

PD Modification Application: PRS 26-0868

Zoning Hearing Master Date: NA

BOCC Land Use Meeting Date: July 21, 2026



Hillsborough
County Florida

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Paresh Joshi, Build Well, LLC

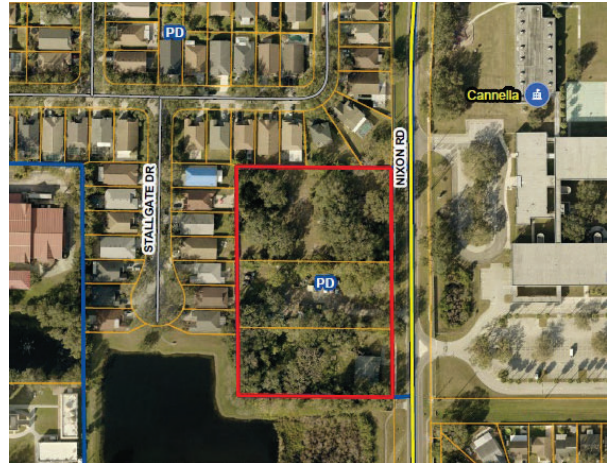
FLU Category: RES-4

Service Area: Urban

Site Acreage: 3.42 AC

Community Plan Area: Greater Carrollwood Northdale

Overlay: None



Introduction Summary:

PD 20-0392 was approved to allow for 13 single-family lots.

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

Existing Approval(s):

A 6 foot high wooden or PVC fence shall be provided as depicted in the site plan along the PD boundaries. Fencing along the western boundary is optional.

Proposed Modification(s):

6' high wooden, PVC, or precast concrete panel privacy fence shall be provided along the PD boundaries. Along the western PD boundary fencing is optional.

Additional Information:

PD Variation(s): None Requested as part of this application

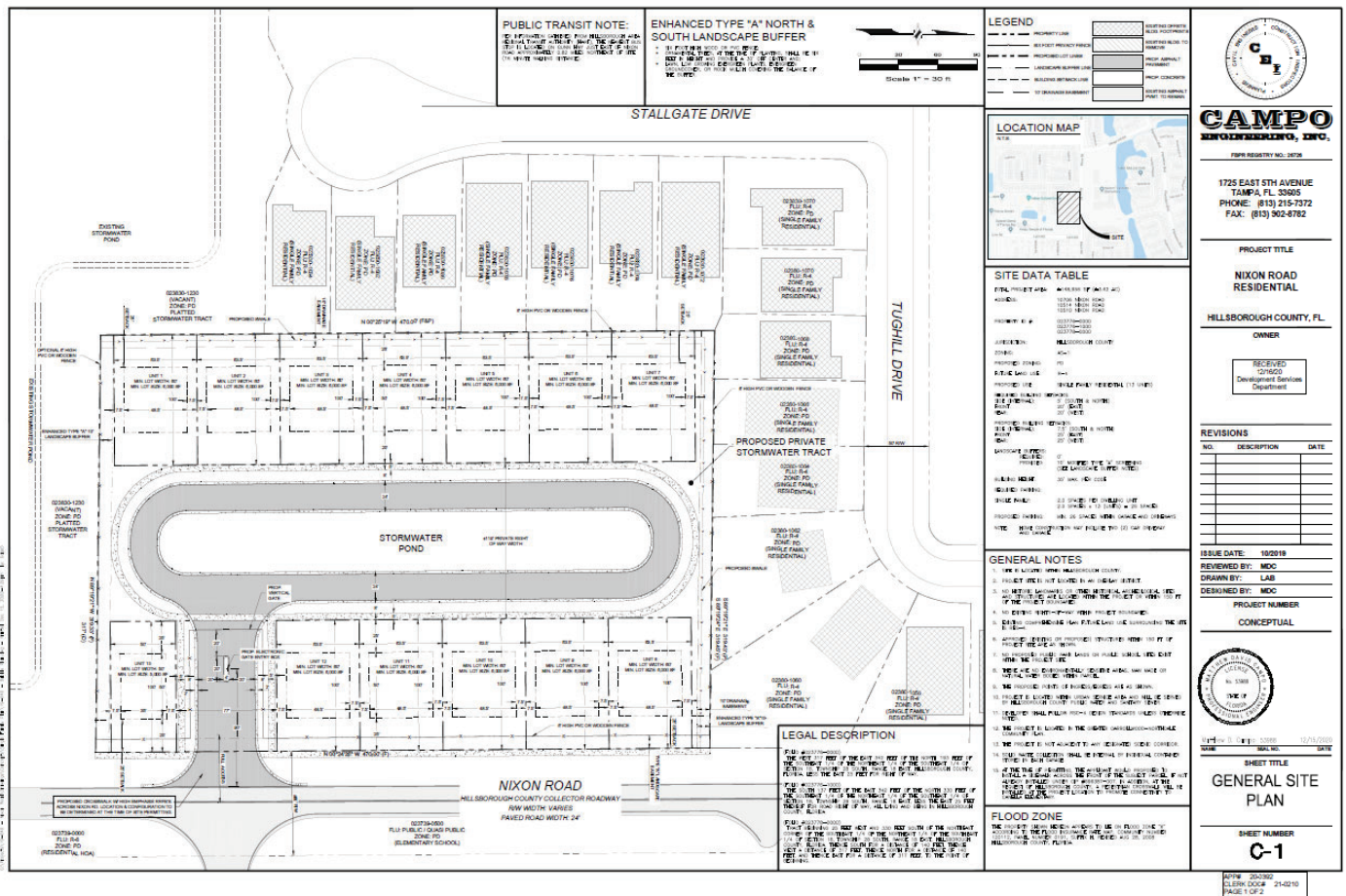
Waiver(s) to the Land Development Code: None Requested as part of this application

Planning Commission Recommendation:
N/A

Development Services Recommendation:
Approvable, subject to proposed conditions

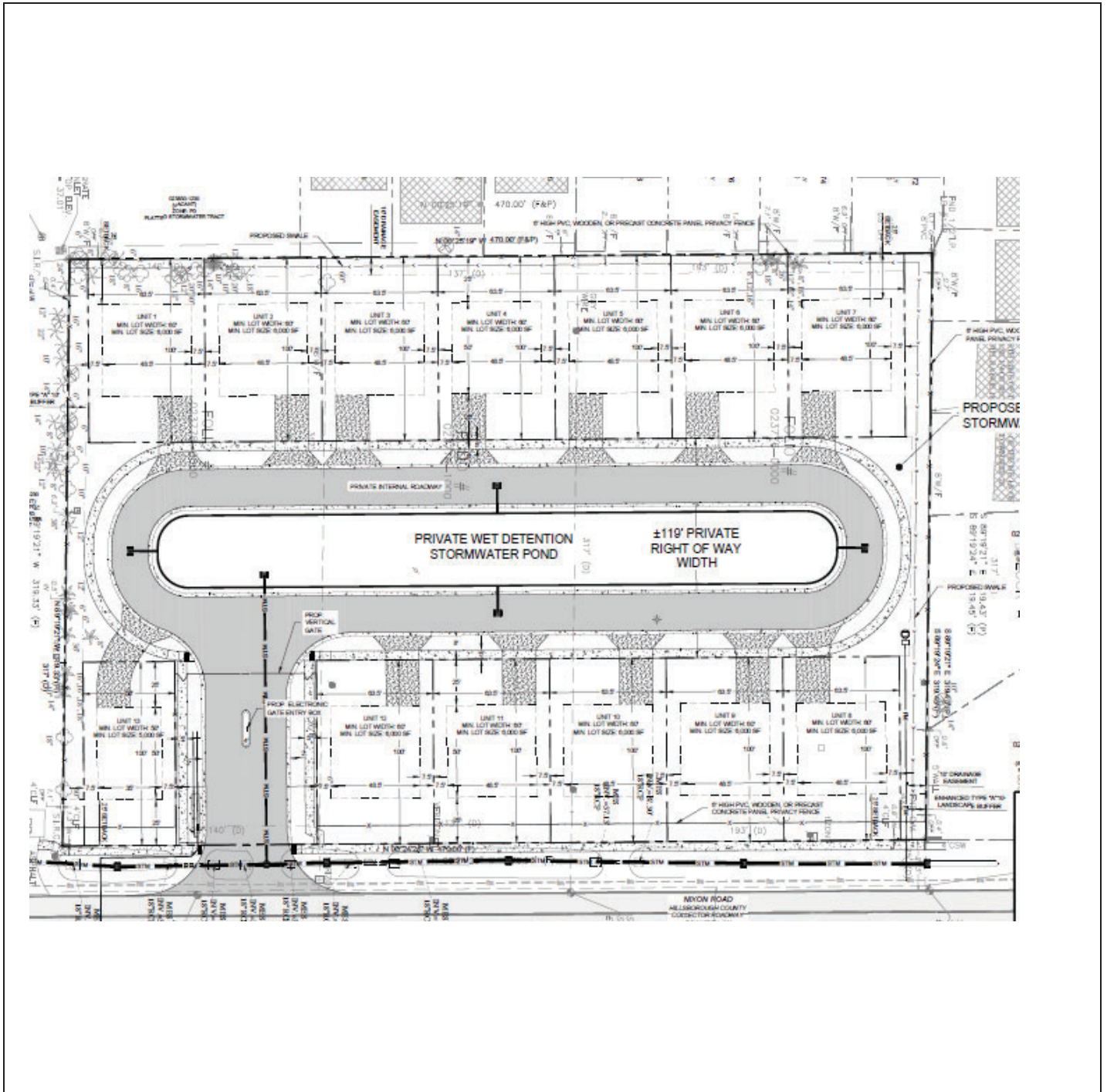
2.0 LAND USE MAP SET AND SUMMARY DATA

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



AND USE MAP SET AND SUMMARY DATA

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



APPLICATION NUMBER: PRS 26-0868

ZHM HEARING DATE: N/A

BOCC LUM MEETING DATE: July 21, 2026

Case Reviewer: Tania C. Chapela

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
Nixon Rd.	County Collector - Urban	3 Lanes ☐ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☒ Site Access Improvements ☐ Substandard Road Improvements ☐ Other

Project Trip Generation ☐ Not applicable for this request

	Average Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	370	14	15
Proposed	370	14	15
Difference (+/-)	+0	+0	+0

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

Connectivity and Cross Access ☐ Not applicable for this request

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

Design Exception/Administrative Variance ☒ Not applicable for this request

Road Name/Nature of Request	Type	Finding
Nixon Rd. – Substandard Roadway	Deminimis Administrative Variance Requested	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	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Natural Resources	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	
Conservation & Environ. Lands Mgmt.	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Check if Applicable: ☐ Wetlands/Other Surface Waters ☐ Use of Environmentally Sensitive Land Credit ☐ Wellhead Protection Area ☐ Surface Water Resource Protection Area ☐ Potable Water Wellfield Protection Area ☐ Significant Wildlife Habitat ☐ Coastal High Hazard Area ☐ Urban/Suburban/Rural Scenic Corridor ☐ Adjacent to ELAPP property ☐ Other _				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation ☒ Design Exc./Adm. Variance Requested ☐ Off-site Improvements Provided	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	
Service Area/ Water & Wastewater ☒ Urban ☐ City of Tampa ☐ Rural ☐ City of Temple Terrace	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Hillsborough County School Board Adequate ☐ K-5 ☐ 6-8 ☐ 9-12 ☒ N/A Inadequate ☐ K-5 ☐ 6-8 ☐ 9-12 ☒ N/A	☐ Yes ☒ No	☐ Yes ☒ No	☐ Yes ☒ No	
Impact/Mobility Fees Comments were not received.				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission ☐ Meets Locational Criteria ☒ N/A ☐ Locational Criteria Waiver Requested ☐ Minimum Density Met ☒ N/A ☐ Density Bonus Requested	☐ Yes ☒ No	☐ Inconsistent ☐ Consistent ☒ N/A	☐ Yes ☒ No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

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

Staff finds the proposed changes in fencing characteristics are generally compatible with the surrounding properties and consistent with the general development pattern of the area.

5.2 Recommendation

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

6.0 PROPOSED CONDITIONS

Approval of the request, subject to the conditions listed below, is based on the general site plan submitted April 23, 2026.

1. The project shall be permitted for a maximum of 13 single-family lots with the following development standards:

Minimum lot size:	6,350 sf (Units 1-12 as depicted on the general site plan) 5,000 sf (Unit 13 as depicted on the general site plan)
Minimum lot width:	63.5 feet (Units 1-12 as depicted on the general site plan) 50 feet (Unit 13 as depicted on the general site plan)
Minimum front yard setback:	25 feet
Minimum rear yard setback:	25 feet
Minimum side yard setback:	7.5 feet
Maximum building height:	35 feet/2-stories
2. A 10 foot wide landscape buffer shall be provided along the northern and southern boundaries of the PD, as depicted on the general site plan. Within the northern buffer, a 6 foot high wooden-~~or~~ PVC or precast concrete panel privacy fence shall be provided. Within the southern buffer, a 6 foot high wooden-~~or~~ PVC or precast concrete panel privacy fence shall be optional. Landscaping within both the northern and southern buffers shall consist of ornamental trees on 30 foot centers, six feet in height at the time of planting, as well as lawn, low growing evergreen plants, evergreen groundcover or rock mulch. These buffers shall be platted as separate tracts to be owned and maintained by the Homeowner's Association or similar entity for the installation and maintenance of the fencing and landscaping. These buffers shall not be included in the minimum lot size of abutting platted lots.
3. A 10 foot wide landscape easement shall be provided along the eastern boundary of the PD, as depicted on the general site plan. Within the easement, a 6 foot high wooden-~~or~~ PVC or precast concrete panel privacy fence shall be provided. Landscaping within the easement shall consist of ornamental trees on 30 foot centers, six feet in height at the time of planting, as well as lawn, low growing evergreen plants, evergreen groundcover or rock mulch. The 10 foot wide fencing and landscaping easement shall be platted as part of units (lots) 8-12 (as depicted on the general site plan) to allow for the installation and maintenance of the fencing and landscaping by the Homeowner's Association or similar entity. This easement shall be included in the minimum lot size of units (lots) 8-12 (as depicted on the general site plan).
4. A 6 foot high wooden-~~or~~ PVC or precast concrete panel privacy fence shall be provided along the western PD boundary.
5. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
6. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.

- ~~5-6.~~ Concurrent with the initial increment of development, the developer shall construct a high emphasis crosswalk in the vicinity of the proposed project. The crosswalk shall include Rapid Rectangular Flashing Beacons (RRFBs). The location of the crosswalk shall be determined by Public Works Traffic Operations at the time of plat/site/construction plan review.
- ~~6-7.~~ If RZ ~~20-0392~~ 26-0868 is approved, the County Engineer will approve a de minimus exception to the previously approved Section 6.04.02.B Administrative Variance (dated October 29, 2020) from the Section 6.04.03.L requirement to improve certain portions of Nixon Rd., a substandard collector roadway, to current County standards. Approval of the Administrative Variance, which was ~~found approvable~~ approved by the County Engineer on March 3rd, 2022 ~~November 2, 2020~~, will result in a waiver of the requirement to improve Nixon Road.
- ~~78.~~ If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the 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.
- ~~9.~~ In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

Zoning Administrator Sign Off:

J. Brian Grady

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

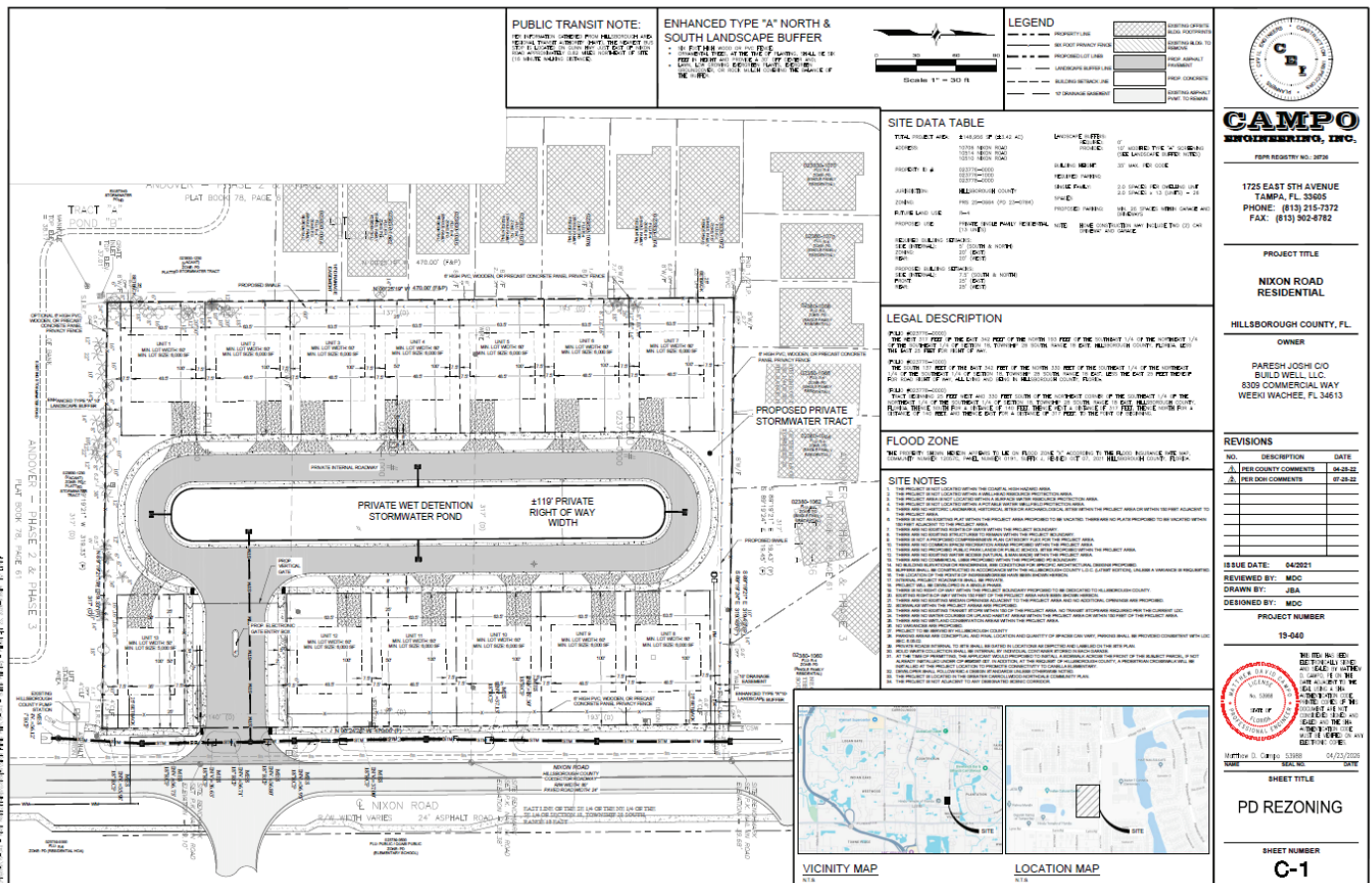
Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are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

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

Agency	Number	Violation	Status
Code Enforcement*			
☐ None current or pending			
☒ Violation(s)	HC-CE-25-010767	Overgrowth, open storage, structural standards	Closed
	HC-CE-25-015318	Violating PD conditions of approval (commercial vehicle, fencing, business operations)	Closed
Building Code Compliance*			
☒ None current or pending			
☐ Violation(s)			
Natural Resources*			
☒ None current or pending			
☐ Violation(s)			
EPC*			
☒ None current or pending			
☐ Violation(s)			

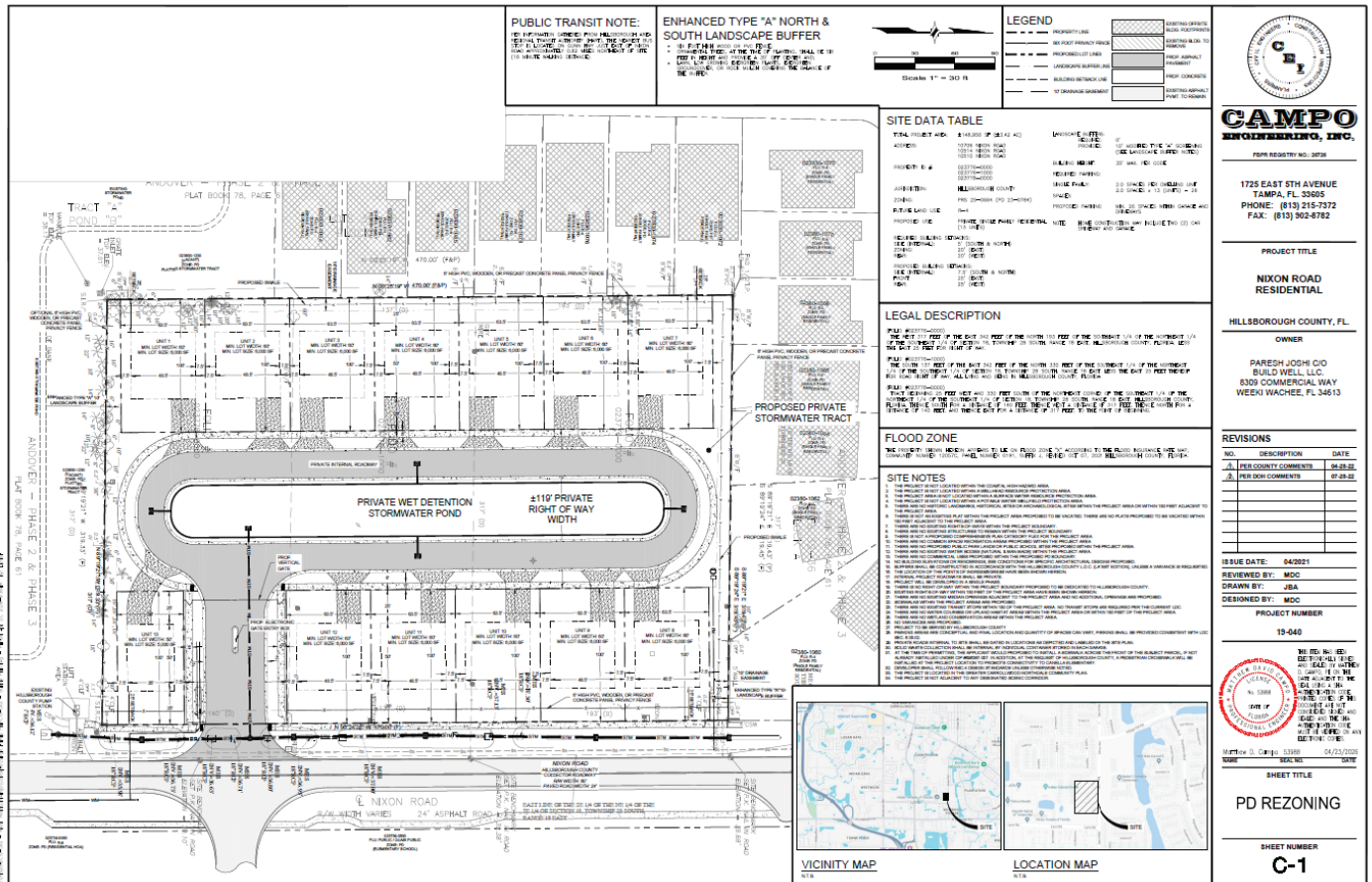
8.0 SITE PLANS (FULL)

8.1 Approved Site Plan (Full)



8.0 SITE PLANS (FULL)

8.2 Proposed Site Plan (Full)



APPLICATION NUMBER: PRS 26-0868

ZHM HEARING DATE: N/A

BOCC LUM MEETING DATE: July 21, 2026

Case Reviewer: Tania C. Chapela

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 07/06/2026

REVIEWER: Sarah Rose, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA: CGN

PETITION NO: 26-0868

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

CONDITIONS OF APPROVAL

Revised Conditions

6. If RZ ~~20-0392~~ 26-0868 is approved, the County Engineer will approve a de minimus exception to the previously approved Section 6.04.02.B Administrative Variance (dated October 29, 2020) from the Section 6.04.03.L requirement to improve certain portions of Nixon Rd., a substandard collector roadway, to current County standards. Approval of the Administrative Variance, which was ~~found-approvable~~ approved by the County engineer on March 3rd, 2022, ~~November 2, 2020~~, will result in a waiver of the requirement to improve Nixon Road.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a minor modification, also known as a Personal Appearance (PRS), to approved Planned Development (PD) 20-0392 which is currently approved for thirteen (13) single family detached dwelling units. With this modification, the applicant is requesting to modify existing condition of approval no. 4 which requires that a 6-foot high wooden or PVC fence shall be provided along the western PD boundary to allow a “precast concrete panel privacy fence” to be permitted. The future land use is Residential – 4 (R-4).

Trip Generation Analysis

As the proposed modification would not result in any new entitlements, the applicant was granted a request to waive traffic study. Staff have prepared an analysis of the trips potentially generated under the existing zoning designation, utilizing a generalized worst-case scenario. Data

presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 12th Edition.

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, Single Family Detached (ITE 210) 13 Units	370	14	15

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Nixon Rd., a 2-lane, undivided, substandard county maintained, urban collector roadway. The roadway is characterized by +/- 10 to 11-foot-wide travel lanes in average condition. There are +/- 4 to 5-foot-wide sidewalks along portions of the east and west side of Nixon Rd. within the vicinity of the project. There are no bicycle facilities or paved shoulders on either side of the roadway within the vicinity of the project. Along the project's frontage, the roadway lies within a +/- 78-foot-wide right-of-way.

In accordance with existing condition of approval no. 5, a crosswalk equip with Rapid Rectangular Flashing Beacons (RRFB's) shall be constructed on Nixon Rd. within the vicinity of the project as shown on the PD site plan.

SITE ACCESS

The existing PD is approved for one full access connection onto Nixon Rd. which aligns with the adjacent driveway to the east of the subject site. No modifications to the project's approved access are proposed with this application.

PREVIOUSLY APPROVED ADMINISTRATIVE VARIANCE REQUEST (AND DE MINIMUS REQUEST) – NIXON RD. – SUBSTANDARD ROADWAY

Given that Nixon rd. has been identified as a substandard collector roadway, the applicant's Engineer of Record (EOR) previously submitted an Administrative Variance request (dated October 29, 2020) for Nixon Rd., requesting a waiver to the required substandard roadway improvements. Based on factors presented in the Administrative Variance request, the County Engineer approved the Administrative Variance (on March 3rd, 2022,).

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Level of Service (LOS) information for Nixon Rd. is reported below

Roadway	From	To	LOS Standard	Peak Hr. Directional LOS
Nixon Rd.	Linebaugh Ave.	Gunn Hwy	D	C

Source: [2024 Hillsborough County Level of Service \(LOS\) Report](#)



October 29, 2020

Michael J. Williams, PE
County Engineer
Hillsborough County Public Works
601 East Kennedy Boulevard, 22nd Floor
Tampa, Florida 33602

Subject: Nixon Road Single Family Residential Design Variance Request
Project Address: 10706, 10514, and 10510 Nixon Road, Tampa
Zoning: PD (20-0392)
Parcel Ids: 023776-000, 023776-1000, and 023778-0000

Dear Mr. Williams,

Please find enclosed the Variance Request for the above referenced project.

If you have any questions, please do not hesitate to call me at (813) 924-6910 or email mwey@weyeng.com.

Sincerely,

WEY ENGINEERING, PLLC

A handwritten signature in blue ink that reads "Matthew Wey".

Matthew G. Wey, PE
President / Principal Transportation Engineer

Enclosures

Cc. Benjamin Kniesly, PE, Hillsborough County Development Services
James Ratliff, AICP, PTP, Hillsborough County Development Services
Michelle Heinrich, AICP, Hillsborough County Development Services
Paresh Joshi, Build Well, LLC
Matthew Campo, PE, Campo Engineering, Inc.

VARIANCE REQUEST

The purpose of this report is to provide justification for the variance request to the following section of the Hillsborough County Land Development Code (LDC):

- Section 6.04.03 L to improve Nixon Road from Linebaugh Avenue to CR 587 (Gunn Highway) to Hillsborough County Standards.

Build Well, LLC proposes to develop 13 single family homes on the property located west of Nixon Road north of Lynn Road (Property Identification Numbers: 023776-000, 023776-1000, 023778-000), as shown in Exhibit A. The access for the project is proposed at a single driveway on Nixon Road, directly across from the southern driveway of the Xavier F. Cannella Elementary School.

The criteria for the variance request are outlined in Section 6.04.02 B3 of the Hillsborough County LDC. The criteria outlined in the LDC and the justification for not improving the segment of Nixon Road is as follows:

(A) There is an unreasonable burden on the applicant:

The justification for not improving Nixon Road from Linebaugh Avenue to Gunn Highway is as follows:

1. There is insufficient right of way available to modify the existing roadway typical section on Nixon Road to achieve the roadway standards set forth in Hillsborough County Local and Collector Rural Roads (2 Lane Undivided) Typical Section (Drawing No. TS-7), as a minimum of 96 feet of right of way is required and there is only 84 feet of right of way available.
2. The existing roadway typical section on Nixon Road lacks paved shoulders but has 8-foot unpaved shoulders sloped to the outside at a rate of 6 percent. If the existing roadway typical section is modified to provide paved shoulders, there will be an impact to existing utilities (TECO Peoples Gas, Verizon, Frontier Communications Fiberoptic and TECO Electric Transmission) and drainage structures. Moreover, due to limited right of way, the regrading of the fore and backslopes of the existing roadside swales would cause the slopes to be too steep to maintain open drainage (*see photos of existing conditions in Exhibit B*).
3. The proposed development is projected to generate only 14 total trips (9 trips in and 5 trips out) during the PM peak hour. Based on these very few number of additional trips, it appears that there is an unreasonable financial burden for the applicant to bear to bring Nixon Road to Hillsborough County standards since the development has a minor to no impact on the traffic operations and safety of Nixon Road.

(B) The variance would not be detrimental to the public health, safety, and welfare:

The subject section of Nixon Road provides for one 11-foot travel lane in each direction and a 4-foot sidewalk on the east side. The development proposes to construct a sidewalk on the west side of Nixon Road connecting the existing sidewalks south and north of the site, and a new school crossing on Nixon Road between the southern and northern school driveways that is equipped with high emphasis pavement marking and rectangular rapid flashing beacons (RRFB). A review of crash history (*see crash summary in Exhibit C*) indicates that there have been 62 crashes on

Nixon Road between Linebaugh Avenue and Gunn Highway during the five-year period from 2013 - 2017. Almost all these crashes occurred at the main intersections of Linebaugh Avenue and Gunn Highway, as there were no crashes on Nixon Road adjacent to the site over five years. There were 13 crashes during the five-year time period (or 2.6 crashes per year) for the Nixon Road roadway segment between Linebaugh Avenue and Gunn Highway. These crashes were further evaluated to determine if a lack of paved shoulders was a possible cause for the segment crashes (see *Exhibit D for a tabular summary of the crashes that occurred along the Nixon Road segment from Linebaugh Avenue to Gunn Highway*). The results of the evaluation indicate that seven crashes (more than 50 percent of the total crashes) were rear end crashes involving a motorist following too closely, and four of the six remaining crashes were angle crashes involving a motorist failing to yield right of way. The remaining two crashes involved improper backing of a vehicle and operating a vehicle in a careless manner. Based on this information, there is no evidence to suggest that not having paved shoulders has contributed to the frequency of crashes along Nixon Road. Therefore, it can be concluded that maintaining the existing roadway typical section on Nixon Road will not reduce the safety for users of the roadway facility.

(C) Without the variance, reasonable access cannot be provided:

Nixon Road is needed to provide reasonable access for the project.

BASED ON THE INFORMATION PROVIDED BY THE APPLICANT, THIS REQUEST IS HEREBY APPROVED.

APPLICANT


Matthew G. Wey, PE
Wey Engineering, PLLC



October 29, 2020
Date

HILLSBOROUGH COUNTY

Michael J. Williams Digitally signed by
Michael J. Williams
Date: 2022.03.03
10:17:15 -05'00'

Michael J. Williams, PE
Hillsborough County Development Review Division

Date

Exhibit A
Project Location Map



Exhibit B
Potential Existing Utility and Drainage Structures Impacts



Photo 1 - Drainage Structures on the West Side of Nixon Road Impacted by Widening



Photo 2 – Front Slope Greater than 1 to 4 to Become Steeper with Widening of Rural Typical Section



Photo 3 – Fiberoptic Cable and TECO Transmission Line within Right of Way



Photo 4 – Buried Gas Line within Right of Way to Potentially be Impacted by Widening

Exhibit C
Nixon Road Crash Summary (Year 2013 – Year 2017)

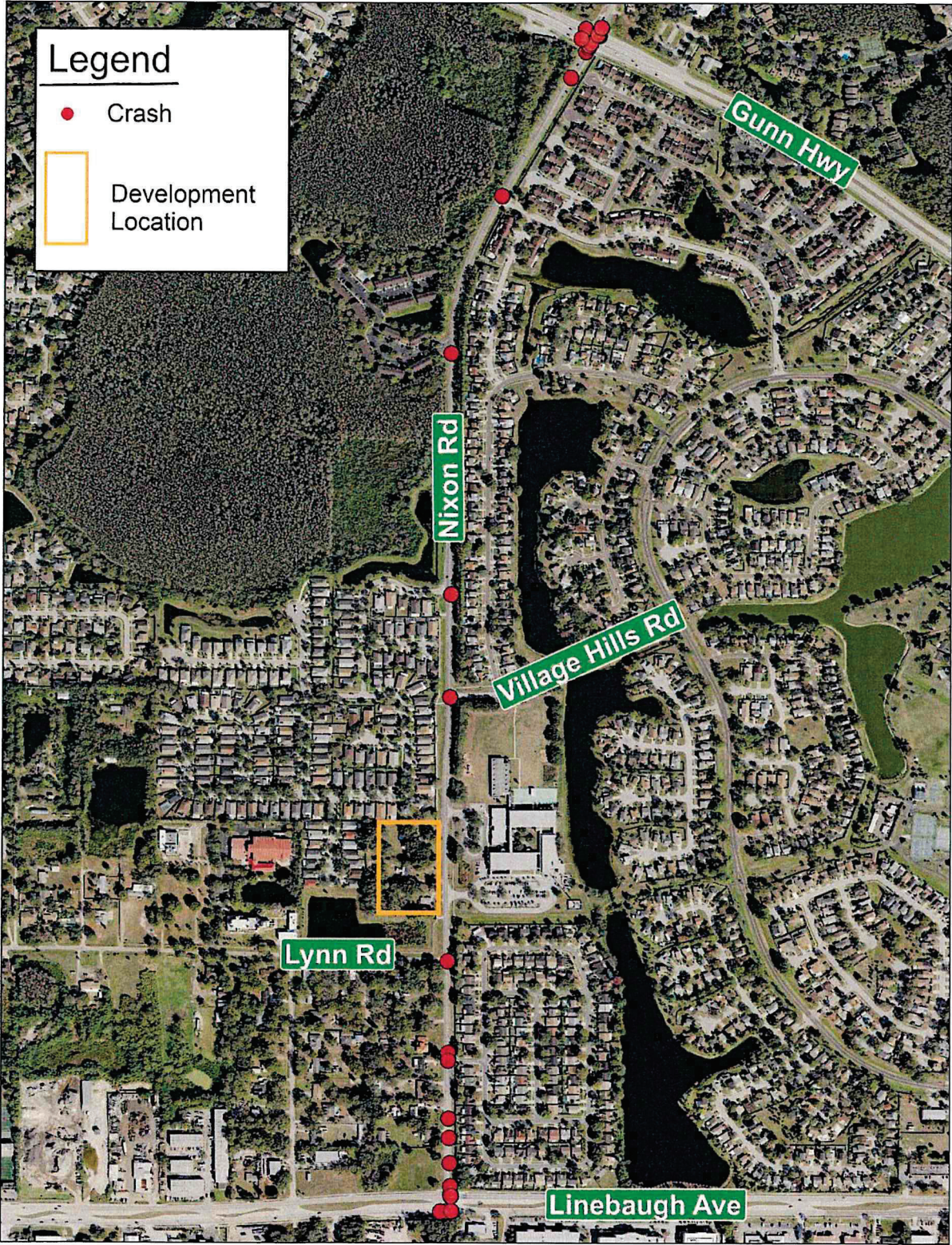


Exhibit D
Nixon Road Safety Analysis Summary (year 2013 – Year 2017)

A. Crash Data

Historical crash data within the study area was obtained from the Florida Department of Transportation (FDOT) State Safety Office Geographic Information System (SOSGIS) for the five-year period from 2013 to 2017. The historical crash data included crashes that occurred on Nixon Road between Linebaugh Avenue and Gunn Highway. The frequency, type, severity, lighting conditions (day versus night), and pavement surface conditions (wet versus dry) of crashes that occurred on Nixon Road are summarized in **Table 1**. There were no crashes over the five-year period that involved pedestrians or bicyclists. Of the 13 total crashes (2.6 crashes per year), there were three injuries and 10 crashes that were property damage only.

Table 1 – Nixon Road Crash Summary (2013 – 2017)

Category	2013	2014	2015	2016	2017	Total	Mean	Percentage
TYPE								
Angle	0	0	1	0	1	2	0.4	15.38%
Head On	0	2	0	0	0	2	0.4	15.38%
Other	0	0	1	1	0	2	0.4	15.38%
Rear End	4	0	2	0	1	7	1.4	53.85%
Total	4	2	4	1	2	13	2.6	100.00%
SEVERITY								
Non-Incapacitating	0	1	0	0	0	1	0.2	7.69%
Possible Injury	0	1	1	0	0	2	0.4	15.38%
Property Damage Only	4	0	3	1	2	10	2	76.92%
Total	4	2	4	1	2	13	2.6	100.00%
LIGHTING CONDITION								
Dark-Not Lighted	0	1	1	0	0	2	0.4	15.38%
Day	4	0	3	1	2	10	2	76.92%
Dusk	0	1	0	0	0	1	0.2	7.69%
Total	4	2	4	1	2	13	2.6	100.00%
SURFACE CONDITION								
Dry	2	2	3	1	2	10	2	76.92%
Wet	2	0	1	0	0	3	0.6	23.08%
Total	4	2	4	1	2	13	2.6	100.00%

B. Crash Analysis

Crashes were not concentrated in any one spot and were generally evenly distributed throughout the corridor. A roadway segment crash rate was calculated and compared with the statewide average for similar roadway facilities throughout the State of Florida. The roadway segment crash rate for Nixon Road is shown in **Table 2**. Nixon Road between Linebaugh Avenue and Gunn Highway experienced an average crash rate of 0.90 crashes per million vehicle miles traveled (MVMT), which is roughly 20 percent lower than the statewide average crash rate for similar suburban roadway facilities in the State of Florida.

Table 2 – Five Year (2013 – 2017) Average Roadway Segment Crash Rate

Roadway Segment			Number of Crashes	Crash Rate (MVMT)	Statewide Average Crash Rate
Roadway	From	To			
Nixon Road	Linebaugh Avenue	Gunn Highway	13	0.90	1.118

**CURRENTLY
APPROVED**

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted October 27, 2020.

1. The project shall be permitted for a maximum of 13 single-family lots with the following development standards:

Minimum lot size:	6,350 sf (Units 1-12 as depicted on the general site plan) 5,000 sf (Unit 13 as depicted on the general site plan)
Minimum lot width:	63.5 feet (Units 1-12 as depicted on the general site plan) 50 feet (Unit 13 as depicted on the general site plan)
Minimum front yard setback:	25 feet
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4. A 6 foot high wooden or PVC fence shall be provided along the western PD boundary.
5. Concurrent with the initial increment of development, the developer shall construct a high emphasis crosswalk in the vicinity of the proposed project. The crosswalk shall include Rapid Rectangular Flashing Beacons (RRFBs). The location of the crosswalk shall be determined by Public Works Traffic Operations at the time of plat/site/construction plan review.
6. If RZ 20-0392 is approved, the County Engineer will approve a Section 6.04.02.B Administrative Variance (dated October 29, 2020) from the Section 6.04.03.L requirement to improve certain portions of Nixon Rd., a substandard collector roadway, to current County standards. Approval of the Administrative Variance, which was found approvable by the County Engineer on November 2, 2020, will result in a waiver of the requirement to improve Nixon Road.

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: RZ-PD 20-0392
MEETING DATE: January 12, 2021
DATE TYPED: January 21, 2021

7. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the LDC regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 07/06/2026

REVIEWER: Sarah Rose, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA: CGN

PETITION NO: 26-0868

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

CONDITIONS OF APPROVAL

Revised Conditions

6. If RZ ~~20-0392~~ 26-0868 is approved, the County Engineer will approve a de minimus exception to the previously approved Section 6.04.02.B Administrative Variance (dated October 29, 2020) from the Section 6.04.03.L requirement to improve certain portions of Nixon Rd., a substandard collector roadway, to current County standards. Approval of the Administrative Variance, which was ~~found approvable~~ approved by the County engineer on March 3rd, 2022, ~~November 2, 2020~~, will result in a waiver of the requirement to improve Nixon Road.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a minor modification, also known as a Personal Appearance (PRS), to approved Planned Development (PD) 20-0392 which is currently approved for thirteen (13) single family detached dwelling units. With this modification, the applicant is requesting to modify existing condition of approval no. 4 which requires that a 6-foot high wooden or PVC fence shall be provided along the western PD boundary to allow a “precast concrete panel privacy fence” to be permitted. The future land use is Residential – 4 (R-4).

Trip Generation Analysis

As the proposed modification would not result in any new entitlements, the applicant was granted a request to waive traffic study. Staff have prepared an analysis of the trips potentially generated under the existing zoning designation, utilizing a generalized worst-case scenario. Data

presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 12th Edition.

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, Single Family Detached (ITE 210) 13 Units	370	14	15

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Nixon Rd., a 2-lane, undivided, substandard county maintained, urban collector roadway. The roadway is characterized by +/- 10 to 11-foot-wide travel lanes in average condition. There are +/- 4 to 5-foot-wide sidewalks along portions of the east and west side of Nixon Rd. within the vicinity of the project. There are no bicycle facilities or paved shoulders on either side of the roadway within the vicinity of the project. Along the project's frontage, the roadway lies within a +/- 78-foot-wide right-of-way.

In accordance with existing condition of approval no. 5, a crosswalk equip with Rapid Rectangular Flashing Beacons (RRFB's) shall be constructed on Nixon Rd. within the vicinity of the project as shown on the PD site plan.

SITE ACCESS

The existing PD is approved for one full access connection onto Nixon Rd. which aligns with the adjacent driveway to the east of the subject site. No modifications to the project's approved access are proposed with this application.

PREVIOUSLY APPROVED ADMINISTRATIVE VARIANCE REQUEST (AND DE MINIMUS REQUEST) – NIXON RD. – SUBSTANDARD ROADWAY

Given that Nixon rd. has been identified as a substandard collector roadway, the applicant's Engineer of Record (EOR) previously submitted an Administrative Variance request (dated October 29, 2020) for Nixon Rd., requesting a waiver to the required substandard roadway improvements. Based on factors presented in the Administrative Variance request, the County Engineer approved the Administrative Variance (on March 3rd, 2022,).

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Level of Service (LOS) information for Nixon Rd. is reported below

Roadway	From	To	LOS Standard	Peak Hr. Directional LOS
Nixon Rd.	Linebaugh Ave.	Gunn Hwy	D	C

Source: [2024 Hillsborough County Level of Service \(LOS\) Report](#)



October 29, 2020

Michael J. Williams, PE
County Engineer
Hillsborough County Public Works
601 East Kennedy Boulevard, 22nd Floor
Tampa, Florida 33602

Subject: Nixon Road Single Family Residential Design Variance Request
Project Address: 10706, 10514, and 10510 Nixon Road, Tampa
Zoning: PD (20-0392)
Parcel Ids: 023776-000, 023776-1000, and 023778-0000

Dear Mr. Williams,

Please find enclosed the Variance Request for the above referenced project.

If you have any questions, please do not hesitate to call me at (813) 924-6910 or email mwey@weyeng.com.

Sincerely,

WEY ENGINEERING, PLLC

A handwritten signature in blue ink that reads "Matthew Wey".

Matthew G. Wey, PE
President / Principal Transportation Engineer

Enclosures

Cc. Benjamin Kniesly, PE, Hillsborough County Development Services
James Ratliff, AICP, PTP, Hillsborough County Development Services
Michelle Heinrich, AICP, Hillsborough County Development Services
Paresh Joshi, Build Well, LLC
Matthew Campo, PE, Campo Engineering, Inc.

VARIANCE REQUEST

The purpose of this report is to provide justification for the variance request to the following section of the Hillsborough County Land Development Code (LDC):

- Section 6.04.03 L to improve Nixon Road from Linebaugh Avenue to CR 587 (Gunn Highway) to Hillsborough County Standards.

Build Well, LLC proposes to develop 13 single family homes on the property located west of Nixon Road north of Lynn Road (Property Identification Numbers: 023776-000, 023776-1000, 023778-000), as shown in Exhibit A. The access for the project is proposed at a single driveway on Nixon Road, directly across from the southern driveway of the Xavier F. Cannella Elementary School.

The criteria for the variance request are outlined in Section 6.04.02 B3 of the Hillsborough County LDC. The criteria outlined in the LDC and the justification for not improving the segment of Nixon Road is as follows:

(A) There is an unreasonable burden on the applicant:

The justification for not improving Nixon Road from Linebaugh Avenue to Gunn Highway is as follows:

1. There is insufficient right of way available to modify the existing roadway typical section on Nixon Road to achieve the roadway standards set forth in Hillsborough County Local and Collector Rural Roads (2 Lane Undivided) Typical Section (Drawing No. TS-7), as a minimum of 96 feet of right of way is required and there is only 84 feet of right of way available.
2. The existing roadway typical section on Nixon Road lacks paved shoulders but has 8-foot unpaved shoulders sloped to the outside at a rate of 6 percent. If the existing roadway typical section is modified to provide paved shoulders, there will be an impact to existing utilities (TECO Peoples Gas, Verizon, Frontier Communications Fiberoptic and TECO Electric Transmission) and drainage structures. Moreover, due to limited right of way, the regrading of the fore and backslopes of the existing roadside swales would cause the slopes to be too steep to maintain open drainage (*see photos of existing conditions in Exhibit B*).
3. The proposed development is projected to generate only 14 total trips (9 trips in and 5 trips out) during the PM peak hour. Based on these very few number of additional trips, it appears that there is an unreasonable financial burden for the applicant to bear to bring Nixon Road to Hillsborough County standards since the development has a minor to no impact on the traffic operations and safety of Nixon Road.

(B) The variance would not be detrimental to the public health, safety, and welfare:

The subject section of Nixon Road provides for one 11-foot travel lane in each direction and a 4-foot sidewalk on the east side. The development proposes to construct a sidewalk on the west side of Nixon Road connecting the existing sidewalks south and north of the site, and a new school crossing on Nixon Road between the southern and northern school driveways that is equipped with high emphasis pavement marking and rectangular rapid flashing beacons (RRFB). A review of crash history (*see crash summary in Exhibit C*) indicates that there have been 62 crashes on

Nixon Road between Linebaugh Avenue and Gunn Highway during the five-year period from 2013 - 2017. Almost all these crashes occurred at the main intersections of Linebaugh Avenue and Gunn Highway, as there were no crashes on Nixon Road adjacent to the site over five years. There were 13 crashes during the five-year time period (or 2.6 crashes per year) for the Nixon Road roadway segment between Linebaugh Avenue and Gunn Highway. These crashes were further evaluated to determine if a lack of paved shoulders was a possible cause for the segment crashes (see *Exhibit D for a tabular summary of the crashes that occurred along the Nixon Road segment from Linebaugh Avenue to Gunn Highway*). The results of the evaluation indicate that seven crashes (more than 50 percent of the total crashes) were rear end crashes involving a motorist following too closely, and four of the six remaining crashes were angle crashes involving a motorist failing to yield right of way. The remaining two crashes involved improper backing of a vehicle and operating a vehicle in a careless manner. Based on this information, there is no evidence to suggest that not having paved shoulders has contributed to the frequency of crashes along Nixon Road. Therefore, it can be concluded that maintaining the existing roadway typical section on Nixon Road will not reduce the safety for users of the roadway facility.

(C) Without the variance, reasonable access cannot be provided:

Nixon Road is needed to provide reasonable access for the project.

BASED ON THE INFORMATION PROVIDED BY THE APPLICANT, THIS REQUEST IS HEREBY APPROVED.

APPLICANT


Matthew G. Wey, PE
Wey Engineering, PLLC



October 29, 2020
Date

HILLSBOROUGH COUNTY

Michael J. Williams Digitally signed by
Michael J. Williams
Date: 2022.03.03
10:17:15 -05'00'

Michael J. Williams, PE
Hillsborough County Development Review Division

Date

Exhibit A
Project Location Map



Exhibit B
Potential Existing Utility and Drainage Structures Impacts



Photo 1 - Drainage Structures on the West Side of Nixon Road Impacted by Widening



Photo 2 – Front Slope Greater than 1 to 4 to Become Steeper with Widening of Rural Typical Section



Photo 3 – Fiberoptic Cable and TECO Transmission Line within Right of Way



Photo 4 – Buried Gas Line within Right of Way to Potentially be Impacted by Widening

Exhibit C
Nixon Road Crash Summary (Year 2013 – Year 2017)

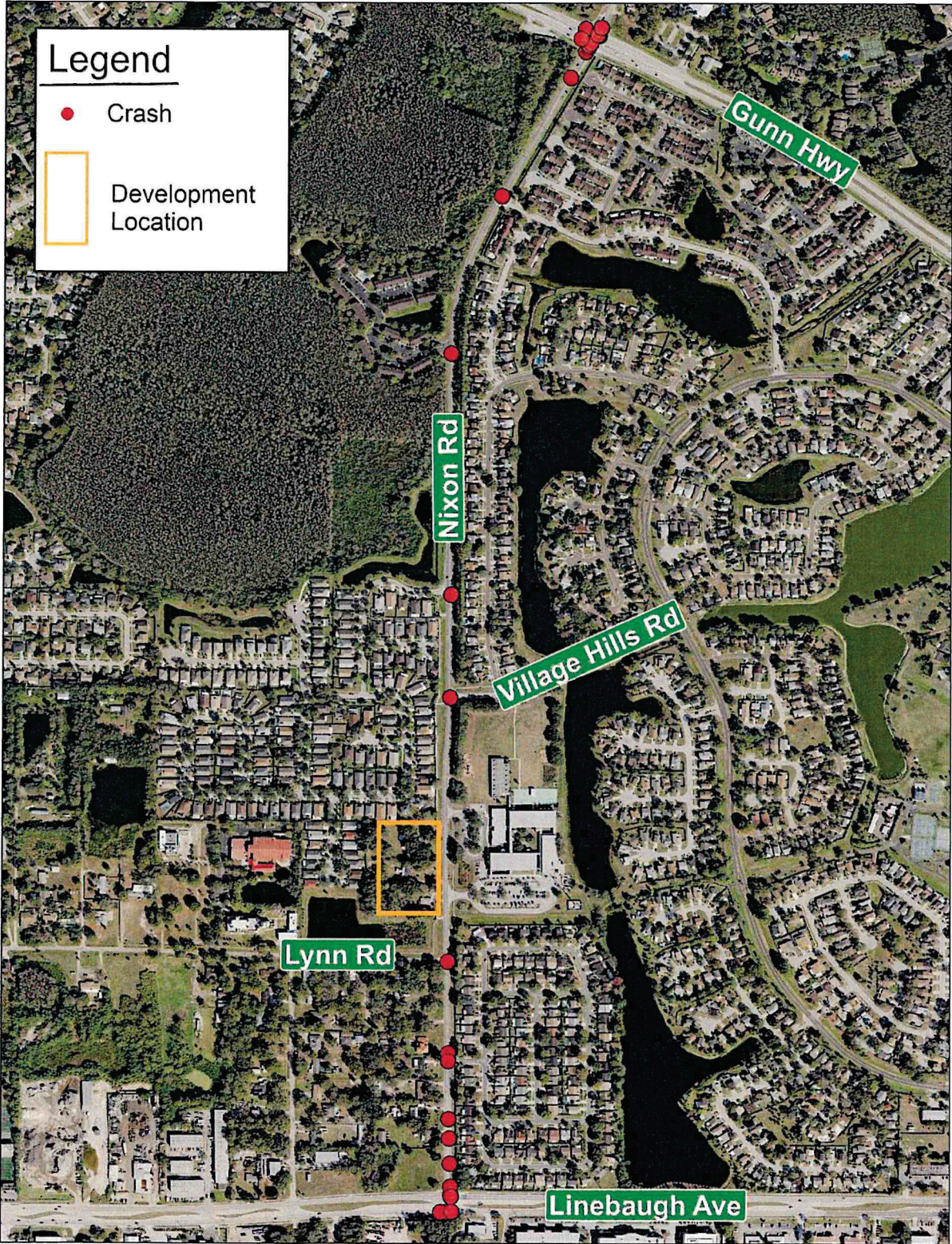


Exhibit D
Nixon Road Safety Analysis Summary (year 2013 – Year 2017)

A. Crash Data

Historical crash data within the study area was obtained from the Florida Department of Transportation (FDOT) State Safety Office Geographic Information System (SOSGIS) for the five-year period from 2013 to 2017. The historical crash data included crashes that occurred on Nixon Road between Linebaugh Avenue and Gunn Highway. The frequency, type, severity, lighting conditions (day versus night), and pavement surface conditions (wet versus dry) of crashes that occurred on Nixon Road are summarized in **Table 1**. There were no crashes over the five-year period that involved pedestrians or bicyclists. Of the 13 total crashes (2.6 crashes per year), there were three injuries and 10 crashes that were property damage only.

Table 1 – Nixon Road Crash Summary (2013 – 2017)

Category	2013	2014	2015	2016	2017	Total	Mean	Percentage
TYPE								
Angle	0	0	1	0	1	2	0.4	15.38%
Head On	0	2	0	0	0	2	0.4	15.38%
Other	0	0	1	1	0	2	0.4	15.38%
Rear End	4	0	2	0	1	7	1.4	53.85%
Total	4	2	4	1	2	13	2.6	100.00%
SEVERITY								
Non-Incapacitating	0	1	0	0	0	1	0.2	7.69%
Possible Injury	0	1	1	0	0	2	0.4	15.38%
Property Damage Only	4	0	3	1	2	10	2	76.92%
Total	4	2	4	1	2	13	2.6	100.00%
LIGHTING CONDITION								
Dark-Not Lighted	0	1	1	0	0	2	0.4	15.38%
Day	4	0	3	1	2	10	2	76.92%
Dusk	0	1	0	0	0	1	0.2	7.69%
Total	4	2	4	1	2	13	2.6	100.00%
SURFACE CONDITION								
Dry	2	2	3	1	2	10	2	76.92%
Wet	2	0	1	0	0	3	0.6	23.08%
Total	4	2	4	1	2	13	2.6	100.00%

B. Crash Analysis

Crashes were not concentrated in any one spot and were generally evenly distributed throughout the corridor. A roadway segment crash rate was calculated and compared with the statewide average for similar roadway facilities throughout the State of Florida. The roadway segment crash rate for Nixon Road is shown in **Table 2**. Nixon Road between Linebaugh Avenue and Gunn Highway experienced an average crash rate of 0.90 crashes per million vehicle miles traveled (MVMT), which is roughly 20 percent lower than the statewide average crash rate for similar suburban roadway facilities in the State of Florida.

Table 2 – Five Year (2013 – 2017) Average Roadway Segment Crash Rate

Roadway Segment			Number of Crashes	Crash Rate (MVMT)	Statewide Average Crash Rate
Roadway	From	To			
Nixon Road	Linebaugh Avenue	Gunn Highway	13	0.90	1.118

COMMISSION

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T. Andrew Zodrow, Esq. LEGAL DEPT

AGENCY COMMENT SHEET

REZONING	
HEARING DATE: July 21, 2026	COMMENT DATE: June 16, 2026
PETITION NO.: 26-0868	PROPERTY ADDRESS: 10510, 10514, 10706 Nixon Rd, Tampa, FL 33624
EPC REVIEWER: Shania Rodriguez	FOLIO #: 0237760000, 0237761000, 0237780000
CONTACT INFORMATION: (813) 627-2600 x 1246	STR: 18-28S-18E
EMAIL: rodriguezs@epchc.org	
REQUESTED ZONING: Minor Modification	
FINDINGS	
WETLANDS PRESENT	NO
SITE INSPECTION DATE	N/A
WETLAND LINE VALIDITY	N/A
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	No obvious wetlands or mapped hydric soils appear to exist within the area to be rezoned.
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. INFORMATIONAL COMMENTS: The following specific comments are made for informational purposes only and to provide guidance as to the EPC review process. However, future EPC staff review is not limited to the following, regardless of the obviousness of the concern as raised by the general site plan and EPC staff may identify other legitimate concerns at any time prior to final project approval. 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.	

Environmental Excellence in a Changing World

Environmental Protection Commission - Roger P. Stewart Center
3629 Queen Palm Drive, Tampa, FL 33619 - (813) 627-2600 - www.epchc.org

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.

sr/dc

cc: Paresh Joshi - pareshjoshi@yahoo.com

Matthew D. Campo c/o Campo Engineering, Inc. - Matthew@campoengineering.com

AGENCY COMMENT SHEET

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

FROM: **Reviewer:** Andria McMaugh **Date:** 06/18/2026

Agency: Natural Resources **Petition #:** 26-0868

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

1. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
2. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
3. 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.

WATER RESOURCE SERVICES
REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER

PETITION NO.: PRS 26-0868

REVIEWED BY: John Rochelle

DATE: 5/27/2026

FOLIO NO.: 23776.0000, 23776.1000, 23778.0000

WATER

- ☐ The property lies within the ____ Water Service Area. The applicant should contact the provider to determine the availability of water service.
- ☒ A 8 inch water main exists ☒ (approximately 575 feet from the site), ☐ (adjacent to the site), and is located north of the subject property within the west Right-of-Way of Nixon 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.
- ☐ Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

WASTEWATER

- ☐ The property lies within the _____ Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
- ☒ A 4 inch wastewater forcemain exists ☐ (approximately ____ feet from the project site), ☒ (adjacent to the site) and is located east of the subject property within the west Right-of-Way of Nixon 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 wastewater system. The subject area is located within the Hillsborough County Wastewater Service Area and will be served by the Northwest Regional Water Reclamation Facility.

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 05-27-2026

REVIEWER: Sherri Wilson, Conservation and Environmental Lands Management

APPLICANT: Matthew Campo

PETITION NO: 26-0868

LOCATION: 10706,10514, 10510 Nixon Rd, Tampa, FL 33624

FOLIO NO: 23776.0000, 23776.1000, 23778.0000

SEC: 18 **TWN:** 28 **RNG:** 18

☒ 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: _____.



Agency Review Comment Sheet

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

TO:	Zoning Review, Development Services	REQUEST DATE:	5/19/2026
REVIEWER:	Nicole Cooper, Environmental Spec.	REVIEW DATE:	5/20/2026
PROPERTY OWNER:	Manu Joshi, Joshi Manu Trustee, Paresh Joshi	PID:	26-0868
APPLICANT:	Paresh Joshi, Build Well, LLC		
LOCATION:	10706 Nixon Rd. Tampa, Fl 33624 10514 Nixon Rd. Tampa, Fl 33624 10510 Nixon Rd. Tampa, Fl 33624		
FOLIO NO.:	23776.0000, 23776.1000, 23778.0000		

AGENCY REVIEW COMMENTS:

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

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

Based on the above Wellhead and Surface Water Resource Protection information, Hillsborough County Environmental Services Division has no objection to the applicant's request at this time.



HILLSBOROUGH COUNTY CODE ENFORCEMENT
3629 QUEEN PALM DR.
TAMPA FL 33619-1309

Print Date: 05-26-2026

CASE INFORMATION SHEET FOR CASE NUMBER: HC-CE-25-010767

CRM SR NUMBER:

CN0379477

CASE STATUS: In Compliance

CURRENTLY ASSIGNED TO: Grant Langenburg

START DATE:	08/14/2025	END DATE:	04/14/2026	NEXT INSPECTION DATE:	
STRUCTURE TYPE:	Block	OCCUPANCY:	Vacant	FORECLOSURE:	No
ADDRESS:	10510 Nixon Rd Tampa FL 33624				
ZONED:	PD	PARCEL #	023778.0000		

ORIGINAL COMPLAINT DESCRIPTION:

Uncut tall grass and weeds making sidewalks unpassable.

PEOPLE ASSOCIATED WITH THIS CASE

Owner	JOSHI, PARESH; JOSHI, MANU	Phone: 813--318-2626
	10510 Nixon Rd	
	Tampa, FL 33624	
Complainant	Tobias Smith	Phone: (813) 968-8247
	5666 Tughill Drive	
	TAMPA, FL 33624	

VIOLATIONS CITED

PM OVERGROWTH

HILLSBOROUGH COUNTY CODE OF ORDINANCES AND LAWS, PART A, SECTION 8-116(b)- PROPERTY STANDARDS

ACTION REQUIRED: MOW AND MAINTAIN

08/14/2025 Overgrowth is any grass or weeds exceeding 10 inches in height. Please mow, cut, and trim all weeds and grass that exceed 10 inches in height throughout the entire parcel and maintain year round.

Z OUTSIDE/OPEN STORAGE

HILLSBOROUGH COUNTY CODE OF ORDINANCES AND LAWS, SECTIONS 2.02.01/2.02.02- LAND DEVELOPMENT CODE

ACTION REQUIRED: CEASE OR ACQUIRE APPROVALS

08/14/2025 The storage outside of a structure of materials, supplies, merchandise, equipment, is prohibited. Store items in a structure with 3 solid walls and a roof or remove entirely from parcel to include but not limited to construction supplies being stored on the front porch.

R ROOFS AND/OR PARTS THEREOF

HILLSBOROUGH COUNTY CODE OF ORDINANCES AND LAWS, PART A, SECTION 8-115(f)4- STRUCTURAL STANDARDS FOR DWELLINGS

ACTION REQUIRED: REPAIR TO CODE (PERMIT MAY BE REQUIRED) (PERMIT NOT REQUIRED FOR MOBILE HOMES)

08/14/2025 The roofs and parts thereof of every dwelling shall be maintained in a safe manner free of defects. Repair, replace wood rot on eaves of the roof in front of the dwelling.

R WINDOWS AND EXTERIOR DOORS

HILLSBOROUGH COUNTY CODE OF ORDINANCES AND LAWS, PART A, SECTION 8-115(f)9- STRUCTURAL STANDARDS FOR DWELLINGS

ACTION REQUIRED: REPAIR TO CODE

08/14/2025 Every window, exterior door of every dwelling shall be properly fitted within its frame, provided with proper hardware and shall be weatherproof and weathertight and maintained in good repair. Remove wood from the front window, and replace window if it is damaged.

CASE COMMENTS

08/14/2025 By: LANGENBURGG

Langenburg 08/14/2025 1426 hrs. Upon arrival at 10510 Nixon Rd to conduct an initial inspection due to a complaint (CN0379477) of overgrowth. The property is not being maintained. The property appears to be vacant. There is outside open storage of construction materials at the front porch near the front door. The eaves at the front of the dwelling has rot. The front window is boarded up. The front gate to the property is locked and I do not have access to the front door to leave a door hanger.

The property is zoned PD, not homesteaded, not foreclosed. There are no prior violations in the past 5 years. I took photos and uploaded to OneDrive. I am requesting a 15 day NOV

08/15/2025 By: COOPERS

Cooper 08/15/2025 8:29 AM- A Notice of Violation for this case was printed, mailed, and added to the Documents section of this case.

08/15/2025 By: MASSONC

Commet entered in error

09/04/2025 By: RACKIR

Racki, 09/04/25, 0900 hrs.

I responded to the listed address reference a follow-up inspection. Upon arrival I noted no changes to the property. Utilizing Fastpeoplesearch.com I was able to locate a telephone number for the owner, 813-318-2626. The owner's telephone number was added to the owner's page. I contacted the owner who stated the property will be mowed in the next few days. The property along with two other properties in the area are going to be demolished and a new neighborhood is going to be built. He is working on the correct permits right now. I will extend this case an additional 25 days due to the communication with the owner.

09/30/2025 By: LANGENBURGG

Langenburg 09/30/2025 at 1048 hrs. Upon arrival at 10510 Nixon Rd to conduct a follow up inspection I discovered the property has been mowed. the home still has a boarded window and the eaves and gutter are still damaged and in need of repair or replacement. I did not see an open permit to demolish the home as the property owner spoke to Office Racki. I am granting a 20 day extension.

10/20/2025 By: LANGENBURGG

Langenburg 10/20/2025 1610 hrs. Upon arrival at 10510 Nixon rd I discovered all violations remain to include exterior doors and windows, roofs and parts there of, and outside open storage.I have had no contact with property owner. Grass has been mowed. I am referring this case.

01/09/2026 By: LANGENBURGG

Langenburg 01/09/2026 1550 hrs. Upon arrival at 10510 Nixon Rd to conduct a pre hearing inspection. I disocvered all violations remain. I a;Lao discovered a demolition permit was pulled in October 2025 for the address reference (HC-BDE-25-0007492). The case continues to code board and if the dwelling is removed or in the process before the hearing I will request that the case be pulled from the hearing agenda.

03/11/2026 By: LANGENBURGG

Langenburg 03/11/2026 1700 hrs. Upon arrival at 10510 Nixon Rd to conduct a pre-hearing inspection. i discovered that a demolition permit has been granted. The parcel is part of a three parcel project being converted into townhomes. The middle parcel has been cleared. The two homes on the remaining two parcel are still standing. The violations that remain are exterior doors and windows, and roofs and or parts thereof.

03/27/2026 By: LANGENBURGG

Langenburg 03/27/2026 1402 hrs. Upon arrival at 105 10 Nixon Rd. to conduct a follow up inspection. I discovered that the house has not been demoed and still remains in violation. I have rescheduled a 30 day pre-hearing inspection.

04/14/2026 By: LANGENBURGG

Langenburg 04/14/2026 1045 hrs. While on patrol I discovered that the dwelling on the property listed at 10510 Nixon Rd has been demolished for new development. I have complied the violation and will be closing this case. I emailed CBS to have the case removed from the hearing agenda.

CASE ACTIONS

Initial Inspection	08/14/2025	By: Langenburg	Action: NOV Requested	Time Exp:
Follow-up Inspection	09/04/2025	By: Racki	Action: Extension	Time Exp:
Follow-up Inspection	09/30/2025	By: Langenburg	Action: Extension	Time Exp:
Follow-up Inspection	10/20/2025	By: Langenburg	Action: Referred	Time Exp:
Pre-Hearing Inspection	01/09/2026	By: Langenburg	Action: In Violation	Time Exp:
Pre-Hearing Inspection	01/09/2026	By: Langenburg	Action: Scheduled	Time Exp:
Pre-Hearing Inspection	03/11/2026	By: Langenburg	Action: In Violation	Time Exp:
Follow-up Inspection	03/25/2026	By: Langenburg	Action: Cancelled	Time Exp:
Pre-Hearing Inspection	03/27/2026	By: Langenburg	Action: In Violation	Time Exp:
Pre-Hearing Inspection	04/14/2026	By: Langenburg	Action: In Compliance	Time Exp:
Admin Send Letter	08/18/2025	By: Cooper	Action: Action Status Complete	
Case Affidavit	10/22/2025	By: Cooper	Action: Case Affidavit Sent	
Case Intake	08/14/2025	By: Cooper	Action: Assigned	
Closed on Submission				
Follow-up Investigation	04/14/2026	By: Langenburg	Action: Closed	
Close all task due to in compliance inspection				
Follow-up Investigation	10/20/2025	By: Langenburg	Action: Referred	

Updated by IRSA Inspection

Initial Investigation 08/14/2025 By: Langenburg Action: NOV Requested

Updated by IRSA Inspection

Supervisor Approval 08/15/2025 By: Masson Action: Approval of NOV

Supervisor Review 10/21/2025 By: George Action: Final Letter Approved

Supervisor Review 10/21/2025 By: George Action: Approval of Combo

Closed by Script

BOARD/MAGISTRATE INFORMATION

HEARING DATE:		07/24/2026		ORDER DATE:				EXTENSION ORDER:						
TOTAL FEES/FINES:				TOTAL PAYMENTS:		\$0.00		CURRENT BALANCE:		\$0.00				
	CORRECT BY		FINE AMOUNT		ORDER				STARTED		ENDED		TOTAL \$	
			\$											

PRINCIPAL LIEN RECORDING INFORMATION

REC DATE:		BOOK/PAGE:		REL DATE:		BOOK PAGE:	
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SECONDARY LIEN RECORDING INFORMATION

REC DATE:		BOOK/PAGE:		REL DATE:		BOOK PAGE:	
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CASE INFORMATION SHEET FOR CASE NUMBER: HC-CE-25-015318

CRM SR NUMBER:

CN0423797

CASE STATUS: In Compliance

CURRENTLY ASSIGNED TO: Grant Langenburg

START DATE:	11/18/2025	END DATE:	02/02/2026	NEXT INSPECTION DATE:	
STRUCTURE TYPE:		OCCUPANCY:		FORECLOSURE:	No
ADDRESS:	10514 Nixon Rd Tampa FL 33624				
ZONED:	PD	PARCEL #	023776.1000		

ORIGINAL COMPLAINT DESCRIPTION:

As a resident of the Andover Subdivision located off Nixon Rd, I am concerned about activity that has been taking place on property across the street from Canella Elementary School. There is one lot that is housing heavy equipment including dump trucks that often leave the property in the early morning hours as children are walking to or are being dropped off at the school. This is not a safe condition for these children or their families. The lot next to this lot has recently been cleared and it appears that it may be used for the same purpose. Has this property been re-zoned for this type of use? There is also a restriction on the size of vehicles that can travel on Nixon Rd that has also been violated. Thanks.

PEOPLE ASSOCIATED WITH THIS CASE

Owner	PARESH JOSHI	Phone: 813-318-2626
	10514 Nixon Rd	
	Tampa, FL 33624	
Complainant	Kathrine Parrish	Phone: (813) 629-8507
	5632 TUGHILL DR	
	TAMPA, FL 33624	

VIOLATIONS CITED

Z VIOLATING CONDITIONS OF APRVL / PLANNED DEVELOPMENT

HILLSBOROUGH COUNTY CODE OF ORDINANCES AND LAWS, SECTION 5.03.00- LAND DEVELOPMENT CODE

ACTION REQUIRED: CONFORM TO THE APPROVED CONDITIONS

11/18/2025 Property zoned PD to accommodate 13 single family residents: Running multiple business, commercial vehicles and outside open storage of equipment, dumpsters or any other items is prohibited in the conditions of PD RZ 20-0392; Re-zone the property or cease and desist all current activities to include removing all items off the property.

PM FENCES

HILLSBOROUGH COUNTY CODE OF ORDINANCES AND LAWS, PART A, SECTION 8-116(d)- PROPERTY STANDARDS

ACTION REQUIRED: REMOVE OR REPAIR (FENCES REQUIRED FOR SCREENING OR POOL SECURITY MAY NOT BE REMOVED)

11/18/2025 Please remove, repair or replace the dilapidated fence on the entire parcel.

Z COMMERCIAL VEHICLE

HILLSBOROUGH COUNTY CODE OF ORDINANCES AND LAWS, SECTION 6.05.02.Q.2- LAND DEVELOPMENT

ACTION REQUIRED: REMOVE

11/20/2025 Any vehicle utilized for commercial purposes, designed by the manufacturer to be used primarily for commercial purposes or altered for the purpose of being so used, is prohibited from parking in a residential district or on the right of way. Remove all commercial vehicles (dump truck) from parcel zoned PD for residential housing.

CASE COMMENTS

11/18/2025 By: MASSONC

Masson, 11/18/2025, 1327hrs.; On November 18, 2025, at 1327 hours, Supervisor Fernandes and I responded to a BOCC complaint at 15014 Nixon Rd. The property is zoned as PD and is neither homesteaded nor in foreclosure. According to PD RZ20-0392 found in OPTIX, the project is authorized for a maximum of 13 single-family lots, with specific development standards including minimum lot sizes of 6,350 square feet for units 1-12 and 5,000 square feet, along with minimum lot widths, setbacks, and a maximum building height of 35 feet. Upon our arrival, we noted that the property was being utilized for various business activities, as confirmed by a link to JB Equipment Services (<https://www.yellowpages.com/tampa-fl/mip/j-b-equipment-services-inc-19627019>), which operates under the same address. Observations included the presence of construction equipment, multiple commercial vehicles, storage containers, utility trailers, and several dumpsters, with employees' vehicles parked on-site. I contacted JB Equipment Services and left a voicemail, documented the situation with photographs, uploaded the relevant PD information. I also contacted the complainant, no answer, and left a voicemail, 10-day Notice of Violation requested.

11/18/2025 By: MASSONC

Masson, 11/18/2025, 1538hrs. Phone call from contact found on the internet. I received a phone call from previous owner James Bergeron who sold the property several years ago. He had no information's on the new owners.

11/18/2025 By: COOPERS

Cooper 11/18/2025 2:56 PM- A Notice of Violation for this case was printed, mailed, and added to the Documents section of this case.

11/20/2025 By: LANGENBURGG

Langenburg 11/20/2025 0900 hrs. Upon arrival at 10514 Nixon Rd to conduct a follow up inspection. This case was initiated by a BOCC complaint and the case was investigated by Supervisor Masson and Fernandez. The parcel is located within my zone so I wanted to review the case and see the parcel in question. I see that there are three parcels all owned by the same owner and another individual. The property owner is attempting to turn the parcels into a multi story townhome community. I do have a case on the parcel to the left case number HC-CE-25-010767 which is in referral status.

I observed a dump truck on this parcel. I added the violation of commercial vehicles to this case. I spoke to the property owner and explained the violation. He said he would remove the equipment. I explained that a NOV was mailed out and if he has any questions or concerns to contact me.

12/04/2025 By: LANGENBURGG

Langenburg 12/04/2025 0840 hrs. Upon arrival at 10514 Nixon Rd to conduct a follow up inspection. I discovered that the parcel is still violating the terms of the PD, and has 2 commercial vehicles(dump trucks) parked on the parcel. The dilapidated fence still remains. I am granting a 10 day extension.

12/15/2025 By: LANGENBURGG

Langenburg 12/15/2025 1544 hrs. Upon arrival at 10514 Nixon rd to conduct a follow up inspection. I discovered 3 large dump trucks parked on the lot as well as multiple shipping containers (conex). The fence is still dilapidated and the property is in violation of the PD. I am granting a final 15 day extension.

12/29/2025 By: LANGENBURGG

Langenburg, 12/29/2025, 1525 hrs. I arrived at 10514 Nixon Rd to conduct a follow-up inspection. Upon arrival, I discovered that all previously cited violations remain uncorrected. The fence has not been repaired, removed, or replaced as required.

Furthermore, the property remains in violation of its Planned Development (PD) zoning. The parcel is being used for the unauthorized storage of commercial vehicles and heavy excavating equipment, including backhoes, bulldozers, and large dump trucks. Additionally, I observed three roll-off dumpsters and a commercial white trailer on-site. Although I spoke with the property owner by phone and received assurances that these issues would be resolved, I have observed zero progress. Consequently, I am referring this case for further enforcement action.

12/30/2025 By: DANIELL

Daniell, 12/30/2025 1:43 PM- On 12/30/2025, a Final Notice for this case was printed, mailed, and added to the Documents section of this case. A new case affidavit has also been prepared for upload to DocuSign so the officer can sign.

02/02/2026 By: LANGENBURGG

Langenburg 02/02/2026 0937 hrs. Upon arrival at 10514 Nixon Rd to conduct a pre-hearing inspection. I discovered the land is now undergoing construction in accordance with the planned development. I have complied the violations as the permits have been issued to begin development. I emailed CSB and asked to have this case removed from the agenda.

CASE ACTIONS

Initial Inspection	11/18/2025	By: Masson	Action: NOV Requested	Time Exp:
Quality Control Inspection	11/18/2025	By: Masson	Action: No Errors	Time Exp:
Follow-up Inspection	11/20/2025	By: Langenburg	Action: Extension	Time Exp:
Follow-up Inspection	12/04/2025	By: Langenburg	Action: Extension	Time Exp:
Follow-up Inspection	12/15/2025	By: Langenburg	Action: Extension	Time Exp:
Follow-up Inspection	12/29/2025	By: Langenburg	Action: Referred	Time Exp:
Pre-Hearing Inspection	02/02/2026	By: Langenburg	Action: In Compliance	Time Exp:
Admin Send Letter	11/19/2025	By: Cooper	Action: Action Status Complete	
Case Affidavit	12/31/2025	By: Cooper	Action: Case Affidavit Sent	
Case Intake	11/18/2025	By: Brown	Action: Assigned	
Closed on Submission				
Citizen Board Support	02/02/2026	By: Langenburg	Action: Closed	
Close all task due to in compliance inspection				
Follow-up Investigation	12/29/2025	By: Langenburg	Action: Referred	
Updated by IRSA Inspection				
Initial Investigation	11/18/2025	By: Masson	Action: NOV Requested	

Updated by IRSA Inspection

Supervisor Approval 11/18/2025 By: Masson Action: Approval of NOV

Supervisor Review 12/30/2025 By: George Action: Final Letter Approved

Supervisor Review 12/30/2025 By: George Action: Approval of Combo

Closed by Script

BOARD/MAGISTRATE INFORMATION

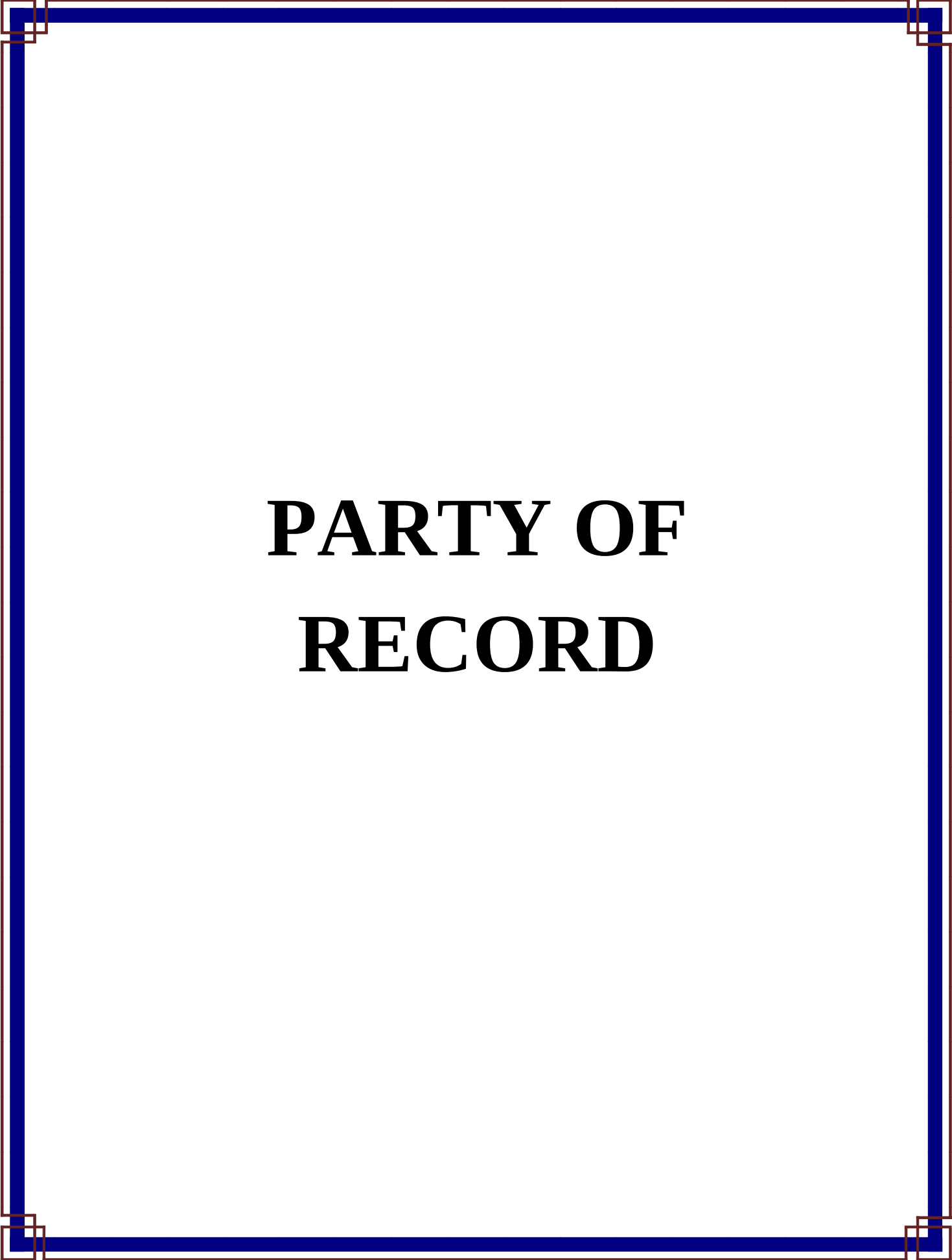
HEARING DATE:		ORDER DATE:		EXTENSION ORDER:		
TOTAL FEES/FINES:		TOTAL PAYMENTS:		CURRENT BALANCE:		
		\$0.00		\$0.00		
	CORRECT BY	FINE AMOUNT	ORDER	STARTED	ENDED	TOTAL \$
		\$				

PRINCIPAL LIEN RECORDING INFORMATION

REC DATE:		BOOK/PAGE:		REL DATE:		BOOK PAGE:	
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SECONDARY LIEN RECORDING INFORMATION

REC DATE:		BOOK/PAGE:		REL DATE:		BOOK PAGE:	
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PARTY OF RECORD

Rivas, Keshia

From: Linda Bognolo <linda.bognolo@gmail.com>
Sent: Monday, June 22, 2026 10:47 AM
To: Hearings
Subject: Hillsborough County DEvelopment Services

You don't often get email from linda.bognolo@gmail.com. [Learn why this is important](#)

External email: Use caution when clicking on links, opening attachments or replying to this email.

I recently received a notice about an upcoming public hearing to discuss a modification to a planned development on the property adjacent to my community. The application number is: PRS 26-0868 and the zoning number is: PD 20-0392 located on the west side of Nixon Rd. 33624.

I would like to review the site plan for this development and was wondering if you could email me a copy or send me a copy in the regular mail. I am Linda Bognolo, 10712 Stallgate Dr. Tampa, FL, 33624.

Thank you,
Linda Bognolo

From: Jeffrey Hinds <JeffreyH@blhtlaw.com>
Sent: Thursday, July 9, 2026 8:20 AM
To: Hearings
Cc: matthew
Subject: Public Comment – PRS 26-0868 (Modification of PD 20-0392) – Danger Tree and Invasive Species on Shared Boundary
Attachments: Nixon Rd Site Plan.pdf; Screenshot 2026-07-09 081831.png

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Good morning,

I write to offer public comment on Application No. PRS 26-0868, a modification of PD 20-0392. I own one of the properties immediately west of the PD.

The site plan submitted with the application misidentifies the trees along our shared boundary, and the error is of substantial import to my neighbor and me. What is shown on the site plan (annotated with a green arrow, attached to this email) as “pine” is Australian pine (*Casuarina* spp.), a Category I invasive species. That cluster has sent suckers as far as the foundation of my house and also my neighbor’s house, and it will continue to spread if left in place. Separately, the oak identified on the site plan is dead and presents a hazard to the adjoining properties. It should be treated as a danger tree.

Accordingly, I ask that the County (1) require the site plan to be corrected to reflect the actual species and condition of the boundary trees, and (2) condition any approval of the modification on the applicant's prompt removal of the Australian pine cluster and the dead oak identified on the attached site plan.

These are existing conditions on the applicant's side of the line that are causing damage on mine. I believe approval of the requested modification is the appropriate point to address them.

My understanding from a conversation directly with the Applicant is that the Applicant has no objection to removal of the trees in question.

Thank you for your consideration. I am happy to provide photographs or to arrange an inspection.

Sincerely,

Jeff Hinds
10709 Stallgate Dr
Tampa, FL 33624

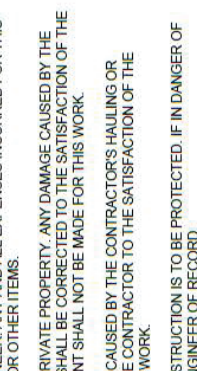
Jeffrey L. Hinds | Attorney
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1001 Water Street, Suite 475
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813-223-3888

Paralegal
Kathryn Daley



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From: Jeffrey Hinds <JeffreyH@blhtlaw.com>
Sent: Thursday, July 9, 2026 9:37 AM
To: matthew; Hearings
Subject: RE: Public Comment - PRS 26-0868 (Modification of PD 20-0392) - Danger Tree and Invasive Species on Shared Boundary

You don't often get email from jeffreyh@blhtlaw.com. [Learn why this is important](#)

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Matt – yes, confirmed. Thank you!

Jeffrey L. Hinds | Attorney
Bartlett Loeb Hinds & Thompson, PLLC
1001 Water Street, Suite 475
Tampa, FL 33602
813-223-3888

Paralegal
Kathryn Daley



**BARTLETT LOEB
HINDS & THOMPSON**

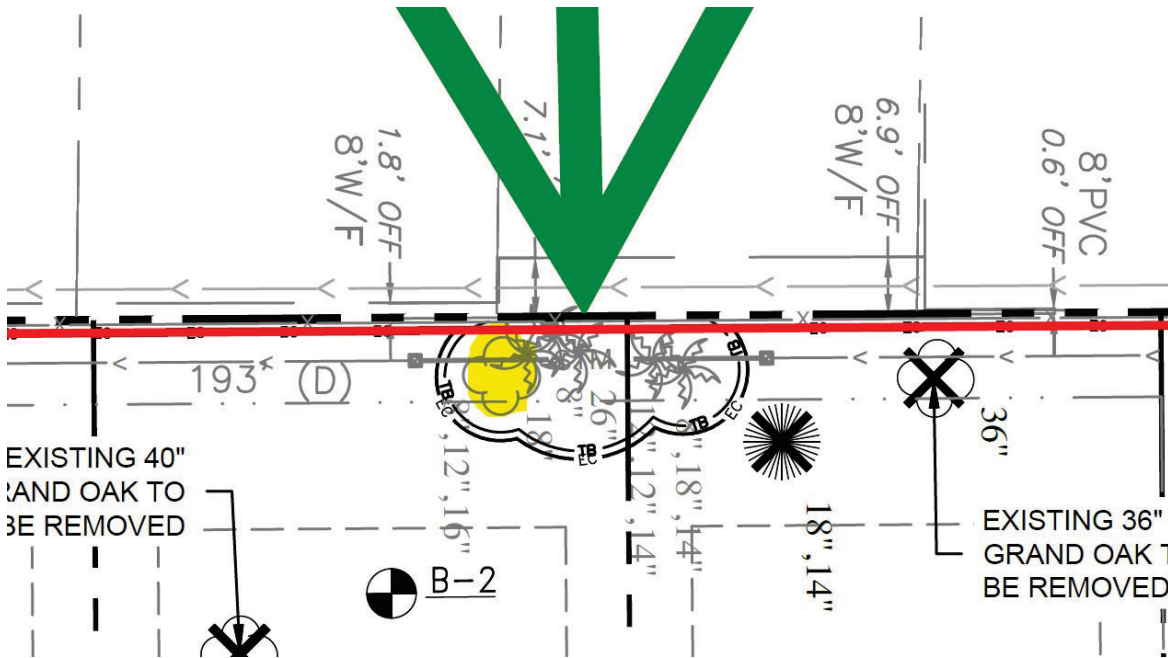
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From: Matthew Campo <matthew@campoengineering.com>
Sent: Thursday, July 9, 2026 9:15 AM
To: Jeffrey Hinds <JeffreyH@blhtlaw.com>; hearings@hcfl.gov

Subject: RE: Public Comment - PRS 26-0868 (Modification of PD 20-0392) - Danger Tree and Invasive Species on Shared Boundary

Jeff, thanks for the message. We looked at the plan and agree the Australian pines can and will be removed. I do want to confirm the oak tree in question. I believe this is the oak tree immediate south of the Australian pines, and what I highlighted in yellow. Can you confirm that? Thank you.



Matthew Campo, P.E.
Campo Engineering, Inc.
1725 East 5th Avenue
Tampa, FL 33605
Phone 813.215.7372
Cell 813.470.0872
Fax 813.902.8782
www.campoengineering.com
"The Client's Engineering Solution"

From: Jeffrey Hinds <JeffreyH@blhtlaw.com>
Sent: Thursday, July 9, 2026 8:20 AM
To: hearings@hcfl.gov
Cc: matthew@campoengineering.com
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Sincerely,

Jeff Hinds
10709 Stallgate Dr
Tampa, FL 33624

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Paralegal
Kathryn Daley



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advisors to perform increased due diligence to verify all relevant facts and to format the written tax advice in a lengthy number of separately enumerated sections with numerous disclosures. If you would like written tax advice designed to provide penalty protection, please contact us and we will need to discuss the matter with you in more detail.