

Rezoning Application: RZ STD 25-1350
Zoning Hearing Master Date: 01/26/2026
BOCC Land Use Meeting Date: 03/10/2026

1.0 APPLICATION SUMMARY

Applicant: Todd Pressman
FLU Category: RES-4
Service Area: Urban
Site Acreage: 2.58 acres +/-
Community Plan Area: Brandon
Overlay: None
Request: Rezone from ASC-1 to BPO-R



Introduction Summary:

The applicant is requesting to rezone the subject property from ASC-1 (Agricultural, Single-Family Conventional) to BPO-R (Business, Professional Office with Restrictions). The proposed restrictions include additional screening/buffering requirements, limiting the total building area to 15,000 square feet, maximum height restrictions, and a set of design requirements to ensure a residential appearance.

Zoning:	Existing	Proposed
District(s)	ASC-1	BPO-R
Typical General Use(s)	Single-Family Residential/Agricultural	Offices, Professional Services
Acreage	2.58 +/-	2.58 +/-
Density/Intensity	1 dwelling unit / acre	0.13 FAR
Mathematical Maximum*	2 dwelling units	15,000 square feet

*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	ASC-1	BPO-R
Lot Size / Lot Width	1 acre / 150'	7,000 sq ft / 70'
Setbacks/Buffering and Screening	Front: 50' Sides: 15' Rear: 50'	Front: 30' Side (North): 30' Type B Buffer Side (South): 20' Type B Buffer Rear (West): 20' Type B Buffer
Height	50'	23' / 1-story

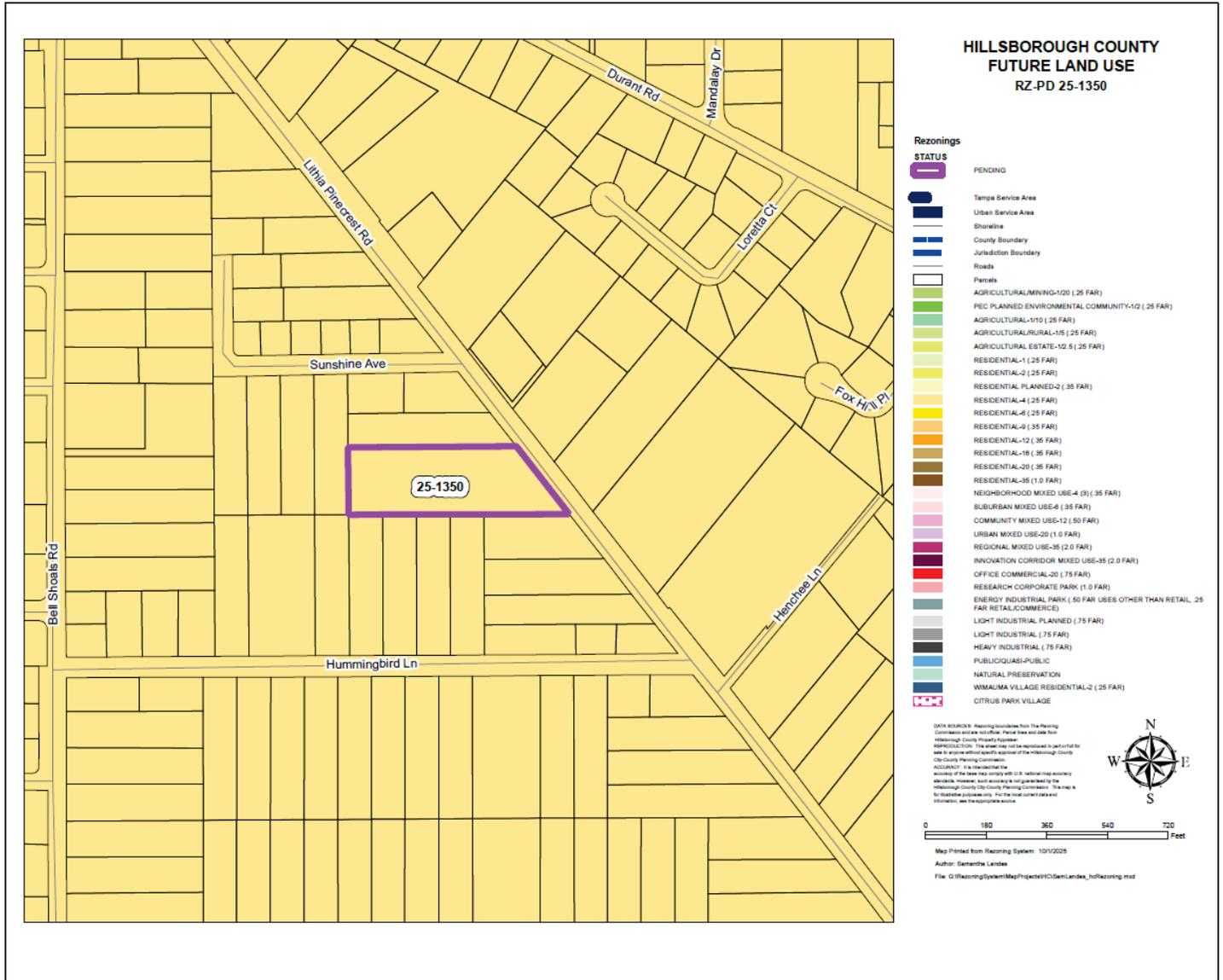
Additional Information:

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

Planning Commission Recommendation: Inconsistent	Development Services Recommendation: Supportable, with Restrictions
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2.0 LAND USE MAP SET AND SUMMARY DATA

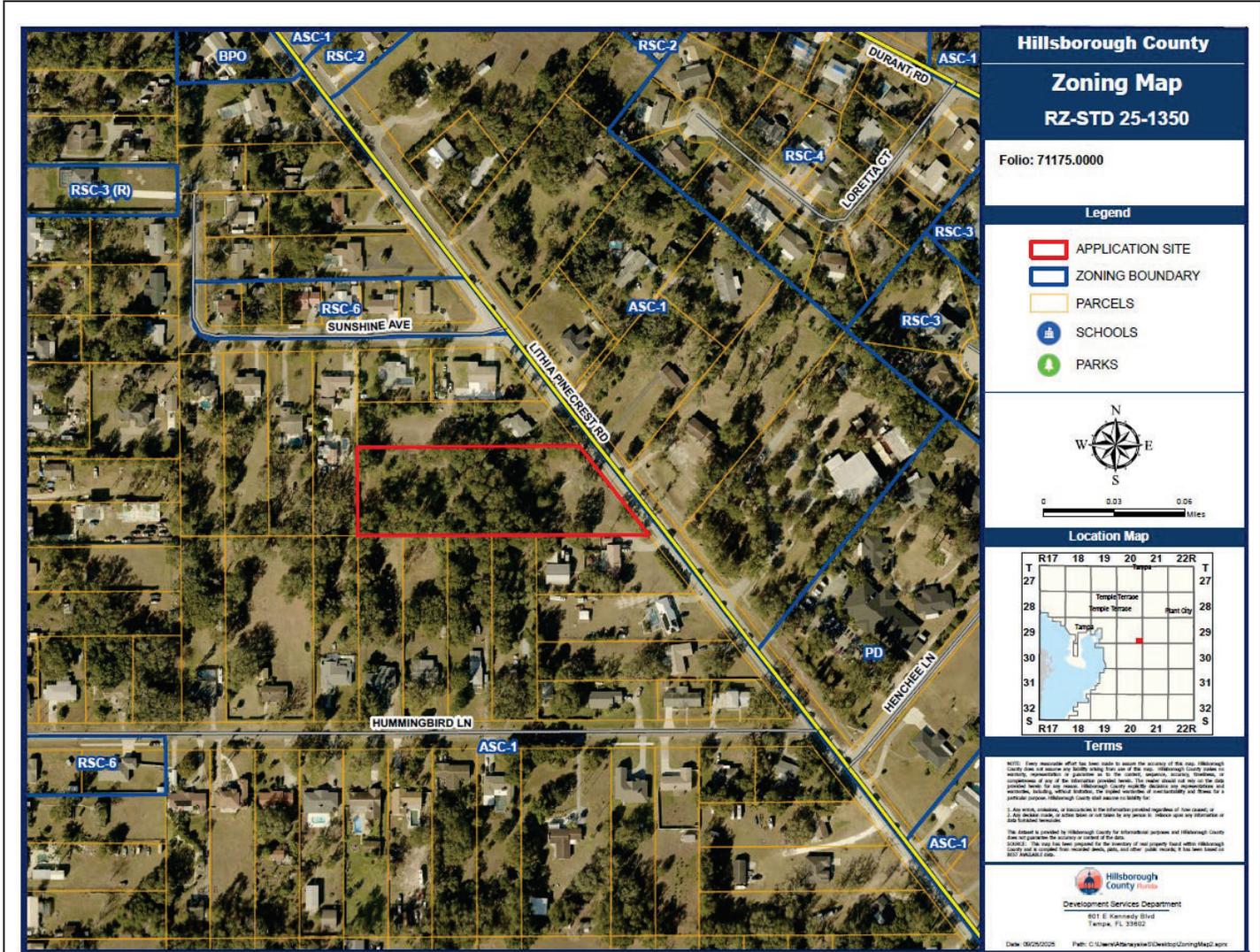
2.2 Future Land Use Map



Future Land Use Category:	RES-4 (Residential-4)
Maximum Density/F.A.R.:	4 DU / GA; Neighborhood commercial, office or multi-purpose projects up to 175,000 sq ft or 0.25 FAR, whichever is less intense.
Typical Uses:	Agricultural, residential, neighborhood commercial, office uses and multi-purpose projects.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	ASC-1	1 DU / GA	Agricultural, Single-Family	Single-Family Residential
South	ASC-1	1 DU / GA	Agricultural, Single-Family	Single-Family Residential
East	ASC-1	1 DU / GA	Agricultural, Single-Family	Single-Family Residential and Church
West	ASC-1	1 DU / GA	Agricultural, Single-Family	Single-Family Residential

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)

N/A

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Lithia Pinecrest Rd .	County Arterial - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	18	1	2
Proposed	936 671	61 44	95 64
Difference (+/-)	+ 918 653	+ 60 43	+ 93 62

Connectivity and Cross Access <input checked="" type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.
Notes:				

Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

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

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The property is accessed by Lithia Pinecrest Road, currently a 2-lane roadway which is designated for a future 4-lane enhancement per the Hillsborough County Corridor Preservation Plan. The immediate vicinity is occupied by single-family residences, multi-family (community residential home) and institutional uses. Across Lithia Pinecrest Road are two churches zoned ASC-1, and a Community Residential Home permitting a maximum of 60 residents by PD 24-1212. The closest BPO zoned property is approximately 1,000 feet north of the subject property.

The applicant has proposed a set of design criteria to create an office project with residential appearance for the development to not appear out of character with the surrounding area. The BPO zoning district would allow a maximum building area of 22,477 square feet and a maximum height of 50 feet, which could result in a product that is out of scale when compared to the existing development pattern. Therefore, the applicant has proposed to limit the scale of development to a maximum of 15,000 square feet and limiting the building height to 1-story and 23-feet (28' including mechanical equipment or architectural embellishments) in building height. The proposed increased 30-foot-wide buffer with Type B screening along the northern property line would add mitigation to transition from the adjacent residential use to office use. These restrictions also provide for a scale and design that would be comparable to the other non-single-family, institutional uses in the vicinity of the parcel that also front onto Lithia Pinecrest Road.

Due to the above considerations, the request would result in a project which is compatible with the surrounding area and development pattern.

5.2 Recommendation

Staff finds the rezoning request **supportable**, subject to the applicant's proposed restrictions.

6.0 PROPOSED RESTRICTIONS

The applicant has proposed the following restrictions:

1. A 30-foot wide Type B buffer shall be required along the north property line.
2. The maximum floor area of all structures shall be 15,000 square feet.
3. The maximum height shall be 1-story / 23-feet. Architectural embellishments and/or mechanical equipment shall be limited to an additional 5-feet in height.
4. The design of the principal building shall conform to the following requirements to create a residential appearance:
 - a. If developed with a flat roof, the roof line shall be defined with a cornice, a minimum twelve (12) inches in height and with a minimum projection of two (2) inches. If developed with a pitched roof, the roof shall have a minimum pitch of 3/12.
 - b. Windows shall include at least one of the following features: canopies, awnings, shutters or trims. These features shall be permitted to be combined. Decorative shutters, if provided, shall be made of wood, metal or copolymer material and shall not be scored into the stucco.
 - c. Facades shall be clad in cement stucco bands, stucco, wood or vinyl slats, or brick. Exterior finish materials may only be combined horizontally, with the visually heavier material below the lighter material. The relative visual weight of materials shall be in the following order (heaviest to lightest): stone, brick, stucco, wood or vinyl slats.
 - d. Changes between different finishes/materials shall be defined by a horizontal band/trim/accent.
 - e. The building facades shall be architecturally uniform. Architectural elements shall be applied in a universal and consistent manner on all sides.
 - f. Paint shall not constitute a finish.
 - g. All building entrances, other than rear or side service entrances on the rear or side of the building, shall be defined with architectural enhancements such as, but not limited to, recessed doors, arches, transoms, sidelights, or porticos consistent with the architectural style of the structure. All entrances should have a trim consistent with the general design.
 - h. Windows shall be provided on all sides of the building at a minimum rate of one window per 20 feet of exterior wall length or fraction thereof. Glass blocks shall not contribute to the minimum window requirement.

Zoning Administrator Sign Off:



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

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

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

Not applicable.

8.0 PROPOSED SITE PLAN (FULL)

Not applicable.

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 11/08/2025
[REVISED 01/16/2026](#)

REVIEWER: Sarah Rose, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA: Brandon

PETITION NO: RZ 25-1350

- 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.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone one parcel totaling +/- 2.65 acres from Agricultural Single Family Conventional - 1 (ASC-1) to Business Professional Office - Restricted (BPO-R). The restriction proposed by the applicant would require that all office structures be residential in appearance, [limit the building height to a single story, reduce the maximum Far to 15,000sqft, and provide a 30ft type-B buffer along the northern property line.](#) The site is located +/- 300ft south-east of the intersection of Sunshine Ave. and Lithia Pinecrest Rd. The Future Land Use designation of the site is Residential – 4 (R-4).

Trip Generation Analysis

In accordance with the Development Review Procedures Manual (DRPM), no transportation analysis was required to process the proposed rezoning. Staff have 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 Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
ASC-1, Single Family Detached (ITE 210) 2 Units	18	1	2

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips
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		AM	PM
BPO, Medical/Dental Office (ITE 720) 112,000sqft	412-371	36-33	39-34
BPO, Copy, Print, and Express Ship Store (ITE Code 920) 64,000sqft	*450-300	17-11	45-30
BPO, Small Office Building (ITE 712) 5,086sqft	74	8	11
Total	936-671	61-44	95-64

*Estimated by Staff. ITE Trip Generation Manual 12th Edition does not provide 24 trip counts for this use.

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+918-653	+60-43	+93-62

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Lithia Pinecrest Rd., a 2-lane, undivided, substandard, rural county-maintained arterial roadway. The roadway is characterized by +/- 12-foot-wide travel lanes. There are +/- 4-foot-wide paved shoulders on both sides of the roadway and +/- 5-foot-wide sidewalks along the south-western side of the roadway. The roadway lies within a +/- 100-ft right-of-way. Pursuant to the Hillsborough County Corridor Preservation Plan, Lithia Pinecrest Rd. is designated for a future four lane enhancement.

SITE ACCESS

It is anticipated that the site will have access to Lithia Pinecrest Rd.

Generally, for projects with a Euclidean zoning designation, a project's potential transportation impacts, site access requirements, substandard road issues, site layout and design, other issues related to project access, and compliance with other applicable Hillsborough County Comprehensive Plan, Hillsborough County Land Development Code (LDC) and Hillsborough County Transportation Technical Manual (TTM) requirements are evaluated at the time of plat/site/construction plan review. Given the limited information available as is typical of all Euclidean zoned properties and/or non-regulatory nature of any conceptual plans provided, Transportation Review Section staff did review the proposed rezoning to determine (to the best of our ability) whether the zoning is generally consistent with applicable policies of the Hillsborough County Comprehensive Plan, LDC and TTM (e.g. to ensure that the proposed rezoning would not

result in a violation of the requirement whereby access to commercial properties cannot be taken through residentially or agriculturally zoned properties), and/or whether, in staff’s opinion, some reasonable level of development under the proposed zoning designation could be supported based on current access management standards (e.g. to ensure that a project was not seeking an intensification of a parcel which cannot meet minimum access spacing requirements).

Staff notes that the developer/property owner will be required to comply will all Comprehensive Plan, LDC, TTM and other applicable rules and regulations at the time of plat/site/construction plan review. As such, staff have no objection to this request.

Staff notes that any plans or graphics presented as a part of a Euclidean zoning case are non-binding and will have no regulatory value at the time of plat/site/construction plan review.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

The roadway level of service provided for Lithia Pinecrest Rd. is for information purposes only.

Roadway	From	To	LOS Standard	Peak Hr. Directional LOS
Lithia Pinecrest Rd.	Lumsden Rd.	Bloomingtondale Ave.	D	F

Source: [2020 Hillsborough County Level of Service \(LOS\) Report](#)

COUNTY OF HILLSBOROUGH

**RECOMMENDATION OF THE
LAND USE HEARING OFFICER**

APPLICATION NUMBER:	RZ STD 25-1350
DATE OF HEARING:	January 26, 2026
APPLICANT:	Todd Pressman
PETITION REQUEST:	The request is to rezone a parcel of land from ASC-1 to BPO-R
LOCATION:	1604 Lithia Pinecrest Road
SIZE OF PROPERTY:	2.58 acres m.o.l.
EXISTING ZONING DISTRICT:	ASC-1
FUTURE LAND USE CATEGORY:	RES-4
SERVICE AREA:	Urban

DEVELOPMENT REVIEW STAFF REPORT

Rezoning Application: RZ STD 25-1350
Zoning Hearing Master Date: 01/26/2026
BOCC Land Use Meeting Date: 03/10/2026



1.0 APPLICATION SUMMARY

Applicant: Todd Pressman
FLU Category: RES-4
Service Area: Urban
Site Acreage: 2.58 acres +/-
Community Plan Area: Brandon
Overlay: None
Request: Rezone from ASC-1 to BPO-R



Introduction Summary:

The applicant is requesting to rezone the subject property from ASC-1 (Agricultural, Single-Family Conventional) to BPO-R (Business, Professional Office with Restrictions). The proposed restrictions include additional screening/buffering requirements, limiting the total building area to 15,000 square feet, maximum height restrictions, and a set of design requirements to ensure a residential appearance.

Zoning:	Existing	Proposed
District(s)	ASC-1	BPO-R
Typical General Use(s)	Single-Family Residential/Agricultural	Offices, Professional Services
Acreage	2.58 +/-	2.58 +/-
Density/Intensity	1 dwelling unit / acre	0.13 FAR
Mathematical Maximum*	2 dwelling units	15,000 square feet

*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	ASC-1	BPO-R
Lot Size / Lot Width	1 acre / 150'	7,000 sq ft / 70'
Setbacks/Buffering and Screening	Front: 50' Sides: 15' Rear: 50'	Front: 30' Side (North): 30' Type B Buffer Side (South): 20' Type B Buffer Rear (West): 20' Type B Buffer
Height	50'	23' / 1-story

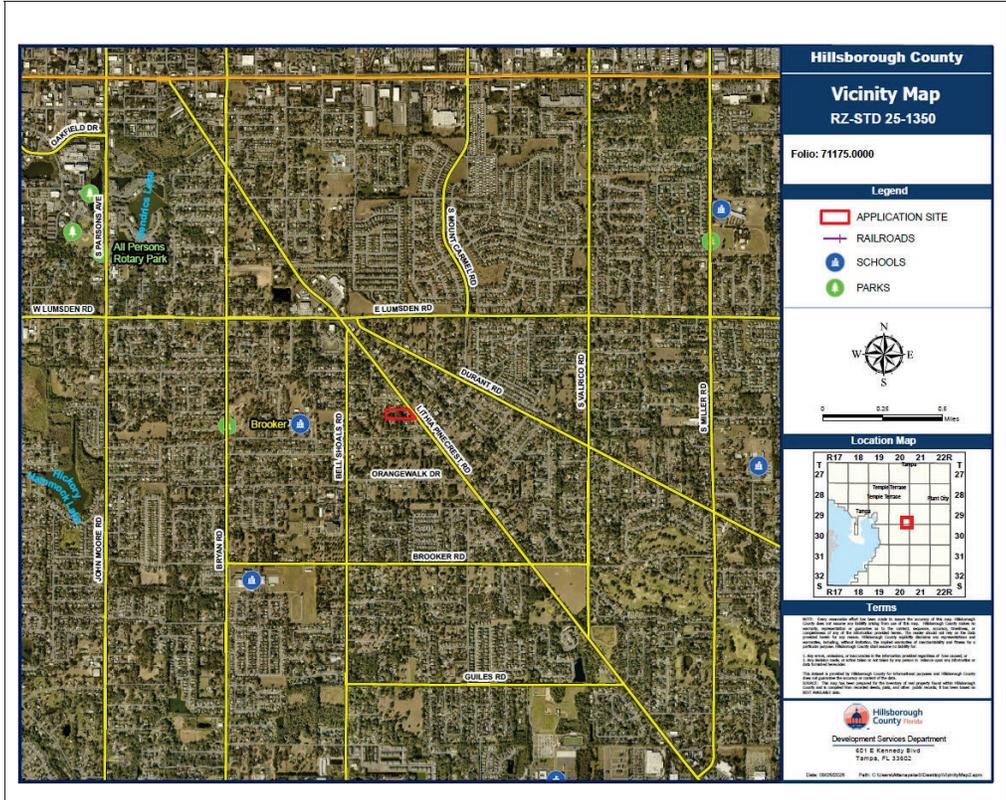
Additional Information:

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

Planning Commission Recommendation: Inconsistent	Development Services Recommendation: Supportable, with Restrictions
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2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

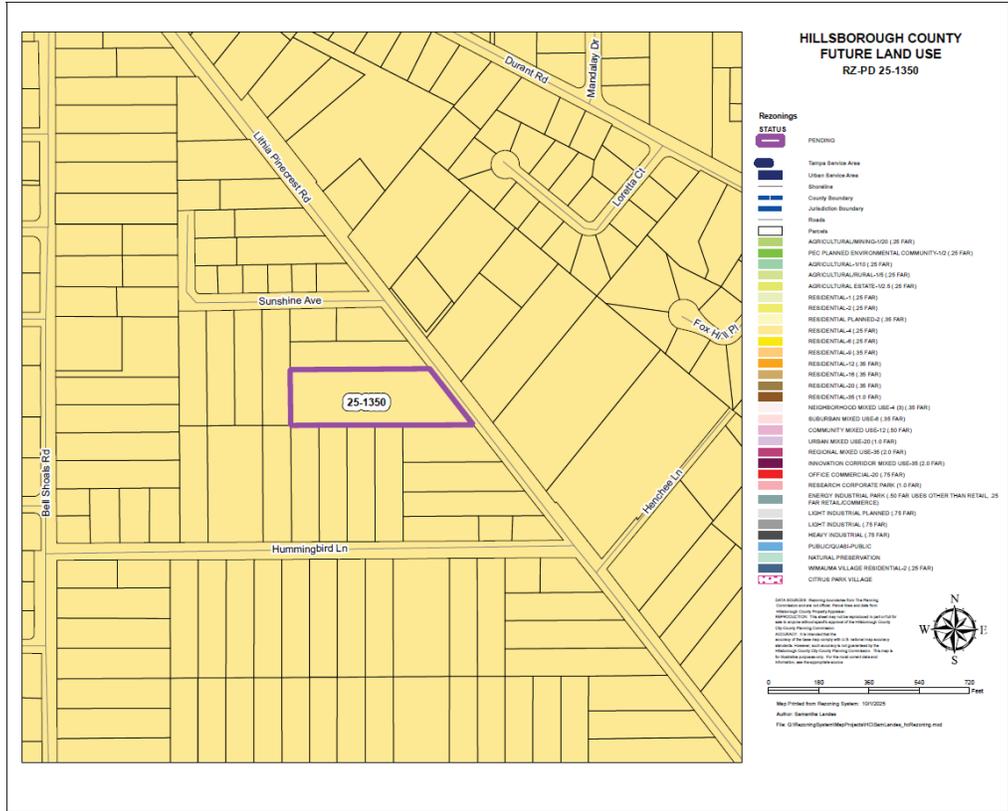


Context of Surrounding Area:

The property is located in the greater Brandon area. The surrounding area is largely occupied by single-family residential developments zoned ASC-1, RSC-4, or RSC-3. Along arterial roads such as Lithia Pinecrest Road and E Lumsden Road are institutional, office, and commercial uses.

2.0 LAND USE MAP SET AND SUMMARY DATA

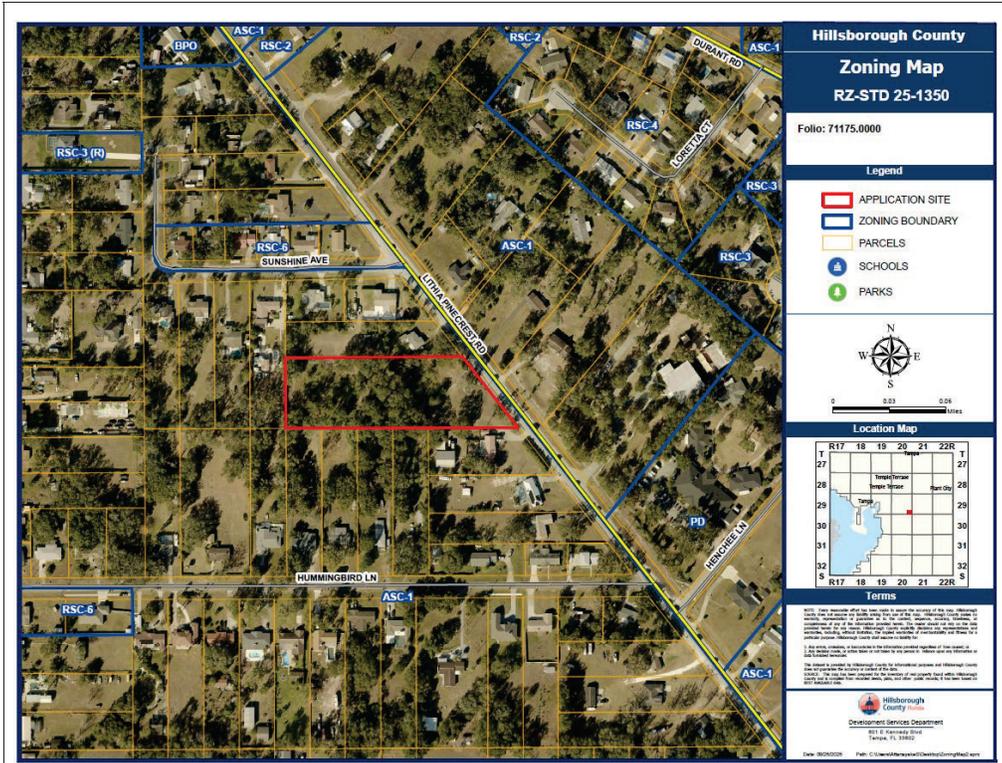
2.2 Future Land Use Map



Future Land Use Category:	RES-4 (Residential-4)
Maximum Density/F.A.R.:	4 DU / GA; Neighborhood commercial, office or multi-purpose projects up to 175,000 sq ft or 0.25 FAR, whichever is less intense.
Typical Uses:	Agricultural, residential, neighborhood commercial, office uses and multi-purpose projects.

2.0 LAND USE MAP SET AND SUMMARY DATA

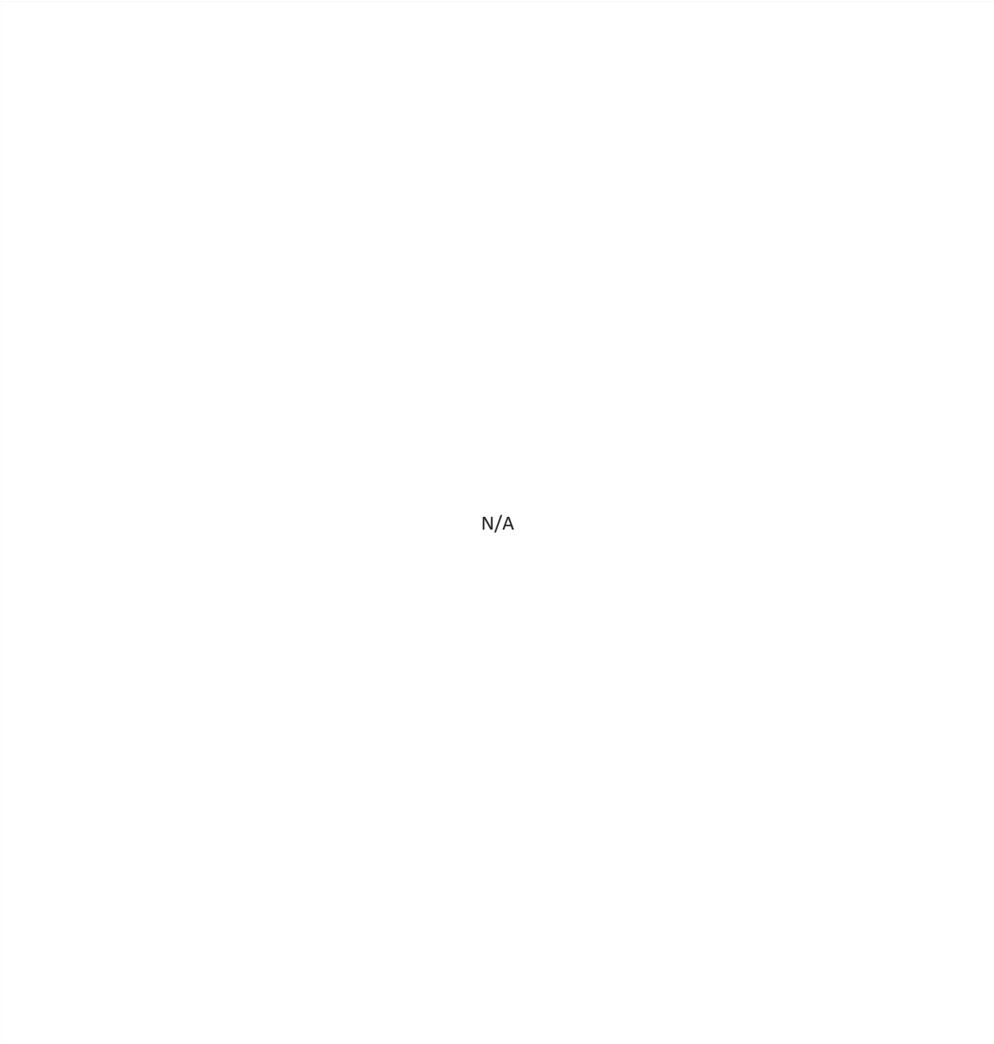
2.3 Immediate Area Map



Adjacent Zonings and Uses				
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	ASC-1	1 DU / GA	Agricultural, Single-Family	Single-Family Residential
South	ASC-1	1 DU / GA	Agricultural, Single-Family	Single-Family Residential
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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: RZ-STD 25-1350
ZHM HEARING DATE: January 26, 2026
BOCC LUM MEETING DATE: March 10, 2026 Case Reviewer: Michelle Montalbano

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

APPLICATION NUMBER: RZ-STD 25-1350

ZHM HEARING DATE: January 26, 2026

BOCC LUM MEETING DATE: March 10, 2026

Case Reviewer: Michelle Montalbano

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

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

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5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

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Due to the above considerations, the request would result in a project which is compatible with the surrounding area and development pattern.

5.2 Recommendation

Staff finds the rezoning request **supportable**, subject to the applicant's proposed restrictions.

6.0 PROPOSED RESTRICTIONS

The applicant has proposed the following restrictions:

1. A 30-foot wide Type B buffer shall be required along the north property line.
2. The maximum floor area of all structures shall be 15,000 square feet.
3. The maximum height shall be 1-story / 23-feet. Architectural embellishments and/or mechanical equipment shall be limited to an additional 5-feet in height.
4. The design of the principal building shall conform to the following requirements to create a residential appearance:
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 - f. Paint shall not constitute a finish.
 - g. All building entrances, other than rear or side service entrances on the rear or side of the building, shall be defined with architectural enhancements such as, but not limited to, recessed doors, arches, transoms, sidelights, or porticos consistent with the architectural style of the structure. All entrances should have a trim consistent with the general design.
 - h. Windows shall be provided on all sides of the building at a minimum rate of one window per 20 feet of exterior wall length or fraction thereof. Glass blocks shall not contribute to the minimum window requirement.

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

SUMMARY OF HEARING

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on January 26, 2026. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the petition.

Mr. Todd Pressman 207 Avenue South # 451 St. Petersburg testified as the applicant. Mr. Pressman showed a PowerPoint presentation and stated that the request is to rezone 2.5 acres from ASC-1 to BPO-R. He stated that there are a number of Restrictions that are proposed as stated the staff report. These Restrictions include a 30-foot Type B buffer along the northern property line and a maximum square footage limitation of 15,000 square feet. The proposed maximum height is one-story or 23 feet with architectural embellishments and conditions that address the appearance of the building. Mr. Pressman testified that the Development Services Department note that the Restrictions for the scale and design that would be comparable to other non-single-family institutional uses in the vicinity and also that front Lithia Pinecrest Road. He stated that Lithia Pinecrest is designated for a four-lane enhancement in the Hillsborough County Corridor Preservation Plan. He described the land uses in the area which include a car wash, office, residential and other similar uses. Mr. Pressman stated that rather than looking at zoning or land use maps, he believed that it is important to review the actual uses and see how the area has changed. He stated that there is a vacant home to the north, a temple across the street, a very large children's center called Kid's Place and a cabinet company to the south. Mr. Pressman testified that the Planning Commission recognizes the quasi-public uses to the east including the church and the children's center. He detailed the children's center operation and stated that Lithia Pinecrest Road carries over 20,000 vehicles per day. He showed a graphic to discuss the support for the rezoning in the neighborhood. Regarding the Planning Commission's recommendation, Mr. Pressman stated that the site is located in the Brandon Community Plan Garden District which consists of primarily single-family homes. He pointed to the subject property on a map and stated that it is located in the northern portion of the Garden District with the majority of the District being to the south. A waiver of commercial locational criteria was requested based on the already changed area and support of the abutting properties. Mr. Pressman testified that the Planning Commission believes that the request would introduce a use that is inconsistent with the existing single-family residential pattern of the Garden District however Development Services staff found that the majority of the area will remain residential in nature.

Hearing Master Finch asked Mr. Pressman what kind of office is proposed in the 15,000 square foot building. Mr. Pressman replied that the use will be business professional and that his client has not chosen a specific use.

Hearing Master Finch asked what the proposed signage would be for the property. Mr. Pressman replied that it would meet Code. Hearing Master Finch

asked if a smaller scale residential sign would be appropriate given the significant number of restrictions that limit the building to a residential appearance. Mr. Pressman replied that he believes that the applicant would be happy to limit the signage to the OR zoning standard that might be appropriate.

Hearing Master Finch asked Mr. Pressman if he had any documentation that the cabinet company located on property zoned ASC-1 was a legal use. Mr. Pressman replied he did not and added that it was an observation from the exterior that is a cabinet company and that it is an abutting use and demonstrates that the area is morphing whether it is permissible or not.

Ms. Michelle Montalbano, Development Services staff, testified regarding the County's staff report. Ms. Montalbano stated that the applicant is requesting a rezoning ASC-1 to BPO with Restrictions. She stated that the applicant has offered multiple Restrictions including increased buffering and screening, limitations to the maximum square footage at 15,000 square feet as well as maximum height limitations, and a set of design requirements to ensure a residential appearance. She added that the Restrictions result in a scale and design comparable to other non-single-family institutional uses in the area. Staff finds the request approvable.

Ms. Alexis Myers, Planning Commission staff testified regarding the Planning Commission staff report. Ms. Myers stated that the property is designated Residential-4 and is located within the Urban Service Area and the Brandon Community Plan. Ms. Myers stated that staff found the rezoning is not compatible with the surrounding single-family residential development and that the introduction of BPO zoning is not consistent with the residential character of the area. She testified that as the request is a standard rezoning district, a site plan demonstrating potential buffering and screening to aid in transition is not required at this stage of the process. She cited several policies that the request does not comply with and testified that the property does not meet commercial locational criteria as the closest qualifying intersection is approximately 2,400 feet away. The applicant submitted a waiver stating that BPO is compatible as there has been a drastic change of uses along this segment of Lithia Pinecrest Road. Ms. Myers stated that the Planning Commission staff found that the majority of the neighborhood is primarily residential. Staff found that the rezoning is inconsistent with both the Garden Estates Character District 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. Heinrich of the Development Services Department stated that the OR zoning district limits signage to a maximum of 6 square feet in size and that the sign be unlighted with setbacks and heights following the sign code.

Hearing Master Finch asked Ms. Heinrich if she had any opinion about limiting signage as it was not proposed by the applicant or staff. Ms. Heinrich replied that she had no concerns about that. She added that staff would look at the recommendation as the signage for the district.

Mr. Pressman testified during the rebuttal period and stated 29 adjacent property owners were noticed twice as well as 3 homeowners associations and there is no record of opposition. He stated that the OR zoning sign standards are pretty restrictive and are not acceptable to him. He concluded his comments by stating that there is existing signage along Lithia Pinecrest for the institutional uses and would find whatever is acceptable for institutional uses acceptable for the subject property.

The hearing was then concluded.

EVIDENCE SUBMITTED

Ms. Montalbano submitted a revised County staff report into the record.
Mr. Pressman submitted a copy of his 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 2.58 acres in size and is currently zoned Agricultural Single-Family Conventional-1 (ASC-1) and is designated Residential-4 (RES-4) by the Comprehensive Plan. The property is located within the Urban Service Area and the Brandon Community Planning Area.

2. The applicant is requesting a rezoning to the Business Professional Office (BPO-R) zoning district. Restrictions are proposed that:
 - *Require a 30-foot-wide type B buffer along the northern property line.
 - *Restrict the maximum building size to 15,000 square feet.
 - *Restrict the maximum height to 1-story/23-feet.
 - *Require a residential appearance with specific roof standards, window treatments, building materials and architectural treatments, entrance standards and window placement standards.

Please see the County's staff report for the specific Restrictions.

3. No waivers are requested as a part of the rezoning application.
4. The Planning Commission staff does not support the rezoning request. Staff stated that the property does not meet commercial locational criteria and staff does not support the requested waiver. Planning Commission staff stated that the request was incompatible with the existing residential development pattern and found the application to be inconsistent with both the Brandon Community Plan and the Comprehensive Plan.
5. The Development Services Department supports the rezoning request. Support is based on the design criteria the applicant proposes as well as the applicant's commitment to limit the maximum square footage and height and to provide buffering and screening along the northern property boundary. Additionally, staff stated that the Restrictions result in a structure that is comparable to the other institutional uses in the area.
6. No testimony in support or opposition was provided at the Zoning Hearing Master hearing.
7. The surrounding area is zoned ASC-1 and developed with primarily residential homes. Parcels across Lithia Pinecrest Road are developed with a church and a temple. A Kid's Place which provides a home to foster children is located across Lithia Pinecrest Road to the south.

These land uses are considered institutional land uses.

8. The subject property does not meet commercial locational criteria. Planning Commission staff testified that it is approximately 2,400 feet (slightly less than a ½ mile) away from the closest qualifying intersection at Lithia Pinecrest Road and Bell Shoals Road. Staff testified that the applicant submitted a waiver to the requirement based on drastic changes of uses along this segment of Lithia Pinecrest Road away from residential land uses. Planning Commission staff does not support the waiver request.
9. The institutional uses in the area do not provide a basis for the introduction of business and professional office land uses.
10. The Restrictions proposed by the applicant do not limit development such that it would be similar to the residential homes in the area which is the predominate land use.
 - The proposed 30-foot buffer with screening is proposed only along the northern boundary and does not address the 5 abutting residential parcels to the south and abutting 1 residential parcel to the west.
 - The residential appearance requirements do not mitigate a 15,000 square foot building.
11. The County's transportation comments assess the traffic generated by the proposed office use by using a worse-case scenario based on vehicular trip generation data. Staff used an 11,000 square foot medical/dental office and a 4,000 square foot copy/print/express shipping store to estimate the traffic that could come from the development of the subject property.

These uses are not comparable to an institutional use such as a church or foster care facility.
12. The subject property does not meet commercial locational criteria and the requested waiver is not supported by the Planning Commission due to the incompatibility of the Business Professional Office zoning district in the area and is therefore inconsistent with the Comprehensive Plan.

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

The rezoning request is not in compliance with and does not 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 not substantial competent evidence to demonstrate that the requested 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 to the Business Professional Office-Restricted (BPO-R) zoning district. The property is 2.58 acres in size and is currently zoned (ASC-1) and designated RES-4 by the Comprehensive Plan. The parcel is located within the Urban Service Area and the Brandon Community Plan. Restrictions are proposed that:

- *Require a 30-foot-wide type B buffer along the northern property line.
- *Restrict the maximum building size to 15,000 square feet.
- *Restrict the maximum height to 1-story/23-feet.
- *Require a residential appearance with specific roof standards, window treatments, building materials and certain architectural treatments, entrance standards and window placement standards.

Please see the County's staff report for the specific Restrictions.

The Planning Commission does not support the rezoning request. The Planning Commission staff found that the property does not meet commercial locational criteria (the closest qualifying intersection at Lithia Pinecrest Road and Bell Shoals Road is approximately 2,400 feet away) and does not support the requested waiver.

The Development Services Department supports the rezoning request based on the design criteria the applicant proposes as well as the applicant's proposed Restrictions. Staff stated that the Restrictions result in a structure that is comparable to the other institutional uses in the area.

The surrounding area is zoned ASC-1 and developed with primarily residential homes. Parcels across Lithia Pinecrest Road are developed with a church and a temple. A Kid's Place which provides a home to foster children is located across Lithia Pinecrest Road to the south. These land uses are considered institutional land uses.

The Restrictions proposed by the applicant do not limit development such that it would be similar to the residential homes in the area.

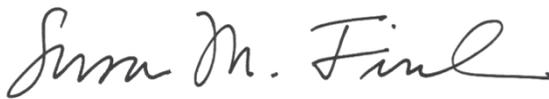
The County's transportation comments assess the traffic generated by the proposed office use by using a worse-case scenario based on vehicular trip generation data. Staff used an 11,000 square foot medical/dental office and a 4,000 square foot copy/print/express shipping store to estimate the traffic that could come from the development of the subject property. These uses are not comparable to an institutional use such as a church or foster care facility.

The institutional uses in the area do not provide a basis for the introduction of business and professional office land uses.

The request for BPO-R is incompatible with the predominate residential development pattern in the area and is inconsistent with the Land Development Code and the Comprehensive Plan.

RECOMMENDATION

Based on the foregoing, this recommendation is for **DENIAL** of the BPO-R rezoning request as indicated by the Findings of Fact and Conclusions of Law stated above.



February 16, 2026

Susan M. Finch, AICP
Land Use Hearing Officer

Date



**Hillsborough County
City-County
Planning Commission**

Plan Hillsborough
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Unincorporated Hillsborough County Rezoning Consistency Review	
Hearing Date: January 26, 2026 Report Prepared: January 14, 2026	Case Number: RZ 25-1350 Folio(s): 71175.0000 General Location: West of Lithia Pinecrest Road, north of Hummingbird Lane, and east of Bell Shoals Road
Comprehensive Plan Finding	INCONSISTENT
Adopted Future Land Use	Residential-4 (4 du; 0.25 FAR)
Service Area	Urban
Community Plan(s)	Brandon
Rezoning Request	Rezoning from Agricultural Single-family Conventional (ASC-1) to Business Professional Office (BP-O)
Parcel Size	+/- 2.58 acres
Street Functional Classification	Lithia Pinecrest Road– County Arterial Bell Shoals Road – County Collector Hummingbird Lane – Local
Commercial Locational Criteria	Does not meet; waiver requested
Evacuation Area	None

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Table 1: COMPARISON OF SURROUNDING PROPERTIES			
Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Residential-4	ASC-1	Vacant
North	Residential-4	ASC-1 + RSC-6	Single-Family Residential + Public/Quasi-Public
South	Residential-4	ASC-1	Single-Family Residential
East	Residential-4	ASC-1 + PD + RSC-3	Public/Quasi-Public + Single-Family Residential + Multi-Family
West	Residential-4	ASC-1 + RSC-6	Single-Family Residential

Staff Analysis of Goals, Objectives and Policies:

The ± 2.58-acre subject site is located west of Lithia Pinecrest Road, north of Hummingbird Lane, and east of Bell Shoals Road. The site is in the Urban Service Area (USA) and is within the limits of the Brandon Community Plan, specifically in the Garden Estates Character District. The applicant is requesting to rezone from Agricultural Single-family Conventional (ASC-1) to Business Professional Office (BP-O).

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.” According to the Hillsborough County Property Appraiser, the site is currently designated as vacant. The site is bordered by single-family residential uses to the north, west and south, as well as across Lithia Pinecrest Road to the east. Also, to the east there are public/quasi-public uses, including a church, and a multi-family use operating as a children’s shelter. Further north across Lithia Pinecrest Road there is an additional public/quasi-public use consisting of another church. While the site is located within the Urban Service Area and is consistent with FLUS Objective 1.1, the proposal to rezone the property from ASC-1 to BP-O would not be consistent with the intent of FLUS Policy 3.1.3. Given the site is surrounded primarily by single-family residential development, the introduction of the BP-O zoning district would not be considered compatible with the existing residential character of the area. The introduction of the BP-O zoning district in this location would establish non-residential uses immediately adjacent to established

single-family homes, which would create a sharp contrast in use and character of the area. Additionally, as this is a standard rezoning request, a site plan demonstrating potential buffers and screening to aid in the transition of uses is not provided or required at this stage. In the absence of such mitigation features between the existing residential and the proposed office use, this request conflicts with the intent of the Comprehensive Plan to ensure that new development is compatible with and maintains the character of existing development.

Per Objective 2.2, Future Land Use categories outline the maximum level of intensity or density, and range of permitted land uses allowed in each category. Table 2.2 contains a description of the character and intent permitted in each of the Future Land Use categories. The site is in the Residential-4 (RES-4) Future Land Use category, which allows for the consideration of agricultural, residential, neighborhood commercial, office uses and multi-purpose projects. The maximum building area square footage that be considered for the site is 28,096 square feet (2.58 acres x 43,560 sq ft = 112,384 sq ft x 0.25 FAR = 28,096 sq ft). As the language states, the proposed uses are allowed and therefore, the proposal meets Objective 2.2 and the associated policies.

The Comprehensive Plan requires that all development meet or exceed the land development regulations in Hillsborough County (FLUS Objective 4.1, FLUS Policy 4.1.1 and FLUS Policy 4.1.2). However, at the time of uploading this report, Transportation comments were not yet available in Optix and thus were not taken into consideration for analysis of this request.

The proposed rezoning does not meet the intent of FLUS Objective 4.4 and FLUS Policy 4.4.1 that require new development to be compatible to the surrounding neighborhood. The surrounding land use pattern in this area is predominantly single-family residential, with limited public/quasi-public uses such as churches and community serving facilities. The proposed BP-O zoning district is not compatible with the surrounding development of the property. The applicant has proposed a restriction on the rezoning that the office structure will remain residential in appearance and will include a 30-foot buffer along the northern property line. Additionally, the height will be restricted to a maximum of 23 feet or 1-story, and the maximum structure square footage will be 15,000 square feet. While staff recognize these restrictions are a positive step toward enhancing visual compatibility, the underlying office use remains inconsistent with the existing residential nature of the area. Although the proposed use is consistent with the intent and allowable uses within the RES-4 Future Land Use category, the request overall remains incompatible with the surrounding development pattern and fails to provide an appropriate transition between the residential developments and the proposed office use.

The subject site does not meet Commercial Locational Criteria (CLC) as established by Objective 4.7 and its associated policies of the Future Land Use Section (FLUS). The closest qualifying intersection is approximately 2,400 feet from the subject site at Lithia Pinecrest Road and Bell Shoals Road. FLUS Policy 4.7.10 outlines that the Board of County Commissioners may grant a waiver to the intersection criteria for the location of commercial uses outlined in FLUS Policies 4.7.2 and 4.7.6. The waiver would be based on the compatibility of the use with the surrounding area and would require a recommendation by the Planning Commission staff. An applicant must submit a waiver request documenting unique circumstances or specific findings that detail how the proposed commercial or office use furthers the other goals, objectives and policies of the Comprehensive Plan. The Board of County Commissioners may reverse or affirm the Planning Commission staff's recommendation through their normal review of rezoning petitions. Financial hardships may not constitute justification for a waiver. In this case, the applicant submitted a waiver request detailing that the site proposed for BP-O is compatible because there have been drastic changes of uses along this segment of Lithia-Pinecrest Road away from residential

uses. However, staff finds that the majority of the surrounding area remains primarily residential in nature. Accordingly, staff recommend that the board deny the waiver request, as the applicant has not adequately demonstrated how the proposed rezoning would further the goals and policies of the Comprehensive Plan. FLUS Policy 4.7.9 emphasizes that locational criteria are not the only factors to be considered for approval of a neighborhood serving commercial or office use. Other key considerations such as land use compatibility, adequacy and availability of public services, environmental impacts, adopted service levels of affected roadways and other policies of the Comprehensive Plan and zoning regulations carry more weight in the approval of the potential neighborhood-serving commercial use. The locational criteria would only designate locations that could be considered, and in no way guarantees the approval of a particular use. Given the compatibility concerns of the subject site with the adjacent single-family residential uses, staff concludes that the proposed development is not suitable for this location.

FLUS Objective 3.2 and Policy 3.2.4 require community plans throughout the county to be consistent with the Comprehensive Plan. The subject site lies within the limits of the Brandon Community Plan, which establishes a vision for long-term development and preservation of the Brandon area. Goal 6 of the plan emphasizes the importance of guiding both development and redevelopment to ensure compatibility with existing structures and to preserve neighborhood character. This goal also outlines distinct Character Districts to guide appropriate uses and development throughout the community. The subject site is located within the Garden Estates Character District, which consists predominantly of single-family homes with lot sizes of at least half an acre. In this district, demand for neighborhood serving uses like childcare and Adult Day Care is minimal. As a result, special uses should be located at intersections and would not be deemed compatible unless they meet the locational criteria for a neighborhood serving commercial use. The applicant's request to rezone the property to BP-O would introduce a use that is inconsistent with the existing single-family residential pattern of the Garden Estates Character District. Approval of this request would conflict with the intent and principles of the Brandon Community Plan, which prioritize compatibility and neighborhood preservation.

Overall, staff finds that the proposed use is allowable in the Residential-4 (RES-4) Future Land Use category, however, it is not compatible with the existing development pattern found within the surrounding area and does not support the vision of the Brandon Community Plan. The proposed Standard Rezoning would not allow for development that is consistent with the Goals, Objectives and Policies of the Future Land Use Section and the Livable Communities Element 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 Standard Rezoning **INCONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*.

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 described in Appendix A, that establish permitted land uses and maximum densities and intensities.

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.

Community Planning

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

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

Development

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

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

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

- *Residential Planned -2 (RP-2)*
- *Residential - 2 (RES-2)*
- *Residential - 4 (RES-4)*
- *Neighborhood Mixed Use-4(3) (NMU-4(3))*
- *Neighborhood Mixed Use-6 (NMU-6)*
- *Residential - 6 (RES-6)*
- *Suburban Mixed Use-6(SMU-6)*
- *Residential - 9 (RES-9)*
- *Residential - 12 (RES-12)*
- *Residential - 16 (RES-16)*
- *Residential - 20 (RES-20)*
- *Residential - 35 (RES-35)*
- *Any rural Future Land Use categories in the Urban Service Area*

Policy 4.7.2: *In the above land use categories, neighborhood-serving commercial uses, including office uses, can be considered to the maximum FAR permitted in each Future Land Use category in the following locations:*

- *50% of the site must front along a roadway with a context classification of suburban commercial, suburban town or urban general context classification in the Hillsborough County Context Classification Map or the Florida Department of Transportation Context Classification Map; or*
- *Within 1,000 feet of the intersection of roadways both functionally classified as a collector or arterial per the Hillsborough County Functional Classification Map. At least 75% of the subject property must fall within the specified distance (1,000 feet) from the intersection. All measurements should begin at the edge of the road right-of-way. The land area within this distance, as measured along both roadways, makes a quadrant (see graphic).*

Policy 4.7.9: *The locational criteria are not the only factors to be considered for approval of a neighborhood-serving commercial or office use. Considerations such as land use compatibility, adequacy and availability of public services, environmental impacts, adopted service levels of affected roadways and other policies of the Comprehensive Plan and zoning regulations carry more weight in the approval of the potential neighborhood-serving commercial use. The locational criteria would only designate locations that could be considered, and in no way guarantees the approval of a particular use.*

Policy 4.7.10: *The Board of County Commissioners may grant a waiver to the intersection criteria for the location of commercial uses outlined in Policies 4.7.2 and 4.7.6. The waiver would be based on the compatibility of the use with the surrounding area and would require a recommendation by the Planning Commission staff. An applicant must submit a waiver request documenting unique circumstances or*

specific findings that detail how the proposed commercial or office use furthers the other goals, objectives and policies of the Comprehensive Plan. The Board of County Commissioners may reverse or affirm the Planning Commission staff's recommendation through their normal review of rezoning petitions. Financial hardships may not constitute justification for a waiver.

The square footage requirements under Policy 4.7.6 cannot be waived. Waivers are required for all Major Modifications to Planned Developments requesting new or additional commercial that do not meet Commercial Locational Criteria.

LIVABLE COMMUNITIES ELEMENT: BRANDON COMMUNITY PLAN

Goal 6: *Re-establish Brandon's historical, hospitable, and family oriented character through thoughtful planning and forward thinking development practices by concentrating density in certain areas to preserve the semi-rural lifestyle of other areas. Attempt to buffer and transition uses in concentric circles where possible with most intense uses in an area at a node (intersection) and proceeding out from there. Create a plan for how areas could be developed and redeveloped for the future. Each of these areas would have potential for different building heights, parking configurations, fencing, buffering, landscape requirements, special use limitations, and design standards. These standards apply to new construction on infill property, redevelopment of undesirable areas and renovation of existing buildings. The primary consideration of all changes should be compatibility with existing structures to ensure neighborhood preservation.*

- **3.** *Implement Brandon Character Districts to protect established neighborhoods and historic patterns of development.*
- **4.** *Consistent with the Brandon Character Districts Map, develop design guidelines for the Brandon Character Districts to address at a minimum building height, density and intensity, building types, bulk, mass, parking location, access, frontage, setbacks, buffers, landscape, streetscape and signage. Consistent with the general design characteristics listed in the Brandon Community Plan document, develop specific standards for adoption into the Land Development Code.*
- **5.** *General design characteristics for each Brandon Character District are described below. The design characteristics are descriptive as to the general nature of the vicinity and its surroundings and do not affect the Future Land Use or zoning of properties in effect at the time of adoption of the Brandon Community Plan. Any proposed changes to the zoning of property may proceed in accordance with the Land Development Code.*
 - o **E.** *Garden Estates – Usually adjacent to “Suburban” districts or agriculturally zoned properties including a few small working farms. These areas consist predominantly of single-family homes with lot sizes of at least half-acre. They may retain agricultural zoning including related horse and farm animal ownership rights, giving the feel of a semi-rural lifestyle. Blocks may be large and the roads irregular to accommodate existing site conditions such as flag lots or large, grand oak trees. Although located within the Urban Service Area, homes may have been constructed with private wells and septic systems so that County water may or may not be available in these areas. Demand for neighborhood serving uses like Childcare and Adult Day Care is minimal. As a result, special uses should be located at intersections and would not be deemed compatible unless they meet the locational criteria for a neighborhood serving commercial use in the Land Development Code.*

HILLSBOROUGH COUNTY FUTURE LAND USE RZ-PD 25-1350

Rezoning

STATUS



PENDING



Tampa Service Area



Urban Service Area



Shoreline



County Boundary



Jurisdiction Boundary



Roads



Parcels



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



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



AGRICULTURAL-1/10 (.25 FAR)



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



AGRICULTURAL ESTATE-1/2.5 (.25 FAR)



RESIDENTIAL-1 (.25 FAR)



RESIDENTIAL-2 (.25 FAR)



RESIDENTIAL PLANNED-2 (.35 FAR)



RESIDENTIAL-4 (.25 FAR)



RESIDENTIAL-6 (.25 FAR)



RESIDENTIAL-9 (.35 FAR)



RESIDENTIAL-12 (.35 FAR)



RESIDENTIAL-16 (.35 FAR)



RESIDENTIAL-20 (.35 FAR)



RESIDENTIAL-35 (1.0 FAR)



NEIGHBORHOOD MIXED USE-4 (0.1, .35 FAR)



SUBURBAN MIXED USE-6 (.35 FAR)



COMMUNITY MIXED USE-12 (.50 FAR)



URBAN MIXED USE-20 (1.0 FAR)



REGIONAL MIXED USE-35 (2.0 FAR)



INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)



OFFICE COMMERCIAL-20 (.75 FAR)



RESEARCH CORPORATE PARK (1.0 FAR)



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



LIGHT INDUSTRIAL (75 FAR)



HEAVY INDUSTRIAL (75 FAR)



PUBLIC/QUASI-PUBLIC



NATURAL PRESERVATION



WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)

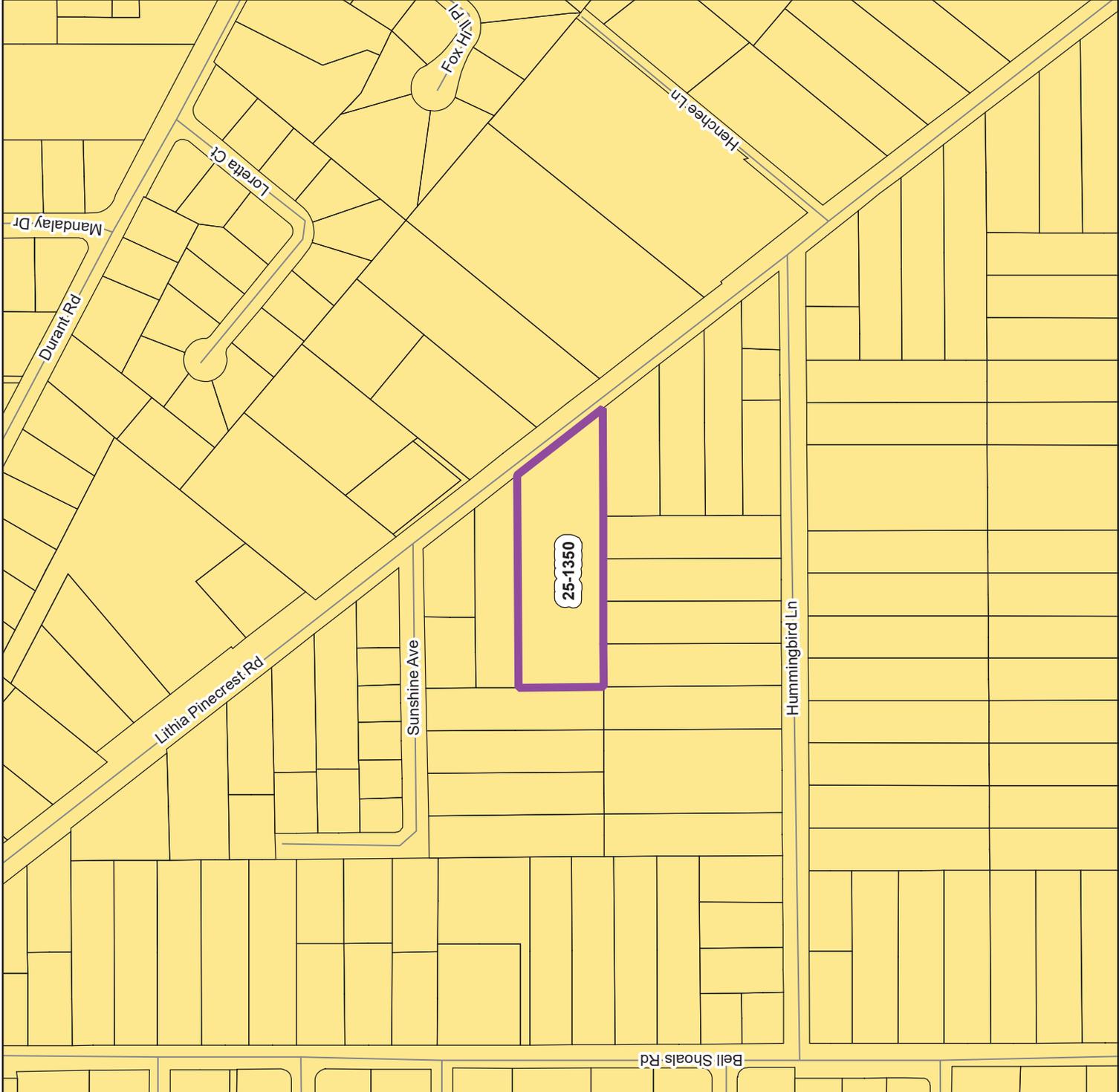


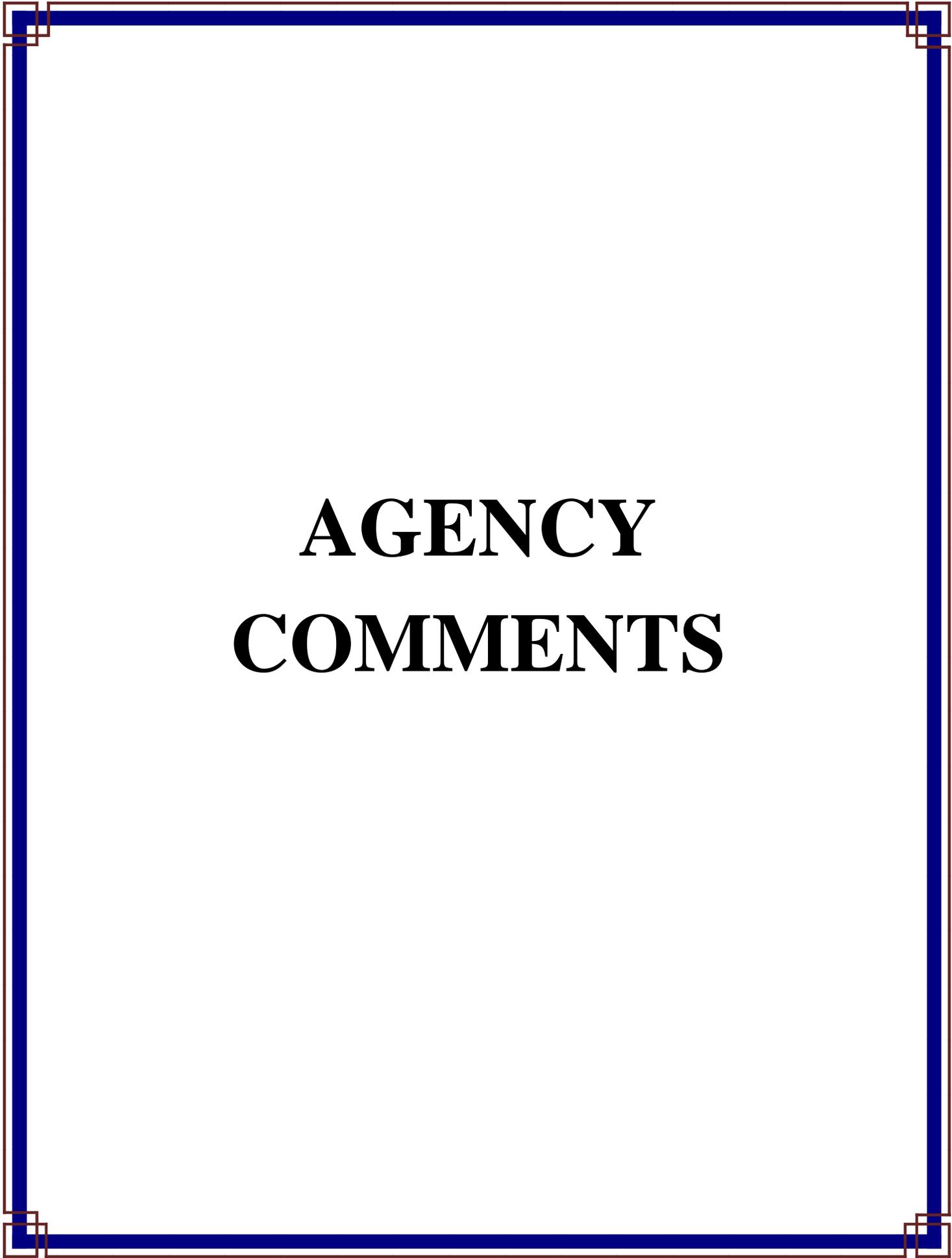
CITRUS PARK VILLAGE

DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. This map is intended for informational purposes only and should not be used for any legal or regulatory purposes without specific approval of the Hillsborough County City/County Planning Commission. ACCURACY: It is intended that this map be used for informational purposes only. Hillsborough County City/County Planning Commission. This map is for informational purposes only. For the most current data and information, see the appropriate ordinance.



Map Printed from Rezoning System: 10/1/2025
 Author: Samantha Lundes
 File: C:\Rezoning\System\MapProject\HCS\SamLundes_HRRezoning.mxd





AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 11/08/2025
[REVISED 01/16/2026](#)

REVIEWER: Sarah Rose, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA: Brandon

PETITION NO: RZ 25-1350

- 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.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone one parcel totaling +/- 2.65 acres from Agricultural Single Family Conventional - 1 (ASC-1) to Business Professional Office - Restricted (BPO-R). The restriction proposed by the applicant would require that all office structures be residential in appearance, [limit the building height to a single story, reduce the maximum Far to 15,000sqft, and provide a 30ft type-B buffer along the northern property line.](#) The site is located +/- 300ft south-east of the intersection of Sunshine Ave. and Lithia Pinecrest Rd. The Future Land Use designation of the site is Residential – 4 (R-4).

Trip Generation Analysis

In accordance with the Development Review Procedures Manual (DRPM), no transportation analysis was required to process the proposed rezoning. Staff have 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 Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
ASC-1, Single Family Detached (ITE 210) 2 Units	18	1	2

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips
-----------------------	------------------------	-----------------------

		AM	PM
BPO, Medical/Dental Office (ITE 720) 112,000sqft	412-371	36-33	39-34
BPO, Copy, Print, and Express Ship Store (ITE Code 920) 64,000sqft	*450-300	17-11	45-30
BPO, Small Office Building (ITE 712) 5,086sqft	74	8	11
Total	936-671	61-44	95-64

*Estimated by Staff. ITE Trip Generation Manual 12th Edition does not provide 24 trip counts for this use.

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+918-653	+60-43	+93-62

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Lithia Pinecrest Rd., a 2-lane, undivided, substandard, rural county-maintained arterial roadway. The roadway is characterized by +/- 12-foot-wide travel lanes. There are +/- 4-foot-wide paved shoulders on both sides of the roadway and +/- 5-foot-wide sidewalks along the south-western side of the roadway. The roadway lies within a +/- 100-ft right-of-way. Pursuant to the Hillsborough County Corridor Preservation Plan, Lithia Pinecrest Rd. is designated for a future four lane enhancement.

SITE ACCESS

It is anticipated that the site will have access to Lithia Pinecrest Rd.

Generally, for projects with a Euclidean zoning designation, a project's potential transportation impacts, site access requirements, substandard road issues, site layout and design, other issues related to project access, and compliance with other applicable Hillsborough County Comprehensive Plan, Hillsborough County Land Development Code (LDC) and Hillsborough County Transportation Technical Manual (TTM) requirements are evaluated at the time of plat/site/construction plan review. Given the limited information available as is typical of all Euclidean zoned properties and/or non-regulatory nature of any conceptual plans provided, Transportation Review Section staff did review the proposed rezoning to determine (to the best of our ability) whether the zoning is generally consistent with applicable policies of the Hillsborough County Comprehensive Plan, LDC and TTM (e.g. to ensure that the proposed rezoning would not

result in a violation of the requirement whereby access to commercial properties cannot be taken through residentially or agriculturally zoned properties), and/or whether, in staff’s opinion, some reasonable level of development under the proposed zoning designation could be supported based on current access management standards (e.g. to ensure that a project was not seeking an intensification of a parcel which cannot meet minimum access spacing requirements).

Staff notes that the developer/property owner will be required to comply will all Comprehensive Plan, LDC, TTM and other applicable rules and regulations at the time of plat/site/construction plan review. As such, staff have no objection to this request.

Staff notes that any plans or graphics presented as a part of a Euclidean zoning case are non-binding and will have no regulatory value at the time of plat/site/construction plan review.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

The roadway level of service provided for Lithia Pinecrest Rd. is for information purposes only.

Roadway	From	To	LOS Standard	Peak Hr. Directional LOS
Lithia Pinecrest Rd.	Lumsden Rd.	Bloomingtondale Ave.	D	F

Source: [2020 Hillsborough County Level of Service \(LOS\) Report](#)

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AGENCY COMMENT SHEET

REZONING	
HEARING DATE: November 17, 2025 PETITION NO.: 25-1350 EPC REVIEWER: Melissa Yanez CONTACT INFORMATION: (813) 627-2600 x 1360 EMAIL: yanezm@epchc.org	COMMENT DATE: October 28, 2025 PROPERTY ADDRESS: 1604 Lithia Pinecrest Rd, Brandon, FL FOLIO #: 0711750000 STR: 36-29S-20E
REQUESTED ZONING: From ASC-1 to BP-O	
FINDINGS	
WETLANDS PRESENT	NO
SITE INSPECTION DATE	NA
WETLAND LINE VALIDITY	NA
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Desktop Review – Aerial review, soil survey and EPC file search
<p>The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan’s current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again.</p> <p>INFORMATIONAL COMMENTS:</p> <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> <p>Please be advised this wetland determination is informal and non-binding. A formal wetland delineation may be applied for by submitting a “WDR30 - Delineation Request Application”.</p> <p>Once approved, the formal wetland delineation would be binding for five years.</p>	

My/cb

ec: sjmar1103@gmail.com / Todd@pressmaninc.com

AGENCY COMMENT SHEET

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

FROM: **Reviewer:** Andria McMaugh **Date:** 11/03/2025

Agency: Natural Resources **Petition #:** 25-1350

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

1. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. Every effort must be made to avoid the removal of and design the site around these trees. The site plan may be modified from the Certified Site Plan to avoid tree removal.
2. Any interim agricultural operations shall not result in the destruction of trees or the natural plant community vegetation on the property. Any application to conduct land alteration activities on the property must be submitted to the Natural Resources Team of the Development Services Department for review and approval. Use of the agricultural exemption provision to the Land Alteration regulations is prohibited.
3. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
4. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
5. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise.

References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.



Agency Review Comment Sheet

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

TO: Zoning Review, Development Services **REQUEST DATE:** 9/29/2025
REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 10/13/2025
PROPERTY OWNER: Jo and Lizy Arayil **PID:** 25-1350
APPLICANT: Todd Pressman
LOCATION: 1604 Lithia Pinecrest Rd. Brandon, FL 33511
FOLIO NO.: 71175.0000

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.

**WATER RESOURCE SERVICES
REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER**

PETITION NO.: RZ-STD 25-1350 **REVIEWED BY:** Clay Walker, E.I. **DATE:** 10/7/2025

FOLIO NO.: 71175.0000

WATER

- The property lies within the _____ Water Service Area. The applicant should contact the provider to determine the availability of water service.
- A 36 inch water main exists (approximately feet from the site), (adjacent to the site), and is located east of the subject property within the northeast Right-of-Way of Lithia Pinecrest Road . This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

WASTEWATER

- The property lies within the _____ Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
- A 4 inch wastewater forcemain exists (approximately 300 feet from the project site), (adjacent to the site) and is located southeast of the subject property within the northeast Right-of-Way of Lithia Pinecrest Road . This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

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

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 10/03/2025

REVIEWER: Jan Kirwan, Conservation and Environmental Lands Management

APPLICANT: Todd Pressman

PETITION NO: 25-1350

LOCATION: 1604 Lithia Pinecrest Rd, Brandon

FOLIO NO: 71175.0000

SEC: 36 TWN: 29 RNG: 20

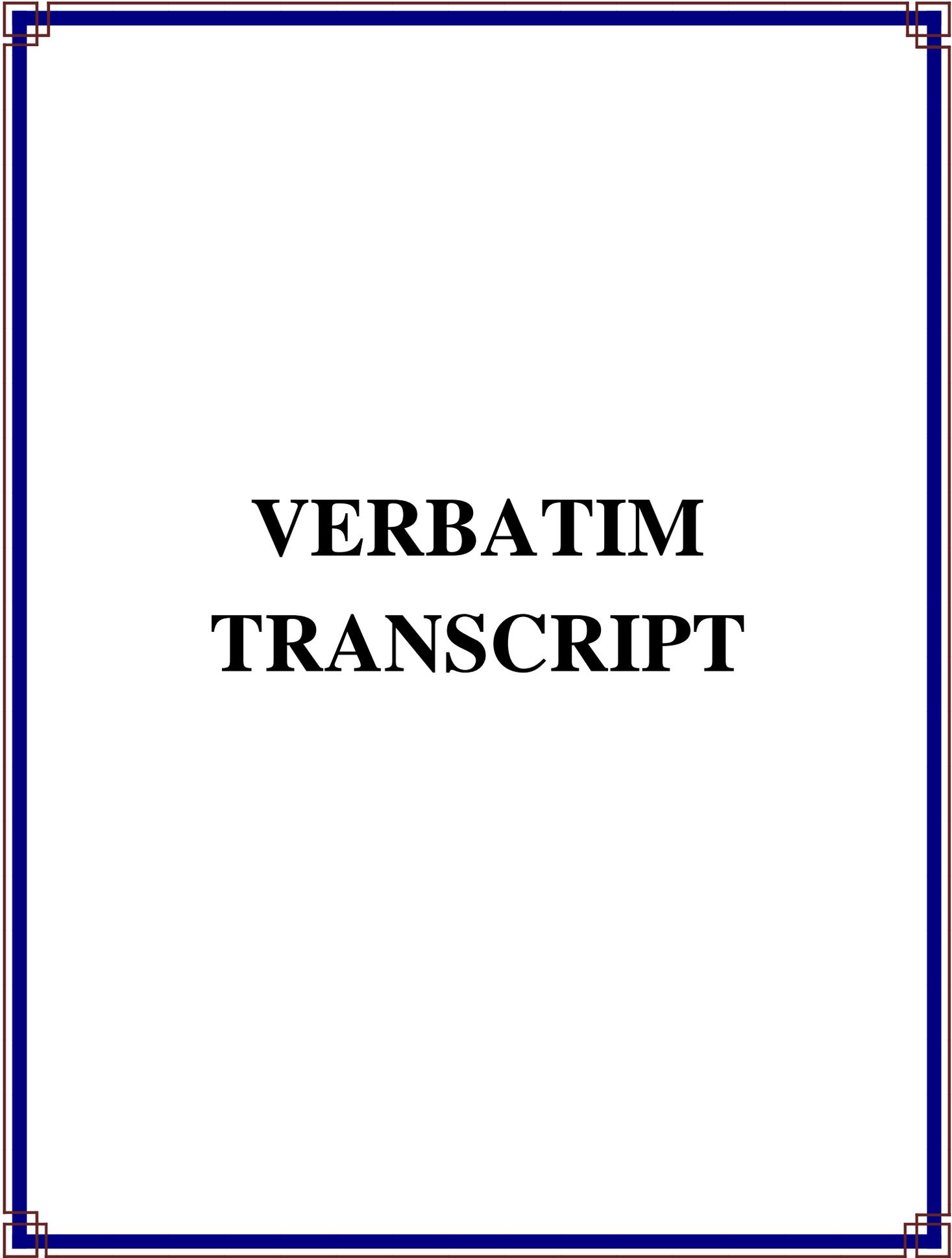
- This agency has no comments.

- This agency has no objection.

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

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

COMMENTS: _____.



VERBATIM TRANSCRIPT

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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: January 26, 2026
TIME: Commencing at 6:00 p.m.
TIME: Concluded at 9:48 p.m.
LOCATION: Hillsborough County BOCC
Development Services Department
601 East Kennedy Boulevard
Second Floor
Tampa, Florida 33601

Reported by:
Kate Khvostova

1 MS. HEINRICH: The next application is item C.2.
2 Standard Rezoning 25-1350. The applicant is requesting to
3 rezone property from ASC-1 to BPO R, restricted. Michelle
4 Montalbano with Development Services will provide staff
5 findings after the applicant's presentation.

6 HEARING OFFICER: All right. Is the applicant
7 here? Good evening.

8 MR. PRESSMAN: Good evening, Hearing Officer. Todd
9 Pressman, 207 Avenue South, Number 451 in St. Petersburg. I
10 do have a PowerPoint, and that's up for you.

11 HEARING OFFICER: Okay.

12 MR. PRESSMAN: This is RZ Standard 25-1350. We're
13 located in the Brandon area.

14 HEARING OFFICER: Okay.

15 MR. PRESSMAN: The issue is indicated as ASC-1 to
16 BPO for 2.5 acres. Development Services support, and we have
17 neighbor support. We have a number of conditions that are
18 indicated in the staff report, which is including a 30-foot
19 B-buffer along the north property line, which is enhanced
20 from a 20-foot B. Also restricting the maximum structure
21 square footage to 15,000 square feet. Maximum height is 1
22 story or 23 feet with architectural embellishments and a set
23 of appearance conditions. That's a long list of them, which
24 go from A, B, C, which includes just a wide range of
25 materials and standards that really take a lot of control

1 over how the structure will look.

2 Development Services notes that these restrictions
3 also provide for scale and design that would be comparable to
4 the other non-single family institutional uses in the
5 vicinity of the parcel, but also front onto Lithia Pinecrest
6 Road. As I indicated, we would do the 30-foot B along the
7 north.

8 And the staff report also notes that Lithia
9 Pinecrest is designated for a four-lane enhancement for the
10 Hillsborough County Corridor Preservation Plan. This is a
11 wider locational showing you where the location is on Lithia
12 Pinecrest, south of East Lumsden. This is as the property
13 appraiser has it on Lithia Pinecrest. Zoning is ASC-1.

14 You can see that there's been a lot of activity to
15 the north with BPOs and PDs. Looking closer, that includes a
16 car wash, office, residential, and other similar uses, as you
17 can see. This would be a .20 FAR, which is very low in the
18 comp plan, which would restrict the amount of development.

19 Rather than looking at zoning maps and the future
20 land use map, I think what's important here as well is what
21 development services found were the actual uses in the area
22 and how the area has changed already, which includes a vacant
23 home to the north, and we tried repeatedly to touch base with
24 them. There is -- no one was apparently home, and it appears
25 that the home is vacant. A church across the street, a

1 temple, and a very large children's center, Kid's Place.

2 Also to the south is a cabinet company.

3 And the Planning Commission report, they do
4 recognize some of this, noting to the east of the site, there
5 are public quasi-public uses, including the church,
6 multi-family use operating as a children's shelter. Further
7 north across Lithia Pinecrest, there is additional
8 public-quasi service, including use of another church. So
9 this is abutting south, which apparently is a cabinet company
10 to some degree or some regard. And then across the street,
11 you can see the lineup of the institutional uses as here and
12 here.

13 And the Kid's Place is a big -- they're doing great
14 work. It's named after Dottie Berger MacKinnon, a former
15 commissioner who worked a lot in this area. It's quite a
16 facility. They do great work, and it's quite a large
17 facility. They maintain a lot of activity and are really
18 doing great work with a lot of children, providing a safe,
19 loving, and nurturing home for foster children, which is
20 their mission statement. You can see the campus located or
21 indicated here.

22 Lithia Pinecrest itself carries 20 -- over 20,000
23 vehicles a day. In regard to support and reaching out to the
24 neighbors that we could get to indicate here to the south and
25 to the west, and those letters of support and signatures are

1 part of the record.

2 I would like to address the Planning Commission
3 recommendation. They note in their recommendation, the site
4 is located in Garden Estates Character District, which
5 consists predominantly of single-family homes. So you can
6 see all that green area is the Garden Estates District. And
7 you can see Lumsden. That gives you an idea of where the
8 site is located, which is at the very north of this district,
9 and I've charted it there for you.

10 So our contention is that the Planning Commission
11 view -- with respect to the Planning Commission with looking
12 at things a little differently. They're looking at the
13 entire Gateway Community Plan, specifically the Garden
14 District indicated here, which is very predominant all to the
15 south, primarily probably 95 percent to the south, whereas
16 I've shown you there's been a lot of changes to the immediate
17 north of the site.

18 So I think our -- our positions are a little bit
19 different in terms of how they're looking at it, and we're
20 looking at it. We do have a location waiver. We're
21 supported, but I've already discussed it, just showing you
22 the changing -- already changed and morphing area that the
23 abutting adjacent properties are compatible by use or by
24 documented support. And we don't feel that the Planning
25 Commission's presentation into the garden area applies well

1 to that section. So we think we see things a little bit
2 differently again, with respect to the Planning Commission.

3 Their recommendation is that the request to rezone
4 the property would introduce a use that is inconsistent with
5 the existing single-family residential pattern of the Garden
6 Estates District. However, staff finds that the majority of
7 this surrounding area remains predominantly residential in
8 nature, which I think we've shown you we don't believe is the
9 case. We believe that we look at that differently, as I've
10 shown you the pictures of the uses and the Garden Estates
11 District.

12 So with that, we appreciate your attention and
13 would be happy to answer any questions you may have.

14 HEARING OFFICER: I do have a couple. First of
15 all, what kind of office are you proposing? I saw it's a
16 maximum of 15,000 square feet.

17 MR. PRESSMAN: Under the zoning, I think the best
18 answer is the use is under business professional. There is
19 no specific business chosen that would fall under
20 allowability to the BPO category.

21 HEARING OFFICER: Okay. And what would be the
22 proposed signage for the property?

23 MR. PRESSMAN: It would meet code, whatever code
24 would be permissible.

25 HEARING OFFICER: All right. I see you proposed a

1 significant number of restrictions that limit it to a
2 residential appearance.

3 MR. PRESSMAN: Correct.

4 HEARING OFFICER: So would that not then follow
5 that you would want some sort of smaller-scale residential
6 signage to go along with that?

7 MR. PRESSMAN: I -- I think that would be
8 appropriate. I think that would be conducive. And the
9 reason you see those conditions is because we tried to work
10 with the zoning department at first, who first had some
11 resistance to it. So the applicant thankfully was very happy
12 to work with the staff, and we'd be happy to restrict signage
13 to -- I think there's an OR standard that might be
14 appropriate, but we would be happy to move forward with the
15 zoning hearing master or the zoning staff in that direction.

16 HEARING OFFICER: All right. And last question.
17 The surrounding uses, I understand the institutional uses
18 that you showed and agree with that, but the cabinet company
19 on a property zoned ASC-1, do you have any documentation that
20 that's a legal use?

21 MR. PRESSMAN: I do not. That was an observation
22 that clearly there's quite an organization running there, as
23 I can see from the exterior because it's an abutting use, and
24 I think it's important -- I think it's a consideration that
25 we would ask you to entertain. That demonstrates how that

1 area is morphing, whether it's a permissible use or not, but
2 it is not to my knowledge, a permissible use on that zoning.

3 HEARING OFFICER: All right. Thank you. That's
4 the end of my questions.

5 MR. PRESSMAN: Thank you.

6 HEARING OFFICER: Don't forget to sign in.

7 HEARING OFFICER: Development services.

8 Good evening.

9 MS. MONTALBANO: Good evening Michelle Montalbano,
10 Development Services. The applicant is requesting to rezone
11 the subject property from ASC-1 to BPO with restrictions.
12 The property is located in Brandon. Residential and
13 institutional uses in the vicinity.

14 In response to the staff's compatibility concerns
15 with the request, given the residential uses surrounding the
16 property, the applicant has offered multiple restrictions on
17 the rezoning. The proposed restrictions include increased
18 buffering and screening requirements, limiting the total
19 building area to 15,000 square feet, maximum height
20 restrictions, and a set of design requirements to ensure
21 residential appearance. These restrictions provide for final
22 development of -- with a scale and design comparable to the
23 other non-single-family institutional uses in the vicinity of
24 the parcel that also front onto Lithia Pinecrest Road.

25 Therefore, we find the request supportable subject

1 to the proposed restrictions.

2 HEARING OFFICER: All right. Thank you so much. I
3 appreciate it.

4 Planning commission?

5 MS. MYERS: Alexis Myers, planning commission
6 staff. I would just like to say, I misspoke on the rezoning
7 25-1026. The CLC record was actually submitted on January
8 22nd.

9 HEARING OFFICER: Thank you.

10 MS. MYERS: Regarding 25-1350, the subject site is
11 in the Residential-4 future land use category. It is in the
12 urban service area and within the limits of the Brandon
13 Community Plan. Given the site is surrounded -- or I'm
14 sorry -- given the site is surrounded by single-family
15 residential development, the introduction of the BPO zoning
16 district would not be considered compatible with the existing
17 residential character of the area.

18 Additionally, as this is a standard rezoning
19 request, a site plan demonstrating potential buffers and
20 screens to aid in the transition of uses is not provided or
21 required at this stage. In the absence of such mitigation
22 features between the existing residential and the proposed
23 office use, this request conflicts with the intent of Future
24 Land Use Section objective 1.1 and the objective 4.4 to
25 ensure that new development is compatible with and maintains

1 the character of existing development. The subject site also
2 does not meet commercial locational criteria as established
3 by (indiscernible) of 4.7 and its associated policies. The
4 closest qualifying intersection is approximately 2,400 feet
5 away from the subject site at Lithia Pinecrest Road and Bell
6 Shoals Road.

7 The applicant submitted a waiver request detailing
8 that the site proposed for BPO is compatible because there
9 had been a drastic change of uses along this segment of
10 Lithia Pinecrest Road away from residential uses.

11 However, staff finds that the majority of the
12 surrounding neighborhood -- I'm so sorry -- surrounding the
13 area remains primarily residential in nature. The
14 applicant's request to rezone the property to BPO would
15 introduce a use that is inconsistent with the existing
16 single-family residential pattern of the Garden Estates
17 Character District. Based upon those considerations and the
18 following objective policies, the planning commission staff
19 find the proposed standard rezoning inconsistent with the
20 (indiscernible) Hillsborough County Comprehensive Plan.

21 HEARING OFFICER: Thank you so much. I appreciate
22 it.

23 Is there anyone in the room or online that would
24 like to speak in support? Anyone in favor? I see no one.
25 Anyone in opposition to this request? No one. All right.

1 Ms. Heinrich, anything else to add?

2 MS. HEINRICH: The only thing I would add is that
3 if you did want to look at doing a -- or proposing a
4 restriction on signage, it looks like in those OR zoning
5 districts that it's limited, that it has to be unlighted, and
6 if the size is limited to six square feet in size and then I
7 think the setbacks and the heights just follow the regular
8 sign code.

9 HEARING OFFICER: And because you mentioned that,
10 is there any -- do you or staff have any opinion about that?
11 About restricting the signage? I know it wasn't proposed as
12 a part of this to this point.

13 MS. HEINRICH: No concerns with that.

14 HEARING OFFICER: All right. Thank you so much.

15 MS. HEINRICH: And I don't know if Mr. Pressman is
16 going to address it, but just so you know, for your
17 recommendation, what we'd be looking at if we looked at the
18 signage for that district.

19 HEARING OFFICER: Okay. Perfect. Thank you so
20 much.

21 All right. Mr. Pressman, we'll go back to you for
22 rebuttal. You have five minutes.

23 MR. PRESSMAN: I do. Thank you, Hearing Officer.
24 I do want to note that we had noticed 29 persons twice and
25 three HOAs. When I checked the record on Friday, there were

1 no letter or emails of opposition, so no one is here this
2 evening. The OR standards are pretty restrictive, and I
3 don't think that we can be acceptable to those. I would just
4 suggest that across -- as you can see from one photo of
5 Lithia Pinecrest, there's typical signage lined up for the
6 institutionals. And I -- I think that type of signage would
7 be acceptable. Whatever is permissible for an institutional
8 use, I think, would be acceptable here.

9 HEARING OFFICER: All right. Does that conclude
10 your rebuttal testimony?

11 MR. PRESSMAN: Yes.

12 HEARING OFFICER: All right. Thank you so much. I
13 appreciate it.

14 MR. PRESSMAN: Thank you.

15 HEARING OFFICER: With that, we'll close rezoning
16 25-1350 and go to the next case.

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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 APPEARANCES

2 DEVELOPMENT SERVICES:

3 Michelle Heinrich, AICP
4 Tania Chapela
5 Logan McKaig
6 Michelle Montalbano
7 Cierra James
8 Carolanne Peddle
9 Chris Grandlienard, AICP
10 Jared Follin

11 PLANNING COMMISSION STAFF:

12 Jillian Massey

13 COUNTY ATTORNEYS OFFICE:

14 Mary Dorman, Esquire

15 TRANSPORTATION STAFF:

16 James Ratliff

17 HTV WEBEX OFFICE:

18 Scott Hunt

19 CLERKS OFFICE:

20 Allison Desiano, Clerk

21 ALSO PRESENT:

22 Todd Pressman
23 Johnny Soape
24 Howard Owens - virtual
25 Rebecca Kert
Michael Yates
Michael Brooks
Michael Leeds
Stephen Sposato
Grace McComas
Grover Maggard
Patricia Ortiz
Cheryl Harris - virtual
Nicholas West
Robinson Castro

1 Michael Brooks
Jeremy Couch
2 Isabelle Albert
Jonathan Ellis
3 Craig Majer
Bryan McGee
4 William Molloy
Karla Llanos
5 Casey VanVaerenbergh
David VanVaerenbergh
6 Mitchell Thompson
Samantha Kuzava
7 Chad Thompson
Linda Stewart
8 Addie Clark
Nicole Berlin
9 Anne Pollack
Bassam Dammak
10 Tyseer Kourdi
Susan Dennis
11 Sheryl LaRue
Eric Flasterstein
12 Tim LaRue
Beverly Kieny

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1 Rezoning 25-1350. The applicant is requesting a continuance to
2 the January 26th, 2026 ZHM hearing. So you would have to rule
3 in that one.

4 HEARING MASTER: Okay. Let me just for the -- for
5 clarification and make sure there's no one in the audience about
6 the first change.

7 Is there anyone here in the audience or online that
8 would like to speak to the continuance of Agenda Item B.1,
9 Rezoning 25-0500? Anyone in the room to speak to the
10 continuance only?

11 All right. Then that one will be continued to the
12 December 15th, 2025 Zoning Hearing Master Hearing at 6:00 p.m.

13 Is the applicant here for Agenda Item C.4, Item 25-
14 1350?.

15 Good evening.

16 MR. PRESSMAN: Good evening. Yes. Good evening, Todd
17 Pressman, 200 2nd Avenue South, Number 451, in St. Petersburg.
18 We are asking for the continuance for 25-1350 to January. We've
19 submitted a number of restrictions and conditions that were in
20 response to staff concerns, which we think would -- or hopefully
21 allow staff to be more comfortable with the issue. So we
22 thought until January would be enough time to be able to have
23 the review available for them.

24 HEARING MASTER: Understood. All right. Is there
25 anyone in the room or online that would like to speak to the

1 continuance of Item C.4, Rezoning 25-1350? Anyone would like to
2 speak to that?

3 All right. Seeing no one then Item C.4, Rezoning 25-
4 1350 will be continued to the January 26th, 2026 Zoning Hearing
5 Master Hearing at 6:00 p.m.

6 Thank you, Mr. Pressman.

7 MR. PRESSMAN: Thank you.

8 HEARING MASTER: All right. Then, with that Ms.
9 Heinrich, that's the conclusion of the off the Agenda, correct?

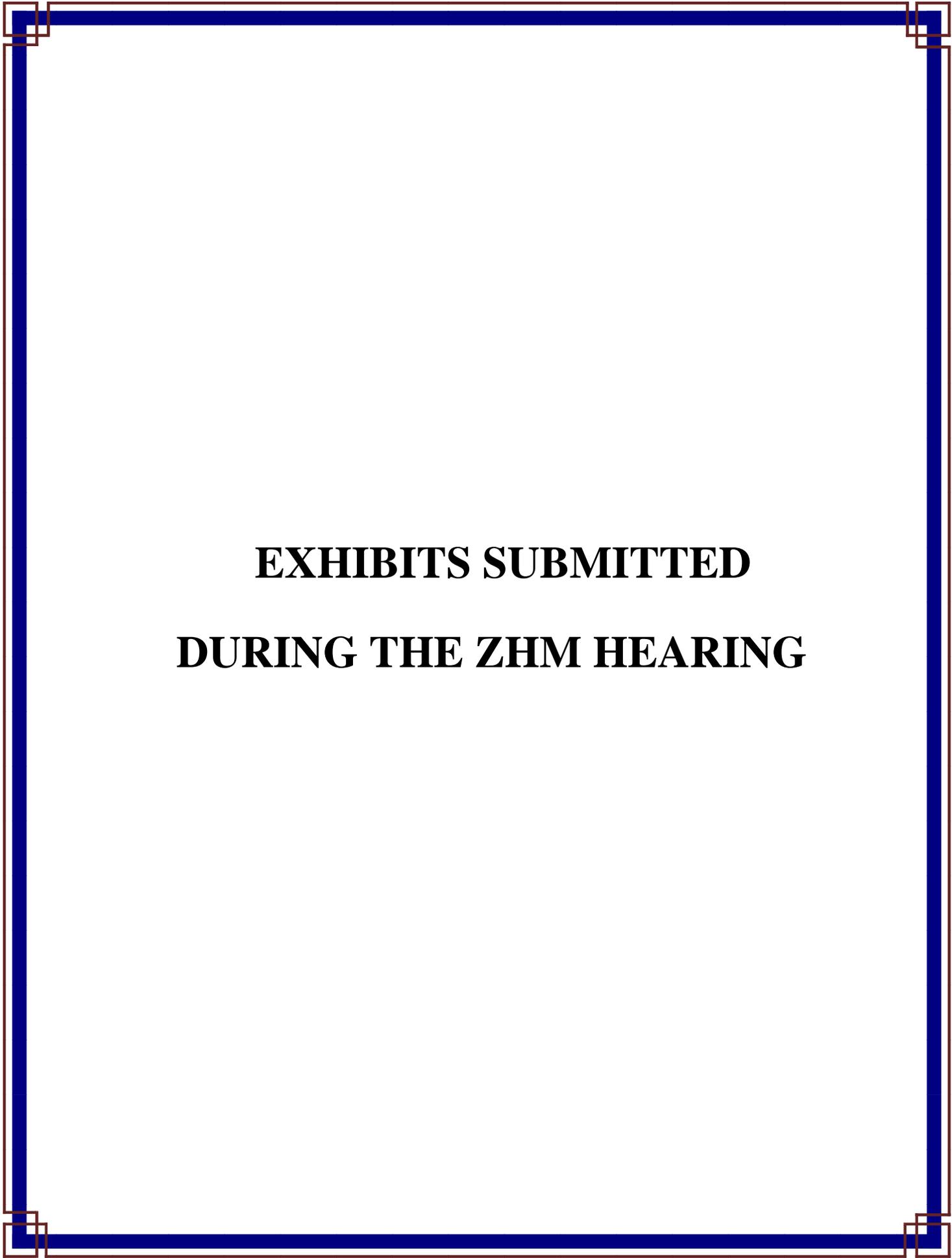
10 MS. HEINRICH: Yes, ma'am.

11 HEARING MASTER: All right then, let me start by going
12 over our procedures for tonight's hearing.

13 Our hearing today consists of Agenda items that
14 require a public hearing by a zoning hearing master. I'll
15 conduct a hearing on each Agenda item and will file a
16 recommendation within 15 business days following tonight's
17 hearing. That recommendation is then sent to The Board of
18 County Commissioners, who will make the final decision.

19 Our hearing tonight is informal. I'll ask questions
20 related to the scope of direct testimony. I may call and
21 question witnesses as I deem appropriate, and I will decide all
22 questions of procedure. I'll take evidence, but will exclude
23 evidence that is irrelevant, immaterial, or unduly repetitious.

24 Evidence must be presented -- may be presented in
25 written form, and all testimony must be under oath. Hearsay



**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

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

PAGE 1 OF 7

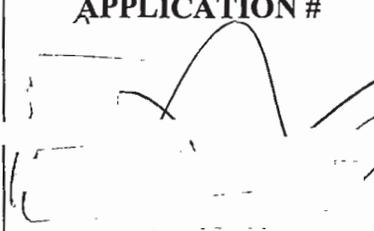
DATE/TIME: 1-26-2026 6:00pm HEARING MASTER: Susan Finch

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

APPLICATION # <u>RZ</u> <u>25-1026</u>	PLEASE PRINT NAME <u>Robert Mark</u> MAILING ADDRESS <u>6331 Condo 4 dr</u> CITY <u>Review</u> STATE <u>FL</u> ZIP <u>3258</u> PHONE _____
APPLICATION # <u>RZ</u> <u>25-1026</u>	PLEASE PRINT NAME <u>Gordon Schiff</u> MAILING ADDRESS <u>4155 W Cypress St</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>8135575797</u>
APPLICATION # <u>RZ - 25 - 1026</u>	PLEASE PRINT NAME <u>Scott Hendry</u> MAILING ADDRESS <u>4608 S. Lake St</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33619</u> PHONE <u>813-842-2123</u>
APPLICATION # <u>RZ</u> <u>25-1350</u>	PLEASE PRINT NAME <u>Todd Pressman #45</u> MAILING ADDRESS <u>200 W 2nd Ave S.</u> CITY <u>JF PTP</u> STATE <u>FL</u> ZIP <u>33204</u> PHONE <u>207-304-1760</u>
APPLICATION # <u>RZ</u> <u>26-0128</u>	PLEASE PRINT NAME <u>Juan Pizano Sanchez</u> MAILING ADDRESS <u>614 Maggie st wimauma Fla</u> CITY <u>Wimauma</u> STATE <u>Fla</u> ZIP <u>33598</u> PHONE <u>813 650691</u>
APPLICATION # <u>RZ</u> <u>26-0163</u> <u>VS</u>	PLEASE PRINT NAME <u>Kelli Conte</u> MAILING ADDRESS <u>PO Box 34</u> CITY <u>Wimauma</u> STATE <u>FL</u> ZIP <u>33598</u> PHONE _____

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

APPLICATION # <u>RZ</u> <u>25-0809</u>	PLEASE PRINT NAME <u>Todd Pressman</u> MAILING ADDRESS <u>200 2nd Ave S. # 451</u> CITY <u>St Pete</u> STATE <u>FL</u> ZIP <u>33701</u> PHONE _____
--	---

APPLICATION # 	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____
---	--

APPLICATION # <u>RZ</u> <u>25-0809</u>	PLEASE PRINT NAME <u>Michael Sanders</u> MAILING ADDRESS <u>4206 National Guard Dr STE #1</u> CITY <u>Plant City</u> STATE <u>FL</u> ZIP <u>33563</u> PHONE <u>813 857 7024</u>
--	---

APPLICATION # <u>RZ</u> <u>25-0809</u>	PLEASE PRINT NAME <u>Rebecca York</u> MAILING ADDRESS <u>5002 Lewis Av</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33610</u> PHONE <u>813-426-5100</u>
--	---

APPLICATION # <u>RZ-</u> <u>25-0809</u>	PLEASE PRINT NAME <u>Michael Blake</u> MAILING ADDRESS <u>5102 Lewis Ave</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33610</u> PHONE <u>813-222-3509</u>
---	---

APPLICATION # <u>MM</u> <u>25-0810</u>	PLEASE PRINT NAME <u>Jake Cremer</u> MAILING ADDRESS <u>2002 W Cleveland #203</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33606</u> PHONE <u>913-419-3914</u>
--	--

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

DATE/TIME: 1/26/2016 6PM HEARING MASTER: Susan Finch

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING

<p>APPLICATION # MM 25-0810</p>	<p>PLEASE PRINT NAME David M Smith MAILING ADDRESS 401 E. Jackson St. Suite 2100 CITY Tampa STATE FL ZIP 33601 PHONE 813 222 5010</p>
<p>APPLICATION # MM 25-0810</p>	<p>PLEASE PRINT NAME MICHAEL YATES MAILING ADDRESS PALM TRAFFIC 4006 S. MADILL AVE CITY TAMPA STATE FL ZIP 33611 PHONE 813 205 8057</p>
<p>VS APPLICATION # MM 25-0810</p>	<p>PLEASE PRINT NAME Penny Martin MAILING ADDRESS 2030 Martin Rd CITY Dover STATE FL ZIP 33527 PHONE</p>
<p>APPLICATION # MM 25-0810</p>	<p>PLEASE PRINT NAME Danielle Kimbrell MAILING ADDRESS 1216 W. RISK ST. CITY Plant City STATE FL ZIP 33563 PHONE</p>
<p>APPLICATION # MM 25-0810</p>	<p>PLEASE PRINT NAME Renee Maddison MAILING ADDRESS 1502 Windy Gato Pl CITY VALRICO STATE FL ZIP 33504 PHONE</p>
<p>APPLICATION # MM 25-0810</p>	<p>PLEASE PRINT NAME GEORGE NIEMANN MAILING ADDRESS 4711 DOVER CLIFF COURT DOVER FL CITY DOVER STATE FL ZIP 33527 PHONE 813-662-7100</p>

DATE/TIME: 1/26/2025 6pm HEARING MASTER: Susan FinckPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # MM 25-0810	PLEASE PRINT NAME <u>Yvette Niemann</u> MAILING ADDRESS <u>47th Dover Cliff Ct</u> CITY <u>Dover</u> STATE <u>FL</u> ZIP <u>33527</u> PHONE <u>813 662 7100</u>
APPLICATION # MM 25-0810	PLEASE PRINT NAME <u>Deborah K. Hellyar</u> MAILING ADDRESS <u>2130 Mantow Rd</u> CITY <u>Dover</u> STATE <u>FL</u> ZIP <u>33527</u> PHONE <u>813-848-8307</u>
APPLICATION # MM 25-0810	PLEASE PRINT NAME <u>Kami Corbett</u> MAILING ADDRESS <u>101 E Kennedy Blvd Ste 3100</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 227 8412</u>
APPLICATION # MM - 25-0810	PLEASE PRINT NAME <u>Robert DeMott</u> MAILING ADDRESS <u>Ramboll 10150 Highland Manor Dr. Tampa</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33610</u> PHONE <u>813-545-2890</u>
APPLICATION # MM 25-0849	PLEASE PRINT NAME <u>Brian August, Jr., Esq.</u> MAILING ADDRESS <u>625 Court St. Ste 200</u> CITY <u>CLW</u> STATE <u>FL</u> ZIP <u>33756</u> PHONE <u>727 491-1966</u>
APPLICATION # MM 25-0849	PLEASE PRINT NAME <u>KRIKOR KASSARTIAN / GULF COAST CONSULTING</u> MAILING ADDRESS <u>13825 LOT BLVD #605, CLEARWATER</u> CITY <u>CLEARWATER</u> STATE <u>FL</u> ZIP <u>33760</u> PHONE <u>727-524-1818</u>

DATE/TIME: 12/2/2020 6PM HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # RZ 25-0934	PLEASE PRINT NAME <u>Jim Porter</u> MAILING ADDRESS <u>401 E. Jackson St. Suite 1700</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>(813) 209-5060</u>
APPLICATION # RZ 25-0934	PLEASE PRINT NAME <u>Todd Pressman</u> MAILING ADDRESS <u>200 2nd Ave S # 451</u> CITY <u>St Pete</u> STATE <u>FL</u> ZIP <u>33709</u> PHONE _____
APPLICATION # RZ 25-0934	PLEASE PRINT NAME <u>Sam Sebaali</u> MAILING ADDRESS <u>5127 S. ORANGE Ave, Ste. 200</u> CITY <u>Orlando</u> STATE <u>FL</u> ZIP <u>32809</u> PHONE <u>407-895-0324</u>
APPLICATION # RZ 25-0934	PLEASE PRINT NAME <u>Ethel Hammer</u> MAILING ADDRESS <u>19825 Angel Lane</u> CITY <u>Odessa</u> STATE <u>FL</u> ZIP <u>33556</u> PHONE <u>813-781-9866</u>
APPLICATION # RZ 25-0934	PLEASE PRINT NAME <u>Brittney Barrie</u> MAILING ADDRESS <u>19506 Barrie Acres Trail</u> CITY <u>Odessa</u> STATE <u>FL</u> ZIP <u>33556</u> PHONE <u>352-408-5736</u>
APPLICATION # RZ 25-0934	PLEASE PRINT NAME <u>Cary O'Donnell</u> MAILING ADDRESS <u>16127 Ivy Lake Dr.</u> CITY <u>Odessa</u> STATE <u>FL</u> ZIP <u>33556</u> PHONE <u>917-733-7415</u>

DATE/TIME: 1/26/2024 6pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # RZ 25-0934	PLEASE PRINT NAME <u>Jane Graham Key.</u> MAILING ADDRESS <u>16703 Early Rise Ave. Suite 272</u> CITY <u>Indo Lakes</u> STATE <u>FL</u> ZIP <u>34638</u> PHONE <u>727-291-9526</u>
APPLICATION # RZ 25-0934	PLEASE PRINT NAME <u>Beth White</u> MAILING ADDRESS <u>P.O. Box 95, Odessa</u> CITY _____ STATE _____ ZIP _____ PHONE <u>33552</u>
APPLICATION # RZ 25-0934	PLEASE PRINT NAME <u>Rogelio A. Pineda</u> MAILING ADDRESS <u>6156 Marsh Trail Drive</u> CITY <u>Odessa</u> STATE <u>FL</u> ZIP <u>33556</u> PHONE <u>253 228 2826</u>
APPLICATION # RZ 25-0934	PLEASE PRINT NAME <u>Tim L'Hommedieu</u> MAILING ADDRESS <u>17712 Lake Key Dr</u> CITY <u>Odessa</u> STATE <u>FL</u> ZIP <u>33556</u> PHONE _____
APPLICATION # RZ 25-0934	PLEASE PRINT NAME <u>Mark Drouff</u> MAILING ADDRESS <u>6054 Marsh Trail Dr</u> CITY <u>Odessa</u> STATE <u>FL</u> ZIP <u>33556</u> PHONE <u>813 334 6225</u>
APPLICATION # RZ 25-0934	PLEASE PRINT NAME <u>Adrian Bishop</u> MAILING ADDRESS <u>10404 Tarpon Springs Rd</u> CITY <u>Odessa</u> STATE <u>FL</u> ZIP <u>33556</u> PHONE <u>813 951 0665</u>

DATE/TIME: 1/26/2016 6pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # RZ 25-0934	PLEASE PRINT NAME <u>Adam Hollifield</u> MAILING ADDRESS <u>19921 Cypress Bridge Drive</u> CITY <u>Odessa</u> STATE <u>FL</u> ZIP <u>33556</u> PHONE _____
APPLICATION # M.M 25-1239	PLEASE PRINT NAME <u>Todd Pressman</u> MAILING ADDRESS <u>200 2nd Ave S. #451</u> CITY <u>St Pete</u> STATE <u>FL</u> ZIP <u>33701</u> PHONE _____
APPLICATION # M.M 25-1239	PLEASE PRINT NAME <u>Elizabeth Rodrigues</u> MAILING ADDRESS <u>18156 Sandy Pointe Dr.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33647</u> PHONE <u>813.545.376</u>
APPLICATION # M.M 25-1247	PLEASE PRINT NAME <u>Kami Corbett</u> MAILING ADDRESS <u>101 E Kenedy Blvd #3300</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-227-842</u>
APPLICATION # M.M 25-1247	PLEASE PRINT NAME <u>Todd Amador</u> MAILING ADDRESS <u>6515 Palm Dr in PA</u> CITY <u>TPA</u> STATE <u>FL</u> ZIP <u>33619</u> PHONE <u>6217311</u>
APPLICATION # M.M 25-1354	PLEASE PRINT NAME <u>Patricia Ortiz</u> MAILING ADDRESS <u>2810 N Central Ave</u> CITY <u>Tamp</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-87-842</u>

HEARING TYPE: **ZHM, PHM, VRH, LUHO**

DATE: **January 26, 2026**

HEARING MASTER: **Susan Finch**

PAGE: **1 OF 1**

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
RZ 25-1026	Logan McKaig	1. Revised Staff Report	Yes (Copy)
RZ 25-1026	Gordon J. Schiff	2. Opposition Presentation Packet	No
RZ- 25-1350	Todd Pressman	1. Applicant Presentation Packet – Thumb Drive	No
RZ 25-1350	Michelle Montalbano	2. Revised Staff Report	Yes (Copy)
RZ 25-0809	Todd Pressman	1. Applicant Presentation Packet – Thumb Drive	NO
MM 25-0810	Jacob Cremer	1. Applicant Presentation Packet	No
MM 25-0810	Tim Lampkin	2. Revised Staff Report	Yes (Copy)
MM 25-0810	Renee Maddison	3. Opposition Presentation Packet	No
MM 25-0810	George Niemann	4. Opposition Presentation Packet – Thumb Drive	No
MM 25-0810	Yvette Niemann	5. Opposition Presentation Packet	No
MM 25-0810	Kami Corbett	6. Proponent Presentation Packet – Thumb Drive	No
MM 25-0810	Deborah Holliday	7. Opposition Presentation Packet	No
MM 25-0810	Robert Demontt	8. Applicant Presentation Packet	No
MM 25-0849	Brian Aungst Jr.	1. Applicant Presentation Packet	No
MM 25-0849	Kriker Kassartian	2. Applicant Presentation Packet	No
RZ 25-0934	Tim Lampkin	1. Revised Staff Report	Yes (Copy)
RZ 25-0934	Todd Pressman	2. Applicant Presentation Packet – Thumb Drive	No
RZ 25-0934	Jim Porter	3. Opposition Presentation Packet	No
RZ 25-0934	Jane Graham	4. Opposition Presentation Packet	No
RZ 25-0934	Ethel Hammer	5. Opposition Presentation Packet	No
RZ 25-0934	Brittney Barrie	6. Opposition Presentation Packet – Thumb Drive	No
RZ 25-0934	Cary O’ Donell	7. Opposition Presentation Packet	No
RZ 25-0934	Beth White	8. Opposition Presentation Packet	No
RZ 25-0934	Adam Bishop	9. Opposition Presentation Packet	No
MM 25-1239	Todd Pressman	1. Applicant Presentation Packet – Thumb Drive	No
MM 25-1239	Jarrod Follin	2. Revised Staff Report	Yes (Copy)
MM 25-1247	Kami Corbett	1. Applicant Presentation Packet – Thumb Drive	No
MM 25-1247	Tim Lampkin	2. Revised Staff Report	Yes (Copy)

January 26, 2026 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, March 24, 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 6:01 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 to the agenda.

 Susan Finch, ZHM, overview of ZHM process.

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

 Susan Finch, ZHM, Oath.

B. REMANDS - **None**

C. REZONING STANDARD (RZ-STD):

C.1. RZ 25-1026

 Michelle Heinrich, DS, called RZ 25-1026.

 Testimony provided.

 Susan Finch, ZHM, closed RZ 25-1026.

C.2. RZ 25-1350

 Michelle Heinrich, DS, called RZ 25-1350.

 Testimony provided.

 Susan Finch, ZHM, closed RZ 25-1350.

C.3. RZ 26-0128

 Michelle Heinrich, DS, called RZ 26-0128.

 Testimony provided.

 Susan Finch, ZHM, closed RZ 26-0128.

MONDAY, JANUARY 26, 2026

C.4. RZ 26-0163

 Michelle Heinrich, DS, called RZ 26-0163.

 Testimony provided.

 Susan Finch, ZHM, closed RZ 26-0163.

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

D.1. RZ 25-0809

 Michelle Heinrich, DS, called RZ 25-0809.

 Testimony provided.

 Susan Finch, ZHM, closed RZ 25-0809.

D.2. MM 25-0810

 Michelle Heinrich, DS, called MM 25-0810.

 Testimony provided.

 Susan Finch, ZHM, closed MM 25-0810.

D.3. MM 25-0849

 Michelle Heinrich, DS, called MM 25-0849.

 Testimony provided.

 Susan Finch, ZHM, closed MM 25-0849.

D.4. RZ 25-0934

 Michelle Heinrich, DS, called RZ 25-0934.

 Testimony provided.

 Susan Finch, ZHM, closed RZ 25-0934.

D.5. MM 25-1239

 Michelle Heinrich, DS, called MM 25-1239.

MONDAY, JANUARY 26, 2026

 Testimony provided.

 Susan Finch, ZHM, continued MM 25-1239 to March 23, 2026, ZHM hearing.

D.6. MM 25-1247

 Michelle Heinrich, DS, called MM 25-1247.

 Testimony provided.

 Susan Finch, ZHM, closed MM 25-1247.

D.7. MM 25-1354

 Michelle Heinrich, DS, called MM 25-1354.

 Testimony provided.

 Susan Finch, ZHM, closed MM 25-1354.

E. ZHM SPECIAL USE - **None**.

ADJOURNMENT

 Susan Finch, ZHM, adjourned the meeting at 9:48 p.m.

Application No. RZ 25-1350

Name: Todd Pressman

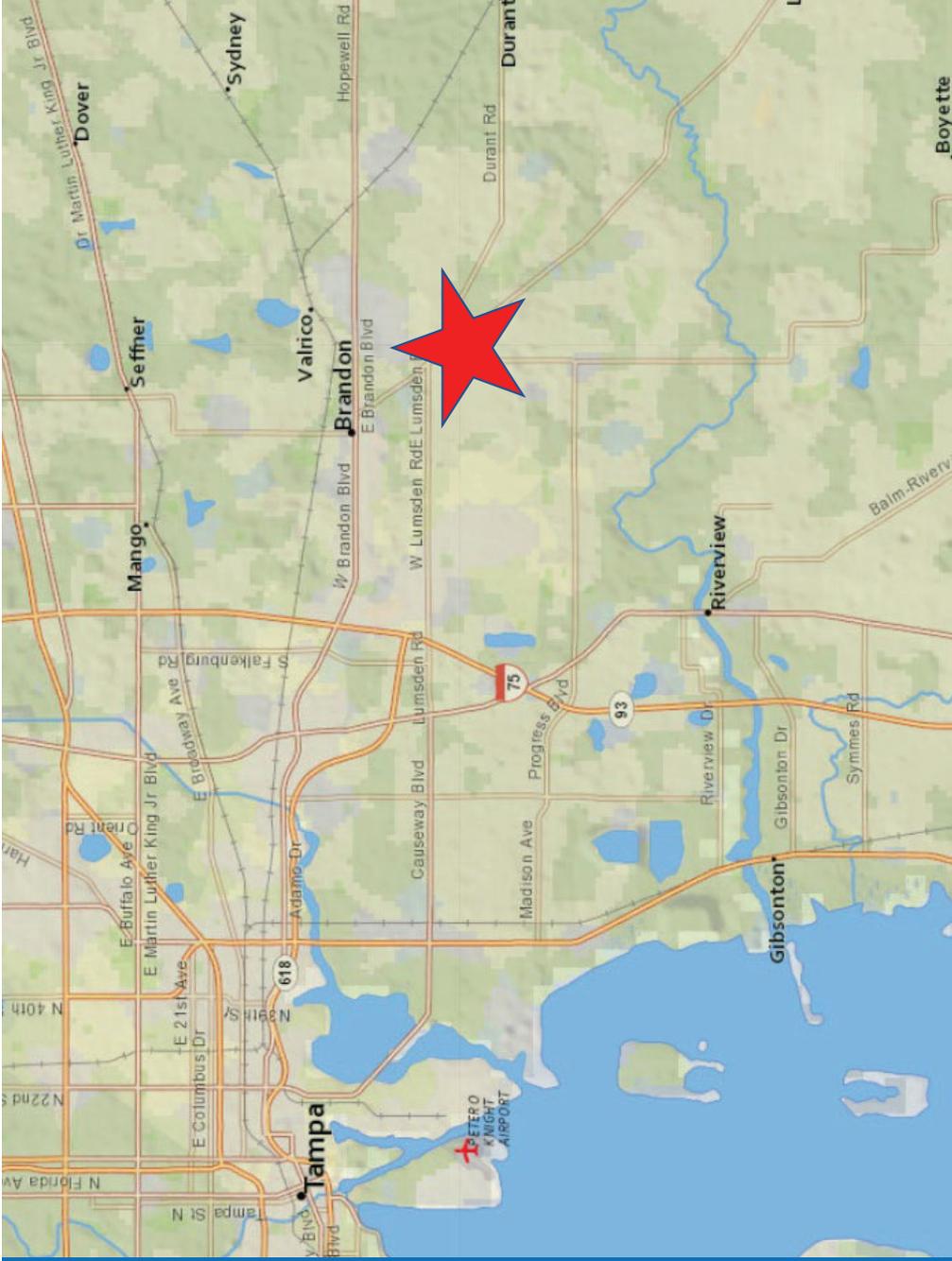
Entered at Public Hearing: ZHM

Exhibit # 1

Date: 01/26/2026

RZ-STD 25-1350

Brandon Area



ISSUE: ASC-1 to BP-O.

2.58 acres.

**D.S.D Supports
Neighbors Support**

CONDITIONS:

- 1) Condition proposed to provide a **30' "B" buffer** all along the **north** property line
- 1) Condition proposed that the **maximum structure square footage** built on the site would be **15,000 SF**.
- 2) **Maximum height, 1 story or 23'**. Architectural embellishments and/or mechanical can go higher by an additional 5'.
- 3) Residential appearance. A set of **appearance conditions proposed are:**

D.S.D., “These restrictions also provide for a scale and design that would be comparable to the other non-single-family, institutional uses in the vicinity of the parcel that also front onto Lithia Pinecrest Road” .

20' B required.

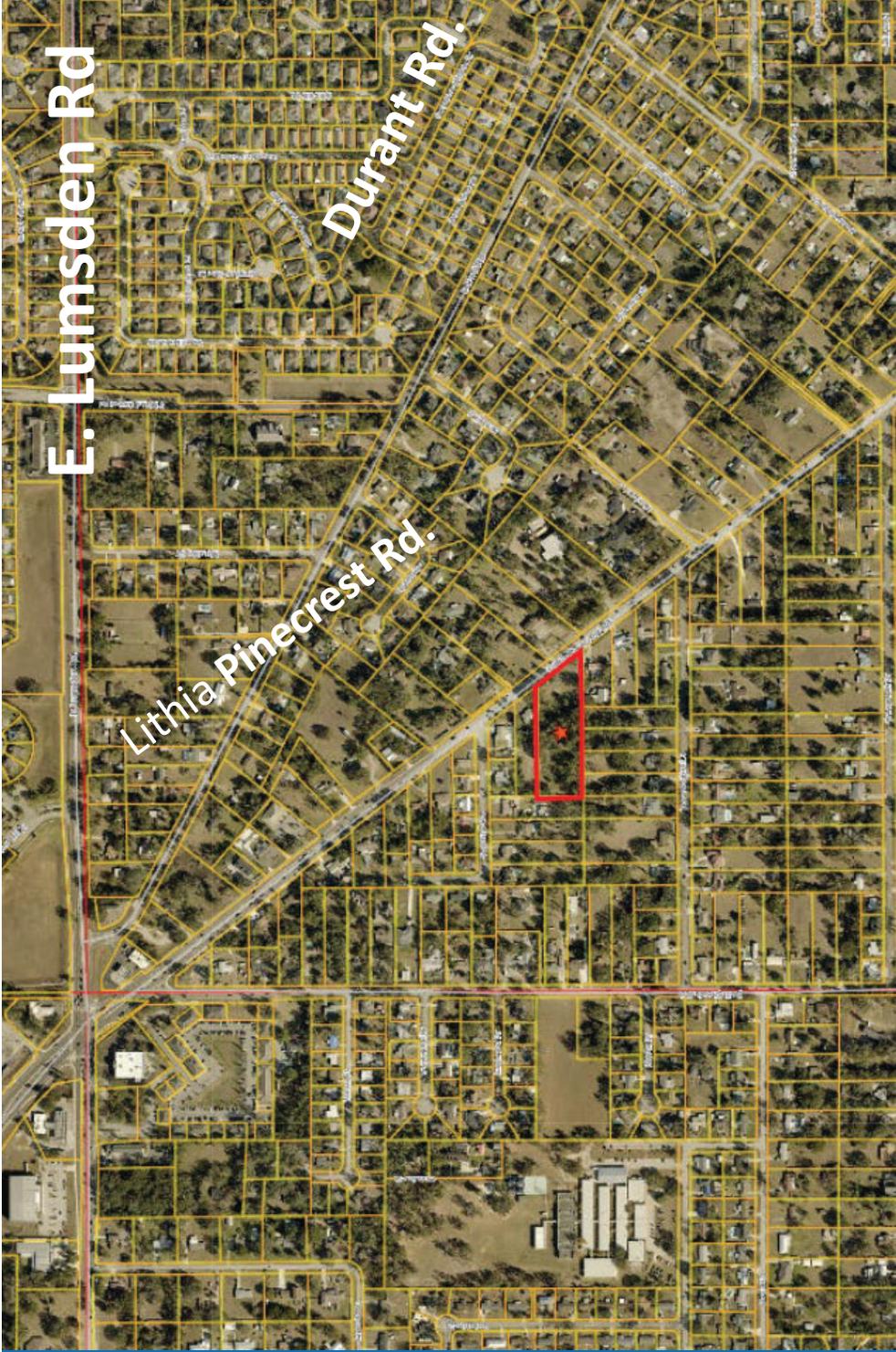
Will provide 30' B
along North
property line



30' B buffer provided along North P. line

- a. If developed with a flat roof, the roof line shall be defined with a cornice, a minimum twelve (12) inches in height and with a minimum projection of two (2) inches. If developed with a pitched roof, the roof shall have a minimum pitch of 3/12.
- b. Windows shall include at least one of the following features: canopies, awnings, shutters or trims. These features shall be permitted to be combined. Decorative shutters, if provided, shall be made of wood, metal or copolymer material and shall not be scored into the stucco.
- c. Facades shall be clad in cement stucco bands, stucco, wood or vinyl slats, or brick.
 - Exterior finish materials may only be combined horizontally, with the visually heavier material below the lighter material. The relative visual weight of materials shall be in the following order (heaviest to lightest): stone, brick, stucco, wood or vinyl slats.

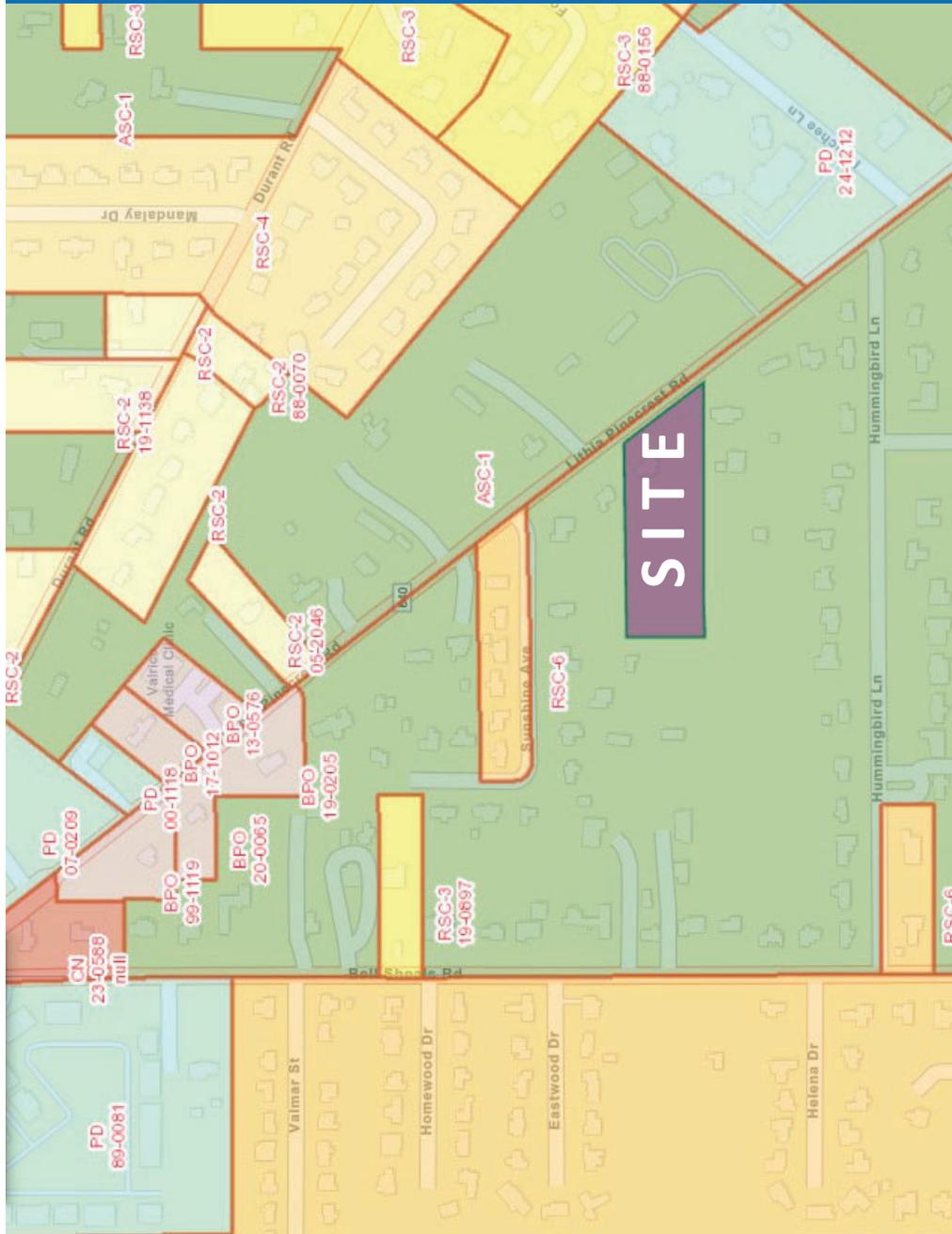
- d. Changes between different wall finishes/materials shall be defined by a horizontal band/trim/accent.
 - e. The building façades shall be architecturally uniform. Architectural elements shall be applied in a universal and consistent manner on all sides.
 - f. Paint shall not constitute a finish.
 - g. All building entrances, other than rear or side service entrances on the rear or side of the building, shall be defined with architectural enhancements such as, but not limited to, recessed doors, arches, transoms, sidelights or porticos consistent with the architectural style of the structure. All entrances should have a trim consistent with the general design.
 - h. Windows shall be provided on all sides of the building at a minimum rate of one window per 20 feet of exterior wall length or fraction thereof.
- Glass blocks shall not contribute to the minimum window requirement.



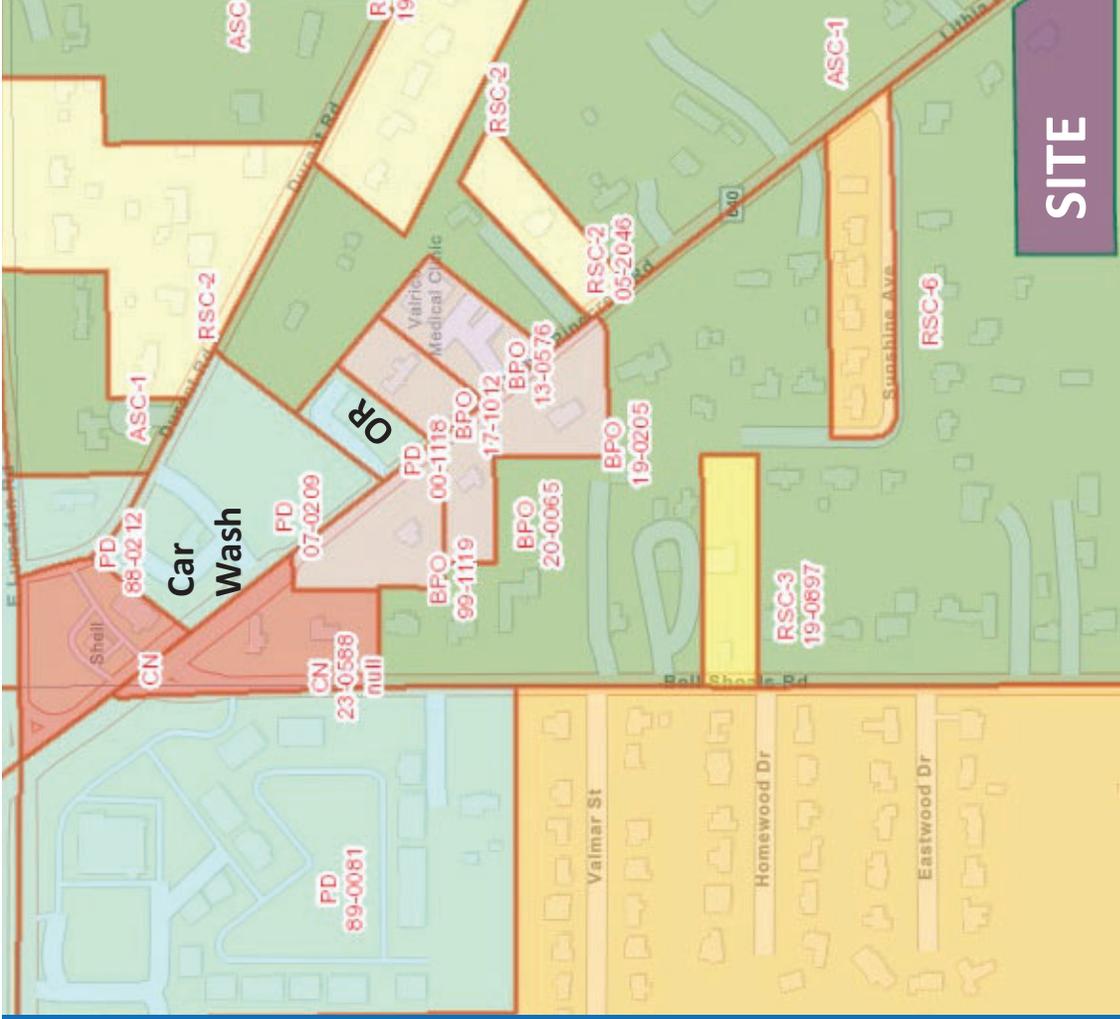
“Lithia-P designated for a future 4-lane enhancement per the Hillsborough County Corridor Preservation Plan”



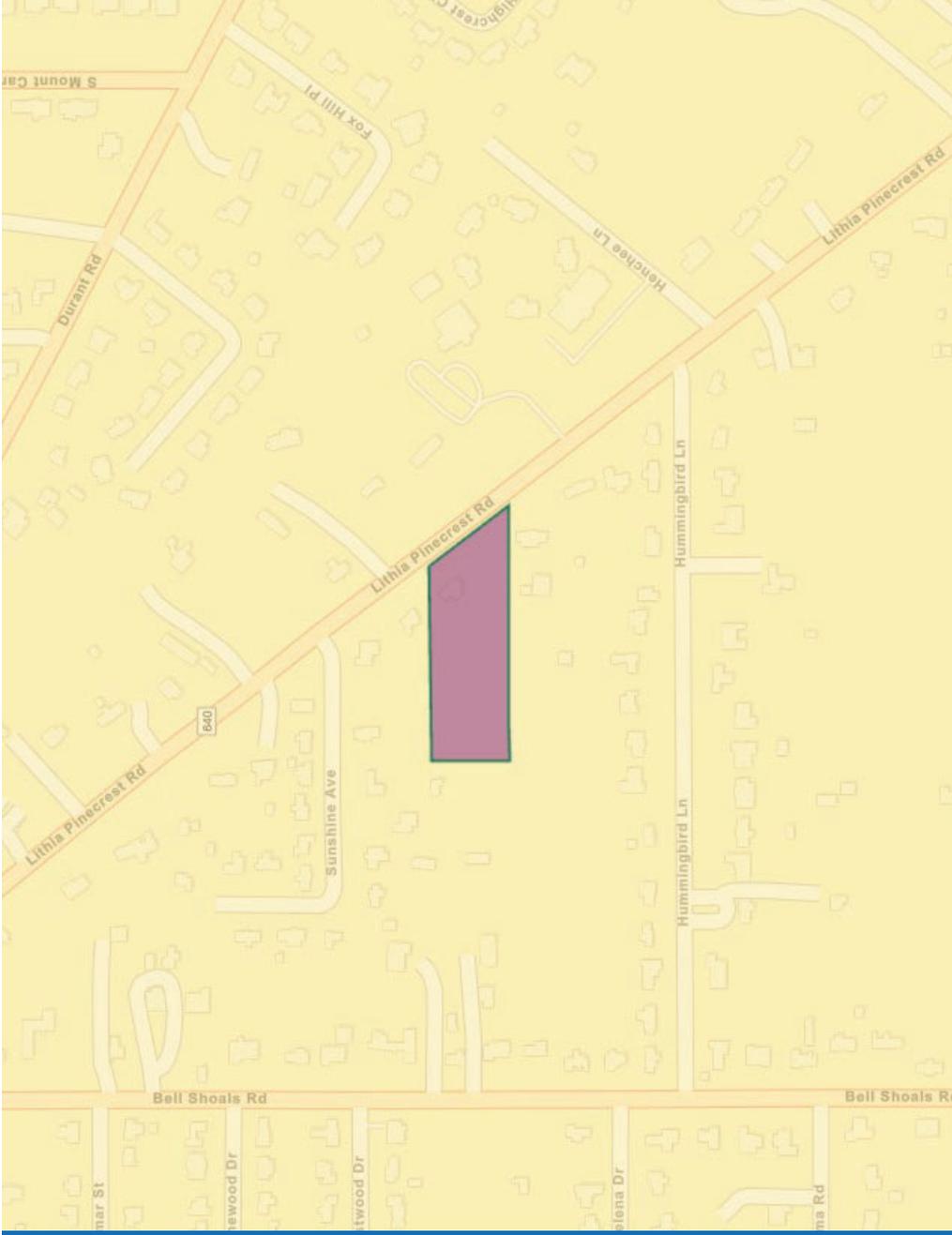
Zoning: ASC-1



Zoning Activity to the North



**FLU:
R-4
.20 FAR
lowest in the
Comp. Plan**





CURRENT
USES



Vacant Home
(no response)

CHURCH
of Florida

Beit Tehila

A Kid's Place

Children's Shelter

CABINET CO.

TEMPLE

Sunshine Ave

Bill Moore & Co

Porta Rack

Planning Commission recognizes some of this: “Also, to the east there are public/quasi-public uses, including a church, and a multi-family use operating as a children’s shelter. Further north across Lithia Pinecrest Road there is an additional public/quasi-public use consisting of another church”.



Abutting South



1705

813-654-2222
www.topraise.net



BEIT
TEHLILA

HOUSE OF PRAISE

MONDAY BIBLE STUDY - 7PM | SATURDAY SERVICE - 11AM

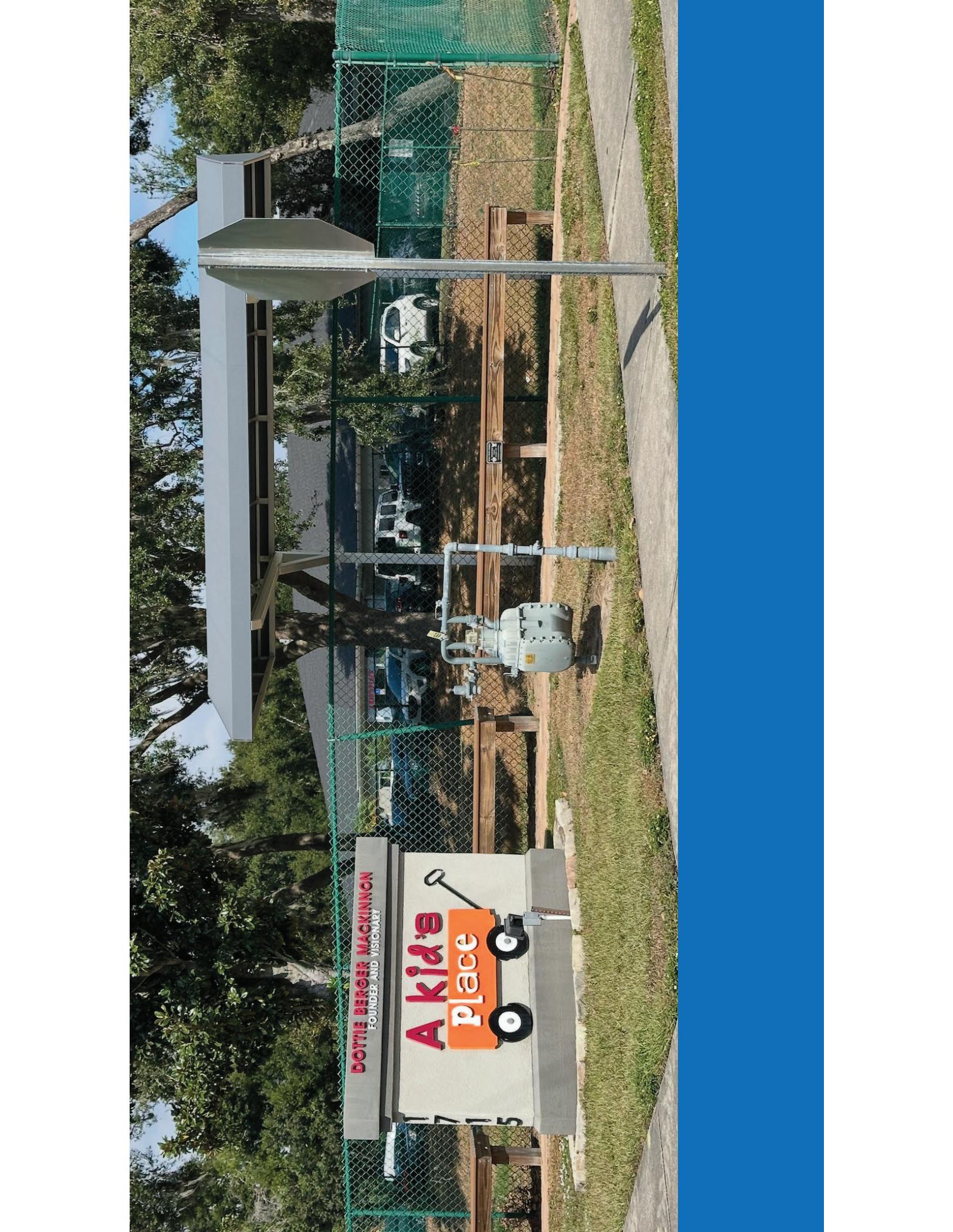
Come Join Us As We
The Hebrew Roots of
The Christian Faith

CELEBRATION OF LIGHTS

1605







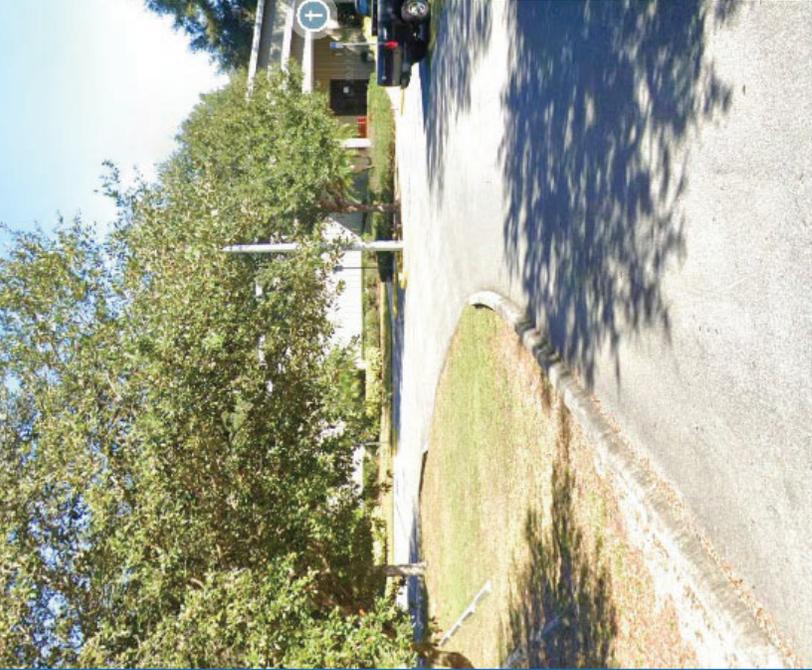
DOTTIE BERGER MACKINNON
FOUNDER AND VISIONARY

A kid's
place



1715



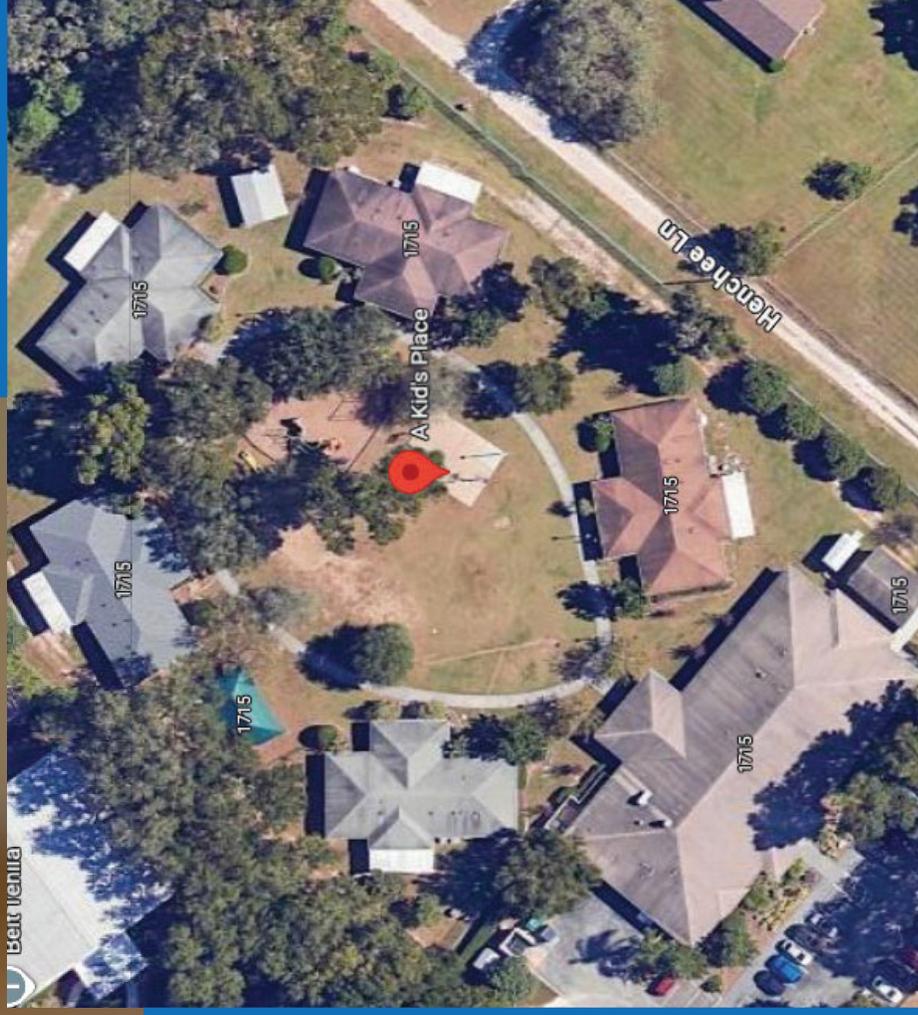


About

Our Programs

Our Campus

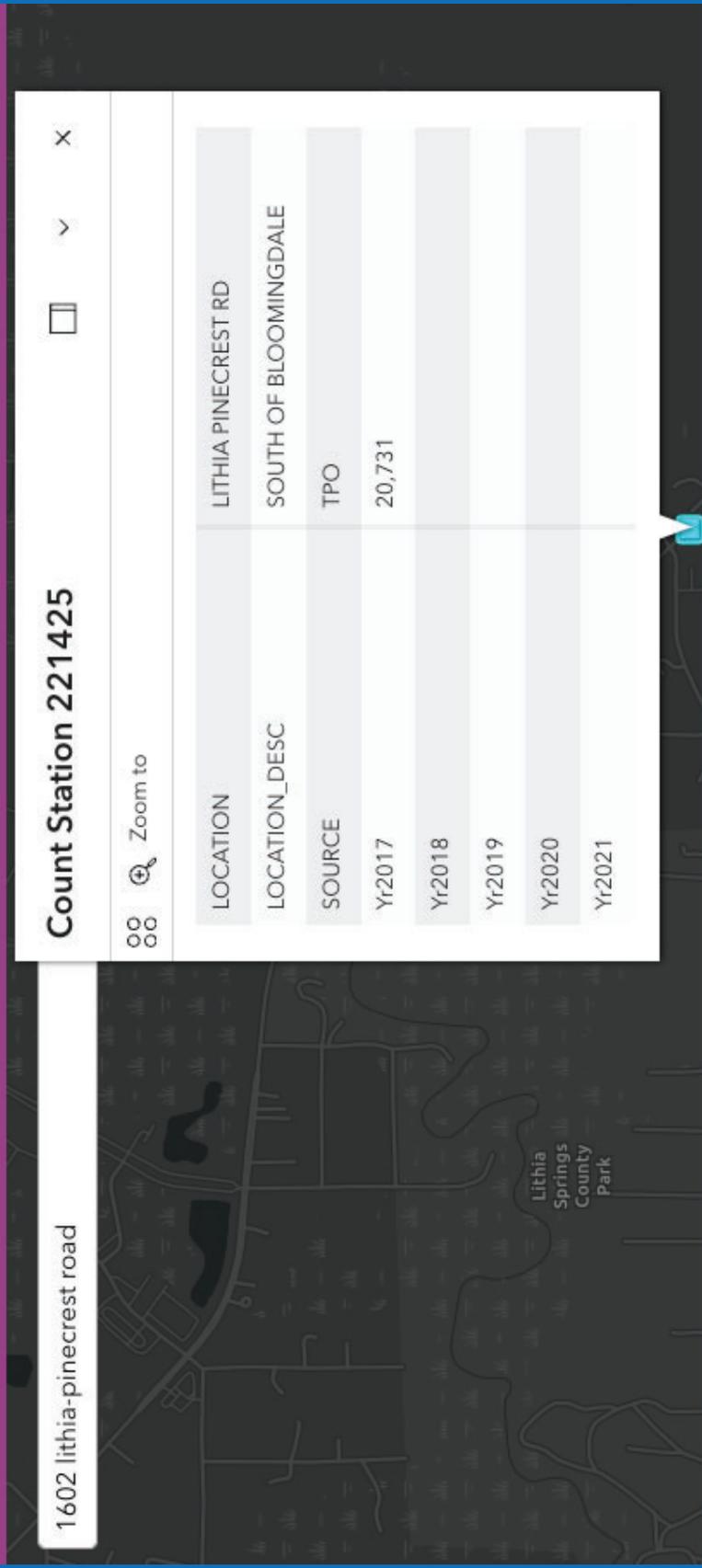
A Kid's Place

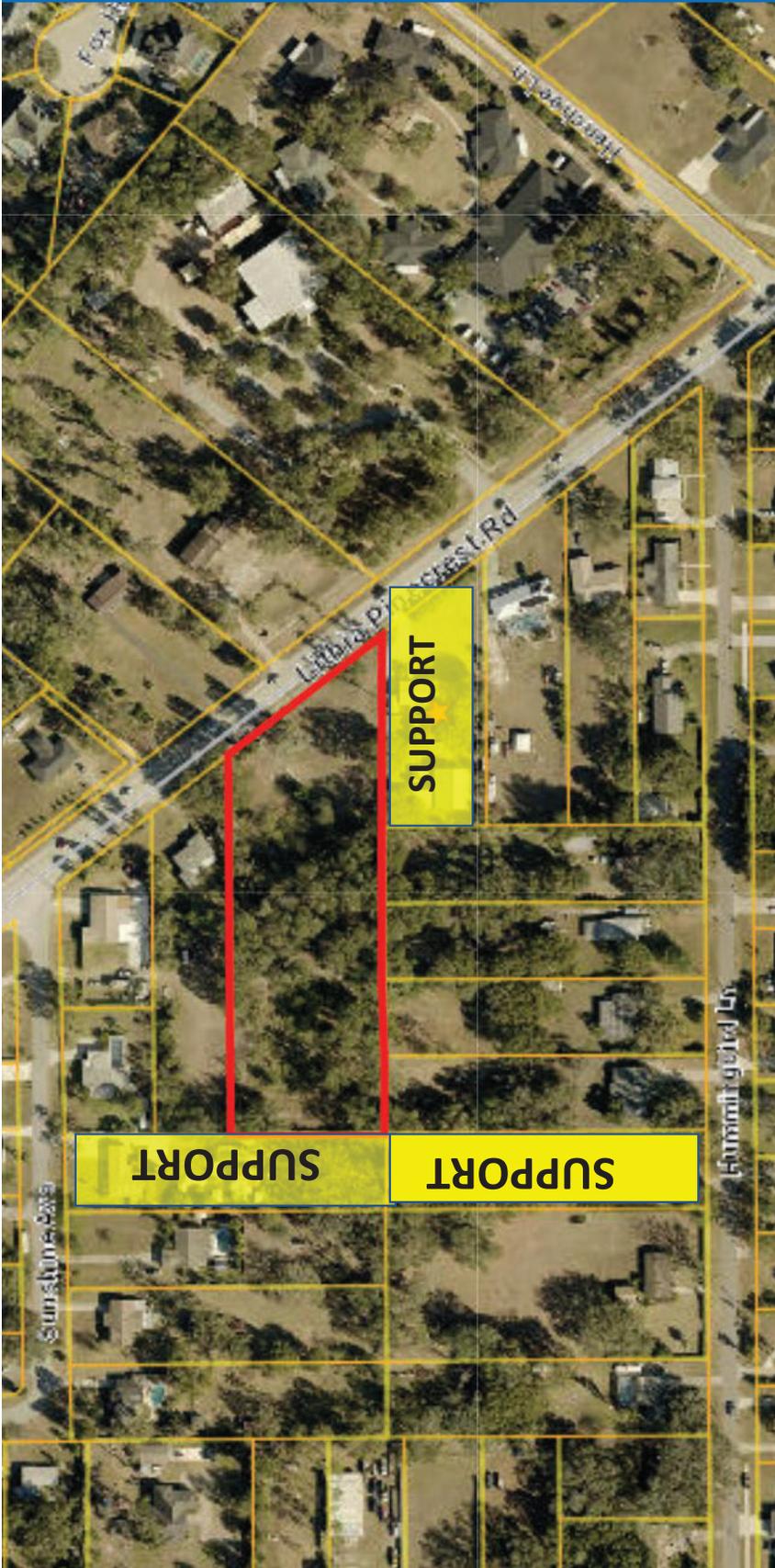


A Kid's Place provides a safe, loving, and nurturing home for foster children.

Traffic Count Stations

Lithia Pinecrest Traffic Count





SUPPORT

SUPPORT

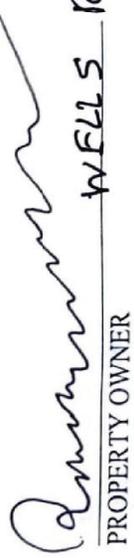
SUPPORT

To: Hillsborough County Commissioner's

RE: 1604 Lithia Pinecrest Road, Brandon, FL. County Re-Zoning File # RZ-STD 25-1350

Please accept this communication as a statement of no opposition for the above stated rezoning application requesting to change to Business-Professional Office, of which would allow business and professional offices on that property.

Thank you.


PROPERTY OWNER

WELLS RAYMOND

1702 LITHIA PINECREST RD
ADDRESS

10/21/2025
Date

To: Hillsborough County Commissioner's

RE: 1604 Lithia Pinecrest Road, Brandon, FL. County Re-Zoning File # RZ-STD 25-1350

Please accept this communication as a statement of no opposition for the above stated rezoning application requesting to change to Business-Professional Office, of which would allow business and professional offices on that property.

Thank you.


PROPERTY OWNER

JOSH GEORGE

1003 HUMMINGBIRD LANE BRANDON, FL 33511
ADDRESS

10/28/25
Date

To: Hillsborough County Commissioner's

RE: 1604 Lithia Pinecrest Road, Brandon, FL. County Re-Zoning File # RZ-STD 25-1350

Please accept this communication as a statement of no opposition for the above stated rezoning application requesting to change to Business-Professional Office, of which would allow business and professional offices on that property.

Thank you.

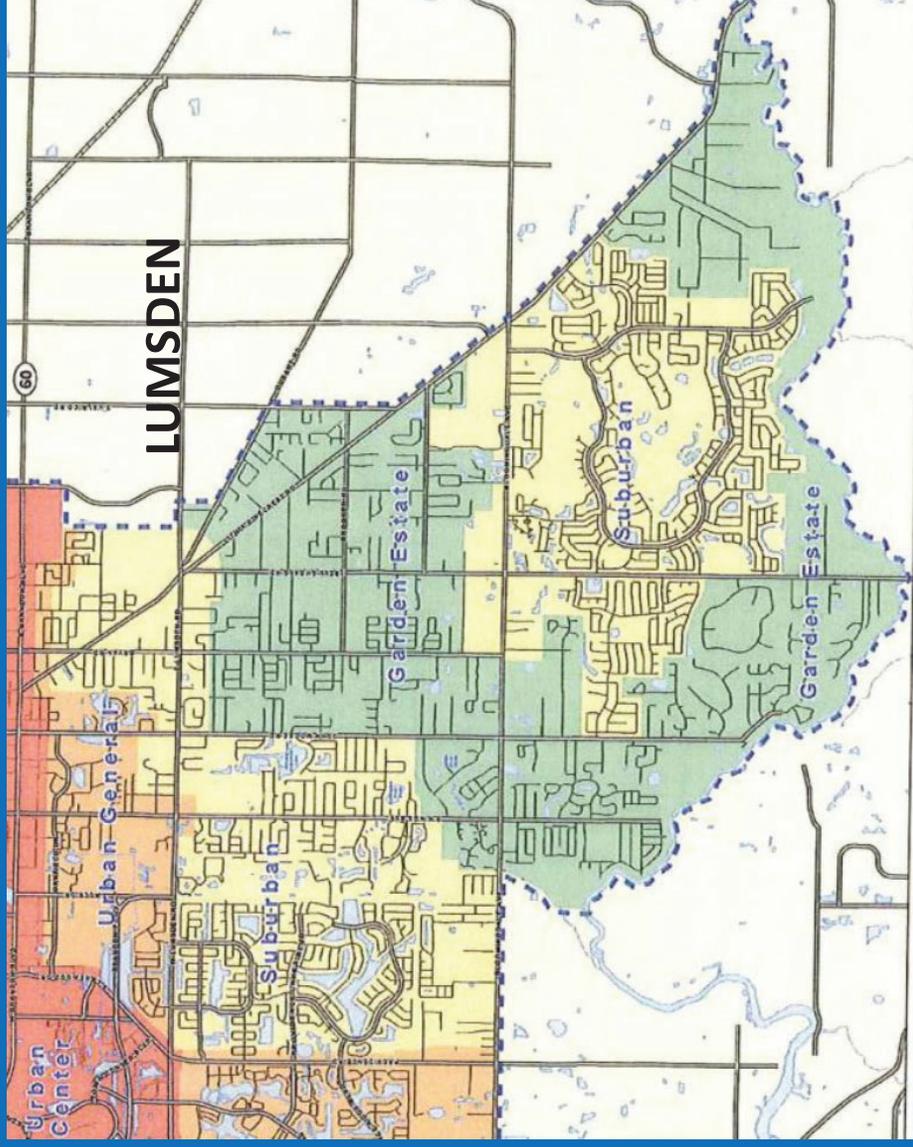
Nick Rivera
PROPERTY OWNER

1108 SUNSHINE AVE, BRANDON, FL-33511
ADDRESS

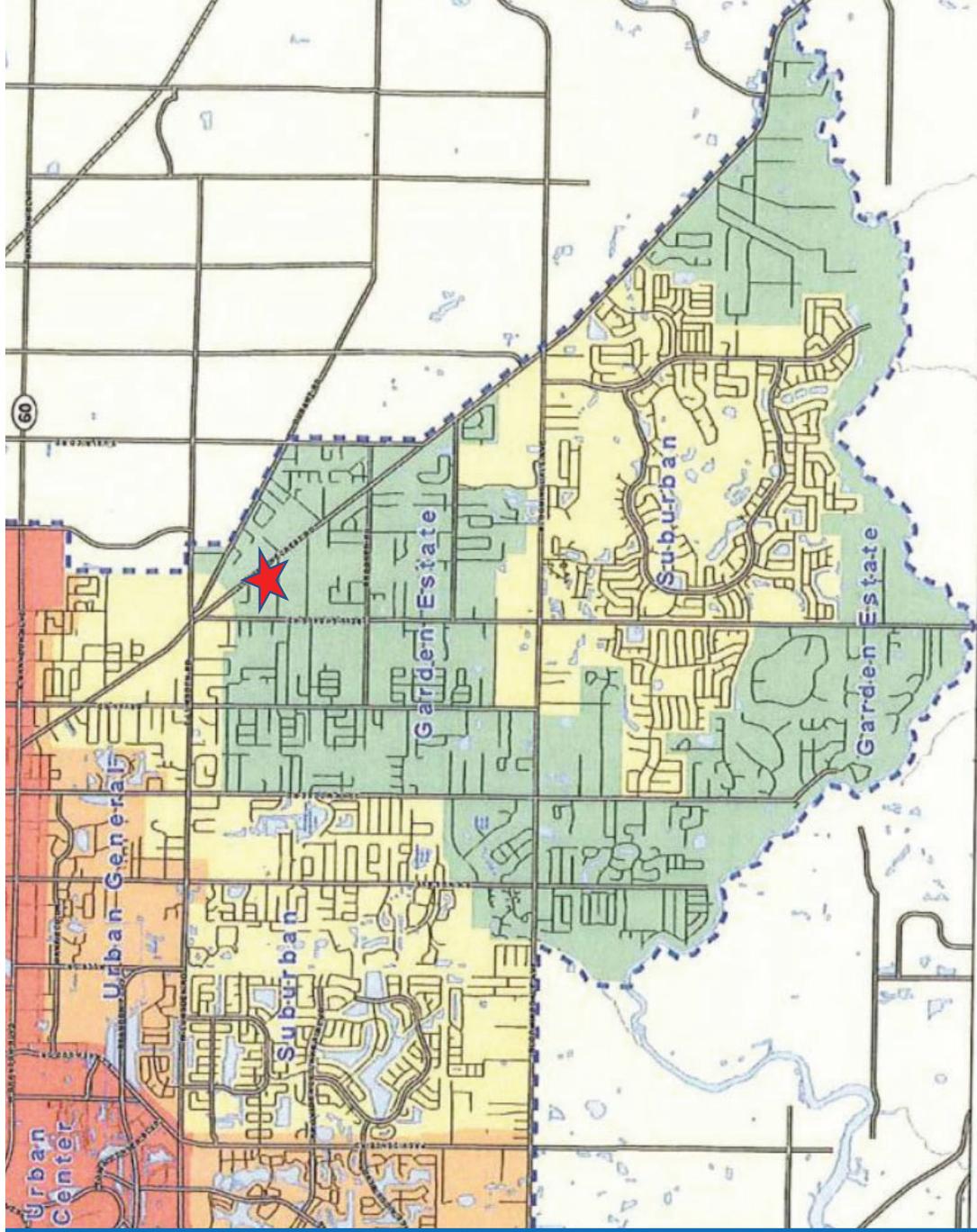
10/28/25
Date

P.C. Recc.:

”The site is located in the Garden Estates Character District, [REDACTED] which consists predominantly of single-family homes....”



Site Location in Gateway Brandon Community Plan District





Locational Waiver and support is:

- **Changing, already changed and morphing area**
- **Abutting adjacent properties are compatible by use or by documented support**
- **Does not apply to the section of the Brandon Community Plan**

Planning Commission Recommendation

“The applicant’s request to rezone the property to BP-O would introduce a use that is inconsistent with the existing single-family residential pattern of the Garden Estates Character District.

“However, staff finds that the majority of the surrounding area remains primarily residential in nature”.

Rezoning Application: RZ STD 25-1350

Zoning Hearing Master Date: 01/26/2026

BOCC Land Use Meeting Date: 03/10/2026

**Hillsborough County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Todd Pressman
 FLU Category: RES-4
 Service Area: Urban
 Site Acreage: 2.58 acres +/-
 Community Plan Area: Brandon
 Overlay: None
 Request: Rezone from ASC-1 to BPO-R

**Introduction Summary:**

The applicant is requesting to rezone the subject property from ASC-1 (Agricultural, Single-Family Conventional) to BPO-R (Business, Professional Office with Restrictions). The proposed restrictions include additional screening/buffering requirements, limiting the total building area to 15,000 square feet, maximum height restrictions, and a set of design requirements to ensure a residential appearance.

Zoning:	Existing	Proposed
District(s)	ASC-1	BPO-R
Typical General Use(s)	Single-Family Residential/Agricultural	Offices, Professional Services
Acreage	2.58 +/-	2.58 +/-
Density/Intensity	1 dwelling unit / acre	0.13 FAR
Mathematical Maximum*	2 dwelling units	15,000 square feet

*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	ASC-1	BPO-R
Lot Size / Lot Width	1 acre / 150'	7,000 sq ft / 70'
Setbacks/Buffering and Screening	Front: 50' Sides: 15' Rear: 50'	Front: 30' Side (North): 30' Type B Buffer Side (South): 20' Type B Buffer Rear (West): 20' Type B Buffer
Height	50'	23' / 1-story

Additional Information:

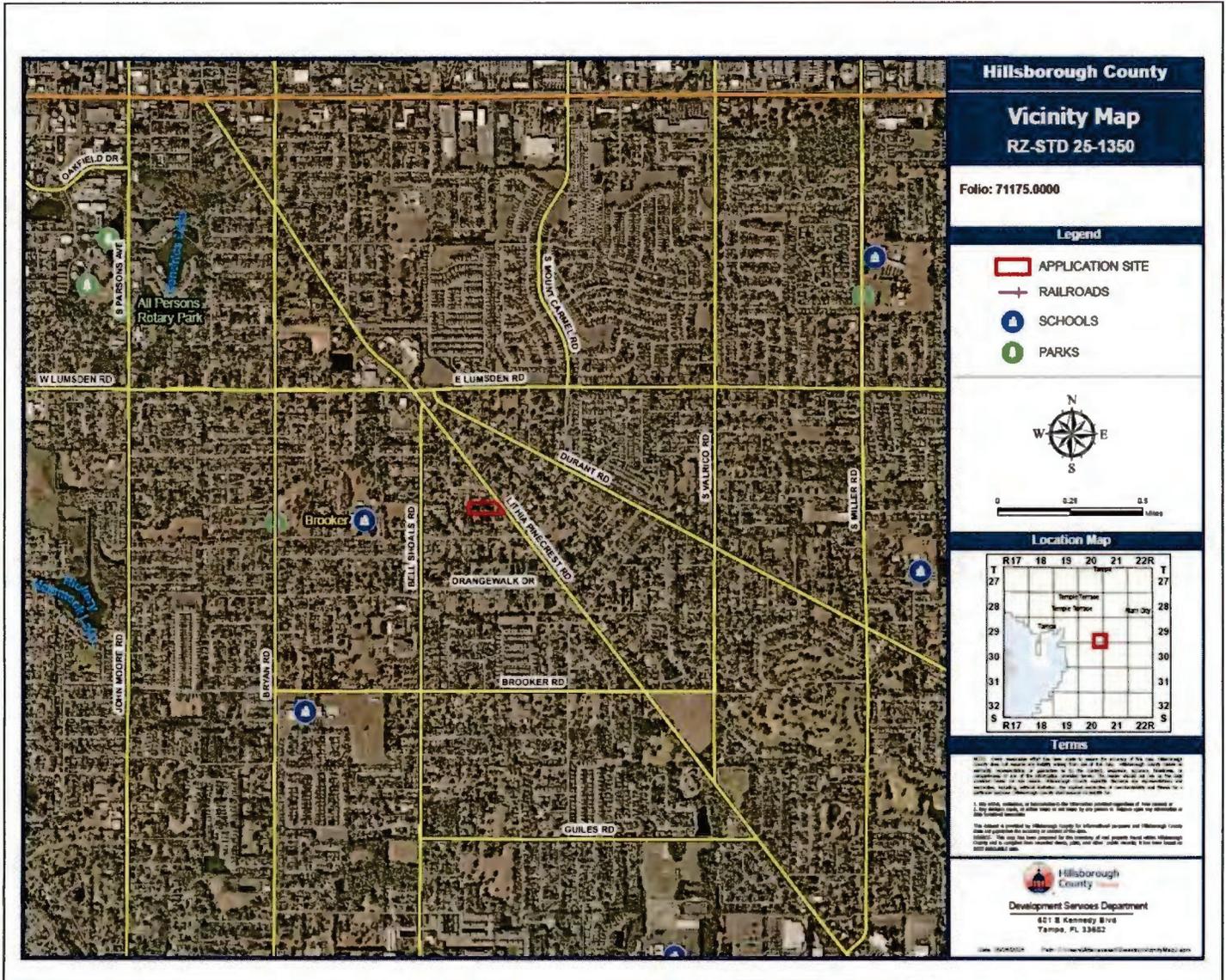
PD Variation(s)	None requested as part of this application.
Waiver(s) to the Land Development Code	None requested as part of this application.

Planning Commission Recommendation: Inconsistent	Development Services Recommendation: Supportable, with Restrictions
--	---

Application No. 25-1350
 Name: Michelle Montalbano
 Entered at Public Hearing: ZHM
 Exhibit # 2 Date: 1-26-26

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

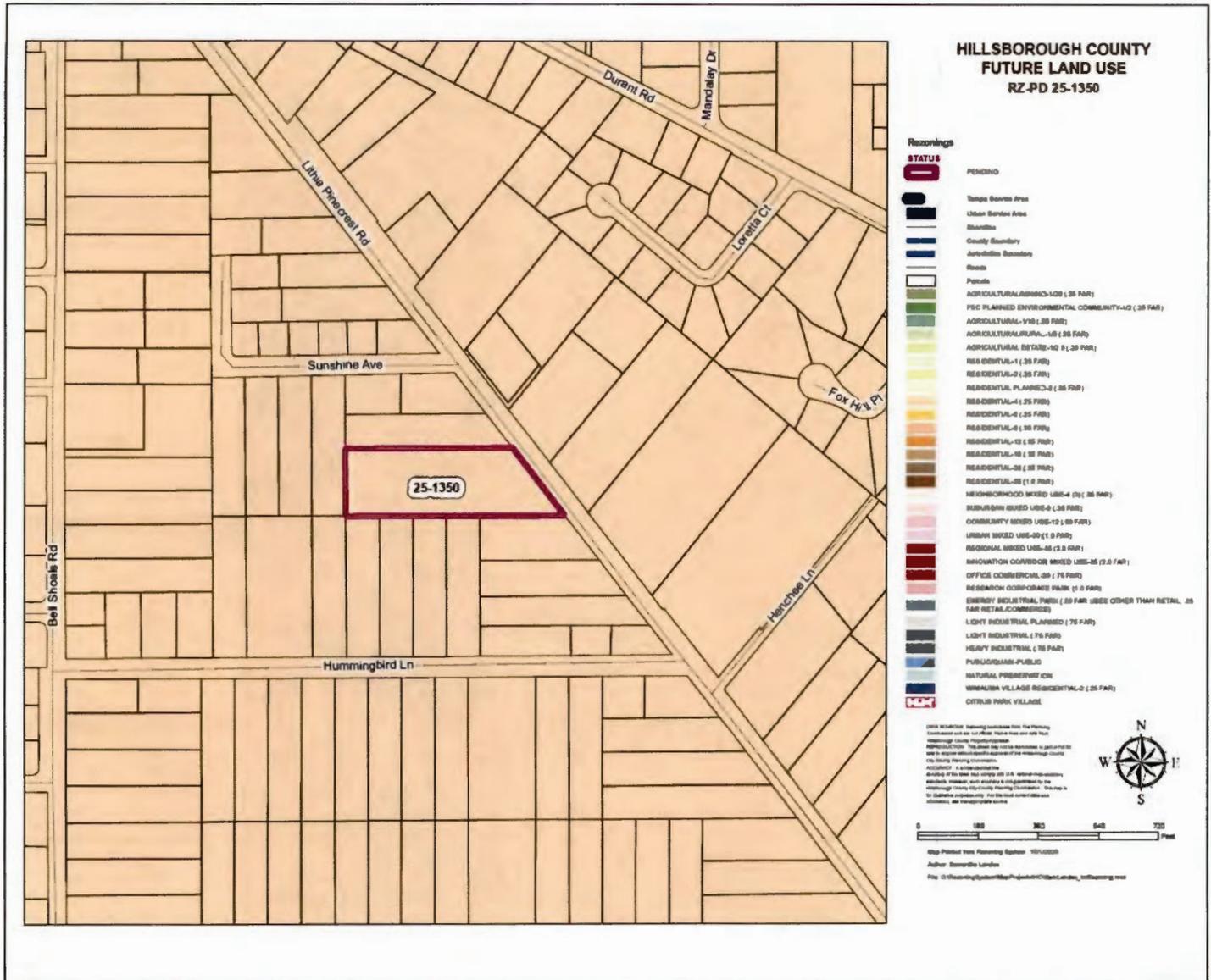


Context of Surrounding Area:

The property is located in the greater Brandon area. The surrounding area is largely occupied by single-family residential developments zoned ASC-1, RSC-4, or RSC-3. Along arterial roads such as Lithia Pinecrest Road and E Lumsden Road are institutional, office, and commercial uses.

2.0 LAND USE MAP SET AND SUMMARY DATA

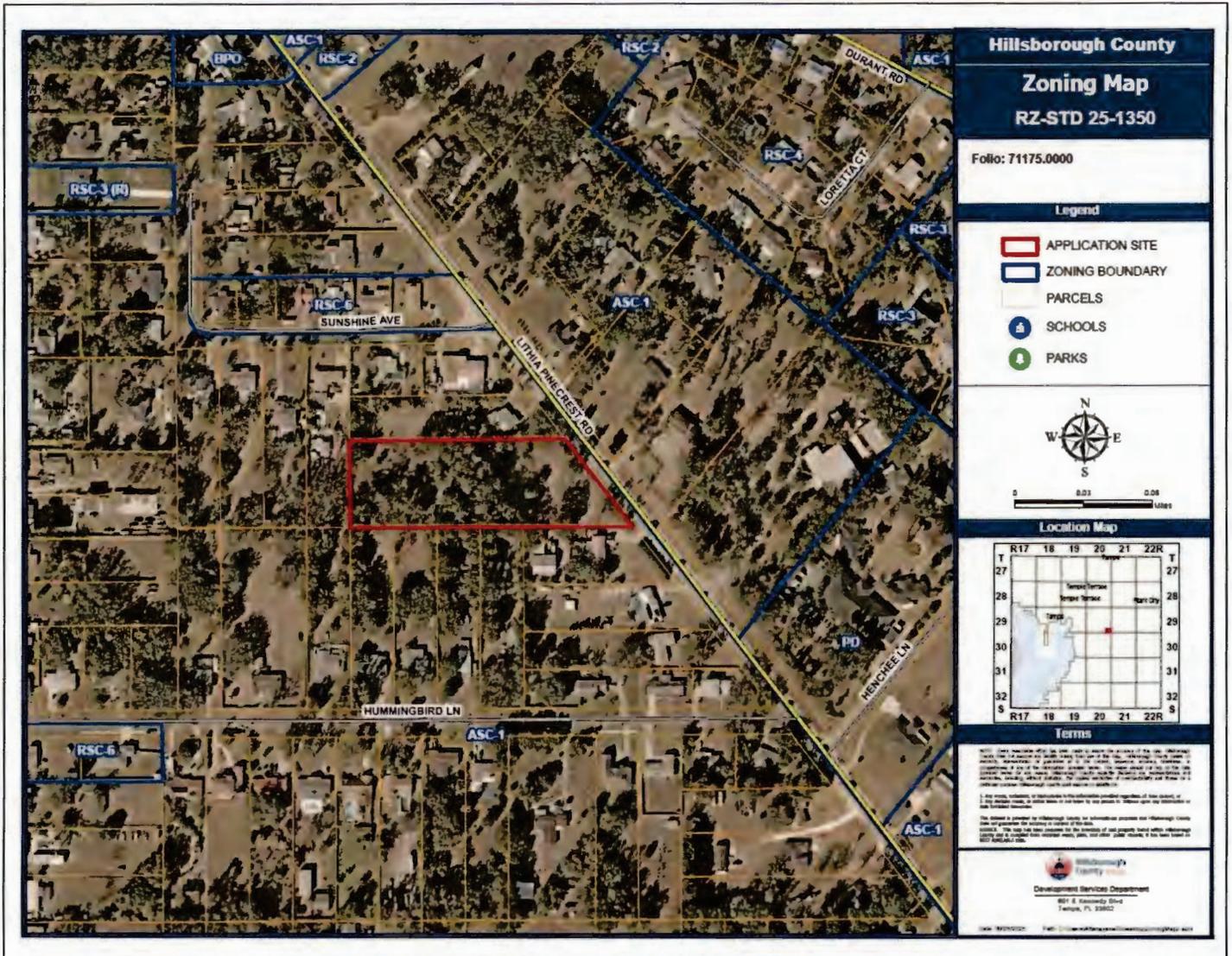
2.2 Future Land Use Map



Future Land Use Category:	RES-4 (Residential-4)
Maximum Density/F.A.R.:	4 DU / GA; Neighborhood commercial, office or multi-purpose projects up to 175,000 sq ft or 0.25 FAR, whichever is less intense.
Typical Uses:	Agricultural, residential, neighborhood commercial, office uses and multi-purpose projects.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	ASC-1	1 DU / GA	Agricultural, Single-Family	Single-Family Residential
South	ASC-1	1 DU / GA	Agricultural, Single-Family	Single-Family Residential
East	ASC-1	1 DU / GA	Agricultural, Single-Family	Single-Family Residential and Church
West	ASC-1	1 DU / GA	Agricultural, Single-Family	Single-Family Residential

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)

N/A

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Lithia Pinecrest Rd.	County Arterial - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	18	1	2
Proposed	936 671	61 11	95 64
Difference (+/-)	+653	+10	+62

Connectivity and Cross Access <input checked="" type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.
Notes:				

Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Natural Resources	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input 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: <ul style="list-style-type: none"> <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input checked="" type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____ 				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Impact/Mobility Fees				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The property is accessed by Lithia Pinecrest Road, currently a 2-lane roadway which is designated for a future 4-lane enhancement per the Hillsborough County Corridor Preservation Plan. The immediate vicinity is occupied by single-family residences, multi-family (community residential home) and institutional uses. Across Lithia Pinecrest Road are two churches zoned ASC-1, and a Community Residential Home permitting a maximum of 60 residents by PD 24-1212. The closest BPO zoned property is approximately 1,000 feet north of the subject property.

The applicant has proposed a set of design criteria to create an office project with residential appearance for the development to not appear out of character with the surrounding area. The BPO zoning district would allow a maximum building area of 22,477 square feet and a maximum height of 50 feet, which could result in a product that is out of scale when compared to the existing development pattern. Therefore, the applicant has proposed to limit the scale of development to a maximum of 15,000 square feet and limiting the building height to 1-story and 23-feet (28' including mechanical equipment or architectural embellishments) in building height. The proposed increased 30-foot-wide buffer with Type B screening along the northern property line would add mitigation to transition from the adjacent residential use to office use. These restrictions also provide for a scale and design that would be comparable to the other non-single-family, institutional uses in the vicinity of the parcel that also front onto Lithia Pinecrest Road.

Due to the above considerations, the request would result in a project which is compatible with the surrounding area and development pattern.

5.2 Recommendation

Staff finds the rezoning request **supportable**, subject to the applicant's proposed restrictions.

6.0 PROPOSED RESTRICTIONS

The applicant has proposed the following restrictions:

1. A 30-foot wide Type B buffer shall be required along the north property line.
2. The maximum floor area of all structures shall be 15,000 square feet.
3. The maximum height shall be 1-story / 23-feet. Architectural embellishments and/or mechanical equipment shall be limited to an additional 5-feet in height.
4. The design of the principal building shall conform to the following requirements to create a residential appearance:
 - a. If developed with a flat roof, the roof line shall be defined with a cornice, a minimum twelve (12) inches in height and with a minimum projection of two (2) inches. If developed with a pitched roof, the roof shall have a minimum pitch of 3/12.
 - b. Windows shall include at least one of the following features: canopies, awnings, shutters or trims. These features shall be permitted to be combined. Decorative shutters, if provided, shall be made of wood, metal or copolymer material and shall not be scored into the stucco.
 - c. Facades shall be clad in cement stucco bands, stucco, wood or vinyl slats, or brick. Exterior finish materials may only be combined horizontally, with the visually heavier material below the lighter material. The relative visual weight of materials shall be in the following order (heaviest to lightest): stone, brick, stucco, wood or vinyl slats.
 - d. Changes between different finishes/materials shall be defined by a horizontal band/trim/accent.
 - e. The building facades shall be architecturally uniform. Architectural elements shall be applied in a universal and consistent manner on all sides.
 - f. Paint shall not constitute a finish.
 - g. All building entrances, other than rear or side service entrances on the rear or side of the building, shall be defined with architectural enhancements such as, but not limited to, recessed doors, arches, transoms, sidelights, or porticos consistent with the architectural style of the structure. All entrances should have a trim consistent with the general design.
 - h. Windows shall be provided on all sides of the building at a minimum rate of one window per 20 feet of exterior wall length or fraction thereof. Glass blocks shall not contribute to the minimum window requirement.

Zoning Administrator Sign Off:

J. Brian Grady

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

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

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

Not applicable.

8.0 PROPOSED SITE PLAN (FULL)

Not applicable.

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 11/08/2025

REVISED 01/16/2026

REVIEWER: Sarah Rose, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA: Brandon

PETITION NO: RZ 25-1350

- 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.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone one parcel totaling +/- 2.65 acres from Agricultural Single Family Conventional - 1 (ASC-1) to Business Professional Office - Restricted (BPO-R). The restriction proposed by the applicant would require that all office structures be residential in appearance, limit the building height to a single story, reduce the maximum Far to 15,000sqft, and provide a 30ft type-B buffer along the northern property line. The site is located +/- 300ft south-east of the intersection of Sunshine Ave. and Lithia Pinecrest Rd. The Future Land Use designation of the site is Residential – 4 (R-4).

Trip Generation Analysis

In accordance with the Development Review Procedures Manual (DRPM), no transportation analysis was required to process the proposed rezoning. Staff have 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 Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
ASC-1, Single Family Detached (ITE 210) 2 Units	18	1	2

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips
-----------------------	------------------------	-----------------------

		AM	PM
BPO, Medical/Dental Office (ITE 720) 112,000sqft	412-371	36-33	39-34
BPO, Copy, Print, and Express Ship Store (ITE Code 920) 64,000sqft	*450-300	17-11	45-30
BPO, Small Office Building (ITE 712) 5,086sqft	74	8	11
Total	936-671	61-44	95-64

*Estimated by Staff. ITE Trip Generation Manual 12th Edition does not provide 24 trip counts for this use.

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+918-653	+60-43	+93-62

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Lithia Pinecrest Rd., a 2-lane, undivided, substandard, rural county-maintained arterial roadway. The roadway is characterized by +/- 12-foot-wide travel lanes. There are +/- 4-foot-wide paved shoulders on both sides of the roadway and +/- 5-foot-wide sidewalks along the south-western side of the roadway. The roadway lies within a +/- 100-ft right-of-way. Pursuant to the Hillsborough County Corridor Preservation Plan, Lithia Pinecrest Rd. is designated for a future four lane enhancement.

SITE ACCESS

It is anticipated that the site will have access to Lithia Pinecrest Rd.

Generally, for projects with a Euclidean zoning designation, a project's potential transportation impacts, site access requirements, substandard road issues, site layout and design, other issues related to project access, and compliance with other applicable Hillsborough County Comprehensive Plan, Hillsborough County Land Development Code (LDC) and Hillsborough County Transportation Technical Manual (TTM) requirements are evaluated at the time of plat/site/construction plan review. Given the limited information available as is typical of all Euclidean zoned properties and/or non-regulatory nature of any conceptual plans provided, Transportation Review Section staff did review the proposed rezoning to determine (to the best of our ability) whether the zoning is generally consistent with applicable policies of the Hillsborough County Comprehensive Plan, LDC and TTM (e.g. to ensure that the proposed rezoning would not

result in a violation of the requirement whereby access to commercial properties cannot be taken through residentially or agriculturally zoned properties), and/or whether, in staff's opinion, some reasonable level of development under the proposed zoning designation could be supported based on current access management standards (e.g. to ensure that a project was not seeking an intensification of a parcel which cannot meet minimum access spacing requirements).

Staff notes that the developer/property owner will be required to comply with all Comprehensive Plan, LDC, TTM and other applicable rules and regulations at the time of plat/site/construction plan review. As such, staff have no objection to this request.

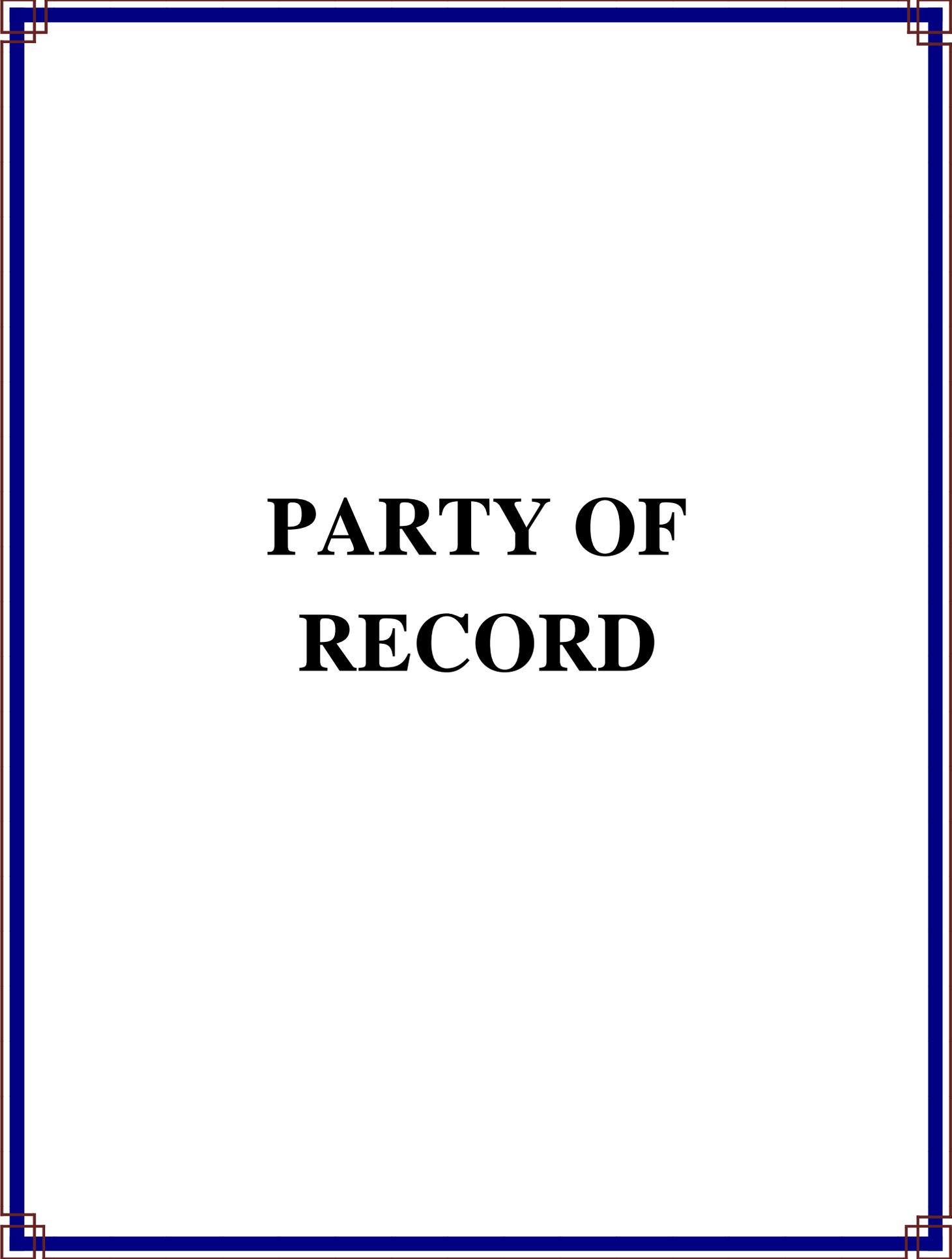
Staff notes that any plans or graphics presented as a part of a Euclidean zoning case are non-binding and will have no regulatory value at the time of plat/site/construction plan review.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

The roadway level of service provided for Lithia Pinecrest Rd. is for information purposes only.

Roadway	From	To	LOS Standard	Peak Hr. Directional LOS
Lithia Pinecrest Rd.	Lumsden Rd.	Bloomingdale Ave.	D	F

Source: [2020 Hillsborough County Level of Service \(LOS\) Report](#)



**PARTY OF
RECORD**

To: Hillsborough County Commissioner's

RE: 1604 Lithia Pinecrest Road, Brandon, FL. County Re-Zoning File # RZ-STD 25-1350

Please accept this communication as a statement of no opposition for the above stated rezoning application requesting to change to Business-Professional Office, of which would allow business and professional offices on that property.

Thank you.

Victor Rivera
PROPERTY OWNER

1108 SUNSHINE AVE, BRANDON, FL-33511
ADDRESS

10/28/25
Date