Rezoning Application:	MM 26-0335
Zoning Hearing Master Date:	March 23, 2026
BOCC Land Use Meeting Date:	May 12, 2026

Development Services Department

1.0 APPLICATION SUMMARY

Applicant:	Mark Bentley, Esq., B.C.S., AICP
FLU Category:	Suburban Mixed Use-6
Service Area:	Urban
Site Acreage:	+/-2.49 acres
Community Plan Area:	Brandon
Overlay:	None



Introduction Summary:
Planned Development (PD) 23-0257/PRS 24-0012, approved the development of a Community Residential Home, Type "C" with a maximum of 100 beds. The applicant seeks to develop an approximately 2.49-acre consisting of a Health Practitioners Office and Professional Services (business office and medical office type uses) not to exceed a maximum of 19,300 square feet with a building height not to exceed two-stories height or 35 feet.

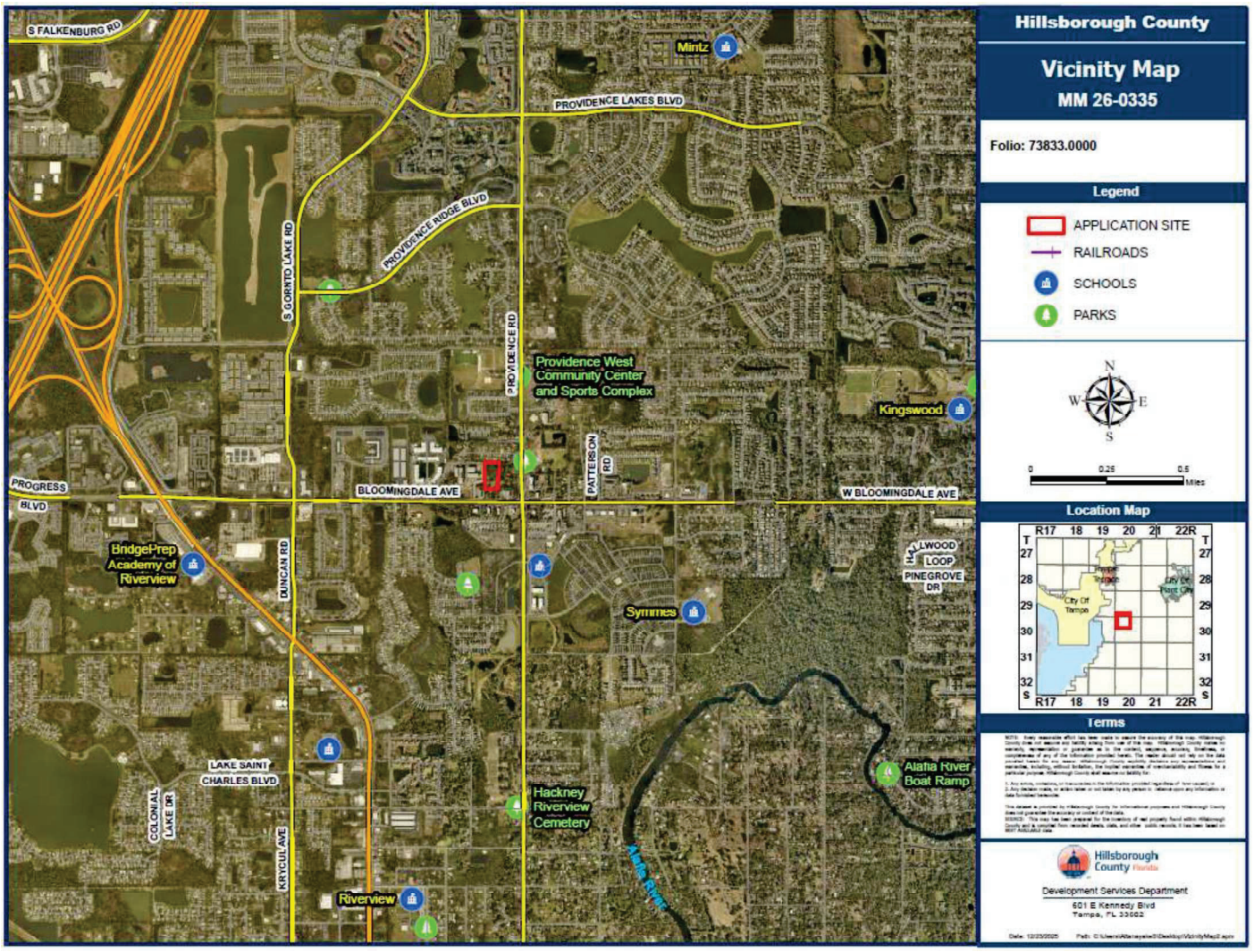
Existing Approval(s)	Proposed Modification(s)
Community Residential Home, Type "C" with a maximum of 100 beds.	Health Practitioners Office and Professional Services (business office and medical office type uses) not to exceed a maximum of 19,300 square feet.

Additional Information:	
PD Variation(s)	LDC Part 6.06.00 (Landscaping/Buffering)
Waiver(s) to the Land Development Code	None.

Planning Commission Recommendation:	Development Services Recommendation:
Consistent	Approvable, subject to conditions.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

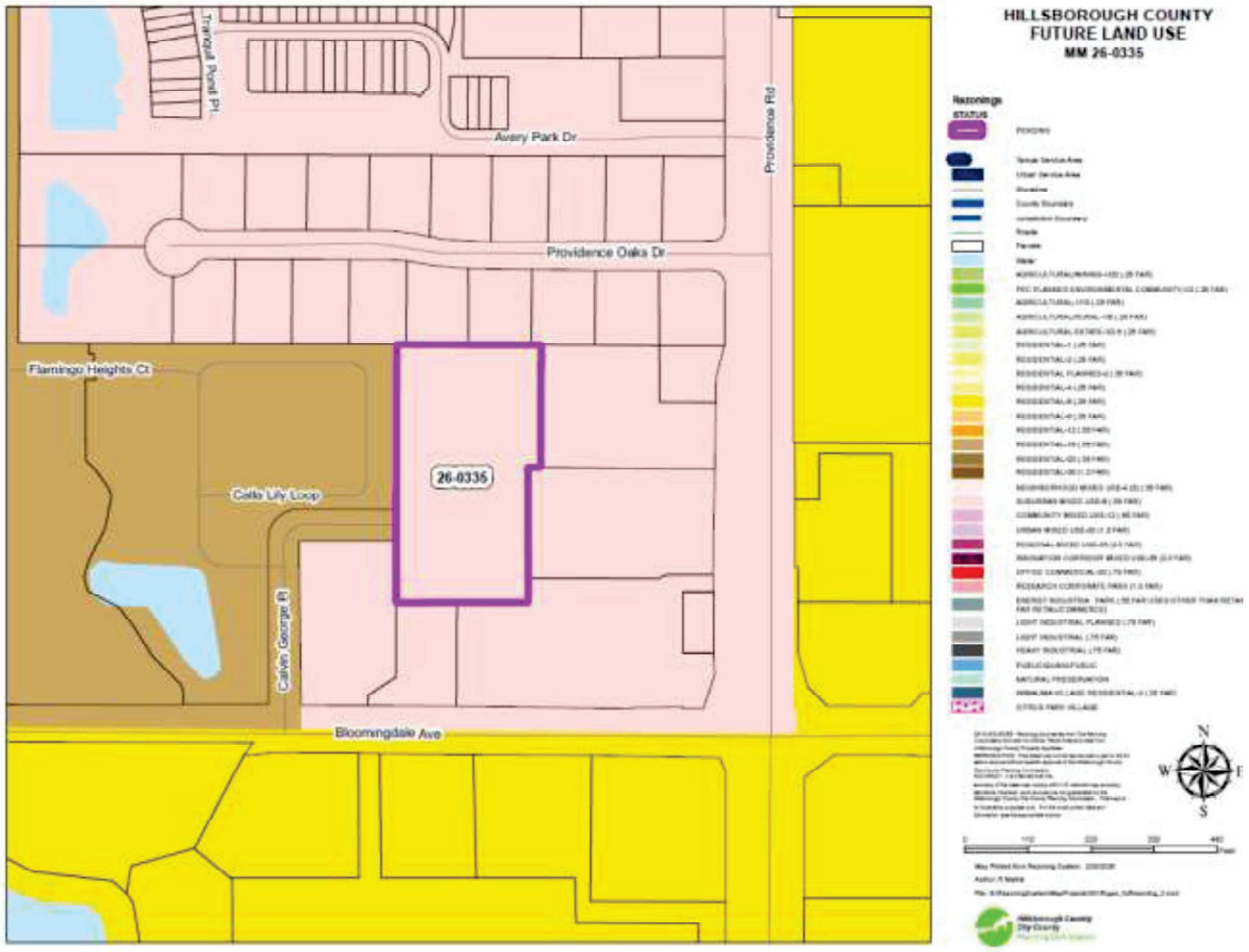


Context of Surrounding Area:

The approximately 2.49 ± acre subject site is located north of Bloomingdale Avenue and west of Providence Road. Residential Single-Family Conventional (RSC-4) is located to the north. Planned Development (PD) zoning is located directly to the west and southeast corner of the subject site. There is Business Professional Office (BPO) located to the south of the subject site. ASC-1 zoning extends to the east with small pockets of RSC-4, RSC-6, and Commercial Neighborhood (CN) zoning along Providence Road.

2.0 LAND USE MAP SET AND SUMMARY DATA

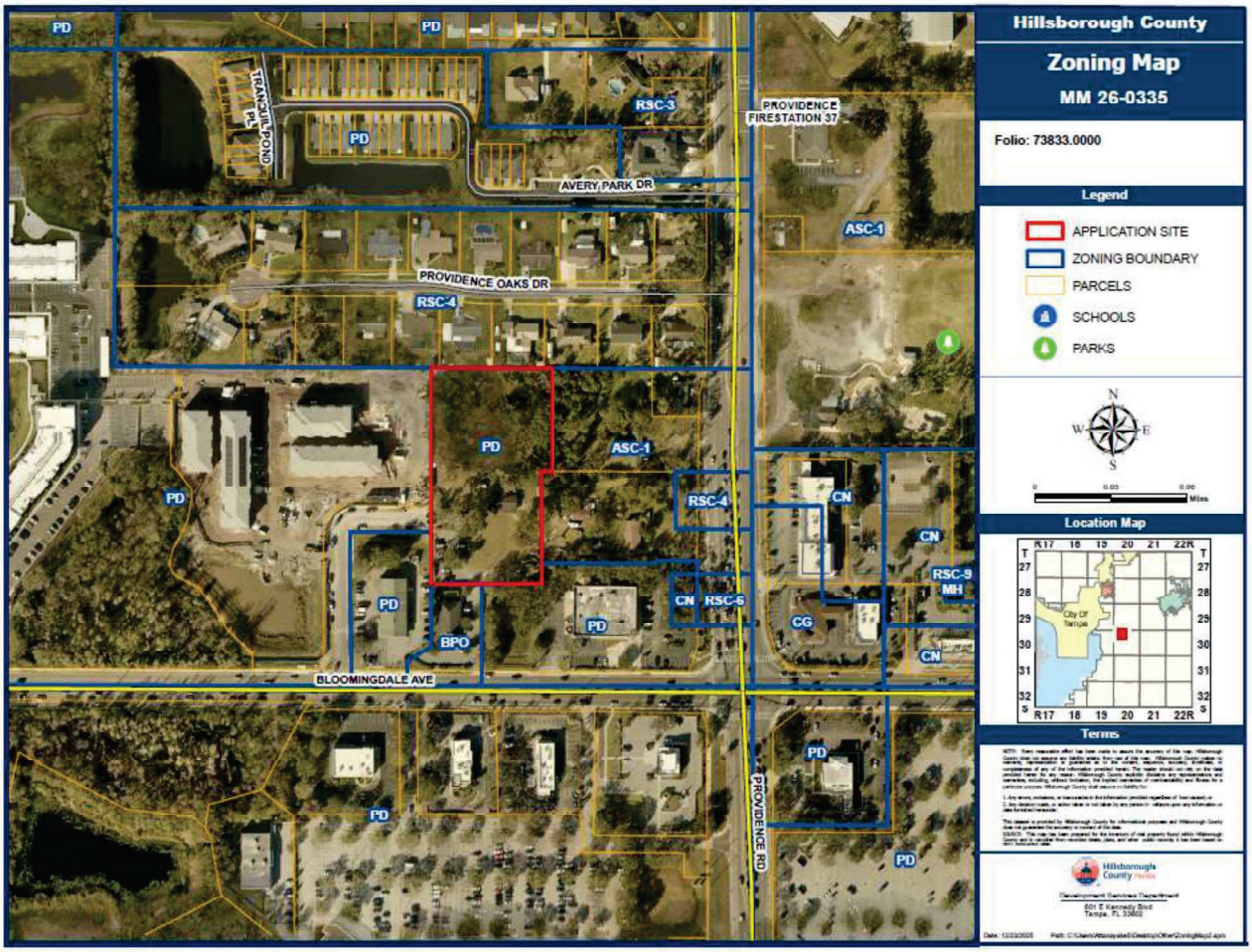
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Suburban Mixed Use-6 (SMU-6)
Maximum Density/F.A.R.:	Max. 6 du per acre / Max. 0.25 FAR
Typical Uses:	Typical uses of SMU-6 include residential, suburban scale neighborhood commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed-use projects at appropriate locations.

2.0 LAND USE MAP SET AND SUMMARY DATA

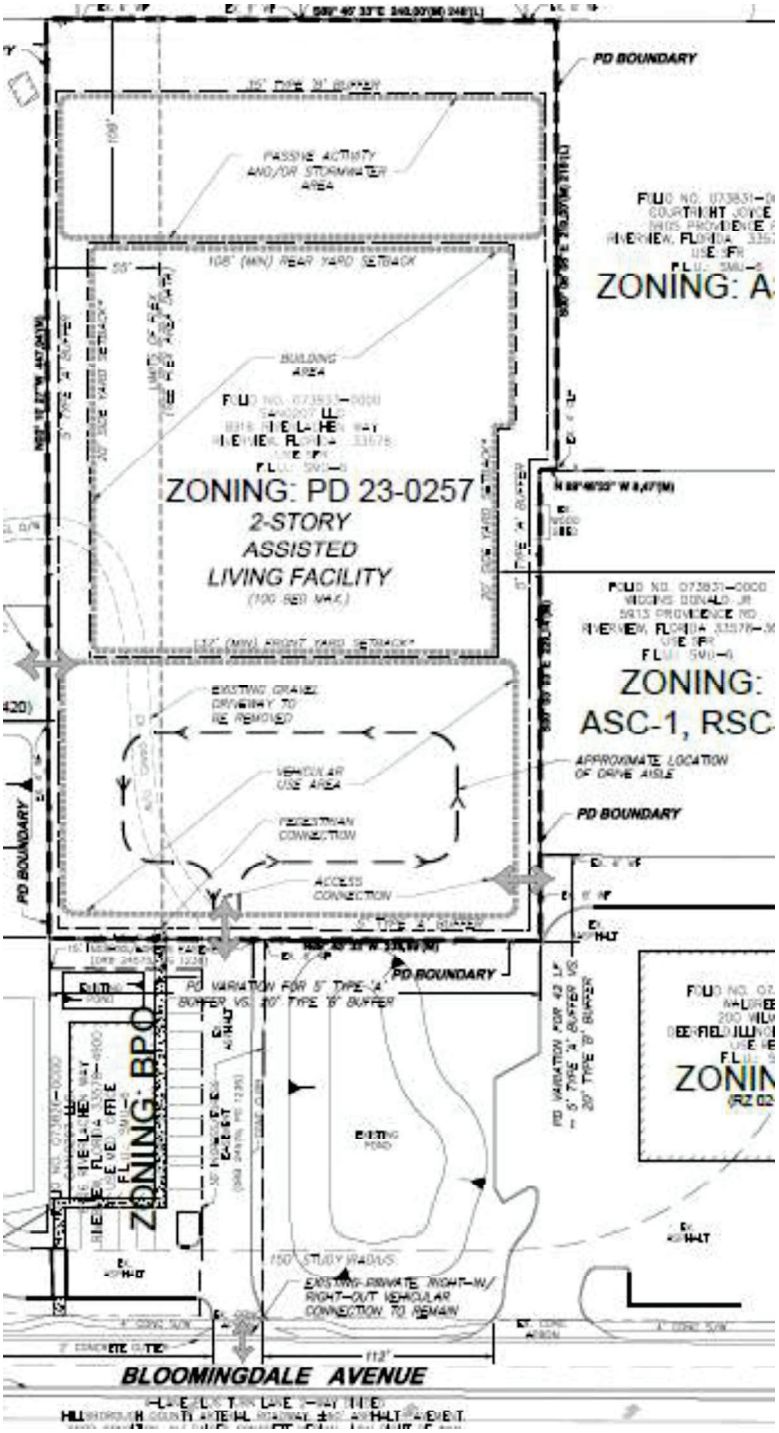
2.3 Immediate Area Map



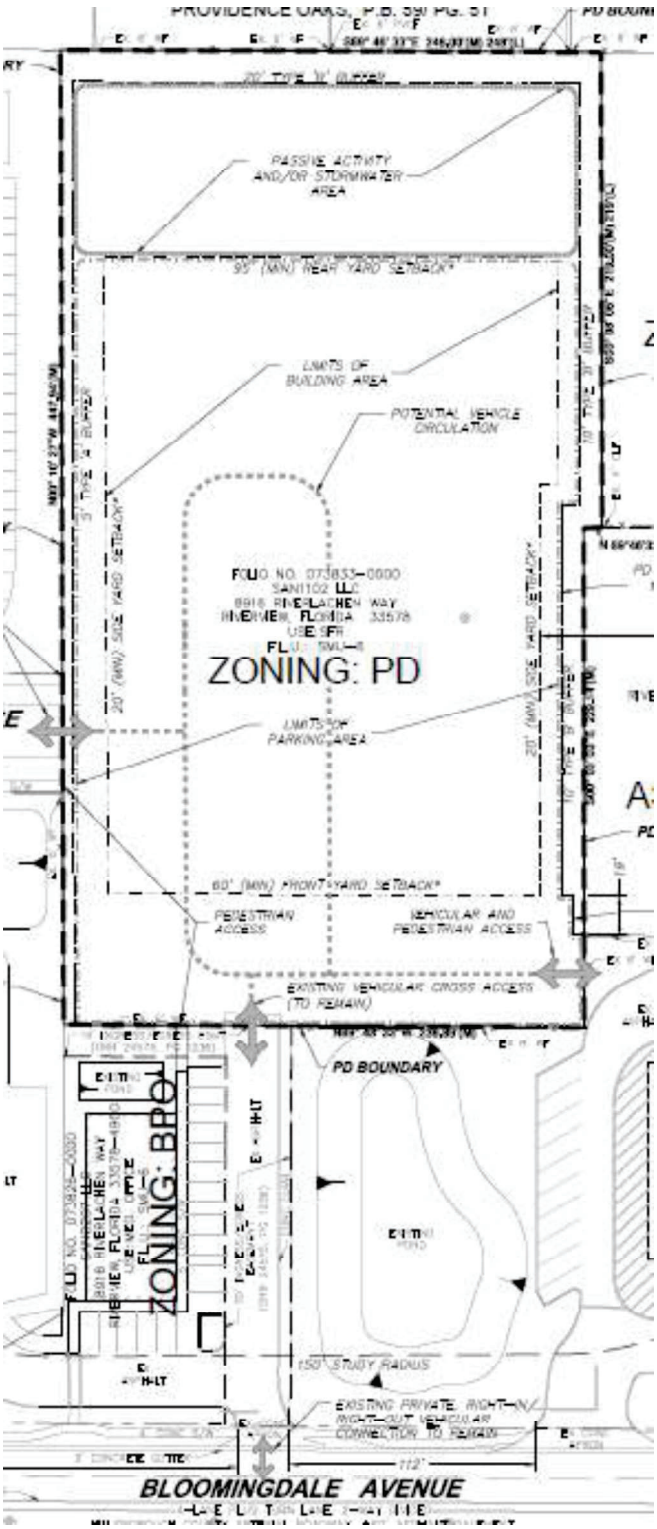
Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	RSC-4	Max. 4 du/acre	Single-family	Single-family
South	PD 02-1241	0.27 FAR (Max. 22,977-sf CG uses)	Commercial General	Commercial
	BPO	0.20 FAR	PD-C(N)/PD-O and BPO uses	Health Practitioners Office, Professional Services, Pharmacy
East	ASC-1	1 du per acre	Agricultural and agricultural related, SF	Single-family homes
West	PD 21-0420 (PD 05-1577)	17 units per acre 0.44 FAR	472 Multi-family units BPO, Limited CN uses, Auto Repair	SF homes and undeveloped Auto Repair

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



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



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

Adjoining Roadways (check if applicable)

Road Name	Classification	Current Conditions	Select Future Improvements
Bloomingdale Avenue	County Arterial - Urban	4 Lanes ☒ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☒ Site Access Improvements (TBD) ☒ Substandard Road Improvements (TBD) ☐ Other
Calvin George Place	County Local - Urban	2 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	414	19	24
Proposed	708	62	66
Difference (+/-)	+ 294	+ 43	+ 42

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

Connectivity and Cross Access ☐ Not applicable for this request

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

Design Exception/Administrative Variance ☐ Not applicable for this request

Road Name/Nature of Request	Type	Finding
Bloomingdale Ave/Access Spacing	Administrative Variance Requested	Approvable
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 (Upland Wildlife Habitat Area) ☐ 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	See Transportation Report.
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

Estimated Fees

Medical Office (10,000 s.f. or less)
(Per 1,000 s.f.)
Mobility: $21,860
Fire: $158

Medical Office (greater than 10,000 s.f.)
(Per 1,000 s.f.)
Mobility: $31,459
Fire: $158

Single Tenant Office
(Per 1,000 s.f.)
Mobility: $10,005
Fire: $158

General Office
(Per 1,000 s.f.)
Mobility: $8,336
Fire: $158

Project Summary
Urban Mobility, Central Fire - Medical and Professional Services Offices - *potential credit for existing structure/use on site*

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	☒ Yes ☐ No	☐ Inconsistent ☒ Consistent	☐ Yes ☒ No	See Planning Commission Report

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The request is to rezone a +/-2.49-acre property from PD 23-0257, as modified by PRS 24-0012, which was approved for a Community Residential Home, Type "C" with 100 beds. The proposed Major Modification proposes a Health Practitioners Office and Professional Services (business office and medical office type uses) as defined by the Hillsborough County Land Development Code.

The subject site is located north of Bloomingdale Avenue and west of Providence Road. To the immediate east is designated ASC-1 with a couple single-family homes, the nearest located approximately 125 feet from the subject property boundary. Residential Single-Family Conventional (RSC-4) is located to the north. Planned Development (PD) zoning 21-0420 is approved for 472 multi-family units and is located directly to the west. There is Business Professional Office (BPO) located to the south of the subject site.

Compatability Setback for Height (LDC Sec. 6.01.01, Endnote 8)

The applicant requests relief of the additional setback of 2 feet for every 1 foot over 20 feet along the west and east to allow the proposed 35-foot building height. The applicant's justification includes that there is a PD (PD 21-0420) to the west that is approved for up to 4-stories, up to 55 feet in height. The subject site will be adjacent to the PD's parking area and the closest multi-family building has a minimum setback of 92 feet. A 20-foot wide buffer with enhanced Type B screening is required along the eastern boundary of 21-0420. A 5-foot wide buffer with Type A screening is proposed along the subject site's western boundary. To the east is ASC-1 zoning, resulting in a required setback of 50 feet for a 35-foot tall building. A 10-foot wide buffer with Type B screening and 5-foot wide buffer with Type A screening is proposed along the subject site's eastern border. Two single family homes are located to the east at distances of 122 and 165 feet from the PD's eastern border. The ASC-1 zoned properties have a future land use category of SMU-6. The subject PD is currently approved for a maximum height of 35 feet with a 20-foot setback and 5-foot wide buffer with Type A screening. The applicant's narrative states, "*strict application of the additional setback requirement would impose an unnecessary and disproportionate constraint on the subject property and would not further compatibility, as the proposed height is already consistent with adjacent zoning and approved entitlements".* Pursuant to the applicant's justification and additional review, staff finds the request for relief supportable.

Variations

LDC Section 6.06.06 Buffering and Screening

The applicant requests a variation from the general site development requirements found in Parts 6.06.06, Buffering and Screening Requirements. LDC Section 6.06.06 requires a 20-footwide Type B Buffer and screening to be located between office/commercial uses and ASC-1 zoning located along the eastern perimeter, both developed with single-family homes. More specifically, the applicant's intent for requesting the variations is to:

(1) reduce the 20-foot-wide Type B Buffer and screening required adjacent to folio 073807-5000 (PD – Multifamily) on the west property boundary to a 5-foot buffer with Type "A" screening.

(2) to reduce the 20-foot wide with Type "B" buffer required along the eastern property boundary to
   (a) 10-foot buffer with Type "B" screening along the eastern perimeter boundary;
   (b) 5-foot Type "A" buffer for 19 Linear Feet adjacent to the vehicular access on the south end of the eastern property boundary.

Staff has reviewed the justification statement submitted by the applicant for the variation and finds they meet the criteria for approval per LDC Section 5.03.06.C.6. The Rezoning Hearing Master's recommendation for this application is required to include a finding on whether the requested variations meet the criteria for approval. Additional information regarding the rationale may be found in the applicant's narrative.

A 20-foot-wide buffer with Type "B" is required on the north side of the property boundary which the applicant will provide. The applicant also proposes a 95-foot setback from the single-family homes to the north of the subject property. Additionally, PD 21-0420 (located adjacent along the west boundary of the subject site) requires that the three-story multi-family building be located a minimum of 92 feet from the property boundary with enhanced screening, consisting of an eight-foot-high fence or wall and tree plantings adjacent to the subject site boundary.

The applicant has not requested any variations from the general site development requirements found in Parts 6.05.00, Parking and Loading; nor Part 6.07.00, Fences and Walls. The application shall be required to be in compliance with all other requirements of the Hillsborough County Land Development Code.

The Planning Commission found that the proposed rezoning meets the intent of the Unincorporated Hillsborough County Comprehensive Plan.

5.2 Recommendation

Based on the above considerations, staff finds the request supportable.

Staff finds the request Approvable, subject to the following conditions listed below, and based on the general site plan stamped February 18, 2026.

1. ~~The site is limited to a 27,665-square-foot Community Residential Home, Type C, with a maximum of 100 placed residents.~~ Development on the site is limited to a maximum of 19,300 square feet of office uses, consistent with and limited to the Health Practitioner's Office and Professional Services use definitions contained in the Land Development Code.

2. Development shall comply with the following standards:
   2.1 Minimum building setbacks:
   - 2.1.1 North: 10895-foot setback ~~shall be required for the CRH~~
   - 2.1.2 Sides (East and West): Minimum 20-foot setback*
   - 2.1.3 South: Minimum 13760-foot setback*

   *Building setbacks shall not be subject to the 2:1 additional setback requirement.

   2.2 Additional Standards:
   - 2.2.1 Maximum impervious area: 75 percent
   - 2.2.2 Maximum Height: 35 feet

3. Buffering and screening between uses shall be provided in accordance with the requirements of LDC Section 6.06.06, except as follows:
   3.1 A 5-foot buffer with Type "A" screening along the western property boundary.
   3.2 A 510-foot buffer with Type ~~"A"~~ "B" screening along the eastern property boundary, excluding vehicular area for 19 LF of a 5-foot Type "A" buffer for parking area (as shown on site plan)~~access points~~.
   ~~3.3 A 5-foot buffer with Type "A" screening along the southern property boundary, excluding access points.~~
   3.3 ~~3.4~~ A 3520-foot buffer with Type "B" screening along the northern property boundary.
   - Existing vegetation, excluding invasive plant species, may be retained in lieu of construction of the 6-foot-high screening where said vegetation is at least 6 feet in height and provides an overall opacity of seventy-five percent on the north portions of the subject site located adjacent to the northern property boundary.

~~4. Pursuant to Pursuant to Hillsborough County LDC Section 6.11.28, the design of the Community Residential Home shall conform to the following requirements to create a residential appearance:~~

~~4.1 If developed with a flat roof, the roof line shall be defined with a cornice, a minimum twelve (12) inches in height and with a minimum projection of two (2) inches. If developed with a pitched roof, the roof shall have a minimum pitch of 3/12.~~

~~4.2 Windows shall include at least one of the following features: canopies, awnings, shutters or trims. These features shall be permitted to be combined. Decorative shutters, if provided, shall be made of wood, metal or copolymer material and shall not be scored into the stucco.~~

~~4.3 Facades shall be clad in cement stucco bands, stucco, wood or vinyl slats, or brick. Different floors shall be defined horizontally by the use of different materials/finishes, except that the bottom two floors may utilize the same finish. Exterior finish materials may only be combined horizontally, with the visually heavier material below the lighter material. The relative visual weight of materials shall be in the following order (heaviest to lightest): stone, brick, stucco, wood or vinyl slats.~~

~~4.4 Changes between different wall finishes/materials shall be defined by a horizontal band/trim/accent.~~

~~4.5 The building façades shall be architecturally uniform. Architectural elements shall be applied in a universal and consistent manner on all sides.~~

~~4.6 Paint shall not constitute a finish.~~

~~4.7 All building entrances, other than rear or side service entrances on the rear or side of the building, shall be defined with architectural enhancements such as, but not limited to, recessed doors, arches, transoms, sidelights or porticos consistent with the architectural style of the structure. All entrances should have a trim consistent with the general design.~~

~~4.8 Windows shall be provided on all sides of the building at a minimum rate of one window per 20 feet of exterior wall length or fraction thereof. This requirement shall be met per individual story on each wall. Glass blocks shall not contribute to the minimum window requirement.~~

4. Buffering and screening for off-street vehicular use areas shall be provided in accordance with the requirements of LDC Section 6.06.04.

5. Parking shall be provided per Section 6.05.00 of the Hillsborough County Land Development Code. ~~Buffering and screening for off-street vehicular use areas shall be provided in accordance with the requirements of LDC Section 6.06.04.~~

6. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries. ~~Parking shall be provided per Section 6.05.00 of the Hillsborough County Land Development Code.~~

7. If MM 26-0335 is approved, the County Engineer will approve a Section 6.04.02.B Administrative Variance (dated January 14, 2026) which was found approvable by the County Engineer (on March 9, 2026) from the Section 6.04.07 access spacing standards with regards to the project's access to Bloomingdale Avenue through folio 73826.0000. Approval of this Administrative Variance will permit a variance of +/- 133 feet, resulting in access spacing of +/- 112 feet from the next closest driveway to the east on Bloomingdale Ave. ~~Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.~~

8. As Bloomingdale Avenue is a substandard arterial roadway, the developer will be required to improve the roadway to current County standards from the project's access to the next roadway that meets current County standards, unless otherwise approved in accordance with Sec. 6.04.02.B of the Hillsborough County LDC. Design Exceptions (DEs) and Design Deviation Memoranda (DDM) from Transportation Technical Manual (TTM) standards may be considered in accordance with Sec. 1.7 and other applicable sections of the TTM. ~~If RZ 23-0257 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated July 13, 2023) which was found approvable by the County Engineer (on July 17, 2023) from the Section 6.04.07 access spacing standards with regards to the project's access to Bloomingdale Avenue.~~

9. 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.

10. 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.

11. 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.

12. The developer shall submit a transportation/site access analysis as part of the site/construction plan review process. If warranted, the applicant will be required to construct site access improvements. ~~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, recertification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C~~

13. 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, recertification 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.

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

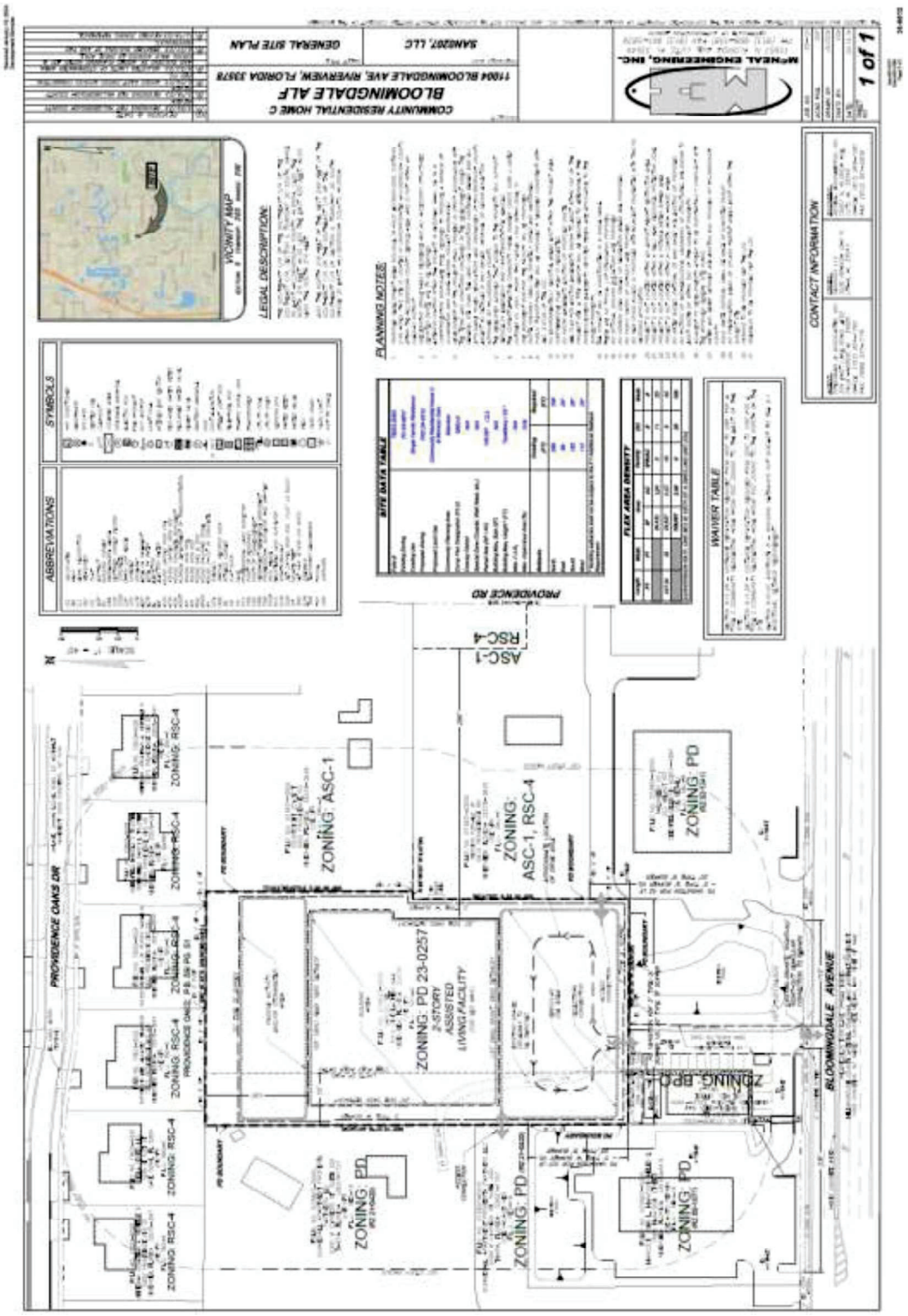
Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are 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

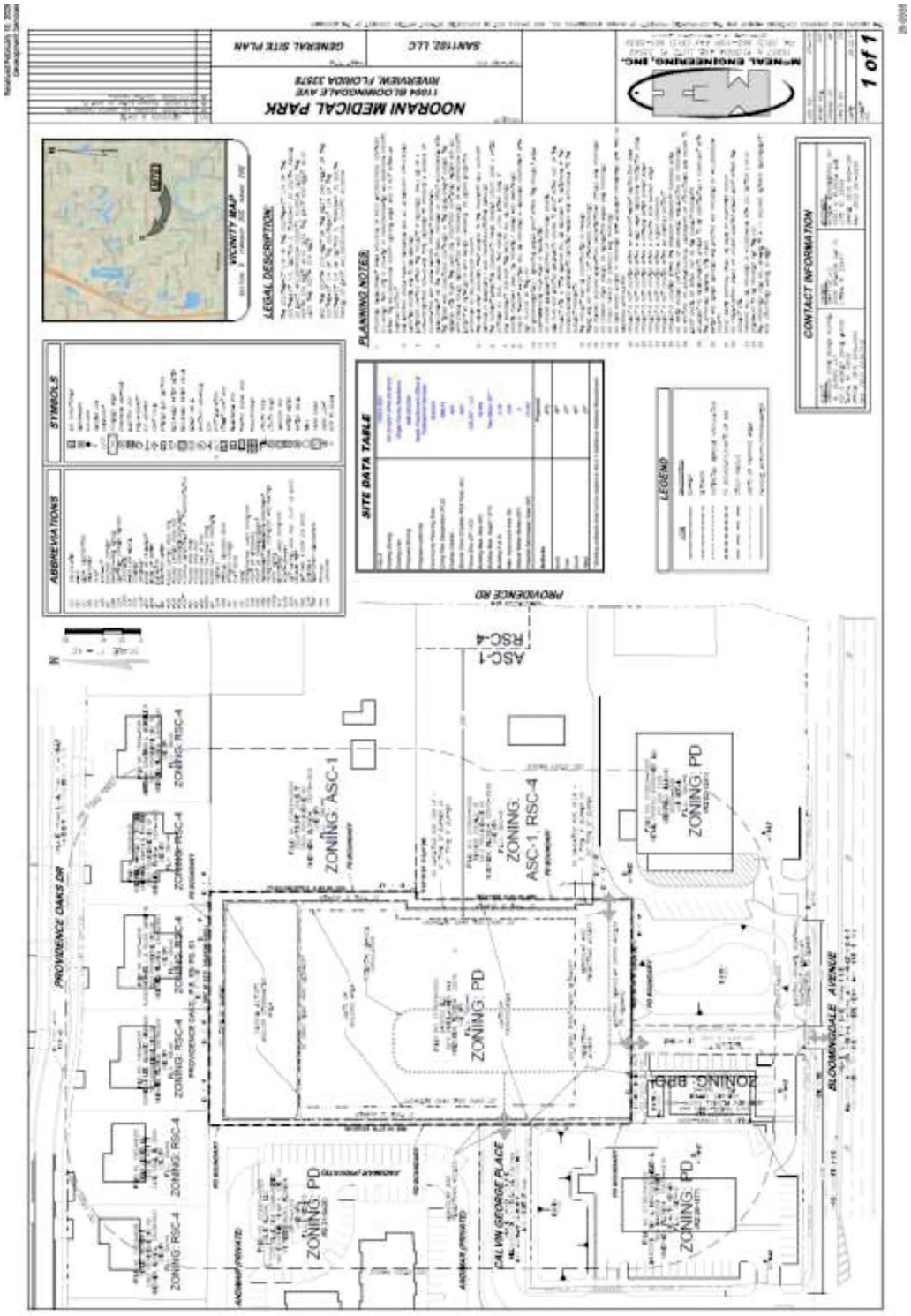
Property Violations History

Agency	Number	Violation	Status
Code Enforcement*			
☒ None current or pending			
☐ Violation(s)			
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 EXISTING SITE PLAN (FULL)



8.0 PROPOSED SITE PLAN (FULL)



9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department	DATE: 03/16/2026
REVIEWER: Jessica Kowal, MPA, Principal Planner	AGENCY/DEPT: Transportation
PLANNING AREA: Brandon	PETITION NO: MM 26-0335

☐ 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

8. If ~~RZ 23-0257~~ MM 26-0335 is approved, the County Engineer will approve a Section 6.04.02.B Administrative Variance (dated ~~July 13, 2023~~ January 14, 2026) which was found approvable by the County Engineer (on ~~July 11, 2023~~ March 9, 2026) from the Section 6.04.07 access spacing standards with regards to the project's access to Bloomingdale Avenue through folio 73826.0000. Approval of this Administrative Variance will permit a variance of +/- 133 feet, resulting in access spacing of +/- 112 feet from the next closest driveway to the east on Bloomingdale Ave.

New Conditions

- The developer shall submit a transportation/site access analysis as part of the site/construction plan review process. If warranted, the applicant will be required to construct site access improvements.

- As Bloomingdale Avenue is a substandard arterial roadway, the developer will be required to improve the roadway to current County standards from the project's access to the next roadway that meets current County standards, unless otherwise approved in accordance with Sec. 6.04.02.B of the Hillsborough County LDC. Design Exceptions (DEs) and Design Deviation Memoranda (DDM) from Transportation Technical Manual (TTM) standards may be considered in accordance with Sec. 1.7 and other applicable sections of the TTM.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a Major Modification to Planned Development (PD) 23-0257, as was most recently modified by 24-0012. The applicant is proposing to replace the approved 100-bed Community Residential Home, Type C with a maximum of 19,300 square feet of Health Practitioner's Office and/or Professional Services. The site's Future Land Use designation is Suburban Mixed-Use – 6 (SMU-6).

Trip Generation Analysis

Pursuant to the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation letter which included a request to waive the full transportation analysis. The applicant's letter states that the access connection (via access easement through southern abutting property) and the access connection to Calvin George Pl will disperse the project's trips so as to not require site access related improvements on Bloomingdale Ave. Staff acknowledges that the two access connections may possibly disperse the project's trips so as to not warrant project related improvements; however, without a transportation analysis, necessary improvements remain unknown.

As the approved PD access and cross-access connections are not proposed to be modified with this zoning request, Staff will permit the developer to defer the required transportation analysis to the time of

site/construction plan review stage. The developer will be required to make any improvements necessary to serve the project, as identified in the submitted analysis.

Staff prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. The data presented below is based on the Institute of Transportation Engineer's *Trip Generation Manual, 12th Edition.*

Approved Zoning:

Zoning, Size/Land Use	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 100-Bed Assisted Living Facility (ITE LUC 254)	414	19	24

Proposed Zoning:

Zoning, Size/Land Use	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 19,300 SF Medical-Dental Office (ITE LUC 720)	708	62	66

Trip Generation Difference:

	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+ 294	+ 43	+ 42

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The subject site has frontage on Calvin George Pl and has legal access to Bloomingdale Ave via an ingress/egress easement through the abutting property to the south.

Calvin George Pl is a 2-lane, undivided, local urban roadway. The roadway is characterized by +/- 24 feet of pavement in average condition, and +/- 5-foot-wide sidewalks along the west/north side of the roadway The roadway lies within a varying +/- 54-foot-wide right of way.

Construction of this local roadway (Calvin George Pl) and its dedication to Hillsborough County is a requirement of the PD (21-0420) west of the subject site. The PD Site Plan for 21-0420 shows this 2-lane, undivided local roadway terminating on the western boundary of the subject site. This local roadway provides access to the subject property, PD 21-0420 to the west, and folio 73807.0000 to the east. According to the most recent Google images available, the roadway's construction appears to be close to completion.

Bloomingdale Ave is a 4-lane, urban arterial, substandard roadway. The segment along the project's frontage transitions between an undivided and divided roadway with a two-way left turn lane providing the separation. The roadway is characterized by +/- 10-foot -wide travel lanes in average condition and +/- 5-foot-wide sidewalks along both sides of the roadway. There are no bike lanes on either side of the roadway within the vicinity of the project. The roadway lies within a +/- 84-foot-wide right of way.

SITE ACCESS AND CONNECTIVITY

The approved PD has one full access connection to Calvin George Pl, a secondary right-in/right-out access connection to Bloomingdale Ave through folio 73826.0000 to the south via a 30-foot ingress/egress easement (ORB 24575, PG 1236), and cross access to folio 73824.0000 to the east. The applicant is not proposing any changes to the approved access connections with this modification.

Both access connections to the site provide connections to Bloomingdale Ave, therefore Bloomingdale Ave is also considered a site access connection for this PD. As noted above, a transportation/site access analysis will be required to be submitted as part of the site/construction plan review and, if warranted, the developer will be required to construct the identified site access improvements.

REQUESTED ADMINISTRATIVE VARIANCE, ACCESS SPACING: Bloomingdale Ave

The applicant's EOR submitted a Section 6.04.02.B. Administrative Variance Request (dated January 14, 2026) from the Section 6.04.07 LDC requirement governing access spacing. Per the LDC, Bloomingdale Ave is a Class 5 roadway, which requires minimum connection spacing of 245 feet. The applicant is seeking a variance of +/- 133 feet, resulting in access spacing of +/- 112 feet from the next closest driveway to the east on Bloomingdale Ave.

Based on factors presented in the Administrative Variance Request, the County Engineer found the request approvable (on March 9, 2026). If MM 26-0335 is approved, the County Engineer will approve the above referenced Administrative Variance request.

SUBSTANDARD ROADS: Bloomingdale Ave

The applicant did not identify Bloomingdale Ave as a substandard road; therefore, Staff has deferred the review of substandard roads to time of site/construction plan review stage. Given that Bloomingdale Ave is a substandard arterial roadway, the developer will be required to improve the roadway to current County standards from the project's access to the next roadway that meets current County standards unless otherwise approved in accordance with Sec. 6.04.02.B of the Hillsborough County LDC. Design Exceptions (DEs) and Design Deviation Memoranda (DDM) from Transportation Technical Manual (TTM) standards may be considered in accordance with applicable sections of the TTM.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

The roadway level of service provided below for Bloomingdale Ave is for informational purposes only.

Generalized Level of Service				
Roadway	**From**	**To**	**LOS Standard**	**Peak Hr. Directional LOS**
Bloomingdale Avenue	Gornto Lake Road	Kings Avenue	D	F

Source: 2024 Hillsborough County Level of Service (LOS) Report

Outlook

FW: MM 26-0335 - Administrative Variance Review

From Williams, Michael <WilliamsM@hcfl.gov>
Date Mon 3/9/2026 2:36 PM
To McNeal, Christopher <CMcNeal@mcnealengineering.com>
Cc development@jpfirm.com <development@jpfirm.com>; Lampkin, Timothy <LampkinT@hcfl.gov>; Kowal, Jessica <KowalJ@hcfl.gov>; Tirado, Sheida <TiradoS@hcfl.gov>; De Leon, Eleonor <DeLeonE@hcfl.gov>; PW-CEIntake <PW-CEIntake@hcfl.gov>

1 attachment (2 MB)
26-0335 AVReq 01-15-26.pdf;

Chris,
I have found the attached Design Exception (DE) for PD 26-0335 APPROVABLE.

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

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

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

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

Mike

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

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

Hillsborough County
601 E. Kennedy Blvd., Tampa, FL 33602

Facebook | Twitter | YouTube | LinkedIn | HCFL Stay Safe

-

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

From: Tirado, Sheida <TiradoS@hcfl.gov>
Sent: Monday, March 9, 2026 1:55 PM
To: Williams, Michael <WilliamsM@hcfl.gov>
Cc: Kowal, Jessica <KowalJ@hcfl.gov>
Subject: MM 26-0335 - Administrative Variance Review

Hello Mike,

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

cmcneal@mcnealengineering.com
development@jpfirm.com
lampkint@hcfl.gov
kowalj@hcfl.gov

Best Regards,

Sheida L. Tirado, PE
Transportation Review & Site Intake Manager
Development Services

E: TiradoS@HCFL.gov
P: (813) 276-8364 | M: (813) 564-4676

601 E. Kennedy Blvd., Tampa, FL 33602
HCFL.gov

Facebook | X | YouTube | LinkedIn | Instagram | HCFL Stay Safe

Hillsborough County Florida

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

Received January 15, 2026
Development Services

Hillsborough County Florida
Development Services

Additional / Revised Information Sheet

Office Use Only

Application Number: 26-0335 **Received Date:** **Received By:**

The following form is required when submitted changes for any application that was previously submitted. A cover letter must be submitted providing a summary of the changes and/or additional information provided. If there is a change in project size the cover letter must list any new folio number(s) added. Additionally, **the second page of this form must be included indicating the additional/revised documents being submitted with this form**.

Application Number: 26-0335 Applicant's Name: McNeal Engineering

Reviewing Planner's Name: Tim Lampkin Date: 01/15/2026

Application Type:

- ☐ Planned Development (PD)
- ☐ Minor Modification/Personal Appearance (PRS)
- ☐ Standard Rezoning (RZ)
- ☐ Variance (VAR)
- ☐ Development of Regional Impact (DRI)
- ☒ Major Modification (MM)
- ☐ Special Use (SU)
- ☐ Conditional Use (CU)
- ☐ Other _____

Current Hearing Date (if applicable): 03/23/2026

Important Project Size Change Information

Changes to project size may result in a new hearing date as all reviews will be subject to the established cut-off dates.

Will this revision add land to the project? ☐ Yes ☒ No
If "Yes" is checked on the above please ensure you include all items marked with * on the last page.

Will this revision remove land from the project? ☐ Yes ☒ No
If "Yes" is checked on the above please ensure you include all items marked with + on the last page.

Email this form along with all submittal items indicated on the next page in pdf form to:
ZoningIntake-DSD@hcflgov.net

Files must be in pdf format and minimum resolution of 300 dpi. Each item should be submitted as a separate file titled according to its contents. All items should be submitted in one email with application number (including prefix) included on the subject line. Maximum attachment(s) size is 15 MB.

For additional help and submittal questions, please call (813) 277-1633 or email ZoningIntake-DSD@hcflgov.net.

I certify that changes described above are the only changes that have been made to the submission. Any further changes will require an additional submission and certification.

Christopher S. McNeal
Digitally signed by Christopher S. McNeal
DN: C=US, E=cmcneal@mcnealengineering.com, O="McNeal Engineering, Inc.", CN=Christopher S. McNeal
Date: 2026.01.15 13:15:21-05'00'

Signature

1/15/2026
Date

Received January 15, 2026
Development Services

Hillsborough County Florida
Development Services

Identification of Sensitive/Protected Information and Acknowledgement of Public Records

Pursuant to Chapter 119 Florida Statutes, all information submitted to Development Services is considered public record and open to inspection by the public. Certain information may be considered sensitive or protected information which may be excluded from this provision. Sensitive/protected information may include, but is not limited to, documents such as medical records, income tax returns, death certificates, bank statements, and documents containing social security numbers.

While all efforts will be taken to ensure the security of protected information, certain specified information, such as addresses of exempt parcels, may need to be disclosed as part of the public hearing process for select applications. If your application requires a public hearing and contains sensitive/protected information, please contact Hillsborough County Development Services to determine what information will need to be disclosed as part of the public hearing process.

Additionally, parcels exempt under Florida Statutes §119.071(4) will need to contact Hillsborough County Development Services to obtain a release of exempt parcel information.

Are you seeking an exemption from public disclosure of selected information submitted with your application pursuant to Chapter 119 FS? ☐ Yes ☒ No

I hereby confirm that the material submitted with application 26-0335

☐ Includes sensitive and/or protected information.

Type of information included and location_____

_____

☒ Does not include sensitive and/or protected information.

Please note: Sensitive/protected information will not be accepted/requested unless it is required for the processing of the application.

If an exemption is being sought, the request will be reviewed to determine if the applicant can be processed with the data being held from public view. Also, by signing this form I acknowledge that any and all information in the submittal will become public information if not required by law to be protected.

Signature: Christopher S. McNeal Digitally signed by Christopher S. McNeal
DN: C=US, E=cmcneal@mcnealengineering.com, O="McNeal Engineering, Inc.", CN=Christopher S. McNeal
Date: 2026.01.15 13:15:31-05'00'

(Must be signed by applicant or authorized representative)

Intake Staff Signature: _____ Date: _____

Received January 15, 2026
Development Services

Hillsborough County Florida
Development Services

Additional / Revised Information Sheet

Please indicate below which revised/additional items are being submitted with this form.

	Included	Submittal Item
1	☐	**Cover Letter*+** If adding or removing land from the project site, the final list of folios must be included
2	☐	**Revised Application Form*+**
3	☐	**Copy of Current Deed*** Must be provided for any new folio(s) being added
4	☐	**Affidavit to Authorize Agent*** (If Applicable) Must be provided for any new folio(s) being added
5	☐	**Sunbiz Form*** (If Applicable) Must be provided for any new folio(s) being added
6	☐	**Property Information Sheet*+**
7	☐	**Legal Description of the Subject Site*+**
8	☐	**Close Proximity Property Owners List*+**
9	☐	**Site Plan*+** All changes on the site plan must be listed in detail in the Cover Letter.
10	☐	**Survey**
11	☐	**Wet Zone Survey**
12	☐	**General Development Plan**
13	☐	**Project Description/Written Statement**
14	☒	**Design Exception and Administrative Variance requests/approvals**
15	☐	**Variance Criteria Response**
16	☐	**Copy of Code Enforcement or Building Violation**
17	☐	**Transportation Analysis**
18	☐	**Sign-off form**
19	☐	**Other Documents** (please describe)**:**

*Revised documents required when adding land to the project site. Other revised documents may be requested by the planner reviewing the application.

+Required documents required when removing land from the project site. Other revised documents may be requested by the planner reviewing the application.

02/2022

26-0335

Received January 15, 2026
Development Services

Hillsborough County Florida
Development Services

Supplemental Information for Transportation Related Administrative Reviews

Instructions:

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

Request Type (check one)	☒ Section 6.04.02.B. Administrative Variance ☐ Technical Manual Design Exception Request ☐ Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) ☐ Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	☒ New Request ☐ Revised Request ☐ Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	☒ 1. Driveway Spacing - Bloomingdale Rd ☐ 4. ☐ 2. ☐ 5. ☐ 3. ☐ 6.

Important: *To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.*

Project Name/ Phase	Noorani Medical Park

Important: *The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.*

Folio Number(s)	073833-0000 ☐ Check This Box If There Are More Than Five Folio Numbers

Important: *List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").*

Name of Person Submitting Request	McNeal Engineering c/o Christopher S. McNeal

Important: *All Administrative Variances (AV) and Design Exceptions (DE) must be Signed and Sealed by a Professional Engineer (PE) licensed in the State of Florida.*

Current Property Zoning Designation	PD

Important: *For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html . For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.*

Pending Zoning Application Number	MM 26-0335

Important: *If a rezoning application is pending, enter the application number proceeded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.*

Related Project Identification Number (Site/Subdivision Application Number)	N/A

Important: *This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".*

Received January 15, 2026
Development Services

McNEAL ENGINEERING, INC.

Hillsborough County
Development Services
601 E Kennedy Blvd 20th Floor
Tampa, FL 33602

Re: **NOORANI MEDICAL PARK**
11004 Bloomingdale Avenue
Hillsborough County
Folio #073833.0000
MM 26-0335

Attn: Mr. Michael J. Williams, PE
County Engineer

MEI File # 25-106
January 14, 2026

REQUEST FOR ADMINISTRATIVE VARIANCE

Mr. Williams,

We are requesting an administrative variance per Hillsborough County Land Development Code (LDC) Section 6.04.02.B for relief from Section 6.04.07, Minimum Spacing.

Our client is requesting a Zoning Modification from ASC-1 to PD of this parcel to allow for Office (including Medical Office) and Professional Services. The maximum allowable square footage would be 19.3k SF. We understand that the proposed application is being reviewed in accordance with current code standards, and as such, are requesting a variance from the above-mentioned section for access spacing. Pursuant to the Hillsborough County LDC, a request for administrative variance is to be evaluated by the issuing authority based on the following conditions: (a) there is an unreasonable burden on the applicant, (b) the variance would not be detrimental to the public health, safety, and welfare, (c) without the variance, reasonable access cannot be provided. These items are addressed below for the variance requested.

6.04.07 Access Spacing

We are requesting a variance to reduce the required access spacing for a Class 5 roadway from 245 feet (per LDC) to approximately 112 feet for the existing Walgreens driveway to the east. The existing driveway to the west meets the 245-foot minimum spacing requirement. The driveways on the opposite (EB) side of the roadway were not included in this evaluation, as they (the NB & SB lanes) are restricted by a raised median traffic separator.

Bloomingdale Avenue adjacent to this this project, is a 4-lane Divided Urban Arterial Roadway, with Curb and Gutter and Sidewalk on both sides of the road. The posted speed is 45 MPH. The land use is mostly Commercial and Retail.

Our responses to review criteria a, b, and c are as follows:

(a) The existing driveway location cannot be shifted or relocated along this frontage. The parcel's current access is shared through an existing 24-foot wide commercial cross access driveway. The client does not own additional property adjacent to this parcel to provide for a separate access point and is currently landlocked with no direct parcel frontage on Bloomingdale Avenue.

(b) The existing driveway does not produce conflicts in its current location and current access to Bloomingdale Avenue. There are no reported crashes at this current access location, 500 feet from Providence Road, Pedestrian access will be provided both

Received January 15, 2026
Development Services

internally for the proposed facility, and to the current pedestrian features on Bloomingdale Avenue.

See attached **crash report**.

(c) The existing location of the current access would provide reasonable access for the proposed Zoning Modification. Without use of the current access location, the proposed Assisted Living Facility and future use of the parcel is not feasible.

If you have questions, or need additional information, please feel free to contact our office at the website or phone number listed. Thank you very much for your assistance.

Sincerely,



Christopher S. McNeal, PE
McNEALENGINEERING, INC.

attchs

c: Nazneen Noorani *via* email

Received January 15, 2026
Development Services

Seal



Digitally signed by Christopher S McNeal
DN: CN=Christopher S McNeal, dnQualifier=A01410D00000196C4B4215B00071362, O=McNeal Engineering Inc, C=US
Date: 2026.01.15 12:05:04-05'00'

Christopher S. McNeal, State of Florida, Professional Engineer, License No. 56193

This item has been digitally signed and sealed by Christopher S. McNeal, PE on the date indicated here.

Signature must be verified on any electronic copies.

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

_____ Approved

_____ Approved with Conditions

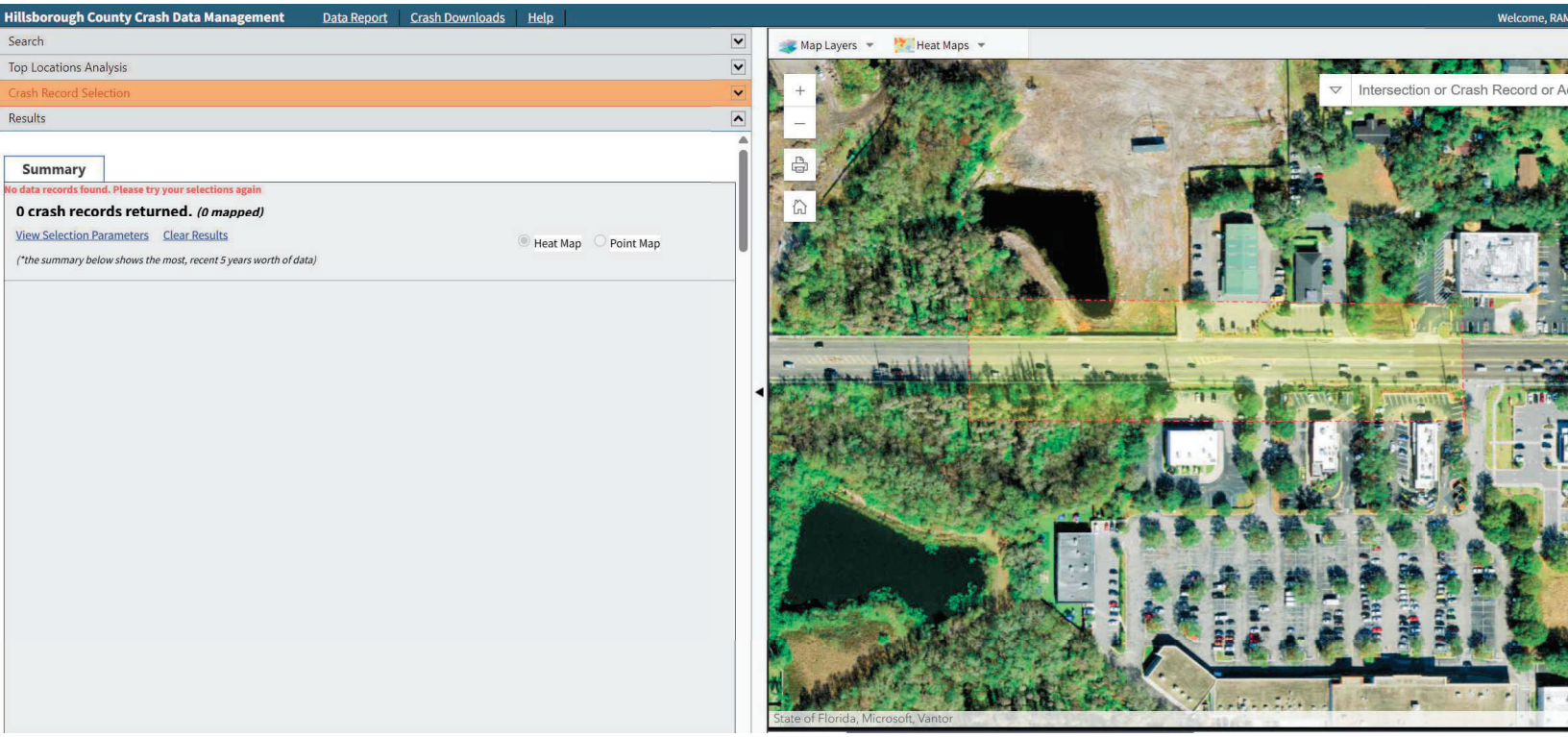
_____ Disapproved

If there are any further questions or you need clarification, please contact Sheida Tirado, PE at (813) 276-8364.

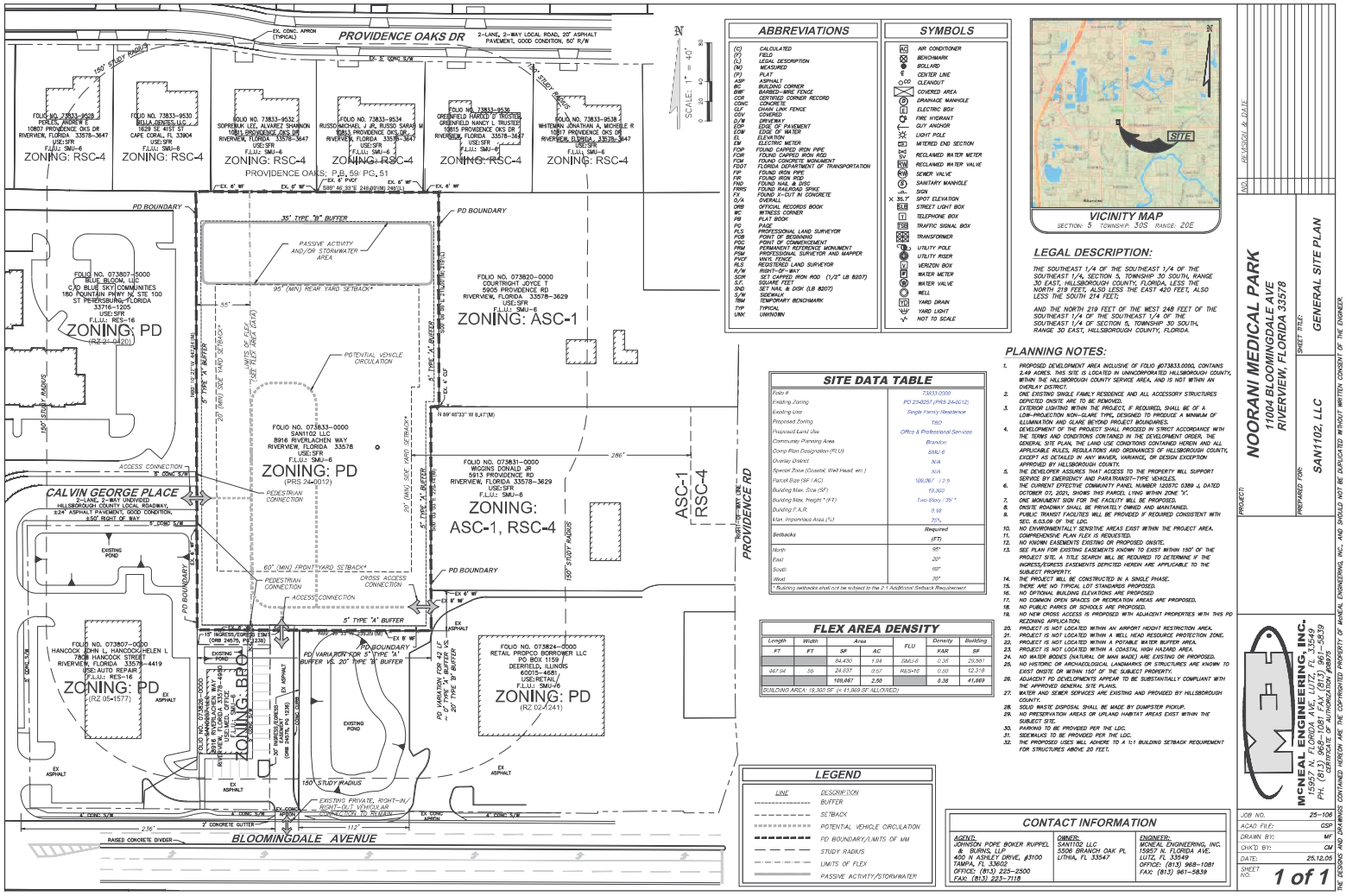
Sincerely,

Mr. Michael J. Williams, PE
County Engineer

Received January 15, 2026
Development Services



Received January 15, 2026
Development Services



ABBREVIATIONS

(C)	CALCULATED
(F)	FIELD
(L)	LEGAL DESCRIPTION
(M)	MEASURED
(P)	PLAT
ASP	ASPHALT
BG	BUILDING CORNER
BF	BARBED WIRE FENCE
COR	CORRUGATED CORNER RECORD
CONC	CONCRETE
CLF	CHAIN LINK FENCE
COV	COVERED
D/W	DRIVEWAY
EOP	EDGE OF PAVEMENT
EOW	EDGE OF WATER
EL	ELEVATION
EM	ELECTRIC METER
FCM	FOUND CAPPED IRON PIPE
FCM	FOUND CAPPED IRON ROD
FCM	FOUND CONCRETE MONUMENT
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FIP	FOUND IRON PIPE
FIR	FOUND IRON ROD
FND	FOUND NAIL & DISC
FRRS	FOUND RAILROAD SPIKE
FX	FOUND "X" CUT IN CONCRETE
O/A	OVERALL
ORB	OFFICIAL RECORDS BOOK
WC	WITNESS CORNER
PB	PLAT BOOK
PG	PAGE
PLS	PROFESSIONAL LAND SURVEYOR
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PRM	PERMANENT REFERENCE MONUMENT
PSM	PROFESSIONAL SURVEYOR AND MAPPER
PVCF	VINYL FENCE
RLS	REGISTERED LAND SURVEYOR
R/W	RIGHT-OF-WAY
SCM	SET CAPPED IRON ROD (1/2" LB 8207)
S.F.	SQUARE FEET
SND	SET NAIL & DISK (LB 8207)
S/W	SIDEWALK
TBM	TEMPORARY BENCHMARK
TYP	TYPICAL
UNK	UNKNOWN

SYMBOLS

AC AIR CONDITIONER
BENCHMARK
BOLLARD
CENTER LINE
CO CLEANOUT
COVERED AREA
DRAINAGE MANHOLE
ELECTRIC BOX
FIRE HYDRANT
GUY ANCHOR
LIGHT POLE
MITERED END SECTION
RECLAIMED WATER METER
RW RECLAIMED WATER VALVE
SEWER VALVE
SANITARY MANHOLE
SIGN
× 35.7' SPOT ELEVATION
SLB STREET LIGHT BOX
TELEPHONE BOX
TSB TRAFFIC SIGNAL BOX
TRANSFORMER
UTILITY POLE
UTILITY RISER
VERIZON BOX
WATER METER
WATER VALVE
WELL
YD YARD DRAIN
YARD LIGHT
NOT TO SCALE

VICINITY MAP
SECTION: 5 TOWNSHIP: 30S RANGE: 20E

LEGAL DESCRIPTION:

THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, SECTION 5, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, LESS THE NORTH 219 FEET, ALSO LESS THE EAST 420 FEET, ALSO LESS THE SOUTH 214 FEET;

AND THE NORTH 219 FEET OF THE WEST 248 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA.

SITE DATA TABLE

Folio #	73833.0000
Existing Zoning	PD 23-0257 (PRS 24-0012)
Existing Use	Single Family Residence
Proposed Zoning	TBD
Proposed Land Use	Office & Professional Services
Community Planning Area	Brandon
Comp Plan Designation (FLU)	SMU-6
Overlay District	N/A
Special Zone (Coastal, Wall Head. etc.)	N/A
Parcel Size (SF / AC)	109,067 / 2.5
Building Max. Size (SF)	19,360
Building Max. Height * (FT)	Two-Story / 35' *
Building F.A.R.	0.18
Max. Impervious Area (%)	75%
Setbacks	**Required (FT)**
North	95'
East	20'
South	60'
West	20'

* Building setbacks shall not be subject to the 2:1 Additional Setback Requirement

FLEX AREA DENSITY

Length FT	Width FT	Area SF	Area AC	FLU	Density FAR	Building SF
		64,430	1.94	SMU-6	0.35	25,551
447.94	55	24,637	0.57	RES-16	0.50	12,318
		109,067	2.50		0.36	41,869

BUILDING AREA: 19,360 SF (< 41,869 SF ALLOWED)

LEGEND

LINE	DESCRIPTION
	BUFFER
	SETBACK
	POTENTIAL VEHICLE CIRCULATION
	PD BOUNDARY/LIMITS OF MM
	STUDY RADIUS
	LIMITS OF FLEX
	PASSIVE ACTIVITY/STORMWATER

PLANNING NOTES:

1. PROPOSED DEVELOPMENT AREA INCLUSIVE OF FOLIO #073833.0000, CONTAINS 2.49 ACRES. THIS SITE IS LOCATED IN UNINCORPORATED HILLSBOROUGH COUNTY, WITHIN THE HILLSBOROUGH COUNTY SERVICE AREA, AND IS NOT WITHIN AN OVERLAY DISTRICT.
2. ONE EXISTING SINGLE FAMILY RESIDENCE AND ALL ACCESSORY STRUCTURES DEPICTED ONSITE ARE TO BE REMOVED.
3. EXTERIOR LIGHTING WITHIN THE PROJECT, IF REQUIRED, SHALL BE OF A LOW-PROJECTION NON-GLARE TYPE, DESIGNED TO PRODUCE A MINIMUM OF ILLUMINATION AND GLARE BEYOND PROJECT BOUNDARIES.
4. 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, EXCEPT AS DETAILED IN ANY WAIVER, VARIANCE, OR DESIGN EXCEPTION APPROVED BY HILLSBOROUGH COUNTY.
5. THE DEVELOPER ASSURES THAT ACCESS TO THE PROPERTY WILL SUPPORT SERVICE BY EMERGENCY AND PARATRANSIT- TYPE VEHICLES.
6. THE CURRENT EFFECTIVE COMMUNITY PANEL NUMBER 12057C 0389 J, DATED OCTOBER 07, 2021, SHOWS THIS PARCEL LYING WITHIN ZONE "X".
7. ONE MONUMENT SIGN FOR THE FACILITY WILL BE PROPOSED.
8. ONSITE ROADWAY SHALL BE PRIVATELY OWNED AND MAINTAINED.
9. PUBLIC TRANSIT FACILITIES WILL BE PROVIDED IF REQUIRED CONSISTENT WITH SEC. 6.03.09 OF THE LDC.
10. NO ENVIRONMENTALLY SENSITIVE AREAS EXIST WITHIN THE PROJECT AREA.
11. COMPREHENSIVE PLAN FLEX IS REQUESTED.
12. NO KNOWN EASEMENTS EXISTING OR PROPOSED ONSITE.
13. SEE PLAN FOR EXISTING EASEMENTS KNOWN TO EXIST WITHIN 150' OF THE PROJECT SITE. A TITLE SEARCH WILL BE REQUIRED TO DETERMINE IF THE INGRESS/EGRESS EASEMENTS DEPICTED HEREIN ARE APPLICABLE TO THE SUBJECT PROPERTY.
14. THE PROJECT WILL BE CONSTRUCTED IN A SINGLE PHASE.
15. THERE ARE NO TYPICAL LOT STANDARDS PROPOSED.
16. NO OPTIONAL BUILDING ELEVATIONS ARE PROPOSED
17. NO COMMON OPEN SPACES OR RECREATION AREAS ARE PROPOSED.
18. NO PUBLIC PARKS OR SCHOOLS ARE PROPOSED.
19. NO NEW CROSS ACCESS IS PROPOSED WITH ADJACENT PROPERTIES WITH THIS PD REZONING APPLICATION.
20. PROJECT IS NOT LOCATED WITHIN AN AIRPORT HEIGHT RESTRICTION AREA.
21. PROJECT IS NOT LOCATED WITHIN A WELL HEAD RESOURCE PROTECTION ZONE.
22. PROJECT IS NOT LOCATED WITHIN A POTABLE WATER BUFFER AREA.
23. PROJECT IS NOT LOCATED WITHIN A COASTAL HIGH HAZARD AREA.
24. NO WATER BODIES (NATURAL OR MAN MADE) ARE EXISTING OR PROPOSED.
25. NO HISTORIC OR ARCHAEOLOGICAL LANDMARKS OR STRUCTURES ARE KNOWN TO EXIST ONSITE OR WITHIN 150' OF THE SUBJECT PROPERTY.
26. ADJACENT PD DEVELOPMENTS APPEAR TO BE SUBSTANTIALLY COMPLIANT WITH THE APPROVED GENERAL SITE PLANS.
27. WATER AND SEWER SERVICES ARE EXISTING AND PROVIDED BY HILLSBOROUGH COUNTY.
28. SOLID WASTE DISPOSAL SHALL BE MADE BY DUMPSTER PICKUP.
29. NO PRESERVATION AREAS OR UPLAND HABITAT AREAS EXIST WITHIN THE SUBJECT SITE.
30. PARKING TO BE PROVIDED PER THE LDC.
31. SIDEWALKS TO BE PROVIDED PER THE LDC.
32. THE PROPOSED USES WILL ADHERE TO A 1:1 BUILDING SETBACK REQUIREMENT FOR STRUCTURES ABOVE 20 FEET.

CONTACT INFORMATION

AGENT:	OWNER:	ENGINEER:
JOHNSON POPE BOKER RUPPEL & BURNS, LLP 400 N ASHLEY DRIVE, #3100 TAMPA, FL 33602 OFFICE: (813) 225-2500 FAX: (813) 223-7118	SANI102 LLC 5506 BRANCH OAK PL LITHIA, FL 33547	MCNEAL ENGINEERING, INC. 15957 N. FLORIDA AVE. LUTZ, FL 33549 OFFICE: (813) 968-1081 FAX: (813) 961-5839

NO. REVISION & DATE

NOORANI MEDICAL PARK
11004 BLOOMINGDALE AVE
RIVERVIEW, FLORIDA 33578

PREPARED FOR: SAN1102, LLC

SHEET TITLE: GENERAL SITE PLAN

MCNEAL ENGINEERING, INC.
15957 N. FLORIDA AVE, LUTZ, FL 33549
PH: (813) 968-1081, FAX: (813) 961-5839
CERTIFICATE OF AUTHORIZATION #35905

JOB NO.	25-106
ACAD FILE:	GSP
DRAWN BY:	MF
CHK'D BY:	CM
DATE:	25.12.05
SHEET NO.	1 of 1

THE DESIGNS AND DRAWINGS CONTAINED HEREON ARE THE COPYRIGHTED PROPERTY OF MCNEAL ENGINEERING, INC., AND SHOULD NOT BE DUPLICATED WITHOUT WRITTEN CONSENT OF THE ENGINEER.

26-0335

HILLSBOROUGH COUNTY

RECOMMENDATION OF THE LAND USE HEARING OFFICER

APPLICATION NUMBER:	MM 26-0335
DATE OF HEARING:	March 23, 2026
APPLICANT:	Mark Bentley
PETITION REQUEST:	MM
LOCATION:	11004 Bloomingdale Avenue
SIZE OF PROPERTY:	2.5 acres
EXISTING ZONING:	PD (23-0257)
FUTURE LAND USE CATEGORY:	SMU-6
SERVICE AREA:	Urban
COMMUNITY PLANNING AREA:	None

SUMMARY OF APPLICATION

The application is a request to modify a 2.5 acre Planned Development parcel located on the north side of Bloomingdale Avenue approximately 400 ft. west of the Bloomingdale Avenue and Providence Road intersection.

The approved PD, approved in 2023 allows for a 100 bed Community Residential Home.

The request is to amend the PD and allow for a maximum of 19,300 sq. ft. of medical office/professional office space.

The site is within the commercial node of the Bloomingdale Avenue/Providence Road intersection. Retail is located at all four corners of this intersection. The subject site is located in an area of retail uses along Bloomingdale Avenue, office uses, multi-family and single family homes.

A 3 story multi-family apartment complex was recently construct adjacent to the western property boundary of the parcel.

The parcel has an SMU-6 FLUE Map Designation.

The applicant has requested reductions of the perimeter buffer yards and screening in a few specific locations along the eastern and western property boundaries.

SUMMARY OF HEARING

The applicant representative, Ryan Manasse, provided power point slides and testimony in support of the request.

It was stated that the Major Modification is to allow for a maximum 19,300 sq. ft. professional office/medical office building. The maximum height is 35 ft. The site's stormwater pond is located on the north end of the site. Access is

to Bloomingdale Avenue via Calvin George Street, a local street along the western edge of the site or via a driveway to Bloomingdale.

The proposed office building is to be centrally located on the subject site. Parking and site circulation are generally located in the southern end of the site.

The applicant indicated that three minor variances to perimeter buffering and screening requirements were proposed as follows:

1) Reduce the buffer yard along the western property boundary adjacent to the apartment complex from 20 ft. to 5 ft. and reduce the screening from Type B screening to Type A screening;
2) Reduce the buffer yard along the eastern property boundary from 20 ft. to 10 ft; and
3) Reduce the buffer yard along a small 19 ft segment of the western property boundary from 20 ft. to 5 ft. and reduce the screening from Type B screening to Type A screening.

The proposed office building is setback in excess of 100 ft. from all adjoining residential uses to the east and west. In addition, the office use building height will not exceed 2 stories.

Development Services finds the major modification approvable subject to conditions.

The Planning Commission staff finds the proposed major modification consistent with the Comprehensive Plan under the SMU-6 designation.

No one spoke in support or opposition at the hearing.

EVIDENCE SUBMITTED

The applicant representative provided a power point presentation and oral testimony supplementing the file on record.

FINDINGS OF FACT

The subject site is approximately 2.5 acres in size. The subject site is located within the northwest quadrant of the Bloomingdale Avenue/Providence Road intersection. There are retail uses/retail shopping centers located on all four corners of this intersection.

The existing approved PD allows for a maximum 100 bed Community Residential Home. The parcel is currently vacant.

A new three story apartment complex was recently constructed adjacent to the western boundary of the subject parcel. A new office use was also recently constructed to the south of the subject site.

There is a single family subdivision located to the north of the site and a few large lot single family homes located to the east of the site.

The applicant proposes to amend the PD to allow for a maximum of 19,300 sq. ft. of professional office/medical office space. The site plan shows the placement of the project's stormwater pond at the north end of the site, the office building being centrally located and parking/site circulation located at the southern end of the site.

The applicant has requested 3 variances to the perimeter buffering and screening requirements as described above. Given the location of the site within the commercial node of Bloomingdale and Providence Road, the 2 story office use proposed, the new 3 story apartment complex to the west and the substantial setbacks of the residential uses to the east and west, the variances as supported.

It is found that the proposed MM for a maximum 19,300 sq. ft. of professional office/medical office space as conditioned would be compatible with the existing zoning and land use pattern in the area.

It is found that the proposed MM is consistent with the FLUE Map designation of SMU-6.

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

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

CONCLUSIONS OF LAW

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

DECISION

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

Steven K. Luce 4/10/2026

Steven K. Luce **Date**

Land Use Hearing Officer

Hillsborough County
City-County
Planning Commission

Plan Hillsborough
planhillsborough.org
planner@plancom.org
813 – 272 – 5940
601 E Kennedy Blvd
18th floor
Tampa, FL, 33602

Unincorporated Hillsborough County Rezoning Consistency Review	
Hearing Date: March 23, 2026 **Report Prepared**: March 12, 2026	**Case Number**: MM 26-0335 **Folio(s)**: 73833.0000 **General Location**: North of West Bloomingdale Avenue and west of Providence Road
Comprehensive Plan Finding	**CONSISTENT**
Adopted Future Land Use	Suburban Mixed Use-6 (6 du/ga; 0.25, 0.35, 0.50 FAR)
Service Area	Urban
Community Plan(s)	Brandon
Rezoning Request	Major Modification (MM) to a Planned Development (PD 23-0257) to allow 19,300 square feet of Office and Professional Services
Parcel Size	+/- 2.5 acres
Street Functional Classification	West Bloomingdale Avenue – **County Arterial** Providence Road – **County Arterial**
Commercial Locational Criteria	Not applicable
Evacuation Area	E

Table 1: COMPARISON OF SURROUNDING PROPERTIES			
Vicinity	**Future Land Use Designation**	**Zoning**	**Existing Land Use**
Subject Property	Suburban Mixed Use-6	PD	Single Family
North	Suburban Mixed Use-6	RSC-3 + RSC-4 + PD	Single Family + Public/Quasi-Public/Institutions
South	Residential-6 + Suburban Mixed Use-6	BPO + PD	Light Commercial + Heavy Commercial + Multifamily
East	Residential-6 + Suburban Mixed Use-6 + Residential-12	AS-1 + RSC-4 + RSC-6 + RSC-9 + CN + CG + PD	Single Family, Public/Quasi-Public/Institutions + Vacant + Light Commercial
West	Suburban Mixed Use-6 + Residential-16	CG + PD	Single Family + Multifamily + Light Commercial + Light Industrial

Staff Analysis of Goals, Objectives, and Policies:

The 2.5 ± acre subject site is located north of West Bloomingdale Avenue and west of Providence Road. The site is in the Urban Service Area (USA) and is located within the limits of the Brandon Community Plan, specifically in the Urban General Brandon Community Character District. The applicant is requesting a Major Modification (MM) to a Planned Development (PD 23-0257) to allow 19,300 square feet of office and professional services.

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. The subject site is surrounded by the Residential-6 (RES-6) , Suburban Mixed Use-6 (SMU-6), Residential-12 (RES-12), and Residential-16 (RES-16) Future Land Use categories. There is a heavy mix of commercial and residential uses, with the commercial uses being oriented along West Bloomingdale Avenue The commercial uses in the area include Walgreens, Walmart, gas stations, and general retail and restaurants.

FLUS Goal 2 and FLUS Objective 2.1, and each of their respective policies, establish the Future Land Use Map (FLUM) as well as the allowable range of uses for each Future Land Use category. 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. The site has a Future Land Use designation of Suburban Mixed Use-6 (SMU-6). The Suburban Mixed Use-6 Future Land Use category allows for the consideration of agricultural, residential, neighborhood commercial, office uses, research corporate park uses, light industrial multi- purpose and clustered residential and/or mixed-use. This category allows for a maximum of 6 dwelling units per gross acre or a 0.25 for neighborhood serving commercial uses, 0.35 for office uses, or 0.5 FAR for industrial uses. With the 2.5 acres, the site may be considered for a maximum of 38,122 square feet (2.5 acres X 43,560 square feet/acre = 108,922 square feet X 0.35 FAR = 38,122 square feet). The proposed rezoning is consistent with the uses and maximum density and intensity allowed under the Suburban Mixed Use-6 Future Land Use category and is consistent with FLUS Goal 2 and Objective 2.1.

Commercial Locational Criteria are established by FLUS Objective 4.7 and its associated policies, which permit neighborhood-serving commercial uses in certain locations within land use categories primarily residential or agricultural. The subject site does not need to meet Commercial Locational Criteria as the proposed use consists of office uses, which, according to FLUS Table 2.2, office uses are not subject to Commercial Locational Criteria under the SMU-6 Future Land Use category.

FLUS 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." Additionally, the Neighborhood Protection policies in the Future Land Use Section under Objective 4.4 and Policy 4.4.1 require new development to be compatible with the surrounding neighborhood. The applicant intends to utilize a stormwater area to provide additional buffering and screening from the existing residential uses to the north of the site. Additionally, along the eastern property line, the applicant is requesting a reduction in the required 20-foot Type B buffer where the property abuts existing residential uses. The applicant is proposing to reduce the buffer to a 10-foot Type B buffer. Planning Commission Staff does not have concerns with this request as the existing residential uses are approximately 100 feet from the eastern property line and should not be negatively impacted by the 10-foot reduction. Additionally, given the existing character mix of commercial and residential uses along Bloomingdale Avenue the rezoning request is consistent with all FLUS Objectives and Policies related to compatibility and neighborhood protection.

The Comprehensive Plan requires that all development meet or exceed the land development regulations in Hillsborough County (FLUS Policy 4.1.1, 4.1.2, and 4.1.6). However, at the time of uploading this report, Hillsborough County Development Services Department and Transportation Division comments were not yet available in Optix and thus were not taken into consideration for analysis of this request.

FLUS Objective 3.2 and Policy 3.2.4 require community plans throughout the county to be consistent with the Comprehensive Plan. The site is within the limits of the Brandon Community Plan. Goal 6 of the Community Plan establishes the Brandon Community Character Districts. The site is located within the Urban General Community Character District, which calls for mixed use building types immediately adjacent to the Urban Center District designed to accommodate retail, offices and dwellings including row houses, town houses and multi-family housing. This district will contain a tight network of streets and blocks with wide sidewalks, consistent street tree planting and buildings 2-5 stories set close to the building setback line. The request is providing lower intensity commercial uses along West Bloomingdale Avenue and adjacent to an existing commercial corridor while also ensuring sensitivity and compatibility with the existing residential uses to the north and east of the site; therefore, the rezoning is consistent

with Goal 6 and the Urban General Community Character District of the Brandon Community Plan within 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 supports the goals of the Brandon Community 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 conditions proposed by the Development Services Department.

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

FUTURE LAND USE SECTION

Urban Service Area

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

Land Use Categories

Goal 2: *Ensure that the character, compatibility and location of land uses optimize the combined potential for economic benefit, fiscal sustainability, protection of natural resources and maintaining viable agriculture. Ensure density and intensities are maintained through the Future Land Use Map.*

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

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

Objective 2.2: *The Future Land Use Map (FLUM) Shall identify Land Use Categories, summarized in table 2.2 of the Future Land Use Element.*

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.*

Community Context and 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.*

Objective 3.2: *Hillsborough County is comprised of many diverse communities and neighborhoods. The comprehensive plan is effective in providing an overall growth management strategy for development within the entire County. Strategies shall be developed that ensure the long-range viability of its communities through a community and special area studies planning effort.*
Relationship to Land Development Regulations

Policy 3.2.4: *The County shall assist the Hillsborough County City-County Planning Commission in developing community plans for each planning area that are consistent with and further the Goals, Objectives and Policies of the Comprehensive Plan. The community plans will be adopted as part of the Comprehensive Plan in the Livable Communities Element. These community specific policies will apply in guiding the development of the community. Additional policies regarding community planning and the adopted community plans can be found in the Livable Communities Element*

Development

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.*

Policy 4.1.6: *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 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.*

Neighborhood and Community Development

Objective 4.4: Neighborhood Protection – *Enhance and preserve existing neighborhoods and communities. Design neighborhoods which are related to the predominant character of their surroundings.*

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

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

Neighborhood and Community Serving Uses

Objective 4.7: *To meet the daily shopping and service needs of residents, only neighborhood-serving commercial uses will be permitted within land use categories that are primarily residential or agricultural in nature. Intensive commercial uses (uses allowed within the Commercial Intensive zoning district) shall not be considered neighborhood-serving commercial. Such developments do not require a Future Land Use Map Amendment to a non-residential category provided they meet the criteria established by the following policies and all other Goals, Objectives and Policies in the Comprehensive Plan. The frequency and allowance of neighborhood-serving commercial uses will be different in the Urban Service Area than in the Rural Area due to the population density, scale and character of the areas.*

Policy 4.7.1: *In the Urban Service Area, locational criteria must be met to allow neighborhood- serving commercial uses in the following primarily residential land use categories:*

- *Residential Planned -2 (RP-2)*
- *Residential - 2 (RES-2)*
- *Residential - 4 (RES-4)*
- *Neighborhood Mixed Use- 4(3) (NMU-4(3))*
- *Neighborhood Mixed Use-6 (NMU-6)*
- *Residential - 6 (RES-6)*
- *Suburban Mixed Use-6 (SMU-6)*
- *Residential - 9 (RES-9)*

Any rural Future Land Use categories in the Urban Service Area

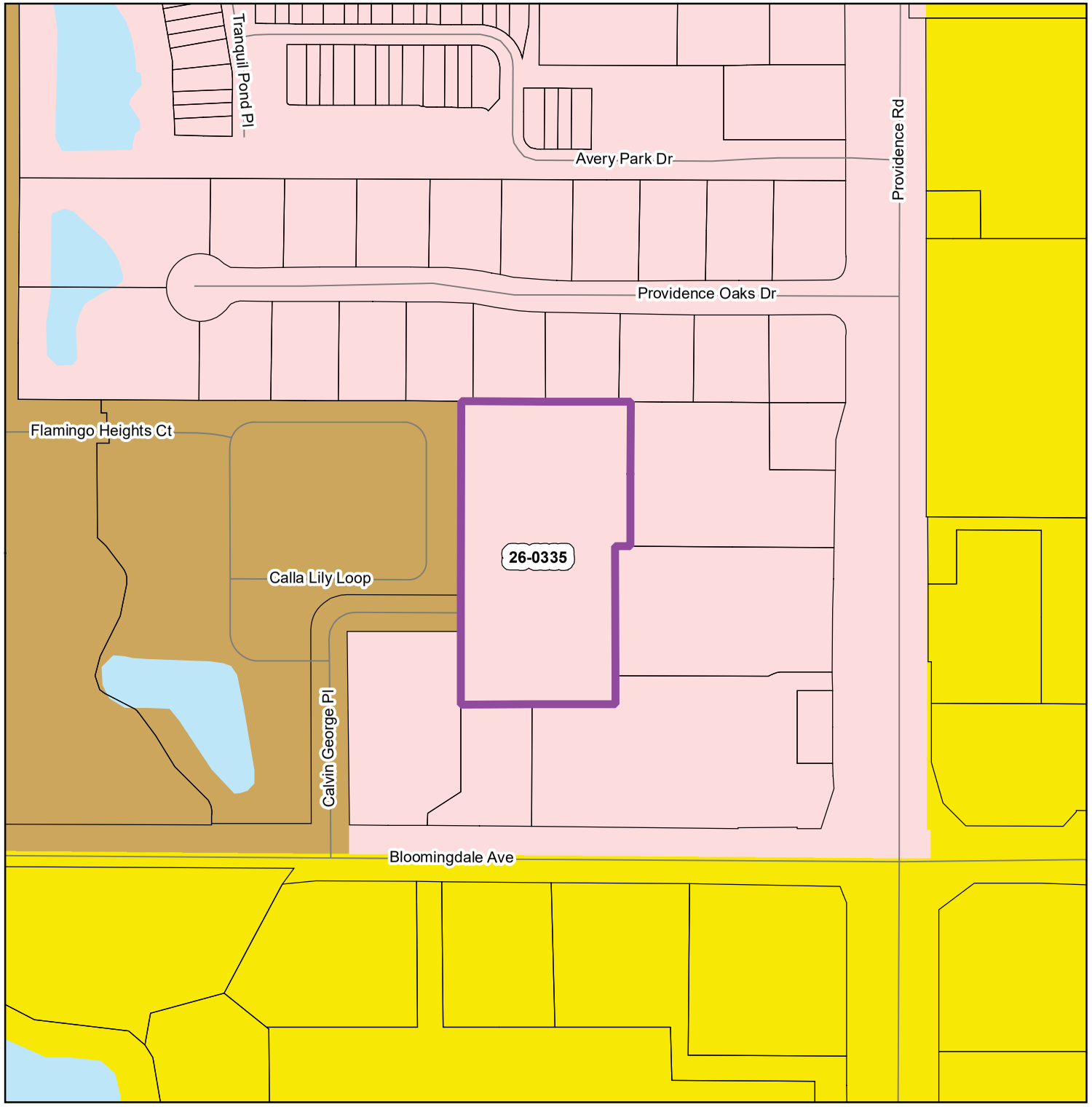
- *Residential - 12 (RES-12)*
- *Residential - 16 (RES-16)*
- *Residential - 20 (RES-20)*
- *Residential - 35 (RES-35)*

LIVABLE COMMUNITIES ELEMENT: BRANDON COMMUNITY PLAN

Goal 6: *Re-establish Brandon's historical, hospitable, and family oriented character through thoughtful planning and forward thinking development practices by concentrating density in certain areas to preserve the semi-rural lifestyle of other areas. Attempt to buffer and transition uses in concentric circles where possible with most intense uses in an area at a node (intersection) and proceeding out from there. Create*

a plan for how areas could be developed and redeveloped for the future. Each of these areas would have potential for different building heights, parking configurations, fencing, buffering, landscape requirements, special use limitations, and design standards. These standards apply to new construction on infill property, redevelopment of undesirable areas and renovation of existing buildings. The primary consideration of all changes should be compatibility with existing structures to ensure neighborhood preservation.

> ***5b. Urban General, including Brandon Main Street*** *- Mixed use building types immediately adjacent to the Urban Center District designed to accommodate retail, offices and dwellings including row houses, town houses and multi-family housing. This district will contain a tight network of streets and blocks with wide sidewalks, consistent street tree planting and buildings 2-5 stories set close to the building setback line. Property within the Brandon Main Street (BMS) zoning districts shall be governed by the Brandon Main Street Development Regulations as set forth in the Land Development Code.*



HILLSBOROUGH COUNTY FUTURE LAND USE

MM 26-0335

Rezonings

STATUS

- PENDING

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

DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser.
REPRODUCTION: This sheet may not be reproduced in part or full for sale to anyone without specific approval of the Hillsborough County City-County Planning Commission.
ACCURACY: It is intended that the accuracy of the base map comply with U.S. national map accuracy standards. However, such accuracy is not guaranteed by the Hillsborough County City-County Planning Commission. This map is for illustrative purposes only. For the most current data and information, see the appropriate source.

N
W E
S

0 110 220 330 440
Feet

Map Printed from Rezoning System: 2/20/2026

Author: R Mathie

File: G:\RezoningSystem\MapProjects\HC\Roger_hcRezoning_2.mxd

Hillsborough County
City-County
Planning Commission

GENERAL
SITE PLAN
FOR
CERTIFICATION

Hillsborough County Florida

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

BOARD OF COUNTY COMMISSIONERS
Chris Boles
Donna Cameron Cepeda
Harry Cohen
Ken Hagan
Christine Miller
Gwendolyn "Gwen" Myers
Joshua Wostal
COUNTY ADMINISTRATOR
Bonnie M. Wise
COUNTY ATTORNEY
Julia Mandell
COUNTY INTERNAL AUDITOR
Melinda Jenzarli

DEPUTY COUNTY ADMINISTRATOR
Gregory S. Horwedel

HILLSBOROUGH COUNTY
DEVELOPMENT SERVICES DEPARTMENT

GENERAL SITE PLAN REVIEW/CERTIFICATION

Project Name: Noorani Medical Park

Zoning File: PD 23-0257 **Modification:** MM 26-0335

Atlas Page: None **Submitted:** 04/15/26

To Planner for Review: 04/15/26 **Date Due:** ASAP

Contact Person: Mark Bentley, Esq., B.C.S., AICP **Phone:** 813-225-2500/development@jpfirm.com

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

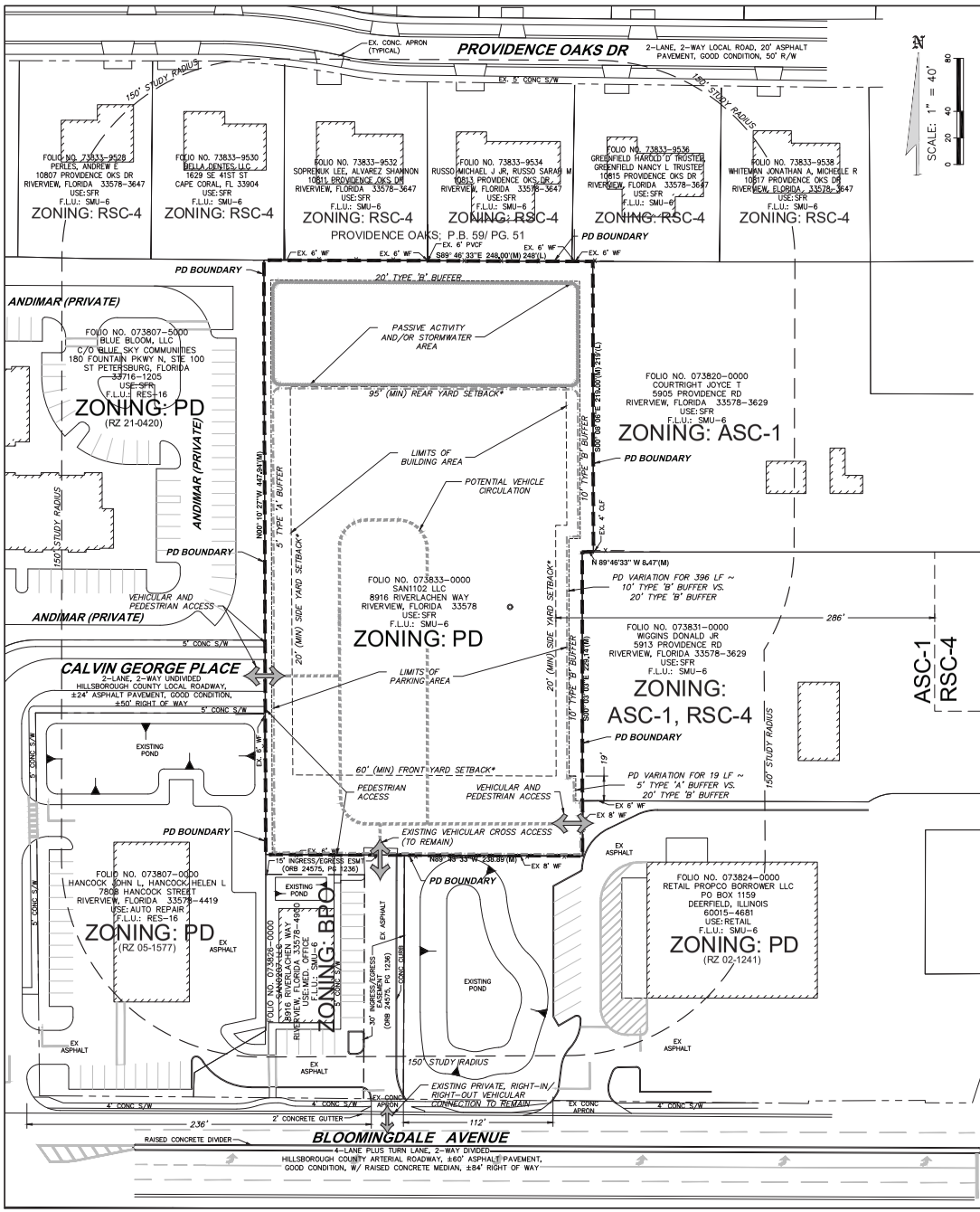
☑ The Development Services Department HAS NO OBJECTION to this General Site Plan.

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

Reviewed by: Tim Lampkin Date: 04-17-2026

Date Agent/Owner notified of Disapproval: _____

Received
April 15, 2026
Development
Services

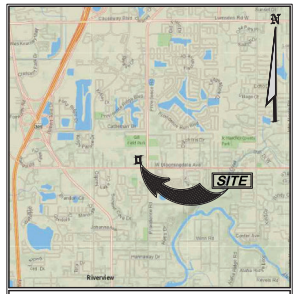


ABBREVIATIONS

(C)	CALCULATED
(F)	FIELD
(L)	LEGAL DESCRIPTION
(M)	MEASURED
(P)	PLAT
ASP	ASPHALT
BC	BUILDING CORNER
BWF	BARBED-WIRE FENCE
CCR	CERTIFIED CORNER RECORD
CONC	CONCRETE
CLF	CHAIN LINK FENCE
COV	COVERED
D/W	DRIVEWAY
EOP	EDGE OF PAVEMENT
EOW	EDGE OF WATER
EL	ELEVATION
EM	ELECTRIC METER
FCIP	FOUND CAPPED IRON PIPE
FCIR	FOUND CAPPED IRON ROD
FCM	FOUND CONCRETE MONUMENT
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FIP	FOUND IRON PIPE
FIR	FOUND IRON ROD
FND	FOUND NAIL & DISC
FRRS	FOUND RAILROAD SPIKE
FX	FOUND X-CUT IN CONCRETE
O/A	OVERALL
ORB	OFFICIAL RECORDS BOOK
WC	WITNESS CORNER
PB	PLAT BOOK
PG	PAGE
PLS	PROFESSIONAL LAND SURVEYOR
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PRM	PERMANENT REFERENCE MONUMENT
PSM	PROFESSIONAL SURVEYOR AND MAPPER
PVCF	VINYL FENCE
RLS	REGISTERED LAND SURVEYOR
R/W	RIGHT-OF-WAY
SCIR	SET CAPPED IRON ROD (1/2" LB 8207)
S.F.	SQUARE FEET
SND	SET NAIL & DISK (LB 8207)
S/W	SIDEWALK
TBM	TEMPORARY BENCHMARK
TYP	TYPICAL
UNK	UNKNOWN

SYMBOLS

AC AIR CONDITIONER
BENCHMARK
BOLLARD
CENTER LINE
CO CLEANOUT
COVERED AREA
DRAINAGE MANHOLE
E ELECTRIC BOX
FIRE HYDRANT
GUY ANCHOR
LIGHT POLE
MITERED END SECTION
SV RECLAIMED WATER METER
RW RECLAIMED WATER VALVE
SEWER VALVE
S SANITARY MANHOLE
SIGN
× 35.7' SPOT ELEVATION
SLB STREET LIGHT BOX
T TELEPHONE BOX
TSB TRAFFIC SIGNAL BOX
TRANSFORMER
UTILITY POLE
UTILITY RISER
V VERIZON BOX
W WATER METER
WV WATER VALVE
WELL
YD YARD DRAIN
YARD LIGHT
NOT TO SCALE



VICINITY MAP

SECTION: 5 TOWNSHIP: 30S RANGE: 20E

LEGAL DESCRIPTION:

THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, SECTION 5, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, LESS THE NORTH 219 FEET, ALSO LESS THE EAST 420 FEET, ALSO LESS THE SOUTH 214 FEET;

AND THE NORTH 219 FEET OF THE WEST 248 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 30 SOUTH, RANGE 30 EAST, HILLSBOROUGH COUNTY, FLORIDA.

SITE DATA TABLE

Folio #	73833.0000
Existing Zoning	PD 23-0257 (PRS 24-0012)
Existing Use	Single Family Residence
Proposed Zoning	MM 26-0335
Proposed Land Use	Health Practitoner's Office & Professional Services
Community Planning Area	Brandon
Comp Plan Designation (FLU)	SMU-6
Overlay District	N/A
Special Zone (Coastal, Well Head, etc.)	N/A
Parcel Size (SF / AC)	109,087 / 2.5
Building Max. Size (SF)	19,300
Building Max. Height * (FT)	Two-Story / 35' *
Building F.A.R.	0.18
Max. Impervious Area (%)	75%
Natural Water Bodies (SF)	0
Potential Stormwater Area (SF)	17,707
Setbacks	**Proposed (FT)**
North	95*
East	20*
South	60*
West	20*

* Building setbacks shall not be subject to the 2:1 Additional Setback Requirement

LEGEND

LINE	DESCRIPTION
----------	BUFFER
- - - - - -	SETBACK
▪▪▪▪▪▪▪▪▪▪	POTENTIAL VEHICLE CIRCULATION
▬▬▬▬▬▬▬▬	PD BOUNDARY/LIMITS OF MM
— — — — —	STUDY RADIUS
— · — · — · —	LIMITS OF PARKING AREA
▒▒▒▒▒▒▒▒▒▒	PASSIVE ACTIVITY/STORMWATER

PLANNING NOTES:

1. PROPOSED DEVELOPMENT AREA INCLUSIVE OF FOLIO #073833.0000, CONTAINS 2.5 ACRES. THIS SITE IS LOCATED IN UNINCORPORATED HILLSBOROUGH COUNTY, WITHIN THE HILLSBOROUGH COUNTY SERVICE AREA, AND IS NOT WITHIN AN OVERLAY DISTRICT.
2. ONE EXISTING SINGLE FAMILY RESIDENCE AND ALL ACCESSORY STRUCTURES DEPICTED ONSITE ARE TO BE REMOVED.
3. EXTERIOR LIGHTING WITHIN THE PROJECT, IF REQUIRED, SHALL BE OF A LOW-PROJECTION NON-GLARE TYPE, DESIGNED TO PRODUCE A MINIMUM OF ILLUMINATION AND GLARE BEYOND PROJECT BOUNDARIES.
4. 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, EXCEPT AS DETAILED IN ANY WAIVER, VARIANCE, OR DESIGN EXCEPTION APPROVED BY HILLSBOROUGH COUNTY.
5. THE DEVELOPER ASSURES THAT ACCESS TO THE PROPERTY WILL SUPPORT SERVICE BY EMERGENCY AND PARATRANSIT-TYPE VEHICLES.
6. THE CURRENT EFFECTIVE COMMUNITY PANEL NUMBER 12057C 0389 J, DATED OCTOBER 07, 2021, SHOWS THIS PARCEL LYING WITHIN ZONE 'X'.
7. ONE MONUMENT SIGN FOR THE FACILITY WILL BE PROPOSED.
8. ONSITE ROADWAY SHALL BE PRIVATELY OWNED AND MAINTAINED.
9. PUBLIC TRANSIT FACILITIES WILL BE PROVIDED IF REQUIRED CONSISTENT WITH SEC. 6.03.09 OF THE LDC.
10. NO ENVIRONMENTALLY SENSITIVE AREAS EXIST WITHIN THE PROJECT AREA.
11. COMPREHENSIVE PLAN FLEX IS REQUESTED.
12. NO KNOWN EASEMENTS EXISTING OR PROPOSED ONSITE.
13. SEE PLAN FOR EXISTING EASEMENTS KNOWN TO EXIST WITHIN 150' OF THE PROJECT SITE. A TITLE SEARCH WILL BE REQUIRED TO DETERMINE IF THE INGRESS/EGRESS EASEMENTS DEPICTED HEREIN ARE APPLICABLE TO THE SUBJECT PROPERTY.
14. THE PROJECT MAY BE CONSTRUCTED IN PHASES.
15. THERE ARE NO TYPICAL LOT STANDARDS PROPOSED.
16. NO SPECIFIC BUILDING ELEVATIONS (ARCHITECTURAL STYLES) ARE PROPOSED.
17. NO COMMON OPEN SPACES OR RECREATION AREAS ARE PROPOSED.
18. NO PUBLIC PARKS OR SCHOOLS ARE PROPOSED.
19. NO NEW CROSS ACCESS IS PROPOSED WITH ADJACENT PROPERTIES WITH THIS PD REZONING APPLICATION.
20. PROJECT IS NOT LOCATED WITHIN AN AIRPORT HEIGHT RESTRICTION AREA.
21. PROJECT IS NOT LOCATED WITHIN A WELL HEAD RESOURCE PROTECTION ZONE.
22. PROJECT IS NOT LOCATED WITHIN A POTABLE WATER BUFFER AREA.
23. PROJECT IS NOT LOCATED WITHIN A COASTAL HIGH HAZARD AREA.
24. PROJECT IS NOT LOCATED WITHIN A SCENIC CORRIDOR.
25. PROJECT IS NOT LOCATED WITHIN AN OVERLAY DISTRICT.
26. PROJECT IS LOCATED WITHIN THE BRANDON COMMUNITY PLANNING AREA.
27. NO WATER BODIES (NATURAL OR MAN MADE) ARE EXISTING OR PROPOSED.
28. NO HISTORIC OR ARCHAEOLOGICAL LANDMARKS OR STRUCTURES ARE KNOWN TO EXIST ONSITE OR WITHIN 150' OF THE SUBJECT PROPERTY.
29. ADJACENT PD DEVELOPMENTS APPEAR TO BE SUBSTANTIALLY COMPLIANT WITH THE APPROVED GENERAL SITE PLANS.
30. WATER AND SEWER SERVICES ARE EXISTING AND PROVIDED BY HILLSBOROUGH COUNTY.
31. SOLID WASTE DISPOSAL SHALL BE MADE BY DUMPSTER PICKUP.
32. NO PRESERVATION AREAS OR UPLAND HABITAT AREAS EXIST WITHIN THE SUBJECT SITE.
33. PARKING WILL BE PROVIDED IN ACCORDANCE WITH LDC SECTION 6.05.02.
34. SIDEWALKS TO BE PROVIDED PER THE LDC.
35. THE PROPOSED USES WILL ADHERE TO A 1:1 BUILDING SETBACK REQUIREMENT FOR STRUCTURES ABOVE 20 FEET.

CONTACT INFORMATION

AGENT:	OWNER:	ENGINEER:
JOHNSON POPE BOKER RUPPEL & BURNS, LLP 400 N ASHLEY DRIVE, #3100 TAMPA, FL 33602 OFFICE: (813) 225-2500 FAX: (813) 223-7118	SAN1102 LLC 5506 BRANCH OAK PL LITHIA, FL 33547	MCNEAL ENGINEERING, INC. 15957 N. FLORIDA AVE. LUTZ, FL 33549 OFFICE: (813) 968-1081 FAX: (813) 961-5839

NO.	REVISION & DATE
1	1.27.2026: Addressed zoning comments.
2	2.6.2026: Revised buffer, added PL.
3	2.17.2026: Clarified labelling.

PROJECT: **NOORANI MEDICAL PARK**
11004 BLOOMINGDALE AVE
RIVERVIEW, FLORIDA 33578

PREPARED FOR: **SAN1102, LLC**

SHEET TITLE: **GENERAL SITE PLAN**

MCNEAL ENGINEERING, INC.
15957 N. FLORIDA AVE, LUTZ, FL 33549
PH. (813) 968-1081 FAX (813) 961-5839
CERTIFICATE OF AUTHORIZATION #28975

JOB NO.	25-106
ACAD FILE:	GSP
DRAWN BY:	MF
CHK'D BY:	CM
DATE:	26.02.17
SHEET NO.	1 of 1

THE DESIGNS AND DRAWINGS CONTAINED HEREON ARE THE COPYRIGHTED PROPERTY OF MCNEAL ENGINEERING, INC., AND SHOULD NOT BE DUPLICATED WITHOUT WRITTEN CONSENT OF THE ENGINEER.

AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department	DATE: 03/16/2026
REVIEWER: Jessica Kowal, MPA, Principal Planner	AGENCY/DEPT: Transportation
PLANNING AREA: Brandon	PETITION NO: MM 26-0335

☐ 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

8. If ~~RZ 23-0257~~ MM 26-0335 is approved, the County Engineer will approve a Section 6.04.02.B Administrative Variance (dated ~~July 13, 2023~~ January 14, 2026) which was found approvable by the County Engineer (on ~~July 11, 2023~~ March 9, 2026) from the Section 6.04.07 access spacing standards with regards to the project's access to Bloomingdale Avenue through folio 73826.0000. Approval of this Administrative Variance will permit a variance of +/- 133 feet, resulting in access spacing of +/- 112 feet from the next closest driveway to the east on Bloomingdale Ave.

New Conditions

- The developer shall submit a transportation/site access analysis as part of the site/construction plan review process. If warranted, the applicant will be required to construct site access improvements.

- As Bloomingdale Avenue is a substandard arterial roadway, the developer will be required to improve the roadway to current County standards from the project's access to the next roadway that meets current County standards, unless otherwise approved in accordance with Sec. 6.04.02.B of the Hillsborough County LDC. Design Exceptions (DEs) and Design Deviation Memoranda (DDM) from Transportation Technical Manual (TTM) standards may be considered in accordance with Sec. 1.7 and other applicable sections of the TTM.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a Major Modification to Planned Development (PD) 23-0257, as was most recently modified by 24-0012. The applicant is proposing to replace the approved 100-bed Community Residential Home, Type C with a maximum of 19,300 square feet of Health Practitioner's Office and/or Professional Services. The site's Future Land Use designation is Suburban Mixed-Use – 6 (SMU-6).

Trip Generation Analysis

Pursuant to the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation letter which included a request to waive the full transportation analysis. The applicant's letter states that the access connection (via access easement through southern abutting property) and the access connection to Calvin George Pl will disperse the project's trips so as to not require site access related improvements on Bloomingdale Ave. Staff acknowledges that the two access connections may possibly disperse the project's trips so as to not warrant project related improvements; however, without a transportation analysis, necessary improvements remain unknown.

As the approved PD access and cross-access connections are not proposed to be modified with this zoning request, Staff will permit the developer to defer the required transportation analysis to the time of

site/construction plan review stage. The developer will be required to make any improvements necessary to serve the project, as identified in the submitted analysis.

Staff prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. The data presented below is based on the Institute of Transportation Engineer's *Trip Generation Manual, 12th Edition.*

Approved Zoning:

Zoning, Size/Land Use	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 100-Bed Assisted Living Facility (ITE LUC 254)	414	19	24

Proposed Zoning:

Zoning, Size/Land Use	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 19,300 SF Medical-Dental Office (ITE LUC 720)	708	62	66

Trip Generation Difference:

	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+ 294	+ 43	+ 42

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The subject site has frontage on Calvin George Pl and has legal access to Bloomingdale Ave via an ingress/egress easement through the abutting property to the south.

Calvin George Pl is a 2-lane, undivided, local urban roadway. The roadway is characterized by +/- 24 feet of pavement in average condition, and +/- 5-foot-wide sidewalks along the west/north side of the roadway The roadway lies within a varying +/- 54-foot-wide right of way.

Construction of this local roadway (Calvin George Pl) and its dedication to Hillsborough County is a requirement of the PD (21-0420) west of the subject site. The PD Site Plan for 21-0420 shows this 2-lane, undivided local roadway terminating on the western boundary of the subject site. This local roadway provides access to the subject property, PD 21-0420 to the west, and folio 73807.0000 to the east. According to the most recent Google images available, the roadway's construction appears to be close to completion.

Bloomingdale Ave is a 4-lane, urban arterial, substandard roadway. The segment along the project's frontage transitions between an undivided and divided roadway with a two-way left turn lane providing the separation. The roadway is characterized by +/- 10-foot -wide travel lanes in average condition and +/- 5-foot-wide sidewalks along both sides of the roadway. There are no bike lanes on either side of the roadway within the vicinity of the project. The roadway lies within a +/- 84-foot-wide right of way.

SITE ACCESS AND CONNECTIVITY

The approved PD has one full access connection to Calvin George Pl, a secondary right-in/right-out access connection to Bloomingdale Ave through folio 73826.0000 to the south via a 30-foot ingress/egress easement (ORB 24575, PG 1236), and cross access to folio 73824.0000 to the east. The applicant is not proposing any changes to the approved access connections with this modification.

Both access connections to the site provide connections to Bloomingdale Ave, therefore Bloomingdale Ave is also considered a site access connection for this PD. As noted above, a transportation/site access analysis will be required to be submitted as part of the site/construction plan review and, if warranted, the developer will be required to construct the identified site access improvements.

REQUESTED ADMINISTRATIVE VARIANCE, ACCESS SPACING: Bloomingdale Ave

The applicant's EOR submitted a Section 6.04.02.B. Administrative Variance Request (dated January 14, 2026) from the Section 6.04.07 LDC requirement governing access spacing. Per the LDC, Bloomingdale Ave is a Class 5 roadway, which requires minimum connection spacing of 245 feet. The applicant is seeking a variance of +/- 133 feet, resulting in access spacing of +/- 112 feet from the next closest driveway to the east on Bloomingdale Ave.

Based on factors presented in the Administrative Variance Request, the County Engineer found the request approvable (on March 9, 2026). If MM 26-0335 is approved, the County Engineer will approve the above referenced Administrative Variance request.

SUBSTANDARD ROADS: Bloomingdale Ave

The applicant did not identify Bloomingdale Ave as a substandard road; therefore, Staff has deferred the review of substandard roads to time of site/construction plan review stage. Given that Bloomingdale Ave is a substandard arterial roadway, the developer will be required to improve the roadway to current County standards from the project's access to the next roadway that meets current County standards unless otherwise approved in accordance with Sec. 6.04.02.B of the Hillsborough County LDC. Design Exceptions (DEs) and Design Deviation Memoranda (DDM) from Transportation Technical Manual (TTM) standards may be considered in accordance with applicable sections of the TTM.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

The roadway level of service provided below for Bloomingdale Ave is for informational purposes only.

Generalized Level of Service				
Roadway	**From**	**To**	**LOS Standard**	**Peak Hr. Directional LOS**
Bloomingdale Avenue	Gornto Lake Road	Kings Avenue	D	F

Source: 2024 Hillsborough County Level of Service (LOS) Report

Outlook

FW: MM 26-0335 - Administrative Variance Review

From Williams, Michael <WilliamsM@hcfl.gov>
Date Mon 3/9/2026 2:36 PM
To McNeal, Christopher <CMcNeal@mcnealengineering.com>
Cc development@jpfirm.com <development@jpfirm.com>; Lampkin, Timothy <LampkinT@hcfl.gov>; Kowal, Jessica <KowalJ@hcfl.gov>; Tirado, Sheida <TiradoS@hcfl.gov>; De Leon, Eleonor <DeLeonE@hcfl.gov>; PW-CEIntake <PW-CEIntake@hcfl.gov>

1 attachment (2 MB)
26-0335 AVReq 01-15-26.pdf;

Chris,
I have found the attached Design Exception (DE) for PD 26-0335 APPROVABLE.

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

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

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

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

Mike

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

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

Hillsborough County
601 E. Kennedy Blvd., Tampa, FL 33602

Facebook | Twitter | YouTube | LinkedIn | HCFL Stay Safe

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

From: Tirado, Sheida <TiradoS@hcfl.gov>
Sent: Monday, March 9, 2026 1:55 PM
To: Williams, Michael <WilliamsM@hcfl.gov>
Cc: Kowal, Jessica <KowalJ@hcfl.gov>
Subject: MM 26-0335 - Administrative Variance Review

Hello Mike,

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

cmcneal@mcnealengineering.com
development@jpfirm.com
lampkint@hcfl.gov
kowalj@hcfl.gov

Best Regards,

Sheida L. Tirado, PE
Transportation Review & Site Intake Manager
Development Services

E: TiradoS@HCFL.gov
P: (813) 276-8364 | M: (813) 564-4676

601 E. Kennedy Blvd., Tampa, FL 33602
HCFL.gov

Facebook | X | YouTube | LinkedIn | Instagram | HCFL Stay Safe

Hillsborough County Florida

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

Received January 15, 2026
Development Services

Hillsborough County Florida
Development Services

Additional / Revised Information Sheet

Office Use Only

Application Number: 26-0335 **Received Date:** **Received By:**

The following form is required when submitted changes for any application that was previously submitted. A cover letter must be submitted providing a summary of the changes and/or additional information provided. If there is a change in project size the cover letter must list any new folio number(s) added. Additionally, **the second page of this form must be included indicating the additional/revised documents being submitted with this form**.

Application Number: 26-0335 Applicant's Name: McNeal Engineering

Reviewing Planner's Name: Tim Lampkin Date: 01/15/2026

Application Type:

- ☐ Planned Development (PD)
- ☐ Minor Modification/Personal Appearance (PRS)
- ☐ Standard Rezoning (RZ)
- ☐ Variance (VAR)
- ☐ Development of Regional Impact (DRI)
- ☒ Major Modification (MM)
- ☐ Special Use (SU)
- ☐ Conditional Use (CU)
- ☐ Other _____

Current Hearing Date (if applicable): 03/23/2026

Important Project Size Change Information

Changes to project size may result in a new hearing date as all reviews will be subject to the established cut-off dates.

Will this revision add land to the project? ☐ Yes ☒ No
If "Yes" is checked on the above please ensure you include all items marked with * on the last page.

Will this revision remove land from the project? ☐ Yes ☒ No
If "Yes" is checked on the above please ensure you include all items marked with + on the last page.

Email this form along with all submittal items indicated on the next page in pdf form to:
ZoningIntake-DSD@hcflgov.net

Files must be in pdf format and minimum resolution of 300 dpi. Each item should be submitted as a separate file titled according to its contents. All items should be submitted in one email with application number (including prefix) included on the subject line. Maximum attachment(s) size is 15 MB.

For additional help and submittal questions, please call (813) 277-1633 or email ZoningIntake-DSD@hcflgov.net.

I certify that changes described above are the only changes that have been made to the submission. Any further changes will require an additional submission and certification.

Christopher S. McNeal
Digitally signed by Christopher S. McNeal
DN: C=US, E=cmcneal@mcnealengineering.com, O="McNeal Engineering, Inc.", CN=Christopher S. McNeal
Date: 2026.01.15 13:15:21-05'00'

Signature

1/15/2026
Date

Received January 15, 2026
Development Services

Hillsborough County Florida
Development Services

Identification of Sensitive/Protected Information and Acknowledgement of Public Records

Pursuant to Chapter 119 Florida Statutes, all information submitted to Development Services is considered public record and open to inspection by the public. Certain information may be considered sensitive or protected information which may be excluded from this provision. Sensitive/protected information may include, but is not limited to, documents such as medical records, income tax returns, death certificates, bank statements, and documents containing social security numbers.

While all efforts will be taken to ensure the security of protected information, certain specified information, such as addresses of exempt parcels, may need to be disclosed as part of the public hearing process for select applications. If your application requires a public hearing and contains sensitive/protected information, please contact Hillsborough County Development Services to determine what information will need to be disclosed as part of the public hearing process.

Additionally, parcels exempt under Florida Statutes §119.071(4) will need to contact Hillsborough County Development Services to obtain a release of exempt parcel information.

Are you seeking an exemption from public disclosure of selected information submitted with your application pursuant to Chapter 119 FS? ☐ Yes ☒ No

I hereby confirm that the material submitted with application 26-0335

☐ Includes sensitive and/or protected information.

Type of information included and location _____

_____

☒ Does not include sensitive and/or protected information.

Please note: Sensitive/protected information will not be accepted/requested unless it is required for the processing of the application.

If an exemption is being sought, the request will be reviewed to determine if the applicant can be processed with the data being held from public view. Also, by signing this form I acknowledge that any and all information in the submittal will become public information if not required by law to be protected.

Signature: Christopher S. McNeal Digitally signed by Christopher S. McNeal
DN: C=US, E=cmcneal@mcnealengineering.com, O="McNeal Engineering, Inc.", CN=Christopher S. McNeal
Date: 2026.01.15 13:15:31-05'00'

(Must be signed by applicant or authorized representative)

Intake Staff Signature: _____ Date: _____

Received January 15, 2026
Development Services

Hillsborough County Florida
Development Services

Additional / Revised Information Sheet

Please indicate below which revised/additional items are being submitted with this form.

	Included	Submittal Item
1	☐	**Cover Letter*+** If adding or removing land from the project site, the final list of folios must be included
2	☐	**Revised Application Form*+**
3	☐	**Copy of Current Deed*** Must be provided for any new folio(s) being added
4	☐	**Affidavit to Authorize Agent*** (If Applicable) Must be provided for any new folio(s) being added
5	☐	**Sunbiz Form*** (If Applicable) Must be provided for any new folio(s) being added
6	☐	**Property Information Sheet*+**
7	☐	**Legal Description of the Subject Site*+**
8	☐	**Close Proximity Property Owners List*+**
9	☐	**Site Plan*+** All changes on the site plan must be listed in detail in the Cover Letter.
10	☐	**Survey**
11	☐	**Wet Zone Survey**
12	☐	**General Development Plan**
13	☐	**Project Description/Written Statement**
14	☒	**Design Exception and Administrative Variance requests/approvals**
15	☐	**Variance Criteria Response**
16	☐	**Copy of Code Enforcement or Building Violation**
17	☐	**Transportation Analysis**
18	☐	**Sign-off form**
19	☐	**Other Documents** (please describe)**:**

*Revised documents required when adding land to the project site. Other revised documents may be requested by the planner reviewing the application.

+Required documents required when removing land from the project site. Other revised documents may be requested by the planner reviewing the application.

02/2022
26-0335

Received January 15, 2026
Development Services

Hillsborough County Florida
Development Services

Supplemental Information for Transportation Related Administrative Reviews

Instructions:

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

Request Type (check one)	☒ Section 6.04.02.B. Administrative Variance ☐ Technical Manual Design Exception Request ☐ Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) ☐ Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	☒ New Request ☐ Revised Request ☐ Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	☒ 1. Driveway Spacing - Bloomingdale Rd ☐ 4. ☐ 2. ☐ 5. ☐ 3. ☐ 6.

Important: *To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.*

Project Name/ Phase	Noorani Medical Park

Important: *The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.*

Folio Number(s)	073833-0000 ☐ Check This Box If There Are More Than Five Folio Numbers

Important: *List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").*

Name of Person Submitting Request	McNeal Engineering c/o Christopher S. McNeal

Important: *All Administrative Variances (AV) and Design Exceptions (DE) must be Signed and Sealed by a Professional Engineer (PE) licensed in the State of Florida.*

Current Property Zoning Designation	PD

Important: *For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html . For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.*

Pending Zoning Application Number	MM 26-0335

Important: *If a rezoning application is pending, enter the application number proceeded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.*

Related Project Identification Number (Site/Subdivision Application Number)	N/A

Important: *This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".*

Received January 15, 2026
Development Services

McNEAL ENGINEERING, INC.

Hillsborough County
Development Services
601 E Kennedy Blvd 20th Floor
Tampa, FL 33602

Re: **NOORANI MEDICAL PARK**
11004 Bloomingdale Avenue
Hillsborough County
Folio #073833.0000
MM 26-0335

Attn: Mr. Michael J. Williams, PE
County Engineer

MEI File # 25-106
January 14, 2026

REQUEST FOR ADMINISTRATIVE VARIANCE

Mr. Williams,

We are requesting an administrative variance per Hillsborough County Land Development Code (LDC) Section 6.04.02.B for relief from Section 6.04.07, Minimum Spacing.

Our client is requesting a Zoning Modification from ASC-1 to PD of this parcel to allow for Office (including Medical Office) and Professional Services. The maximum allowable square footage would be 19.3k SF. We understand that the proposed application is being reviewed in accordance with current code standards, and as such, are requesting a variance from the above-mentioned section for access spacing. Pursuant to the Hillsborough County LDC, a request for administrative variance is to be evaluated by the issuing authority based on the following conditions: (a) there is an unreasonable burden on the applicant, (b) the variance would not be detrimental to the public health, safety, and welfare, (c) without the variance, reasonable access cannot be provided. These items are addressed below for the variance requested.

6.04.07 Access Spacing

We are requesting a variance to reduce the required access spacing for a Class 5 roadway from 245 feet (per LDC) to approximately 112 feet for the existing Walgreens driveway to the east. The existing driveway to the west meets the 245-foot minimum spacing requirement. The driveways on the opposite (EB) side of the roadway were not included in this evaluation, as they (the NB & SB lanes) are restricted by a raised median traffic separator.

Bloomingdale Avenue adjacent to this this project, is a 4-lane Divided Urban Arterial Roadway, with Curb and Gutter and Sidewalk on both sides of the road. The posted speed is 45 MPH. The land use is mostly Commercial and Retail.

Our responses to review criteria a, b, and c are as follows:

(a) The existing driveway location cannot be shifted or relocated along this frontage. The parcel's current access is shared through an existing 24-foot wide commercial cross access driveway. The client does not own additional property adjacent to this parcel to provide for a separate access point and is currently landlocked with no direct parcel frontage on Bloomingdale Avenue.

(b) The existing driveway does not produce conflicts in its current location and current access to Bloomingdale Avenue. There are no reported crashes at this current access location, 500 feet from Providence Road, Pedestrian access will be provided both

Received January 15, 2026
Development Services

internally for the proposed facility, and to the current pedestrian features on Bloomingdale Avenue.

See attached **crash report**.

(c) The existing location of the current access would provide reasonable access for the proposed Zoning Modification. Without use of the current access location, the proposed Assisted Living Facility and future use of the parcel is not feasible.

If you have questions, or need additional information, please feel free to contact our office at the website or phone number listed. Thank you very much for your assistance.

Sincerely,



Christopher S. McNeal, PE
McNEALENGINEERING, INC.

attchs

c: Nazneen Noorani *via* email

Received January 15, 2026
Development Services

Seal



Digitally signed by Christopher S McNeal
DN: CN=Christopher S McNeal, dnQualifier=A01410D00000196C4B4215B00071362, O=McNeal Engineering Inc, C=US
Date: 2026.01.15 12:05:04-05'00'

Christopher S. McNeal, State of Florida, Professional Engineer, License No. 56193

This item has been digitally signed and sealed by Christopher S. McNeal, PE on the date indicated here.

Signature must be verified on any electronic copies.

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

_____ Approved

_____ Approved with Conditions

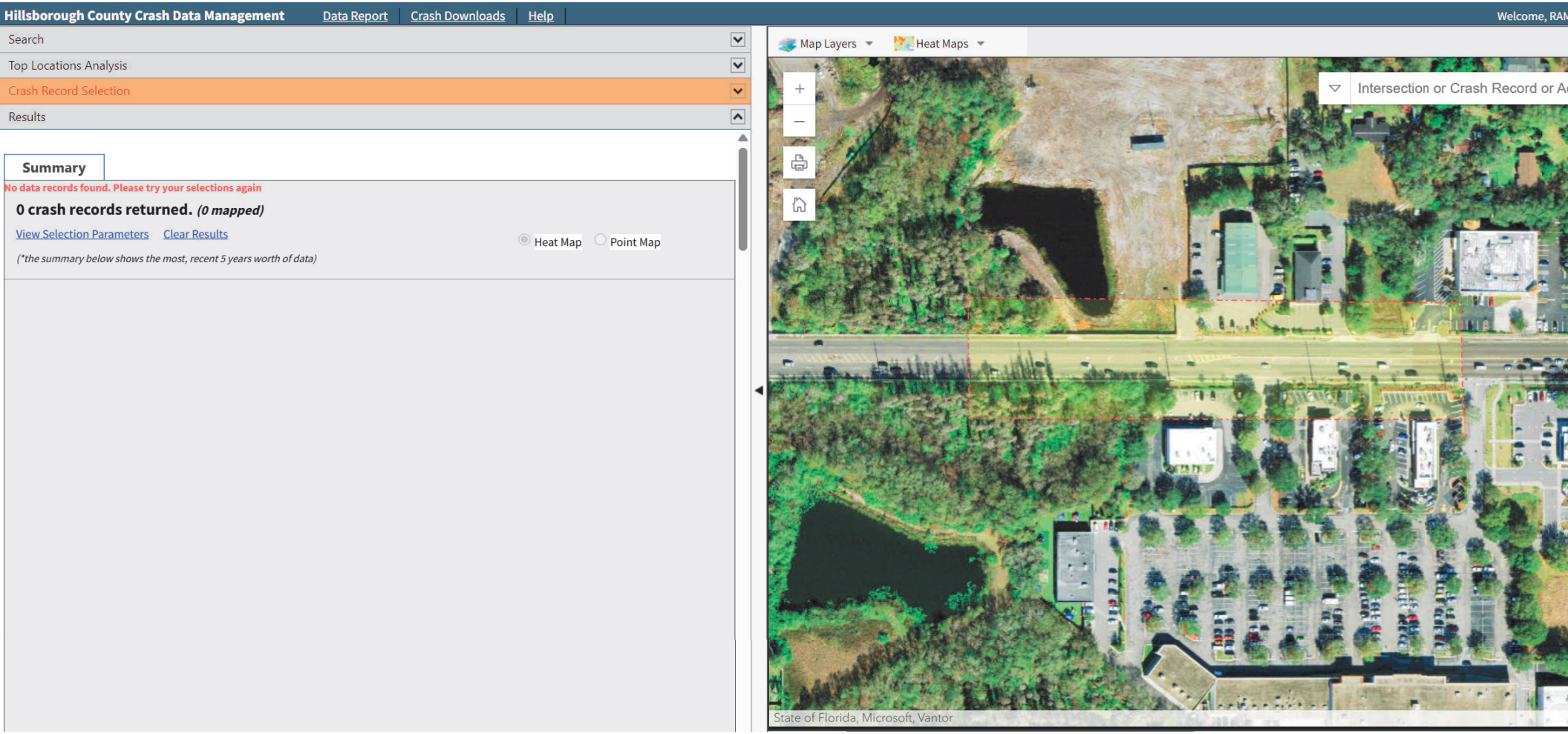
_____ Disapproved

If there are any further questions or you need clarification, please contact Sheida Tirado, PE at (813) 276-8364.

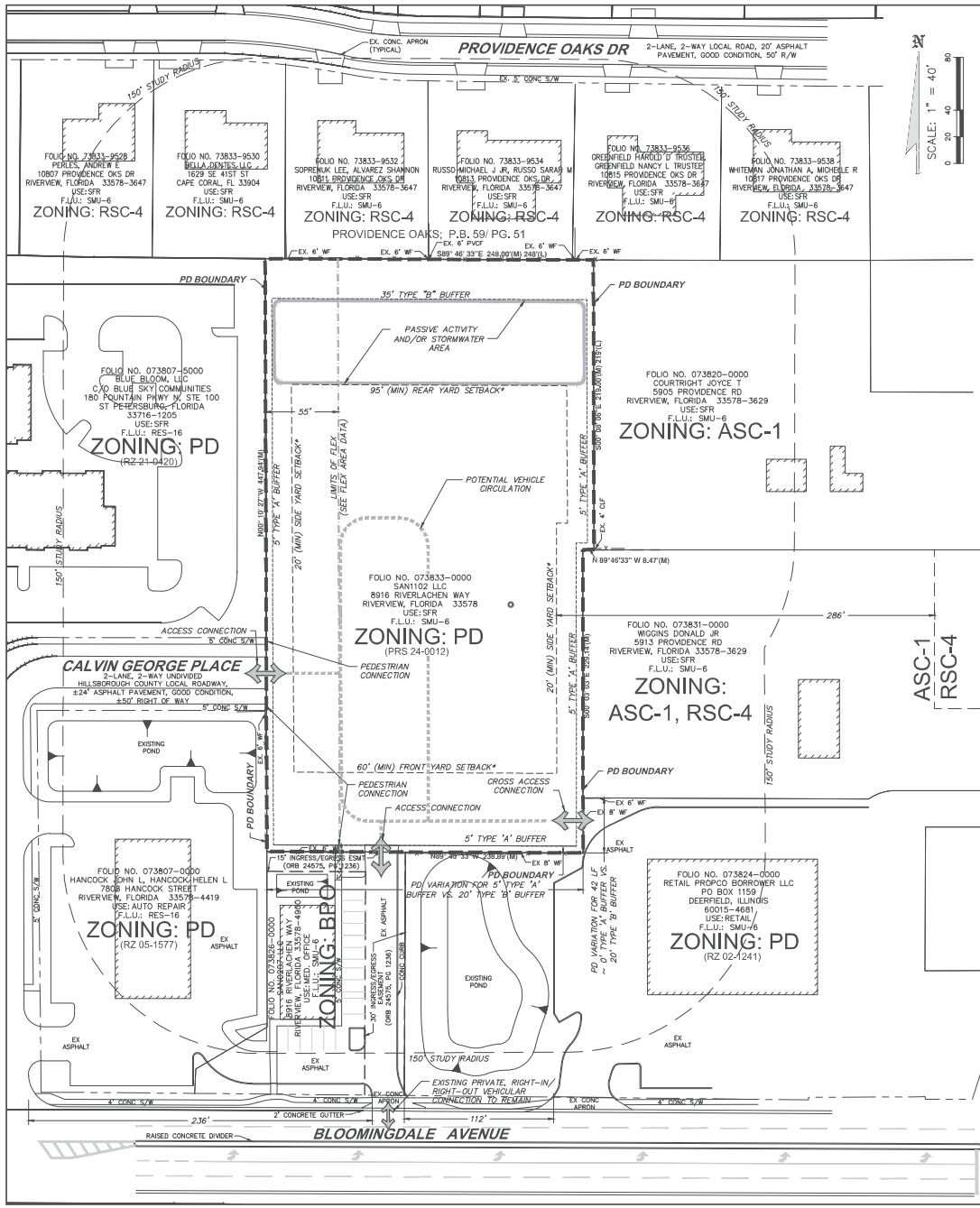
Sincerely,

Mr. Michael J. Williams, PE
County Engineer

Received January 15, 2026
Development Services



Received January 15, 2026
Development Services

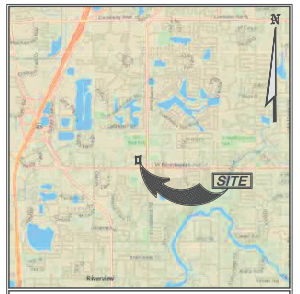


ABBREVIATIONS

(C)	CALCULATED
(F)	FIELD
(L)	LEGAL DESCRIPTION
(M)	MEASURED
(P)	PLAT
ASP	ASPHALT
BC	BUILDING CORNER
BWF	BARBED-WIRE FENCE
CCR	CERTIFIED CORNER RECORD
CONC	CONCRETE
CLF	CHAIN LINK FENCE
COV	COVERED
D/W	DRIVEWAY
EOP	EDGE OF PAVEMENT
EOW	EDGE OF WATER
EL	ELEVATION
EM	ELECTRIC METER
FCIP	FOUND CAPPED IRON PIPE
FCIR	FOUND CAPPED IRON ROD
FCM	FOUND CONCRETE MONUMENT
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FIP	FOUND IRON PIPE
FIR	FOUND IRON ROD
FND	FOUND NAIL & DISC
FRRS	FOUND RAILROAD SPIKE
FX	FOUND X-CUT IN CONCRETE
O/A	OVERALL
ORB	OFFICIAL RECORDS BOOK
WC	WITNESS CORNER
PB	PLAT BOOK
PG	PAGE
PLS	PROFESSIONAL LAND SURVEYOR
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PRM	PERMANENT REFERENCE MONUMENT
PSM	PROFESSIONAL SURVEYOR AND MAPPER
PVCF	VINYL FENCE
RLS	REGISTERED LAND SURVEYOR
R/W	RIGHT-OF-WAY
SCIR	SET CAPPED IRON ROD (1/2" LB 8207)
S.F.	SQUARE FEET
SND	SET NAIL & DISK (LB 8207)
S/W	SIDEWALK
TBM	TEMPORARY BENCHMARK
TYP	TYPICAL
UNK	UNKNOWN

SYMBOLS

AC AIR CONDITIONER
BENCHMARK
BOLLARD
CENTER LINE
CLEANOUT
COVERED AREA
DRAINAGE MANHOLE
ELECTRIC BOX
FIRE HYDRANT
GUY ANCHOR
LIGHT POLE
MITERED END SECTION
SV RECLAIMED WATER METER
RW RECLAIMED WATER VALVE
SEWER VALVE
S SANITARY MANHOLE
SIGN
× 35.7' SPOT ELEVATION
STREET LIGHT BOX
T TELEPHONE BOX
TSB TRAFFIC SIGNAL BOX
TRANSFORMER
UTILITY POLE
UTILITY RISER
V VERIZON BOX
WATER METER
W WATER VALVE
WELL
YD YARD DRAIN
YARD LIGHT
NOT TO SCALE



VICINITY MAP

SECTION: 5 TOWNSHIP: 30S RANGE: 20E

LEGAL DESCRIPTION:

THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, SECTION 5, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, LESS THE NORTH 219 FEET, ALSO LESS THE EAST 420 FEET, ALSO LESS THE SOUTH 214 FEET;

AND THE NORTH 219 FEET OF THE WEST 248 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 30 SOUTH, RANGE 30 EAST, HILLSBOROUGH COUNTY, FLORIDA.

PLANNING NOTES:

1. PROPOSED DEVELOPMENT AREA INCLUSIVE OF FOLIO #073833.0000, CONTAINS 2.49 ACRES. THIS SITE IS LOCATED IN UNINCORPORATED HILLSBOROUGH COUNTY, WITHIN THE HILLSBOROUGH COUNTY SERVICE AREA, AND IS NOT WITHIN AN OVERLAY DISTRICT.
2. ONE EXISTING SINGLE FAMILY RESIDENCE AND ALL ACCESSORY STRUCTURES DEPICTED ONSITE ARE TO BE REMOVED.
3. EXTERIOR LIGHTING WITHIN THE PROJECT, IF REQUIRED, SHALL BE OF A LOW-PROJECTION NON-GLARE TYPE, DESIGNED TO PRODUCE A MINIMUM OF ILLUMINATION AND GLARE BEYOND PROJECT BOUNDARIES.
4. 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, EXCEPT AS DETAILED IN ANY WAIVER, VARIANCE, OR DESIGN EXCEPTION APPROVED BY HILLSBOROUGH COUNTY.
5. THE DEVELOPER ASSURES THAT ACCESS TO THE PROPERTY WILL SUPPORT SERVICE BY EMERGENCY AND PARATRANSIT-TYPE VEHICLES.
6. THE CURRENT EFFECTIVE COMMUNITY PANEL NUMBER 12057C 0389 J, DATED OCTOBER 07, 2021, SHOWS THIS PARCEL LYING WITHIN ZONE 'X'.
7. ONE MONUMENT SIGN FOR THE FACILITY WILL BE PROPOSED.
8. ONSITE ROADWAY SHALL BE PRIVATELY OWNED AND MAINTAINED.
9. PUBLIC TRANSIT FACILITIES WILL BE PROVIDED IF REQUIRED CONSISTENT WITH SEC. 6.03.09 OF THE LDC.
10. NO ENVIRONMENTALLY SENSITIVE AREAS EXIST WITHIN THE PROJECT AREA.
11. COMPREHENSIVE PLAN FLEX IS REQUESTED.
12. NO KNOWN EASEMENTS EXISTING OR PROPOSED ONSITE.
13. SEE PLAN FOR EXISTING EASEMENTS KNOWN TO EXIST WITHIN 150' OF THE PROJECT SITE. A TITLE SEARCH WILL BE REQUIRED TO DETERMINE IF THE INGRESS/EGRESS EASEMENTS DEPICTED HEREIN ARE APPLICABLE TO THE SUBJECT PROPERTY.
14. THE PROJECT WILL BE CONSTRUCTED IN A SINGLE PHASE.
15. THERE ARE NO TYPICAL LOT STANDARDS PROPOSED.
16. NO OPTIONAL BUILDING ELEVATIONS ARE PROPOSED.
17. NO COMMON OPEN SPACES OR RECREATION AREAS ARE PROPOSED.
18. NO PUBLIC PARKS OR SCHOOLS ARE PROPOSED.
19. NO NEW CROSS ACCESS IS PROPOSED WITH ADJACENT PROPERTIES WITH THIS PD REZONING APPLICATION.
20. PROJECT IS NOT LOCATED WITHIN AN AIRPORT HEIGHT RESTRICTION AREA.
21. PROJECT IS NOT LOCATED WITHIN A WELL HEAD RESOURCE PROTECTION ZONE.
22. PROJECT IS NOT LOCATED WITHIN A POTABLE WATER BUFFER AREA.
23. PROJECT IS NOT LOCATED WITHIN A COASTAL HIGH HAZARD AREA.
24. NO WATER BODIES (NATURAL OR MAN MADE) ARE EXISTING OR PROPOSED.
25. NO HISTORIC OR ARCHAEOLOGICAL LANDMARKS OR STRUCTURES ARE KNOWN TO EXIST ONSITE OR WITHIN 150' OF THE SUBJECT PROPERTY.
26. ADJACENT PD DEVELOPMENTS APPEAR TO BE SUBSTANTIALLY COMPLIANT WITH THE APPROVED GENERAL SITE PLANS.
27. WATER AND SEWER SERVICES ARE EXISTING AND PROVIDED BY HILLSBOROUGH COUNTY.
28. SOLID WASTE DISPOSAL SHALL BE MADE BY DUMPSTER PICKUP.
29. NO PRESERVATION AREAS OR UPLAND HABITAT AREAS EXIST WITHIN THE SUBJECT SITE.
30. PARKING TO BE PROVIDED PER THE LDC.
31. SIDEWALKS TO BE PROVIDED PER THE LDC.
32. THE PROPOSED USES WILL ADHERE TO A 1:1 BUILDING SETBACK REQUIREMENT FOR STRUCTURES ABOVE 20 FEET.

SITE DATA TABLE

Folio #	73833.0000
Existing Zoning	PD 23-0257 (PRS 24-0012)
Existing Use	Single Family Residence
Proposed Zoning	TBD
Proposed Land Use	Office & Professional Services
Community Planning Area	Brandon
Comp Plan Designation (FLU)	SMU-6
Overlay District	N/A
Special Zone (Coastal, Well Head, etc.)	N/A
Parcel Size (SF / AC)	109,067 / 2.5
Building Max. Size (SF)	19,300
Building Max. Height * (FT)	Two-Story / 35' *
Building F.A.R.	0.18
Max. Impervious Area (%)	75%
Setbacks	**Required (FT)**
North	95'
East	20'
South	60'
West	20'

* Building setbacks shall not be subject to the 2:1 Additional Setback Requirement

FLEX AREA DENSITY

Length	Width	Area		FLU	Density	Building
FT	FT	SF	AC		FAR	SF
		84,430	1.94	SMU-6	0.35	29,551
447.94	55	24,637	0.57	RES-16	0.50	12,318
		109,067	2.50		0.38	41,869

BUILDING AREA: 19,300 SF (< 41,869 SF ALLOWED)

LEGEND

LINE	DESCRIPTION
	BUFFER
	SETBACK
	POTENTIAL VEHICLE CIRCULATION
	PD BOUNDARY/LIMITS OF MM
	STUDY RADIUS
	LIMITS OF FLEX
	PASSIVE ACTIVITY/STORMWATER

CONTACT INFORMATION

AGENT:	OWNER:	ENGINEER:
JOHNSON POPE BOKER RUPPEL & BURNS, LLP 400 N ASHLEY DRIVE, #3100 TAMPA, FL 33602 OFFICE: (813) 225-2500 FAX: (813) 223-7118	SAN1102 LLC 5506 BRANCH OAK PL LITHIA, FL 33547	MCNEAL ENGINEERING, INC. 15957 N. FLORIDA AVE. LUTZ, FL 33549 OFFICE: (813) 968-1081 FAX: (813) 961-5839

NO. REVISION & DATE

PROJECT: NOORANI MEDICAL PARK
11004 BLOOMINGDALE AVE
RIVERVIEW, FLORIDA 33578

PREPARED FOR: SAN1102, LLC

SHEET TITLE: GENERAL SITE PLAN

MCNEAL ENGINEERING, INC.
15957 N. FLORIDA AVE, LUTZ, FL 33549
PH. (813) 968-1081 FAX (813) 961-5839
CERTIFICATE OF AUTHORIZATION #28975

JOB NO.	25-106
ACAD FILE:	GSP
DRAWN BY:	MF
CHK'D BY:	CM
DATE:	25.12.05
SHEET NO.	1 of 1

THE DESIGNS AND DRAWINGS CONTAINED HEREON ARE THE COPYRIGHTED PROPERTY OF MCNEAL ENGINEERING, INC., AND SHOULD NOT BE DUPLICATED WITHOUT WRITTEN CONSENT OF THE ENGINEER.

COMMISSION

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

DIRECTORS

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

AGENCY COMMENT SHEET

REZONING	
HEARING DATE: 3/23/2026 **PETITION NO.:** 26-0335 **EPC REVIEWER:** Melissa Yañez **CONTACT INFORMATION:** (813) 627-2600 x 1360 **EMAIL:** yanezm@epchc.org	**COMMENT DATE:** 1/7/2026 **PROPERTY ADDRESS:** 11004 Bloomingdale Ave, Riverview, FL 33578 **FOLIO #:** 0738330000 **STR: 05**-30S-20E
REQUESTED ZONING: Major Mod to PD	

FINDINGS	
WETLANDS PRESENT	NO
SITE INSPECTION DATE	NA
WETLAND LINE VALIDITY	NA
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Desktop Review – Aerials, soil survey and EPC file search

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/ within the proposed construction boundaries.

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.

My/cb
ec: development@jpfirm.com

Hillsborough County Florida
Development Services

AGENCY REVIEW COMMENT SHEET

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

TO:	Zoning Review, Development Services	**DATE:**	03/11/2026
REVIEWER:	Ron Barnes, Impact & Mobility Fee Coordinator		
APPLICANT:	Mark Bentley, Esq B.C.S. AICP	**PETITION NO:**	26-0335
LOCATION:	11004 Bloomingdale Ave		
FOLIO NO:	73833.0000		

Estimated Fees:

Medical Office (10,000 s.f. or less)
(Per 1,000 s.f.)
Mobility: $21,860
Fire: $158

Medical Office (greater than 10,000 s.f.)
(Per 1,000 s.f.)
Mobility: $31,459
Fire: $158

Single Tenant Office
(Per 1,000 s.f.)
Mobility: $10,005
Fire: $158

General Office
(Per 1,000 s.f.)
Mobility: $8,336
Fire: $158

Project Summary/Description:

Urban Mobility, Central Fire - Medical and Professional Services Offices - *potential credit for existing structure/use on site*

WATER RESOURCE SERVICES
REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER

PETITION NO.: MM 26-0335 **REVIEWED BY:** Clay Walker, E.I. **DATE:** 3/10/2026

FOLIO NO.: 73833.0000

WATER

☐ The property lies within the _____ Water Service Area. The applicant should contact the provider to determine the availability of water service.

☒ A 12 inch water main exists ☐ (approximately __ feet from the site), ☒ (adjacent to the site), and is located south of the subject property within the north Right-of-Way of Bloomingdale Avenue . This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.

☐ Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

WASTEWATER

☐ The property lies within the _____ Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.

☒ A 20 inch wastewater forcemain exists ☐ (approximately ____ feet from the project site), ☒ (adjacent to the site) and is located south of the subject property within the south Right-of-Way of Bloomingdale Avenue . This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.

☐ Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

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

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management **DATE:** 02-16-2026

REVIEWER: **Sherri Wilson, Conservation and Environmental Lands Management**

APPLICANT: Mark Bentley **PETITION NO:** 26-0335

LOCATION: 11004 Bloomingdale Ave, Riverview, FL 33578

FOLIO NO: 73833.0000 **SEC:** 5 **TWN:** 30 **RNG:** 20

☒ This agency has no comments.

☐ This agency has no objection.

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

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

COMMENTS: _____.

AGENCY COMMENT SHEET

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

FROM: **Reviewer**: Andria McMaugh **Date:** 01/07/2026

Agency: Natural Resources **Petition #:** 26-0335

( ) This agency has **no comment**

(X) 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.

Hillsborough County Florida

ENVIRONMENTAL SERVICES DIVISION
PO Box 1110
Tampa, FL 33601-1110

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:**	12/17/2025
REVIEWER:	Kim Cruz, Environmental Supervisor	**REVIEW DATE:**	12/31/2025
PROPERTY OWNER:	San1102 LLC	**PID:**	26-0335
APPLICANT:	Mark Bentley, Esq., B.C.S., AICP		
LOCATION:	11004 Bloomingdale Ave. Riverview, FL 33578		
FOLIO NO.:	73833.0000		

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.

VERBATIM TRANSCRIPT

HILLSBOROUGH COUNTY, FLORIDA

BOARD OF COUNTY COMMISSIONERS

IN RE:

ZONING HEARING MASTER MEETING

ZONING HEARING MASTER MEETING

TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE:	Steve Luce Zoning Hearing Master
DATE:	03/23/2026
TIME:	Commencing at 6:00 p.m.
TIME:	Concluded at 10:05 p.m.
LOCATION:	Hillsborough County BOCC Development Services Department 601 East Kennedy Boulevard Second Floor Tampa, Florida 33602

Reported by:

Kate Khvostova

MS. HEINRICH: Our next application is Item D.10. Major Mod 26-0335. The applicant is requesting a modification of PD 23-0257. Tim Lampkin with Development Services will provide the staff findings, after the applicant's presentation.

HEARING OFFICER: Okay. Applicant, please.

MR. MANASSE: My apologies. I thought there was one before us.

HEARING OFFICER: There was, but it got continued.

MR. MANASSE: Gotcha, gotcha.

Good evening. Ryan Manasse, with Johnson Pope, Director of Planning. Thank you for having us here tonight.

HEARING OFFICER: Yeah.

MR. MANASSE: I'll go over this presentation. You should be able to see it on screen. Let's see, my address is 400 North Ashley Drive, Suite 3100, Tampa, Florida. And again, we're here tonight to present on the request for major modification to an existing planned development, generally located at the northwest corner of Bloomingdale Avenue and Providence Road.

The request replaces a previously approved 100-bed residential facility with office uses limited to 19,300 square feet, for 35 feet in height. The site is surrounded by a mix of residential, commercial, and multi-family uses, making it a natural transition point between intensities.

The SMU-6 category specifically contemplates office and commercial uses. The proposed FAR of 0.18 is well below the maximum allowed, which is at .25.

You'll see on the screen the goals, objectives, and policies with which our application is consistent with. That's also outlined in the Planning Commission Staff Report.

Now, the site plan zoomed out is on the left, and then zoomed in a little bit for your review on the right. It provides flexibility for development, while maintaining substantial setbacks and buffering on all sides. The red outline represents the property boundary, and the lightly shaded orange area represents the buildable envelope, obviously portions of which will ultimately be utilized for site circulation and parking.

The project exceeds typical setback requirements, especially to the north, providing enhanced separation from nearby residential uses. You'll see those setbacks to the north being 95, the south being 60, and the east and west being 20. And again, our height is to that of a residential character of 35 feet.

The site is well-connected with multiple proposed access points, shown with the green arrows, which include a shared connection to Bloomingdale Avenue and direct access to Calvin George Place, allowing for efficient circulation.

Now, the surrounding area already includes higher

intensity commercial developments, including a four-story multi-family project, and that's to the west. And then the commercial uses are more to the south, making this proposed office use compatible and comparable with the existing built environment.

Regarding the height and buffer, we are seeking a modified 2:1 setback ratio. Again, we're limiting the project to 35 feet in height, which is reminiscent of the RSC-4 zoning district, which is to our north. Also, this request we feel is appropriate, because the adjacent PD to our west allows for a height up to 55 feet. And they're not held up to the 2:1 ratio, I don't believe.

Strict application of the standard in this case would be unnecessary and inconsistent with the surrounding development pattern. Additionally, staff has found the request to be supportable.

Now, regarding the variations, we have two variations requested. Variation 1 for the west buffer, and that's the 20-foot type E and what we're requesting is a 5-foot type A. This variation is justified by the significant separation between structures, over 120 feet, and the reduced building height, compared to the adjacent development. Compatibility is achieved through real separation in design, not simply the buffer width, meeting all variations criteria.

Now, variation 2 is to that east buffer, and that's a 20-foot type B to a 10-foot type B. Also, additionally to the southern portion there, that's where our request for a five-foot type A, and that's because it's adjacent to the access to that Walgreens to that southeast corner, as well as our internal circulation. And this variation is limited in scope and necessary to accommodate access and parking, while maintaining the compatibility.

Even with the variations, substantial separation and buffer remain, ensuring no adverse impacts to adjacent residential properties. And what I did on this slide, and I didn't show you on the previous one, but I'll do it, is the blue arrow shows you that distance separation that I've referenced between property line and the actual building on that left-hand side, and then again over here to that, on the east-hand side, and that's actually to a garage structure. So there's a significant distance to the nearest homes.

Both Planning Commission and County staff find the request consistent and approvable, including the requested variations. The project is subject to the standard zoning conditions, including buffering and access requirements and compliance with all codes.

And in conclusion, this request represents a thoughtful and appropriate redevelopment of the site, and replaces a previously approved 100-bed residential facility

with office use that is consistent with SMU-6 future land use designation, and well below the maximum allowable intensity.

The project has been carefully designed to ensure compatibility with the surrounding uses, and provide significant setbacks and building separation, ranging from approximately 95 feet to over 140 feet, which exceeds what is typically required under the Land Development Code.

The requested variations are limited, fully justified, and meet all required criteria. As staff noted in the report, compatibility is achieved through building placement, height, and separation, rather than strict adherence to the buffer width alone.

From a transportation standpoint, the project maintains a previously-approved access configuration, with an approvable administrative variance and the necessary improvements to be addressed during site plan review.

Finally, both Planning Commission and County staff have reviewed the request and found it consistent and approvable. And just for the record, we did reach a neighbor to the northwest of our property on the north side, on the east, reached out to us Sunday with an email, asking about what we were proposing. We provided the detail that we were doing a major modification to this use, to which I got the response, "Thank you so much. I really appreciate you taking the time." Were very pleased, and I'll turn that email in to

the record as well.

But with that, I do have my team here with me. Chris McNeil with McNeil Engineering, if there's any technical questions or transportation questions. Other than that, I'd be happy to answer any questions, should you have any.

HEARING OFFICER: No, I'm good. Thank you, sir.

MR. MANASSE: Yes, sir.

HEARING OFFICER: All right. Development Services staff?

MR. LAMPKIN: Good evening. Tim Lampkin, Development Services.

So the application that they're asking, it's proposing a major modification. Currently, it's approved for a community residential home type C with 100 beds. And the applicant does not propose to bring that option forward.

Instead, they're proposing to have a health practitioner's office and professional services. The site's located on north of Bloomingdale Avenue and west of Providence Road. They did, in the request, provide justification for relief from the additional 2:1 setback. And they did request that relief with the previous application.

They're requesting a couple variations that they went over. I can go over those, if you like again. The

variations are to the buffering and the screening. Number 1 is to reduce the 20-foot-wide type B buffer and screening required adjacent to the specific folio. On the west property boundary, it's a five-foot buffer with type A screening. They also proposed to reduce the 20-foot-width type B required along the eastern property boundary to a 10-foot with type B, and then there's a small area that they're proposing a 5-foot type A buffer for 19 linear feet. And the applicant did submit justification with their application. A 20-foot buffer with type B is required on the north side of the property boundary. The applicant is proposing a 95-foot setback and proposing that boundary.

The applicant has not requested any other variations of the land development code. And based upon the above, the staff finds the request approvable, unless you have any questions.

HEARING OFFICER: No questions. Thank you.

MR. LAMPKIN: Thank you.

HEARING OFFICER: Planning Commission staff?

MR. ROYAL: Tyrek Royal, Planning Commission staff. The site is designated as suburban mixed use-6, which is a mix of properties of residential, office, commercial, light industrial uses and suburban intensities.

The proposed office use is consistent with allowable uses and intensity thresholds of the SMU-6

category, with the proposed square footage well below the maximum allowable floor area ratio, and such the request is consistent with FLU Goal 2 and Objective 2.1 regarding land uses and development intensity.

FLU Objective 3.1 and Policy 3.1.3 require new development to be sensitive to the surrounding land uses. The immediate area reflects a strong mixed-use pattern, including retail, office, residential, and institutional uses, such as major commercial centers, gas stations, and neighborhood-serving businesses along Bloomingdale Avenue. Residential uses exist in the north and east, with already integrated with nearby commercial and institutional development.

Given this established transition between residential and commercial uses, the proposed office development is consistent with the surrounding development pattern, it does not introduce a use that is out of character for the corridor.

Overall, staff finds the proposed major modifications consistent with the SMU-6 future land use category, and maintains compatibility with the surrounding development pattern, and meets the intent of the Brandon Community Plan. Therefore, the request is consistent with the goals, objectives, and policies of the comprehensive plan. Thank you.

HEARING OFFICER: At this point in time, is there anyone in the audience that wishes to speak in support of the application? I see no one responding.

Anyone in the audience wish to speak in opposition to the application? I see no one responding.

Staff, anything further?

MS. HEINRICH: No, sir.

HEARING OFFICER: Okay. Applicant, an opportunity for rebuttal.

MR. MANASSE: Ryan Manasse No, sir.

HEARING OFFICER: All right. Very good.

And with that, that concludes this application.

Ms. Heinrich, we're ready for the next item.

EXHIBITS SUBMITTED

DURING THE ZHM HEARING

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO PAGE 1 OF 7

DATE/TIME: 3-23-26 6pm HEARING MASTER: Steve Luce

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

APPLICATION #	PLEASE PRINT
MM 26-0015	NAME Isabelle Albert MAILING ADDRESS 1000 N. Ashley Dr #900 CITY Tampa STATE FL ZIP 33602 PHONE 813 331.0976
APPLICATION # RZ 25-0270 RZ26-0283	NAME Todd Pressman MAILING ADDRESS 200 2nd Ave S. #451 CITY St Pete STATE FL ZIP 337 PHONE 727- 804- 1760
APPLICATION # RZ 25-1338	NAME SYED ALI MAILING ADDRESS 602 OCONEE AVE CITY TAMPA STATE FL ZIP 33606 PHONE 8132608502
APPLICATION # RZ 26-0359	NAME Matthew Spec MAILING ADDRESS 311 W palm ave APT 923 tampa FL 33602 CITY Tampa STATE fl ZIP 33602 PHONE 321-754-7550
APPLICATION # RZ 26-0359	NAME Bobby Shiver MAILING ADDRESS 2101 Fairfield Ave CITY Brandon STATE FL ZIP 3351 PHONE 813 594 8248
APPLICATION # RZ 26-0457	NAME DON THOMPSON MAILING ADDRESS 10829 Alowyn Rd. CITY LITHIA STATE FL. ZIP 33547 PHONE 813 220.0946

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO PAGE 2 OF 7

DATE/TIME: 3-23-26 6pm HEARING MASTER: Steve Luce

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

APPLICATION #	PLEASE PRINT
RZ 26-0468	NAME ART GILLETTE MAILING ADDRESS 10910 BALM RIVERVIEW RD. CITY RIVERVIEW STATE FL. ZIP 33569 PHONE 813 441-9591
RZ 25-0882	NAME DAVID WRIGHT MAILING ADDRESS 8956 WESTERLAND DR. CITY LAND O LAKES STATE FL ZIP 34637 PHONE 813-230-7473
RZ 25-0939	NAME Todd Twesme MAILING ADDRESS 200 2nd Ave S #45 CITY St Pete STATE FL ZIP 337 PHONE 727 894 1760
RZ 25-1386	NAME Isabelle Albert MAILING ADDRESS 1000 N. Ashley Dr #900 CITY Tampa STATE FL ZIP 33602 PHONE 813 331 0976
RZ 25-1386	NAME William J Molloy MAILING ADDRESS 315 S Hyde CITY Tampa STATE FL ZIP PHONE 326
RZ 25-1386	NAME MICHAEL YATES MAILING ADDRESS PALM TRAFFIC 4006 S MACDILL AVE CITY TAMPA STATE FL ZIP 33611 PHONE 8132058057

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO PAGE 3 OF 7

DATE/TIME: 3-23-26 6pm HEARING MASTER: Steve Luce

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

APPLICATION #	PLEASE PRINT
RZ 25-1387	NAME GERRY DEDONBACH MAILING ADDRESS 11601 Research Drive CITY Alachua STATE FL ZIP 32615 PHONE 352 331.1976
APPLICATION #	PLEASE PRINT
RZ 26-0070	NAME Jake Cremer MAILING ADDRESS 2002 W Cleveland St #203 CITY Tampa STATE FL ZIP 33606 PHONE 813-419-3914
APPLICATION #	PLEASE PRINT
RZ 26-0070	NAME MICHAEL YATES MAILING ADDRESS PALM TRAFFIC 4006 S MACDILL AVE CITY TAMPA STATE FL ZIP 33611 PHONE 8132058057
APPLICATION #	PLEASE PRINT
RZ 26-0070	NAME Cynthia Spell MAILING ADDRESS 2002 W. Cleveland St. CITY Tampa STATE FL ZIP PHONE 8134193914
APPLICATION #	PLEASE PRINT
RZ 26-0070	NAME Rodney Smith MAILING ADDRESS 10016 Ohio Ave CITY Thonotosassa STATE FL ZIP 33592 PHONE 813 984-5048
APPLICATION #	PLEASE PRINT
RZ 26-0070	NAME Ray Foster MAILING ADDRESS 10724 Williams Rd CITY Thonotosassa STATE FL ZIP 33592 PHONE 813-763-3990

SIGN-IN SHEET: RFR, (ZHM) PHM, LUHO PAGE 4 OF 7

DATE/TIME: 3-23-26 6pm HEARING MASTER: Steve Luce

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

APPLICATION #	PLEASE PRINT
RZ 26-0213	NAME Michael Brooks MAILING ADDRESS 400 N Tampa FL Ste 1910 CITY Tampa STATE FL ZIP 33602 PHONE
RZ 26-0213	NAME Isabelle Albert MAILING ADDRESS 1000 N. Ashley Dr # 900 CITY Tampa STATE FL ZIP 33602 PHONE 813 331 0976
RZ 26-0213	NAME MICHAEL YATES MAILING ADDRESS PALM TRAFFIC 4006 S. MACDILL AVE CITY TAMPA STATE FL ZIP 33611 PHONE 8132058057
RZ 26-0213	NAME JUAN MANUD MAILING ADDRESS 17403 Chelsea Downs Cir CITY Lithia STATE fl ZIP 33547 PHONE 760 409 5170
RZ 26-0213	NAME Travis Baumgardner MAILING ADDRESS 10139 Bryant Rd CITY Lithia STATE FL ZIP 33547 PHONE 813-766 0619
RZ 26-0213	NAME Brendan McAfferty MAILING ADDRESS 6620 Fishhawk Crossing Blvd CITY Lithia STATE FL ZIP 33547 PHONE 813-785-7040

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO PAGE 5 OF 7

DATE/TIME: 3-23-26 6pm HEARING MASTER: Steve Luce

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

APPLICATION #	PLEASE PRINT
RZ 26-0213	NAME Ashani Fairclough MAILING ADDRESS 731 Kensington Lake Cir CITY Riverview STATE FL ZIP 33511 PHONE 813 466 5294
RZ 26-0213	NAME Rashah Davis MAILING ADDRESS 5402 Osprey Ridge Dr CITY Lithia STATE FL ZIP 33547 PHONE 352-213-1145
RZ 26-0213	NAME William Kent Irby MAILING ADDRESS 13222 Lithia Pinecrest Road CITY Thonotosassa STATE FL ZIP [illegible] PHONE 813-503-[illegible]
RZ 26-0213	NAME Eric W. Smith MAILING ADDRESS 617 W. Lumsden Rd. CITY Brandon STATE FL ZIP 33511 PHONE 813 662 7429
RZ 26-0213	NAME Katherine Wiggins MAILING ADDRESS 18808 Boyette Rd CITY Lithia STATE FL ZIP 33547 PHONE 813-546-7137
RZ 26-0213	NAME David Secret MAILING ADDRESS 18920 Boyette Rd CITY Lithia STATE FL ZIP 33547 PHONE 813 685-8448

SIGN-IN SHEET: RFR, (ZHM), PHM, LUHO PAGE 6 OF 7

DATE/TIME: 3-23-26 6pm HEARING MASTER: Steve Luce

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

APPLICATION #	PLEASE PRINT
RZ 26-0213	NAME Lavonne Kendrick MAILING ADDRESS 18833 Bouette Rd CITY Lithia STATE FL ZIP 33547 PHONE 813-298-3421
RZ 26-0213	NAME Gary Taylor MAILING ADDRESS 10005 Bryant Rd CITY Lithia STATE FL ZIP [illegible] PHONE 813 [illegible]
RZ 26-0214	NAME Kami Corbett MAILING ADDRESS 101 E Kennedy Blvd Ste 3700 CITY TAMPA STATE FL ZIP 33602 PHONE 813-227-8422
MM 26-0335	NAME RYAN MANASSE MAILING ADDRESS 400 N. ASHLEY DR. STE. 3100 CITY TAMPA STATE FL ZIP 33602 PHONE 813-225-2500
MM 26-0346	NAME Isabelle Albert MAILING ADDRESS 10900 Ashley Dr #900 CITY Tampa STATE FL ZIP 33602 PHONE 813 331 0976
MM 26-0346	NAME William Molloy MAILING ADDRESS 325 S Blvd CITY Tampa STATE FL ZIP [illegible] PHONE 813 [illegible]

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO PAGE 7 OF 7

DATE/TIME: 3-23-26 6pm HEARING MASTER: Steve Luce

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

APPLICATION #	PLEASE PRINT
15 MM 26-0346	NAME David Lopez MAILING ADDRESS 201 E. Kennedy Blvd CITY Tampa STATE FL ZIP 33602 PHONE
15 MM 26-0346	NAME Shameyah Francis MAILING ADDRESS 9501 Tocobaga Place CITY Riverview STATE FL ZIP 33578 PHONE
VS MM 26-0346	NAME Edwin Gaines JR MAILING ADDRESS 9517 Tocobaga Place CITY Riverview STATE FL ZIP 33578 PHONE
VS MM 26-0346	NAME Dr Laura Hauser MAILING ADDRESS 9515 Tocobaga Place CITY Riverview STATE FL ZIP 33578 PHONE
MM 26-0346	NAME MICHAEL YATES MAILING ADDRESS PALM TRAFFIC 4006 S. MACDILL AVE CITY TAMPA STATE FL ZIP 33611 PHONE 8132058057
	NAME MAILING ADDRESS CITY STATE ZIP PHONE

HEARING TYPE: ZHM, PHM, VRH, LUHO **DATE:** 3/23/2026

HEARING MASTER: Steve Luce **PAGE:** 1 of 1

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
RZ 25-0882	David Wright	1. Applicant Presentation Packet	No
RZ 25-0939	Todd Pressman	1. Applicant Presentation Packet - Thumb drive	No
RZ 25-1386	Isabelle Albert	1. Applicant Presentation Packet - Thumb drive	No
RZ 25-1386	Ashley Rome	1. Revised Staff Report	Yes (Copy)
RZ 25-1387	Gerry Dedenbach	1. Applicant Presentation Packet - Thumb drive	No
RZ26-0213	Isabelle Albert	1. Applicant Presentation Packet - Thumb drive	No
RZ 26-0213	Eric Smith	2. Opposition Presentation Packet - Thumb drive	No
RZ 26-0214	Kami Corbett	1. Applicant Presentation Packet - Thumb drive	No
MM 26-0335	Ryan Manasse	1. Applicant Presentation Packet - Thumb drive	No
MM 26-0335	Ashley Rome	2. Revised Staff Report	Yes (Copy)
MM 26-0346	Isabelle Albert	1. Applicant Presentation Packet - Thumb drive	No

MARCH 23, 2026 – ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, March 23, 2026, at 6:00 p.m., in the Boardroom, Frederick B. Karl County Center, Tampa, Florida, and held virtually.

Steve Luce, ZHM, called the meeting to order at 6:00 p.m. and led in the pledge of allegiance to the flag.

A. WITHDRAWALS AND CONTINUANCES

Michelle Heinrich, Development Services (DS), introduced staff and reviewed the changes/withdrawals/continuances.

Steve Luce, ZHM, overview of ZHM process.

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

Steve Luce, ZHM, Oath.

B. REMANDS

B.1. RZ 25-1338

Michelle Heinrich, DS, called RZ 25-1338.

Testimony provided.

Steve Luce, ZHM, closed RZ 25-1338.

C. REZONING STANDARD (RZ-STD):

C.1. RZ 26-0359

Michelle Heinrich, DS, called RZ 26-0359.

Testimony provided.

Steve Luce, ZHM, closed RZ 26-0359.

C.2. RZ 26-0457

Michelle Heinrich, DS, called RZ 26-0457.

Testimony provided.

Steve Luce, ZHM, closed RZ 26-0457.

C.3. RZ 26-0468

- Michelle Heinrich, DS, called RZ 26-0468.
- Testimony provided.
- Steve Luce, ZHM, closed RZ 26-0468.

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

D.1. RZ 25-0882

- Michelle Heinrich, DS, called RZ 25-0882.
- Testimony provided.
- Steve Luce, ZHM, closed RZ 25-0882.

D.2. RZ 25-0939

- Michelle Heinrich, DS, called RZ 25-0939.
- Testimony provided.
- Steve Luce, ZHM, closed RZ 25-0939.

D.3. MM 25-1239

- Michelle Heinrich, DS, announced application MM 25-1239 was withdrawn.

D.4. RZ 25-1386

- Michelle Heinrich, DS, called RZ 25-1386.
- Testimony provided.
- Steve Luce, ZHM, closed RZ 25-1386.

D.5. RZ 25-1387

- Michelle Heinrich, DS, called RZ 25-1387.
- Testimony provided.
- Steve Luce, ZHM, closed RZ 25-1387.

D.6. RZ 26-0070

- Michelle Heinrich, DS, called RZ 26-0070.
- Testimony provided.
- Steve Luce, ZHM, closed RZ 26-0070.

D.7. RZ 26-0213

- Michelle Heinrich, DS, called RZ 26-0213.
- Testimony provided.
- Steve Luce, ZHM, closed RZ 26-0213.

D.8. RZ 26-0214

- Michelle Heinrich, DS, called RZ 26-0214.
- Testimony provided.
- Steve Luce, ZHM, closed RZ 26-0214.

D.9. MM 26-0215

- Michelle Heinrich, DS, called MM 26-0215.
- Testimony provided.
- Steve Luce, ZHM, continued MM 26-0215 to April 27, 2026, ZHM hearing.

D.10. MM 26-0335

- Michelle Heinrich, DS, called MM 26-0335.
- Testimony provided.
- Steve Luce, ZHM, closed MM 26-0335.

D.11. MM 26-0346

- Michelle Heinrich, DS, called MM 26-0346.
- Testimony provided.

- Steve Luce, ZHM, closed MM 26-0346.

D.12. RZ 26-0349

- Michelle Heinrich, DS, RZ 26-0349 continued to April 27, 2026, ZHM hearing.

E. ZHM SPECIAL USE – **None.**

ADJOURNMENT

- Steve Luce, ZHM, adjourned the meeting at 10:05 p.m.

Application No. MM 26-0335
Name: Ryan Manasse
Entered at Public Hearing: ZHM
Exhibit # 1
Date: 03/23/2026

MM 26-0335

11004 Bloomingdale Avenue

Mark S. Bentley, Esq., B.C.S., AICP

Ryan Manasse, Director of Planning

Request Overview

Existing: 100-bed Community Residential Home

Proposed: Health Practitioners Office and Professional Services (business office and medical office type uses)

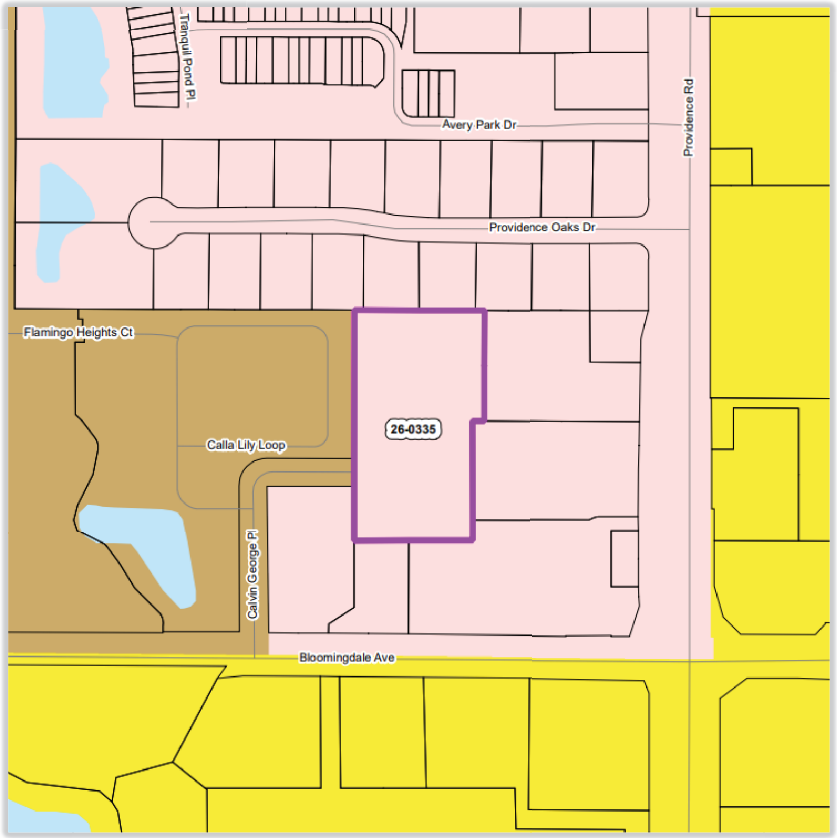
Location & Context

- North: RSC-4 (single-family)
- South: BPO / Commercial
- East: ASC-1 + single-family
- West: PD multifamily

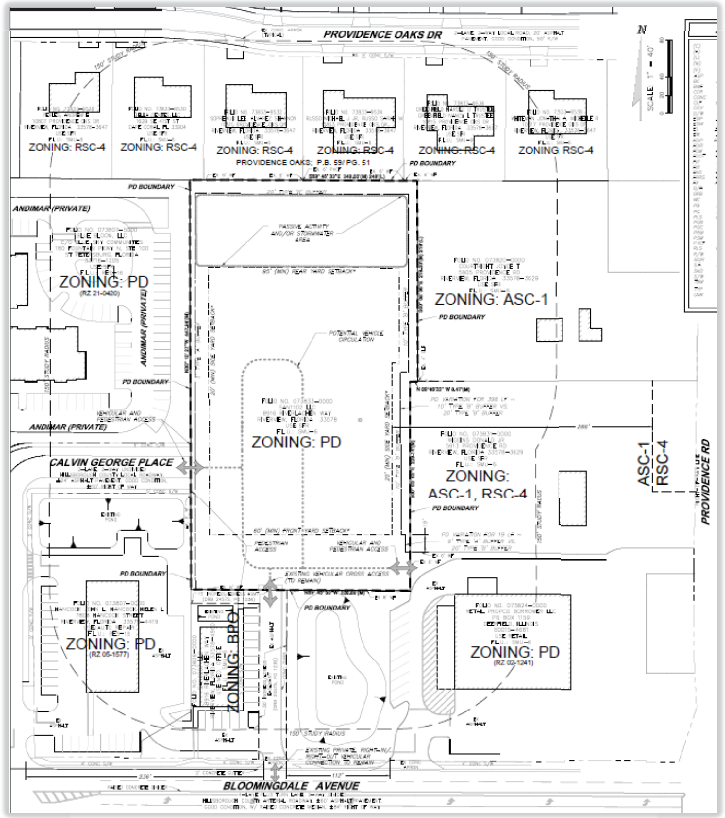


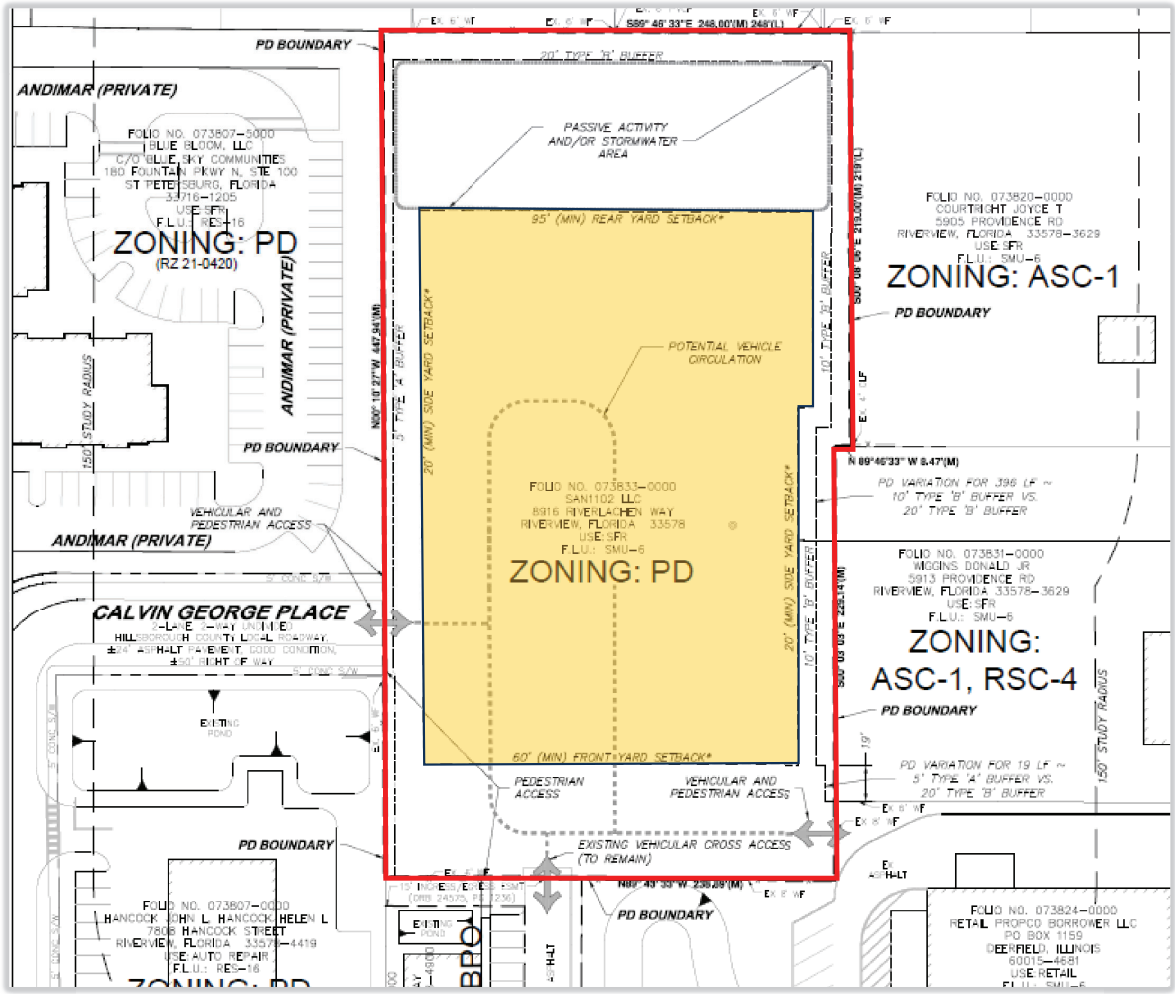
Future Land Use

- SMU-6
- Allows office, commercial, mixed-use
- Max FAR: 0.25
- The application is consistent with the Comprehensive Plan, including the following: Urban Service Area – Objective 1.1; Land Use Categories – Goal 2, Objective 2.1 and Policy 2.1.1, Objective 2.2 and Policy 2.2.1; Compatibility and Community Context – Policy 3.1.3, Objective 3.2 and Policy 3.2.4; Development Regulations – Objective 4.1 and Policies 4.1.1, 4.1.2, and 4.1.6; Neighborhood Protection – Objective 4.4 and Policy 4.4.1; Neighborhood-Serving Uses – Objective 4.7 and Policy 4.7.1; and Brandon Community Plan – Goal 6.



Site Plan Overview





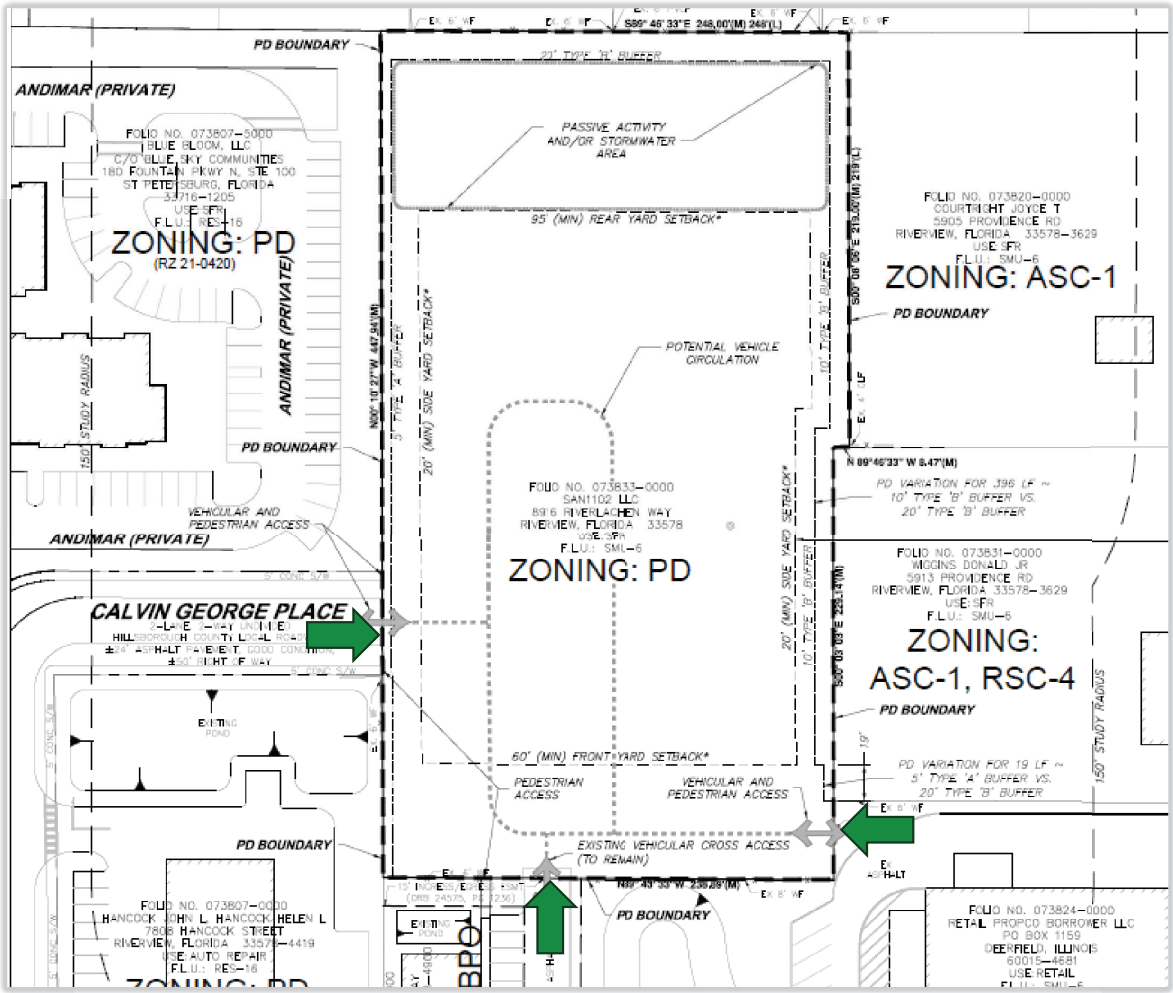
Development Standards

- Max Height: 35 ft
- FAR: 0.18
- Setbacks:
  - North: 95 ft
  - South: 60 ft
  - East/West: 20 ft

SITE DATA TABLE	
Folio #	73833.0000
Existing Zoning	PD 23-0257 (PRS 24-0012)
Existing Use	Single Family Residence
Proposed Zoning	PD 26-0335
Proposed Land Use	Health Practitoner's Office & Professional Services
Community Planning Area	Brandon
Comp Plan Designation (FLU)	SMU-6
Overlay District	N/A
Special Zone (Coastal, Well Head, etc.)	N/A
Parcel Size (SF / AC)	109,067 / 2.5
Building Max. Size (SF)	19,300
Building Max. Height * (FT)	Two-Story / 35' *
Building F.A.R.	0.18
Max. Impervious Area (%)	75%
Natural Water Bodies (SF)	0
Potential Stormwater Area (SF)	17,707
Setbacks	**Required (FT)**
North	95*
East	20*
South	60*
West	20*
* Building setbacks shall not be subject to the 2:1 Additional Setback Requirement	

Access & Connectivity

- Access via Bloomingdale (easement)
- Access via Calvin George Place
- Cross-access to adjacent parcel



Compatibility Overview

- West: 4-story multifamily (55 ft)
- East/North: Single-family
- South: Office/commercial



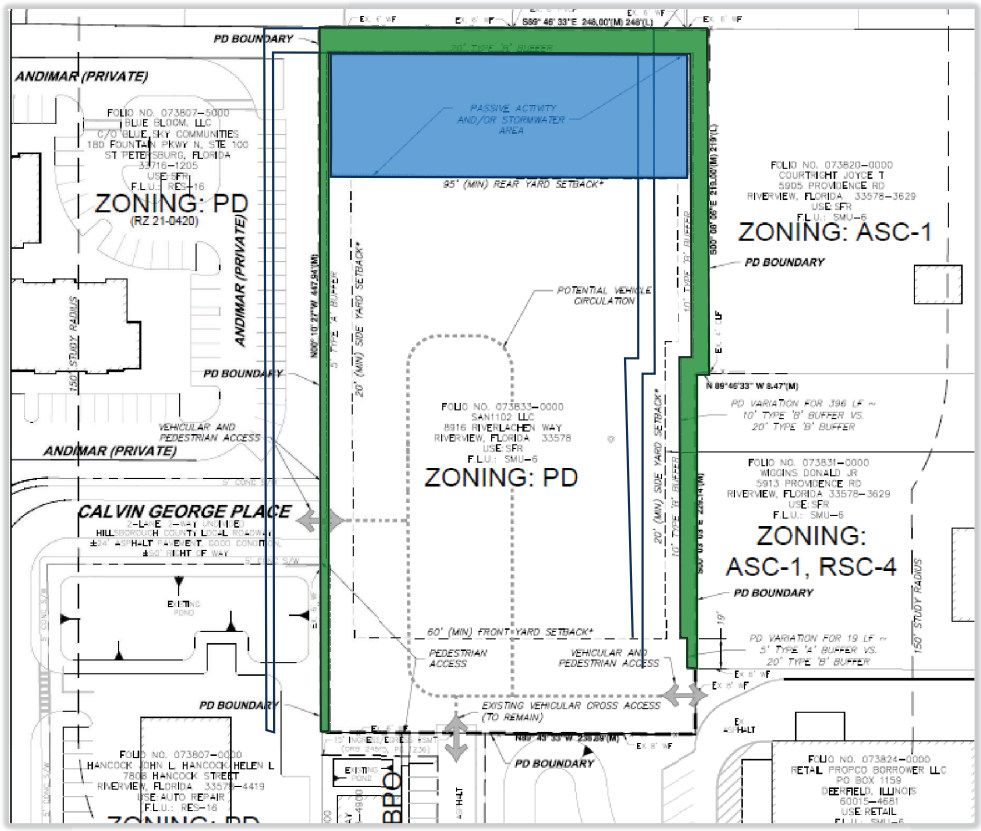






Height & Buffer

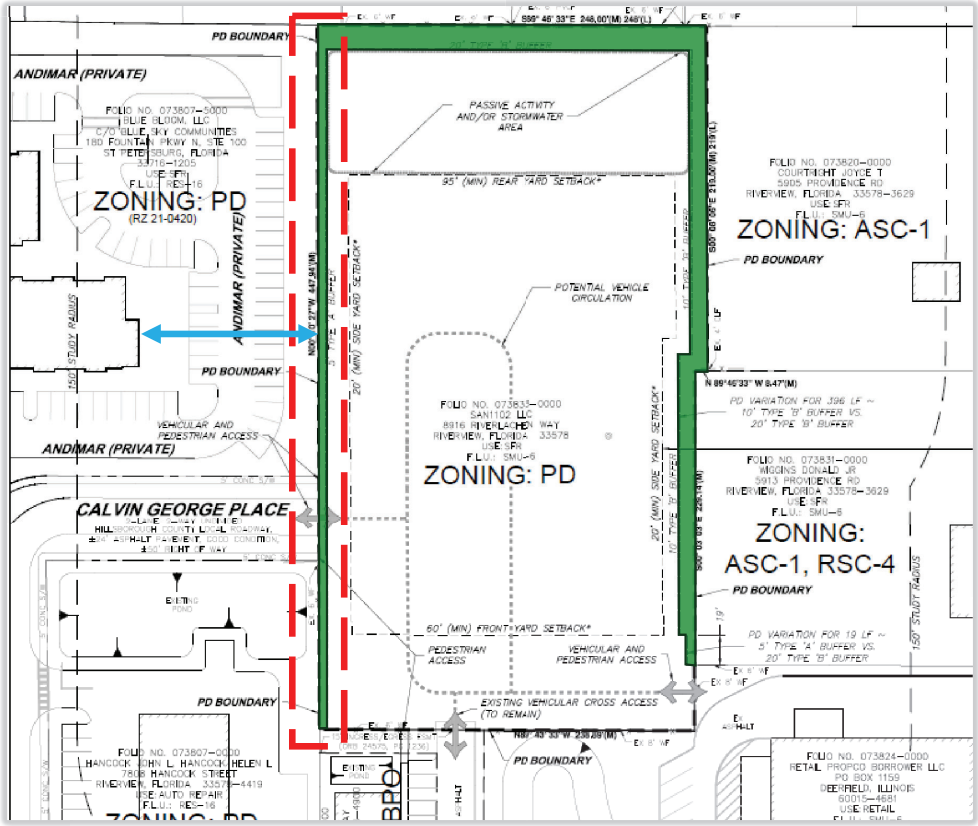
- Seeking to modify the 2:1 setback ratio
- Project limited to 35’ height
- Buffer applies east & west



Variation #1 (West Buffer)

20’ Type B → 5’ Type A

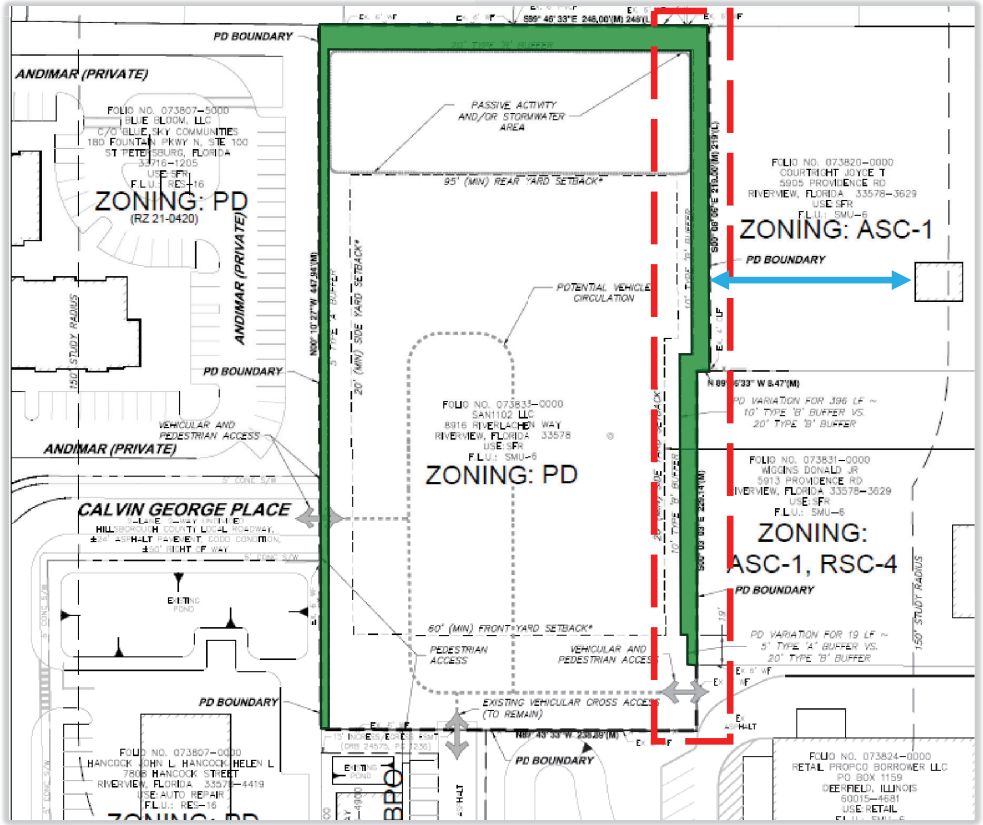
- Adjacent multifamily
- Necessary for site design
- Mitigated by distance + height
- Consistent with LDC intent
- No adverse impacts



Variation #2 (East Buffer)

20’ Type B → 10’ Type B & 5’ Type A (partial)

- 5’ Type A Limited to access area
- 140+ ft to nearest home
- Existing vegetation retained
- Compatible height
- Consistent with LDC intent
- No adverse impacts



Staff Findings

- Planning Commission: Consistent
- Staff: Approvable
- Variations meet criteria

APPLICATION NUMBER:	**PD 26-0335**
ZHM HEARING DATE:	March 23, 2026
BOCC LUM MEETING DATE:	May 12, 2026

Case Reviewer: Tim Lampkin, AICP

A 20-foot-wide buffer with Type "B" is required on the north side of the property boundary which the applicant will provide. The applicant also proposes a 95-foot setback from the single-family homes to the north of the subject property. Additionally, PD 21-0420 (located adjacent along the west boundary of the subject site) requires that the three-story multi-family building be located a minimum of 92 feet from the property boundary with enhanced screening, consisting of an eight-foot-high fence or wall and tree plantings adjacent to the subject site boundary.

The applicant has not requested any variations from the general site development requirements found in Parts 6.05.00, Parking and Loading; nor Part 6.07.00, Fences and Walls. The application shall be required to be in compliance with all other requirements of the Hillsborough County Land Development Code.

The Planning Commission found that the proposed rezoning meets the intent of the Unincorporated Hillsborough County Comprehensive Plan.

5.2 Recommendation
Based on the above considerations, staff finds the request supportable.

Overall, staff finds that the proposed Major Modification is compatible with the existing development pattern found within the surrounding area and supports the goals of the Brandon Community 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 conditions proposed by the Development Services Department.

Conclusion

- Replaces 100-bed residential facility
- Consistent with Comprehensive Plan (SMU-6) - FAR (0.18) well below 0.25 maximum
- Strong Compatibility with Surrounding Uses - Transition between residential and more intense development
- Exceeds Typical Separation & Setbacks - 95 ft to north & 120 – 140 + ft building separations
- Variations Meet All LDC Criteria - Functional, mitigated, and no adverse impacts
- Transportation Reviewed & Conditions Addressed - No changes to access
- Staff & Planning Commission Support Approval

THANK YOU


Providence Oaks Dr
Flamingo Heights Ct
Calla Lily Loop
Calvin George Pl
Providence Rd
Bloomingdale Ave
073820
073831

From: Nancy Greenfield
To: Development
Cc: Mark Bentley; Ryan Manasse
Subject: Re: PD 23-0257 Hearing on Bloomingdale property
Date: Monday, March 23, 2026 4:46:00 PM

Thank you so much. We really appreciate you taking the time to respond. We're very pleased.
Nancy Greenfield MPA
10815 Providence Oaks Drive

Sent from my iPhone

On Mar 23, 2026, at 12:14 PM, Development <development@jpfirm.com> wrote:

Dear Mrs. Greenfield,
Thank you for your inquiry. The Major Modification consist of the change of the approved 100-bed Assisted Living Facility to Professional Office.

Thank you for your consideration.

Sincerely,
Ryan

Ryan Manasse
Director of Development and Planning
813-694-7895 Direct 813-223-7118 Fax
400 N Ashley Drive, Suite 3100, Tampa, FL 33602

Johnson Pope Bokor Ruppel & Burns, LLP

www.jpfirm.com | vCard | email

The information contained in this transmission may be attorney/client privileged and therefore confidential. This information is intended only for the use of the individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, printing or copy of the communication is strictly prohibited. If you receive this transmission in error, or if you are not the individual or entity named above, the receipt of this transmission is not intended to and does not waive any privilege, attorney/client or otherwise. If you have received this communication in error, please notify us by telephone or e-mail. Thank you.

From: Nancy Greenfield <allthingsgranny@yahoo.com>
Sent: Sunday, March 22, 2026 9:43 AM
To: Development <development@jpfirm.com>
Subject: PD 23-0257 Hearing on Bloomingdale property

Caution: The sender name (Nancy Greenfield) is different from their email address (allthingsgranny@yahoo.com), which may indicate an impersonation attempt. Verify the email's authenticity with the sender using your organization's trusted contact list before replying or taking further action.

Good morning. Simple question: What is the proposed "major modification to a Planned Development" at this property at 11004 Bloomingdale Ave, Riverview, FL 33578? Our searches on Optix have been unproductive.
We wish to cooperate, but simply want to know what is changing. Please respond asap before meeting. Thank you.

Nancy Greenfield
10815 Providence Oaks Dr
Riverview, FL 33578
allthingsgranny@yahoo.com
813-205-4966

Rezoning Application:	MM 26-0335
Zoning Hearing Master Date:	March 23, 2026
BOCC Land Use Meeting Date:	May 12, 2026

Hillsborough County Florida
Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Mark Bentley, Esq., B.C.S., AICP

FLU Category: Suburban Mixed Use-6

Service Area: Urban

Site Acreage: +/-2.49 acres

Community Plan Area: Brandon

Overlay: None

Application No. MM 26-0335
Name: Ashley Rome
Entered at Public Hearing: ZHM
Exhibit # 1
Date: 03/23/2026



Introduction Summary:
Planned Development (PD) 23-0257/PRS 24-0012, approved the development of a Community Residential Home, Type "C" with a maximum of 100 beds. The applicant seeks to develop an approximately 2.49-acre consisting of a Health Practitioners Office and Professional Services (business office and medical office type uses) not to exceed a maximum of 19,300 square feet with a building height not to exceed two-stories height or 35 feet.

Existing Approval(s)	Proposed Modification(s)
Community Residential Home, Type "C" with a maximum of 100 beds.	Health Practitioners Office and Professional Services (business office and medical office type uses) not to exceed a maximum of 19,300 square feet.

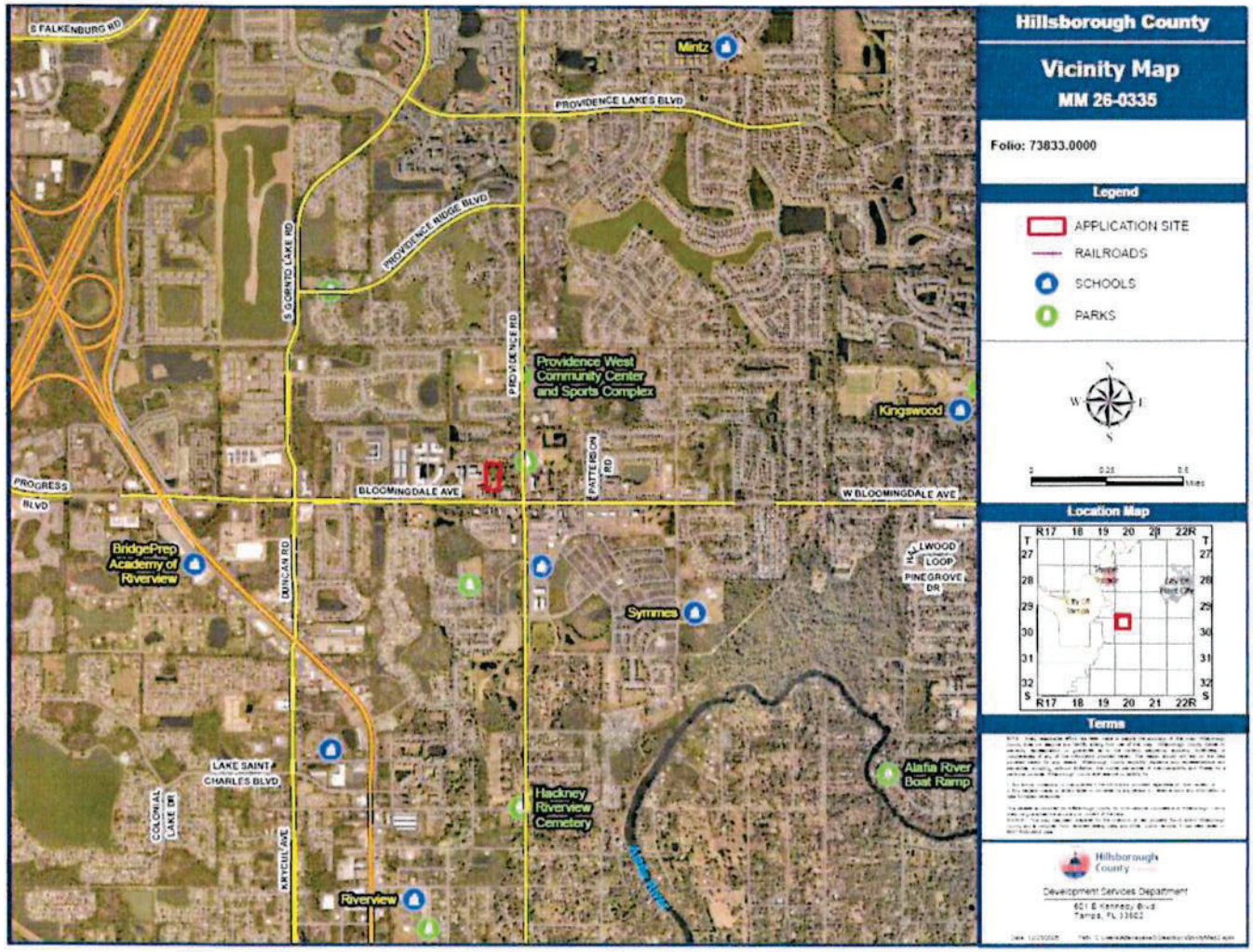
Additional Information:	
PD Variation(s)	LDC Part 6.06.00 (Landscaping/Buffering)
Waiver(s) to the Land Development Code	None.

Planning Commission Recommendation:	Development Services Recommendation:
Consistent	Approvable, subject to conditions.

APPLICATION NUMBER:	PD 26-0335	
ZHM HEARING DATE:	March 23, 2026	
BOCC LUM MEETING DATE:	May 12, 2026	Case Reviewer: Tim Lampkin, AICP

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

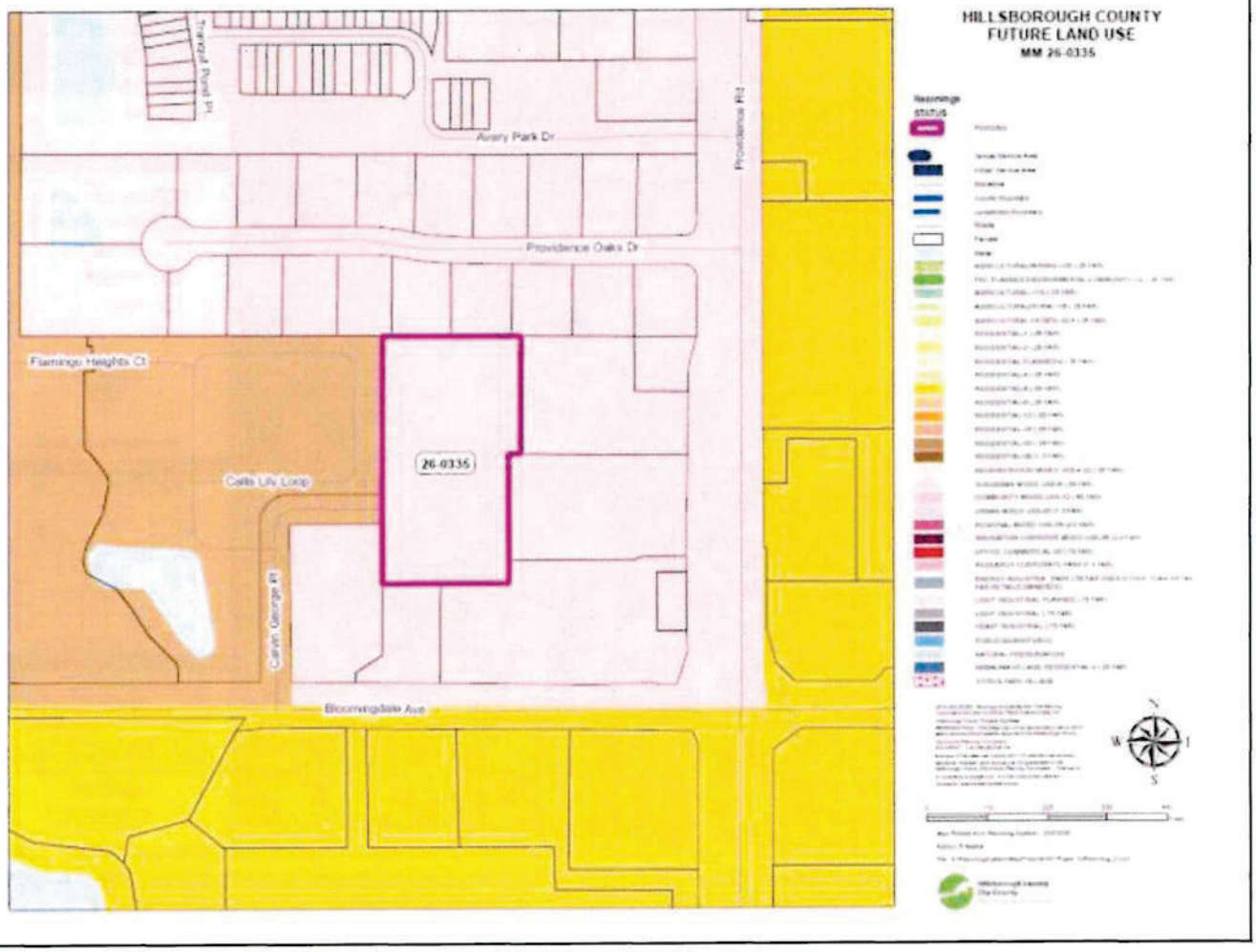


Context of Surrounding Area:

The approximately 2.49 ± acre subject site is located north of Bloomingdale Avenue and west of Providence Road. Residential Single-Family Conventional (RSC-4) is located to the north. Planned Development (PD) zoning is located directly to the west and southeast corner of the subject site. There is Business Professional Office (BPO) located to the south of the subject site. ASC-1 zoning extends to the east with small pockets of RSC-4, RSC-6, and Commercial Neighborhood (CN) zoning along Providence Road.

2.0 LAND USE MAP SET AND SUMMARY DATA

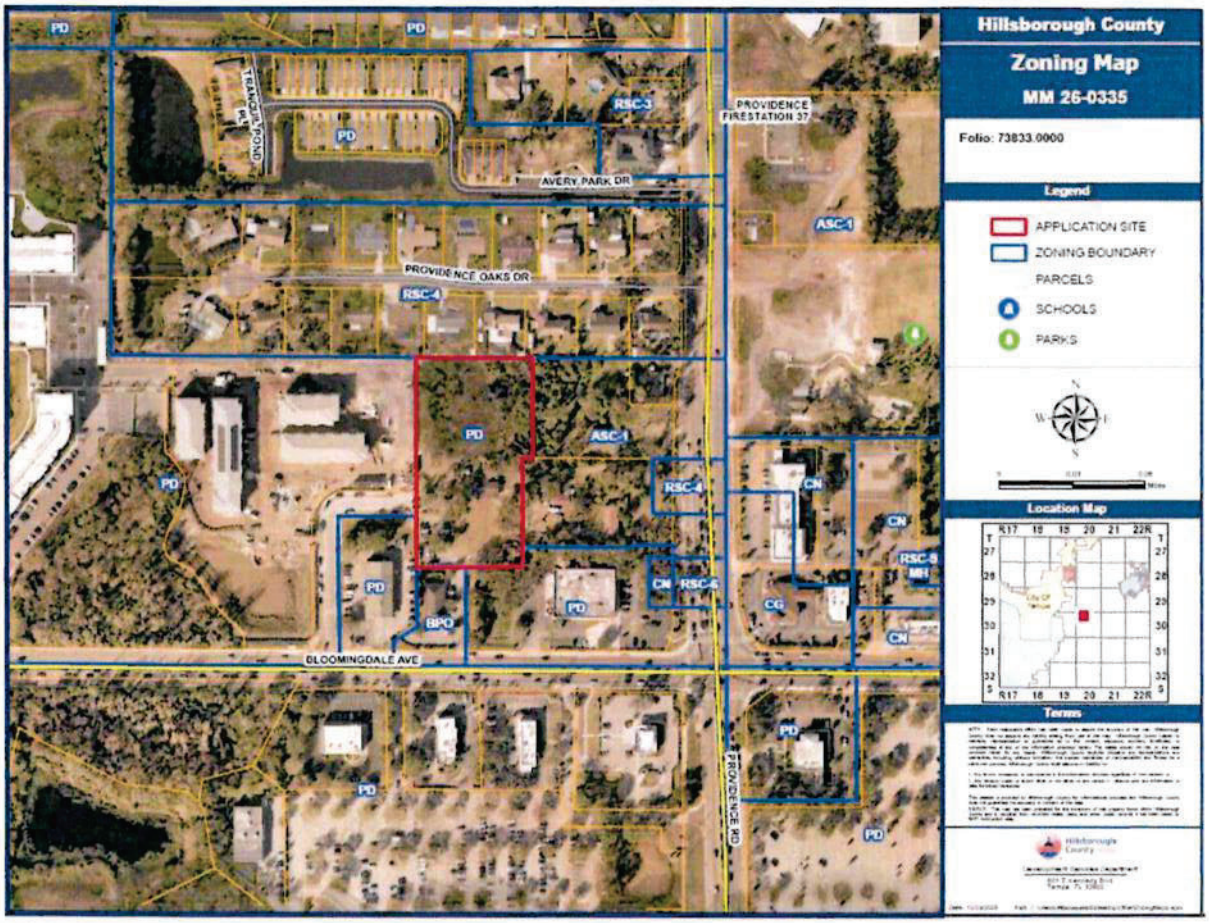
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Suburban Mixed Use-6 (SMU-6)
Maximum Density/F.A.R.:	Max. 6 du per acre / Max. 0.25 FAR
Typical Uses:	Typical uses of SMU-6 include residential, suburban scale neighborhood commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed-use projects at appropriate locations.

2.0 LAND USE MAP SET AND SUMMARY DATA

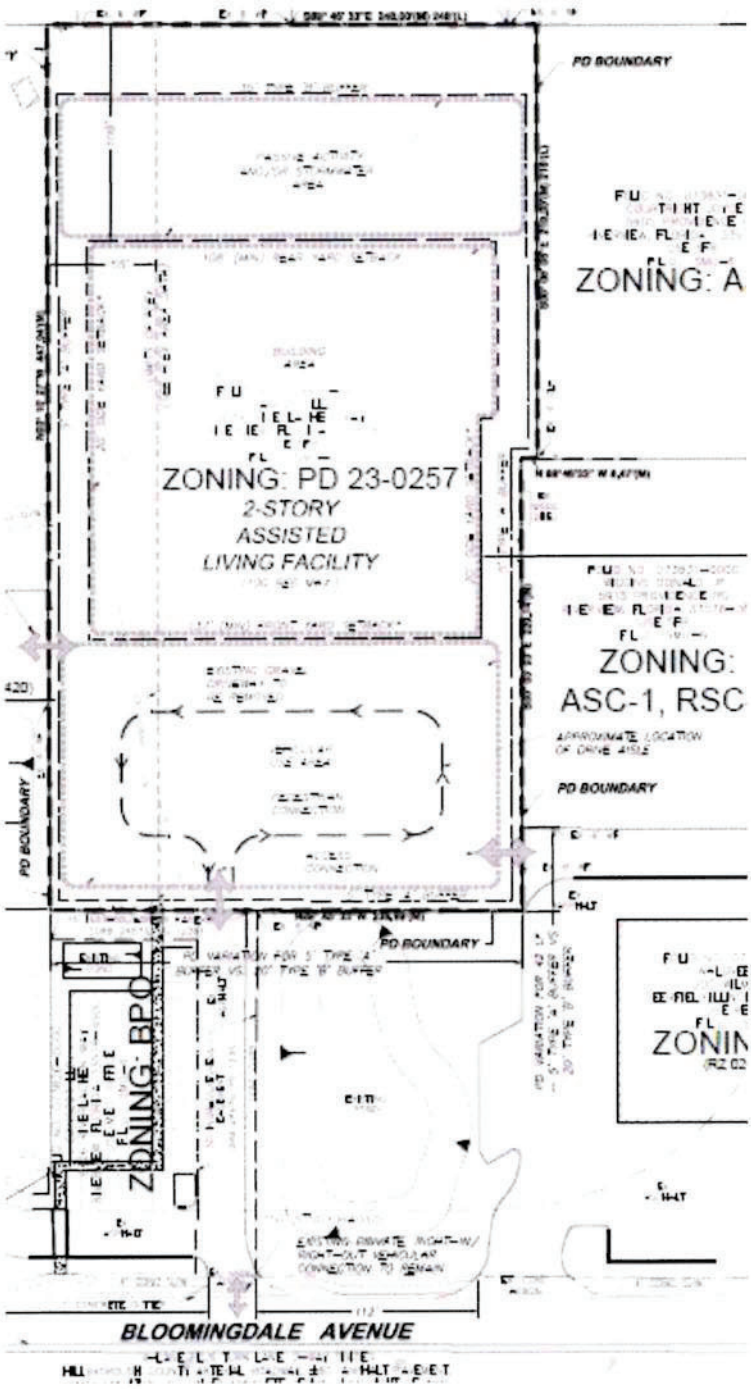
2.3 Immediate Area Map



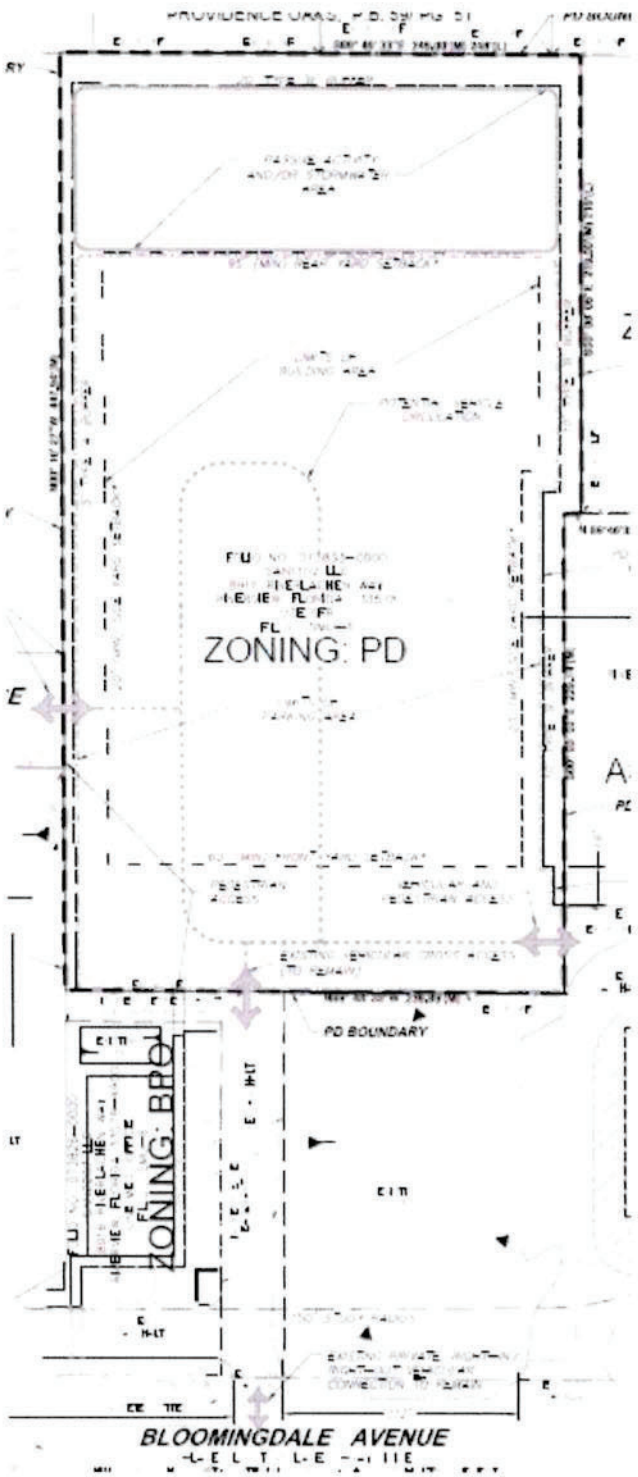
Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	RSC-4	Max. 4 du/acre	Single-family	Single-family
South	PD 02-1241	0.27 FAR (Max. 22,977-sf CG uses)	Commercial General	Commercial
	BPO	0.20 FAR	PD-C(N)/PD-O and BPO uses	Health Practitioners Office, Professional Services, Pharmacy
East	ASC-1	1 du per acre	Agricultural and agricultural related, SF	Single-family homes
West	PD 21-0420 (PD 05-1577)	17 units per acre 0.44 FAR	472 Multi-family units BPO, Limited CN uses, Auto Repair	SF homes and undeveloped Auto Repair

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



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



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

Adjoining Roadways (check if applicable)

Road Name	Classification	Current Conditions	Select Future Improvements
Bloomingdale Avenue	County Arterial - Urban	4 Lanes ☒ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☒ Site Access Improvements (TBD) ☒ Substandard Road Improvements (TBD) ☐ Other
Calvin George Place	County Local - Urban	2 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	414	19	24
Proposed	708	62	66
Difference (+/-)	+ 294	+ 43	+ 42

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

Connectivity and Cross Access ☐Not applicable for this request

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

Design Exception/Administrative Variance ☐Not applicable for this request

Road Name/Nature of Request	Type	Finding
Bloomingdale Ave/Access Spacing	Administrative Variance Requested	Approvable
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 (Upland Wildlife Habitat Area) ☐ 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	See Transportation Report.
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

Estimated Fees

Medical Office (10,000 s.f. or less)
(Per 1,000 s.f.)
Mobility: $21,860
Fire: $158

Medical Office (greater than 10,000 s.f.)
(Per 1,000 s.f.)
Mobility: $31,459
Fire: $158

Single Tenant Office
(Per 1,000 s.f.)
Mobility: $10,005
Fire: $158

General Office
(Per 1,000 s.f.)
Mobility: $8,336
Fire: $158

Project Summary
Urban Mobility, Central Fire - Medical and Professional Services Offices - *potential credit for existing structure/use on site*

APPLICATION NUMBER:	PD 26-0335
ZHM HEARING DATE:	March 23, 2026
BOCC LUM MEETING DATE:	May 12, 2026

Case Reviewer: Tim Lampkin, AICP

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	☒ Yes ☐ No	☐ Inconsistent ☒ Consistent	☐ Yes ☒ No	See Planning Commission Report

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The request is to rezone a +/-2.49-acre property from PD 23-0257, as modified by PRS 24-0012, which was approved for a Community Residential Home, Type "C" with 100 beds. The proposed Major Modification proposes a Health Practitioners Office and Professional Services (business office and medical office type uses) as defined by the Hillsborough County Land Development Code.

The subject site is located north of Bloomingdale Avenue and west of Providence Road. To the immediate east is designated ASC-1 with a couple single-family homes, the nearest located approximately 125 feet from the subject property boundary. Residential Single-Family Conventional (RSC-4) is located to the north. Planned Development (PD) zoning 21-0420 is approved for 472 multi-family units and is located directly to the west. There is Business Professional Office (BPO) located to the south of the subject site.

Compatability Setback for Height (LDC Sec. 6.01.01, Endnote 8)

The applicant requests relief of the additional setback of 2 feet for every 1 foot over 20 feet along the west and east to allow the proposed 35-foot building height. The applicant's justification includes that there is a PD (PD 21-0420) to the west that is approved for up to 4-stories, up to 55 feet in height. The subject site will be adjacent to the PD's parking area and the closest multi-family building has a minimum setback of 92 feet. A 20-foot wide buffer with enhanced Type B screening is required along the eastern boundary of 21-0420. A 5-foot wide buffer with Type A screening is proposed along the subject site's western boundary. To the east is ASC-1 zoning, resulting in a required setback of 50 feet for a 35-foot tall building. A 10-foot wide buffer with Type B screening and 5-foot wide buffer with Type A screening is proposed along the subject site's eastern border. Two single family homes are located to the east at distances of 122 and 165 feet from the PD's eastern border. The ASC-1 zoned properties have a future land use category of SMU-6. The subject PD is currently approved for a maximum height of 35 feet with a 20-foot setback and 5-foot wide buffer with Type A screening. The applicant's narrative states, "*strict application of the additional setback requirement would impose an unnecessary and disproportionate constraint on the subject property and would not further compatibility, as the proposed height is already consistent with adjacent zoning and approved entitlements*". Pursuant to the applicant's justification and additional review, staff finds the request for relief supportable.

Variations

LDC Section 6.06.06 Buffering and Screening

The applicant requests a variation from the general site development requirements found in Parts 6.06.06, Buffering and Screening Requirements. LDC Section 6.06.06 requires a 20-footwide Type B Buffer and screening to be located between office/commercial uses and ASC-1 zoning located along the eastern perimeter, both developed with single-family homes. More specifically, the applicant's intent for requesting the variations is to:

(1) reduce the 20-foot-wide Type B Buffer and screening required adjacent to folio 073807-5000 (PD – Multifamily) on the west property boundary to a 5-foot buffer with Type "A" screening.

(2) to reduce the 20-foot wide with Type "B" buffer required along the eastern property boundary to
   (a) 10-foot buffer with Type "B" screening along the eastern perimeter boundary;
   (b) 5-foot Type "A" buffer for 19 Linear Feet adjacent to the vehicular access on the south end of the eastern property boundary.

Staff has reviewed the justification statement submitted by the applicant for the variation and finds they meet the criteria for approval per LDC Section 5.03.06.C.6. The Rezoning Hearing Master's recommendation for this application is required to include a finding on whether the requested variations meet the criteria for approval. Additional information regarding the rationale may be found in the applicant's narrative.

A 20-foot-wide buffer with Type "B" is required on the north side of the property boundary which the applicant will provide. The applicant also proposes a 95-foot setback from the single-family homes to the north of the subject property. Additionally, PD 21-0420 (located adjacent along the west boundary of the subject site) requires that the three-story multi-family building be located a minimum of 92 feet from the property boundary with enhanced screening, consisting of an eight-foot-high fence or wall and tree plantings adjacent to the subject site boundary.

The applicant has not requested any variations from the general site development requirements found in Parts 6.05.00, Parking and Loading; nor Part 6.07.00, Fences and Walls. The application shall be required to be in compliance with all other requirements of the Hillsborough County Land Development Code.

The Planning Commission found that the proposed rezoning meets the intent of the Unincorporated Hillsborough County Comprehensive Plan.

5.2 Recommendation

Based on the above considerations, staff finds the request supportable.

Staff finds the request Approvable, subject to the following conditions listed below, and based on the general site plan stamped February 18, 2026.

1. ~~The site is limited to a 27,665-square-foot Community Residential Home, Type C, with a maximum of 100 placed residents.~~ Development on the site is limited to a maximum of 19,300 square feet of office uses, consistent with and limited to the Health Practitioner's Office and Professional Services use definitions contained in the Land Development Code.

2. Development shall comply with the following standards:
   2.1 Minimum building setbacks:
   - 2.1.1 North: ~~108~~95-foot setback ~~shall be required for the CRH~~
   - 2.1.2 Sides (East and West): Minimum 20-foot setback*
   - 2.1.3 South: Minimum ~~137~~60-foot setback*

   *Building setbacks shall not be subject to the 2:1 additional setback requirement.

   2.2 Additional Standards:
   - 2.2.1 Maximum impervious area: 75 percent
   - 2.2.2 Maximum Height: 35 feet

3. Buffering and screening between uses shall be provided in accordance with the requirements of LDC Section 6.06.06, except as follows:
   3.1 A 5-foot buffer with Type "A" screening along the western property boundary.
   3.2 A ~~5~~10-foot buffer with Type ~~"A"~~ "B" screening along the eastern property boundary, excluding vehicular area for 19 LF of a 5-foot Type "A" buffer for parking area (as shown on site plan)~~access points~~.
   ~~3.3 A 5-foot buffer with Type "A" screening along the southern property boundary, excluding access points.~~
   3.3 ~~3.4~~ A ~~35~~20-foot buffer with Type "B" screening along the northern property boundary.
   - Existing vegetation, excluding invasive plant species, may be retained in lieu of construction of the 6-foot-high screening where said vegetation is at least 6 feet in height and provides an overall opacity of seventy-five percent on the north portions of the subject site located adjacent to the northern property boundary.

~~4. Pursuant to Pursuant to Hillsborough County LDC Section 6.11.28, the design of the Community Residential Home shall conform to the following requirements to create a residential appearance:~~

~~4.1 If developed with a flat roof, the roof line shall be defined with a cornice, a minimum twelve (12) inches in height and with a minimum projection of two (2) inches. If developed with a pitched roof, the roof shall have a minimum pitch of 3/12.~~

~~4.2 Windows shall include at least one of the following features: canopies, awnings, shutters or trims. These features shall be permitted to be combined. Decorative shutters, if provided, shall be made of wood, metal or copolymer material and shall not be scored into the stucco.~~

~~4.3 Facades shall be clad in cement stucco bands, stucco, wood or vinyl slats, or brick. Different floors shall be defined horizontally by the use of different materials/finishes, except that the bottom two floors may utilize the same finish. Exterior finish materials may only be combined horizontally, with the visually heavier material below the lighter material. The relative visual weight of materials shall be in the following order (heaviest to lightest): stone, brick, stucco, wood or vinyl slats.~~

~~4.4 Changes between different wall finishes/materials shall be defined by a horizontal band/trim/accent.~~

~~4.5 The building façades shall be architecturally uniform. Architectural elements shall be applied in a universal and consistent manner on all sides.~~

~~4.6 Paint shall not constitute a finish.~~

~~4.7 All building entrances, other than rear or side service entrances on the rear or side of the building, shall be defined with architectural enhancements such as, but not limited to, recessed doors, arches, transoms, sidelights or porticos consistent with the architectural style of the structure. All entrances should have a trim consistent with the general design.~~

~~4.8 Windows shall be provided on all sides of the building at a minimum rate of one window per 20 feet of exterior wall length or fraction thereof. This requirement shall be met per individual story on each wall. Glass blocks shall not contribute to the minimum window requirement.~~

4. Buffering and screening for off-street vehicular use areas shall be provided in accordance with the requirements of LDC Section 6.06.04.

5. Parking shall be provided per Section 6.05.00 of the Hillsborough County Land Development Code. ~~Buffering and screening for off-street vehicular use areas shall be provided in accordance with the requirements of LDC Section 6.06.04.~~

6. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries. ~~Parking shall be provided per Section 6.05.00 of the Hillsborough County Land Development Code.~~

7. If MM 26-0335 is approved, the County Engineer will approve a Section 6.04.02.B Administrative Variance (dated January 14, 2026) which was found approvable by the County Engineer (on March 9, 2026) from the Section 6.04.07 access spacing standards with regards to the project's access to Bloomingdale Avenue through folio 73826.0000. Approval of this Administrative Variance will permit a variance of +/- 133 feet, resulting in access spacing of +/- 112 feet from the next closest driveway to the east on Bloomingdale Ave. ~~Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.~~

8. As Bloomingdale Avenue is a substandard arterial roadway, the developer will be required to improve the roadway to current County standards from the project's access to the next roadway that meets current County standards, unless otherwise approved in accordance with Sec. 6.04.02.B of the Hillsborough County LDC. Design Exceptions (DEs) and Design Deviation Memoranda (DDM) from Transportation Technical Manual (TTM) standards may be considered in accordance with Sec. 1.7 and other applicable sections of the TTM. ~~If RZ 23-0257 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated July 13, 2023) which was found approvable by the County Engineer (on July 17, 2023) from the Section 6.04.07 access spacing standards with regards to the project's access to Bloomingdale Avenue.~~

9. 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.

10. 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.

11. 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.

12. The developer shall submit a transportation/site access analysis as part of the site/construction plan review process. If warranted, the applicant will be required to construct site access improvements. ~~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, recertification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C~~

13. 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, recertification 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.

SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDNACE WITH HILLSBORO UGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

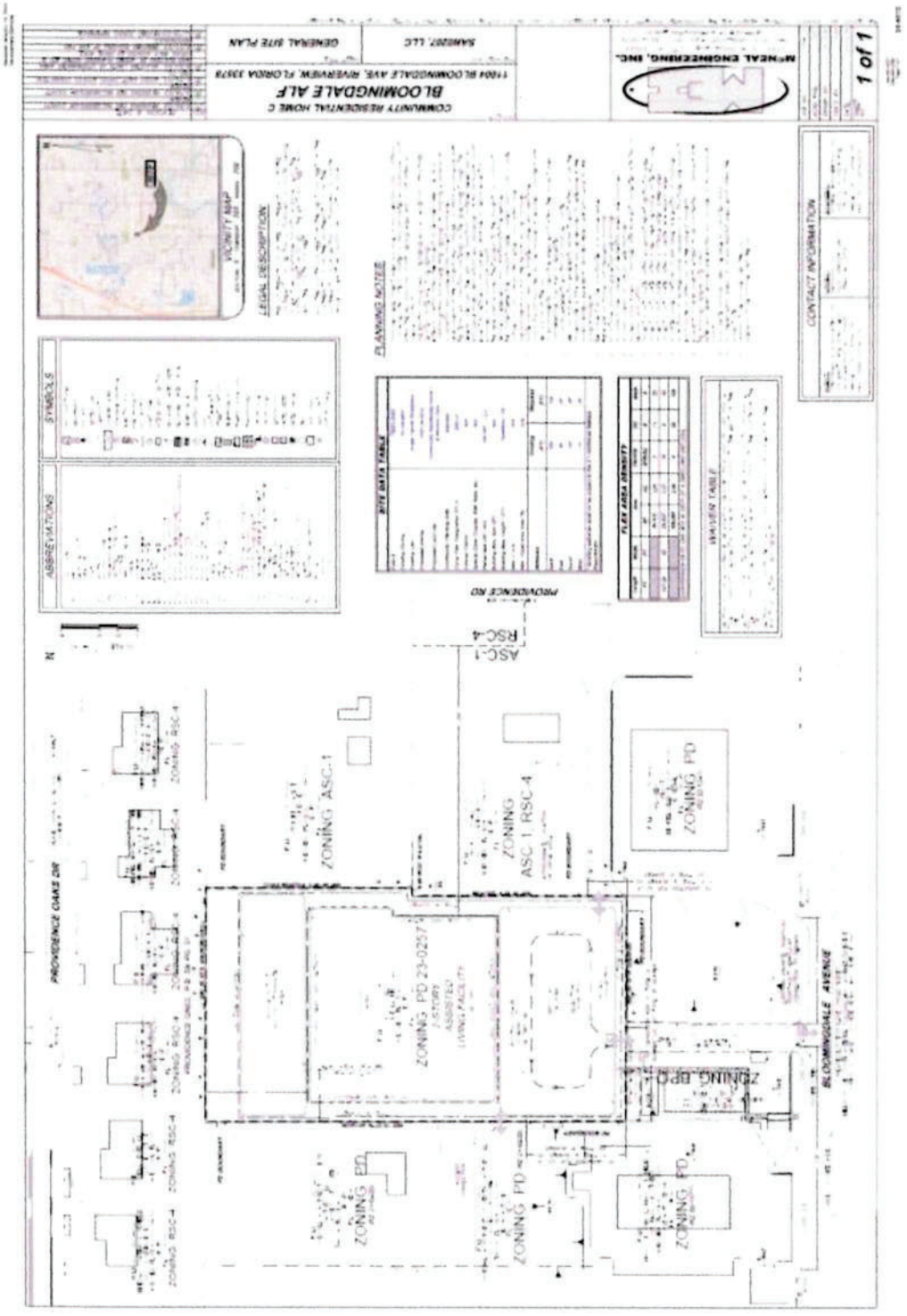
Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are 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

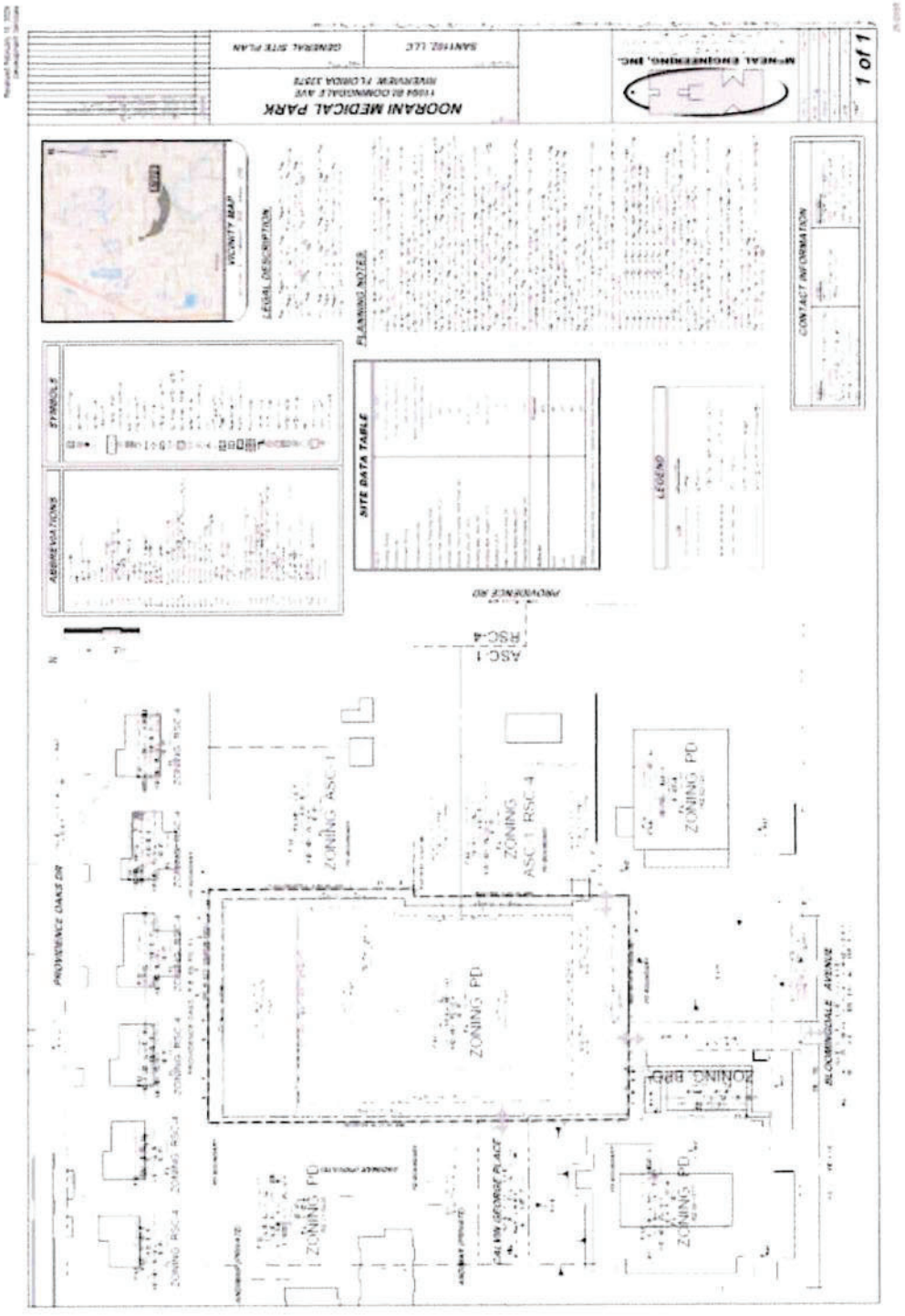
Property Violations History

Agency	Number	Violation	Status
Code Enforcement*			
☒ None current or pending			
☐ Violation(s)			
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 EXISTING SITE PLAN (FULL)



8.0 PROPOSED SITE PLAN (FULL)



9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department	DATE: 03/16/2026
REVIEWER: Jessica Kowal, MPA, Principal Planner	AGENCY/DEPT: Transportation
PLANNING AREA: Brandon	PETITION NO: MM 26-0335

☐ 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

8. If ~~RZ-23-0257~~ MM 26-0335 is approved, the County Engineer will approve a Section 6.04.02.B Administrative Variance (dated ~~July 13, 2023~~ January 14, 2026) which was found approvable by the County Engineer (on ~~July 11, 2023~~ March 9, 2026) from the Section 6.04.07 access spacing standards with regards to the project's access to Bloomingdale Avenue through folio 73826.0000. Approval of this Administrative Variance will permit a variance of +/- 133 feet, resulting in access spacing of +/- 112 feet from the next closest driveway to the east on Bloomingdale Ave.

New Conditions

- The developer shall submit a transportation/site access analysis as part of the site/construction plan review process. If warranted, the applicant will be required to construct site access improvements.

- As Bloomingdale Avenue is a substandard arterial roadway, the developer will be required to improve the roadway to current County standards from the project's access to the next roadway that meets current County standards, unless otherwise approved in accordance with Sec. 6.04.02.B of the Hillsborough County LDC. Design Exceptions (DEs) and Design Deviation Memoranda (DDM) from Transportation Technical Manual (TTM) standards may be considered in accordance with Sec. 1.7 and other applicable sections of the TTM.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a Major Modification to Planned Development (PD) 23-0257, as was most recently modified by 24-0012. The applicant is proposing to replace the approved 100-bed Community Residential Home, Type C with a maximum of 19,300 square feet of Health Practitioner's Office and/or Professional Services. The site's Future Land Use designation is Suburban Mixed-Use – 6 (SMU-6).

Trip Generation Analysis

Pursuant to the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation letter which included a request to waive the full transportation analysis. The applicant's letter states that the access connection (via access easement through southern abutting property) and the access connection to Calvin George Pl will disperse the project's trips so as to not require site access related improvements on Bloomingdale Ave. Staff acknowledges that the two access connections may possibly disperse the project's trips so as to not warrant project related improvements; however, without a transportation analysis, necessary improvements remain unknown.

As the approved PD access and cross-access connections are not proposed to be modified with this zoning request, Staff will permit the developer to defer the required transportation analysis to the time of

site/construction plan review stage. The developer will be required to make any improvements necessary to serve the project, as identified in the submitted analysis.

Staff prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. The data presented below is based on the Institute of Transportation Engineer's *Trip Generation Manual, 12th Edition.*

Approved Zoning:

Zoning, Size/Land Use	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 100-Bed Assisted Living Facility (ITE LUC 254)	414	19	24

Proposed Zoning:

Zoning, Size/Land Use	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 19,300 SF Medical-Dental Office (ITE LUC 720)	708	62	66

Trip Generation Difference:

	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+ 294	+ 43	+ 42

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The subject site has frontage on Calvin George Pl and has legal access to Bloomingdale Ave via an ingress/egress easement through the abutting property to the south.

Calvin George Pl is a 2-lane, undivided, local urban roadway. The roadway is characterized by +/- 24 feet of pavement in average condition, and +/- 5-foot-wide sidewalks along the west/north side of the roadway The roadway lies within a varying +/- 54-foot-wide right of way.

Construction of this local roadway (Calvin George Pl) and its dedication to Hillsborough County is a requirement of the PD (21-0420) west of the subject site. The PD Site Plan for 21-0420 shows this 2-lane, undivided local roadway terminating on the western boundary of the subject site. This local roadway provides access to the subject property, PD 21-0420 to the west, and folio 73807.0000 to the east. According to the most recent Google images available, the roadway's construction appears to be close to completion.

Bloomingdale Ave is a 4-lane, urban arterial, substandard roadway. The segment along the project's frontage transitions between an undivided and divided roadway with a two-way left turn lane providing the separation. The roadway is characterized by +/- 10-foot -wide travel lanes in average condition and +/- 5-foot-wide sidewalks along both sides of the roadway. There are no bike lanes on either side of the roadway within the vicinity of the project. The roadway lies within a +/- 84-foot-wide right of way.

SITE ACCESS AND CONNECTIVITY

The approved PD has one full access connection to Calvin George Pl, a secondary right-in/right-out access connection to Bloomingdale Ave through folio 73826.0000 to the south via a 30-foot ingress/egress easement (ORB 24575, PG 1236), and cross access to folio 73824.0000 to the east. The applicant is not proposing any changes to the approved access connections with this modification.

Both access connections to the site provide connections to Bloomingdale Ave, therefore Bloomingdale Ave is also considered a site access connection for this PD. As noted above, a transportation/site access analysis will be required to be submitted as part of the site/construction plan review and, if warranted, the developer will be required to construct the identified site access improvements.

REQUESTED ADMINISTRATIVE VARIANCE, ACCESS SPACING: Bloomingdale Ave

The applicant's EOR submitted a Section 6.04.02.B. Administrative Variance Request (dated January 14, 2026) from the Section 6.04.07 LDC requirement governing access spacing. Per the LDC, Bloomingdale Ave is a Class 5 roadway, which requires minimum connection spacing of 245 feet. The applicant is seeking a variance of +/- 133 feet, resulting in access spacing of +/- 112 feet from the next closest driveway to the east on Bloomingdale Ave.

Based on factors presented in the Administrative Variance Request, the County Engineer found the request approvable (on March 9, 2026). If MM 26-0335 is approved, the County Engineer will approve the above referenced Administrative Variance request.

SUBSTANDARD ROADS: Bloomingdale Ave

The applicant did not identify Bloomingdale Ave as a substandard road; therefore, Staff has deferred the review of substandard roads to time of site/construction plan review stage. Given that Bloomingdale Ave is a substandard arterial roadway, the developer will be required to improve the roadway to current County standards from the project's access to the next roadway that meets current County standards unless otherwise approved in accordance with Sec. 6.04.02.B of the Hillsborough County LDC. Design Exceptions (DEs) and Design Deviation Memoranda (DDM) from Transportation Technical Manual (TTM) standards may be considered in accordance with applicable sections of the TTM.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

The roadway level of service provided below for Bloomingdale Ave is for informational purposes only.

Generalized Level of Service				
Roadway	**From**	**To**	**LOS Standard**	**Peak Hr. Directional LOS**
Bloomingdale Avenue	Gornto Lake Road	Kings Avenue	D	F

Source: 2024 Hillsborough County Level of Service (LOS) Report

Outlook

FW: MM 26-0335 - Administrative Variance Review

From Williams, Michael <WilliamsM@hcfl.gov>
Date Mon 3/9/2026 2:36 PM
To McNeal, Christopher <CMcNeal@mcnealengineering.com>
Cc development@jpfirm.com <development@jpfirm.com>; Lampkin, Timothy <LampkinT@hcfl.gov>; Kowal, Jessica <KowalJ@hcfl.gov>; Tirado, Sheida <TiradoS@hcfl.gov>; De Leon, Eleonor <DeLeonE@hcfl.gov>; PW-CEIntake <PW-CEIntake@hcfl.gov>

1 attachment (2 MB)
26-0335 AVReq 01-15-26.pdf;

Chris,
I have found the attached Design Exception (DE) for PD 26-0335 APPROVABLE.

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

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

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

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

Mike

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

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

Hillsborough County
601 E. Kennedy Blvd., Tampa, FL 33602

Facebook | Twitter | YouTube | LinkedIn | HCFL Stay Safe

-

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

From: Tirado, Sheida <TiradoS@hcfl.gov>
Sent: Monday, March 9, 2026 1:55 PM
To: Williams, Michael <WilliamsM@hcfl.gov>
Cc: Kowal, Jessica <KowalJ@hcfl.gov>
Subject: MM 26-0335 - Administrative Variance Review

Hello Mike,

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

cmcneal@mcnealengineering.com
development@jpfirm.com
lampkint@hcfl.gov
kowalj@hcfl.gov

Best Regards,

Sheida L. Tirado, PE
Transportation Review & Site Intake Manager
Development Services

E: TiradoS@HCFL.gov
P: (813) 276-8364 | M: (813) 564-4676

601 E. Kennedy Blvd., Tampa, FL 33602
HCFL.gov

Facebook | X | YouTube | LinkedIn | Instagram | HCFL Stay Safe

Hillsborough County Florida

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

Received January 15, 2026
Development Services

Hillsborough County Florida
Development Services

Additional / Revised Information Sheet

Office Use Only

Application Number: 26-0335 **Received Date:** **Received By:**

The following form is required when submitted changes for any application that was previously submitted. A cover letter must be submitted providing a summary of the changes and/or additional information provided. If there is a change in project size the cover letter must list any new folio number(s) added. Additionally, **the second page of this form must be included indicating the additional/revised documents being submitted with this form.**

Application Number: 26-0335 Applicant's Name: McNeal Engineering

Reviewing Planner's Name: Tim Lampkin Date: 01/15/2026

Application Type:

- ☐ Planned Development (PD)
- ☐ Minor Modification/Personal Appearance (PRS)
- ☐ Standard Rezoning (RZ)
- ☐ Variance (VAR)
- ☐ Development of Regional Impact (DRI)
- ☒ Major Modification (MM)
- ☐ Special Use (SU)
- ☐ Conditional Use (CU)
- ☐ Other _____

Current Hearing Date (if applicable): 03/23/2026

Important Project Size Change Information

Changes to project size may result in a new hearing date as all reviews will be subject to the established cut-off dates.

Will this revision add land to the project? ☐ Yes ☒ No
If "Yes" is checked on the above please ensure you include all items marked with * on the last page.

Will this revision remove land from the project? ☐ Yes ☒ No
If "Yes" is checked on the above please ensure you include all items marked with * on the last page.

Email this form along with all submittal items indicated on the next page in pdf form to:
ZoningIntake-DSD@hcflgov.net

Files must be in pdf format and minimum resolution of 300 dpi. Each item should be submitted as a separate file titled according to its contents. All items should be submitted in one email with application number (including prefix) included on the subject line. Maximum attachment(s) size is 15 MB.

For additional help and submittal questions, please call (813) 277-1633 or email ZoningIntake-DSD@hcflgov.net.

I certify that changes described above are the only changes that have been made to the submission. Any further changes will require an additional submission and certification.

Christopher S. McNeal
Digitally signed by Christopher S. McNeal
DN: C=US, E=cmcneal@mcnealengineering.com, O="McNeal Engineering, Inc.", CN=Christopher S. McNeal
Date: 2026.01.15 13:15:21-05'00'

Signature

1/15/2026
Date

Received January 15, 2026
Development Services

Hillsborough County Florida
Development Services

Identification of Sensitive/Protected Information and Acknowledgement of Public Records

Pursuant to Chapter 119 Florida Statutes, all information submitted to Development Services is considered public record and open to inspection by the public. Certain information may be considered sensitive or protected information which may be excluded from this provision. Sensitive/protected information may include, but is not limited to, documents such as medical records, income tax returns, death certificates, bank statements, and documents containing social security numbers.

While all efforts will be taken to ensure the security of protected information, certain specified information, such as addresses of exempt parcels, may need to be disclosed as part of the public hearing process for select applications. If your application requires a public hearing and contains sensitive/protected information, please contact Hillsborough County Development Services to determine what information will need to be disclosed as part of the public hearing process.

Additionally, parcels exempt under Florida Statutes §119.071(4) will need to contact Hillsborough County Development Services to obtain a release of exempt parcel information.

Are you seeking an exemption from public disclosure of selected information submitted with your application pursuant to Chapter 119 FS? ☐ Yes ☒ No

I hereby confirm that the material submitted with application 26-0335

☐ Includes sensitive and/or protected information.

Type of information included and location _____

_____

☒ Does not include sensitive and/or protected information.

Please note: Sensitive/protected information will not be accepted/requested unless it is required for the processing of the application.

If an exemption is being sought, the request will be reviewed to determine if the applicant can be processed with the data being held from public view. Also, by signing this form I acknowledge that any and all information in the submittal will become public information if not required by law to be protected.

Signature: Christopher S. McNeal Digitally signed by Christopher S. McNeal DN: C=US, E=cmcneal@mcnealengineering.com, O="McNeal Engineering, Inc.", CN=Christopher S. McNeal Date: 2026.01.15 13:15:31-05'00'

(Must be signed by applicant or authorized representative)

Intake Staff Signature: _____ Date: _____

Received January 15, 2026
Development Services

Hillsborough County Florida
Development Services

Additional / Revised Information Sheet

Please indicate below which revised/additional items are being submitted with this form.

	Included	Submittal Item
1	☐	**Cover Letter*+** If adding or removing land from the project site, the final list of folios must be included
2	☐	**Revised Application Form*+**
3	☐	**Copy of Current Deed*** Must be provided for any new folio(s) being added
4	☐	**Affidavit to Authorize Agent*** (If Applicable) Must be provided for any new folio(s) being added
5	☐	**Sunbiz Form*** (If Applicable) Must be provided for any new folio(s) being added
6	☐	**Property Information Sheet*+**
7	☐	**Legal Description of the Subject Site*+**
8	☐	**Close Proximity Property Owners List*+**
9	☐	**Site Plan*+** All changes on the site plan must be listed in detail in the Cover Letter.
10	☐	**Survey**
11	☐	**Wet Zone Survey**
12	☐	**General Development Plan**
13	☐	**Project Description/Written Statement**
14	☒	**Design Exception and Administrative Variance requests/approvals**
15	☐	**Variance Criteria Response**
16	☐	**Copy of Code Enforcement or Building Violation**
17	☐	**Transportation Analysis**
18	☐	**Sign-off form**
19	☐	**Other Documents** (please describe):

*Revised documents required when adding land to the project site. Other revised documents may be requested by the planner reviewing the application.

+Required documents required when removing land from the project site. Other revised documents may be requested by the planner reviewing the application.

Received January 15, 2026
Development Services

Hillsborough County Florida
Development Services

Supplemental Information for Transportation Related Administrative Reviews

Instructions:

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

Request Type (check one)	☒ Section 6.04.02.B. Administrative Variance ☐ Technical Manual Design Exception Request ☐ Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) ☐ Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	☒ New Request ☐ Revised Request ☐ Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	☒ 1. Driveway Spacing - Bloomingdale Rd ☐ 4. ☐ 2. ☐ 5. ☐ 3. ☐ 6.

Important: *To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.*

Project Name/ Phase Noorani Medical Park

Important: *The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.*

Folio Number(s) 073833-0000

☐ Check This Box If There Are More Than Five Folio Numbers

Important: *List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").*

Name of Person Submitting Request McNeal Engineering c/o Christopher S. McNeal

Important: *All Administrative Variances (AV) and Design Exceptions (DE) must be Signed and Sealed by a Professional Engineer (PE) licensed in the State of Florida.*

Current Property Zoning Designation PD

Important: *For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html. For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.*

Pending Zoning Application Number MM 26-0335

Important: *If a rezoning application is pending, enter the application number proceeded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.*

Related Project Identification Number (Site/Subdivision Application Number) N/A

Important: *This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".*

Received January 15, 2026
Development Services

McNEAL ENGINEERING, INC.

Hillsborough County
Development Services
601 E Kennedy Blvd 20th Floor
Tampa, FL 33602

Re: **NOORANI MEDICAL PARK**
11004 Bloomingdale Avenue
Hillsborough County
Folio #073833.0000
MM 26-0335

Attn: Mr. Michael J. Williams, PE
County Engineer

MEI File # 25-106
January 14, 2026

REQUEST FOR ADMINISTRATIVE VARIANCE

Mr. Williams,

We are requesting an administrative variance per Hillsborough County Land Development Code (LDC) Section 6.04.02.B for relief from Section 6.04.07, Minimum Spacing.

Our client is requesting a Zoning Modification from ASC-1 to PD of this parcel to allow for Office (including Medical Office) and Professional Services. The maximum allowable square footage would be 19.3k SF. We understand that the proposed application is being reviewed in accordance with current code standards, and as such, are requesting a variance from the above-mentioned section for access spacing. Pursuant to the Hillsborough County LDC, a request for administrative variance is to be evaluated by the issuing authority based on the following conditions: (a) there is an unreasonable burden on the applicant, (b) the variance would not be detrimental to the public health, safety, and welfare, (c) without the variance, reasonable access cannot be provided. These items are addressed below for the variance requested.

6.04.07 Access Spacing
We are requesting a variance to reduce the required access spacing for a Class 5 roadway from 245 feet (per LDC) to approximately 112 feet for the existing Walgreens driveway to the east. The existing driveway to the west meets the 245-foot minimum spacing requirement. The driveways on the opposite (EB) side of the roadway were not included in this evaluation, as they (the NB & SB lanes) are restricted by a raised median traffic separator.

Bloomingdale Avenue adjacent to this this project, is a 4-lane Divided Urban Arterial Roadway, with Curb and Gutter and Sidewalk on both sides of the road. The posted speed is 45 MPH. The land use is mostly Commercial and Retail.

Our responses to review criteria a, b, and c are as follows:

(a) The existing driveway location cannot be shifted or relocated along this frontage. The parcel's current access is shared through an existing 24-foot wide commercial cross access driveway. The client does not own additional property adjacent to this parcel to provide for a separate access point and is currently landlocked with no direct parcel frontage on Bloomingdale Avenue.

(b) The existing driveway does not produce conflicts in its current location and current access to Bloomingdale Avenue. There are no reported crashes at this current access location, 500 feet from Providence Road, Pedestrian access will be provided both

Received January 15, 2026
Development Services

internally for the proposed facility, and to the current pedestrian features on Bloomingdale Avenue.

See attached **crash report**.

(c) The existing location of the current access would provide reasonable access for the proposed Zoning Modification. Without use of the current access location, the proposed Assisted Living Facility and future use of the parcel is not feasible.

If you have questions, or need additional information, please feel free to contact our office at the website or phone number listed. Thank you very much for your assistance.

Sincerely,



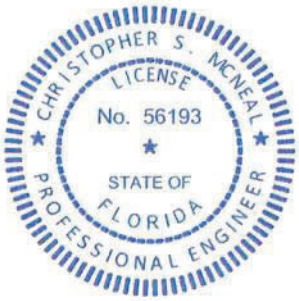
Christopher S. McNeal, PE
McNEALENGINEERING, INC.

attchs

c: Nazneen Noorani *via* email

Received January 15, 2026
Development Services

Seal



Digitally signed by Christopher S McNeal
DN: CN=Christopher S McNeal, dnQualifier=A01410D00000196C4B4215B00071362, O=McNeal Engineering Inc, C=US
Date: 2026.01.15 12:05:04-05'00'

Christopher S. McNeal, State of Florida, Professional Engineer, License No. 56193

This item has been digitally signed and sealed by Christopher S. McNeal, PE on the date indicated here.

Signature must be verified on any electronic copies.

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

_____ Approved

_____ Approved with Conditions

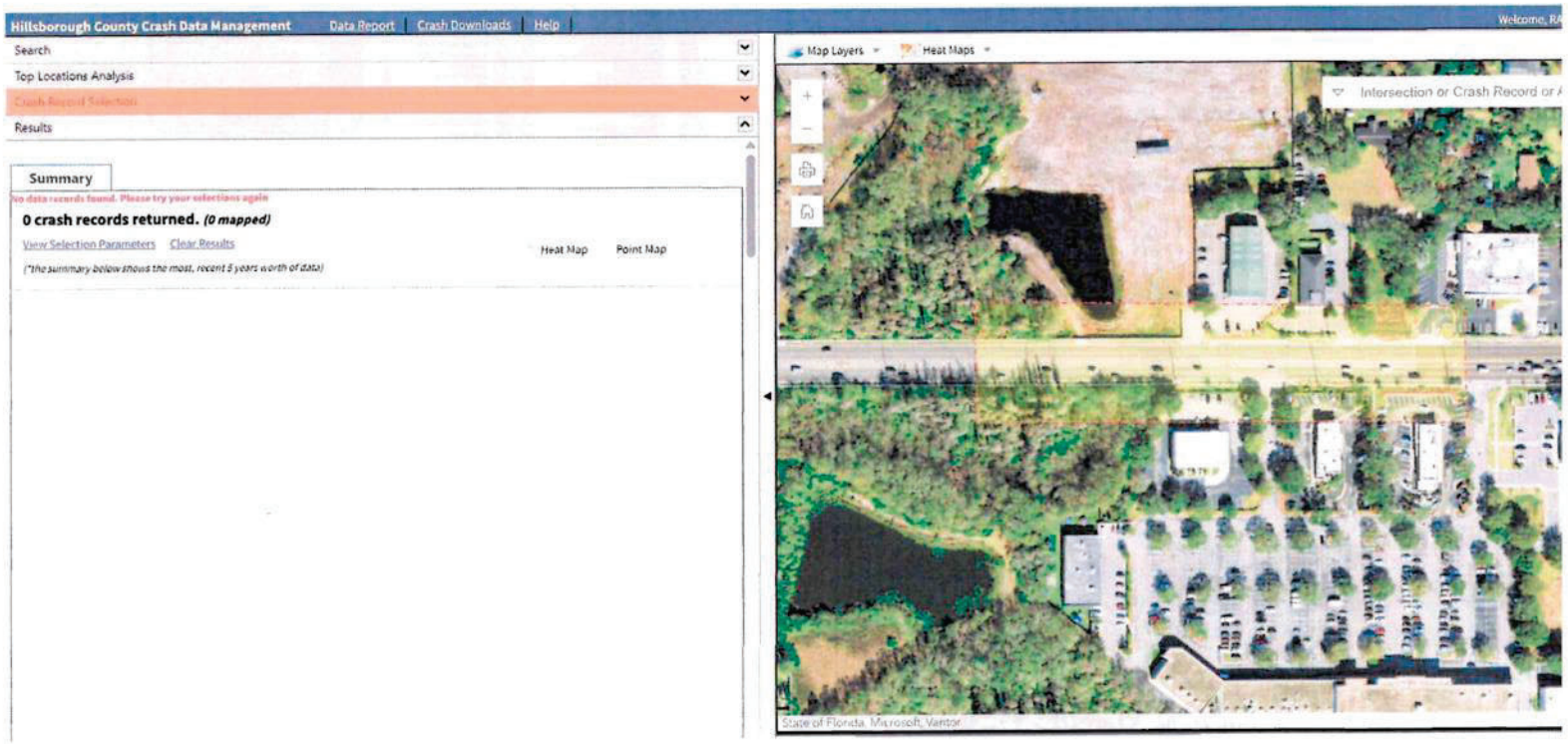
_____ Disapproved

If there are any further questions or you need clarification, please contact Sheida Tirado, PE at (813) 276-8364.

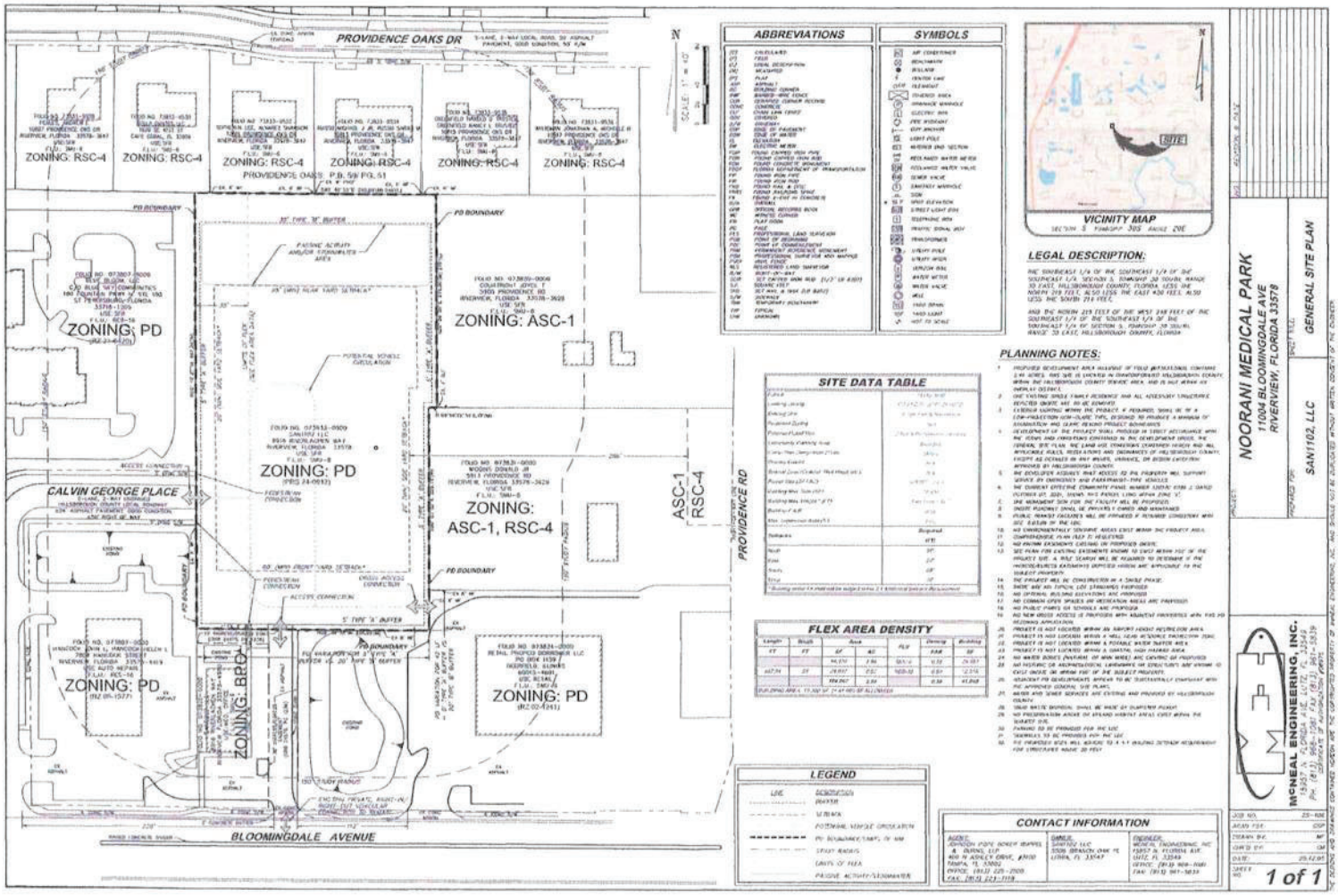
Sincerely,

Mr. Michael J. Williams, PE
County Engineer

Received January 15, 2026
Development Services



Received January 15, 2026
Development Services



26-0335

PARTY OF RECORD

NONE