

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

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: Consistent	Development Services Recommendation: Approvable, subject to conditions.
--	---

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

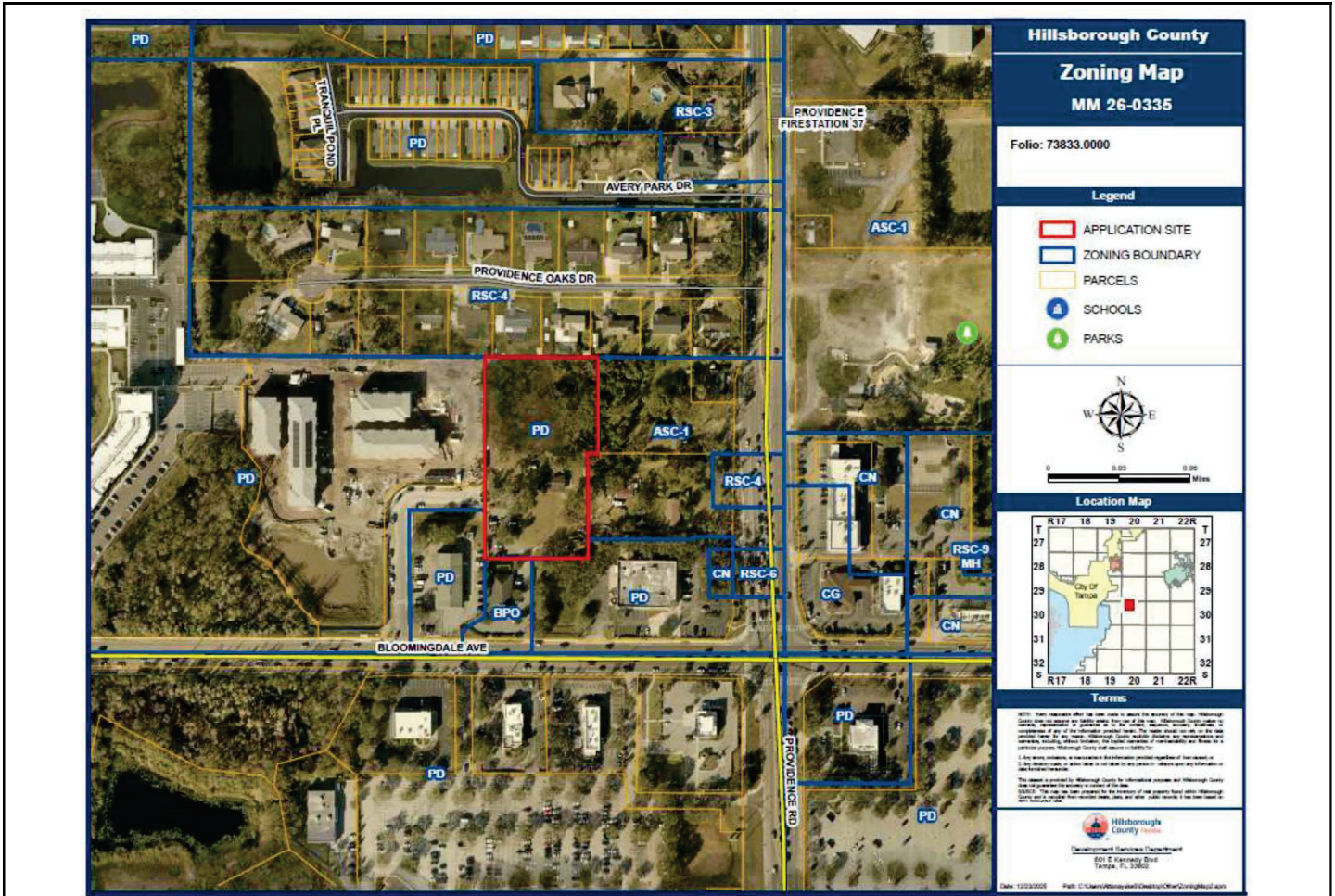


Context of Surrounding Area:

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

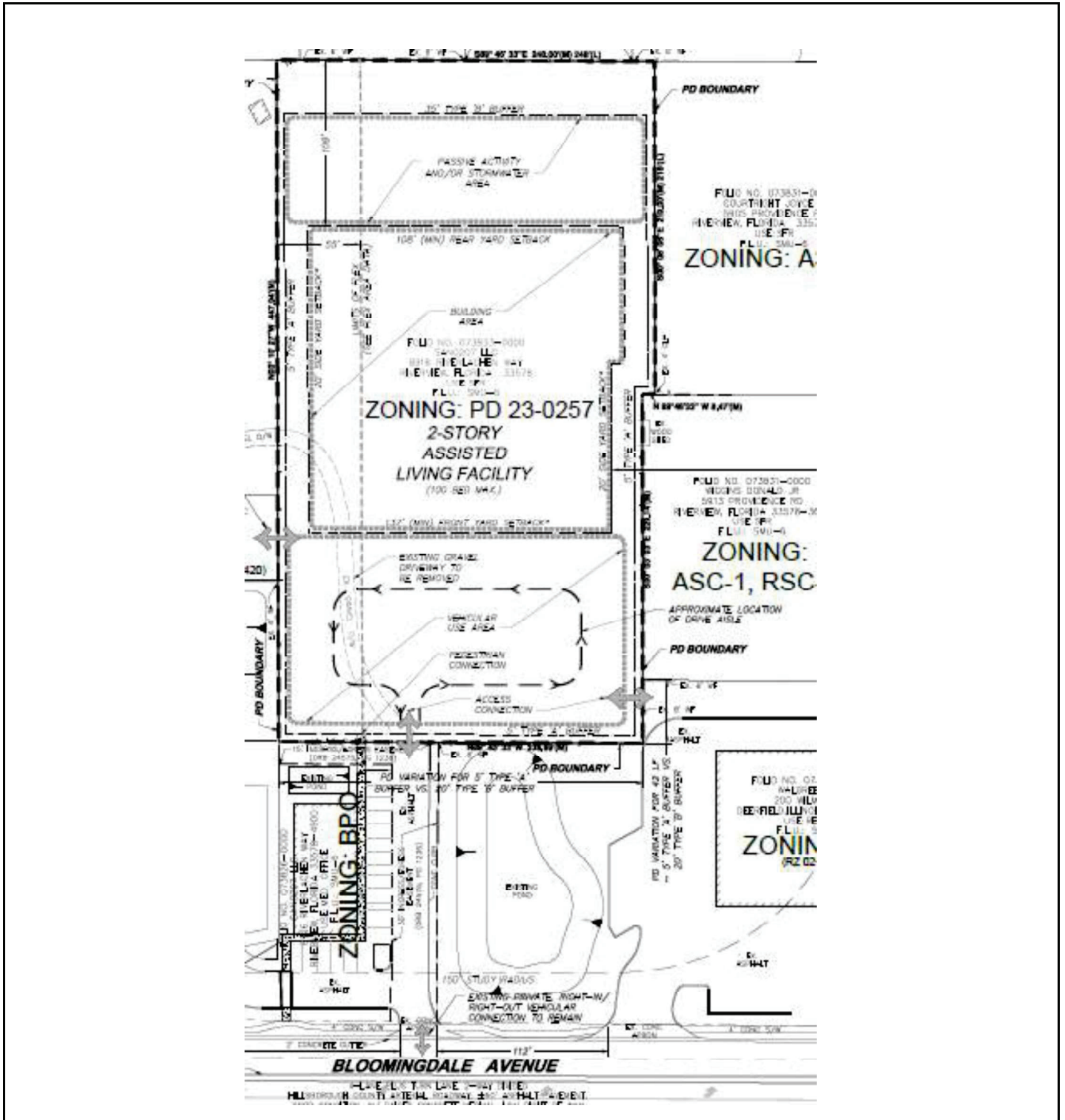
2.3 Immediate Area Map



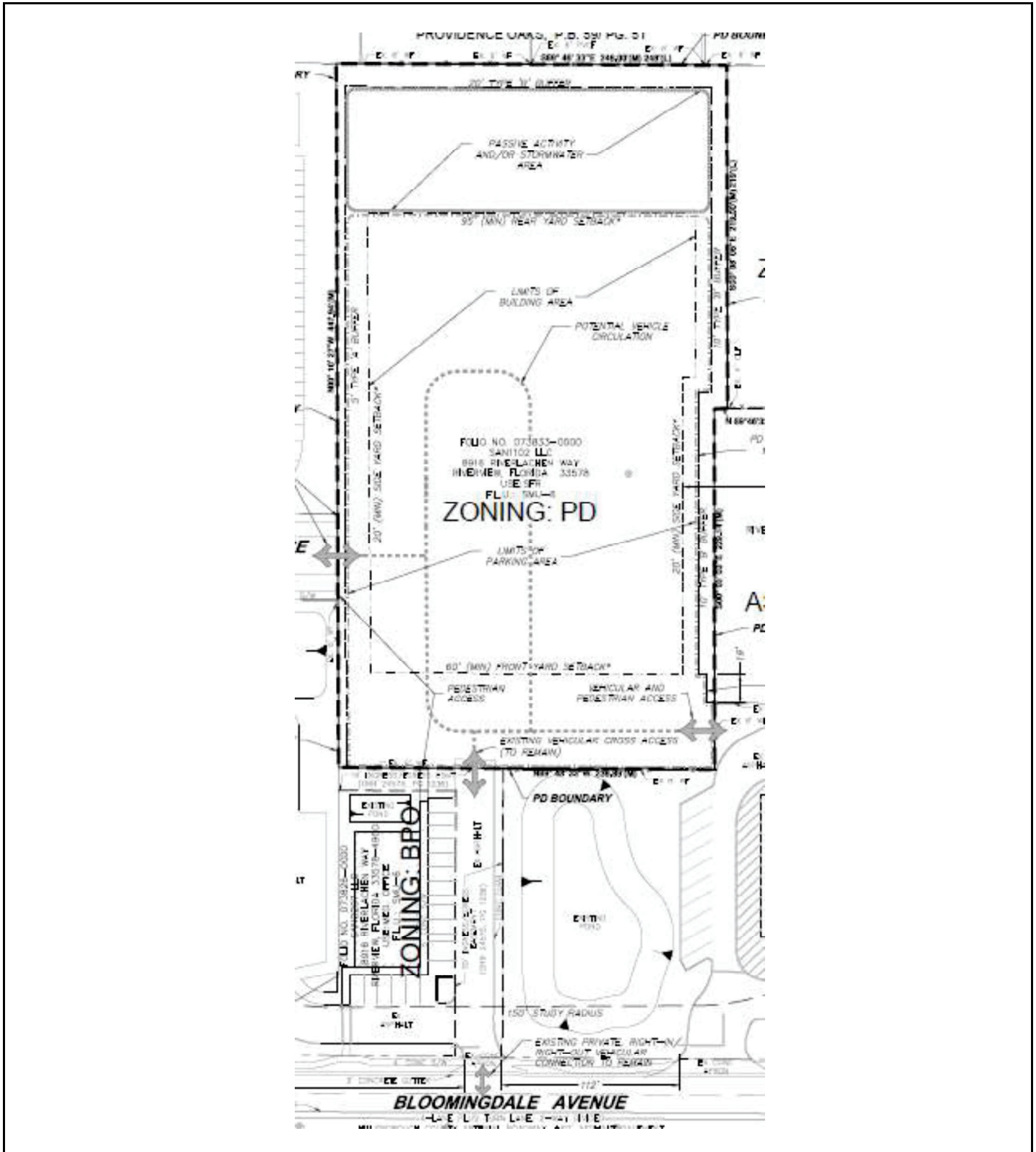
Adjacent Zonings and Uses

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
Bloomington Avenue	County Arterial - Urban	4 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements (TBD) <input checked="" type="checkbox"/> Substandard Road Improvements (TBD) <input type="checkbox"/> Other
Calvin George Place	County Local - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> 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 <input type="checkbox"/> 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 <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Bloomington 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	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No													
Natural Resources	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No													
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No													
Check if Applicable: <table border="0" style="width:100%"> <tr> <td><input type="checkbox"/> Wetlands/Other Surface Waters</td> <td><input type="checkbox"/> Potable Water Wellfield Protection Area</td> </tr> <tr> <td><input type="checkbox"/> Use of Environmentally Sensitive Land Credit</td> <td><input type="checkbox"/> Significant Wildlife Habitat (Upland Wildlife Habitat Area)</td> </tr> <tr> <td><input type="checkbox"/> Wellhead Protection Area</td> <td><input type="checkbox"/> Coastal High Hazard Area</td> </tr> <tr> <td><input type="checkbox"/> Surface Water Resource Protection Area</td> <td><input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor</td> </tr> <tr> <td></td> <td><input type="checkbox"/> Adjacent to ELAPP property</td> </tr> <tr> <td></td> <td><input type="checkbox"/> Other:</td> </tr> </table>					<input type="checkbox"/> Wetlands/Other Surface Waters	<input type="checkbox"/> Potable Water Wellfield Protection Area	<input type="checkbox"/> Use of Environmentally Sensitive Land Credit	<input type="checkbox"/> Significant Wildlife Habitat (Upland Wildlife Habitat Area)	<input type="checkbox"/> Wellhead Protection Area	<input type="checkbox"/> Coastal High Hazard Area	<input type="checkbox"/> Surface Water Resource Protection Area	<input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor		<input type="checkbox"/> Adjacent to ELAPP property		<input type="checkbox"/> Other:
<input type="checkbox"/> Wetlands/Other Surface Waters	<input type="checkbox"/> Potable Water Wellfield Protection Area															
<input type="checkbox"/> Use of Environmentally Sensitive Land Credit	<input type="checkbox"/> Significant Wildlife Habitat (Upland Wildlife Habitat Area)															
<input type="checkbox"/> Wellhead Protection Area	<input type="checkbox"/> Coastal High Hazard Area															
<input type="checkbox"/> Surface Water Resource Protection Area	<input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor															
	<input type="checkbox"/> Adjacent to ELAPP property															
	<input type="checkbox"/> Other:															
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments												
Transportation <input checked="" type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Transportation Report.												
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No													
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No													
Impact/Mobility Fees Estimated Fees <table border="0" style="width:100%"> <tr> <td>Medical Office (10,000 s.f. or less) (Per 1,000 s.f.) Mobility: \$21,860 Fire: \$158</td> <td>Medical Office (greater than 10,000 s.f.) (Per 1,000 s.f.) Mobility: \$31,459 Fire: \$158</td> </tr> <tr> <td>Single Tenant Office (Per 1,000 s.f.) Mobility: \$10,005 Fire: \$158</td> <td>General Office (Per 1,000 s.f.) Mobility: \$8,336 Fire: \$158</td> </tr> </table> Project Summary Urban Mobility, Central Fire - Medical and Professional Services Offices - *potential credit for existing structure/use on site*					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								
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															

Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	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.

Compatibility 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~~ 5-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~~ 5-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:



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.

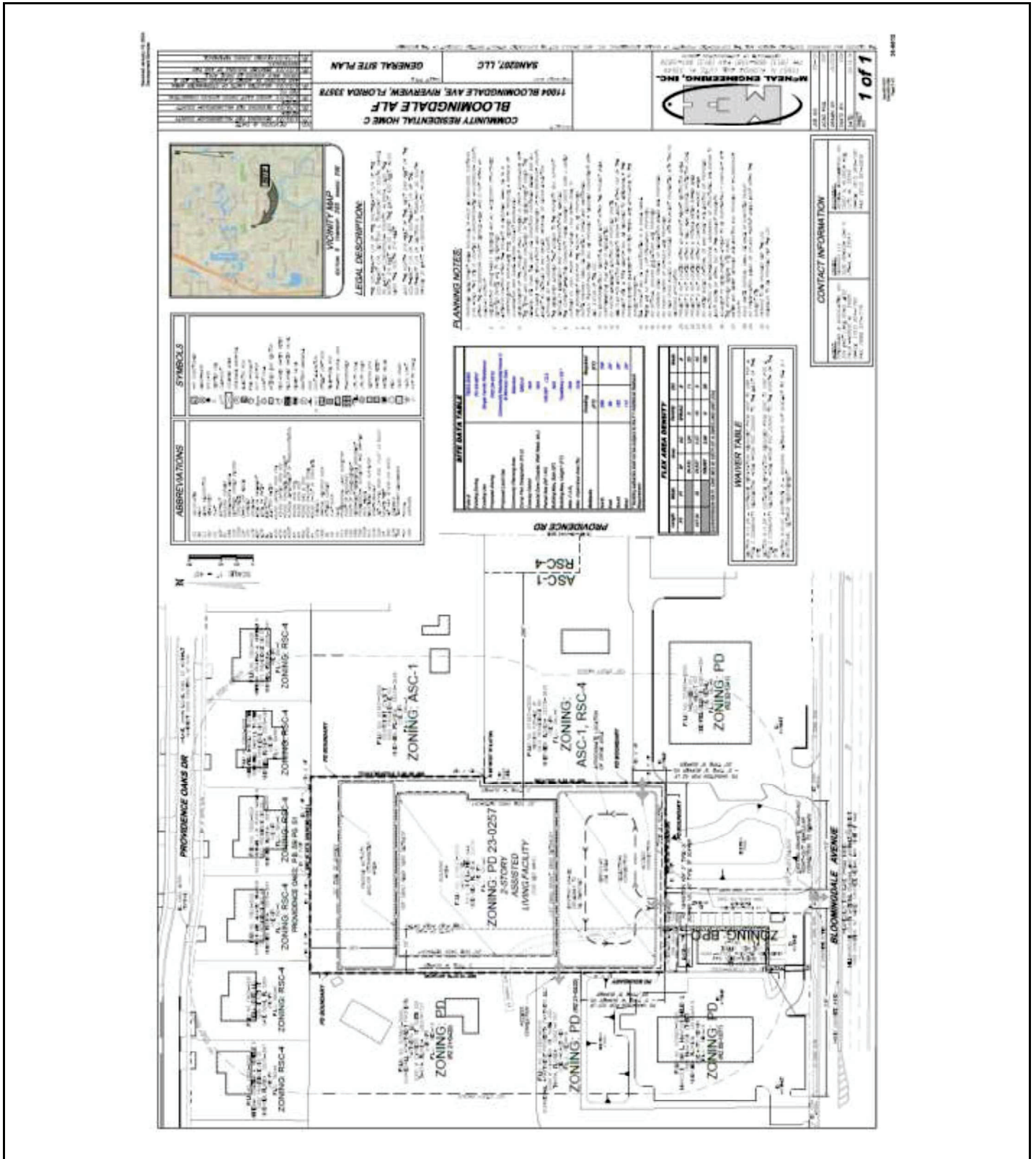
Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are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

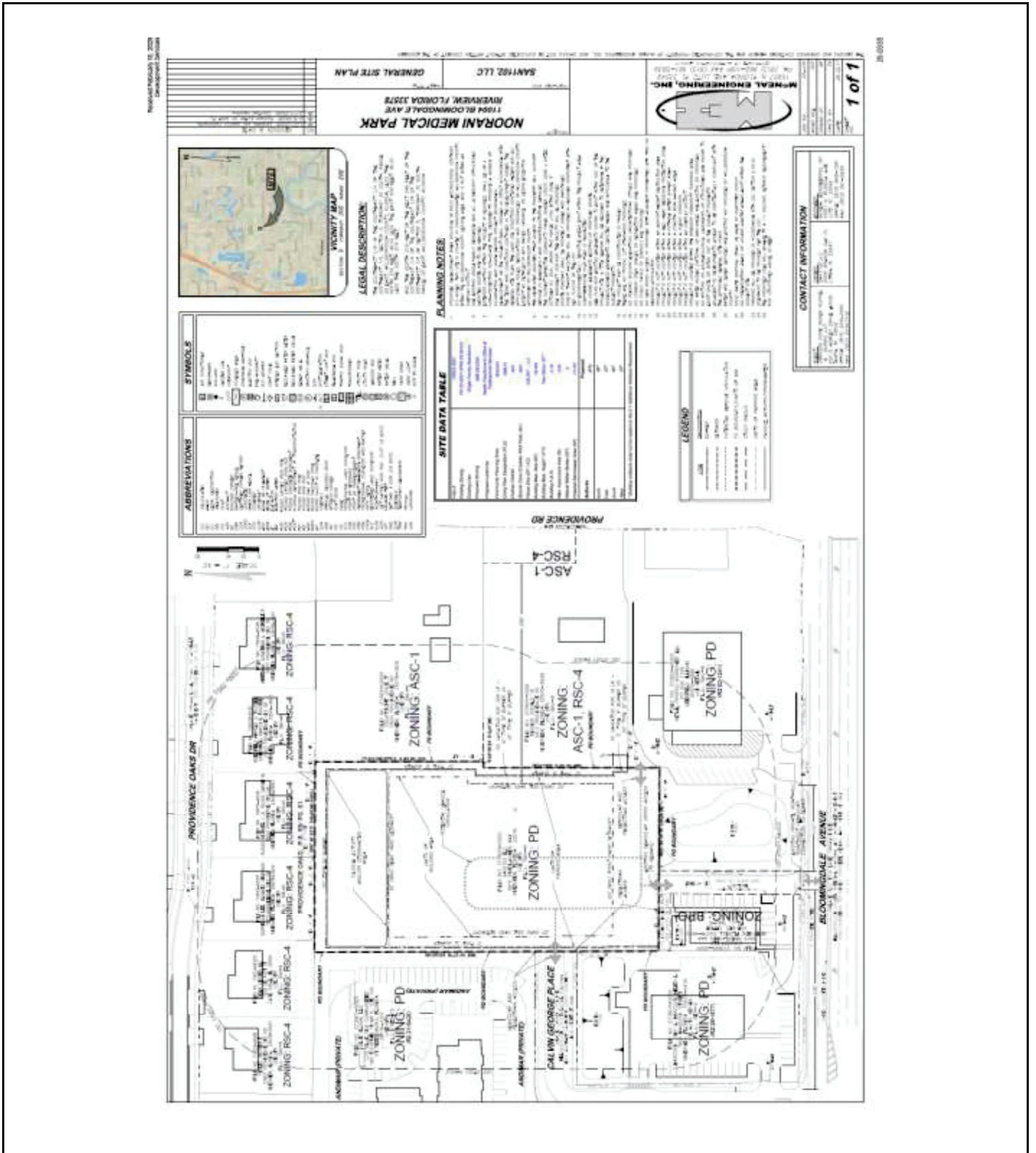
Property Violations History

Agency	Number	Violation	Status
Code Enforcement*			
<input checked="" type="checkbox"/> None current or pending			
<input type="checkbox"/> Violation(s)			
Building Code Compliance*			
<input checked="" type="checkbox"/> None current or pending			
<input type="checkbox"/> Violation(s)			
Natural Resources*			
<input checked="" type="checkbox"/> None current or pending			
<input type="checkbox"/> Violation(s)			
EPC*			
<input checked="" type="checkbox"/> None current or pending			
<input type="checkbox"/> 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	Gornito Lake Road	Kings Avenue	D	F

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




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.



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.


 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'

Christopher S. McNeal

Signature

1/15/2026

Date



**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: _____



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.



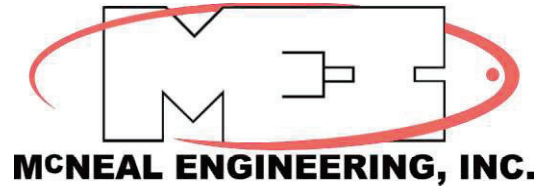
**Hillsborough
County Florida**
Development Services

Supplemental Information for Transportation Related Administrative Reviews

Instructions:

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

Request Type (check one)	<input checked="" type="checkbox"/> Section 6.04.02.B. Administrative Variance <input type="checkbox"/> Technical Manual Design Exception Request <input type="checkbox"/> Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) <input type="checkbox"/> Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	<input checked="" type="checkbox"/> New Request <input type="checkbox"/> Revised Request <input type="checkbox"/> Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	<input checked="" type="checkbox"/> 1. Driveway Spacing - Bloomingdale Rd <input type="checkbox"/> 4. <input type="checkbox"/> 2. <input type="checkbox"/> 5. <input type="checkbox"/> 3. <input type="checkbox"/> 6.
<p>Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.</p>	
Project Name/ Phase	Noorani Medical Park
<p>Important: The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.</p>	
Folio Number(s)	073833-0000
<input type="checkbox"/> Check This Box If There Are More Than Five Folio Numbers	
<p>Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").</p>	
Name of Person Submitting Request	McNeal Engineering c/o Christopher S. McNeal
<p>Important: All Administrative Variances (AV) and Design Exceptions (DE) must be Signed and Sealed by a Professional Engineer (PE) licensed in the State of Florida.</p>	
Current Property Zoning Designation	PD
<p>Important: For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html. For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.</p>	
Pending Zoning Application Number	MM 26-0335
<p>Important: If a rezoning application is pending, enter the application number proceeded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.</p>	
Related Project Identification Number (Site/Subdivision Application Number)	N/A
<p>Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".</p>	



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

Mr. Michael J. Williams, PE
NOORANI MEDICAL PARK (MM 26-0335)
MEI File # 25-106
January 14, 2026
Page 2 of 3

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

Mr. Michael J. Williams, PE
NOORANI MEDICAL PARK (MM 26-0335)
MEI File # 25-106
January 14, 2026
Page 3 of 3

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


Hillsborough County Crash Data Management | Data Report | Crash Downloads | Help | Welcome, RAM

Search []
Top Locations Analysis []
Crash Record Selection []
Results []

Summary
No data records found. Please try your selections again.
0 crash records returned. (0 mapped)
[View Selection Parameters](#) | [Clear Results](#)
 Heat Map Point Map
*(*the summary below shows the most, recent 5 years worth of data)*

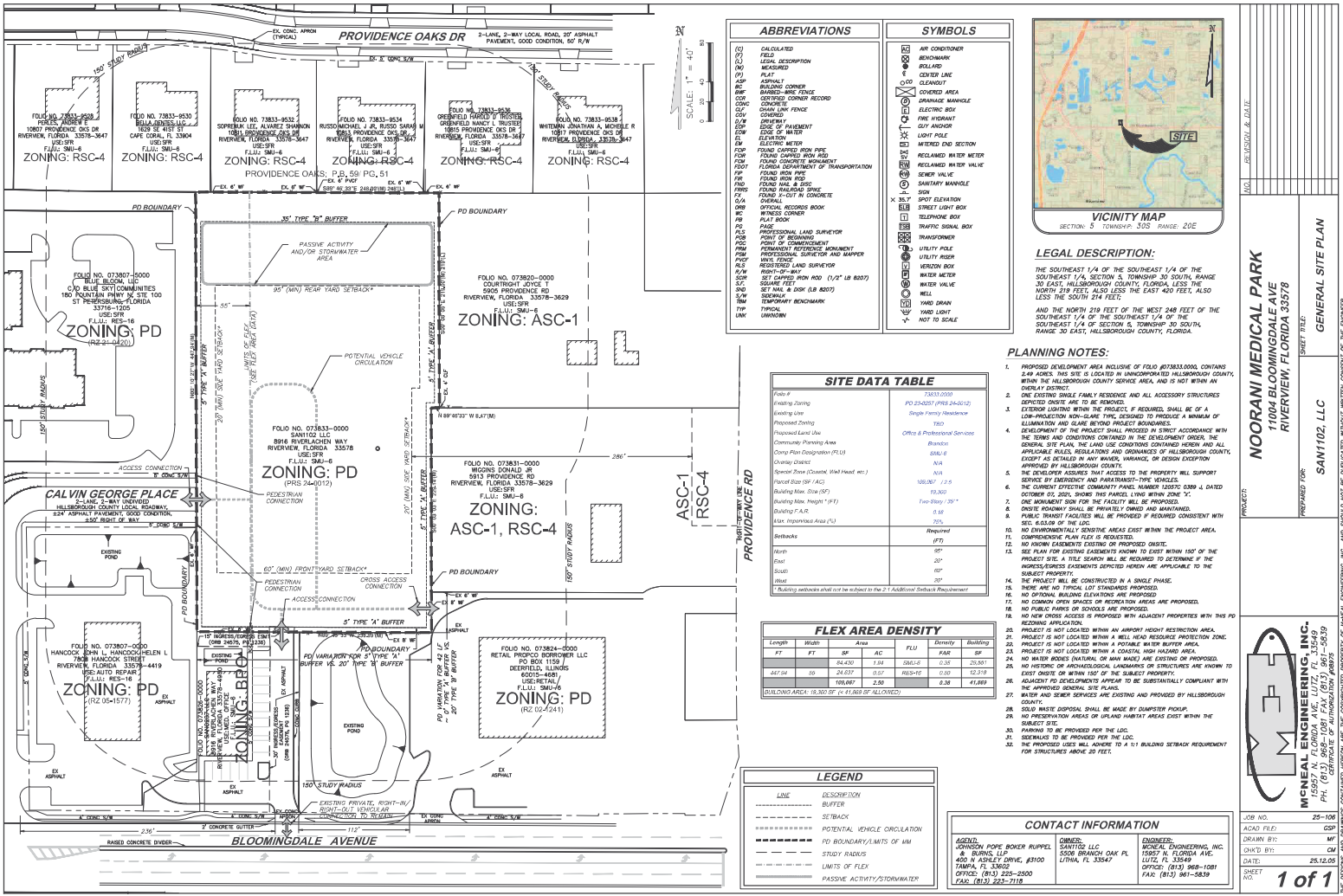
Map Layers | Heat Maps

Intersection or Crash Record or A

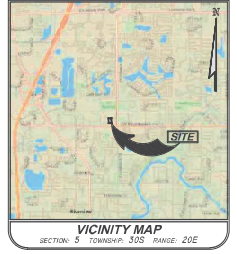


State of Florida, Microsoft, Vantor

26-0335



ABBREVIATIONS	SYMBOLS
ADJ. ADJACENT	ADJ. ADJACENT
ASPH. ASPHALT	ASPH. ASPHALT
CONC. CONCRETE	CONC. CONCRETE
... (many more abbreviations) (many more symbols) ...



LEGAL DESCRIPTION:
THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, LESS THE NORTH 218 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 SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA.

- PLANNING NOTES:**
- PROPOSED DEVELOPMENT AREA INCLUDES OF FOLIO #1284888888, CONTAINS 2.46 ACRES. THIS SITE IS LOCATED IN UNINCORPORATED HILLSBOROUGH COUNTY, WITHIN THE HILLSBOROUGH COUNTY SERVICE AREA, AND IS NOT WITHIN AN UNLAWY DISTRICT.
 - EXISTING SINGLE FAMILY RESIDENCE AND ALL ACCESSORY STRUCTURES IDENTIFIED ON THE SITE TO BE REMOVED.
 - EXISTING LIGHTING WITHIN THE PROJECT, IF REMOVED, SHALL BE OF A LOW-PROFILE, LOW-GLARE TYPE, DESIGNED TO PRODUCE A MINIMUM OF ILLUMINATION AND GLARE BEYOND PROJECT BOUNDARIES.
 - 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, APPROVED BY HILLSBOROUGH COUNTY.
 - THE DEVELOPER AGREES THAT ACCESS TO THE PROPERTY WILL SUPPORT SERVICE BY EMERGENCY AND PARATRANSIT-TYPE VEHICLES.
 - THE DEVELOPER SHALL PROVIDE A SIGNAGE PLAN TO THE COUNTY ON A DATED DATE OF 10/15/2025, SHOWING THE LOCATION OF ALL SIGNAGE TO BE INSTALLED ON THE PROPERTY. THE SIGNAGE SHALL BE INSTALLED WITHIN 180 DAYS OF THE DATE OF THE SIGNAGE PLAN.
 - ON-SITE PARKING SHALL BE PROVIDED AS SHOWN ON THE GENERAL SITE PLAN AND SHALL BE INSTALLED WITHIN 180 DAYS OF THE DATE OF THE SIGNAGE PLAN.
 - PUBLIC TRANSIT FACILITIES SHALL BE PROVIDED IF REQUIRED CONSISTENT WITH SEC. 63.03(9) OF THE LDC.
 - COMPLEMENTARY PLAN FLEX IS REQUESTED.
 - NO SIGNAGE SHALL BE INSTALLED OR PROPOSED ON-SITE.
 - SEE PLAN FOR EXISTING EXHIBITS INTEND TO EXIST WITHIN 180' OF THE PROJECT SITE. IF THESE EXHIBITS WILL BE REMOVED TO DETERMINE THE ACCESS/EXCESS EXHIBITS IDENTIFIED HEREIN ARE APPLICABLE TO THE SUBJECT PROPERTY.
 - THE PROJECT WILL BE CONSTRUCTED IN A SINGLE PHASE.
 - THERE ARE NO TYPICAL LOT STANDARDS PROPOSED.
 - NO OPTIONAL BUILDING ELEVATIONS ARE PROPOSED.
 - NO SIGNAGE OTHER THAN THAT IDENTIFIED ON THE GENERAL SITE PLAN IS PROPOSED.
 - NO PUBLIC PARKS OR SCHOOLS ARE PROPOSED.
 - NO NEW OR EXISTING ACCESS IS PROPOSED WITH ACCESSORY PROPERTIES WITH THIS PD REGARDING APPLICATION.
 - PROJECT IS NOT LOCATED WITHIN AN AIRPORT HEIGHT RESTRICTION AREA.
 - PROJECT IS NOT LOCATED WITHIN A POTENTIAL WATER BUFFER AREA.
 - PROJECT IS NOT LOCATED WITHIN A COASTAL HIGH HAZARD AREA.
 - NO WATER BODIES (NATURAL OR MAN MADE) ARE EXISTING OR PROPOSED.
 - NO HISTORIC OR ARCHAEOLOGICAL LANDMARKS OR STRUCTURES ARE KNOWN TO EXIST ON-SITE OR WITHIN 100' OF THE SUBJECT PROPERTY.
 - ADVANCED PD DEVELOPMENTS APPEAR TO BE SUBSTANTIALLY COMPLIANT WITH THE APPROVED GENERAL SITE PLAN.
 - WATER AND SEWER SERVICES ARE EXISTING AND PROVIDED BY HILLSBOROUGH COUNTY.
 - SOLID WASTE DISPOSAL SHALL BE MADE BY DUMPSTER PICKUP.
 - NO PRESERVATION AREAS OR UPLAND HABITAT AREAS EXIST WITHIN THE SUBJECT SITE.
 - PARKING TO BE PROVIDED PER THE LDC.
 - SEE PLAN TO BE PROVIDED PER THE LDC.
 - THE PROPOSED USES WILL ADHERE TO A 1:1 BUILDING SETBACK REQUIREMENT FOR STRUCTURES HIGHER THAN 20 FEET.

SITE DATA TABLE

Parcel #	PD 234027 (PFS 240412)
Existing Zoning	RSC-4
Existing Use	Single Family Residence
Proposed Zoning	ASC-1
Proposed Land Use	Office & Professional Services
Community Planning Area	Riverton
Designated (PFLU)	SMU-6
Special Zone (Special, Wind Head, etc.)	N/A
Parcel Size (SF / AC)	100,307 / 2.3
Building Max. Size (SF)	15,000
Building Max. Height (FT)	Four-Story (30')
Building F.A.R.	0.68
Max. Impervious Area (%)	20%
Setbacks	(FT)
North	50'
East	20'
South	50'
West	50'

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

FLEX AREA DENSITY

Length	Width	Area	FLU	Intensity	Building
100'	100'	10,000	1.00	0.20	25,000
200'	200'	40,000	1.00	0.20	100,000
300'	300'	90,000	1.00	0.20	225,000
400'	400'	160,000	1.00	0.20	400,000
500'	500'	250,000	1.00	0.20	625,000

LEGEND

- SOLID LINE: SECTION
- DASHED LINE: BUFFER
- DOTTED LINE: SETBACK
- DASHED LINE WITH DOTS: POTENTIAL VEHICLE CIRCULATION
- DASHED LINE WITH DOTS AND DASHES: PD BOUNDARY/LIMITS OF MAP
- DOTTED LINE WITH DOTS: STUDY RADII
- DASHED LINE WITH DOTS AND DASHES: LIMITS OF FLEX
- DOTTED LINE WITH DOTS AND DASHES: PASSIVE ACTIVITY/STORMWATER

CONTACT INFORMATION

AGENTS:
JOHNSON POPE BOKER RUFFEL & BURNS, LLC
402 N. ASHLEY DRIVE, #3100
TAMPA, FL 33605
OFFICE: (813) 222-2500
FAX: (813) 222-7118

OWNER:
SANTINI, LLC
5506 BRANCH DAM PL
LUTZ, FL 33547

ENGINEER:
MCNEAL ENGINEERING, INC.
15927 N. FLORIDA AVE., LUTZ, FL 33549
OFFICE: (813) 968-1081
FAX: (813) 961-9839

NOORANI MEDICAL PARK
11004 BLOOMINGDALE AVE
RIVERVIEW, FLORIDA 33578

GENERAL SITE PLAN

PROJECT: NOORANI MEDICAL PARK
PREPARED FOR: SANTINI, LLC
SHEET TITLE: GENERAL SITE PLAN

MCNEAL ENGINEERING, INC.
15927 N. FLORIDA AVE., LUTZ, FL 33549
PH: (813) 968-1081
FAX: (813) 961-9839

JOB NO.: 25-106
ACAD FILE: 25-106
DRAWN BY: MF
CHECKED BY: CM
DATE: 25.10.25
SHEET NO.: 1 of 1

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.

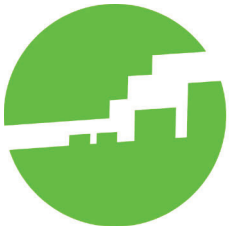
Steven K. Luce

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 be integrated with the adjacent land uses through:

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

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.*

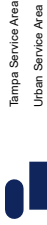
HILLSBOROUGH COUNTY FUTURE LAND USE

MM 26-0335

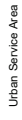
Rezoning
STATUS



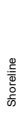
PENDING



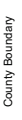
Tampa Service Area



Urban Service Area



Shoreline



County Boundary



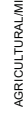
Jurisdiction Boundary



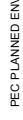
Roads



Parcels



Water



AGRICULTURAL/MINING-1/20 (.25 FAR)



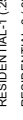
PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)



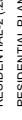
AGRICULTURAL-1/10 (.25 FAR)



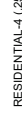
AGRICULTURAL/RURAL-1/5 (.25 FAR)



AGRICULTURAL ESTATE-1/2.5 (.25 FAR)



RESIDENTIAL-1 (.25 FAR)



RESIDENTIAL-2 (.25 FAR)



RESIDENTIAL PLANNED-2 (.35 FAR)



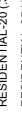
RESIDENTIAL-4 (.25 FAR)



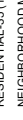
RESIDENTIAL-6 (.25 FAR)



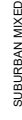
RESIDENTIAL-9 (.35 FAR)



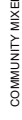
RESIDENTIAL-12 (.35 FAR)



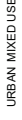
RESIDENTIAL-16 (.35 FAR)



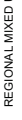
RESIDENTIAL-20 (.35 FAR)



RESIDENTIAL-35 (1.0 FAR)



NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)



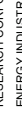
SUBURBAN MIXED USE-6 (.35 FAR)



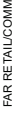
COMMUNITY MIXED USE-12 (.50 FAR)



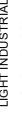
URBAN MIXED USE-20 (1.0 FAR)



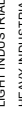
REGIONAL MIXED USE-35 (2.0 FAR)



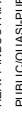
INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)



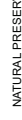
OFFICE COMMERCIAL-20 (7.5 FAR)



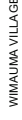
RESEARCH CORPORATE PARK (1.0 FAR)



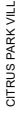
ENERGY INDUSTRIAL PARK (50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)



LIGHT INDUSTRIAL PLANNED (7.5 FAR)



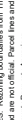
LIGHT INDUSTRIAL (7.5 FAR)



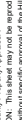
HEAVY INDUSTRIAL (7.5 FAR)



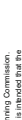
PUBLIC/QUASI-PUBLIC



NATURAL PRESERVATION



WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)

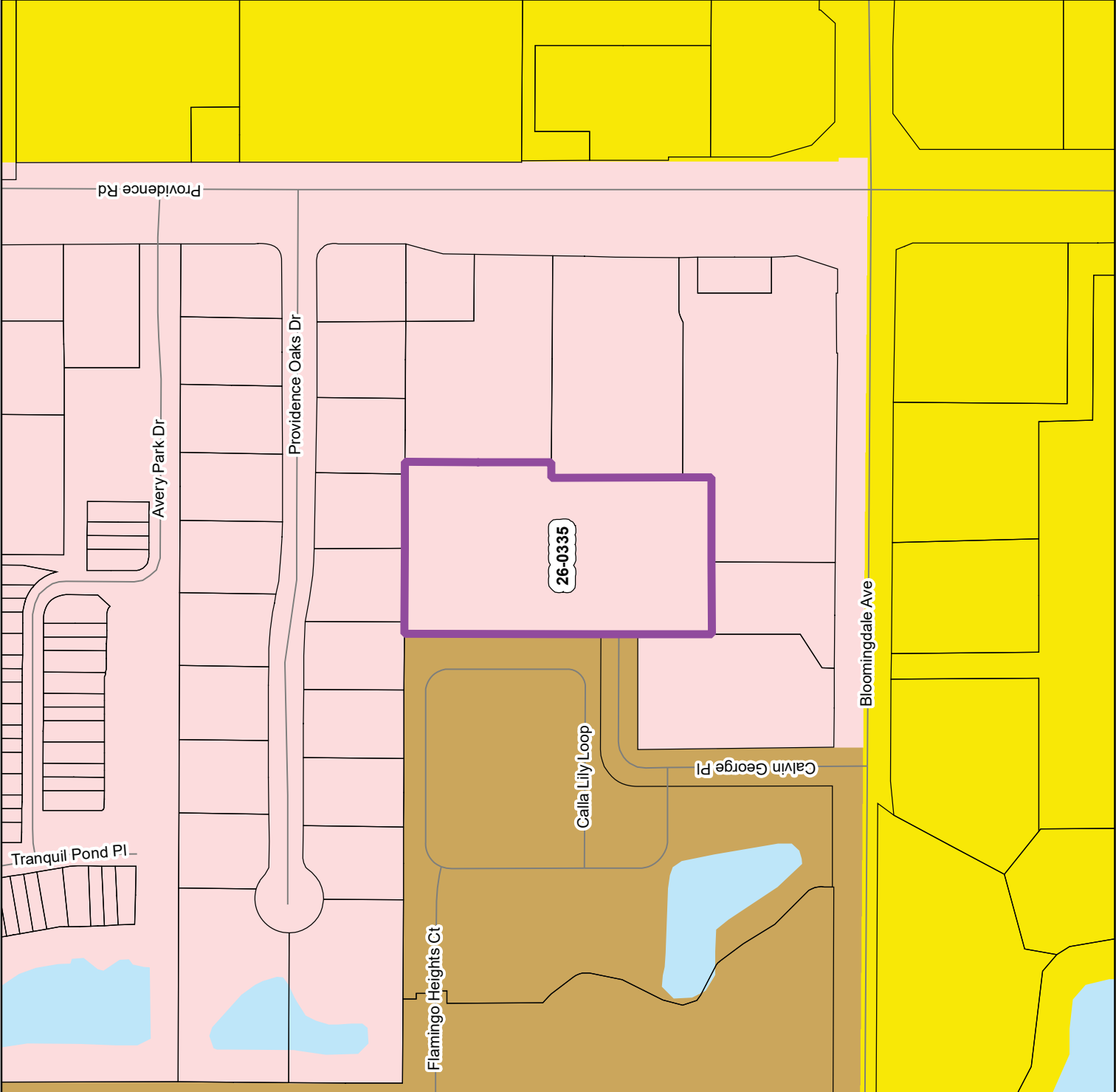


CITRUS PARK VILLAGE

DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. The rezoning status is for informational purposes only and is subject to specific approval of the Hillsborough County City/County Planning Commission. ACCURACY: It is intended that the information shown on this map is accurate to the best of our knowledge and belief. 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, visit the appropriate website.



Map Printed from Rezoning System: 2/20/2026
 Author: R. Mathie
 File: G:\Rezoning\System\MapProjects\HC\Regre_hc\Rezoning_2.mxd





**GENERAL
SITE PLAN
FOR
CERTIFICATION**



**Hillsborough
County Florida**

DEVELOPMENT SERVICES

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

**HILLSBOROUGH COUNTY
DEVELOPMENT SERVICES DEPARTMENT**

GENERAL SITE PLAN REVIEW/CERTIFICATION

**BOARD OF COUNTY
COMMISSIONERS**

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

COUNTY ADMINISTRATOR

Bonnie M. Wise

COUNTY ATTORNEY

Julia Mandell

COUNTY INTERNAL AUDITOR

Melinda Jenzarli

DEPUTY COUNTY ADMINISTRATOR

Gregory S. Horwedel

Project Name: 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: _____



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	Gornito Lake Road	Kings Avenue	D	F

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




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.



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.


 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'

Christopher S. McNeal

Signature

1/15/2026

Date



**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: _____



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.



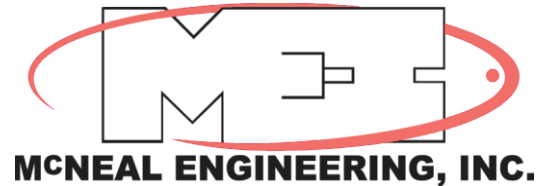
**Hillsborough
County Florida**
Development Services

Supplemental Information for Transportation Related Administrative Reviews

Instructions:

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

Request Type (check one)	<input checked="" type="checkbox"/> Section 6.04.02.B. Administrative Variance <input type="checkbox"/> Technical Manual Design Exception Request <input type="checkbox"/> Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) <input type="checkbox"/> Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	<input checked="" type="checkbox"/> New Request <input type="checkbox"/> Revised Request <input type="checkbox"/> Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	<input checked="" type="checkbox"/> 1. Driveway Spacing - Bloomingdale Rd <input type="checkbox"/> 4. <input type="checkbox"/> 2. <input type="checkbox"/> 5. <input type="checkbox"/> 3. <input type="checkbox"/> 6.
<p>Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.</p>	
Project Name/ Phase	Noorani Medical Park
<p>Important: The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.</p>	
Folio Number(s)	073833-0000
<input type="checkbox"/> Check This Box If There Are More Than Five Folio Numbers	
<p>Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").</p>	
Name of Person Submitting Request	McNeal Engineering c/o Christopher S. McNeal
<p>Important: All Administrative Variances (AV) and Design Exceptions (DE) must be Signed and Sealed by a Professional Engineer (PE) licensed in the State of Florida.</p>	
Current Property Zoning Designation	PD
<p>Important: For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html. For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.</p>	
Pending Zoning Application Number	MM 26-0335
<p>Important: If a rezoning application is pending, enter the application number proceeded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.</p>	
Related Project Identification Number (Site/Subdivision Application Number)	N/A
<p>Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".</p>	



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

Mr. Michael J. Williams, PE
NOORANI MEDICAL PARK (MM 26-0335)
MEI File # 25-106
January 14, 2026
Page 2 of 3

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

Mr. Michael J. Williams, PE
NOORANI MEDICAL PARK (MM 26-0335)
MEI File # 25-106
January 14, 2026
Page 3 of 3

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

Search

Top Locations Analysis

Crash Record Selection

Results

Summary

No data records found. Please try your selections again

0 crash records returned. (0 mapped)

[View Selection Parameters](#) [Clear Results](#)

(the summary below shows the most, recent 5 years worth of data)

Heat Map Point Map



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	
<p>HEARING DATE: 3/23/2026</p> <p>PETITION NO.: 26-0335</p> <p>EPC REVIEWER: Melissa Yañez</p> <p>CONTACT INFORMATION: (813) 627-2600 x 1360</p> <p>EMAIL: yanezm@epchc.org</p>	<p>COMMENT DATE: 1/7/2026</p> <p>PROPERTY ADDRESS: 11004 Bloomingdale Ave, Riverview, FL 33578</p> <p>FOLIO #: 0738330000</p> <p>STR: 05-30S-20E</p>
<p>REQUESTED ZONING: Major Mod to PD</p>	
FINDINGS	
<p>WETLANDS PRESENT</p> <p>SITE INSPECTION DATE</p> <p>WETLAND LINE VALIDITY</p> <p>WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)</p>	<p>NO</p> <p>NA</p> <p>NA</p> <p>Desktop Review – Aerials, soil survey and EPC file search</p>
<p>The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan’s current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again.</p> <p>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.</p> <p>EPC staff reviewed the above referenced parcel in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using aerial photography, soil surveys, and reviewing EPC files. Through this review, it appears that no wetlands or other surface waters exist onsite/ within the proposed construction boundaries.</p> <p>Please be advised this wetland determination is informal and non-binding. A formal wetland delineation may be applied for by submitting a “WDR30 - Delineation Request Application”. Once approved, the formal wetland delineation would be binding for five years.</p>	

My/cb

ec: development@jpfirm.com

Environmental Excellence in a Changing World

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



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**
- 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.



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

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

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

IN RE:
ZONING HEARING MASTER MEETING

ZONING HEARING MASTER MEETING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: 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

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

6 HEARING OFFICER: Okay. Applicant, please.

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

9 HEARING OFFICER: There was, but it got continued.

10 MR. MANASSE: Gotcha, gotcha.

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

13 HEARING OFFICER: Yeah.

14 MR. MANASSE: I'll go over this presentation. You
15 should be able to see it on screen. Let's see, my address is
16 400 North Ashley Drive, Suite 3100, Tampa, Florida. And
17 again, we're here tonight to present on the request for major
18 modification to an existing planned development, generally
19 located at the northwest corner of Bloomingdale Avenue and
20 Providence Road.

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

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

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

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

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

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

25 Now, the surrounding area already includes higher

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

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

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

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

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

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

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

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

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

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

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

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

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

1 the record as well.

2 But with that, I do have my team here with me.

3 Chris McNeil with McNeil Engineering, if there's any

4 technical questions or transportation questions. Other than

5 that, I'd be happy to answer any questions, should you have

6 any.

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

8 MR. MANASSE: Yes, sir.

9 HEARING OFFICER: All right. Development Services
10 staff?

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

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

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

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

1 variations are to the buffering and the screening. Number 1
2 is to reduce the 20-foot-wide type B buffer and screening
3 required adjacent to the specific folio. On the west
4 property boundary, it's a five-foot buffer with type A
5 screening. They also proposed to reduce the 20-foot-width
6 type B required along the eastern property boundary to a
7 10-foot with type B, and then there's a small area that
8 they're proposing a 5-foot type A buffer for 19 linear feet.
9 And the applicant did submit justification with their
10 application. A 20-foot buffer with type B is required on the
11 north side of the property boundary. The applicant is
12 proposing a 95-foot setback and proposing that boundary.

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

17 HEARING OFFICER: No questions. Thank you.

18 MR. LAMPKIN: Thank you.

19 HEARING OFFICER: Planning Commission staff?

20 MR. ROYAL: Tyrek Royal, Planning Commission staff.

21 The site is designated as suburban mixed use-6, which is a
22 mix of properties of residential, office, commercial, light
23 industrial uses and suburban intensities.

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

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

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

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

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

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

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

6 Staff, anything further?

7 MS. HEINRICH: No, sir.

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

10 MR. MANASSE: Ryan Manasse No, sir.

11 HEARING OFFICER: All right. Very good.

12 And with that, that concludes this application.

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

14

15

16

17

18

19

20

21

22

23

24

25



**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

DATE/TIME: 3-23-26 6pm

HEARING MASTER: Steve Luce

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # MM 26-0215	PLEASE PRINT NAME <u>Isabelle Albert</u> MAILING ADDRESS <u>1000 So. Ashley Dr #900</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 331-0976</u>
APPLICATION # RZ 25-0270 R26-0283	PLEASE PRINT NAME <u>Todd Freeman</u> MAILING ADDRESS <u>200 24 Ave S #101</u> CITY <u>FL</u> STATE <u>FL</u> ZIP <u>33606</u> PHONE <u>813 207-1700</u>
APPLICATION # RZ 25-1338	PLEASE PRINT NAME <u>SHED ALI</u> MAILING ADDRESS <u>602 OCONOR AVENUE</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33606</u> PHONE <u>813 260-8502</u>
APPLICATION # RZ 26-0359	PLEASE PRINT NAME <u>Matthew Spio</u> MAILING ADDRESS <u>311 W palm ave ^{APT 425} Tampa FL 33602</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 321-754-7550</u>
APPLICATION # RZ 26-0359	PLEASE PRINT NAME <u>ROBBY SHIVER</u> MAILING ADDRESS <u>2101 FAIRFIELD AVE</u> CITY <u>BRANDON</u> STATE <u>FL</u> ZIP <u>33510</u> PHONE <u>813 504-8248</u>
APPLICATION # RZ 26-0457	PLEASE PRINT NAME <u>DON THOMPSON</u> MAILING ADDRESS <u>10829 ALONNAN RD.</u> CITY <u>LITHIA</u> STATE <u>FL</u> ZIP <u>33547</u> PHONE <u>813 220-046</u>

DATE/TIME: 3-23-26 6pmHEARING MASTER: Steve LucePLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # RZ 26-0468	PLEASE PRINT NAME <u>ART GILLETTE</u> MAILING ADDRESS <u>10910 BLM RIVERVIEW RD.</u> CITY <u>RIVERVIEW</u> STATE <u>FL.</u> ZIP <u>33569</u> PHONE ⁴¹³ <u>441-9591</u>
APPLICATION # RZ 25-0882	PLEASE PRINT NAME <u>DAVID WRIGHT</u> MAILING ADDRESS <u>8956 WESTERLAND DR.</u> CITY <u>LAND OLAKE</u> STATE <u>FL</u> ZIP <u>34637</u> PHONE <u>813-238-7473</u>
APPLICATION # RZ 25-0939	PLEASE PRINT NAME <u>Todd Truesdale</u> MAILING ADDRESS <u>200 2nd Ave S #45</u> CITY <u>ALBANY</u> STATE <u>GA</u> ZIP <u>31707</u> PHONE <u>707-844-1760</u>
APPLICATION # RZ 25-1386	PLEASE PRINT NAME <u>Isabelle Albert</u> MAILING ADDRESS <u>1000 N. Ashley Dr #900</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE ⁸¹³ <u>331-0976</u>
APPLICATION # RZ 25-1386	PLEASE PRINT NAME <u>William J. Mollay</u> MAILING ADDRESS <u>315 5th St</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33606</u> PHONE <u>3260</u>
APPLICATION # RZ 25-1386	PLEASE PRINT NAME <u>MICHAEL YATES</u> MAILING ADDRESS <u>PAINT TRAFFIC 4006 S MacDILL Ave</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33611</u> PHONE <u>813-205-8057</u>

DATE/TIME: 3-23-26 6pm HEARING MASTER: Steve LucePLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ</u> <u>25-1387</u>	PLEASE PRINT NAME <u>GERRY DEDENBACH</u> MAILING ADDRESS <u>11501 Research Drive</u> CITY <u>Alachua</u> STATE <u>FL</u> ZIP <u>32015</u> PHONE <u>352 331-1976</u>
APPLICATION # <u>RZ</u> <u>26-0070</u>	PLEASE PRINT NAME <u>Jake Cremer</u> MAILING ADDRESS <u>2602 W Cleveland St #203</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33606</u> PHONE <u>813-419-3914</u>
APPLICATION # <u>RZ</u> <u>26-0070</u>	PLEASE PRINT NAME <u>MICHAEL YATES</u> MAILING ADDRESS <u>PALM TRAFFIC 4006 S MacDILL Ave</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33611</u> PHONE <u>813 205 8057</u>
APPLICATION # <u>RZ</u> <u>26-0070</u>	PLEASE PRINT NAME <u>Cynthia Spde II</u> MAILING ADDRESS <u>2002 W. Cleveland St.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP _____ PHONE <u>813 419 3914</u>
APPLICATION # <u>RZ</u> <u>26-0070</u>	PLEASE PRINT NAME <u>Rodney Smith</u> MAILING ADDRESS <u>10016 Ohio Ave</u> CITY <u>Thonotosassa</u> STATE <u>FL</u> ZIP <u>33582</u> PHONE <u>813 494-5048</u> ⁵⁰⁴⁸
APPLICATION # <u>RZ</u> <u>26-0070</u>	PLEASE PRINT NAME <u>Ray Foster</u> MAILING ADDRESS <u>10724 Williams rd</u> CITY <u>Thonotosassa</u> STATE <u>FL</u> ZIP <u>33592</u> PHONE <u>813-768-3990</u>

DATE/TIME: 3-23-26 6pmHEARING MASTER: Steve LucePLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # RZ 26-0213	PLEASE PRINT NAME <u>Michael Brooks</u> MAILING ADDRESS <u>400 H Tampa FL Stz 1910</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE _____
APPLICATION # RZ 26-0213	PLEASE PRINT NAME <u>Esabelle Albert</u> MAILING ADDRESS <u>1000 W. Ashley Dr # 900</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 0926</u>
APPLICATION # RZ 26-0213	PLEASE PRINT NAME <u>MICHAEL YATES</u> MAILING ADDRESS <u>PALM TRAFFIC 4006 S MacDILL AVE</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33611</u> PHONE <u>813 205 8057</u>
APPLICATION # RZ 26-0213	PLEASE PRINT NAME <u>JUAN MANU</u> MAILING ADDRESS <u>17403 Chelsea Downs Cir</u> CITY <u>Lithia</u> STATE <u>FL</u> ZIP <u>33541</u> PHONE <u>760 489 5170</u>
APPLICATION # RZ 26-0213	PLEASE PRINT NAME <u>Travis Brumgardner</u> MAILING ADDRESS <u>10139 Bryant Rd</u> CITY <u>Lithia</u> STATE <u>FL</u> ZIP <u>33547</u> PHONE <u>813-766 0619</u>
APPLICATION # RZ 26-0213	PLEASE PRINT NAME <u>Brendan McCafferty</u> MAILING ADDRESS <u>6620 Fishhawk Crossing Blvd</u> CITY <u>Lithia</u> STATE <u>FL</u> ZIP <u>33547</u> PHONE <u>813-785-7040</u>

DATE/TIME: 3-23-26 6pm HEARING MASTER: Steve LucePLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # RZ 26-0213	PLEASE PRINT NAME <u>Ashani Fairclough</u> MAILING ADDRESS <u>731 Kensington Lake Rd</u> CITY <u>Orlando</u> STATE <u>FL</u> ZIP <u>32811</u> PHONE <u>813 466 294</u>
APPLICATION # RZ 26-0213	PLEASE PRINT NAME <u>Rasnah Davis</u> MAILING ADDRESS <u>5402 Garry Ridge Dr</u> CITY <u>Lithia</u> STATE <u>FL</u> ZIP <u>33547</u> PHONE <u>352-213-1147</u>
APPLICATION # RZ 26-0213	PLEASE PRINT NAME <u>William Kent King</u> MAILING ADDRESS <u>18222 Lithia Reach Road</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33618</u> PHONE <u>813-503-2480</u>
APPLICATION # RZ 26-0213	PLEASE PRINT NAME <u>Eric W. Smith</u> MAILING ADDRESS <u>1617 W. Lumsden Rd</u> CITY <u>Brandon</u> STATE <u>FL</u> ZIP <u>33511</u> PHONE <u>813 662 7429</u>
APPLICATION # RZ 26-0213	PLEASE PRINT NAME <u>Katherine Wiggins</u> MAILING ADDRESS <u>18808 Boyette Rd</u> CITY <u>Lithia</u> STATE <u>FL</u> ZIP <u>33547</u> PHONE <u>813-546-1137</u>
APPLICATION # RZ 26-0213	PLEASE PRINT NAME <u>David Secret</u> MAILING ADDRESS <u>18920 Boyette Rd</u> CITY <u>Lithia</u> STATE <u>FL</u> ZIP <u>33547</u> PHONE <u>813 685-8448</u>

DATE/TIME: 3-23-26 6pm HEARING MASTER: Steve LucePLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ</u> <u>26-0213</u>	PLEASE PRINT NAME <u>Karvonne Kenrick</u> MAILING ADDRESS <u>18833 Boyette Rd</u> CITY <u>Lithia</u> STATE <u>OH</u> ZIP <u>33547</u> PHONE <u>813-298-3421</u>
APPLICATION # <u>RZ</u> <u>26-0213</u>	PLEASE PRINT NAME <u>GARY TAYLOR</u> MAILING ADDRESS <u>10005 Bryant Rd</u> CITY <u>Lithia</u> STATE <u>FL</u> ZIP <u>33547</u> PHONE <u>813-604-726</u>
APPLICATION # <u>RZ</u> <u>26-0214</u>	PLEASE PRINT NAME <u>Kami Corbett</u> MAILING ADDRESS <u>101 E Kennedy Blvd Ste 3700</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-227-8422</u>
APPLICATION # <u>MM</u> <u>26-0335</u>	PLEASE PRINT NAME <u>ZYAN MANASSE</u> MAILING ADDRESS <u>400 N. ASHLEY DR. STE. 3100</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-225-2500</u>
APPLICATION # <u>MM</u> <u>26-0346</u>	PLEASE PRINT NAME <u>Isabelle Olbert</u> MAILING ADDRESS <u>100010 Ashley Dr #900</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-331-0976</u>
APPLICATION # <u>MM</u> <u>26-0346</u>	PLEASE PRINT NAME <u>William Molloy</u> MAILING ADDRESS <u>375 S 36th</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP _____ PHONE <u>813-629-8752</u>

DATE/TIME: 3-23-26 6pmHEARING MASTER: Steve LucePLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # MM 26-0346	PLEASE PRINT NAME <u>David Lopez</u> MAILING ADDRESS <u>201 E. Kennedy Blvd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE _____
APPLICATION # MM 26-0346	PLEASE PRINT NAME <u>Shameyah Francis</u> MAILING ADDRESS <u>9501 Tocobaga Place</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE _____
APPLICATION # MM 26-0346	PLEASE PRINT NAME <u>Edwin Gaines JR</u> MAILING ADDRESS <u>9517 Tocobaga Place</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE _____
APPLICATION # MM 26-0346	PLEASE PRINT NAME <u>Dr Laura Hawser</u> MAILING ADDRESS <u>9515 Tocobaga Place</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE _____
APPLICATION # MM 26-0346	PLEASE PRINT NAME <u>MICHAEL YATES</u> MAILING ADDRESS <u>PAVE TRAFFIC 4006 S. MacDILL Ave</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33611</u> PHONE <u>813 205 8057</u>
APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____

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.

MONDAY, MARCH 23, 2026

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.

MONDAY, MARCH 23, 2026

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.

MONDAY, MARCH 23, 2026

▶ 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.

MM 26-0335

11004 Bloomingdale Avenue

Application No. MM 26-0335

Name: Ryan Manasse

Entered at Public Hearing: ZHM

Exhibit # 1

Date: 03/23/2026

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)



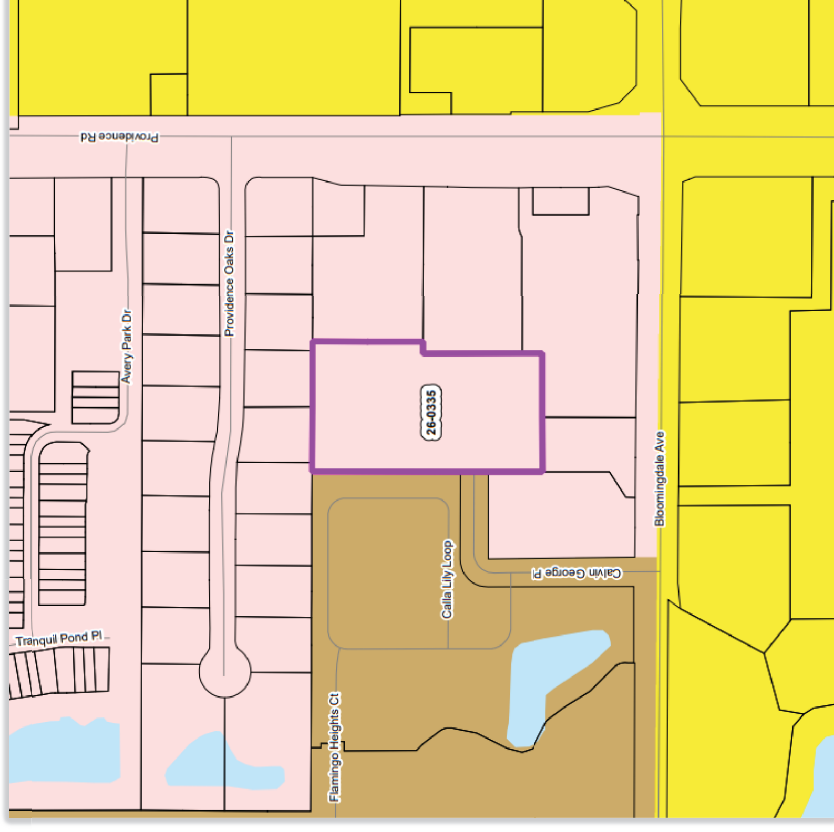
Location & Context

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

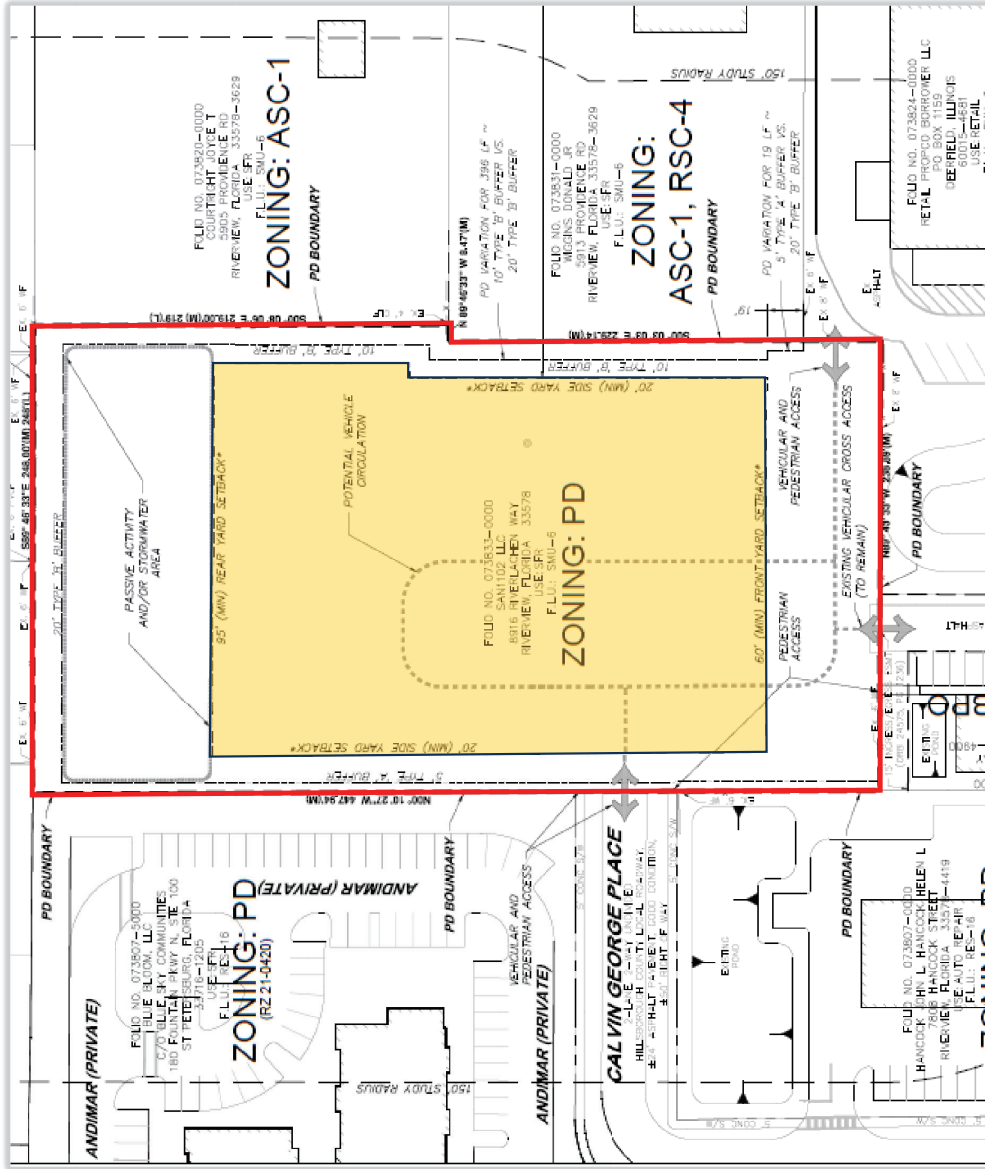
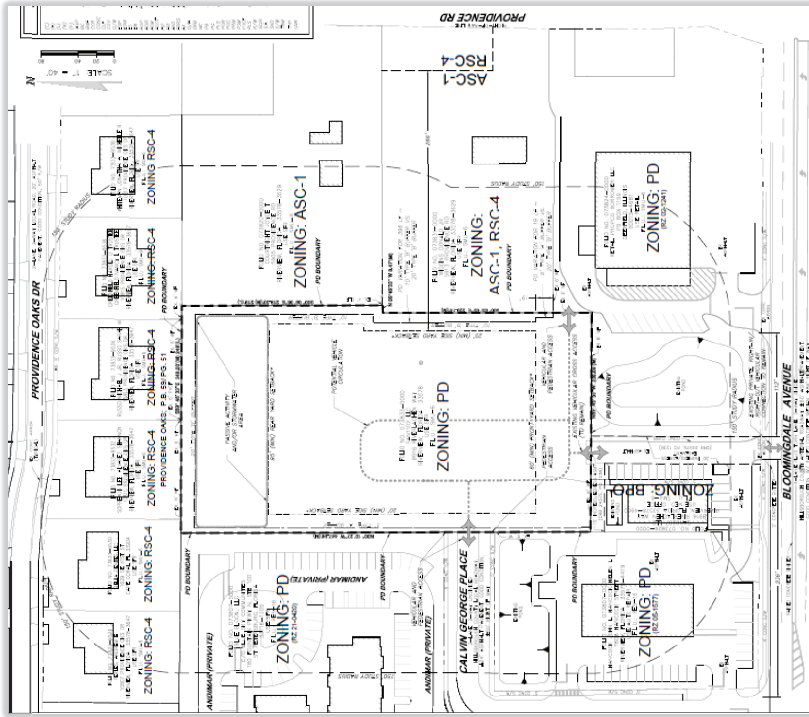


Future Land Use

- 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



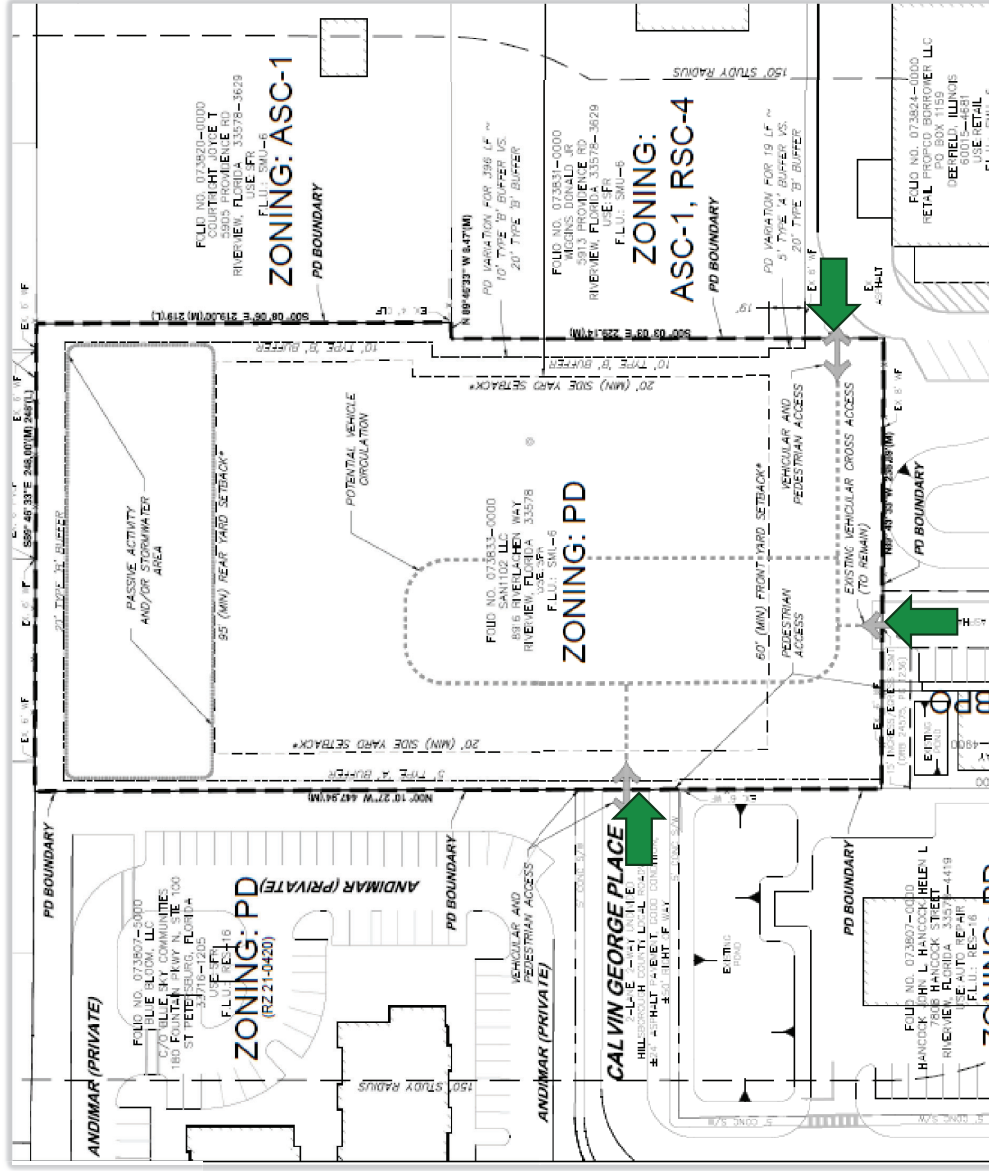
Development Standards

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

SITE DATA TABLE	
Folio # Existing Zoning Existing Use Proposed Zoning Proposed Land Use Community Planning Area Comp Plan Designation (FLU) Overlay District Special Zone (Coastal, Well Head, etc.) Parcel Size (SF / AC) Building Max. Size (SF) Building Max. Height * (FT) Building F.A.R. Max. Impervious Area (%) Natural Water Bodies (SF) Potential Stormwater Area (SF)	73833.0000 PD 23-0257 (PRS 24-0012) Single Family Residence PD 26-0335 Health Practitioner's Office & Professional Services Brandon SMU-6 N/A N/A 109,067 / 2.5 19,300 Two-Story / 35' * 0.18 75% 0 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



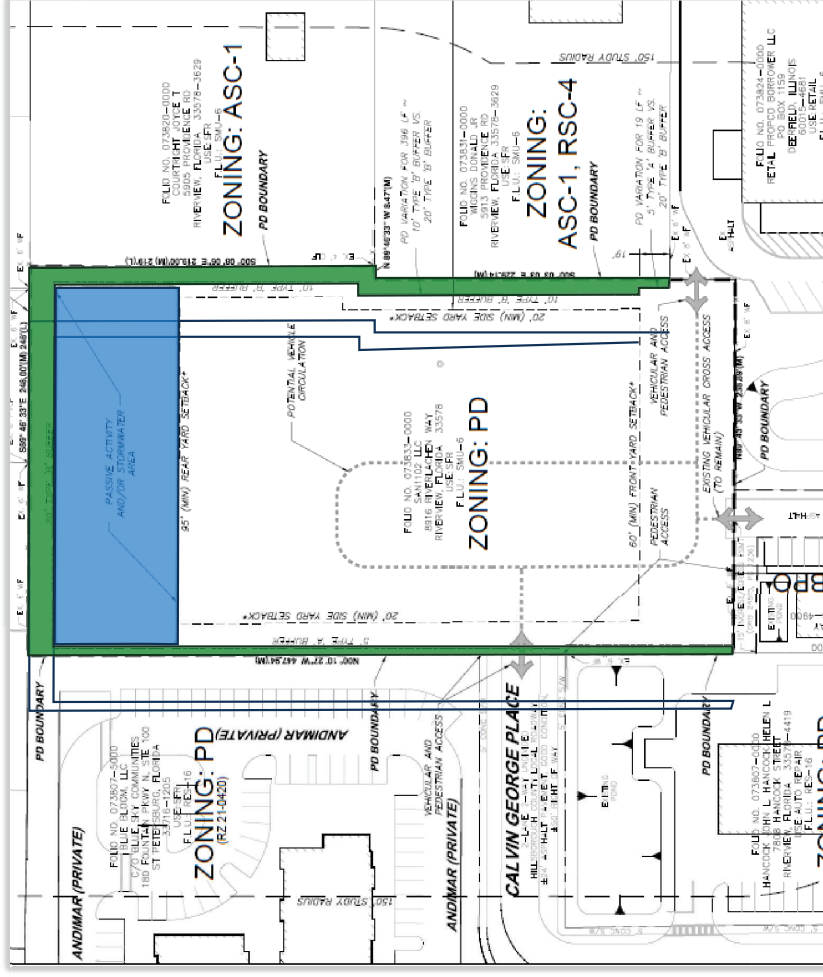
Compatibility Overview

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



Height & Buffer

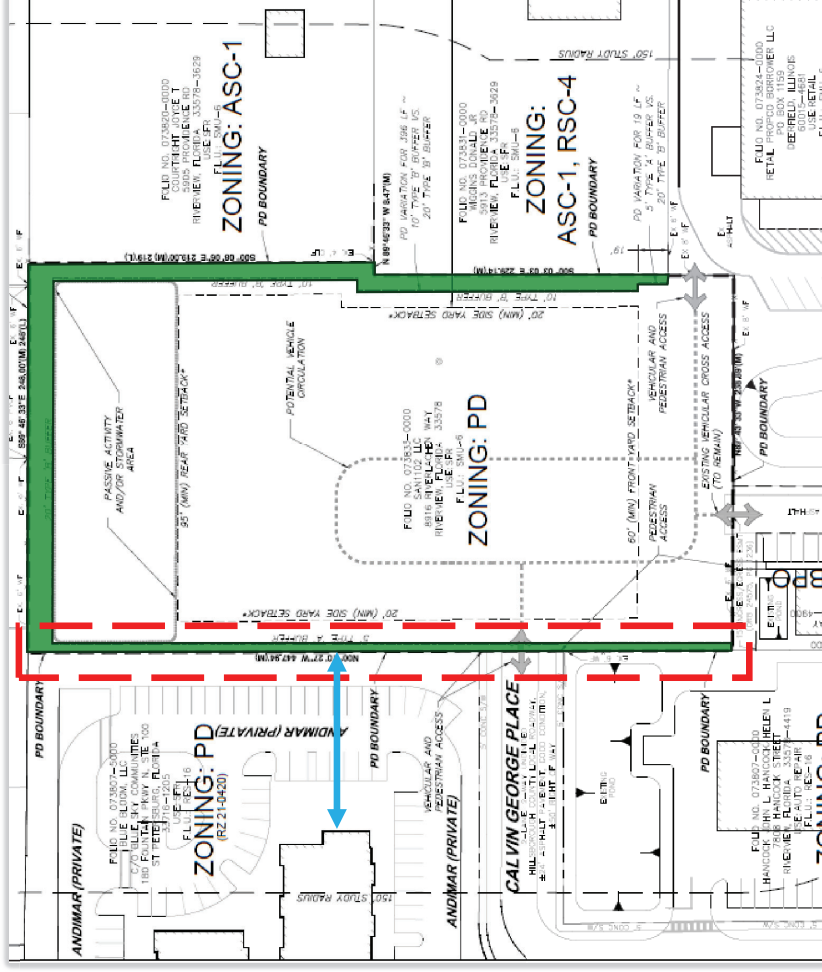
- Seeking to modify the 2:1 setback ratio
- Project limited to 35' height
- Buffer applies east & west



Variation #1 (West Buffer)

20' Type B → 5' Type A

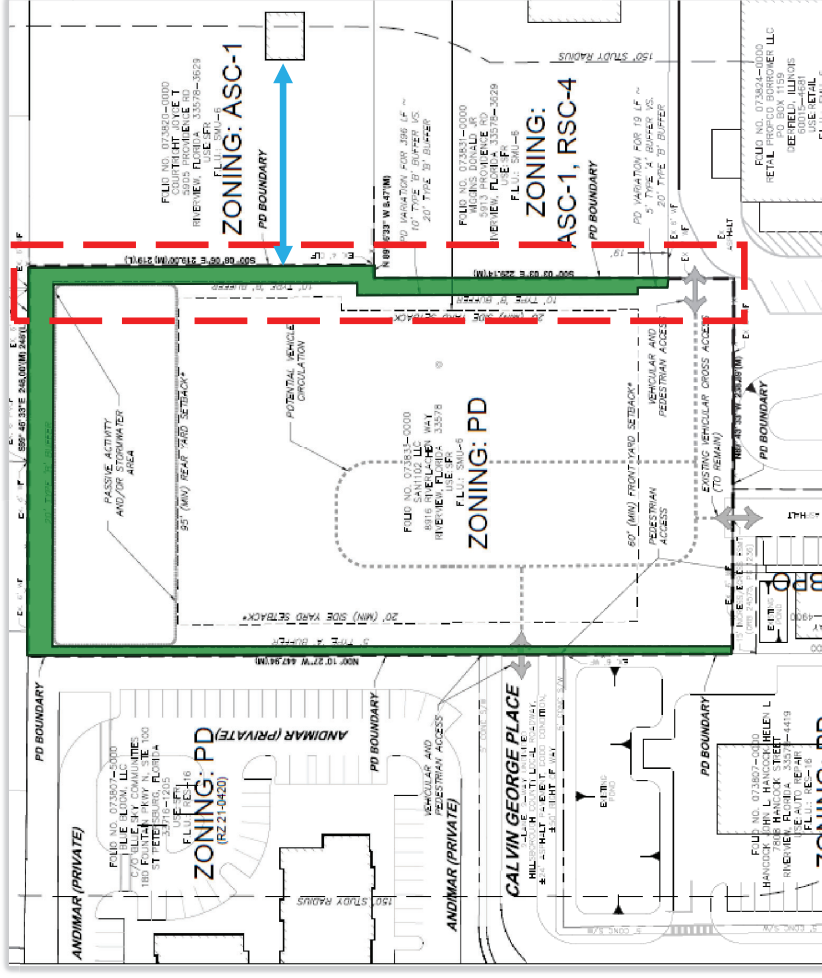
- Adjacent multifamily
- Necessary for site design
- Mitigated by distance + height
- Consistent with LDC intent
- No adverse impacts



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



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



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	Application No. MM 26-0335
	Name: Ashley Rome
	Entered at Public Hearing: ZHM
	Exhibit # 1
Overlay: None	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.

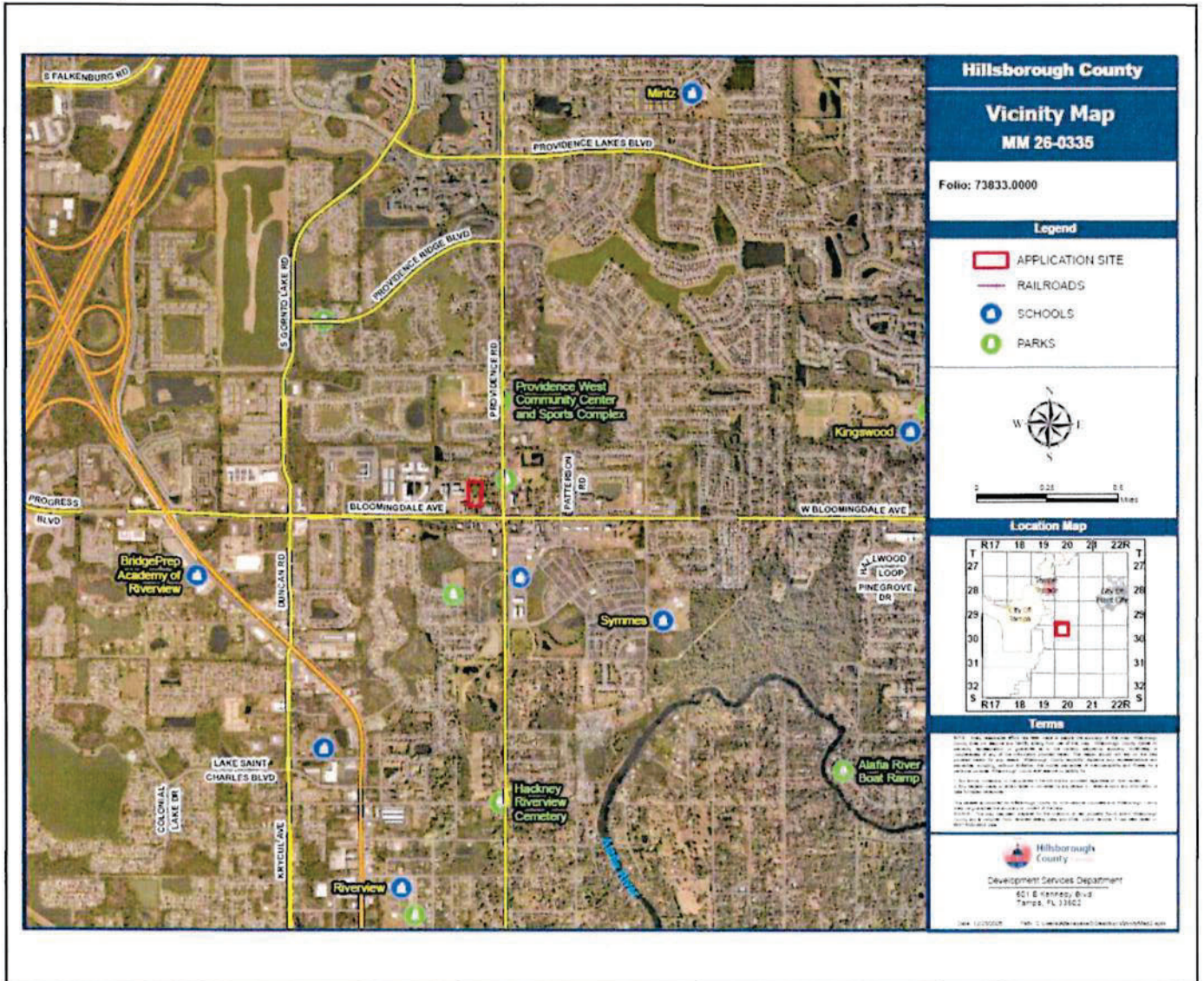
Existing Approval(s)	Proposed Modification(s)
Community Residential Home, Type "C" with a maximum of 100 beds.	Health Practitioners Office and Professional Services (business office and medical office type uses) not to exceed a maximum of 19,300 square feet.

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

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

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

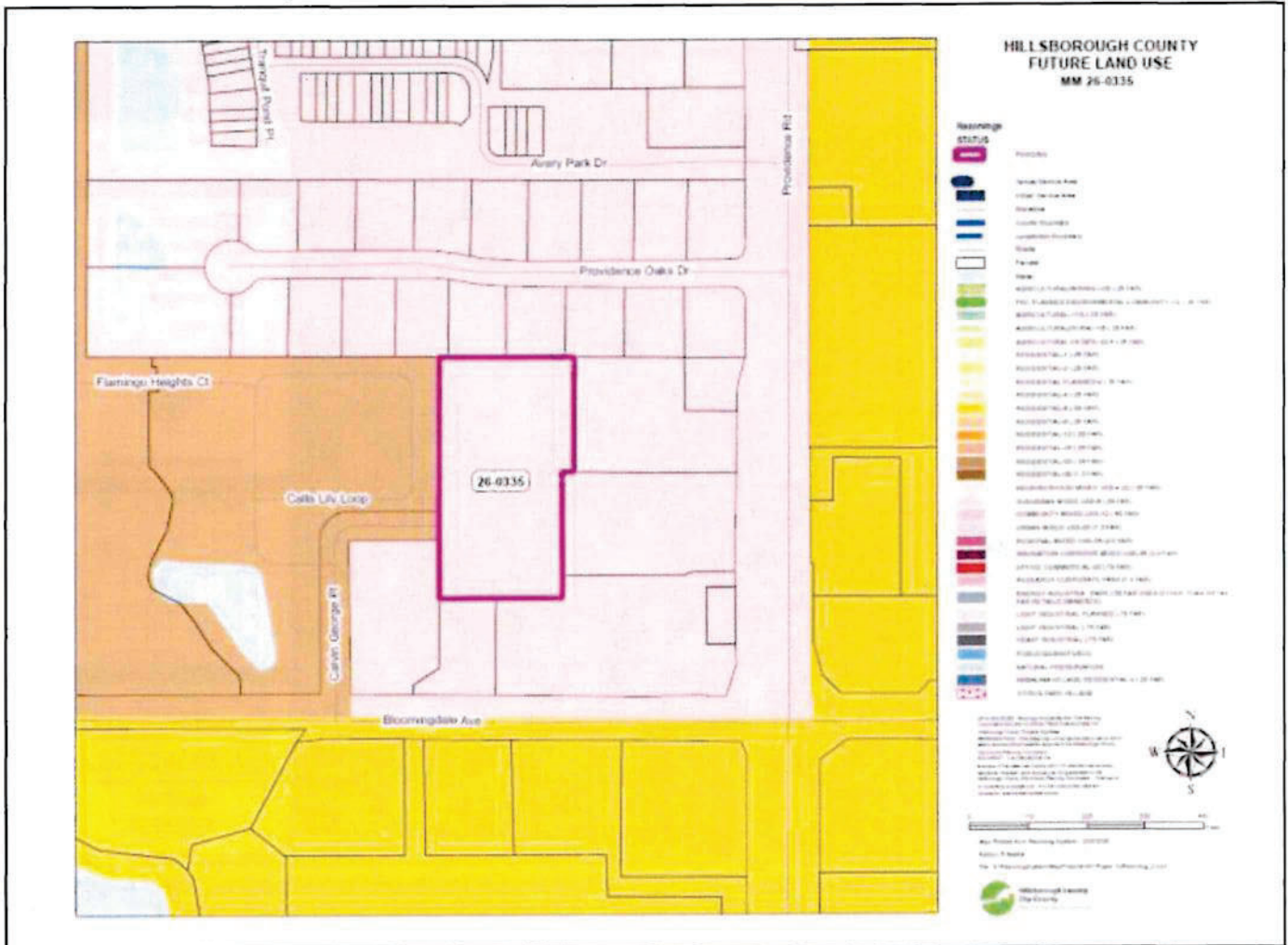


Context of Surrounding Area:

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.

APPLICATION NUMBER: PD 26-0335

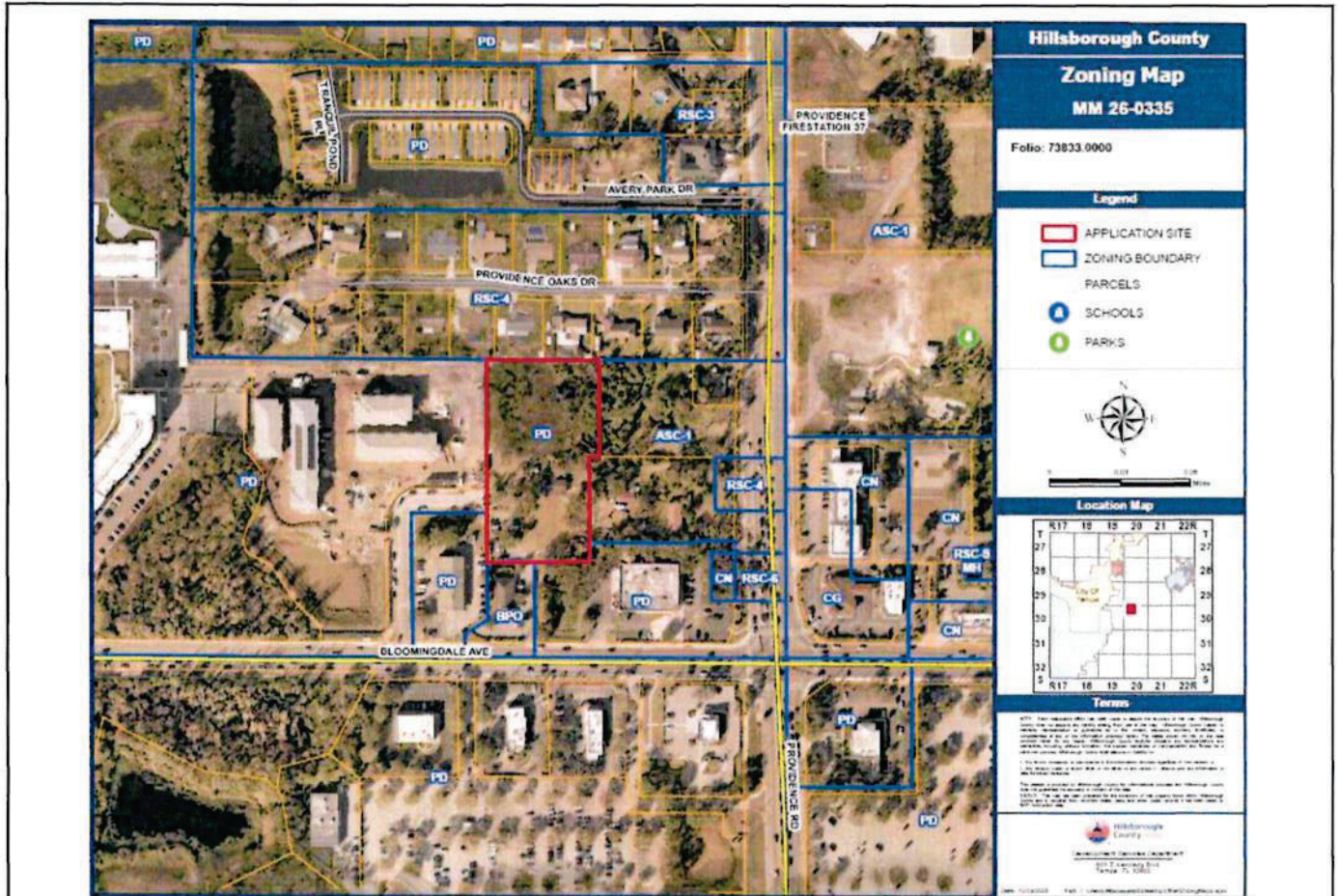
ZHM HEARING DATE: March 23, 2026

BOCC LUM MEETING DATE: May 12, 2026

Case Reviewer: Tim Lampkin, AICP

2.0 LAND USE MAP SET AND SUMMARY DATA

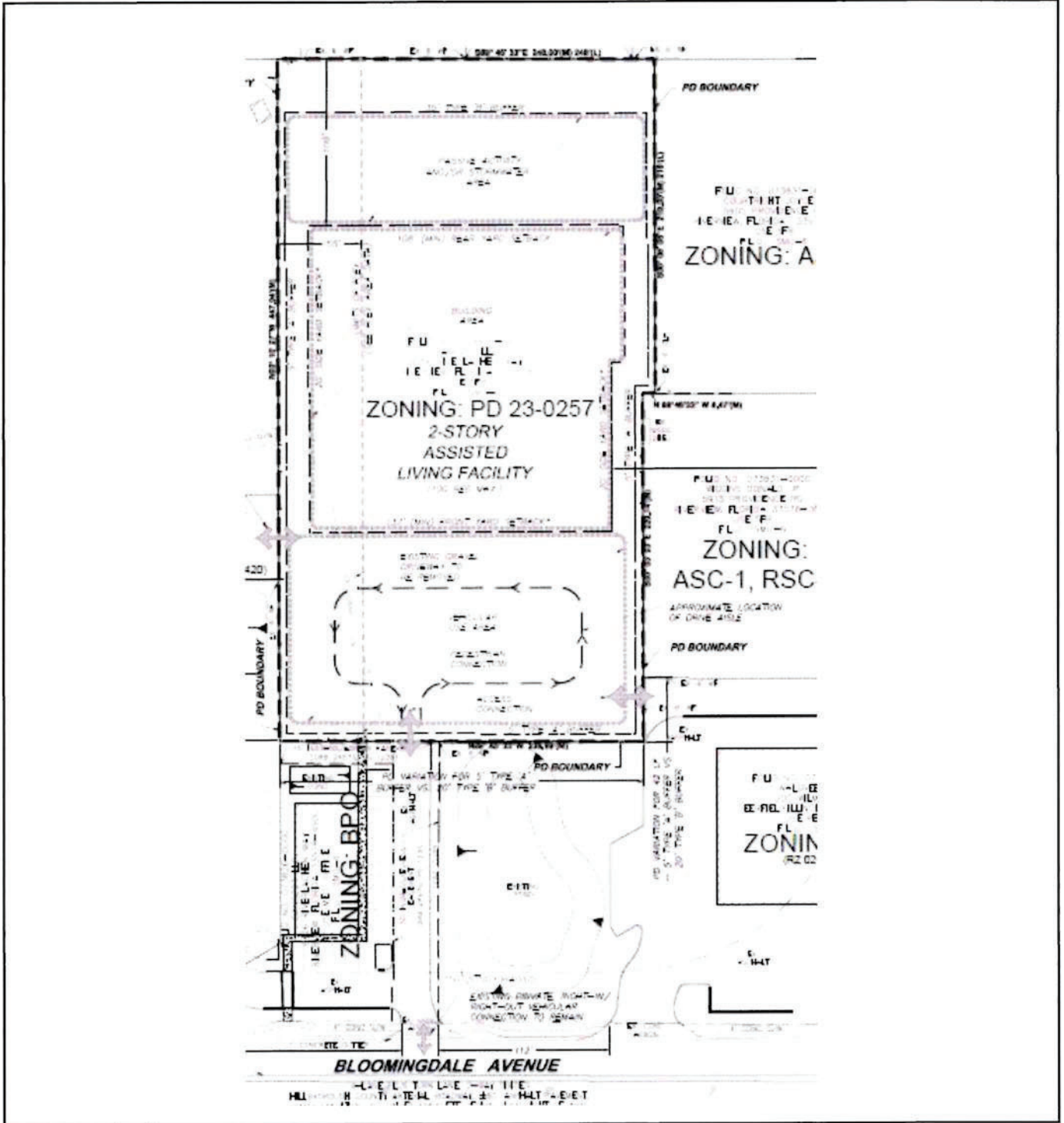
2.3 Immediate Area Map



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)



APPLICATION NUMBER: PD 26-0335

ZHM HEARING DATE: March 23, 2026

BOCC LUM MEETING DATE: May 12, 2026

Case Reviewer: Tim Lampkin, AICP

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Bloomington Avenue	County Arterial - Urban	4 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements (TBD) <input checked="" type="checkbox"/> Substandard Road Improvements (TBD) <input type="checkbox"/> Other
Calvin George Place	County Local - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> 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 <input type="checkbox"/> 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 <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Bloomington Ave/Access Spacing	Administrative Variance Requested	Approvable

Notes:

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

Case Reviewer: Tim Lampkin, AICP

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Natural Resources	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat (Upland Wildlife Habitat Area) <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other:				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input checked="" type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Transportation Report.
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
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 <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	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.

Compatibility 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.

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.

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~~ 5-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~~ 5-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.

APPLICATION NUMBER: PD 26-0335

ZHM HEARING DATE: March 23, 2026

BOCC LUM MEETING DATE: May 12, 2026

Case Reviewer: Tim Lampkin, AICP

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.

APPLICATION NUMBER: PD 26-0335

ZHM HEARING DATE: March 23, 2026

BOCC LUM MEETING DATE: May 12, 2026

Case Reviewer: Tim Lampkin, AICP

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.

APPLICATION NUMBER: PD 26-0335

ZHM HEARING DATE: March 23, 2026

BOCC LUM MEETING DATE: May 12, 2026

Case Reviewer: Tim Lampkin, AICP

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*			
<input checked="" type="checkbox"/> None current or pending			
<input type="checkbox"/> Violation(s)			
Building Code Compliance*			
<input checked="" type="checkbox"/> None current or pending			
<input type="checkbox"/> Violation(s)			
Natural Resources*			
<input checked="" type="checkbox"/> None current or pending			
<input type="checkbox"/> Violation(s)			
EPC*			
<input checked="" type="checkbox"/> None current or pending			
<input type="checkbox"/> Violation(s)			

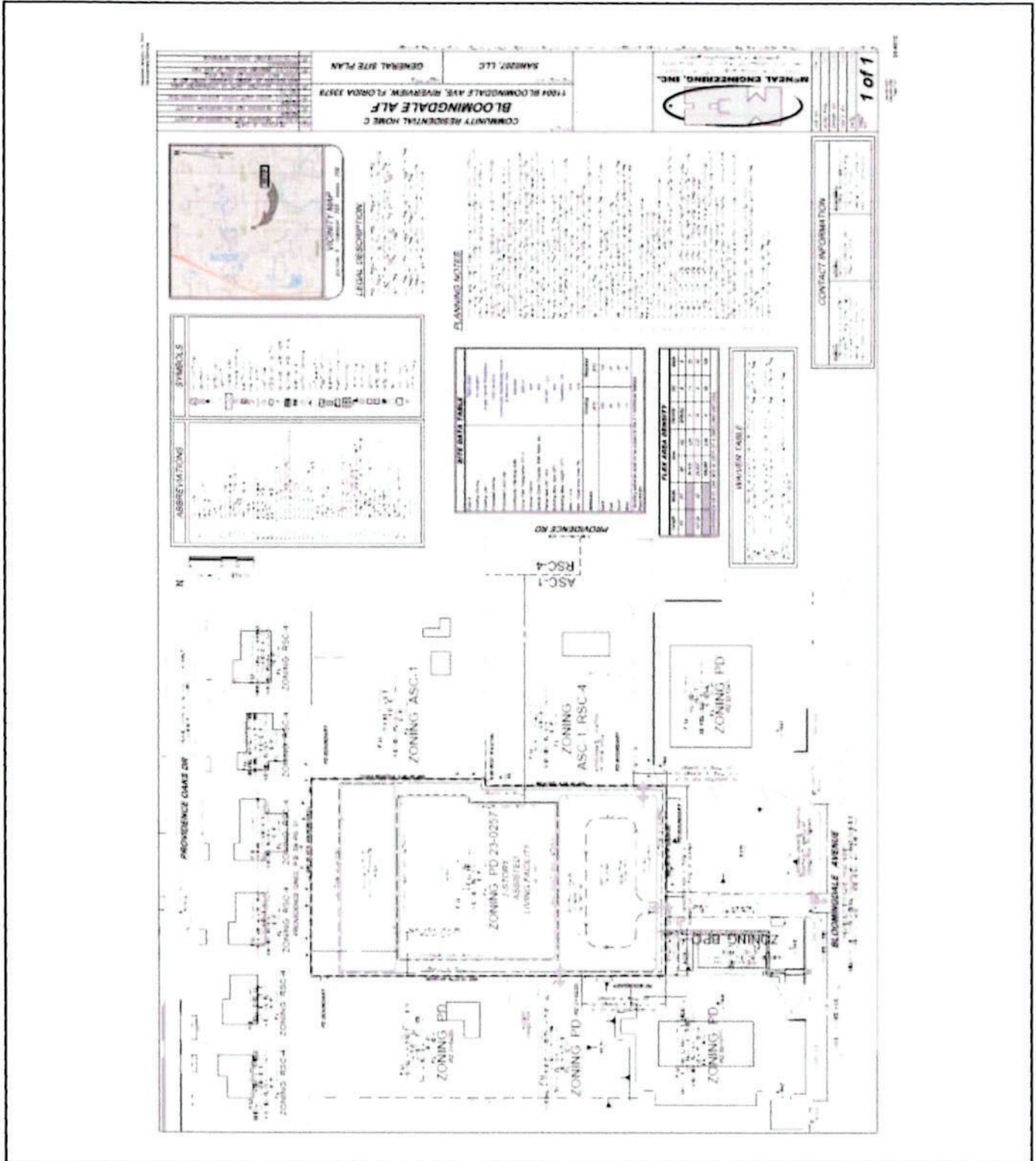
APPLICATION NUMBER: PD 26-0335

ZHM HEARING DATE: March 23, 2026

BOCC LUM MEETING DATE: May 12, 2026

Case Reviewer: Tim Lampkin, AICP

8.0 EXISTING SITE PLAN (FULL)



APPLICATION NUMBER: PD 26-0335

ZHM HEARING DATE: March 23, 2026

BOCC LUM MEETING DATE: May 12, 2026

Case Reviewer: Tim Lampkin, AICP

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	Gornito Lake Road	Kings Avenue	D	F

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



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.



**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@hcfllgov.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@hcfllgov.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 13:15:21-0500

Signature

1/15/2026
Date



**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
(Must be signed by applicant or authorized representative)

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'

Intake Staff Signature: _____ Date: _____



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.



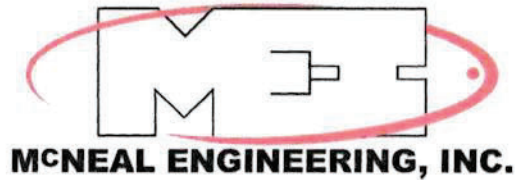
**Hillsborough
County Florida**
Development Services

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 Eleanor de Leon at deleone@HCFL.gov or via telephone at (813) 307-1707 if you have questions about how to complete this form.

Request Type (check one)	<input checked="" type="checkbox"/> Section 6.04.02.B. Administrative Variance <input type="checkbox"/> Technical Manual Design Exception Request <input type="checkbox"/> Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) <input type="checkbox"/> Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	<input checked="" type="checkbox"/> New Request <input type="checkbox"/> Revised Request <input type="checkbox"/> Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	<input checked="" type="checkbox"/> 1. Driveway Spacing - Bloomingdale Rd <input type="checkbox"/> 4. <input type="checkbox"/> 2. <input type="checkbox"/> 5. <input type="checkbox"/> 3. <input type="checkbox"/> 6.
<p>Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.</p>	
Project Name/ Phase	Noorani Medical Park
<p>Important: The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.</p>	
Folio Number(s)	073833-0000
<input type="checkbox"/> Check This Box If There Are More Than Five Folio Numbers	
<p>Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").</p>	
Name of Person Submitting Request	McNeal Engineering c/o Christopher S. McNeal
<p>Important: All Administrative Variances (AV) and Design Exceptions (DE) must be Signed and Sealed by a Professional Engineer (PE) licensed in the State of Florida.</p>	
Current Property Zoning Designation	PD
<p>Important: For Example, type "Residential Multi-Family Conventional - 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html. For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.</p>	
Pending Zoning Application Number	MM 26-0335
<p>Important: If a rezoning application is pending, enter the application number preceded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.</p>	
Related Project Identification Number (Site/Subdivision Application Number)	N/A
<p>Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".</p>	



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

Mr. Michael J. Williams, PE
NOORANI MEDICAL PARK (MM 26-0335)
MEI File # 25-106
January 14, 2026
Page 2 of 3

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

Mr. Michael J. Williams, PE
NOORANI MEDICAL PARK (MM 26-0335)
MEI File # 25-106
January 14, 2026
Page 3 of 3

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

Hillsborough County Crash Data Management Data Report Crash Downloads Help Welcome, RA

Search

Top Locations Analysis

Crash Record Selection

Results

Summary

No data records found. Please try your selections again.


0 crash records returned. (0 mapped)

[View Selection Parameters](#) [Clear Results](#) Heat Map Point Map

(The summary below shows the most recent 5 years worth of data)

Map Layers Heat Maps

Intersection or Crash Record or A



State of Florida, Microsoft, Vantor

26-0335



**PARTY OF
RECORD**

NONE