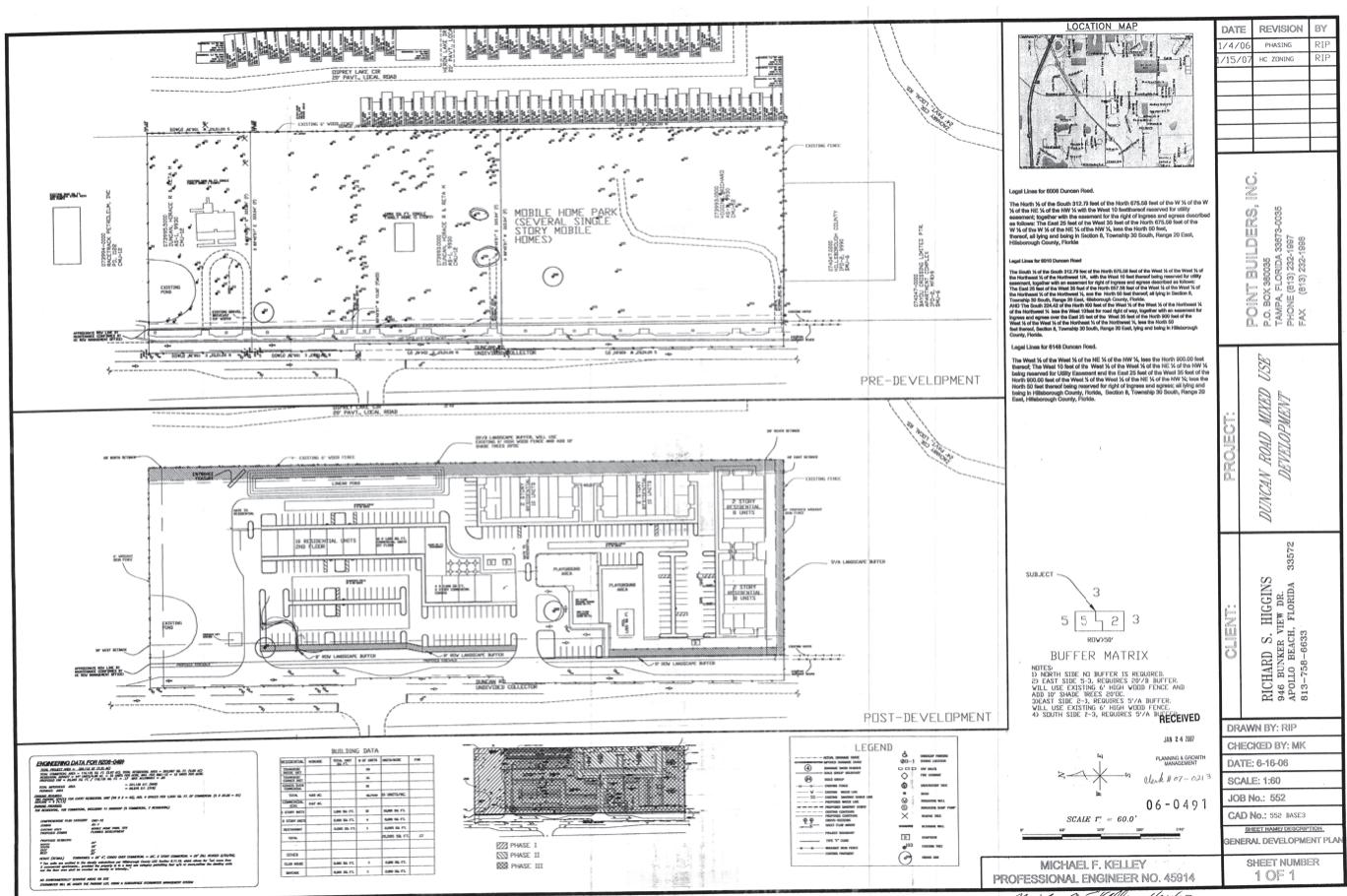
  
Mohane Rampersaud  
Notary Public  
My Commission Expires:



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

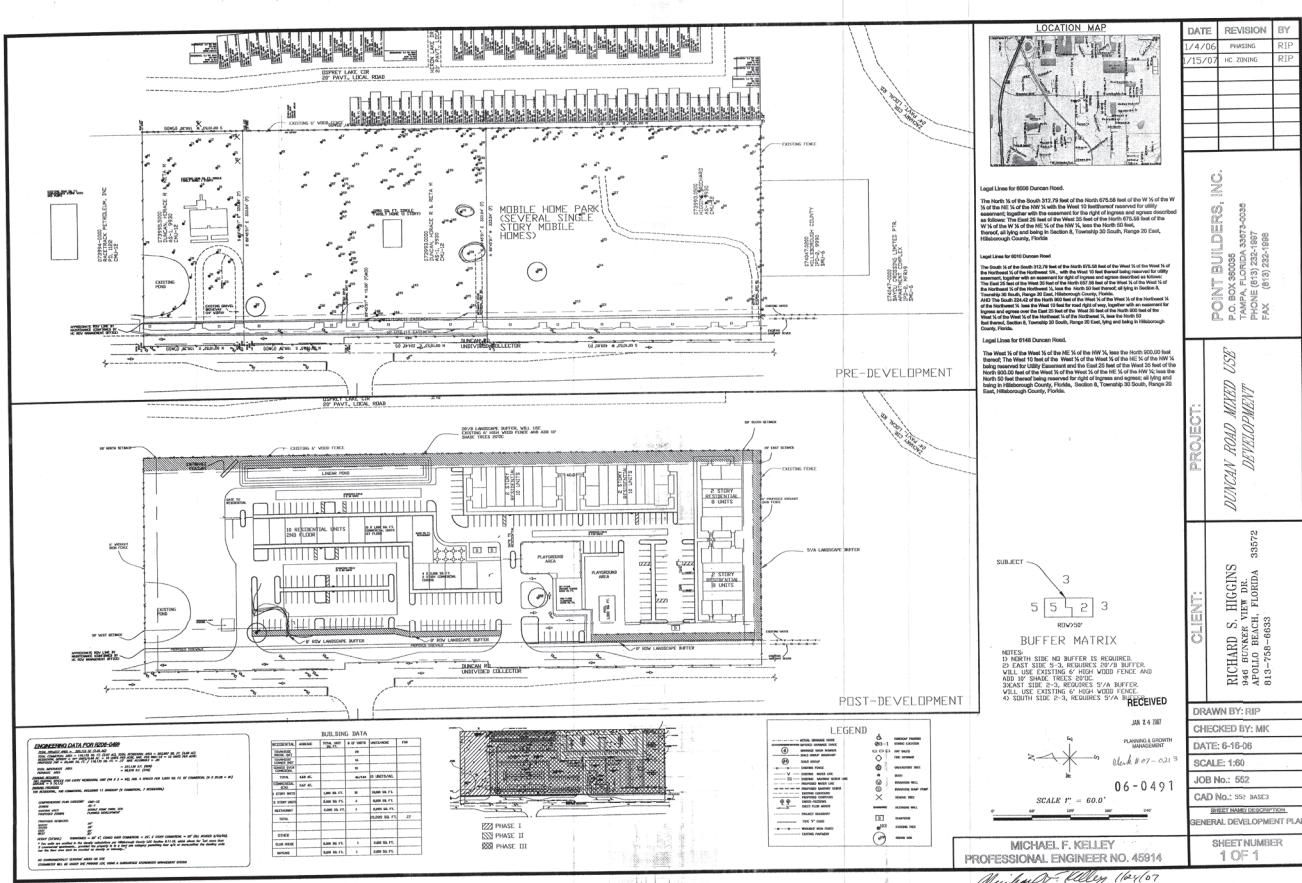
## 8.0 SITE PLANS (FULL)

## 8.1 Approved Site Plan (Full)



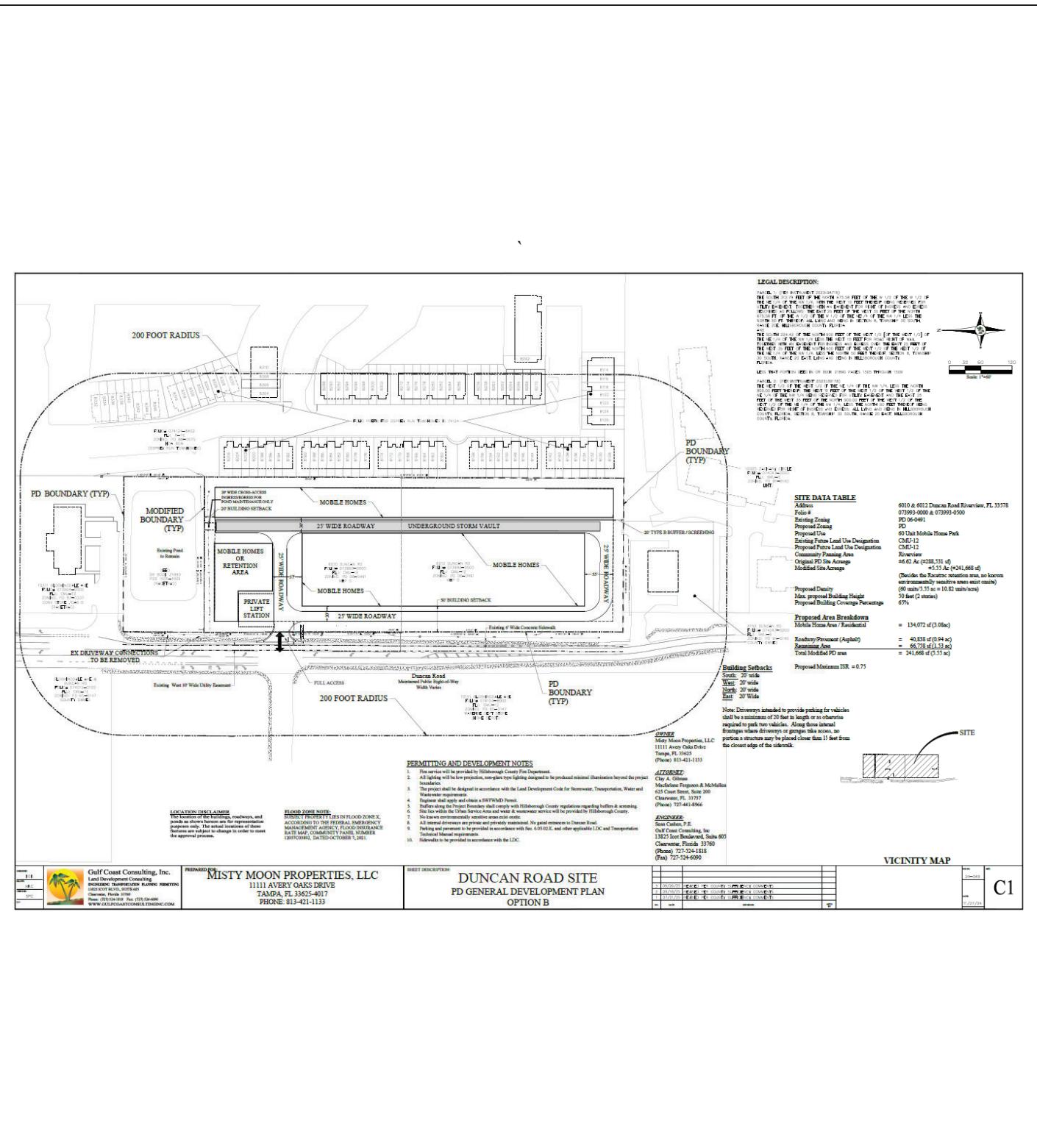
## 8.0 SITE PLANS (FULL)

## 8.2 Proposed Site Plan (Full) Option 1



## 8.0 SITE PLANS (FULL)

## 8.2 Proposed Site Plan (Full) Option 2



APPLICATION NUMBER: **MM 25-0849**

ZHM HEARING DATE: January 26, 2026

BOCC LUM MEETING DATE: March 10, 2026

Case Reviewer: Tania C. Chapela

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**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 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 closest 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 of 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, 12<sup>th</sup> 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
<b>Difference</b>	<b>No Change</b>	<b>No Change</b>	<b>No Change</b>

## **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	Bloomingdale Ave.	D	F

*Source: Hillsborough County 2024 Level of Service Report.*



# Hillsborough County City-County Planning Commission

Plan Hillsborough  
[planhillsborough.org](http://planhillsborough.org)  
[planner@plancom.org](mailto:planner@plancom.org)  
813 – 272 – 5940  
601 E Kennedy Blvd  
18<sup>th</sup> floor  
Tampa, FL, 33602

## Unincorporated Hillsborough County Rezoning Consistency Review

<b>Hearing Date:</b> January 26, 2026	<b>Case Number:</b> MM 25-0849
<b>Report Prepared:</b> January 14, 2026	<b>Folio(s):</b> 73993.0000 & 73993.0500
	<b>General Location:</b> East of Duncan Road, north of South US Highway 301 and south of West Bloomingdale Avenue
<b>Comprehensive Plan Finding</b>	<b>CONSISTENT</b>
<b>Adopted Future Land Use</b>	Community Mixed Use-12 (12 du/ga; 0.50 FAR)
<b>Service Area</b>	Urban
<b>Community Plan(s)</b>	Riverview + SouthShore Areawide Systems
<b>Rezoning Request</b>	Major Modification (MM) to modify the conditions of approval to allow a 60-unit mobile home park.
<b>Parcel Size</b>	5.99 ± acres
<b>Street Functional Classification</b>	Duncan Road – <b>County Collector</b> South US Highway 301 – <b>State Principal Arterial</b> West Bloomingdale Avenue – <b>County Arterial</b>
<b>Commercial Locational Criteria</b>	N/A
<b>Evacuation Area</b>	E

**Table 1: COMPARISON OF SURROUNDING PROPERTIES**

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

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### **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: SOUTHSORE AREA WIDE 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

<all other  
APPROV  
CONTINU  
DENIED  
WITHDR  
PENDING

Tampa Service Area  
Urban Service Area  
Shoreline  
County Boundary  
Jurisdiction Boundary

Legend for Natural ULUC\_Wet\_Poly:

- Parcels
- Water
- Agricultural
- Natural/Mineral
- PEC Planned Environmental Community
- Agricultural
- Residential
- Residential Planned
- Residential
- Research Corporate Park
- Energy Industrial Park
- Research Commercial
- Light Industrial Planned
- Light Industrial
- Heavy Industrial
- Public/Quasi-Public
- Natural/Preservation
- Waimauka Village Residential
- Citrus Park Village

0 460 920 1,380 1,840  
Fee

Map Printed from Rezoning System: 6/11/2025  
Author: Beverly F. Daniels  
File: G:\Rezoning\System\MapProjects\HC\Grea hcReZoning - Copy.mxd

