

Rezoning Application: PD 25-1246
Zoning Hearing Master Date: November 17, 2025
BOCC Public Meeting Date: January 13, 2026



Hillsborough
County Florida

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Mohamad Saad

FLU Category: OC-20 & R-12

Service Area: Urban

Site Acreage: 0.558

Community Plan Area: University

Overlay: None



Introduction Summary:

This is a request to rezone a site currently zoned CG, Commercial General & RSC-9, Residential Single-Family Conventional, to a Planned Development (PD) to allow CG uses.

Zoning:	Existing		Proposed
District(s)	CG	RSC-9	PD 25-1246
Typical General Use(s)	General Commercial, Office and Personal Services	Single-Family Residential (Conventional Only)	General Commercial, Office and Personal Services
Acreage	0.39 (16,988.4 sf)	0.168 (7,318.08 sf)	0.558 (24,306.48 sf)
Density/Intensity	0.27 FAR	1 DU per 5,000 sf	0.27 FAR
Mathematical Maximum*	4,586 square feet	1 dwelling unit	6,562 square feet

*number represents a pre-development approximation

Development Standards:	Existing		Proposed
District(s)	CG	RSC-9	PD 25-1246
Lot Size / Lot Width	10,000 SF / 75'	5,000 SF / 50'	NA
Setbacks/Buffering and Screening	Front setback: 30' Side setback: 20'	Front setback: 20' Side setback: 5' Rear setback: 20'	Front setback: 30' West (North): 15' wide buffer with Type B plantings and 6' masonry wall West (South): 20' wide buffer with Type B screening
Height	50'	35'	20'

Additional Information:

PD Variation(s)

LDC Part 6.06.00 (Landscaping/Buffering)

Waiver(s) to the Land Development Code

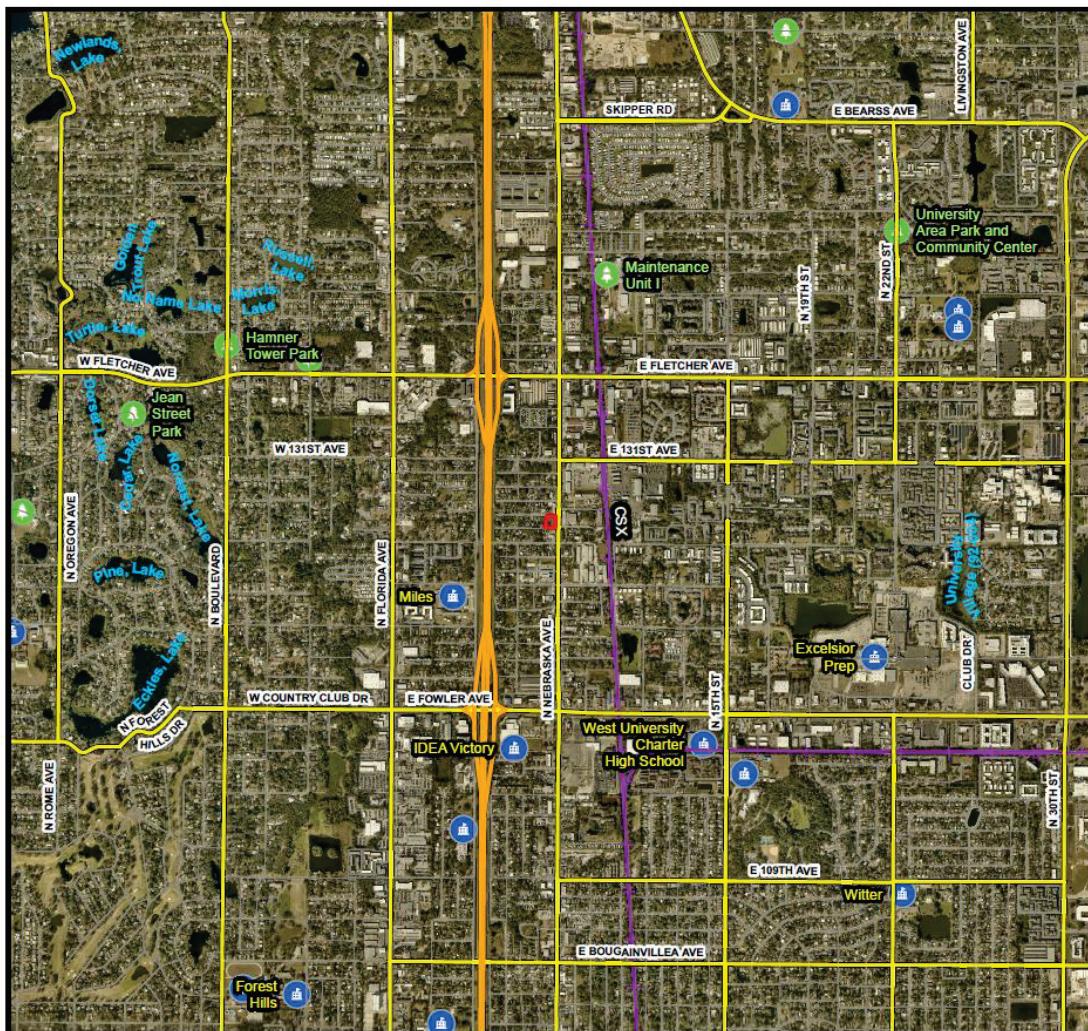
None requested as part of this application

Planning Commission Recommendation:
 Consistent

Development Services Recommendation:
 Approvable, subject to the proposed conditions

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



VICINITY MAP

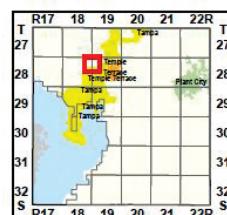
RZ-PD 25-1246

Folio: 21729.0000, 21734.0000, 21756.0000

- APPLICATION SITE
- RAILROADS
- SCHOOLS
- PARKS



STR: 12-28-18



NOTE: Every reasonable effort has been made to ensure the accuracy of this map. Hillsborough County does not assume any liability arising from use of the map. Hillsborough County makes no guarantee as to the accuracy or completeness of the information contained in the map. The reader should not rely on the data contained in this map for any purpose. The map is not to be used for surveying or engineering purposes. The map is for general information only and is not to be used for any specific purpose. Hillsborough County does not assume any liability for any errors, omissions, or inaccuracies in the information provided regardless of how caused, or for any damages, losses, or expenses which may be incurred by any person who relies upon any information or data contained herein.

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SOURCE: This map has been prepared for the inventory of real property owned, held or used by Hillsborough County. It is based on recorded maps, data, and other public sources. It is the best information available.

Date: 08/13/2025 Path: G:\ZONING\GIS\Current\Utility_Map\work

Produced By: Development Services Department

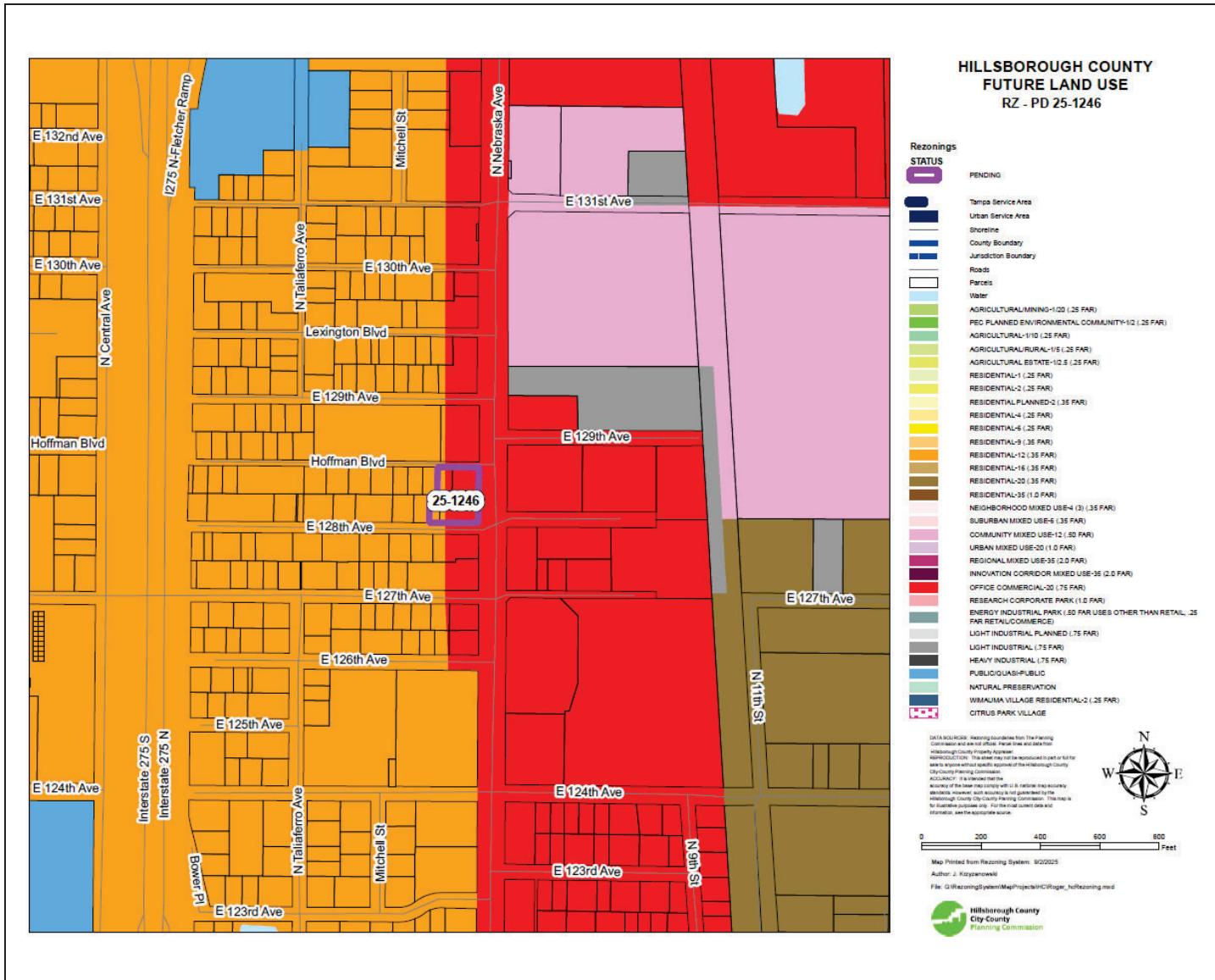
Context of Surrounding Area:

The subject site is generally located at 12810 North Nebraska Avenue, lying south of Fletcher Avenue and north of Fowler Road, just east of Highway 275. The surrounding area is comprised of a mix of single-family residential, multi-family residential, and low to high intensity commercial. Single-family residential and commercial uses are directly adjacent to the subject site.

The site is located within University Community Plan and is in the Urban Service Area.

2.0 LAND USE MAP SET AND SUMMARY DATA

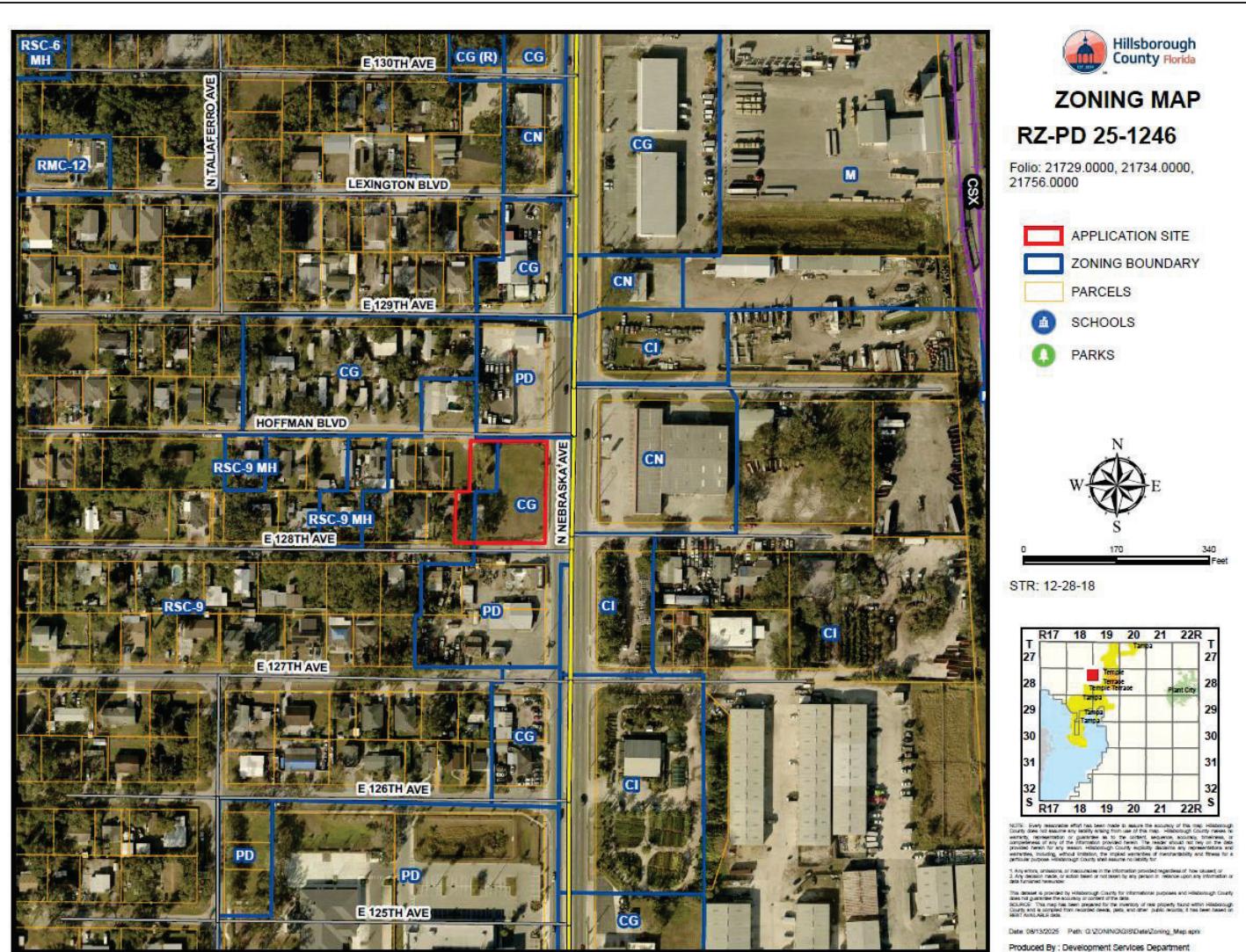
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Office Commercial- 20 (OC-20)	Residential- 20 (RES-20)
Maximum Density/F.A.R.:	0.75 FAR	0.35 – 0.75 FAR 20.0 dwelling units per gross acre
Typical Uses:	Agricultural, community commercial type uses, office uses, mixed use- developments and compatible residential uses.	Agricultural, residential, neighborhood commercial, office uses, multi-purpose projects and mixed-use developments.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD 10-0424	0.061 FAR	Commercial General with accessory open storage	Commercial
	RSC-9 MH	1 dwelling per 5,000 square feet	Single-Family	Single-Family
South	PD 97-0132	0.50	Contractor's Office with open storage, business office, two single-family homes, major car repair with open storage, CG uses (except fast food, gas and service stations, and convenience stores)	Contractor's Office with open storage, single family residential

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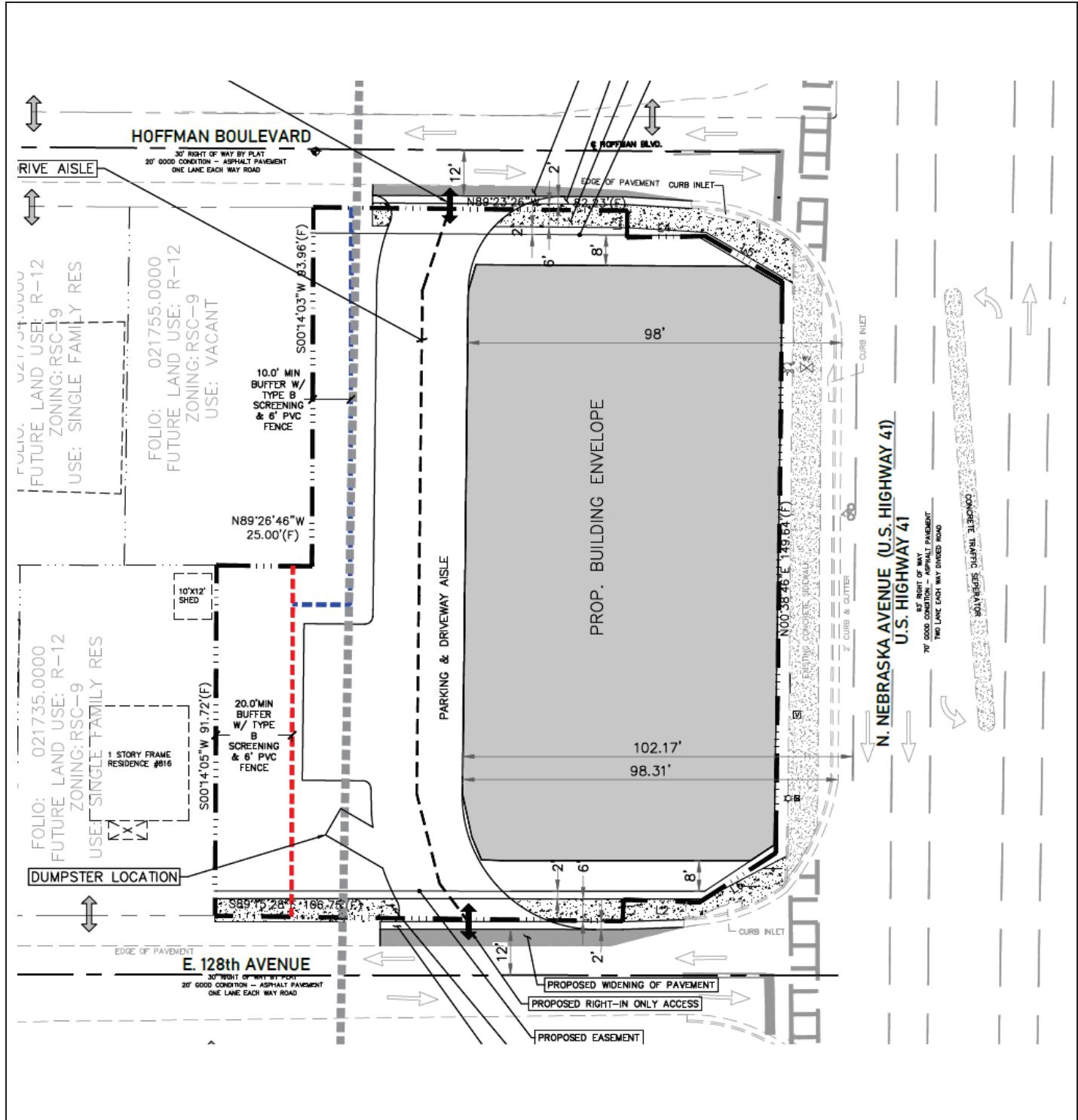
January 13, 2026

Case Reviewer: Jared Follin

	RSC-9 MH	1 dwelling per 5,000 square feet	Single-Family	Single-Family
East	CN	0.20 FAR	Neighborhood Commercial, Office and Personal Services	Commercial retail, pharmacy
	CI	0.30 FAR	Neighborhood Commercial, Office and Personal Services	Open Storage
West	RSC-9	1 dwelling per 5,000 square feet	Single-Family	Single-Family

2.0 LAND USE MAP SET AND SUMMARY DATA

2.4 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 9.0 OF STAFF REPORT)

Adjoining Roadways (check if applicable)			
Road Name	Road Name	Road Name	Road Name
E 128 th Ave	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Hoffman Blvd	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation	<input type="checkbox"/> Not applicable for this request		
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	1,910	142	135
Proposed	178	14	25
Difference (+/-)	-1,732	-128	-110

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

Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North	X	Pedestrian & Vehicular	None	Meets LDC
South	X	Pedestrian & Vehicular	None	Meets LDC
East		None	None	Meets LDC
West		None	None	Meets LDC
Notes:				

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Design Exception, Substandard Roads – E 128 th Ave	Design Exception Requested	Approvable
Design Exception, Substandard Roads – Hoffman Blvd	Design Exception Requested	Approvable
Administrative Variance, Access Spacing – E 128 th Ave	Administrative Variance Requested	Approvable
Administrative Variance, Access Spacing – Hoffman Blvd	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	No wetlands per aerial review
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"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other			
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"/>			
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation	<input checked="" type="checkbox"/> Design Exc./Adm. Variance Requested <input checked="" type="checkbox"/> Off-site Improvements Provided			
See Staff Report	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Service Area/ Water & Wastewater	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Urban <input checked="" type="checkbox"/> City of Tampa	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Rural <input type="checkbox"/> City of Temple Terrace	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Hillsborough County School Board	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Adequate <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			
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			
Impact/Mobility Fees (Various use types allowed. Estimates are a sample of potential development)				
Office – single tenant (Per 1,000 s.f.)	Office – multi-tenant (Per 1,000 s.f.)	Office-Medical (>10k sq ft)/Dentist/Lab (Per 1,000 s.f.)		
Mobility: \$10,500.00	Mobility: \$8,336.00	Mobility: \$31,459.00		
Fire: \$158.00	Fire: \$158.00	Fire: \$158.00		
Retail Center (Per 1,000 s.f.)	Restaurant, hi-turnover (Per 1,000 s.f.)	Vehicle Sales (Per 1,000 s.f.)		
Mobility: \$13,562.00	Mobility: \$48,893.00	Mobility: \$16,520.00		
Fire: \$313.00	Fire: \$313.00	Fire: \$313.00		
Urban Mobility, Northwest Fire – 6,562 sq ft vehicle sales; other potential CG uses not specified				

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Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input checked="" type="checkbox"/> Meets Locational Criteria <input 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	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The subject property is located along a commercial corridor comprised of a multitude of low to intense commercial zoning districts, as well as some manufacturing zoned properties. Residentially zoned properties lie west of the subject property, adjacent to a neighborhood primarily zoned RSC-9.

The proposed rezoning includes one parcel, zoned CG, and two parcels zoned RSC-9 to create a larger commercial property. While the zoning encroaches further west into the neighborhood, the proposal introduces a number of elements to ensure the impact of commercial development is minimal. This includes locating the building envelope near Nebraska Highway, away from the boundary with the residential properties, setback about 40 feet to the nearest boundary. The buffer and screening along residential property to the southwest is proposed to be the standard 20-foot-wide buffer with Type B screening, but a reduced 15-foot-wide buffer along the northwest residential property. To compensate for the reduced buffer, the applicant is proposing screening to include a 6' high masonry wall. Additionally, the development will be allowed to be a maximum height of 20 feet, a reduction of 30 feet normally allowed in the Commercial General zoning district.

This site has been identified as an appropriate location for commercial activity due to the nature and location of the area. While the proposed rezoning looks to encroach further west into the residential neighborhood, the proposal has designed the site to mitigate impacts to the neighboring residential, including providing enhanced screening, orienting the development along the commercial corridor and reducing the maximum height. Development Services does not foresee any compatibility concerns with the proposed Planned Development.

5.2 Recommendation

Based on the above considerations, staff finds the proposed Planned Development district, subject to the conditions, approvable.

6.0 PROPOSED CONDITIONS

Requirements for Certification:

1. Buffer label "10.0' Min Buffer W/ Type B Screening & 6' PVC Fence" shall be revised to state "15.0' MIN buffer w/ Type B screening & a 6' masonry wall".
2. Include side yard setback labels from the adjacent residential properties to the building envelope.

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted, October 28, 2025.

1. The project shall be limited to 6,562 square feet of Commercial General (CG) zoning district uses.
2. Development Standards of the project shall be as follows:

Maximum FAR – 0.27
Front Yard Setback (North, South and East) – 30 feet
Side Yard Setback (West) – 40 feet
Maximum Building Height – 20 feet
Maximum Building Coverage – 27 percent
Maximum Impervious Surface Area – 70 percent
3. Buffering and screening shall be provided as described below:
 - a. 20' wide buffer with Type B screening shall be required along the property folio #21735.0000.
 - b. 15' wide buffer with enhanced Type B Screening shall be required along the property folio #21755.0000. The Type B screening shall include enhanced screening shall be the following:
 - i. A row of evergreen shade trees which are not less than ten feet high at the time of planting, a minimum of two-inch caliper, and are spaced not more than 20 feet apart. The trees are to be planted within ten feet of the property line; and
 - ii. A 6' high masonry wall, finished on all sides with brick, stone or painted/pigmented stucco.
4. The project shall be permitted one (1) right-in-only access to E 128th Ave and one (1) right-out-only access to Hoffman Blvd.
5. If PD 25-1246 is approved the County Engineer will approve a Design Exception (dated October 3, 2025) which was found approvable by the County Engineer with conditions (on November 7, 2025) for the E 128th Ave substandard road improvements. As E 128th Ave is a substandard local roadway the developer will be required to make certain improvements consistent with the Design Exception. Specifically, the developer shall:
 - a. Widen the westbound lane providing a 12-foot-wide travel lane; and,
 - b. Provide a Miami curb on the north side of the roadway; and,
 - c. Construct a 6-foot sidewalk at the back of the F curb.
6. If PD 25-1246 is approved the County Engineer will approve a Design Exception (dated October 3, 2025) which was found approvable by the County Engineer with conditions (on November 7, 2025) for the Hoffman Blvd substandard road improvements. As Hoffman Blvd is a substandard local roadway the developer will be required to make certain improvements consistent with the Design Exception. Specifically, the developer shall:
 - a. Widen the eastbound lane providing a 12-foot-wide travel lane; and,
 - b. Provide an F curb on the south side of the roadway; and,
 - c. Construct a 6-foot sidewalk at the back of the F curb.

7. If PD 25-1246 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated October 3, 2025) which was found approvable by the County Engineer (on November 7, 2025), from the Section 6.04.08 corner clearance requirements for the project's E 128th Ave connection. Specifically, approval of this Administrative Variance will permit a reduction of the minimum corner clearance for the access on E 128th Ave as follows:

- A variance of +/- 17 feet from the proposed access to the intersection with N Nebraska Ave, resulting in an access spacing of +/- 98 feet.

8. If PD 25-1246 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated October 3, 2025) which was found approvable by the County Engineer (on November 7, 2025), from the Section 6.04.08 corner clearance at intersections requirements for the project's Hoffman Blvd connection. Specifically, approval of this Administrative Variance will permit a reduction of the minimum corner clearance for the access on Hoffman Blvd as follows:

- A variance of +/- 17 feet from the proposed access to the intersection with N Nebraska Ave, resulting in an access spacing of +/- 98 feet.

9. 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.

10. All construction ingress and egress shall be limited to the project access. The developer shall include a note in each site/construction plan submittal which indicates same.

11. 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.

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

Zoning Administrator Sign Off:	
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SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

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

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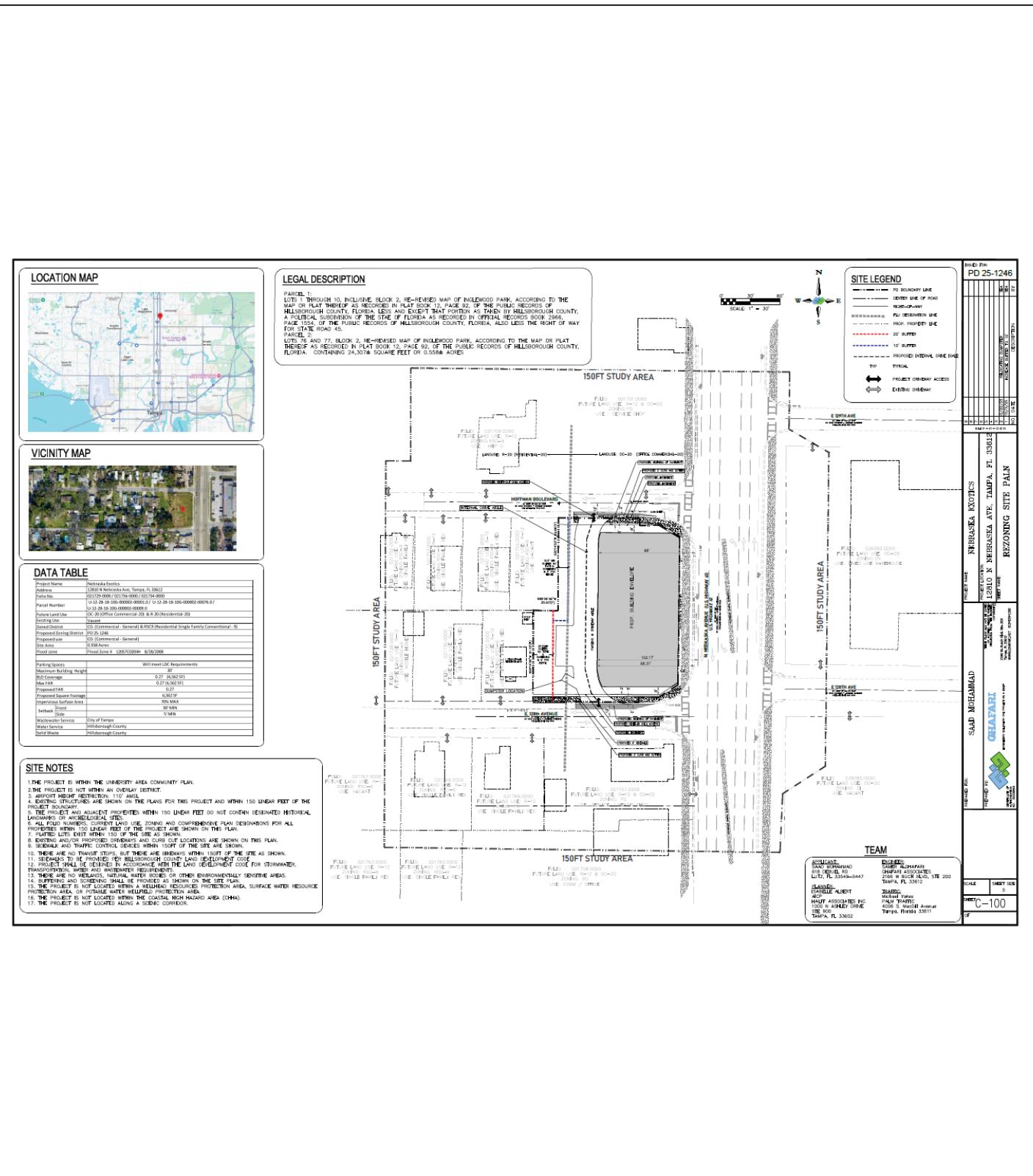
Case Reviewer: Jared Follin

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS (See following pages)

Variance Request:

The site is adjacent to residential zoning to the west, requiring a 20-foot-wide buffer with Type B screening. The applicant is requesting to reduce the buffer width to 10 feet with Type B screening, to include a masonry wall. This reduction is necessary to accommodate the northern access point's location, which needs to be located further from the intersection.

8.0 PROPOSED SITE PLAN



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9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 11/10/2025

REVIEWER: Jessica Kowal, MPA, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA: University Area

PETITION NO: PD 25-1246

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

- The project shall be permitted one (1) right-in-only access to E 128th Ave and one (1) right-out-only access to Hoffman Blvd.
- If PD 25-1246 is approved the County Engineer will approve a Design Exception (dated October 3, 2025) which was found approvable by the County Engineer with conditions (on November 7, 2025) for the E 128th Ave substandard road improvements. As E 128th Ave is a substandard local roadway the developer will be required to make certain improvements consistent with the Design Exception. Specifically, the developer shall:
 - Widen the westbound lane providing a 12-foot-wide travel lane; and,
 - Provide a Miami curb on the north side of the roadway; and,
 - Construct a 6-foot sidewalk at the back of the F curb.
- If PD 25-1246 is approved the County Engineer will approve a Design Exception (dated October 3, 2025) which was found approvable by the County Engineer with conditions (on November 7, 2025) for the Hoffman Blvd substandard road improvements. As Hoffman Blvd is a substandard local roadway the developer will be required to make certain improvements consistent with the Design Exception. Specifically, the developer shall:
 - Widen the eastbound lane providing a 12-foot-wide travel lane; and,
 - Provide an F curb on the south side of the roadway; and,
 - Construct a 6-foot sidewalk at the back of the F curb.
- If PD 25-1246 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated October 3, 2025) which was found approvable by the County Engineer (on November 7, 2025), from the Section 6.04.08 corner clearance requirements for the project's E 128th Ave connection. Specifically, approval of this Administrative Variance will permit a reduction of the minimum corner clearance for the access on E 128th Ave as follows:
 - A variance of +/- 17 feet from the proposed access to the intersection with N Nebraska Ave, resulting in an access spacing of +/- 98 feet.
- If PD 25-1246 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated October 3, 2025) which was found approvable by the

County Engineer (on November 7, 2025), from the Section 6.04.08 corner clearance at intersections requirements for the project's Hoffman Blvd connection. Specifically, approval of this Administrative Variance will permit a reduction of the minimum corner clearance for the access on Hoffman Blvd as follows:

- A variance of +/- 17 feet from the proposed access to the intersection with N Nebraska Ave, resulting in an access spacing of +/- 98 feet.
- 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.
- All construction ingress and egress shall be limited to the project access. The developer shall include a note in each site/construction plan submittal which indicates same.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone a +/-0.55-acre site from Commercial, General (CG) and Residential, Single-Family Conventional (RSC-9) to Planned Development (PD) to develop the site for domestic vehicle sales. The site is located on the west side of N Nebraska Ave, on the south side of Hoffman Blvd and on the north side of E 128th Ave.

Trip Generation Analysis

The applicant submitted a trip generation and site access analysis as required by the Development Review Procedures Manual (DRPM). Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's *Trip Generation Manual, 12th Edition*.

Approved Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RSC-9, (0.19 acres) 1 single-family detached unit (ITE LUC 210)	10	1	1
CG, (0.36 acres) 4,234 square foot fast-foot restaurant with drive through	1,900	141	134
Total	1,910	142	135

Proposed Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 6,562 square foot vehicle sales (ITE LUC 210)	178	14	25

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	-1,732	-128	-110

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The project is served by E 128th Ave and Hoffman Blvd.

E 128th Ave is a 2-lane, undivided, substandard, rural local roadway. The roadway is characterized by +/-16 feet of pavement in average condition, no sidewalks within the vicinity of the project and lying within +/-30 feet of right of way. E 128th Ave is identified as a substandard road because the roadway does not comply with the 2023 Hillsborough County Transportation Technical Manual's (TTM) typical section for a two-lane urban local road (TS-3).

Hoffman Blvd is a 2-lane, undivided, substandard, rural local roadway. The roadway is characterized by +/-16 feet of pavement in average condition, no sidewalks within the vicinity of the project and lying within +/- 30 feet of right of way. Hoffman Blvd is identified as a substandard road because the roadway does not comply with the 2023 Hillsborough County Transportation Technical Manual's (TTM) typical section for a two-lane urban local road (TS-3).

SITE ACCESS & CONNECTIVITY

The PD is permitted one right-in only access connection to E 128th Ave and one right-out only access connection to Hoffman Blvd.

REQUESTED DESIGN EXCEPTION #1, SUBSTANDARD ROAD: E 128th Ave.

Given that E. 128th Ave. is a substandard local roadway, the applicant's Engineer of Record (EOR) submitted a Design Exception request (dated October 3, 2025) to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception Request, the County Engineer found the Design Exception approvable (on November 7, 2025) authorizing deviations from the 2023 Transportation Technical Manual (TTM) Type TS-3 Typical Section (for 2-lane, Undivided Local Urban Roads) non-residential subtype, including:

- The developer shall be permitted to widen the roadway from 16 feet of pavement to 20 feet of pavement rather than the 24 feet of pavement required per TS-3;
- The developer shall be permitted to install type "F" curb along the north side of roadway from the driveway to the existing curb radius at the intersection with Nebraska Ave. and leave the south side in its existing condition (no curb or paved shoulder), in lieu of the miami curb required per TS-3;
- The developer shall be permitted to install a 6-foot-wide sidewalk at the back of curb along the north side of the roadway along the project's frontage (and leave the south side of the roadway in its existing condition), in lieu of the 5-foot-wide sidewalk separated from the back of curb by an 8-foot-wide green strip required per TS-3; and,

The roadway shall be permitted to remain within a +/- 30-foot-wide right-of-way rather than the 54-foot-wide right-of-way required per TS-3, although staff notes that the applicant will be required to dedicate and convey an easement to Hillsborough County (for public access and maintenance purposes) of sufficient width to accommodate the 6-foot-wide sidewalk and a 2-foot-grass strip behind the sidewalk.

If 25-1246 is approved by the Hillsborough County Board of County Commissioners (BOCC), the County Engineer will approve the above-referenced Design Exception.

REQUESTED DESIGN EXCEPTION #2, SUBSTANDARD ROAD: Hoffman Blvd.

Given that Hoffman Blvd. is a substandard local roadway, the applicant's Engineer of Record (EOR) submitted a Design Exception request (dated October 3, 2025) to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception Request, the County Engineer found the Design Exception approvable (on November 7, 2025) authorizing deviations from the 2023 Transportation Technical Manual (TTM) Type TS-3 Typical Section (for 2-lane, Undivided Local Urban Roads) non-residential subtype, including:

- The developer shall be permitted to widen the roadway from 16 feet of pavement to 20 feet of pavement rather than the 24 feet of pavement required per TS-3;
- The developer shall be permitted to install type "F" curb along the south side of roadway from the driveway to the existing curb radius at the intersection with Nebraska Ave. and leave the north side in its existing condition (no curb or paved shoulder), in lieu of the miami curb required per TS-3;
- The developer shall be permitted to install a 6-foot-wide sidewalk at the back of curb along the south side of the roadway along the project's frontage (and leave the north side of the roadway in its existing condition), in lieu of the 5-foot-wide sidewalk separated from the back of curb by an 8-foot-wide green strip required per TS-3; and,

The roadway shall be permitted to remain within a +/- 30-foot-wide right-of-way rather than the 54-foot-wide right-of-way required per TS-3, although staff notes that the applicant will be required to dedicate and convey an easement to Hillsborough County (for public access and maintenance purposes) of sufficient width to accommodate the 6-foot-wide sidewalk and a 2-foot-grass strip behind the sidewalk.

If 25-1246 is approved by the Hillsborough County Board of County Commissioners (BOCC), the County Engineer will approve the above-referenced Design Exception.

REQUESTED ADMINISTRATIVE VARIANCE #1, ACCESS SPACING: Hoffman Blvd.

The applicant's EOR submitted a Section 6.04.02.B. Administrative Variance Request (dated October 3, 2025) from Section 6.04.07. LDC requirement, governing access spacing. Per the LDC, Hoffman Blvd. is a Class 7 roadway, which requires minimum connection spacing of 50 feet, and which is increased to 125 feet to the east (given it is a local roadway intersecting a collector roadway). The applicant is seeking the following variances relative to its Hoffman Blvd. access:

- A variance of +/- 27 feet from Nebraska Ave. to the east, resulting in an access spacing of +/- 98 feet.

Based on factors presented in the Administrative Variance Request, the County Engineer found the request approvable subject to conditions (on November 7, 2025).

If 25-1246 is approved by the Hillsborough County Board of County Commissioners (BOCC), the County Engineer will approve the above referenced Administrative Variance request.

REQUESTED ADMINISTRATIVE VARIANCE #2, ACCESS SPACING: E. 128th Ave.

The applicant's EOR submitted a Section 6.04.02.B. Administrative Variance Request (dated October 3, 2025) from Section 6.04.07. LDC requirement, governing access spacing. Per the LDC, E. 128th Ave. is a Class 7 roadway, which requires minimum connection spacing of 50 feet, and which is increased to 125 feet to the east (given it is a local roadway intersecting a collector roadway). The applicant is seeking the following variances relative to its E. 128th Ave. access:

- A variance of +/- 27 feet from Nebraska Ave. to the east, resulting in an access spacing of +/- 98 feet.

Based on factors presented in the Administrative Variance Request, the County Engineer found the request approvable subject to conditions (on November 7, 2025).

If 25-1246 is approved by the Hillsborough County Board of County Commissioners (BOCC), the County Engineer will approve the above referenced Administrative Variance request.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

The 2024 Hillsborough County Level of Service (LOS) Report does not include N 128th St or Hoffman Blvd, therefore no LOS information for these roadways can be provided.

The roadway level of service provided for N Nebraska Ave is for informational purposes only.

Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr. Directional LOS
Nebraska Ave.	Fowler Ave.	Fletcher Ave.	D	C

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

Transportation Comment Sheet

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
E 128 th Ave	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Hoffman Blvd	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input checked="" 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	1,910	142	135
Proposed	178	14	25
Difference (+/-)	-1,732	-128	-110

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

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Design Exception, Substandard Roads – E 128 th Ave	Design Exception Requested	Approvable
Design Exception, Substandard Roads – Hoffman Blvd	Design Exception Requested	Approvable
Administrative Variance, Access Spacing – E 128 th Ave	Administrative Variance Requested	Approvable
Administrative Variance, Access Spacing – Hoffman Blvd	Administrative Variance Requested	Approvable
Notes:		

4.0 Additional Site Information & Agency Comments Summary			
Transportation	Objections	Conditions Requested	Additional Information/Comments
<input checked="" type="checkbox"/> Design Exception/Adm. Variance Requested <input checked="" type="checkbox"/> Off-Site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

COUNTY OF HILLSBOROUGH

RECOMMENDATION OF THE

LAND USE HEARING OFFICER

APPLICATION NUMBER:	RZ PD 25-1246
DATE OF HEARING:	November 17, 2025
APPLICANT:	Mohamad Saad
PETITION REQUEST:	The request is to rezone a parcel of land from CG and RSC-9 to PD
LOCATION:	Southwest corner of Hoffman Blvd. and N. Nebraska Ave.
SIZE OF PROPERTY:	0.55 acres m.o.l.
EXISTING ZONING DISTRICT:	CG, RSC-9
FUTURE LAND USE CATEGORY:	O-20, RES-12
SERVICE AREA:	Urban
COMMUNITY PLANNING AREA:	University

DEVELOPMENT REVIEW STAFF REPORT

Rezoning Application: PD 25-1246
Zoning Hearing Master Date: November 17, 2025
BOCC Public Meeting Date: January 13, 2026



Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Mohamad Saad

FLU Category: OC-20 & R-12

Service Area: Urban

Site Acreage: 0.558

Community Plan Area: University

Overlay: None



Introduction Summary:

This is a request to rezone a site currently zoned CG, Commercial General & RSC-9, Residential Single-Family Conventional, to a Planned Development (PD) to allow CG uses.

Zoning:	Existing		Proposed
District(s)	CG	RSC-9	PD 25-1246
Typical General Use(s)	General Commercial, Office and Personal Services	Single-Family Residential (Conventional Only)	General Commercial, Office and Personal Services
Acreage	0.39 (16,988.4 sf)	0.168 (7,318.08 sf)	0.558 (24,306.48 sf)
Density/Intensity	0.27 FAR	1 DU per 5,000 sf	0.27 FAR
Mathematical Maximum*	4,586 square feet	1 dwelling unit	6,562 square feet

*number represents a pre-development approximation

Development Standards:	Existing		Proposed
District(s)	CG	RSC-9	PD 25-1246
Lot Size / Lot Width	10,000 SF / 75'	5,000 SF / 50'	NA
Setbacks/Buffering and Screening	Front setback: 30' Side setback: 20'	Front setback: 20' Side setback: 5' Rear setback: 20'	Front setback: 30' West (North): 15' wide buffer with Type B plantings and 6' masonry wall West (South): 20' wide buffer with Type B screening
Height	50'	35'	20'

Additional Information:

PD Variation(s) LDC Part 6.06.00 (Landscaping/Buffering)

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

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

APPLICATION NUMBER:

PD 25-1246

ZHM HEARING DATE:

November 17, 2025

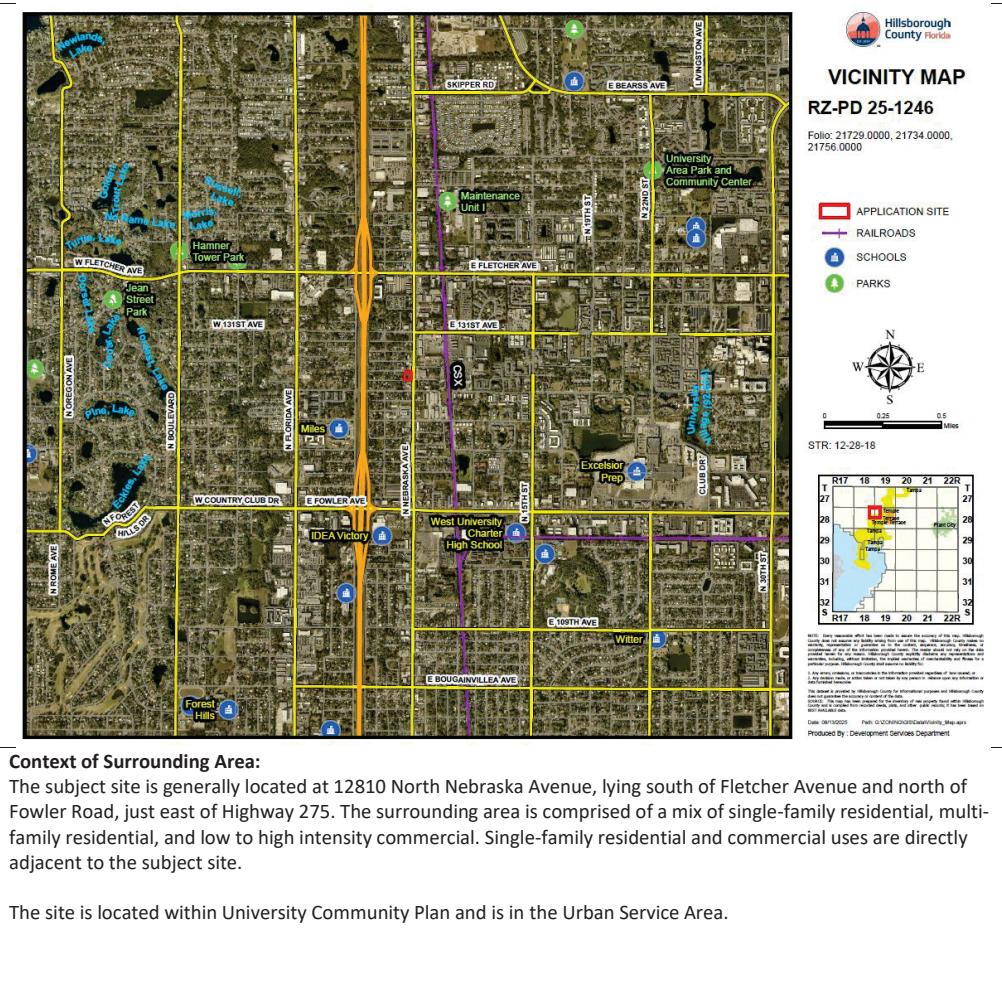
BOCC PUBLIC HEARING DATE:

January 13, 2026

Case Reviewer: Jared Follin

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



APPLICATION NUMBER:

PD 25-1246

ZHM HEARING DATE:

November 17, 2025

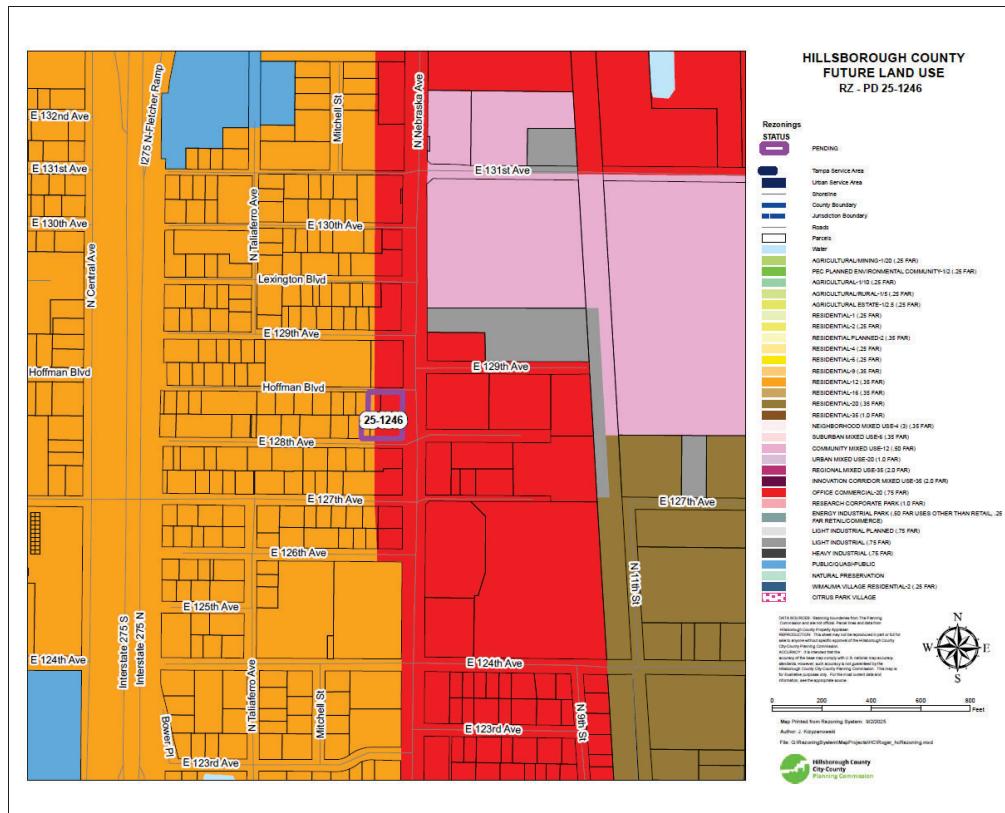
BOCC PUBLIC HEARING DATE:

January 13, 2026

Case Reviewer: Jared Follin

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



Subject Site Future Land Use Category:	Office Commercial- 20 (OC-20)	Residential- 20 (RES-20)
Maximum Density/F.A.R.:	0.75 FAR	0.35 – 0.75 FAR 20.0 dwelling units per gross acre
Typical Uses:	Agricultural, community commercial type uses, office uses, mixed use- developments and compatible residential uses.	Agricultural, residential, neighborhood commercial, office uses, multi-purpose projects and mixed-use developments.

APPLICATION NUMBER:

PD 25-1246

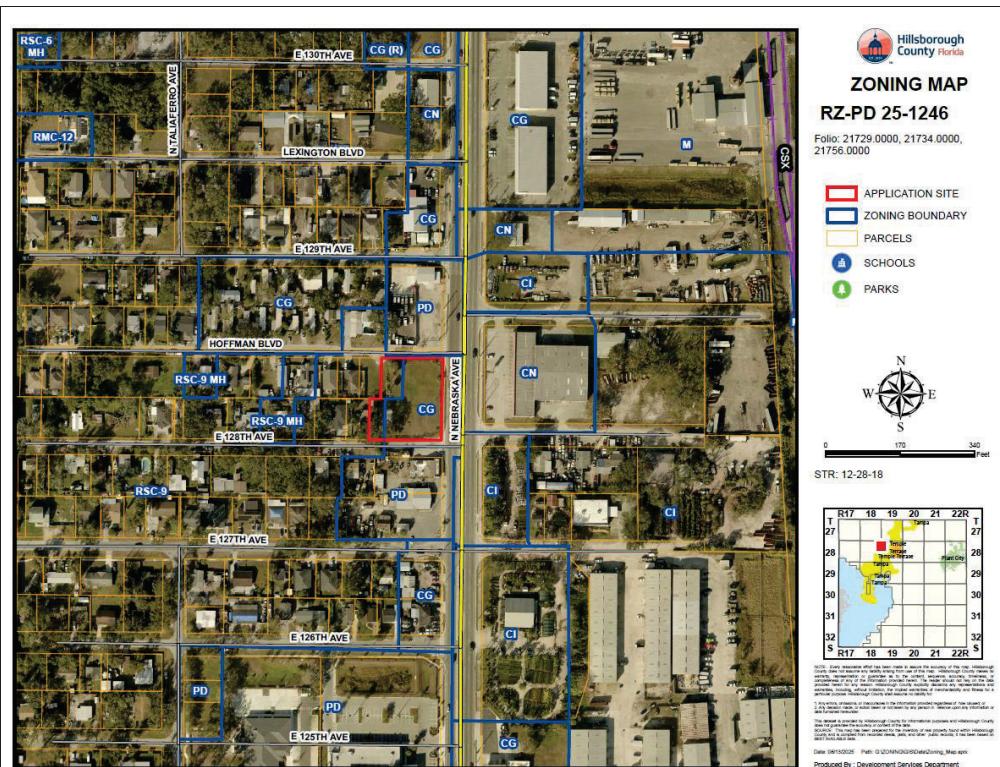
ZHM HEARING DATE:
BOCC PUBLIC HEARING DATE:

November 17, 2025

Case Reviewer: Jared Follin

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Adjacent Zonings and Uses

Adjacent Zonings and Uses				
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD 10-0424	0.061 FAR	Commercial General with accessory open storage	Commercial
	RSC-9 MH	1 dwelling per 5,000 square feet	Single-Family	Single-Family
South	PD 97-0132	0.50	Contractor's Office with open storage, business office, two single-family homes, major car repair with open storage, CG uses (except fast food, gas and service stations, and convenience stores)	Contractor's Office with open storage, single family residential

APPLICATION NUMBER:**PD 25-1246**

ZHM HEARING DATE:

November 17, 2025

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	RSC-9 MH	1 dwelling per 5,000 square feet	Single-Family	Single-Family
East	CN	0.20 FAR	Neighborhood Commercial, Office and Personal Services	Commercial retail, pharmacy
	CI	0.30 FAR	Neighborhood Commercial, Office and Personal Services	Open Storage
West	RSC-9	1 dwelling per 5,000 square feet	Single-Family	Single-Family

APPLICATION NUMBER:**PD 25-1246**

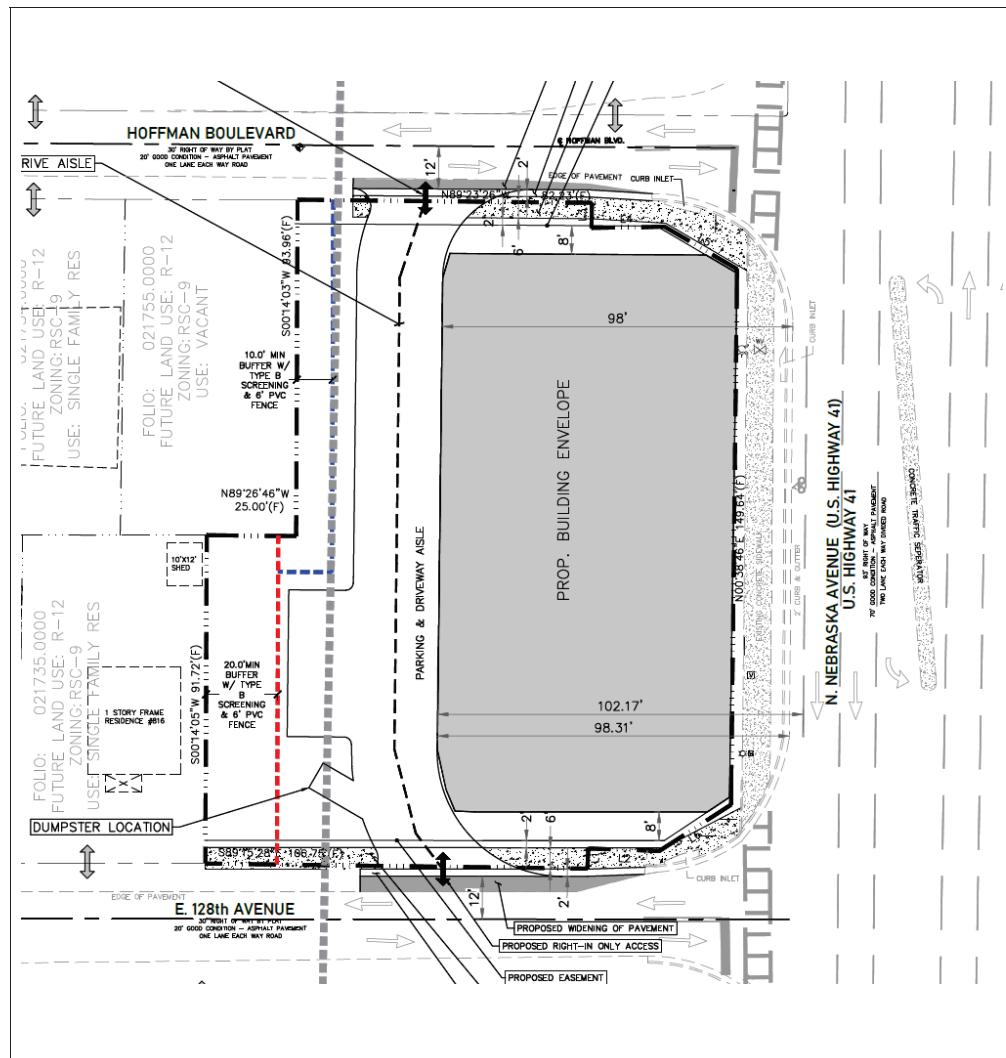
ZHM HEARING DATE:

November 17, 2025

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January 13, 2026

Case Reviewer: Jared Follin

2.0 LAND USE MAP SET AND SUMMARY DATA**2.4 Proposed Site Plan** (partial provided below for size and orientation purposes. See Section 8.0 for full site plan)

APPLICATION NUMBER:**PD 25-1246**

ZHM HEARING DATE:

November 17, 2025

BOCC PUBLIC HEARING DATE:

January 13, 2026

Case Reviewer: Jared Follin

3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 OF STAFF REPORT)

Adjoining Roadways (check if applicable)			
Road Name	Road Name	Road Name	Road Name
E 128 th Ave	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Hoffman Blvd	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	1,910	142	135
Proposed	178	14	25
Difference (+/-)	-1,732	-128	-110

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

Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North	X	Pedestrian & Vehicular	None	Meets LDC
South	X	Pedestrian & Vehicular	None	Meets LDC
East		None	None	Meets LDC
West		None	None	Meets LDC

Notes:

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Design Exception, Substandard Roads – E 128 th Ave	Design Exception Requested	Approvable
Design Exception, Substandard Roads – Hoffman Blvd	Design Exception Requested	Approvable
Administrative Variance, Access Spacing – E 128 th Ave	Administrative Variance Requested	Approvable
Administrative Variance, Access Spacing – Hoffman Blvd	Administrative Variance Requested	Approvable

Notes:

APPLICATION NUMBER:**PD 25-1246**

ZHM HEARING DATE:

November 17, 2025

BOCC PUBLIC HEARING DATE:

January 13, 2026

Case Reviewer: Jared Follin

Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input checked="" type="checkbox"/> Meets Locational Criteria <input 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	

APPLICATION NUMBER:**PD 25-1246**

ZHM HEARING DATE:

November 17, 2025

BOCC PUBLIC HEARING DATE:

January 13, 2026

Case Reviewer: Jared Follin

5.0 IMPLEMENTATION RECOMMENDATIONS**5.1 Compatibility**

The subject property is located along a commercial corridor comprised of a multitude of low to intense commercial zoning districts, as well as some manufacturing zoned properties. Residentially zoned properties lie west of the subject property, adjacent to a neighborhood primarily zoned RSC-9.

The proposed rezoning includes one parcel, zoned CG, and two parcels zoned RSC-9 to create a larger commercial property. While the zoning encroaches further west into the neighborhood, the proposal introduces a number of elements to ensure the impact of commercial development is minimal. This includes locating the building envelope near Nebraska Highway, away from the boundary with the residential properties, setback about 40 feet to the nearest boundary. The buffer and screening along residential property to the southwest is proposed to be the standard 20-foot-wide buffer with Type B screening, but a reduced 15-foot-wide buffer along the northwest residential property. To compensate for the reduced buffer, the applicant is proposing screening to include a 6' high masonry wall. Additionally, the development will be allowed to be a maximum height of 20 feet, a reduction of 30 feet normally allowed in the Commercial General zoning district.

This site has been identified as an appropriate location for commercial activity due to the nature and location of the area. While the proposed rezoning looks to encroach further west into the residential neighborhood, the proposal has designed the site to mitigate impacts to the neighboring residential, including providing enhanced screening, orienting the development along the commercial corridor and reducing the maximum height. Development Services does not foresee any compatibility concerns with the proposed Planned Development.

5.2 Recommendation

Based on the above considerations, staff finds the proposed Planned Development district, subject to the conditions, approvable.

Zoning conditions, which were presented Zoning Hearing Master hearing, were reviewed and are incorporated by reference as a part of the Zoning Hearing Master recommendation.

SUMMARY OF HEARING

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on November 17, 2025. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the agenda item.

Ms. Isabelle Albert 1000 North Ashley Drive Suite 900 testified on behalf of the applicant. Ms. Albert showed a presentation and identified the location of the property. She detailed the surrounding land uses and testified that the rezoning is to permit CG land uses for a maximum of 6,562 square feet. A PD variation is requested to reduce the required 20-foot buffer with Type B screening to a 10-foot buffer with Type B screening that will include a wall for a portion of the area. She added that the remainder of the site will meet the required buffering and screening standards. Ms. Albert concluded her presentation by stating that both planning staffs support the rezoning request.

Mr. Jarrod Follin, Development Services staff, testified regarding the County's staff report. He stated that the applicant is requesting to rezone from CG and RSC-9 to Planned Development to allow commercial general uses for a maximum of up to 6,562 square feet. He described the location of the property and the surrounding land uses. The maximum proposed building height is 20 feet whereas normally a height of 50 feet would be associated with commercial general uses. Staff finds the request approvable.

Ms. Jillian Massey, Planning Commission staff testified regarding the Planning Commission staff report. Ms. Massey stated that the site is designated Residential-12 and Office Commercial-20 by the Comprehensive Plan and located in the Urban Service Area and the University Community Plan. Ms. Massey stated that the proposed uses are compatible with the area and cited numerous policies that the rezoning meets. Staff found the rezoning consistent with both the University Community Plan and the Hillsborough County Comprehensive Plan.

Hearing Master Finch asked for members of the audience in support of the application. No one replied.

Hearing Master Finch asked for members of the audience in opposition to the application. No one replied.

Ms. Albert and County staff did not have additional comments.

The hearing was then concluded.

EVIDENCE SUBMITTED

Ms. Albert submitted a copy of the applicant's PowerPoint presentation into the record.

PREFACE

All matters that precede the Summary of Hearing section of this Decision are hereby incorporated into and shall constitute a part of the ensuing Findings of Fact and Conclusions of Law.

FINDINGS OF FACT

1. The subject property is 0.55 acres in size and is currently zoned Residential Single Family Conventional-9 (RSC-9) and Commercial General (CG) and is designated Residential-12 (RES-12) and Office Commercial-20 (OC-20) by the Comprehensive Plan. The property is located within the Urban Service Area and the University Community Planning Area.
2. The applicant is requesting a rezoning to the Planned Development (PD) zoning district to permit a commercial general development at a maximum of 6,562 square feet.
3. No waivers are requested.
4. A Planned Development variation requested to reduce the required 20-foot-wide buffer with Type B screening to the west to 6-feet with Type B screening. A masonry wall will be constructed as a part of the screening.

The requested variation meets Land Development Code Section 5.03.06.C.6(b) as the reduction in buffer width is necessary to accommodate the northern access point. Therefore, the variation is in harmony with the purpose of the Code standard.

5. The Planning Commission staff supports the rezoning request. Staff found the application to be consistent with both the University Community Plan and the Comprehensive Plan.
6. The surrounding area is a mixture of residential and non-residential zoning and is developed with commercial, open storage, a contractor's office and single-family residential.

7. No testimony in opposition was provided at the Zoning Hearing Master hearing.
8. The County's transportation review staff had no objection to the rezoning application subject to the proposed zoning conditions. Transportation agency comments stated that the trip generation analysis shows a reduction in the number of vehicular trips when comparing the proposed PD to the entitlements permitted under the existing zoning district.
9. The rezoning request to PD for the development of the commercial general project is consistent with the Land Development Code and the Comprehensive Plan.

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

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

SUMMARY

The applicant is requesting a rezoning from RSC-9 and CG to the PD zoning district for the development of a commercial general development at a maximum of 6,562 square feet.

No waivers are requested.

A Planned Development variation requested to reduce the required 20-foot-wide buffer with Type B screening to the west to 6-feet with Type B screening. A masonry wall will be constructed as a part of the screening. The requested variation meets Land Development Code Section 5.03.06.C.6(b) as the reduction in buffer width is necessary to accommodate the northern access point. Therefore, the variation is in harmony with the purpose of the Code standard.

The Planning Commission staff supports the rezoning request and found it compatible with the development pattern in the area and both the University Community Plan and the Comprehensive Plan.

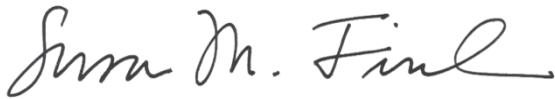
No testimony in opposition was provided at the Zoning Hearing Master hearing.

The County's transportation review staff had no objection to the rezoning application subject to the proposed zoning conditions. Transportation agency comments stated that the trip generation analysis shows a reduction in the number of vehicular trips when comparing the proposed PD to the entitlements permitted under the existing zoning district.

The rezoning request to PD for the development of the commercial general project is consistent with the Land Development Code and the Comprehensive Plan.

RECOMMENDATION

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



December 10, 2025

Susan M. Finch, AICP
Land Use Hearing Officer

Date



Hillsborough County City-County Planning Commission

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

Unincorporated Hillsborough County Rezoning Consistency Review

Hearing Date: November 17, 2025	Case Number: PD 25-1246
Report Prepared: November 6, 2025	Folio(s): 21729.0000, 21756.0000, 21734.0000
	General Location: West of North Nebraska Avenue, north of 128 th Avenue East and south of Hoffman Boulevard
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Residential-12 (12 du/ga; 0.35, 0.50 FAR) Office Commercial-20 (20 du/ga; 0.75 FAR)
Service Area	Urban
Community Plan(s)	University Area
Rezoning Request	Commercial, General (CG) and Residential Single Family Conventional (RSC-9) to Planned Development (PD) for the development of a domestic vehicle sales with both indoor and outdoor showrooms
Parcel Size	+- .55 acres
Street Functional Classification	North Nebraska Avenue – State Principal Arterial 128 th Avenue East – Local Hoffman Boulevard – Local
Commercial Locational Criteria	Meets

Evacuation Area	None

Table 1: COMPARISON OF SURROUNDING PROPERTIES

Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Residential-12 + Office Commercial-20	CG + RSC-9	Vacant
North	Residential-12 + Office Commercial-20	PD	Light Commercial
South	Residential-12 + Office Commercial-20	RSC-9 + CG + PD	Light Commercial
East	Office Commercial-20	CG + CN	Light Commercial
West	Residential-12	RSC-9	Single Family Residential

Staff Analysis of Goals, Objectives and Policies:

The ± .55-acre subject site is located west of North Nebraska Avenue, north of 128th Avenue East and south of Hoffman Boulevard. The site is in the Urban Service Area and is within the limits of the University Community Plan. The subject site has a Future Land Use (FLU) designation of Residential-12 (RES-12), which allows for the consideration of agricultural, residential, neighborhood commercial, office uses, multi-purpose projects and mixed-use development and Office Commercial-20 (OC-20), which allows for the consideration of agricultural, community commercial type uses, office uses, mixed-use developments and compatible residential uses. The applicant is requesting to rezone the site to Planned Development for the development of a domestic vehicle sales venue with both indoor and outdoor showrooms.

The site is in the Urban Service Area where, according to Objective 1.1 of the Future Land Use Section (FLUS), 80 percent of the county's growth is to be directed. Policy 3.1.3 requires all new developments to be compatible with the surrounding area, noting that "compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development." The site currently does not have any developments and is vacant land. There are light commercial uses to the north, south and east of the site. To the west are single family homes situated. The proposal for a car sales venue with indoor and outdoor showrooms meets the intent of FLUS Objective 1.1.

In accordance with Objective 2.2, the Future Land Use (FLU) categories establish the maximum level of intensity or density, as well as the range of permitted land uses allowed within each category. Of the total site area, approximately 0.48 acres are designated Office Commercial-20 (OC-20), where the proposed commercial activities are to occur. There is no activity proposed in the RES-12 portion of the site, which remains undeveloped. Based on the OC-20 maximum Floor Area Ratio (FAR) of 0.75, the site could accommodate up to 15,681 square feet of non-residential floor area ($0.48 \text{ acres} \times 43,560 \text{ square feet per acre} = 20,908 \text{ square feet}$; $20,908 \times 0.75 = 15,681 \text{ square feet}$). The applicant's proposed building envelope of 6,562 square feet is well below the maximum permitted intensity, demonstrating compliance with the intent and limits of the Future Land Use designation. As outlined in Table 2.2, the RES-12 and OC-20 Future Land Use categories describe the intended character and function of development within these designations. The RES-12 category supports medium-density residential uses, while the OC-20 category is intended to accommodate existing commercial and office centers, as well as provide opportunities for new commercial development. Consistent with policy direction, new commercial uses within OC-20 are encouraged to occur as part of mixed-use developments or to be clustered along major roadway intersections and corridors. The subject site's location along North Nebraska Avenue, an established commercial corridor, aligns with these criteria. The proposed car sales use, including both indoor and outdoor showrooms, is consistent with the allowable uses under the OC-20 designation. Therefore, the proposed development is consistent with Objective 2.2 and its associated policies, as it maintains appropriate intensity, supports the intended land use pattern, and contributes to the continued development of the commercial corridor.

The Comprehensive Plan requires that all development meet or exceed the land development regulations in Hillsborough County (FLUS Objective 4.1, FLUS Policy 4.1.1 and FLUS Policy 4.1.2). Transportation did not object to the proposed request; therefore, the subject site meets the intent of FLUS Objective 4.1, FLUS Policy 4.1.1 and FLUS Policy 4.1.2.

The proposal aligns with the intent of FLUS Objective 4.4 and FLUS Policy 4.4.1, which require that new development be compatible with the surrounding neighborhood. In this case, the surrounding land use is predominantly light commercial and single-family residential. To ensure compatibility with these existing uses, the applicant has made significant revisions to the buffering along the western boundary, adjacent to the single-family homes. Specifically, the applicant has committed to enhancing the buffer from a 5-foot setback to a 15-foot-wide Type B landscape buffer, in addition to the construction of a masonry wall. These improvements will be reflected in the site plan at certification, as verified by the Development Services Department. Furthermore, the applicant has ensured that the activities associated with the proposed development will be confined to the Office Commercial-20 Future Land Use Category along North Nebraska Avenue. This is a considerable distance from the single-family residential areas to the west. The proposed care sale business, featuring both indoor and outdoor showrooms, will be located within a well-established commercial corridor along North Nebraska Avenue, an area already occupied by industrial and commercial uses, including a welding supply company to the north and a drilling company to the south. Given the nature of the proposed use, which is consistent with the surrounding commercial and industrial activities, the development is expected to complement the area's character. Additionally, the proposed enhancements to the buffering and the careful placement of the activity areas will minimize any potential negative impacts on the residential neighborhoods to the west.

The subject site is located within the boundaries of the University Area Community Plan, which includes specific goals and objectives aimed at enhancing the character and functionality of the community. One of the central objectives of the plan, outlined in Goal 3, is to foster a strong sense of community identity.

To achieve this goal, the plan emphasizes the use of landscape buffers and thoughtful urban design features as essential tools to reduce conflicts between different land uses, promote high-quality development, and ultimately create a distinct and recognizable community character. The proposed development directly supports these objectives by incorporating a 15-foot-wide Type B landscape buffer along the western boundary of the site, adjacent to the single-family residential homes. In addition to this landscaped buffer, the proposal includes the construction of a masonry wall, which will further enhance the separation between the commercial development and the residential area. These buffer enhancements are specifically designed to mitigate potential compatibility concerns, ensuring that the transition from commercial to residential uses is both visually and functionally appropriate. By incorporating these design elements, the proposal aligns well with the principles of the University Area Community Plan. The landscape buffer and masonry wall will not only reduce conflicts between the land uses but also contribute to the creation of a well-defined and visually cohesive community. This approach helps to ensure that the new development complements the surrounding neighborhood while contributing to the broader goal of creating a distinctive community identity within the University Area.

Overall, staff finds that the proposed use is an allowable use in the RES-12 and OC-20 FLU, is compatible with the existing development pattern found within the surrounding area and does support the vision of the University Area community plan. The proposed Planned Development (PD) 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 Planned Development **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.

Relationship to the Future Land Use Map

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 des

Future Land Use Categories

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.

Compatibility

Policy 3.1.1: Restrict incompatible land uses to protect established and planned neighborhoods and communities by utilizing planning principles that limit commercial development in residential Future Land Use categories. Commercial and mixed-use in residential Future Land Use categories shall be limited to neighborhood serving guided by the commercial locational criteria in Objective 4.7.

Policy 3.1.2: Gradual transitions of intensities and densities between different land uses shall be provided for as new development is proposed and approved through the use of professional site planning, buffering and screening techniques and control of specific land uses. Screening and buffering used to separate new development from the existing, lower-density community should be designed in a style compatible with the community and allow pedestrian penetration. In rural areas, perimeter walls are discouraged and buffering with berms and landscaping are strongly encouraged.

Policy 3.1.3: Any density increase shall be compatible with existing, proposed or planned surrounding development. 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

Development

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.

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/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

Environmental Considerations

Objective 6.2: New development and redevelopment shall not adversely impact environmentally sensitive areas and other significant natural systems as described and required within the Environmental and Sustainability Section and the Coastal Management Section of the Comprehensive Plan.

LIVABLE COMMUNITIES ELEMENT: UNIVERSITY AREA

Goal 3: Create Community Identity

The community supports:

- developing physical improvements such as landscaping, gateways, sidewalks, signage, and street trees to define community identity;
- using landscape buffers and urban design features/techniques to reduce conflicts between land uses, to promote high quality development, and to create an identifiable community character;
- using Hillsborough County code enforcement to assist in regulating land-use and improving community identity and safety.

**HILLSBOROUGH COUNTY
FUTURE LAND USE
RZ - PD 25-1246**

RZ - PD 25-1246

Category	Status
Pending	Pending
Tampa/San	Completed
Urban/San	Completed
Shoreline	Completed
County Boundaries	Completed
Jurisdiction	Completed
Roads	Completed
Parcels	Completed
Water	Completed
Agriculture	Completed
PEC Plan	Completed
Agriculture	Completed
Agriculture	Completed
Agriculture	Completed
Resident	Completed
Neighbor	Completed
Suburbia	Completed
Community	Completed
Urban/Mi	Completed
Regional	Completed
Innovation	Completed
Office/City	Completed
Research	Completed
Energy/Far	Completed
Light/Ind	Completed
Light/Ind	Completed
Heavy/Ind	Completed
Public/Com	Completed
Natural	Completed
Waimauka	Completed
Citrus/Pa	Completed

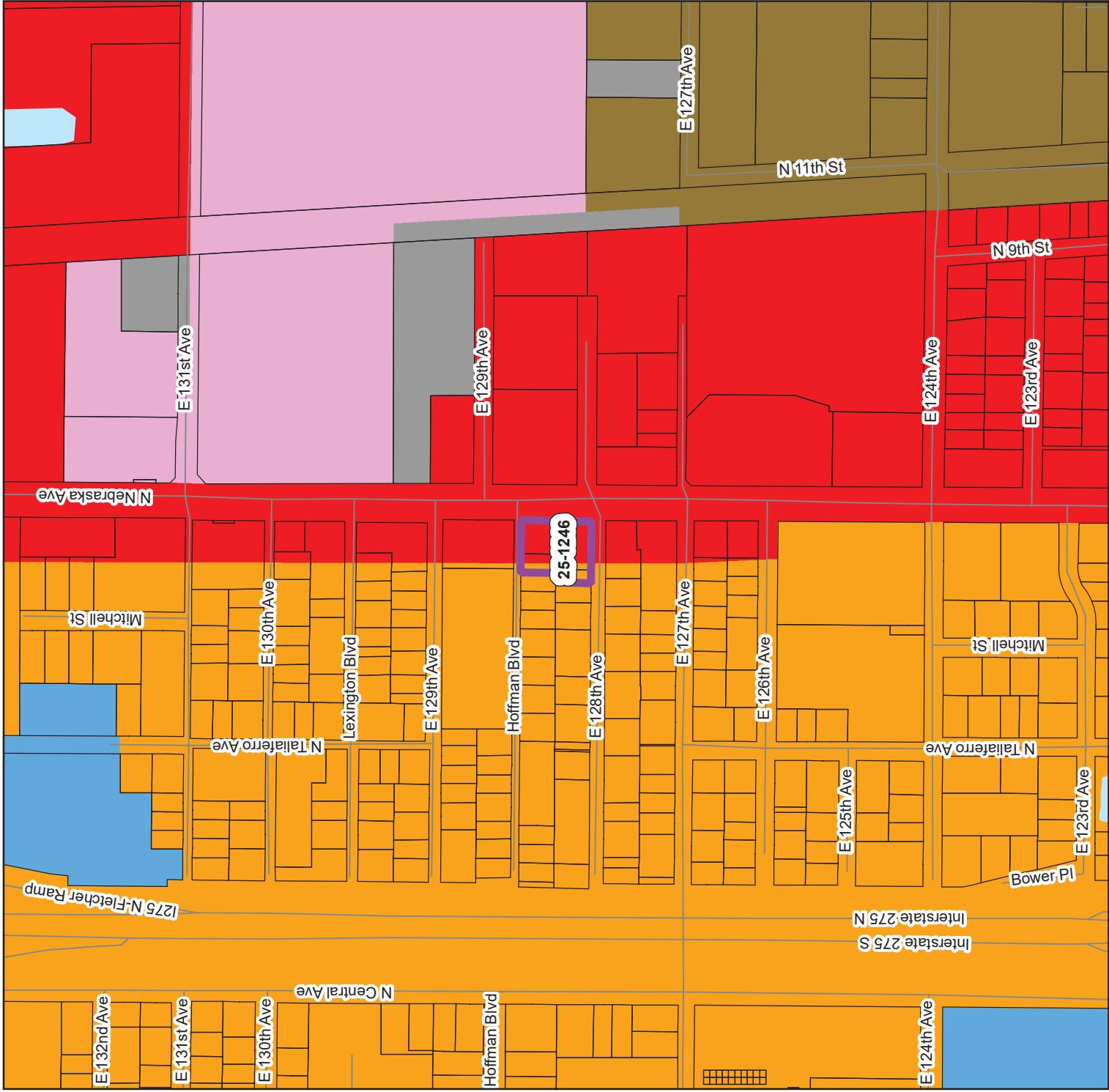
DATA SOURCES: Reasons to include the Planning Commission in a Regional Plan. Based first on a data from the Hilliard City Council Planning Commission. This section may not be reproduced in part.

REPRODUCTION: This sheet may be reproduced in part, to anyone without specific approval of the Hilliard City Council Planning Commission.

ACCURACY: It is intended that the information be as accurate as possible. However, due to the nature of the map, some inaccuracy is to be expected. The map is not to be used for surveying purposes. It is to be used for planning purposes only. For the most current data and information see the approvals source.

Map Printed from Rezoning System: 9/2/2025
Author: J. Krzyzanowski

Hillsborough County
City-County **Planning Commission**



**GENERAL
SITE PLAN
FOR
CERTIFICATION**



Hillsborough County Florida

DEVELOPMENT SERVICES

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

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

Christine M. Beck

COUNTY INTERNAL AUDITOR

Melinda Jenzarli

DEPUTY COUNTY ADMINISTRATOR

Gregory S. Horwedel

Project Name: Nebraska Exotics

Zoning File: PD 25-1246 Modification: None

Atlas Page: None Submitted: 12/15/25

To Planner for Review: 12/15/25 Date Due: ASAP

Contact Person: ialbert@halff.com Phone: 813-331-0976/ialbert@halff.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: Jared Follin Date: 12/16/2025

Date Agent/Owner notified of Disapproval: _____

**AGENCY
COMMENTS**

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 11/10/2025

REVIEWER: Jessica Kowal, MPA, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA: University Area

PETITION NO: PD 25-1246

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

- The project shall be permitted one (1) right-in-only access to E 128th Ave and one (1) right-out-only access to Hoffman Blvd.
- If PD 25-1246 is approved the County Engineer will approve a Design Exception (dated October 3, 2025) which was found approvable by the County Engineer with conditions (on November 7, 2025) for the E 128th Ave substandard road improvements. As E 128th Ave is a substandard local roadway the developer will be required to make certain improvements consistent with the Design Exception. Specifically, the developer shall:
 - Widen the westbound lane providing a 12-foot-wide travel lane; and,
 - Provide a Miami curb on the north side of the roadway; and,
 - Construct a 6-foot sidewalk at the back of the F curb.
- If PD 25-1246 is approved the County Engineer will approve a Design Exception (dated October 3, 2025) which was found approvable by the County Engineer with conditions (on November 7, 2025) for the Hoffman Blvd substandard road improvements. As Hoffman Blvd is a substandard local roadway the developer will be required to make certain improvements consistent with the Design Exception. Specifically, the developer shall:
 - Widen the eastbound lane providing a 12-foot-wide travel lane; and,
 - Provide an F curb on the south side of the roadway; and,
 - Construct a 6-foot sidewalk at the back of the F curb.
- If PD 25-1246 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated October 3, 2025) which was found approvable by the County Engineer (on November 7, 2025), from the Section 6.04.08 corner clearance requirements for the project's E 128th Ave connection. Specifically, approval of this Administrative Variance will permit a reduction of the minimum corner clearance for the access on E 128th Ave as follows:
 - A variance of +/- 17 feet from the proposed access to the intersection with N Nebraska Ave, resulting in an access spacing of +/- 98 feet.
- If PD 25-1246 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated October 3, 2025) which was found approvable by the

County Engineer (on November 7, 2025), from the Section 6.04.08 corner clearance at intersections requirements for the project's Hoffman Blvd connection. Specifically, approval of this Administrative Variance will permit a reduction of the minimum corner clearance for the access on Hoffman Blvd as follows:

- A variance of +/- 17 feet from the proposed access to the intersection with N Nebraska Ave, resulting in an access spacing of +/- 98 feet.
- 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.
- All construction ingress and egress shall be limited to the project access. The developer shall include a note in each site/construction plan submittal which indicates same.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone a +/-0.55-acre site from Commercial, General (CG) and Residential, Single-Family Conventional (RSC-9) to Planned Development (PD) to develop the site for domestic vehicle sales. The site is located on the west side of N Nebraska Ave, on the south side of Hoffman Blvd and on the north side of E 128th Ave.

Trip Generation Analysis

The applicant submitted a trip generation and site access analysis as required by the Development Review Procedures Manual (DRPM). Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's *Trip Generation Manual, 12th Edition*.

Approved Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RSC-9, (0.19 acres) 1 single-family detached unit (ITE LUC 210)	10	1	1
CG, (0.36 acres) 4,234 square foot fast-foot restaurant with drive through	1,900	141	134
Total	1,910	142	135

Proposed Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 6,562 square foot vehicle sales (ITE LUC 210)	178	14	25

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	-1,732	-128	-110

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The project is served by E 128th Ave and Hoffman Blvd.

E 128th Ave is a 2-lane, undivided, substandard, rural local roadway. The roadway is characterized by +/-16 feet of pavement in average condition, no sidewalks within the vicinity of the project and lying within +/-30 feet of right of way. E 128th Ave is identified as a substandard road because the roadway does not comply with the 2023 Hillsborough County Transportation Technical Manual's (TTM) typical section for a two-lane urban local road (TS-3).

Hoffman Blvd is a 2-lane, undivided, substandard, rural local roadway. The roadway is characterized by +/-16 feet of pavement in average condition, no sidewalks within the vicinity of the project and lying within +/- 30 feet of right of way. Hoffman Blvd is identified as a substandard road because the roadway does not comply with the 2023 Hillsborough County Transportation Technical Manual's (TTM) typical section for a two-lane urban local road (TS-3).

SITE ACCESS & CONNECTIVITY

The PD is permitted one right-in only access connection to E 128th Ave and one right-out only access connection to Hoffman Blvd.

REQUESTED DESIGN EXCEPTION #1, SUBSTANDARD ROAD: E 128th Ave.

Given that E. 128th Ave. is a substandard local roadway, the applicant's Engineer of Record (EOR) submitted a Design Exception request (dated October 3, 2025) to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception Request, the County Engineer found the Design Exception approvable (on November 7, 2025) authorizing deviations from the 2023 Transportation Technical Manual (TTM) Type TS-3 Typical Section (for 2-lane, Undivided Local Urban Roads) non-residential subtype, including:

- The developer shall be permitted to widen the roadway from 16 feet of pavement to 20 feet of pavement rather than the 24 feet of pavement required per TS-3;
- The developer shall be permitted to install type "F" curb along the north side of roadway from the driveway to the existing curb radius at the intersection with Nebraska Ave. and leave the south side in its existing condition (no curb or paved shoulder), in lieu of the miami curb required per TS-3;
- The developer shall be permitted to install a 6-foot-wide sidewalk at the back of curb along the north side of the roadway along the project's frontage (and leave the south side of the roadway in its existing condition), in lieu of the 5-foot-wide sidewalk separated from the back of curb by an 8-foot-wide green strip required per TS-3; and,

The roadway shall be permitted to remain within a +/- 30-foot-wide right-of-way rather than the 54-foot-wide right-of-way required per TS-3, although staff notes that the applicant will be required to dedicate and convey an easement to Hillsborough County (for public access and maintenance purposes) of sufficient width to accommodate the 6-foot-wide sidewalk and a 2-foot-grass strip behind the sidewalk.

If 25-1246 is approved by the Hillsborough County Board of County Commissioners (BOCC), the County Engineer will approve the above-referenced Design Exception.

REQUESTED DESIGN EXCEPTION #2, SUBSTANDARD ROAD: Hoffman Blvd.

Given that Hoffman Blvd. is a substandard local roadway, the applicant's Engineer of Record (EOR) submitted a Design Exception request (dated October 3, 2025) to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception Request, the County Engineer found the Design Exception approvable (on November 7, 2025) authorizing deviations from the 2023 Transportation Technical Manual (TTM) Type TS-3 Typical Section (for 2-lane, Undivided Local Urban Roads) non-residential subtype, including:

- The developer shall be permitted to widen the roadway from 16 feet of pavement to 20 feet of pavement rather than the 24 feet of pavement required per TS-3;
- The developer shall be permitted to install type "F" curb along the south side of roadway from the driveway to the existing curb radius at the intersection with Nebraska Ave. and leave the north side in its existing condition (no curb or paved shoulder), in lieu of the miami curb required per TS-3;
- The developer shall be permitted to install a 6-foot-wide sidewalk at the back of curb along the south side of the roadway along the project's frontage (and leave the north side of the roadway in its existing condition), in lieu of the 5-foot-wide sidewalk separated from the back of curb by an 8-foot-wide green strip required per TS-3; and,

The roadway shall be permitted to remain within a +/- 30-foot-wide right-of-way rather than the 54-foot-wide right-of-way required per TS-3, although staff notes that the applicant will be required to dedicate and convey an easement to Hillsborough County (for public access and maintenance purposes) of sufficient width to accommodate the 6-foot-wide sidewalk and a 2-foot-grass strip behind the sidewalk.

If 25-1246 is approved by the Hillsborough County Board of County Commissioners (BOCC), the County Engineer will approve the above-referenced Design Exception.

REQUESTED ADMINISTRATIVE VARIANCE #1, ACCESS SPACING: Hoffman Blvd.

The applicant's EOR submitted a Section 6.04.02.B. Administrative Variance Request (dated October 3, 2025) from Section 6.04.07. LDC requirement, governing access spacing. Per the LDC, Hoffman Blvd. is a Class 7 roadway, which requires minimum connection spacing of 50 feet, and which is increased to 125 feet to the east (given it is a local roadway intersecting a collector roadway). The applicant is seeking the following variances relative to its Hoffman Blvd. access:

- A variance of +/- 27 feet from Nebraska Ave. to the east, resulting in an access spacing of +/- 98 feet.

Based on factors presented in the Administrative Variance Request, the County Engineer found the request approvable subject to conditions (on November 7, 2025).

If 25-1246 is approved by the Hillsborough County Board of County Commissioners (BOCC), the County Engineer will approve the above referenced Administrative Variance request.

REQUESTED ADMINISTRATIVE VARIANCE #2, ACCESS SPACING: E. 128th Ave.

The applicant's EOR submitted a Section 6.04.02.B. Administrative Variance Request (dated October 3, 2025) from Section 6.04.07. LDC requirement, governing access spacing. Per the LDC, E. 128th Ave. is a Class 7 roadway, which requires minimum connection spacing of 50 feet, and which is increased to 125 feet to the east (given it is a local roadway intersecting a collector roadway). The applicant is seeking the following variances relative to its E. 128th Ave. access:

- A variance of +/- 27 feet from Nebraska Ave. to the east, resulting in an access spacing of +/- 98 feet.

Based on factors presented in the Administrative Variance Request, the County Engineer found the request approvable subject to conditions (on November 7, 2025).

If 25-1246 is approved by the Hillsborough County Board of County Commissioners (BOCC), the County Engineer will approve the above referenced Administrative Variance request.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

The 2024 Hillsborough County Level of Service (LOS) Report does not include N 128th St or Hoffman Blvd, therefore no LOS information for these roadways can be provided.

The roadway level of service provided for N Nebraska Ave is for informational purposes only.

Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr. Directional LOS
Nebraska Ave.	Fowler Ave.	Fletcher Ave.	D	C

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



Florida Department of Transportation

RON DESANTIS
GOVERNOR

11201 North McKinley Drive
Tampa, FL 33612

JARED W. PERDUE, P.E.
SECRETARY

MEMORANDUM

DATE: September 5, 2025

TO: Isabelle Albert, Halff

FROM: Lindsey Mineer, FDOT

COPIES: Daniel Santos, FDOT
Kathy Matos, FDOT
David Ayala, FDOT
Mecale' Roth, FDOT
Richard Perez, Hillsborough County

SUBJECT: RZ-PD 25-1246, Folios: 21729.0000, 21734.0000, 21756.0000
12810 N Nebraska Avenue

This project is on a state road, Nebraska Avenue.

Please schedule a pre-application meeting to discuss drainage and utility permits and construction agreements for any work in the FDOT right of way. A meeting can be scheduled through Ms. Mecale' Roth in the District Seven Tampa Operations offices. Ms. Roth can be reached at 813-612-3237 or at Mecale.Roth@dot.state.fl.us .

Thank you for the opportunity to comment.

END OF MEMO

COMMISSION

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



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Rick Muratti, Esq. LEGAL DEPT
Steffanie L. Wickham WASTE DIVISION

AGENCY COMMENT SHEET

REZONING	
HEARING DATE: November 17, 2025	COMMENT DATE: September 2, 2025
PETITION NO.: 25-1246	PROPERTY ADDRESS: 12810 N Nebraska Ave, Tampa, FL 33612
EPC REVIEWER: Liam Huxhold	FOLIO #: 021729-0000, 021734-0000, 021756-0000
CONTACT INFORMATION: (813) 627-2600 x 1247	STR: 12-28S-18E
EMAIL: huxholdl@epchc.org	
REQUESTED ZONING: From RSC-9/CG to PD	
FINDINGS	
WETLANDS PRESENT	NO
SITE INSPECTION DATE	N/A
WETLAND LINE VALIDITY	N/A
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	No wetlands per aerial review
<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>	
INFORMATIONAL COMMENTS:	
<p>The following specific comments are made for informational purposes only and to provide guidance as to the EPC review process. However, future EPC staff review is not limited to the following, regardless of the obviousness of the concern as raised by the general site plan and EPC staff may identify other legitimate concerns at any time prior to final project approval.</p>	
<p>EPC staff reviewed the above referenced parcel in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using aerial photography, soil surveys, and reviewing EPC files. Through this review, it appears that no wetlands or other surface waters exist onsite/ within the proposed construction boundaries.</p>	

Environmental Excellence in a Changing World

Roger P. Stewart Center

3629 Queen Palm Drive, Tampa, FL 33619 - (813) 627-2600 - www.epchc.org
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REZ 25-1246
September 2, 2025
Page 2 of 2

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.

Lh/dc

ec: ialbert@halff.com

WATER RESOURCE SERVICES
REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER

PETITION NO.: RZ-PD 25-1246 **REVIEWED BY:** Clay Walker, E.I. **DATE:** 11/10/2025

FOLIO NO.: 21729.0000, 21734.0000, 21756.0000

WATER

- The property lies within the City of Tampa Water Service Area. The applicant should contact the provider to determine the availability of water service.
- A __ inch water main exists (adjacent to the site), (approximately __ feet from the site) _____. 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 City of Tampa Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
- A __ inch wastewater force main exists (adjacent to the site), (approximately __ feet from the site) _____. 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: _____.



AGENCY REVIEW COMMENT SHEET

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

TO: Zoning Review, Development Services **DATE:** 11/05/2025
REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator
APPLICANT: Mohamad Saad **PETITION NO:** 25-1246
LOCATION: 12810 N Nebraska Ave
FOLIO NO: 21729.0000 21756.0000 21734.0000

Estimated Fees:

(Various use types allowed. Estimates are a sample of potential development)

Office - Single Tenant (Per 1,000 s.f.)	Office -Multi-tenant (Per 1,000 s.f.)	Office-Medical (> 10k sq ft)/Dentist/Lab (Per 1,000 s.f.)
Mobility: \$10,500.00	Mobility: \$8,336.00	Mobility: \$31,459.00
Fire: \$158.00	Fire: \$158.00	Fire: \$158.00
Retail Center (Per 1,000 s.f.)	Restaurant, hi-turnover (Per 1,000 s.f.)	Vehicle Sales (per 1,000 s.f.)
Mobility: \$13,562.00	Mobility: \$48,893.00	Mobility: \$16,520.00
Fire: \$313.00	Fire: \$313.00	Fire: \$313.00

Project Summary/Description:

Urban Mobility, Northwest Fire - 6,562 sq ft vehicle sales; other potential CG uses not specified

AGENCY COMMENT SHEET

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

FROM: **Reviewer: Andria McMaugh** **Date: 09/03/2025**

Agency: Natural Resources **Petition #: 25-1246**

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.**



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:** 8/14/2025

REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 8/22/2025

APPLICANT: Mohamad Saad

PID: 25-1246

LOCATION: 12810 N Nebrask

LOCATION: 12810 N Nebraska Ave. Tampa, FL 33612

FOLIO NO.: 21729.0000, 21756.0000, 21734.0000

AGENCY REVIEW COMMENTS:

At this time, according to the Hillsborough County BOCC approved maps adopted in the Comprehensive Plan, the site 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 site 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).

At this time, Hillsborough County Environmental Services Division has no objection to the applicant's request as it relates to the County's wellhead and surface water protection regulations.

AGENCY REVIEW COMMENT SHEET

TO: **ZONING TECHNICIAN, Planning Growth Management** DATE: 08-20-2025

REVIEWER: Sherri A. Wilson, Conservation and Environmental Lands Management

APPLICANT: Isabelle Albert PETITION NO: 25-1246

LOCATION: 12810 N Nebraska Ave, Tampa, FL 33612

FOLIO NO: 21729.0000 SEC: 12 TWN: 28 RNG: 18

- This agency has no comments.
- This agency has no objection.
- This agency has no objection, subject to listed or attached conditions.
- This agency objects, based on the listed or attached conditions.

COMMENTS: _____.

**VERBATIM
TRANSCRIPT**

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

IN RE:

ZONING HEARING MASTER MEETING

ZONING HEARING MASTER MEETING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: Susan Finch
Zoning Hearing Master

DATE: Monday, November 17, 2025

TIME: Commencing at 6:00 p.m.
Concluding at 10:26 p.m.

LOCATION: Hillsborough County BOCC -
Development Services Dept.
(LUHO, ZHM, Phosphate)
601 East Kennedy Boulevard
Second Floor Boardroom
Tampa, Florida 33601

Reported by:
Diane DeMarsh, AAERT No. 1654
Notary Public for the State of Florida

1 MS. HEINRICH: Our next application is Item D.9
2 Rezoning PD 25-1246. The applicant is requesting to rezone
3 property that is currently CGNRC-9 to Planned Development.
4 Jared Follin with Development Services will present staff
5 findings after the applicant's presentation.

6 HEARING MASTER: This is your night.

7 MS. ALBERT: Good evening. Isabelle Albert, with
8 Halff, 1000 North Ashley Drive, Suite 900, I'm here representing
9 the applicant.

10 This site is approximately a little bit more than a
11 half an acre. It is located in the urban service area along
12 Nebraska Avenue. It has two Future Land Use designations, which
13 is OC-20 and RES-12. And the zoning designation is Commercial
14 General, with a small area of RSC-9. The surrounding the areas
15 around Nebraska Avenue is mostly commercial.

16 On the east side is a commercial intensive commercial
17 neighborhood, and on the west side, you'll have just a general
18 commercial and commercial neighborhood. And then further to the
19 west is residential development.

20 Current zoning, like I said, is a split zones. Mostly
21 the majority of the site is Commercial General. However, there
22 is a little portion of RC-9 that needed to be rezoned to allow
23 commercial use for the proposed use we'll talk about. And the
24 majority again, the site is OC-20 with Residential-12 along the
25 west.

1 So the request is to allow CG uses up to a maximum of
2 6,562, which is the maximum FAR for the site. The majority of
3 the use proposed is located within the OC-20, you know, Planned
4 Use category, as well as within the area that was already zoned
5 CG. The area that we're converted to RES to CG is the drive
6 aisle that we're proposing.

7 Part of this application we have variation. Variation
8 request to 60606, which is the requirement of a 20-foot buffer
9 with a Type-B screening. We are proposing a 50-foot buffer with
10 a Type-B screening that will include a wall for a portion of
11 this area. The remainder of the site will meet the buffered
12 screening requirements.

13 We also have two design exceptions for Hoffman
14 Boulevard and 128th Avenue, as they are substandard. And these
15 are being addressed through Conditions 5 and 6. And we also
16 have an administrative variance for access spacing as shown on
17 the purple. You need 130, we have less than that. And that is
18 also being addressed in Conditions 7 and 8.

19 The Planning Commission found the request consistent
20 with the comprehensive plan as well as all these policies as in
21 their staff report. Development Services found that there's --
22 did not see any concerns -- compatibility concerns and found it
23 approvable. And there were no objections from reviewing
24 agencies.

25 This concludes my presentation and I'm here if you

1 have any questions of them.

2 HEARING MASTER: Not at this time, but thank you.

3 Development Services.

4 Good evening.

5 MR. FOLLIN: Good evening. Jared Follin Development
6 Services. So this is a request to rezone a .5 acre parcel from
7 CGNR-9 to a Planned Development to allow uses permitted in the
8 CG district.

9 The subject site is located is generally 12810 North
10 Nebraska Avenue and is within the University Community Plan.

11 The surrounding area is primarily comprised of a mix of
12 commercial uses, concentrated mostly along Nebraska Avenue and
13 single-family residential, located adjacent and to the west of
14 the subject site. Nearby commercial uses include; retail,
15 contractor's office, and open storage.

16 The development will be allowed up to 6562 square feet
17 of commercial general uses. The site plan shows the proposed
18 building footprint along Nebraska Avenue, set back about 40 feet
19 from the nearest residential property. Due to the size
20 constraints of the property, the applicant is proposing a
21 variation to the buffer width along one of the adjacent
22 residential properties, reducing it to 15 feet. To compensate
23 for this reduced buffer, the applicant is proposing a six
24 foot -- six-foot high masonry wall instead of the six-foot solid
25 fence. The buffer along the other residential property --

1 property will be a typical 20-foot wide with Type-B screening.

2 In addition, the maximum height for structures will be
3 20 feet, where normally commercial general allows for up to 50.
4 So with this addition of the six-foot masonry wall and the
5 reduced height, Development Services does not have any
6 compatibility concerns with the proposed plan development
7 subject to the conditions and we recommend approval.

8 HEARING MASTER: Thank you so much.

9 MR. FOLLIN: Thank you.

10 HEARING MASTER: Planning Commission.

11 MS. MASSEY: Jillian Massey with Planning Commission
12 staff. The subject site is located in the Residential-12 and
13 Office Commercial-20 Future Land Use designations. It's in the
14 urban service area and within the limits of the University Area
15 Community Plan. The site is currently -- currently undeveloped.
16 There are light commercial uses to the north, south, and east of
17 the site. To the west there are single-family homes.

18 The proposal for a car sales venue with indoor and
19 outdoor showroom meets the intent of Future Land Use Section
20 Objective 1.1 relating to directing growth to the urban service
21 area. The applicant's proposed building envelope is well below
22 the maximum permitted intensity, demonstrating compliance with
23 the intent and limits of the Future Land Use designations. The
24 proposed uses are consistent with the allowable uses under the
25 Office Commercial-20 designation.

1 The proposal also aligns with the intent of Objective
2 4.4 and Policy 4.4.1 in the Future Land Use section, which
3 require developments to be compatible. In this case, the
4 surrounding land use is predominantly light commercial and
5 single-family residential. So to ensure compatibility with
6 these existing uses, the applicant has made significant
7 revisions to the buffering along the western boundary adjacent
8 to the single-family homes, therefore, addressing any
9 compatibility concerns that staff may have had previously.

10 The subject site is located within the boundaries of
11 the University Area Community Plan. This plan emphasizes
12 landscape buffers and thoughtful urban design features as
13 essential tools to reduce conflicts between land uses and
14 promoting high quality development. The buffer enhancements
15 proposed are specifically designed to mitigate potential
16 compatibility concerns, as mentioned earlier.

17 By incorporating these design elements, the proposal
18 aligns well with the principles of the University Area Community
19 Plan. And based on those considerations, the Planning
20 Commission staff finds that the proposed plan development is
21 consistent with the Unincorporated County Comprehensive Plan,
22 subject to the proposed conditions.

23 HEARING MASTER: Thank you very much.

24 Is there anyone in the room or online that would like
25 to speak in support? Anyone in favor? No one. Anyone in

1 opposition to this request? No one. All right.

2 Ms. Heinrich?

3 MS. HEINRICH: Nothing further.

4 HEARING MASTER: Ms. Albert? All right. Then we will
5 close Rezoning 25-1246 and go back and pick up the case where
6 the applicant was not available when it was called, when we
7 called that one.

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**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

DATE/TIME: 11/17/2025 6pm HEARING MASTER: Susan Finch

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

APPLICATION # RZ 251350	PLEASE PRINT NAME <i>Todd Pressman</i> MAILING ADDRESS <i>200 2nd Ave S #451</i> CITY <i>St Pete</i> STATE <i>FL</i> ZIP <i>33701</i> PHONE <i>724-1762</i>
APPLICATION # RZ 25-1111	PLEASE PRINT NAME <i>Todd Pressman</i> MAILING ADDRESS <i>200 2nd South #451</i> CITY <i>St Pete</i> STATE <i>FL</i> ZIP <i>33701</i> PHONE <i></i>
APPLICATION # RZ 25-1111 VS	PLEASE PRINT NAME <i>Howard Owens</i> MAILING ADDRESS <i>11217 Andy Dr.</i> CITY <i>Riverview</i> STATE <i>FL</i> ZIP <i>33578</i> PHONE <i></i>
APPLICATION # RZ 25-1111	PLEASE PRINT NAME <i>Johnny Soape</i> MAILING ADDRESS <i>1118 Hannaway Drive</i> CITY <i>Riverview</i> STATE <i>FL</i> ZIP <i>33578</i> PHONE <i>913-359-4651</i>
APPLICATION # RZ 25-1316	PLEASE PRINT NAME <i>Rebecca Kert</i> MAILING ADDRESS <i>400N Tampa St Suite 1910</i> CITY <i>Tampa</i> STATE <i>FL</i> ZIP <i>33604</i> PHONE <i>813-368-3064</i>
APPLICATION # RZ 25-1316	PLEASE PRINT NAME <i>Stephen Sposito</i> MAILING ADDRESS <i>505 E Jackson St</i> CITY <i>Tampa</i> STATE <i>FL</i> ZIP <i>33607</i> PHONE <i>813-375-0610</i>

SIGN-IN SHEET: RFR, ZHM, PHM, LUHOPAGE 2 OF 2DATE/TIME: 11/17/2025 6pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ</u> <u>25-1316</u>	PLEASE PRINT NAME <u>MICHAEL YATES</u> MAILING ADDRESS <u>PALM TRAFFIC</u> <u>4006 S MACDILL AVE</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33611</u> PHONE <u>8132058057</u>
APPLICATION # <u>RZ</u> <u>25-1316</u>	PLEASE PRINT NAME <u>Grace E McComas</u> MAILING ADDRESS <u>805 Old Darky St</u> CITY <u>Seffner</u> STATE <u>FL</u> ZIP <u>33544</u> PHONE <u>813 240 3907</u>
APPLICATION # <u>RZ</u> <u>25-1316</u>	PLEASE PRINT NAME <u>Grover Maggard</u> MAILING ADDRESS <u>P.O. Box 183</u> CITY <u>Mango</u> STATE <u>FL</u> ZIP <u>33550</u> PHONE <u>813 318-1504</u>
APPLICATION # <u>RZ</u> <u>25-1319</u>	PLEASE PRINT NAME <u>Patricia Ortiz AICP</u> MAILING ADDRESS <u>2810 N Central Ave</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>8138178492</u>
APPLICATION # <u>RZ</u> <u>25-1319</u> <u>vs</u>	PLEASE PRINT NAME <u>Cheryl Harris</u> MAILING ADDRESS <u>205 Louise Ave</u> CITY <u>Branton</u> STATE <u>FL</u> ZIP <u>33560</u> PHONE <u></u>
APPLICATION # <u>RZ</u> <u>25-1390</u>	PLEASE PRINT NAME <u>Todd press man</u> MAILING ADDRESS <u>200 2nd Ave South #451</u> CITY <u>St Pete</u> STATE <u>FL</u> ZIP <u>33701</u> PHONE <u></u>

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

PAGE 3 OF 8

DATE/TIME: 4/17/2025 6pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>R2</u> <u>25-1390</u>	PLEASE PRINT NAME <u>Nicholas West</u> MAILING ADDRESS <u>717 E B7th Ave</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33613</u> PHONE <u>850-252-5420</u>
APPLICATION # <u>R2</u> <u>25-1390</u>	PLEASE PRINT NAME <u>Robinson Castro</u> MAILING ADDRESS <u>722 EAST 137TH AVE</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33613</u> PHONE <u>813-464-1400</u>
APPLICATION # <u>R2</u> <u>25-0579</u>	PLEASE PRINT NAME <u>Michael Brooks</u> MAILING ADDRESS <u>400 N. Tampa St. / Ste 1910</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u></u>
APPLICATION # <u>R2</u> <u>25-0579</u>	PLEASE PRINT NAME <u>Stephen Sposato</u> MAILING ADDRESS <u>505 E Jackson St.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-375-0816</u>
APPLICATION # <u>R2</u> <u>25-0579</u>	PLEASE PRINT NAME <u>MICHAEL YATES, Palm TRAFFIC</u> MAILING ADDRESS <u>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>R2</u> <u>25-0579</u>	PLEASE PRINT NAME <u>Grace McComas</u> MAILING ADDRESS <u>805 010 Darby St</u> CITY <u>Seffner</u> STATE <u>FL</u> ZIP <u>33584</u> PHONE <u>813 240 3907</u>

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

PAGE 4 OF 8

DATE/TIME: 11/17/2005 6pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ</u> <u>25-0579</u>	PLEASE PRINT NAME <u>Grover Maggard</u> MAILING ADDRESS <u>P.O. Box 138</u> CITY <u>Mango</u> STATE <u>FL</u> ZIP <u>33550</u> PHONE <u>813-318-9502</u>
APPLICATION # <u>RZ</u> <u>25-0579</u>	PLEASE PRINT NAME <u>Jeremy Couch</u> MAILING ADDRESS <u>17937 Huntingdon Circle</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33558</u> PHONE <u>813 920 2005</u>
APPLICATION # <u>MM</u> <u>25-0648</u>	PLEASE PRINT NAME <u>Isabelle Albert</u> MAILING ADDRESS <u>1600 N Ashley Dr</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-0978</u>
APPLICATION # <u>MM</u> <u>25-0648</u>	PLEASE PRINT NAME <u>Jonathan Ellis</u> MAILING ADDRESS <u>1511 N. Westshore Blvd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-754-8454</u>
APPLICATION # <u>MM</u> <u>25-0648</u>	PLEASE PRINT NAME <u>Karla Llanos</u> MAILING ADDRESS <u>1645 Sun City Center Plz</u> CITY <u>Sun City Center</u> STATE <u>FL</u> ZIP <u>33571</u> PHONE <u>813-784-6272</u>
APPLICATION # <u>MM</u> <u>25-0648</u>	PLEASE PRINT NAME <u>Craig Major</u> MAILING ADDRESS <u>6408 Margarita Shores Ln</u> CITY <u>Aptuc Bch</u> STATE <u>FL</u> ZIP <u>33577</u> PHONE <u>205 422 1369</u>

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

PAGE 5 OF 8

DATE/TIME: 11/17/2025 6PM HEARING MASTER: Susan Finch

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

APPLICATION # MM 25-0648	PLEASE PRINT NAME <u>Brian McGee</u> MAILING ADDRESS <u>6422 MARGARITA Shores Lane</u> CITY <u>Apollo Beach</u> STATE <u>FL</u> ZIP <u>33572</u> PHONE <u>402.215.1834</u>
APPLICATION # MM 25-0648	PLEASE PRINT NAME <u>William Molloy</u> MAILING ADDRESS <u>325 S Blvd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33604</u> PHONE <u>0-254-7152</u>
APPLICATION # MM 250932	PLEASE PRINT NAME <u>William J Molloy</u> MAILING ADDRESS <u>325 S Blvd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33604</u> PHONE <u>254-7157</u>
APPLICATION # MM 25-0932	PLEASE PRINT NAME <u>Isabelle Albert</u> MAILING ADDRESS <u>1000 B Ashley Drive # 700</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>331 0974</u>
APPLICATION # mm 25-0932	PLEASE PRINT NAME <u>Casey VanVaerenbergh</u> vanvaeren MAILING ADDRESS <u>11009 Fern Hill Drive</u> CITY <u>Clearwater</u> STATE <u>FL</u> ZIP <u>33584</u> PHONE <u>813-323-4549</u>
APPLICATION # MM 25-0932	PLEASE PRINT NAME <u>Daniel Van Vaerenbergh</u> MAILING ADDRESS <u>11207 Fernhill Drive</u> CITY <u>Clearwater</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>813-340-9888</u>

SIGN-IN SHEET: RFR, **ZHM**, PHM, LUHOPAGE 6 OF 6DATE/TIME: 11/17/2025 6pm HEARING MASTER: SUSAN FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # MM 250932	PLEASE PRINT NAME <u>Mitchell Thompson</u> MAILING ADDRESS <u>11055 Sage Canyon Dr</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>(813) 447-0051</u>
APPLICATION # MM 25-0932	PLEASE PRINT NAME <u>Samantha Varava</u> MAILING ADDRESS <u>11053 Sage Canyon Dr</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>(813) 598-8845</u>
APPLICATION # MM 25 0932	PLEASE PRINT NAME <u>Chad Thompson</u> MAILING ADDRESS <u>10710 Sage Canyon Dr.</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33579</u> PHONE <u>(813) 422-4336</u>
APPLICATION # MM 25-0932	PLEASE PRINT NAME <u>MICHAEL YATES, PALM TRAFFIC</u> MAILING ADDRESS <u>4006 S. MacDill Ave.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33611</u> PHONE <u>(813) 205-0557</u>
APPLICATION # MM 25-1081	PLEASE PRINT NAME <u>Linda Stewart, Morris Eng.</u> MAILING ADDRESS <u>6901 Professional Pkwy</u> CITY <u>Sarasota</u> STATE <u>FL</u> ZIP <u>34236</u> PHONE <u>(941) 444-6644</u>
APPLICATION # MM 25-1242	PLEASE PRINT NAME <u>Addie Clark</u> MAILING ADDRESS <u>400 N. Ashley Dr. Ste 1100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>(813) 319-4759</u>

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

PAGE 7 OF 8

DATE/TIME: 11/17/2025 6 PM HEARING MASTER: SUSAN FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>MM</u> <u>25-1243</u>	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 <u>813-331-0974</u>
APPLICATION # <u>RZ</u> <u>25-1244</u>	PLEASE PRINT NAME <u>Anne Pollack</u> MAILING ADDRESS <u>200 Central Ave #1600</u> CITY <u>St. Pete</u> STATE <u>FL</u> ZIP <u>33701</u> PHONE <u>927-820-3989</u>
APPLICATION # <u>RZ</u> <u>25-1246</u>	PLEASE PRINT NAME <u>Isabelle Albert</u> MAILING ADDRESS <u>1000 N Ashley # 900</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-331-0974</u>
APPLICATION # <u>RZ</u> <u>25-0383</u> <u>VS</u>	PLEASE PRINT NAME <u>BASSAM DAMMAK</u> MAILING ADDRESS <u>6820 Rosemary Dr</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33625</u> PHONE <u></u>
APPLICATION # <u>RZ</u> <u>25-0383</u> <u>VS</u>	PLEASE PRINT NAME <u>TYSEER KUURDI</u> MAILING ADDRESS <u>26307 Mountain Lake Rd</u> CITY <u>Brooksville</u> STATE <u>FL</u> ZIP <u>34602</u> PHONE <u></u>
APPLICATION # <u>RZ</u> <u>25-0383</u>	PLEASE PRINT NAME <u>Susan Dennis</u> MAILING ADDRESS <u>13109 N Hammer Av</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33612</u> PHONE <u>813-373-4779</u>

DATE/TIME: 11/17/2025 6PM HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ</u> <u>25-0383</u>	PLEASE PRINT NAME <u>Sherry La Rue</u> MAILING ADDRESS <u>13109 N. 01a Ave</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33612</u> PHONE <u>813-787-7709</u>
APPLICATION # <u>RZ</u> <u>25-0383</u>	PLEASE PRINT NAME <u>Eric Flasfenstein</u> MAILING ADDRESS <u>13106 N. 06A Ave</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33612</u> PHONE <u>(813) 392-5323</u>
APPLICATION # <u>RZ</u> <u>25-0383</u>	PLEASE PRINT NAME <u>Tim h-Rhe</u> MAILING ADDRESS <u>13108 N 01A</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33612</u> PHONE _____
APPLICATION # <u>RZ</u> <u>25-0383</u> <u>VS</u>	PLEASE PRINT NAME <u>Beverly Kieny</u> MAILING ADDRESS <u>10902 N. Edison Ave</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33612</u> PHONE <u>33612</u>
APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____
APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____

HEARING TYPE:**ZHM, PHM, VRH, LUHO****DATE: 11/17/2025****HEARING MASTER:**

Susan Finch

PAGE: 1 of 1

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
RZ 25-1111	Logan McKaig	1. Revised Staff Report	Yes (Copy)
RZ 25-1111	Todd Pressman	2. Applicant Presentation Packet – Thumb Drive	No
RZ 25-1316	Logan McKaig	1. Revised Staff Report	Yes (Copy)
RZ 25-1316	Stephen Sposato	2. Applicant Presentation Packet	Yes (Copy)
RZ 25-1316	Grover Maggard	3. Opposition Presentation Packet	No
RZ 25-1319	Michelle Montalbano	1. Revised Staff Report	Yes (Copy)
RZ 25-1319	Patricia Ortiz	2. Applicant Presentation Packet	No
RZ 25-1390	Cierra James	1. Revised Staff Report	Yes (Copy)
RZ 25-1390	Todd Pressman	2. Applicant Presentation Packet – Thumb Drive	No
RZ 25-0383	Ashley Rome	1. Revised Staff Report	Yes (Copy)
RZ 25-0383	Sheryl LaRue	2. Opposition Presentation Packet	No
RZ 25-0383	Susan Dennis	3. Opposition Presentation Packet	No
RZ 25-0579	Carolanne Peddle	1. Revised Staff Report	Yes (Copy)
RZ 25-0579	Stephen Sposato	1. Applicant Presentation Packet	No
RZ 25-0579	Grover Maggard	3. Opposition Presentation Packet	No
MM 25-0648	Carolanne Peddle	1. Revised Staff Report	Yes (Copy)
MM 25-0648	Isabelle Albert	2. Applicant Presentation Packet – Thumb Drive	No
RZ 25-0932	Carolanne Peddle	1. Revised Staff Report	Yes (Copy)
RZ 25-0932	Isabelle Albert	2. Applicant Presentation Packet – Thumb Drive	No
RZ 25-0932	Casey Vanvaerenbergh	3. Opposition Presentation Packet – Thumb Drive	No
MM 25-1081	Ashley Rome	1. Revised Staff Report	Yes (Copy)
MM 25-1242	Chris Grandlienard	1. Revised Staff Report	Yes (Copy)
MM 25-1243	Isabelle Albert	1. Applicant Presentation Packet – Thumb Drive	No
RZ 25-1244	Carolanne Peddle	1. Revised Staff Report	Yes (Copy)
RZ 25-1244	Anne Pollack	2. Applicant Presentation Packet	No
RZ 25-1246	Isabelle Albert	1. Applicant Presentation Packet – Thumb Drive	No

NOVEMBER 17, 2025 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, November 17, 2025, at 6:00 p.m., in the Boardroom, Frederick B. Karl County Center, Tampa, Florida, and held virtually.

☒ Susan Finch, ZHM, called the meeting to order at 6:00 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.

☒ Susan Finch, ZHM, overview of ZHM process.

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

☒ Susan Finch, ZHM, Oath.

B. REMANDS

B.1. RZ 25-0500

☒ Michelle Heinrich, DS, called RZ 25-0500.

☒ Susan Finch, ZHM, continued RZ 25-0500 to December 15, 2025, ZHM hearing.

C. REZONING STANDARD (RZ-STD) :

C.1. RZ 25-1111

☒ Michelle Heinrich, DS, called RZ 25-1111.

☒ Testimony provided.

☒ Susan Finch, ZHM, closed RZ 25-1111.

C.2. RZ 25-1316

☒ Michelle Heinrich, DS, called RZ 25-1316.

☒ Testimony provided.

☒ Susan Finch, ZHM, closed RZ 25-1316.

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C.3. RZ 25-1319

Michelle Heinrich, DS, called RZ 25-1319.

Testimony provided.

Susan Finch, ZHM, closed RZ 25-1319.

C.4. RZ 25-1350

Michelle Heinrich, DS, called RZ 25-1350.

Testimony provided.

Susan Finch, ZHM, continued RZ 25-1350 to January 26, 2026, ZHM hearing.

C.5. RZ 25-1390

Michelle Heinrich, DS, called RZ 25-1390.

Testimony provided.

Susan Finch, ZHM, closed RZ 25-1390.

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

D.1. RZ 25-0383

Michelle Heinrich, DS, called RZ 25-0383.

Susan Finch, ZHM, continued RZ 25-0383 until the end of the hearing.

Susan Finch, ZHM, recalled RZ 25-0383.

Testimony provided.

Susan Finch, ZHM, closed RZ 25-0383.

D.2. RZ 25-0579

Michelle Heinrich, DS, called RZ 25-0579.

Testimony provided.

Susan Finch, ZHM, closed RZ 25-0579.

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D.3. MM 25-0648

 Michelle Heinrich, DS, called MM 25-0648.

 Testimony provided.

 Susan Finch, ZHM, closed MM 25-0648.

D.4. RZ 25-0932

 Michelle Heinrich, DS, called RZ 25-0932.

 Testimony provided.

 Susan Finch, ZHM, closed RZ 25-0932.

D.5. MM 25-1081

 Michelle Heinrich, DS, called MM 25-1081.

 Testimony provided.

 Susan Finch, ZHM, closed MM 25-1081.

D.6. MM 25-1242

 Michelle Heinrich, DS, called MM 25-1242.

 Testimony provided.

 Susan Finch, ZHM, closed MM 25-1242.

D.7. MM 25-1243

 Michelle Heinrich, DS, called MM 25-1243.

 Testimony provided.

 Susan Finch, ZHM, closed MM 25-1243.

D.8. RZ 25-1244

 Michelle Heinrich, DS, called RZ 25-1244.

 Testimony provided.

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 Susan Finch, ZHM, closed RZ 25-1244.

D.9. RZ 25-1246

 Michelle Heinrich, DS, called RZ 25-1246.

 Testimony provided.

 Susan Finch, ZHM, closed RZ 25-1246.

E. ZHM SPECIAL USE - None

ADJOURNMENT

 Susan Finch, ZHM, adjourned the meeting at 10:26 p.m.

RZ PD 25-1246

Zoning Hearing Master Hearing

November 17, 2025

Application No. RZ 25-1246
Name: Isabelle Albert
Entered at Public Hearing: ZHM
Exhibit # 1
Date: 11/17/2025

SITE INFORMATION & SURROUNDING AREA



+/- 0.55 ACRES

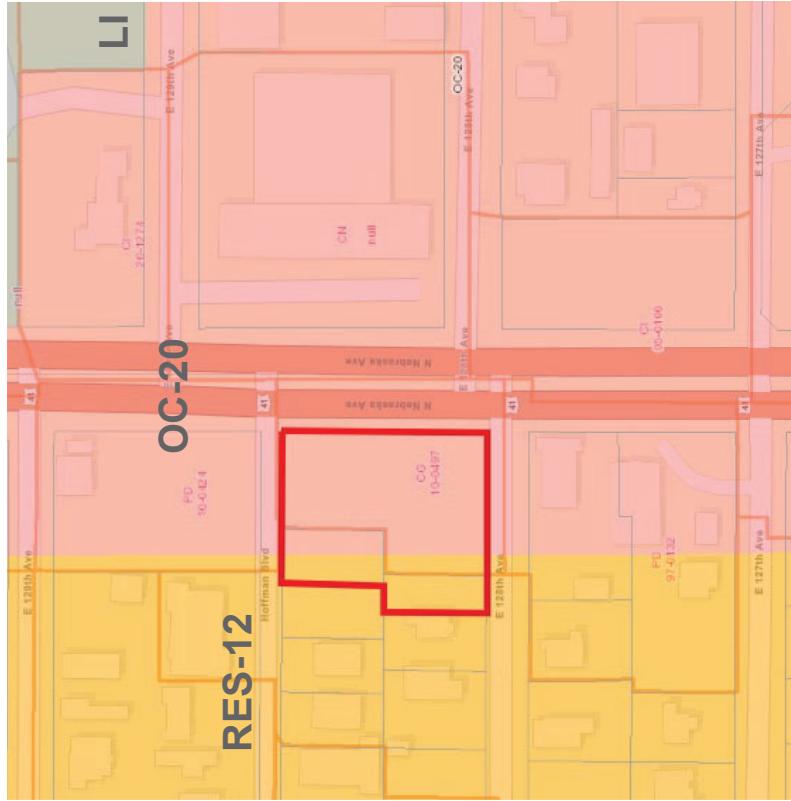
URBAN SERVICE AREA

FUTURE LAND USE DESIGNATION:
OFFICE COMMERCIAL (OC-20)
RESIDENTIAL (RES-12)

ZONING DESIGNATION:

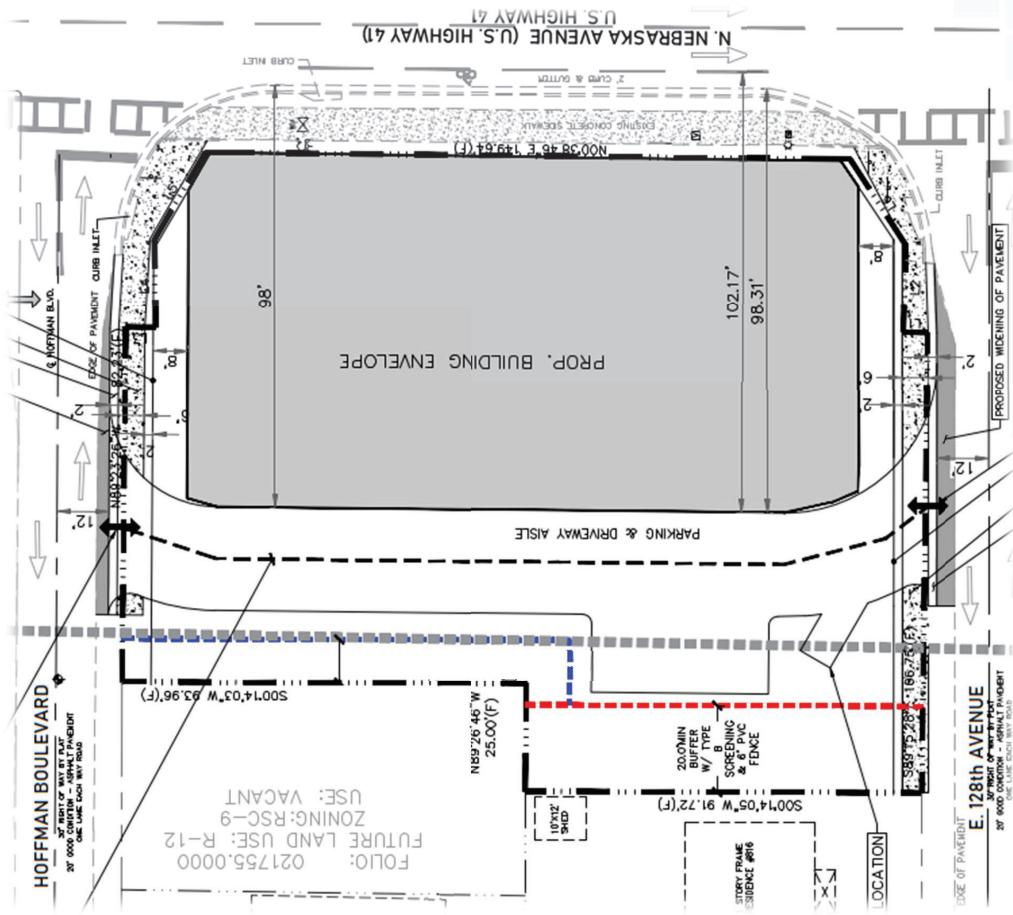
COMMERCIAL GENERAL (CG)
RESIDENTIAL SINGLE FAMILY
CONVENTIONAL (RSC-9)

ZONING AND LAND USE DESIGNATION



REQUEST

**ALLOW CG USES
MAXIMUM 6,562 SQUARE FEET
(0.27 FAR)**

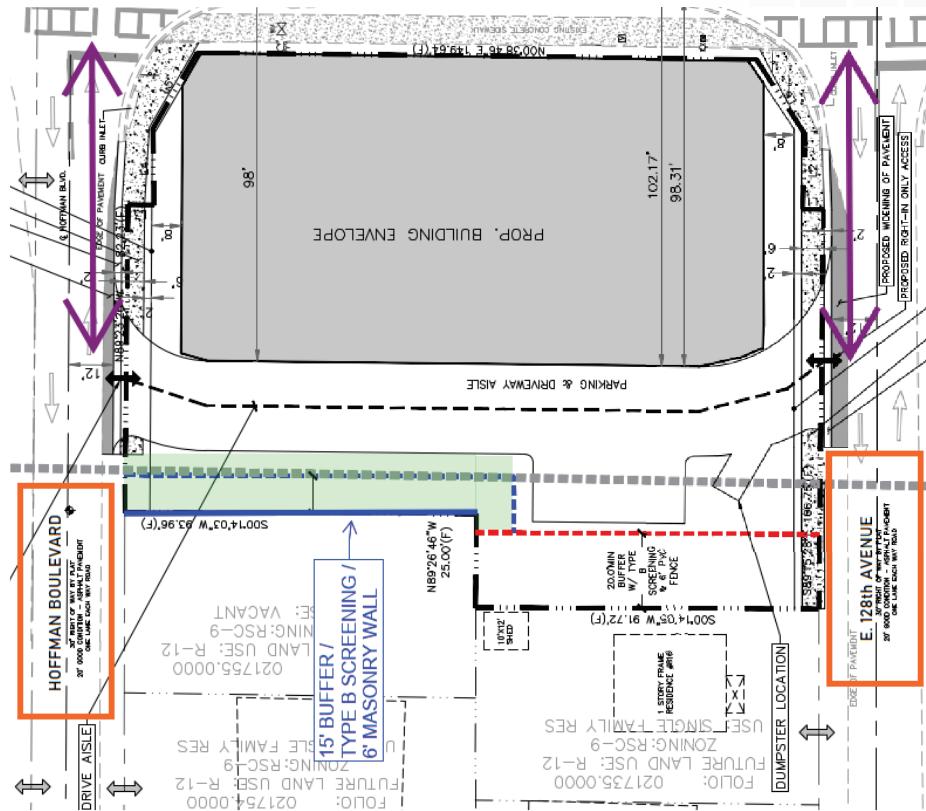


VARIATION, DESIGN EXCEPTIONS & ADMINISTRATIVE VARIANCE

**VARIATION REQUEST SECTION 6.06.06
15' / B / 6' MASONRY WALL**

DESIGN EXCEPTIONS FOR HOFFMAN BOULEVARD AND E. 128TH AVENUE (CONDITIONS 5 & 6)

ADMINISTRATIVE VARIANCE FOR ACCESS SPACINGS (CONDITIONS 7 & 8)



PLANNING COMMISSION

Staff found the request *consistent* with the *Unincorporated Hillsborough County Comprehensive Plan and Community Plan*

Urban Service Area

Objective 1.1

Development

Policy 4.1.1, Policy 4.1.2, Policy 4.1.6

Relationship to the Future Land Use Map

Goal 2, Objective 2.1, Policy 2.1.1

Neighborhood / Community Development

Objective 4.4, Policy 4.4.1

Future Land Use Categories

Objective 2.2, Policy 2.2.1

Livable Community Element:

University Area

Compatibility

Policy 3.1.1, Policy 3.1.2, Policy 3.1.3

DEVELOPMENT SERVICES DEPARTMENT

Development Services does not foresee any compatibility concerns with the proposed Planned Development.

5.2 Recommendation

Based on the above considerations, staff finds the proposed Planned Development district, subject to the conditions, approvable.

NO OBJECTIONS FROM REVIEWING AGENCIES

Thank you

RZ PD 25-1246

**PARTY OF
RECORD**

NONE