**Rezoning Application:** PD 24-1155 Remand

**Zoning Hearing Master Date:** July 21, 2025

**BOCC Land Use Meeting Date:** September 9, 2025



**Development Services Department** 

#### 1.0 APPLICATION SUMMARY

Applicant: Todd Pressman, Pressman &

Associates, Inc.

FLU Category: CMU-12

Service Area: Urban

Site Acreage: Approximately 5.06 acres

Community

Plan Area:

Seffner Mango

Overlay: None



#### **Introduction Summary:**

REMAND: The application was initially heard at the April 15, 2025, ZHM hearing. At the June 10, 2025, BOCC LUM the applicant requested the application be remanded to the July 21, 2025, ZHM hearing. The applicant proposes to increase the maximum allowable height from 14 feet to 30 feet. Applicant modifications include updating the narrative request to address compatibility. Related to the increased height, the applicant proposes to incorporate an additional condition to maintain a residential building appearance and associated site plan revisions to increase the maximum building height from 14 feet to 30 feet.

The applicant seeks to develop an approximately 5.06-acre unified development consisting of parcel (folio no. 62885.0000) located approximately 500 feet north of East U.S. Highway 92, approximately 450 feet south of the Interstate 75 (I-75) and Interstate 4 (I-4) interchange and adjacent to the off-ramp from I-75 to I-4. The request is for a rezoning from ASC-1 to Planned Development (PD) to allow for the development of Professional Residential Facility with a maximum of 100 residents.

CMU-12 allows a maximum of 12 dwelling units per acre for a total of 60 units. For the purposes of calculating density, each "placed" resident in the facility shall equal one-fifth of a dwelling unit equating to a maximum of 300 placed residents. However, the applicant proposes a maximum of 100 placed residents.

Zoning:	Existing	Proposed
District(s)	ASC-1	Proposed
Typical General Use(s)	Single-Family Residential/Agricultural	Professional Residential Facility (Type C)
Acreage	5.06 acres	5.06 acres
Density/Intensity	1 unit per 1 acre	4 du per acre (Each "placed resident" equates to one-fifth of a dwelling unit)
Mathematical Maximum*	5 units	100 "placed residents"

<sup>\*</sup>number represents a pre-development approximation

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Development Standards:		Existing	Proposed
District(s)		ASC-1	PD
Setbacks/Buffering and Screening	Front: 50 ft. Side: 15 ft. Rear: 50 ft.		Per site development plan / 3035-ft minimum northern PD boundary setback. West: 0'-wide buffer with Screening South: 20'-wide buffer with Screening North: 20'-wide buffer with Screening East: 20'-wide landscape buffer
Height		50 ft. Max. Ht.	<del>-1</del> 4 <u>30</u> ft. Max. Ht.
Additional Information:			
PD Variation(s)		LDC Part 6.06.00 (Landscap	oing/Buffering)
Waiver(s) to the Land Devel	opment Code	None requested as part of	this application.

Planning Commission Recommendation:	Development Services Recommendation:
CONSISTENT	APPROVABLE, Subject to Conditions.

#### 2.0 LAND USE MAP SET AND SUMMARY DATA

#### 2.1 Vicinity Map



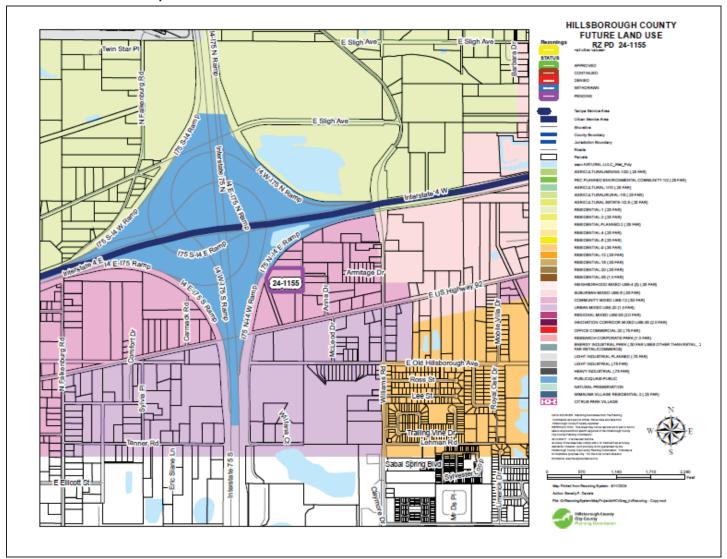
#### **Context of Surrounding Area:**

The subject property is located +/-450 feet south of the Interstate 75 (I-75) and Interstate 4 (I-4) interchange and adjacent to the off-ramp from I-75 to I-4.

The site is located in an area comprised of light industrial, mixed and commercial uses and rural-agricultural properties. The subject site is predominantly surrounded by properties with a CMU-12 Future Land Use category which has the potential to permit light industrial, commercial, office and multi-purpose uses. The site is adjacent to commercial and industrial type use properties, as well as residential.

#### 2.0 LAND USE MAP SET AND SUMMARY DATA

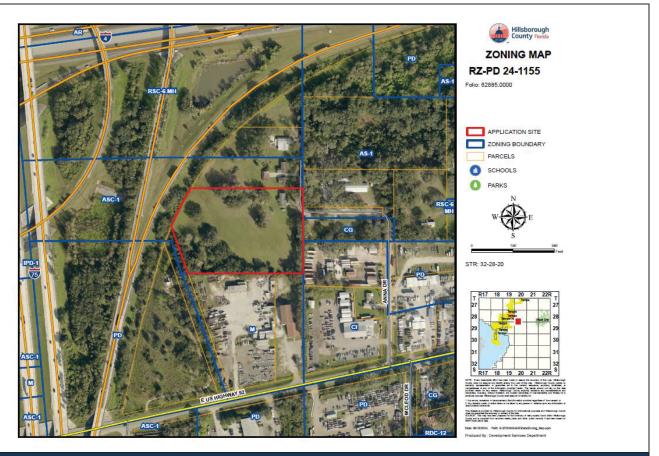
#### 2.2 Future Land Use Map



Subject Site Future Land Use Category:	CMU-12
Maximum Density/F.A.R.:	Residential: 12 du/acre Maximum FAR: 0.35 - 0.50
Typical Uses:	Agricultural, residential, commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed-use projects.

#### 2.0 LAND USE MAP SET AND SUMMARY DATA

#### 2.3 Immediate Area Map



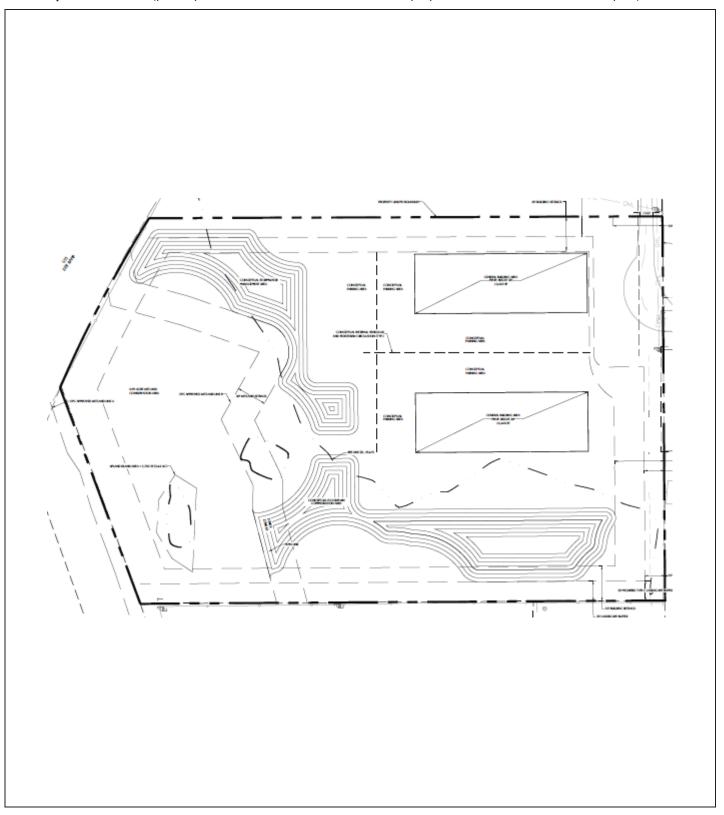
Adjacent Zonings and Uses					
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:	
North	ASC-1	1 unit per acre	Agricultural / SF	Single Family	
South	RZ 12-0486 (M)	0.75 FAR	Industrial	Open Storage	
	AS-1	1 unit per 1 acre	Agricultural / SF	Vacant and Anna Drive	
East	PD 24-0459	+/-4.6 dwelling units per acre	Mobile Home Park	Mobile Home Park	
EdSt	CG	0.27 FAR	Commercial Activities	Vacant (Per PAO)	
	Commercial Intensive	0.30 FAR	Intensive Commercial	Open Storage	
West	ASC-1	N/A	ROW & Utility	Vacant	

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

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

Adjoining Roadways (check if applicable)					
Road Name	Classification	Current Conditions	Select Future Improvements		
	County Local -	2 Lanes ⊠Substandard Road	☐ Corridor Preservation Plan☐ Site Access Improvements		
Anna Dr	Rural	⊠Sufficient ROW Width Note: A portion is private unplatted.	<ul> <li>         ⊠ Substandard Road Improvements     </li> <li>         ⊠ Other     </li> </ul>		

Project Trip Generation □Not applicable for this request					
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips		
Existing	47	4	5		
Proposed	260	18	24		
Difference (+/-)	+213	+14	+19		

<sup>\*</sup>Trips reported are based on gross external trips unless otherwise noted.

Connectivity and Cross Access ⊠Not applicable for this request						
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding		
North		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: The applicant has opted to defer determining the exact location of the project access until site construction plan review.

Design Exception/Administrative Variance □Not applicable for this request				
Road Name/Nature of Request Type Finding				
Anna Dr./Substandard Roadway	Design Exception Requested	Approvable		
Choose an item. Choose an item.				
Notes:				

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#### 4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	⊠ Yes □ No	☐ Yes ⊠ No	⊠ Yes □ No	
Natural Resources	⊠ Yes □ No	☐ Yes ⊠ No	⊠ Yes □ No	
Conservation & Environ. Lands Mgmt.	⊠ Yes □ No	☐ Yes ⊠ No	☐ Yes ⊠ No	
Check if Applicable:  ☑ Wetlands/Other Surface Waters		Vater Wellfield Pro t Wildlife Habitat (		fe Habitat Area)
☐ Use of Environmentally Sensitive Land Credit		igh Hazard Area burban/Rural Scer	nic Corridor	
<ul><li>☐ Wellhead Protection Area</li><li>☒ Surface Water Resource Protection Area</li></ul>	☐ Adjacent to ELAPP property ☐ Other: _Airport Height Restriction 90' AMSL		SL	
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation  ⊠ Design Exc./Adm. Variance Requested  ⊠ Off-site Improvements Provided	⊠ Yes □ No	☐ Yes ⊠ No	⊠ Yes □ No	
Service Area/ Water & Wastewater  ⊠Urban ☐ City of Tampa ☐Rural ☐ City of Temple Terrace	⊠ Yes □ No	☐ Yes ⊠ No	☐ Yes ⊠ No	
Hillsborough County School Board  Adequate □ K-5 □ 6-8 □ 9-12 ⋈ N/A  Inadequate □ K-5 □ 6-8 □ 9-12 ⋈ N/A	□ Yes ⊠ No	☐ Yes ⊠ No	□ Yes ⊠ No	
Impact/Mobility Fees Assisted Living (Per bed mobility) (Per 1,000 s.f. fire) Mobility: \$1,253 Fire: \$95 Urban Mobility, Northeast Fire - 100 person rehal	o facility - best f	it assisted living/nur	sing home	
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments

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Planning Commission					
☐ Meets Locational Crit	teria 🖾 N/A	⊠ Yes	☐ Inconsistent	□ Yes	
$\square$ Locational Criteria W	aiver Requested	□ No	□ Consistent	⊠ No	
☐ Minimum Density Me	et ⊠ N/A				

#### **5.0 IMPLEMENTATION RECOMMENDATIONS**

#### 5.1 Compatibility

The applicant seeks to develop an approximately 5.06-acre unified development consisting of one folio located at the located approximately 500 feet north of East U.S. Highway 92, and approximately 450 feet south of the Interstate 75 (I-75) and Interstate 4 (I-4) interchange and adjacent to the off-ramp from I-75 to I-4.

The applicant proposes a maximum building height of 14 feet which is under the 20-foot building height and therefore does not require an additional compatibility setback.

The applicant proposes to increase the building height from 14 feet to 30 feet. To ensure compatibility with adjacent properties, LDC Section 6.06.06 requires a five-foot buffer along the northern property line. The applicant is exceeding this requirement by proposing:

- A 20-foot-wide buffer with Type B screening;
- A north setback of 35 feet, increased from the previously proposed 30 feet to account for the increased height;
- A condition to maintain a **residential architectural appearance**, further enhancing compatibility with the adjacent single-family residence.

These enhanced buffer and setback measures support improved separation and visual cohesion between the proposed facility and neighboring properties.

The applicant proposes a 0'-wide buffer with an Opaque Fence which is adjacent to a +/-50-foot drainage ditch to the West/Southwest which is adjacent to the off-ramp from I-75 to I-4. On the North boundary of the site the applicant proposes a 20-foot-wide buffer with Type "B" Screening, which exceeds the required 5-foot-wide buffer with Type "A" screening. Along the East (Front) property boundary and behind the access road the applicant proposes a 20-foot-wide "landscape buffer" equivalent to Urban Scenic Roadway requirements.

PD Variations to buffering and screening requirements along the south and south/west property lines are proposed (see Section 7.0). Staff does not object to those requests.

#### 5.2 Recommendation

Based on the above considerations, staff finds the request approvable, subject to conditions.

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#### 6.0 PROPOSED CONDITIONS

Approval of the request, subject to the conditions listed below, is based on the general site plan submitted June 12, 2025.

1. The project shall be limited to Professional Residential Facility with a maximum of 100 "places residents". Buildings shall be developed where generally depicted on the site plan.

2. The development shall comply with the following development standards.

a. Maximum Building Coverage: 10 percent
 b. Maximum Building Height: 14 30 feet
 c. Minimum north PD boundary setback: 350 feet

- 3. The project shall comply with the following:
  - A 0-foot wide buffer with a 6-foot high solid fence (constructed of masonry, wood or PVC) shall be
    provided along the northwest. The fencing may be permitted to be located internal to the site to
    meet any wetland setbacks.
  - The Northern buffer shall be a 20-foot-wide buffer with Type "B" Screening.
  - The Eastern "landscape buffer" shall be a 20-foot-wide landscape buffer with screening equivalent to LDC Section 6.06.03.I.2.c with one street tree per 40 feet of frontage and one canopy tree for every 50 feet of yard frontage. The 20-foot-wide landscape buffer adjacent to the proposed 50-foot right-of-way in the northeast shall not be required where any access ingress/egress connects to Anna Drive.
  - A 20-foot-wide buffer with Type B screening shall be provided along the southwest. Should fencing
    be utilized to meet portions of the screening requirement, the fencing may be permitted to be
    located internal to the site to meet any wetland setbacks.
  - The Southern buffer shall be a 20-foot-wide buffer with modified Type "C" Screening. A 6-foot-high masonry wall shall not be required.
- 4. The site shall comply with LDC Section 6.11.75.B. If developed with fewer than 16 residents, the site shall comply with LDC Section 6.11.75.E.
- 5. Notwithstanding anything shown on the PD site plan to the contrary, the presence or absence of access, number, design and location of the access point(s), including roadway stub outs and/or vehicular cross access shall be regulated by the Hillsborough County Land Development Code, Transportation Technical Manual (TTM) and other applicable regulations. The design, relocation, modification, closure or addition of median openings and curb cuts are subject to approval by Hillsborough County Development Services at the time of plat/site/construction plan approval. The need for site access improvements at project entrances and affected intersections will be determined at the time of plat/site/construction plan approval, and access location or characteristics may require Sec. 6.04.02.B. Administrative Variances and/or Design Exceptions which will be adjudicated at the time of plat/site/construction plan approval. Applicants who are unable to meet access management regulations, other applicable regulations, and/or obtain the appropriate relief may be unable to construct the project to its maximum entitlements.
- 6. If PD 24-1155 is approved, the County Engineer will approve the Design Exception (dated April 6, 2025 and found approvable on April 9, 2025), for Anna Dr. substandard road improvements. As Anna Dr. is a substandard local roadway, the developer will be required to construct a 5-foot sidewalk from the project access connection and US Hwy 92. consistent with the Design Exception.

<sup>\*</sup>Shall not be subject to the additional 2 feet setback for every foot over 20 feet.

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7. Concurrent with the initial increment of development, the segment of unimproved Anna Dr., identified on the PD site plan, shall be dedicated as proffered by the applicant. Alternatively, and notwithstanding anything shown on the PD site plan or the conditions herein, the applicant may choose to plat the roadway segment as a private roadway with a recorded public access easement. In either scenario, the developer shall submit a right of way or easement conveyance package prior to site plan approval and dedication of said right of way or easement shall be accepted by the County prior to Certificate of Occupancy.

- 8. Notwithstanding anything shown on the site plan, ADA/sidewalk connections shall be provided from all site access points to all building entrances, on-site amenities and parking areas consistent with LDC, Sec. 6.03.02.
- 9. Minimum off-street parking spaces shall be provided for per Sec. 6.05.02 of the LDC.
- 10. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
- 11. All construction ingress and egress shall be limited to the project access. The developer shall include a note in each site/construction plan submittal which indicates same.
- 12. The design of the principal building shall conform to the following requirements to create a residential appearance.
  - 1. 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. Different floors shall be defined horizontally by the use of different materials/finishes, except that the bottom two floors may utilize the same finish. Exterior finish materials may only be combined horizontally, with the visually heavier material below the lighter material. The relative visual weight of materials shall be in the following order (heaviest to lightest): stone, brick, stucco, wood or vinyl slats.
    - 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. This requirement shall be met per individual story on each wall. Glass blocks shall not contribute to the minimum window requirement.
- 13. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the

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development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.

- 14. The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
- 15. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
- 16. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.
- 17. 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.
- 18. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the condition of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas.
- 19. 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
- 20. 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.
- 21. 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.
- 22. 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, unless otherwise stated herein.
- 23. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal

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

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**Zoning Administrator Sign Off:** 

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

J. Brian Grady

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

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

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

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#### 7.0 ADDITIONAL INFORMATION

The applicant requests variations to Land Development Code Parts 6.06.00 (Landscaping/Buffering) as follows.

South Property Boundary (adjacent to "M" zoning and developed with Open Storage):

The applicant proposes a 20-foot-wide buffer w/Type "C" Screening. The required buffer is a 30-foot-wide buffer with Type "C" screening. In lieu of the Type "C" screening, the applicant proposes utilizing the existing vegetation where the vegetation meets the standards of Type "C" and provide additional screening in any place it does not meet Type "C" screening requirements.

Additional justification was included in the applicant's submittal for the variation. The Rezoning Hearing Master's recommendation for this application is required to include a finding on whether the requested variance meets the criteria for approval per LDC Section 5.03.06.C.6.

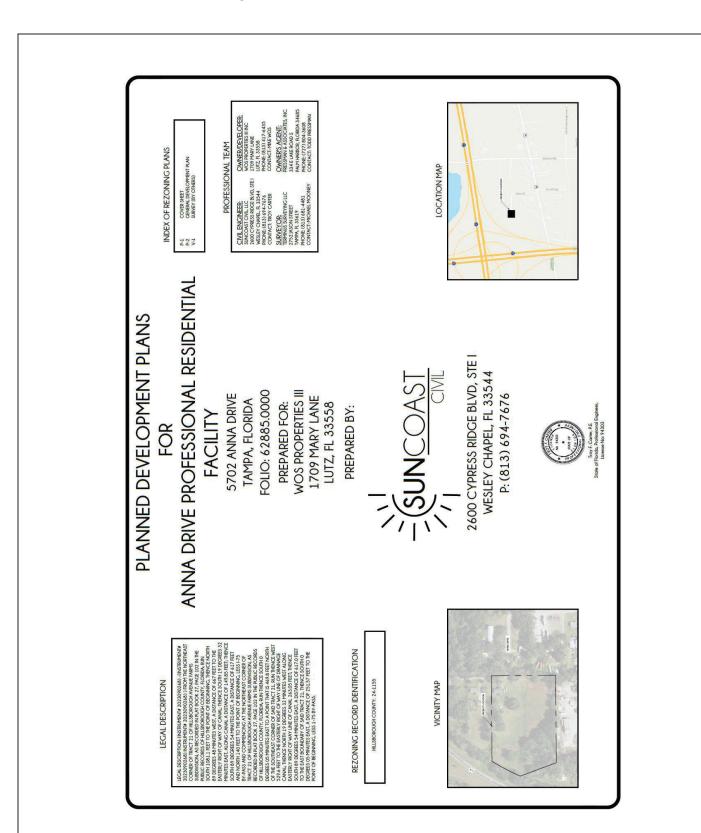
#### West-southwest Property Boundary (adjacent to folio no. 290000.0327 / PD 06-0547):

The applicant proposes a 20-foot-wide buffer with Type "B" Screening which is the required buffer. In lieu of the Type "B" screening, the applicant proposes utilizing the existing vegetation where the vegetation meets the standards of Type "B" and provide additional screening in any place it does not meet Type "B" screening requirements pursuant to Land Development Code Section 6.06.06.C.12, which permits an applicant to submit an alternative screening plan at the time of site and development review. It should also be noted that LDC Section 6.11.75.D pertaining to Professional Residential Facilities also states that the required screening may be reduced or eliminated. If the applicant can provide alternatives providing equivalent protection of adjacent properties from undesirable views, lighting, noise or other external impacts through such techniques as alternative forms of landscaping, berming, and provision of open space among other characteristics.

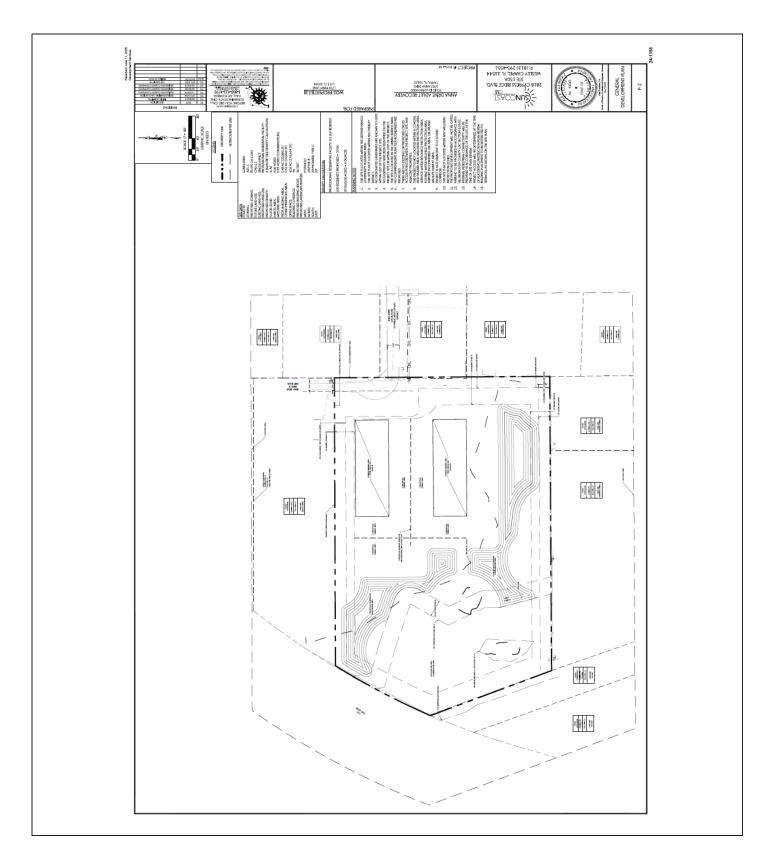
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#### 8.0 PROPOSED SITE PLAN (FULL) Page 1



#### 8.0 PROPOSED SITE PLAN (FULL) Page 2



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#### 9.0 FULL TRANSPORTATION REPORT (see following pages)

#### AGENCY REVIEW COMMENT SHEET

TO: 2	TO: Zoning Technician, Development Services Department DATE: 4/09/2025					
REVIEWER: Richard Perez, AICP, Executive Planner AGENCY/DEPT: Transportation						
PLANNING AREA/SECTOR: SM/ Central PETITION NO: PD 24-1155						
	This agency has no comments.					
	This agency has no objection.					
X	This agency has no objection, subject to the liste	ed or attached condition	S.			
	This agency objects for the reasons set forth below.					

#### CONDITIONS OF APPROVAL

- Notwithstanding anything shown on the PD site plan to the contrary, the presence or absence of access, number, design and location of the access point(s), including roadway stub outs and/or vehicular cross access shall be regulated by the Hillsborough County Land Development Code, Transportation Technical Manual (TTM) and other applicable regulations. The design, relocation, modification, closure or addition of median openings and curb cuts are subject to approval by Hillsborough County Development Services at the time of plat/site/construction plan approval. The need for site access improvements at project entrances and affected intersections will be determined at the time of plat/site/construction plan approval, and access location or characteristics may require Sec. 6.04.02.B. Administrative Variances and/or Design Exceptions which will be adjudicated at the time of plat/site/construction plan approval. Applicants who are unable to meet access management regulations, other applicable regulations, and/or obtain the appropriate relief may be unable to construct the project to its maximum entitlements.
- If PD 24-1155 is approved, the County Engineer will approve the Design Exception (dated April 6, 2025 and found approvable on April 9, 2025), for Anna Dr. substandard road improvements. As Anna Dr. is a substandard local roadway, the developer will be required to construct a 5-foot sidewalk from the project access connection and US Hwy 92. consistent with the Design Exception.
- Concurrent with the initial increment of development, the segment of unimproved Anna Dr., identified on the PD site plan, shall be dedicated as proffered by the applicant. Alternatively, and notwithstanding anything shown on the PD site plan or the conditions herein, the applicant may choose to plat the roadway segment as a private roadway with a recorded public access easement. In either scenario, the developer shall submit a right of way or easement conveyance package prior to site plan approval and dedication of said right of way or easement shall be accepted by the County prior to Certificate of Occupancy.
- Notwithstanding anything shown on the site plan, ADA/sidewalk connections shall be provided from all site access points to all building entrances, on-site amenities and parking areas consistent with LDC, Sec. 6.03.02.
- Minimum off-street parking spaces shall be provided for per Sec. 6.05.02 of the LDC.
- Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.

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

#### PROJECT SUMMARY AND ANALYSIS

The subject property is located at 5702 Anna Dr., approximately 1,000 feet north of US Hwy 92. The applicant is requesting to rezone a +/- 5.08-acre site from Agricultural, Single Family Conventional 1(ASC-1) to Planned Development (PD). The proposed PD is seeking approval of a Professional Residential Facility for up to a maximum of 100 residents. The future land use designation is Community Mixed Use 12 (CMU-12).

Staff has prepared a comparison of the potential trips generated by development permitted, based upon the Institute of Transportation Engineer's <u>Trip Generation Manual</u>, 11th Edition, under the existing and proposed zoning designations utilizing a generalized worst-case scenario.

Approved Uses:

Zoning, Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips	
	way volume	AM	PM
AR, 5 Single Family Detached Dwelling Unit (ITE LUC 210)	47	4	5

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
PD, Community Residential Home, 100 Residents/Beds (ITE LUC 254)	260	18	24

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips	
		AM	PM
Difference (+/-)	+213	+14	+19

#### TRANSPORTATION INFRASTRUCTURE SERVING THE SITE AND SITE ACCESS

Anna Dr. is a substandard local roadway, maintained by FDOT, that serves as a frontage road to Interstate 75. The roadway consists of +/- 16-foot paved surface in poor condition, lying within a +/- 60-foot wide right-of-way along the project's western boundary. There are no sidewalks or bicycle facilities present along Anna Dr. in the vicinity of the proposed project.

Per the Transportation Technical Manual (TTM) a Local Urban Road Typical Section (TS-3) requires 12' travel lanes within 54' minimum right of way for a non-Residential Development. The applicant has submitted a design exception to allow for 10' travel lanes within 50' of right of way. See the section titled *Requested Design Exception* below for more details.

On the subject site's eastern perimeter there is a private unplatted and unimproved segment of Anna Dr. serving separate residential parcels to the north as there only means of access. It is not on the Hillsborough County corridor preservation plan or on the Hillsborough County functional classification map, however the County GIS and historical County Zoning maps recognize said segment of Anna Dr. The applicant is proposing to dedicate the segment of the roadway at the time of site construction plan review. Staff is

proposing a condition of approval to address the timing of dedication and allow an alternative option to plat it as a private roadway with a publicly dedicated access easement.

#### SITE ACCESS AND CONNECTIVITY

While the site has frontage on Anna Dr. the applicant has chosen to defer the determination of the exact location of the project site access to the site construction plan review. The applicant is proposing to dedicate the privately owned and unimproved segment of Anna Dr. along subject site's frontage. This segment will be required to be designed and constructed to county standards at the time of site construction plan review.

The applicant will be required to construct a sidewalk along the site frontages consistent with Section 6.03.03 of the Land Development Code. At the time of construction/site plan review, the applicant will be required to show ADA/sidewalk connections from all site access points to all building entrances and parking areas consistent with Section 6.02.03. B. of the LDC.

Additionally, parking shall be provided consistent with Section 6.05.02 of the LDC.

#### DESIGN EXCEPTION REQUEST: ANNA DR.

As Anna Dr. is a substandard local roadway, the applicant's Engineer of Record (EOR) submitted a Design Exception request for Anna Dr. (April 6, 2025) to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer found the Design Exception request approvable (on April 9, 2025). The developer will be required to construct a 5-foot sidewalk from the project access to US 92 consistent with the Design Exception.

If this zoning is approved, the County Engineer will approve the Design Exception request.

#### ROADWAY LEVEL OF SERVICE

Anna Dr. is not a regulated roadway and not included on the 2020 Hillsborough County Level of Service (LOS) Report.

FDOT Generalized Level of Service					
Loadway From Lo Linkstandard				Peak Hr Directional LOS	
US HWY 92	US HWY 92 WILLIAMS RD US HWY 301 D				

Source: 2020 Hillsborough County Level of Service (LOS) Report

From: Williams, Michael [WilliamsM@hcfl.gov]

Sent: Wednesday, April 9, 2025 2:04 PM

**To:** troy@suncoastcivil.com

CC: Elizabeth Rodriguez [libbytraffic@yahoo.com]; todd@pressmaninc.com; Lampkin, Timothy [LampkinT@hcfl.gov]; Perez, Richard [PerezRL@hcfl.gov]; Drapach, Alan

[DrapachA@hcfl.gov]; Tirado, Sheida [TiradoS@hcfl.gov]; De Leon, Eleonor

[DeLeonE@hcfl.gov]; PW-CEIntake [PW-CEIntake@hcfl.gov] **Subject:** FW: RZ PD 24-1155 - Design Exception Review

**Attachments:** 24-1155 DEAd 04-09-25.pdf

#### Troy/Libby,

I have found the attached Design Exception (DE) for PD 24-1155 APPROVABLE.

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

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

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

Lastly, please note that it is critical to ensure you copy all related correspondence to <u>PW-CEIntake@hcfl.gov</u>

Mike

Michael J. Williams, P.E.

**Director, Development Review County Engineer**Development Services Department

P: (813) 307-1851 M: (813) 614-2190 E: Williamsm@HCFL.gov

W: HCFLGov.net

#### **Hillsborough County**

601 E. Kennedy Blvd., Tampa, FL 33602

Facebook | Twitter | YouTube | LinkedIn | HCFL Stay Safe

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

From: Tirado, Sheida <TiradoS@hcfl.gov>
Sent: Wednesday, April 9, 2025 1:55 PM
To: Williams, Michael <WilliamsM@hcfl.gov>

Cc: Drapach, Alan < DrapachA@hcfl.gov>; Perez, Richard < PerezRL@hcfl.gov>

Subject: RZ PD 24-1155 - Design Exception Review

Hello Mike,

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

troy@suncoastcivil.com libbytraffic@yahoo.com todd@pressmaninc.com lampkint@hcfl.gov perezrl@hcfl.gov drapacha@hcfl.gov

Best Regards,

#### Sheida L. Tirado, PE

#### **Transportation Review & Site Intake Manager**

**Development Services Department** 

E: TiradoS@HCFL.gov

P: (813) 276-8364 | M: (813) 564-4676

601 E. Kennedy Blvd., Tampa, FL 33602

**HCFL.gov** 

<u>Facebook</u> | <u>X</u> | <u>YouTube</u> | <u>LinkedIn</u> | <u>Instagram</u> | <u>HCFL Stay Safe</u>

#### **Hillsborough County Florida**

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



# **Supplemental Information for Transportation Related Administrative Reviews**

#### Instructions:

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

to complete this form.					
Request Type (check one)	Section 6.04.02.B. Administrative Variance  Technical Manual Design Exception Request  and Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.)  Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)				
Submittal Type (check one)	☐ New Request ☐ Additional Information				
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	<ul> <li>□1.</li> <li>□4.</li> <li>☑2. DE Substandard Rd Anna Dr. □5.</li> <li>□3.</li> <li>□6.</li> </ul>				
submittal number/name to each separate request. number previously identified. It is critical that the ap	rests (whether of the same or different type), please use the above fields to assign a unique Previous submittals relating to the same project/phase shall be listed using the name and plicant reference this unique name in the request letter and subsequent filings/correspondence. I information related to a previously submitted request, then the applicant would check the				
Project Name/ Phase Anna Drive R	Rehab				
<b>Important:</b> The name selected must be used on all fulf request is specific to a discrete phase, please also	ture communications and submittals of additional/revised information relating to this variance. list that phase.				
Folio Number(s) 62885-0000	☐ Check This Box If There Are More Than Five Folio Numbers				
numbers must be provided in the format provided b	to a maximum of five. If there are additional folios, check the box to indicate such. Folio y the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, 189"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789;				
Name of Person Submitting Request	Elizabeth Rodriguez				
<b>Important:</b> All Administrative Variances (AV) and De State of Florida.	esign Exceptions (DE) must be Signed and Sealed by a Professional Engineer (PE) licensed in the				
<b>Current Property Zoning Designation</b>	ASC-1				
Designation. Typing "N/A" or "Unknown" will result in County Zoning Atlas, which is available at <a href="https://ma">https://ma</a>	nily Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) in your application being returned. This information may be obtained via the Official Hillsborough ps.hillsboroughcounty.org/maphillsborough/maphillsborough.html. For additional assistance, for Development Services at (813) 272-5600 Option 3.				
Pending Zoning Application Number	RZ 24-1155				
	ter the application number proceeded by the case type prefix, otherwise type "N/A" or "Not IM for major modifications, PRS for minor modifications/personal appearances.				
Related Project Identification Number (Site/Subdivision Application Number)					

Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".

Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision

#### Elizabeth Rodriguez & Associates, Inc. 18156 Sandy Pointe Drive Tampa, Florida 33647

April 6, 2025

Mr. Michael J. Williams, P.E. Development Review Director, County Engineer Hillsborough County 601 East Kennedy Blvd., 20<sup>th</sup> Floor Tampa, FL 33602

Dear Mr. Williams:

RE: Design Exception for Substandard Roadway (Anna Drive) – RZ 24-1155 FOLIO # 62885-0000

The subject property is being rezoned, as shown on the attached **Site Plan** and **Location Map**. A Planned Development (PD) rezoning is proposed to allow for the development of an Adult Residential Facility. This design exception, per Transportation Technical Manual Section 1.7 to meet requirements of Land Development Code 6.04.03.L: Existing Facilities, is to request that the developer not be required to bring Anna Drive *fully* up to County standards, but to instead allow for some reasonable improvements as described herein.

EXISTING CONDITIONS - The site has frontage on, and proposes access to, Anna Drive. Anna Drive is a rural road section, and includes: (a) Pavement width/lane width measurements are attached. They depict about 22.5 feet of pavement, and 10.75 foot lanes. (b) The ROW width is 50 feet in the vicinity of the proposed driveway. (c) There are no sidewalks. (d) Anna Drive does not have bike lanes. (e) The pictured utility pole is 20 feet from the edge of pavement (See photographs). (f) The pavement appears to be in good condition (See photographs). (g) There are no paved shoulders. (g) There are ditches on both sides of Anna Drive.

PROPOSED IMPROVEMENTS — In lieu of improving the road to TS-7, the developer proposes construction of additional sidewalk in addition to that required along the property's frontage. The proposed sidewalk extends from the parcel's frontage to the intersection with Hillsborough Avenue. The attached Sidewalk Exhibit illustrates that approximately 1,038 feet of sidewalk will be constructed.

JUSTIFICATION FOR THE REQUEST – The applicant is making substantial improvements to this low volume local roadway by improving the pedestrian facilities. The roadway cannot be brought fully to TS-7 standards as a minimum of 96 feet of right of way would be required to construct the roadway to full TS-7 standards.

If you have any questions/comments regarding this letter, please call me at 813.545.3316.

Sincerely,

Troy Carter, P.E.

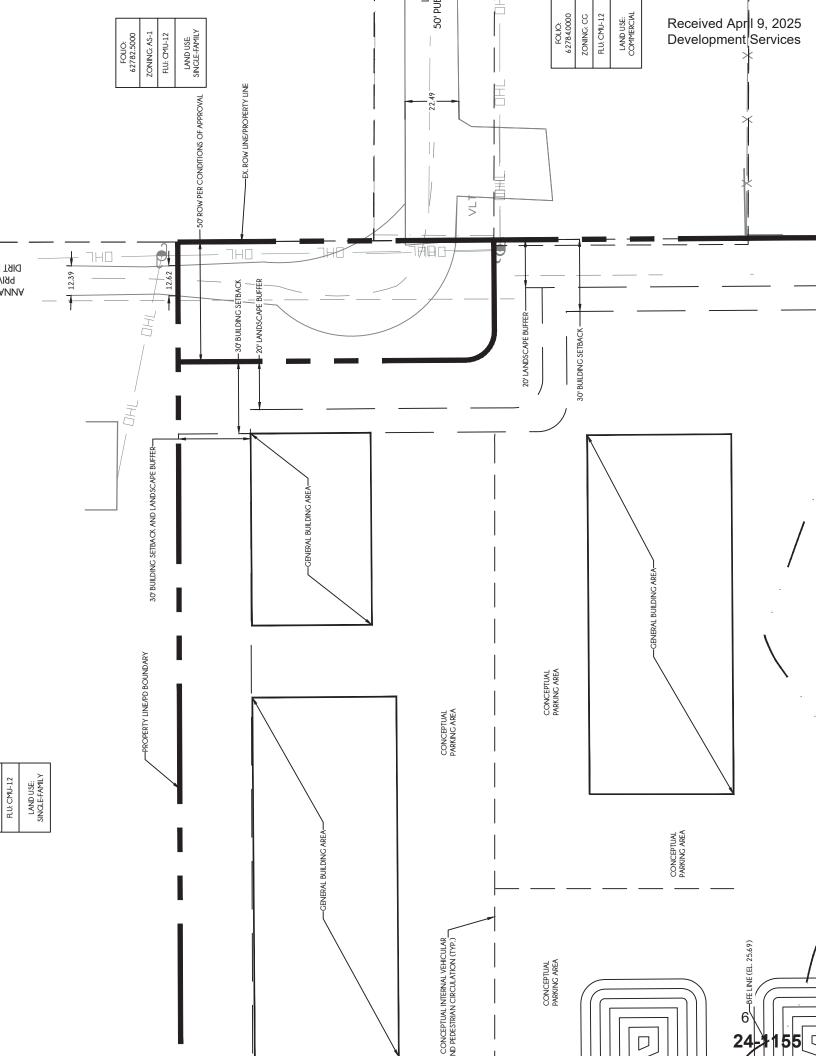


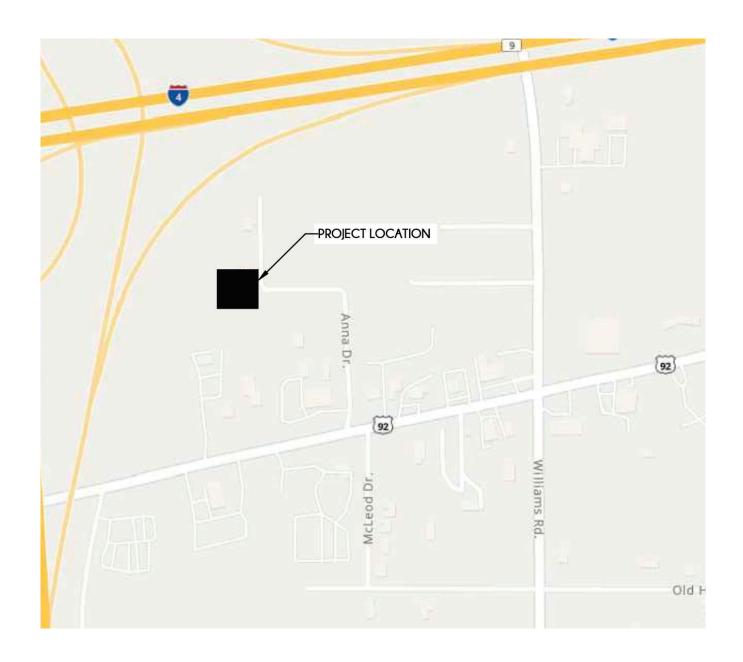
Troy F. Carter, P.E.
State of Florida, Professional Engineer,
License No: 94303

Printed copies of this document are not considered signed and sealed and the signature must be verified on Digitally signed by Troy Carter DN:
E=troy@suncoastcivil.com,
CN=Troy Carter,
O="Suncoast Civil, LLC",
L=Wesley Chapel, S=Florida,
C=US

Date: 2025.04.09 11:56:44-04'00'

Based upon the information provided by the application, this request is:
Disapproved
Approved with Conditions
Approved
If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E. at (813) 276-8364.
Sincerely,
Michael J. Williams, P.E. Hillsborough County Engineer





**LOCATION MAP** 



Utility pole on south side -20' from edge of pavement of Anna Drive



Proposed Sidewalk Exhibit – approximately 1,038 feet.

#### **Transportation Comment Sheet**

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

Adjoining Roadways (check if applicable)						
Road Name	Classification	<b>Current Conditions</b>	Select Future Improvements			
Anna Dr	County Local - Rural	2 Lanes  ⊠ Substandard Road  ⊠ Sufficient ROW Width  Note: A portion is private unplatted.	<ul> <li>□ Corridor Preservation Plan</li> <li>□ Site Access Improvements</li> <li>⋈ Substandard Road Improvements</li> <li>⋈ Other</li> </ul>			

Project Trip Generation ☐ Not applicable for this request						
	Average Annual Daily Trips A.M. Peak Hour Trips P.M. Peak Hour Trips					
Existing	47	4	5			
Proposed	260	18	24			
Difference (+/-)	+213	+14	+19			

<sup>\*</sup>Trips reported are based on gross external trips unless otherwise noted.

plan review.

Connectivity and Cross Access ⊠ 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: The applicant has opted to defer determining the exact location of the project access until site construction						

<b>Design Exception/Administrative Variance</b> □ Not applicable for this request					
Road Name/Nature of Request Type Finding					
Anna Dr./Substandard Roadway	Design Exception Requested	Approvable			
	Choose an item.	Choose an item.			
Notes:					

4.0 Additional Site Information & Agency Comments Summary					
Transportation Objection		Conditions Requested	Additional Information/Comments		
<ul><li>☑ Design Exception/Adm. Variance Requested</li><li>☑ Off-Site Improvements Provided</li></ul>	□ Yes □N/A ⋈ No	⊠ Yes □ No	See Report.		

#### **COUNTY OF HILLSBOROUGH**

## RECOMMENDATION OF THE LAND USE HEARING OFFICER

APPLICATION NUMBER:	RZ PD 24-1155 REMAND
DATE OF HEARING:	July 21, 2025
APPLICANT:	Todd Pressman, Pressman and Assoc., Inc.
PETITION REQUEST:	The request is to rezone a parcel of land from ASC-1 to PD
LOCATION:	5702 Anna Drive
SIZE OF PROPERTY:	5.06 acres m.o.l.
EXISTING ZONING DISTRICT:	ASC-1
FUTURE LAND USE CATEGORY:	CMU-12

Urban

**SERVICE AREA:** 

#### **DEVELOPMENT REVIEW STAFF REPORT**

**Rezoning Application:** PD 24-1155 Remand

Zoning Hearing Master Date: July 21, 2025

BOCC Land Use Meeting Date: September 9, 2025



**Development Services Department** 

#### 1.0 APPLICATION SUMMARY

Todd Pressman, Pressman &

Associates, Inc.

FLU Category: CMU-12

Service Area: Urban

Site Acreage: Approximately 5.06 acres

None

Community Plan Area:

Applicant:

Seffner Mango

Overlay:



#### Introduction Summary:

REMAND: The application was initially heard at the April 15, 2025, ZHM hearing. At the June 10, 2025, BOCC LUM the applicant requested the application be remanded to the July 21, 2025, ZHM hearing. The applicant proposes to increase the maximum allowable height from 14 feet to 30 feet. Applicant modifications include updating the narrative request to address compatibility. Related to the increased height, the applicant proposes to incorporate an additional condition to maintain a residential building appearance and associated site plan revisions to increase the maximum building height from 14 feet to 30 feet.

The applicant seeks to develop an approximately 5.06-acre unified development consisting of parcel (folio no. 62885.0000) located approximately 500 feet north of East U.S. Highway 92, approximately 450 feet south of the Interstate 75 (I-75) and Interstate 4 (I-4) interchange and adjacent to the off-ramp from I-75 to I-4. The request is for a rezoning from ASC-1 to Planned Development (PD) to allow for the development of Professional Residential Facility with a maximum of 100 residents.

CMU-12 allows a maximum of 12 dwelling units per acre for a total of 60 units. For the purposes of calculating density, each "placed" resident in the facility shall equal one-fifth of a dwelling unit equating to a maximum of 300 placed residents. However, the applicant proposes a maximum of 100 placed residents.

Zoning:	Existing	Proposed
District(s)	ASC-1	Proposed
Typical General Use(s)	Single-Family Residential/Agricultural	Professional Residential Facility (Type C)
Acreage	5.06 acres	5.06 acres
Density/Intensity	1 unit per 1 acre	4 du per acre (Each "placed resident" equates to one-fifth of a dwelling unit)
Mathematical Maximum*	5 units	100 "placed residents"

<sup>\*</sup>number represents a pre-development approximation

Page **1** of **18** 

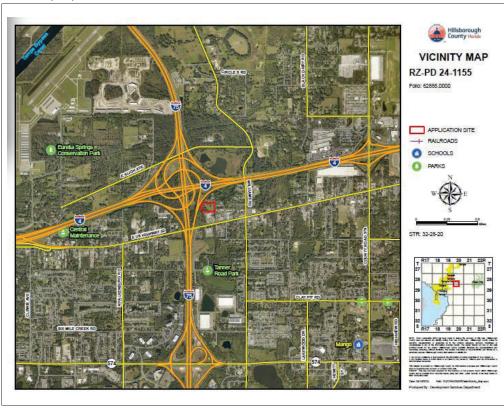
APPLICATION NUMBER:	PD 24-1155 Remand	
ZHM HEARING DATE:	July 21, 2025	
BOCC LUM MEETING DATE:	September 9, 2025	Case Reviewer: Tim Lampkin, AICP

Development Standards:		Existing	Proposed
District(s)		ASC-1	PD
Setbacks/Buffering and Screening	Front: 50 ft. Side: 15 ft. Rear: 50 ft.		Per site development plan / 3035-ft minimum northern PD boundary setback. West: 0'-wide buffer with Screening South: 20'-wide buffer with Screening North: 20'-wide buffer with Screening East: 20'-wide landscape buffer
Height	50 ft. Max. Ht.		<del>-14</del> <u>30</u> ft. Max. Ht.
Additional Information:			
PD Variation(s)	LDC Part 6.06.00 (Landscaping/Buffering)		ping/Buffering)
Waiver(s) to the Land Development Code		None requested as part of	this application.

Planning Commission Recommendation:	Development Services Recommendation:
CONSISTENT	APPROVABLE, Subject to Conditions.

#### 2.0 LAND USE MAP SET AND SUMMARY DATA

#### 2.1 Vicinity Map



#### Context of Surrounding Area:

The subject property is located +/-450 feet south of the Interstate 75 (I-75) and Interstate 4 (I-4) interchange and adjacent to the off-ramp from I-75 to I-4.

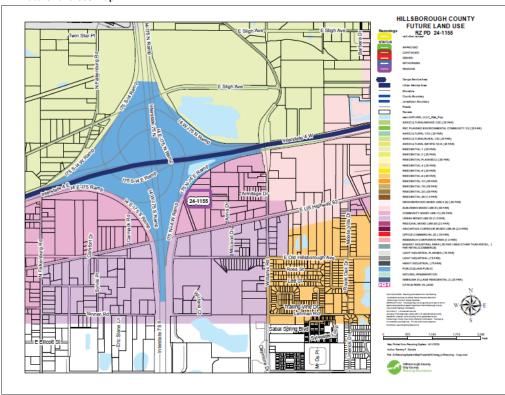
The site is located in an area comprised of light industrial, mixed and commercial uses and rural-agricultural properties. The subject site is predominantly surrounded by properties with a CMU-12 Future Land Use category which has the potential to permit light industrial, commercial, office and multi-purpose uses. The site is adjacent to commercial and industrial type use properties, as well as residential.

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APPLICATION NUMBER:	PD 24-1155 Remand	
ZHM HEARING DATE:	July 21, 2025	
BOCC LUM MEETING DATE:	September 9, 2025	Case Reviewer: Tim Lampkin, AICP

#### 2.0 LAND USE MAP SET AND SUMMARY DATA

#### 2.2 Future Land Use Map



Subject Site Future Land Use Category:	CMU-12
Maximum Density/F.A.R.:	Residential: 12 du/acre Maximum FAR: 0.35 - 0.50
Typical Uses:	Agricultural, residential, commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed-use projects.

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APPLICATION NUMBER:	PD 24-1155 Remand	
ZHM HEARING DATE:	July 21, 2025	
BOCC LUM MEETING DATE:	September 9, 2025	Case Reviewer: Tim Lampkin, AICP

## 2.0 LAND USE MAP SET AND SUMMARY DATA

## 2.3 Immediate Area Map

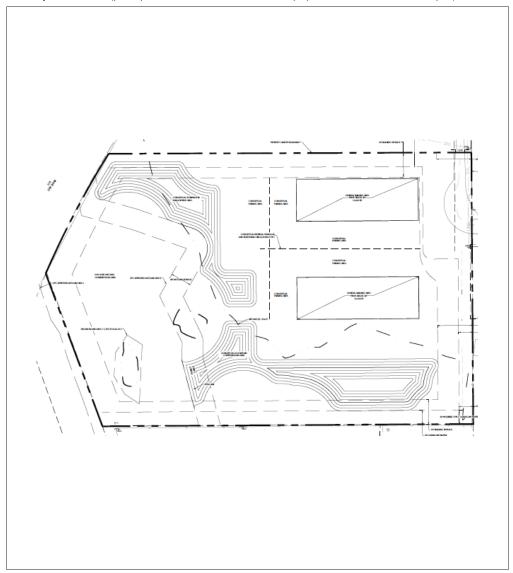


Adjacent Zonings and Uses				
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:  Allowable Use		Existing Use:
North	ASC-1	1 unit per acre	Agricultural / SF	Single Family
South	RZ 12-0486 (M)	0.75 FAR	.75 FAR Industrial Open	
	AS-1	1 unit per 1 acre	Agricultural / SF	Vacant and Anna Drive
East	PD 24-0459	+/-4.6 dwelling units per acre	Mobile Home Park	Mobile Home Park
Last	CG	0.27 FAR	Commercial Activities	Vacant (Per PAO)
	Commercial Intensive	0.30 FAR	Intensive Commercial	Open Storage
West	ASC-1	N/A	ROW & Utility	Vacant

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APPLICATION NUMBER:	PD 24-1155 Remand	
ZHM HEARING DATE:	July 21, 2025	
BOCC LUM MEETING DATE:	September 9, 2025	Case Reviewer: Tim Lampkin, AICP

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



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APPLICATION NUMBER:	PD 24-1155 Remand	
ZHM HEARING DATE:	July 21, 2025	
BOCC LUM MEETING DATE:	September 9, 2025	Case Reviewer: Tim Lampkin, AICP

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

Adjoining Roadways (check if applicable)				
Road Name	Classification	Current Conditions	Select Future Improvements	
Anna Dr	County Local - Rural	2 Lanes  ⊠Substandard Road  ⊠Sufficient ROW Width  Note: A portion is private unplatted.	☐ Corridor Preservation Plan ☐ Site Access Improvements ☑ Substandard Road Improvements ☑ Other	

Project Trip Generation □Not applicable for this request				
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips	
Existing	47	4	5	
Proposed	260	18	24	
Difference (+/-)	+213	+14	+19	

<sup>\*</sup>Trips reported are based on gross external trips unless otherwise noted.

Connectivity and Cross Access ⊠Not applicable for this request					
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding	
North		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: The applicant has opted to defer determining the exact location of the project access until site construction plan review.

Design Exception/Administrative Variance ☐ Not applicable for this request			
Road Name/Nature of Request Type Finding			
Anna Dr./Substandard Roadway	Design Exception Requested	Approvable	
	Choose an item.	Choose an item.	
Notes:			

APPLICATION NUMBER:	PD 24-1155 Remand	
ZHM HEARING DATE:	July 21, 2025	
BOCC LUM MEETING DATE:	September 9, 2025	Case Reviewer: Tim Lampkin, AICP

## 4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	⊠ Yes □ No	☐ Yes ☑ No	⊠ Yes □ No	
Natural Resources	⊠ Yes □ No	☐ Yes ☑ No	⊠ Yes □ No	
Conservation & Environ. Lands Mgmt.	⊠ Yes □ No	☐ Yes ☑ No	☐ Yes ☑ No	
Check if Applicable:	☐ Potable V	ater Wellfield Pro	tection Area	I
	☐ Significan	t Wildlife Habitat (	Upland Wildlif	fe Habitat Area)
☐ Use of Environmentally Sensitive Land	☐ Coastal H	igh Hazard Area		
Credit		burban/Rural Scer	nic Corridor	
☐ Wellhead Protection Area	☐ Adiacent	to ELAPP property		
	☐ Other: Airport Height Restriction 90' AMSL			SL
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation  ☑ Design Exc./Adm. Variance Requested ☑ Off-site Improvements Provided	⊠ Yes □ No	☐ Yes ⊠ No	⊠ Yes	
Service Area/ Water & Wastewater  ⊠ Urban ☐ City of Tampa ☐Rural ☐ City of Temple Terrace	⊠ Yes □ No	☐ Yes ⊠ No	☐ Yes ☒ No	
Hillsborough County School Board  Adequate □ K-5 □6-8 □9-12 ⊠N/A  Inadequate □ K-5 □6-8 □9-12 ⊠N/A	☐ Yes ☑ No	☐ Yes ☑ No	☐ Yes ☑ No	
Impact/Mobility Fees Assisted Living (Per bed mobility) (Per 1,000 s.f. fire) Mobility: \$1,253 Fire: \$95 Urban Mobility, Northeast Fire - 100 person rehab facility - best fit assisted living/nursing home				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments

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APPLICATION NUMBER:	PD 24-1155 Remand				
ZHM HEARING DATE: BOCC LUM MEETING DATE:	July 21, 2025 September 9, 2025		Case Ro	eviewer: Tim Lam	pkin, AICP
Planning Commission  Meets Locational Crit  Locational Criteria W  Minimum Density Me	aiver Requested	⊠ Yes □ No	☐ Inconsistent ☐ Consistent	□ Yes ⊠ No	

## **5.0 IMPLEMENTATION RECOMMENDATIONS**

### 5.1 Compatibility

The applicant seeks to develop an approximately 5.06-acre unified development consisting of one folio located at the located approximately 500 feet north of East U.S. Highway 92, and approximately 450 feet south of the Interstate 75 (I-75) and Interstate 4 (I-4) interchange and adjacent to the off-ramp from I-75 to I-4.

The applicant proposes a maximum building height of 14 feet which is under the 20 foot building height and therefore does not require an additional compatibility setback.

The applicant proposes to increase the building height from 14 feet to 30 feet. To ensure compatibility with adjacent properties, LDC Section 6.06.06 requires a five-foot buffer along the northern property line. The applicant is exceeding this requirement by proposing:

- A 20-foot-wide buffer with Type B screening;
- A north setback of 35 feet, increased from the previously proposed 30 feet to account for the increased height;
- A condition to maintain a **residential architectural appearance**, further enhancing compatibility with the adjacent single-family residence.

These enhanced buffer and setback measures support improved separation and visual cohesion between the proposed facility and neighboring properties.

The applicant proposes a 0'-wide buffer with an Opaque Fence which is adjacent to a +/-50-foot drainage ditch to the West/Southwest which is adjacent to the off-ramp from I-75 to I-4. On the North boundary of the site the applicant proposes a 20-foot-wide buffer with Type "B" Screening, which exceeds the required 5-foot-wide buffer with Type "A" screening. Along the East (Front) property boundary and behind the access road the applicant proposes a 20-foot-wide "landscape buffer" equivalent to Urban Scenic Roadway requirements.

PD Variations to buffering and screening requirements along the south and south/west property lines are proposed (see Section 7.0). Staff does not object to those requests.

### 5.2 Recommendation

Based on the above considerations, staff finds the request approvable, subject to conditions.

Page **9** of **18** 

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

## **SUMMARY OF HEARING**

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on July 21, 2025. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the petition.

Mr. Todd Pressman testified on behalf of the applicant. Mr. Pressman showed a PowerPoint presentation and stated that the remand pertained to two pieces of information. He identified the location of the site and stated that the rezoning to Planned Development is for the purpose of developing a Professional Residential Facility for addiction rehabilitation with a maximum of 100 people. Mr. Pressman testified that the remand is to increase the maximum height from 14 feet to 30 feet and there is a change to the footprint on the site plan. He added that the planning staffs support the request as well as other agencies. The prior site plan had three buildings. This has been changed due to the increase in height. He referred to the required Planned Development Variation regarding buffering. Mr. Pressman concluded his presentation by stating that he would like the prior record to be incorporated to the current hearing presentation.

Hearing Master Finch asked Mr. Pressman about the revised narrative and mention of a 3-foot height increase being more than what is typically allowed for compatibility and what did that mean. Mr. Pressman replied that he did not have an immediate answer but did say that the PD plan is three feet which meets Code.

Ms. Heinrich asked if the information was from the staff report. Hearing Master Finch replied that it was from Mr. Pressman's revised application narrative.

Hearing Master Finch stated that she understood the remand request for the increase in height to 30 feet with a setback of 35 feet but did not understand Mr. Pressman's statement the three feet is higher than what is typically allowed. Mr. Pressman replied that he did not have an answer. Hearing Master Finch asked Mr. Pressman if the statement could be an error and he replied that was correct and affirmed that the request is an increase in height to 30 feet with a setback of 35 feet including all of the revised zoning conditions.

Mr. Tim Lampkin Development Services staff, testified regarding the County's staff report. Mr. Lampkin stated that it appears the narrative was perhaps an older version. He detailed the remand request and stated that staff recommends approval.

Mr. Tyrek Royal, Planning Commission staff testified regarding the Planning Commission staff report. Mr. Royal stated that the property is located in the Community Mixed Use-12 Future Land Use category, the Urban Service Area and the Seffner Mango Community Planning Area. He testified that the application is compatible with the surrounding neighborhood. Mr. Royal stated

that staff found the rezoning compatible with the development pattern and consistent with 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.

County staff and Mr. Pressman did not have additional comments.

The hearing was then concluded.

## **EVIDENCE SUBMITTED**

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.

## **REMAND FINDINGS OF FACT**

- 1. The subject property is 5.06 acres in size and is currently zoned Agricultural Single-Family Conventional-1 (ASC-1) and is designated Community Mixed Use-12 (CMU-12) by the Comprehensive Plan. The property is located within the Urban Service Area and the Seffner Mango Community Planning Area.
- 2. The applicant is requesting a rezoning to the Planned Development (PD) zoning district to develop a Professional Residential Facility Type C for a maximum of 100 residents. The applicant's original presentation included testimony from the Sober Lyfe Treatment Center Operations Manager regarding the success of individuals in the program.
- 3. A Remand was requested by the applicant to increase the proposed maximum building height from 14 feet to 30 feet which resulted in associated site plan changes. Additionally, the applicant has proposed to include additional zoning conditions to ensure a residential building appearance.

4. A Planned Development Variation is requested as a part of the rezoning application reduce the required 30-foot buffer with Type C screening to a 20-foot-wide buffer with Type C screening along the southern property boundary.

The Variation meets Land Development Code Section 5.03.06.C.6 as there is existing vegetation which will serve to meet the Type C screening standards (and will be supplemented in any place that the screening does not meet the standard). The reduction in buffer width is justified by the significant number of mature trees along the southern boundary which mitigates the lesser buffer width.

- 5. The Planning Commission staff supports the rezoning request. Staff found the application to be consistent with the Comprehensive Plan.
- 6. The surrounding area is zoned ASC-1 to the north, M to the south, AS-1 and PD to the west, and AS-1 and CG to the east.
- 7. No testimony in opposition was provided at the Zoning Hearing Master hearing.
- 8. The zoning conditions limit the maximum height of the buildings to 30 feet.
- 9. The proposed zoning conditions pertaining to a residential building appearance increase the compatibility of the facility to adjacent parcels.
- 10. The rezoning request to PD for the development of a Professional Residential Facility Type C with a maximum of 100 residents is compatible with the area. The request is consistent with the Land Development Code and the Comprehensive Plan.

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

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

## **CONCLUSIONS OF LAW**

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

## SUMMARY

The applicant is requesting a rezoning to the PD zoning district for the development of a Professional Residential Facility Type C for a maximum of 100 residents. The applicant requested a Remand to increase the maximum building height from 14 feet to 30 feet with associated site plan revisions. Zoning conditions were also added to require a residential building appearance.

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

A Planned Development Variation is requested as a part of the rezoning application reduce the required 30-foot buffer with Type C screening to a 20-foot-wide buffer with Type C screening along the southern property boundary. The Variation meets Land Development Code Section 5.03.06.C.6 as there is existing vegetation which will serve to meet the Type C screening standards (and will be supplemented in any place that the screening does not meet the standard). The reduction in buffer width is justified by the significant number of mature trees along the southern boundary which mitigates the lesser buffer width.

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

The rezoning request to PD for the development of a Professional Residential Facility Type C for a maximum of 100 residents is compatible with the development pattern in the area. The request is consistent with the Land Development Code and the Comprehensive Plan.

## **RECOMMENDATION**

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

July 30, 2025

Susan M. Finch, AICP Land Use Hearing Officer

Sum M. Fine

**Date** 



Plan Hillsborough planhillsborough.org planner@plancom.org 813 - 272 - 5940 601 E Kennedy Blvd 18<sup>th</sup> floor Tampa, FL, 33602

Unincorporated Hillsborough County Rezoning Consistency Review		
Hearing Date: July 21, 2025  Report Prepared: July 10, 2025	Case Number: PD 24-1155  Folio(s): 62885.0000  General Location: North of East Hillsborough Avenue, south of Interstate 4 and Interstate 75 interchange and west of Anna Drive	
Comprehensive Plan Finding	CONSISTENT	
Adopted Future Land Use	Community Mixed Use-12 (12 du/ga; 0.50 FAR)	
Service Area	Urban Service Area	
Community Plan(s)	Seffner-Mango	
Rezoning Request	Agricultural Single Family Conventional (ASC-1) to Planned Development (PD)	
Parcel Size	5.06 ± acres	
Street Functional Classification	Anna Drive – <b>Local</b> Interstate-4 – <b>State Principal Arterial</b>	
Commercial Locational Criteria	Not Applicable	
Evacuation Area	Е	

Table 1: COMPARISON OF SURROUNDING PROPERTIES						
Vicinity	Future Land Use Designation	Zoning	Existing Land Use			
Subject Property	Community Mixed Use-12	ASC-1	Single Family Residential			
North	Community Mixed Use-12 + Public/Quasi-Public	RSC-6 + ASC-1	Single Family Residential + Vacant Land			
South	Community Mixed Use-12 + Urban Mixed Use-20	M + PD	Light Industrial + Heavy Industrial + Light Industrial			
East	Community Mixed Use-12 + Suburban Mixed Use-6	AS-1 + CG + CI + PD	Vacant + Single Family Residential + Light Commercial + Heavy Commercial			
West	Community Mixed Use-12 + Public/Quasi-Public	IPD-1 + ASC-1 + PD	Public/Quasi- Public/Institutions + Public Communications/Utilities			

## **Staff Analysis of Goals, Objectives and Policies:**

The 5.06 ± acre subject site is located north of East Hillsborough Avenue, south of Interstate 4 and Interstate 75 interchange and west of Anna Drive. The site is in the Urban Service Area and is within the limits of the Seffner-Mango Community Plan. The applicant is requesting a rezoning from the Agricultural Single Family Conventional (ASC-1) zoning district to Planned Development (PD) to allow a professional residential facility for the purpose of addiction rehabilitation for a maximum of 100 persons.

The site is in the Urban Service Area where according to Objective 1 of the Future Land Use Element (FLUE), 80 percent of the County's growth is to be directed. Policy 1.4 requires all new development to be compatible with the surrounding area, noting that "compatibility does not mean "the same as" Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development." The subject site currently has single-family uses. Single-family uses are also to the north and east. Vacant land is also to the east. Light and heavy industrial and commercial uses are to the south and southeast. The proposed rezoning from AS-1 to PD meets the intent of FLUE Objective 1 and FLUE Policy 1.4.

FLUE Objective 7, FLUE Objective 8 and each of their respective policies establish the Future Land Use Map (FLUM) as well as the allowable range of uses for each Future Land Use category. The character of each land use category is defined by building type, residential density, functional use and the physical composition of the land. The integration of these factors set 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 within the land use designation. Appendix A contains a description of the character and intent permitted in each of the Future Land use categories. The site is in the Community Mixed Use-12 (CMU-12) Future Land Use category. The CMU-12 Future Land Use category allows for the consideration of residential, community scale retail commercial, office uses,

PD 24-1155

research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed use projects at appropriate locations. As the language states above, residential is allowed; therefore, the proposed Planned Development meets FLUE Objective 7, FLUE Objective 8 and each of their respective policies.

The Comprehensive Plan requires that all development meet or exceed the land development regulations in Hillsborough County (FLUE Objective 9, FLUE Policy 9.1 and FLUE Policy 9.2). At the time of uploading this report, Transportation had no objection to the proposed request, therefore it meets FLUE Objective 9, FLUE Policy 9.1 and FLUE Policy 9.2.

The proposal meets the intent of FLUE Objective 16 which require new development to be compatible to the surrounding neighborhood. The neighborhood is the functional unit of community development. There is a need to protect existing, neighborhoods and communities and those that will emerge in the future. To preserve, protect, and enhance neighborhoods and communities, all new development must conform to the following policies. Goal 12 and Objective 12-1 of the Community Design Component (CDC) of the FLUE require new developments to recognize the existing community and be designed to relate to and be compatible with the predominant character of the surrounding area. In this case, the surrounding land use pattern is mostly comprised of mixed uses. There are single-family uses, light and heavy industrial and commercial uses around the subject site. There will be a 30' setback, Type B buffer along the northern property line and a 20' setback along the southern and eastern line. The proposed Plan Development will complement the surrounding area.

There are no goals or strategies outlined in the Seffner-Mango Community Plan that apply to this request.

Overall, staff finds that the proposed use is an allowable use in the CMU-12 category, is compatible with the existing development pattern found within the surrounding area. The proposed Planned Development would allow for development that is consistent with the Goals, Objectives, and Policies of the *Unincorporated Hillsborough County Comprehensive Plan*.

## Recommendation

Based upon the above considerations and the following Goals, Objectives and Policies, Planning Commission staff finds the proposed Planned Development **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*, subject to the proposed conditions by the Development Services Department.

\_\_\_\_\_

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

## **FUTURE LAND USE ELEMENT**

## **Urban Service Area**

**Objective 1:** Hillsborough County shall pro-actively direct new growth into the urban service area, with the goal that at least 80% of all population growth will occur within the USA during the planning horizon of this Plan. Within the urban service area, Hillsborough County will not impede agriculture. Building permit activity and other similar measures will be used to evaluate this objective.

**Policy 1.2:** All new residential or mixed-use land use categories within the USA shall have a density of 4 du/ga or greater unless environmental features or existing development patterns do not support those densities.

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**Policy 1.4:** 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 capability 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.

Within the USA and in categories allowing 4 units per acre or greater, new development or redevelopment shall occur at a density of at least 75% of the allowable density of the land use category, unless the development meets the criteria of Policy 1.3.

## **Land Use Categories**

**Objective 8:** The Future Land Use Map will include Land Use Categories which outline the maximum level of intensity or density and range of permitted land uses allowed and planned for an area. A table of the land use categories and a description of each category can be found in Appendix A.

**Policy 8.1:** 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.

## Relationship to Land Development Regulations

**Objective 9:** All existing and future land development regulations shall be made consistent with the Comprehensive Plan, and all development approvals shall be consistent with those development regulations as per the timeframe provided for within Chapter 163, Florida Statutes. Whenever feasible and consistent with Comprehensive Plan policies, land development regulations shall be designed to provide flexible, alternative solutions to problems.

**Policy 9.1:** 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 9.2:** 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.

## **Community Development and Land Uses**

**Objective 16:** Neighborhood Protection The neighborhood is the functional unit of community development. There is a need to protect existing, neighborhoods and communities and those that will emerge in the future. To preserve, protect, and enhance neighborhoods and communities, all new development must conform to the following policies.

**Policy 16.1:** Established and planned neighborhoods and communities shall be protected by restricting incompatible land uses through mechanisms such as:

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- a) locational criteria for the placement of non-residential uses as identified in this Plan,
- b) limiting commercial development in residential land use categories to neighborhood scale;
- c) requiring buffer areas and screening devices between unlike land uses;

**Policy 16.2:** Gradual transitions of intensities 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.

**Policy 16.3:** Development and redevelopment shall be integrated with the adjacent land uses through:

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

## **Community Design Component (CDC)**

## 5.0 NEIGHBORHOOD LEVEL DESIGN 5.1 COMPATIBILITY

**OBJECTIVE 12-1:** New developments should recognize the existing community and be designed in a way that is compatible with the established character of the surrounding neighborhood.

**Policy 12-1.4:** Compatibility may be achieved through the utilization of site design techniques including but not limited to transitions in uses, buffering, setbacks, open space and graduated height restrictions, to affect elements such as height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture.

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## HILLSBOROUGH COUNTY **FUTURE LAND USE**

RZ PD 24-1155

DENIED

Urban Service Area

Jurisdiction Boundary County Boundary

PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR) AGRICULTURAL/MINING-1/20 (.25 FAR)

AGRICULTURAL/RURAL-1/5 (.25 FAR) AGRICULTURAL-1/10 (.25 FAR)

RESIDENTIAL PLANNED-2 (.35 FAR) RESIDENTIAL-2 (.25 FAR)

RESIDENTIAL-4 (.25 FAR) RESIDENTIAL-6 (.25 FAR)

RESIDENTIAL-9 (.35 FAR)

RESIDENTIAL-12 (.35 FAR)

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

SUBURBAN MIXED USE-6 (.35 FAR)

COMMUNITY MIXED USE-12 (.50 FAR) URBAN MIXED USE-20 (1.0 FAR)

INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR) REGIONAL MIXED USE-35 (2.0 FAR)

RESEARCH CORPORATE PARK (1.0 FAR) OFFICE COMMERCIAL-20 (.75 FAR)

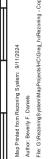
ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)

LIGHT INDUSTRIAL PLANNED (.75 FAR)

HEAVY INDUSTRIAL (.75 FAR) LIGHT INDUSTRIAL (.75 FAR) NATURAL PRESERVATION PUBLIC/QUASI-PUBLIC

WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR) CITRUS PARK VILLAGE

1,140



Fle: G:\RezoningSystem\MapF

# GENERAL SITE PLAN FOR CERTIFICATION



## **DEVELOPMENT SERVICES**

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

## HILLSBOROUGH COUNTY DEVELOPMENT SERVICES DEPARTMENT

## **GENERAL SITE PLAN REVIEW/CERTIFICATION**

## BOARD OF COUNTY COMMISSIONERS

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

## **COUNTY ADMINISTRATOR**

Bonnie M. Wise

## **COUNTY ATTORNEY**

Christine M. Beck

## **COUNTY INTERNAL AUDITOR**

Melinda Jenzarli

## **DEPUTY COUNTY ADMINISTRATOR**

Gregory S. Horwedel

Project Name: RZ-PD (24-1155)					
Zoning File: RZ-PD (24-1155) Modification: None					
Atlas Page: None	Submitted: 08/20/25				
To Planner for Review: 08/20/25	Date Due: ASAP				
Contact Person: PRESSMAN TODD	Phone: (727) 804-1760/Todd@Pressmaninc.com				
Right-Of-Way or Land Required for I	Dedication: Yes 🗸 No				
The Development Services Departm	ent HAS NO OBJECTION to this General Site Plan.				
The Development Services Departm Site Plan for the following reasons:	ent RECOMMENDS DISAPPROVAL of this General				
Reviewed by: Timothy Lampk	n Date: 08-20-25				
Date Agent/Owner notified of Disapp	roval:				

# LEGAL DESCRIPTION

LECAL DESCRIPTION, (USINDHA/BIAT 2023090268). INSTRUMENTS 2023090268) INSTRUMENTS 2023090268) INSTRUMENTS 2023090268) INSTRUMENTS 2023090268) INSTRUMENTS 2023090268) INSTRUMENTS 2023090268) INSTRUMENTS 2023090268). INSTRUMENTS 2021 INSTRUMENTS

# REZONING RECORD IDENTIFICATION

HILLSBOROUGH COUNTY: 24-1155

## VICINITY MAP



# PLANNED DEVELOPMENT PLANS

# FOR

# ANNA DRIVE PROFESSIONAL RESIDENTIAL

# **FACILITY**

5702 ANNA DRIVE TAMPA, FLORIDA FOLIO: 62885.0000 PREPARED FOR:
WOS PROPERTIES III
1709 MARY LANE
LUTZ, FL 33558

PREPARED BY



2600 CYPRESS RIDGE BLVD, STE I WESLEY CHAPEL, FL 33544 P: (813) 694-7676



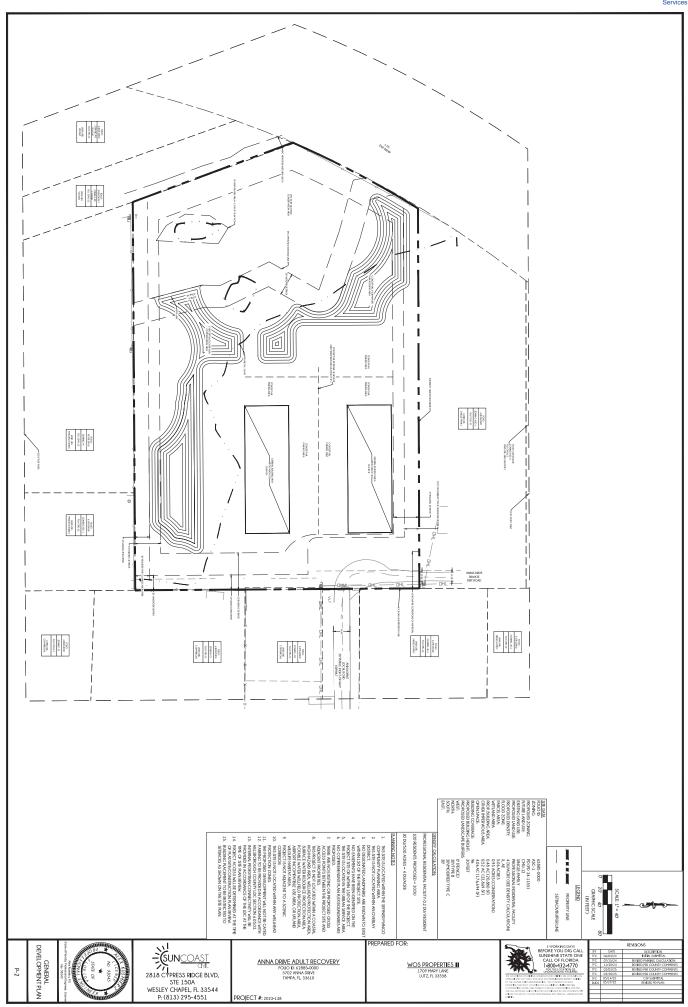
# INDEX OF REZONING PLANS

COVER SHEET GENERAL DEVELOPMENT PLAN

# PROFESSIONAL TEAM

## LOCATION MAP





## AGENCY COMMENTS

## AGENCY REVIEW COMMENT SHEET

TO: Z	TO: Zoning Technician, Development Services Department DATE: 4/09/2025						
REVI	REVIEWER: Richard Perez, AICP, Executive Planner AGENCY/DEPT: Transportation						
PLAN	PLANNING AREA/SECTOR: SM/ Central PETITION NO: PD 24-1155						
	This agency has no comments.						
	This agency has no objection.						
X	This agency has no objection, subject to the liste	ed or attached condition	S.				
	This agency objects for the reasons set forth belo	ow.					

## CONDITIONS OF APPROVAL

- Notwithstanding anything shown on the PD site plan to the contrary, the presence or absence of access, number, design and location of the access point(s), including roadway stub outs and/or vehicular cross access shall be regulated by the Hillsborough County Land Development Code, Transportation Technical Manual (TTM) and other applicable regulations. The design, relocation, modification, closure or addition of median openings and curb cuts are subject to approval by Hillsborough County Development Services at the time of plat/site/construction plan approval. The need for site access improvements at project entrances and affected intersections will be determined at the time of plat/site/construction plan approval, and access location or characteristics may require Sec. 6.04.02.B. Administrative Variances and/or Design Exceptions which will be adjudicated at the time of plat/site/construction plan approval. Applicants who are unable to meet access management regulations, other applicable regulations, and/or obtain the appropriate relief may be unable to construct the project to its maximum entitlements.
- If PD 24-1155 is approved, the County Engineer will approve the Design Exception (dated April 6, 2025 and found approvable on April 9, 2025), for Anna Dr. substandard road improvements. As Anna Dr. is a substandard local roadway, the developer will be required to construct a 5-foot sidewalk from the project access connection and US Hwy 92. consistent with the Design Exception.
- Concurrent with the initial increment of development, the segment of unimproved Anna Dr., identified on the PD site plan, shall be dedicated as proffered by the applicant. Alternatively, and notwithstanding anything shown on the PD site plan or the conditions herein, the applicant may choose to plat the roadway segment as a private roadway with a recorded public access easement. In either scenario, the developer shall submit a right of way or easement conveyance package prior to site plan approval and dedication of said right of way or easement shall be accepted by the County prior to Certificate of Occupancy.
- Notwithstanding anything shown on the site plan, ADA/sidewalk connections shall be provided from all site access points to all building entrances, on-site amenities and parking areas consistent with LDC, Sec. 6.03.02.
- Minimum off-street parking spaces shall be provided for per Sec. 6.05.02 of the LDC.
- Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.

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

## PROJECT SUMMARY AND ANALYSIS

The subject property is located at 5702 Anna Dr., approximately 1,000 feet north of US Hwy 92. The applicant is requesting to rezone a +/- 5.08-acre site from Agricultural, Single Family Conventional 1(ASC-1) to Planned Development (PD). The proposed PD is seeking approval of a Professional Residential Facility for up to a maximum of 100 residents. The future land use designation is Community Mixed Use 12 (CMU-12).

Staff has prepared a comparison of the potential trips generated by development permitted, based upon the Institute of Transportation Engineer's <u>Trip Generation Manual</u>, 11th Edition, under the existing and proposed zoning designations utilizing a generalized worst-case scenario.

Approved Uses:

Zoning, Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
AR, 5 Single Family Detached Dwelling Unit (ITE LUC 210)	47	4	5

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
PD, Community Residential Home, 100 Residents/Beds (ITE LUC 254)	260	18	24

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two- Way Volume	Total Hour AM	Peak Trips PM
Difference (+/-)	+213	+14	+19

## TRANSPORTATION INFRASTRUCTURE SERVING THE SITE AND SITE ACCESS

Anna Dr. is a substandard local roadway, maintained by FDOT, that serves as a frontage road to Interstate 75. The roadway consists of +/- 16-foot paved surface in poor condition, lying within a +/- 60-foot wide right-of-way along the project's western boundary. There are no sidewalks or bicycle facilities present along Anna Dr. in the vicinity of the proposed project.

Per the Transportation Technical Manual (TTM) a Local Urban Road Typical Section (TS-3) requires 12' travel lanes within 54' minimum right of way for a non-Residential Development. The applicant has submitted a design exception to allow for 10' travel lanes within 50' of right of way. See the section titled *Requested Design Exception* below for more details.

On the subject site's eastern perimeter there is a private unplatted and unimproved segment of Anna Dr. serving separate residential parcels to the north as there only means of access. It is not on the Hillsborough County corridor preservation plan or on the Hillsborough County functional classification map, however the County GIS and historical County Zoning maps recognize said segment of Anna Dr. The applicant is proposing to dedicate the segment of the roadway at the time of site construction plan review. Staff is

proposing a condition of approval to address the timing of dedication and allow an alternative option to plat it as a private roadway with a publicly dedicated access easement.

## SITE ACCESS AND CONNECTIVITY

While the site has frontage on Anna Dr. the applicant has chosen to defer the determination of the exact location of the project site access to the site construction plan review. The applicant is proposing to dedicate the privately owned and unimproved segment of Anna Dr. along subject site's frontage. This segment will be required to be designed and constructed to county standards at the time of site construction plan review.

The applicant will be required to construct a sidewalk along the site frontages consistent with Section 6.03.03 of the Land Development Code. At the time of construction/site plan review, the applicant will be required to show ADA/sidewalk connections from all site access points to all building entrances and parking areas consistent with Section 6.02.03. B. of the LDC.

Additionally, parking shall be provided consistent with Section 6.05.02 of the LDC.

## DESIGN EXCEPTION REQUEST: ANNA DR.

As Anna Dr. is a substandard local roadway, the applicant's Engineer of Record (EOR) submitted a Design Exception request for Anna Dr. (April 6, 2025) to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer found the Design Exception request approvable (on April 9, 2025). The developer will be required to construct a 5-foot sidewalk from the project access to US 92 consistent with the Design Exception.

If this zoning is approved, the County Engineer will approve the Design Exception request.

## ROADWAY LEVEL OF SERVICE

Anna Dr. is not a regulated roadway and not included on the 2020 Hillsborough County Level of Service (LOS) Report.

FDOT Generalized Level of Service							
Roadway From To LOS Standard Peak Hr Directional LOS							
US HWY 92							

Source: 2020 Hillsborough County Level of Service (LOS) Report

From: Williams, Michael [WilliamsM@hcfl.gov]

Sent: Wednesday, April 9, 2025 2:04 PM

To: troy@suncoastcivil.com

CC: Elizabeth Rodriguez [libbytraffic@yahoo.com]; todd@pressmaninc.com; Lampkin, Timothy [LampkinT@hcfl.gov]; Perez, Richard [PerezRL@hcfl.gov]; Drapach, Alan

[DrapachA@hcfl.gov]; Tirado, Sheida [TiradoS@hcfl.gov]; De Leon, Eleonor

[DeLeonE@hcfl.gov]; PW-CEIntake [PW-CEIntake@hcfl.gov] **Subject:** FW: RZ PD 24-1155 - Design Exception Review

**Attachments:** 24-1155 DEAd 04-09-25.pdf

## Troy/Libby,

I have found the attached Design Exception (DE) for PD 24-1155 APPROVABLE.

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

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

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

Lastly, please note that it is critical to ensure you copy all related correspondence to <a href="PW-celntake@hcfl.gov">PW-celntake@hcfl.gov</a>

Mike

Michael J. Williams, P.E.

**Director, Development Review County Engineer**Development Services Department

P: (813) 307-1851 M: (813) 614-2190 E: Williamsm@HCFL.gov

W: HCFLGov.net

## **Hillsborough County**

601 E. Kennedy Blvd., Tampa, FL 33602

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

From: Tirado, Sheida <TiradoS@hcfl.gov> Sent: Wednesday, April 9, 2025 1:55 PM To: Williams, Michael <WilliamsM@hcfl.gov>

Cc: Drapach, Alan < DrapachA@hcfl.gov>; Perez, Richard < PerezRL@hcfl.gov>

Subject: RZ PD 24-1155 - Design Exception Review

Hello Mike,

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

troy@suncoastcivil.com libbytraffic@yahoo.com todd@pressmaninc.com lampkint@hcfl.gov perezrl@hcfl.gov drapacha@hcfl.gov

Best Regards,

## Sheida L. Tirado, PE

## **Transportation Review & Site Intake Manager**

**Development Services Department** 

E: TiradoS@HCFL.gov

P: (813) 276-8364 | M: (813) 564-4676

601 E. Kennedy Blvd., Tampa, FL 33602

**HCFL.gov** 

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## **Hillsborough County Florida**

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



## **Supplemental Information for Transportation Related Administrative Reviews**

## Instructions:

- This form must be provided separately for each request submitted (including different requests of the same type).
- This form must accompany all requests for applications types shown below. Staff will not log in or assign cases that are not accompanied by this form, or where the form is partially incomplete.
- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.

(Site/Subdivision Application Number)

 Please contact Eleonor de Leon at <u>deleone@HCFL.gov</u> or via telephone at (813) 307-1707 if you have questions about how to complete this form.

to complete this form.					
Section 6.04.02.B. Administrative Variance  Technical Manual Design Exception Request  Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.)  Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)					
Submittal Type (check one)	☐ New Request ☐ Additional Information				
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	<ul> <li>□1.</li> <li>□4.</li> <li>☑2. DE Substandard Rd Anna Dr. □5.</li> <li>□3.</li> <li>□6.</li> </ul>				
submittal number/name to each separate request. number previously identified. It is critical that the ap	lests (whether of the same or different type), please use the above fields to assign a unique Previous submittals relating to the same project/phase shall be listed using the name and oplicant reference this unique name in the request letter and subsequent filings/correspondence. I information related to a previously submitted request, then the applicant would check the				
Project Name/ Phase Anna Drive F	Rehab				
<b>Important:</b> The name selected must be used on all full frequest is specific to a discrete phase, please also	iture communications and submittals of additional/revised information relating to this variance.				
Folio Number(s) 62885-0000  Important: List all folios related to the project, up numbers must be provided in the format provided by	Check This Box If There Are More Than Five Folio Numbers  to a maximum of five. If there are additional folios, check the box to indicate such. Folio by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, 789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789;				
Name of Person Submitting Request	Elizabeth Rodriguez				
<b>Important:</b> All Administrative Variances (AV) and De State of Florida.	esign Exceptions (DE) must be Signed and Sealed by a Professional Engineer (PE) licensed in the				
<b>Current Property Zoning Designation</b>	ASC-1				
Designation. Typing "N/A" or "Unknown" will result i County Zoning Atlas, which is available at https://mo	mily Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) in your application being returned. This information may be obtained via the Official Hillsborough aps.hillsboroughcounty.org/maphillsborough/maphillsborough.html. For additional assistance, for Development Services at (813) 272-5600 Option 3.				
Pending Zoning Application Number	RZ 24-1155				
Applicable". Use PD for PD rezoning applications, M	ter the application number proceeded by the case type prefix, otherwise type "N/A" or "Not IM for major modifications, PRS for minor modifications/personal appearances.				
Related Project Identification Number					

1 of 1

Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".

Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision

## Elizabeth Rodriguez & Associates, Inc. 18156 Sandy Pointe Drive Tampa, Florida 33647

April 6, 2025

Mr. Michael J. Williams, P.E. Development Review Director, County Engineer Hillsborough County 601 East Kennedy Blvd., 20<sup>th</sup> Floor Tampa, FL 33602

Dear Mr. Williams:

RE: Design Exception for Substandard Roadway (Anna Drive) – RZ 24-1155 FOLIO # 62885-0000

The subject property is being rezoned, as shown on the attached **Site Plan** and **Location Map**. A Planned Development (PD) rezoning is proposed to allow for the development of an Adult Residential Facility. This design exception, per Transportation Technical Manual Section 1.7 to meet requirements of Land Development Code 6.04.03.L: Existing Facilities, is to request that the developer not be required to bring Anna Drive *fully* up to County standards, but to instead allow for some reasonable improvements as described herein.

EXISTING CONDITIONS - The site has frontage on, and proposes access to, Anna Drive. Anna Drive is a rural road section, and includes: (a) Pavement width/lane width measurements are attached. They depict about 22.5 feet of pavement, and 10.75 foot lanes. (b) The ROW width is 50 feet in the vicinity of the proposed driveway. (c) There are no sidewalks. (d) Anna Drive does not have bike lanes. (e) The pictured utility pole is 20 feet from the edge of pavement (See photographs). (f) The pavement appears to be in good condition (See photographs). (g) There are no paved shoulders. (g) There are ditches on both sides of Anna Drive.

PROPOSED IMPROVEMENTS — In lieu of improving the road to TS-7, the developer proposes construction of additional sidewalk in addition to that required along the property's frontage. The proposed sidewalk extends from the parcel's frontage to the intersection with Hillsborough Avenue. The attached Sidewalk Exhibit illustrates that approximately 1,038 feet of sidewalk will be constructed.

JUSTIFICATION FOR THE REQUEST – The applicant is making substantial improvements to this low volume local roadway by improving the pedestrian facilities. The roadway cannot be brought fully to TS-7 standards as a minimum of 96 feet of right of way would be required to construct the roadway to full TS-7 standards.

If you have any questions/comments regarding this letter, please call me at 813.545.3316.

Sincerely,

Troy Carter, P.E.

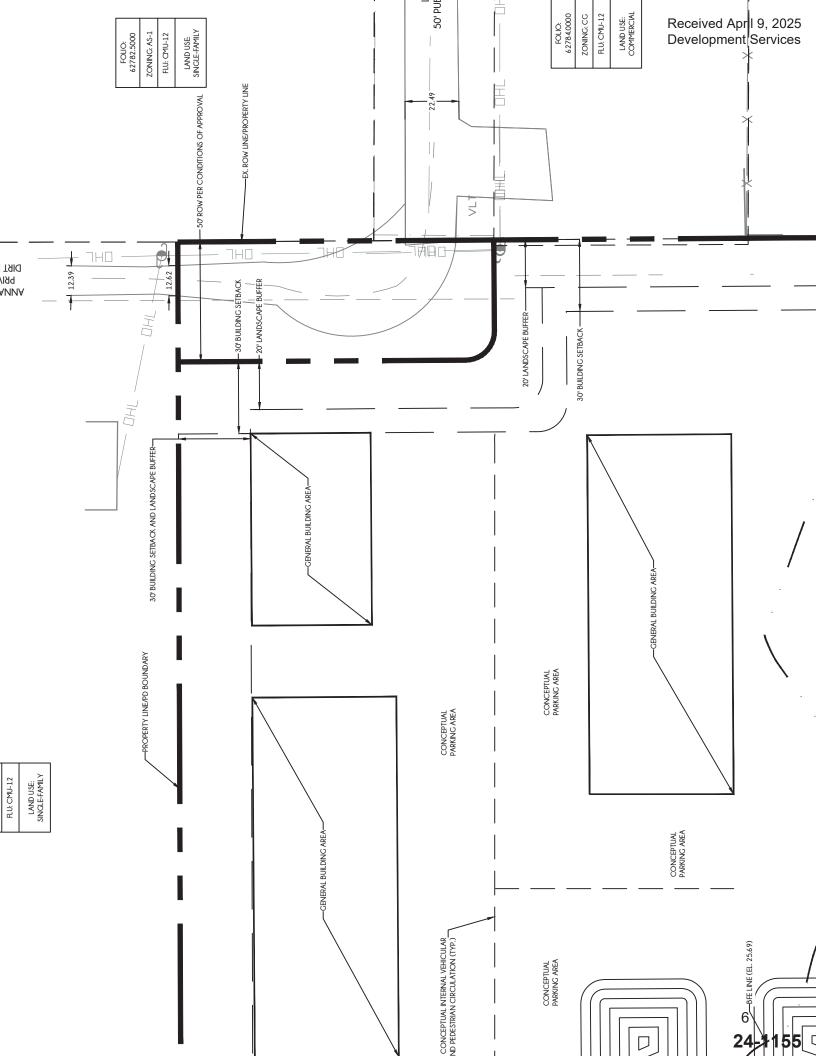


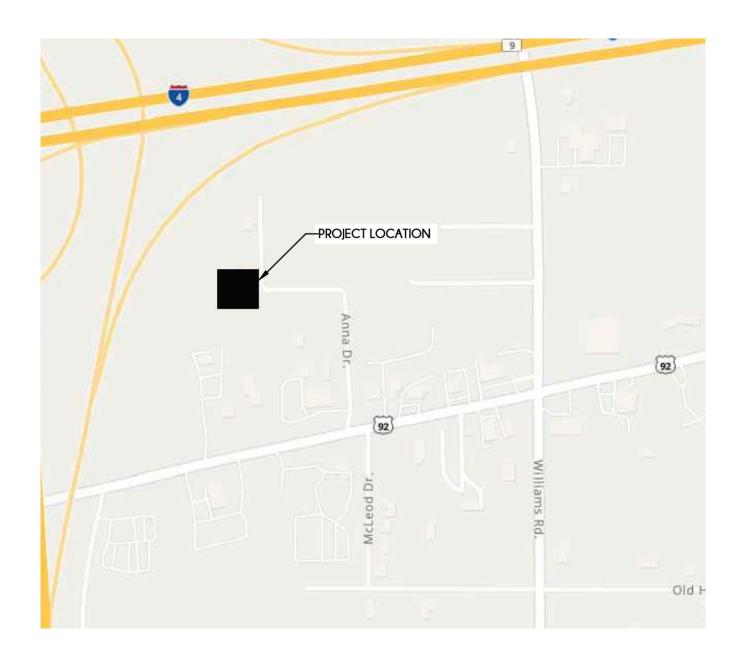
Troy F, Carter, P.E. State of Florids, Professional Engineer, License No: 94303

Printed copies of this document are not considered signed and sealed and the signature must be verified on Digitally signed by Troy Carter
DN:
E=troy@suncoastcivil.com,
CN=Troy Carter,
O="Suncoast Civil, LLC",
L=Wesley Chapel, S=Florida,
C=US

Date: 2025.04.09 11:56:44-04'00'

Based upon the information provided by the application, this request is:
Disapproved
Approved with Conditions
Approved
If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E. at (813) 276-8364.
Sincerely,
Michael J. Williams, P.E. Hillsborough County Engineer

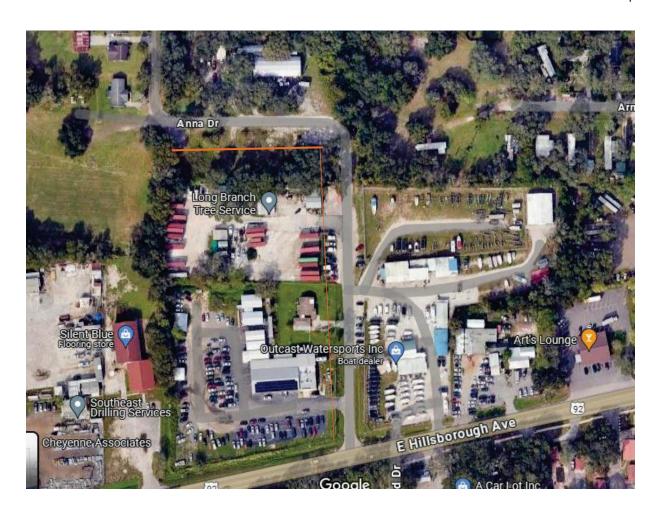




**LOCATION MAP** 



Utility pole on south side – 20' from edge of pavement of Anna Drive



Proposed Sidewalk Exhibit – approximately 1,038 feet.

## **Transportation Comment Sheet**

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

Adjoining Roadways (check if applicable)					
Road Name	Classification	Current Conditions	Select Future Improvements		
		2 Lanes	☐ Corridor Preservation Plan		
Anna Dr	County Local - Rural	⊠ Substandard Road	☐ Site Access Improvements		
Allia Di		⊠ Sufficient ROW Width	Substandard Road Improvements		
		Note: A portion is private unplatted.	Other		

Project Trip Generation ☐ Not applicable for this request						
	Average Annual Daily Trips A.M. Peak Hour Trips P.M. Peak Hour Trips					
Existing	47	4	5			
Proposed	260	18	24			
Difference (+/-)	+213	+14	+19			

<sup>\*</sup>Trips reported are based on gross external trips unless otherwise noted.

Connectivity and Cross Access ⊠ Not applicable for this request						
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding		
North		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: The applicant has ented to defer determining the exact location of the project access until site construction						

Notes: The applicant has opted to defer determining the exact location of the project access until site construction plan review.

<b>Design Exception/Administrative Variance</b> □ Not applicable for this request			
Road Name/Nature of Request	Туре	Finding	
Anna Dr./Substandard Roadway	Design Exception Requested	Approvable	
	Choose an item.	Choose an item.	
Notes:			

4.0 Additional Site Information & Agency Comments Summary				
Transportation	Objections	Conditions Requested	Additional Information/Comments	
<ul><li>☑ Design Exception/Adm. Variance Requested</li><li>☑ Off-Site Improvements Provided</li></ul>	☐ Yes ☐ N/A ☒ No	⊠ Yes □ No	See Report.	

## **COMMISSION**

Gwendolyn "Gwen" W. Myers Chair Harry Cohen Vice-Chair Donna Cameron Cepeda Ken Hagan Pat Kemp Christine Miller Joshua Wostal



## **DIRECTORS**

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

## **AGENCY COMMENT SHEET**

REZONING			
HEARING DATE: 12/16/2024	COMMENT DATE: 10/4/2024		
<b>PETITION NO.:</b> 24-1155	PROPERTY ADDRESS: 5702 Anna Dr, Tampa,		
EPC REVIEWER: Melissa Yanez	FL, 33610		
CONTACT INFORMATION: (813) 627-2600 X 1360	FOLIO #: 0628850000		
EMAIL: yanezm@epchc.org	<b>STR:</b> 32-28S-21E		

**REQUESTED ZONING:** From ASC-1 to PD

FINDINGS			
WETLANDS PRESENT	YES		
SITE INSPECTION DATE	10/3/2023 via Wetland Delineation Review 77888		
WETLAND LINE VALIDITY	Valid until 11/16/2028		
WETLANDS VERIFICATION (AERIAL PHOTO,	Wetland located in the western portion of the		
SOILS SURVEY, EPC FILES)	subject parcel		

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. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:

- Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the
  Environmental Protection Commission of Hillsborough County (EPC) approvals/permits
  necessary for the development as proposed will be issued, does not itself serve to justify any
  impact to wetlands, and does not grant any implied or vested right to environmental approvals.
- The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
- Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The

wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).

Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change
pending formal agency jurisdictional determinations of wetland and other surface water
boundaries and approval by the appropriate regulatory agencies.

## **INFORMATIONAL COMMENTS:**

The following specific comments are made for informational purposes only and to provide guidance as to the EPC review process. However, future EPC staff review is not limited to the following, regardless of the obviousness of the concern as raised by the general site plan and EPC staff may identify other legitimate concerns at any time prior to final project approval.

- Chapter 1-11 prohibits wetland impacts unless they are necessary for reasonable use of the property. Staff of the EPC recommends that this requirement be taken into account during the earliest stages of site design so that wetland impacts are avoided or minimized to the greatest extent possible. The size, location, and configuration of the wetlands may result in requirements to reduce or reconfigure the improvements depicted on the plan.
- The Hillsborough County Land Development Code (LDC) defines wetlands and other surface waters as Environmentally Sensitive Areas. Pursuant to the LDC, wetlands and other surface waters are further defined as Conservation Areas or Preservation Areas and these areas must be designated as such on all development plans and plats. A minimum setback must be maintained around the Conservation/Preservation Area and the setback line must also be shown on all future plan submittals.
- Any activity interfering with the integrity of wetland(s) or other surface water(s), such as clearing, excavating, draining or filling, without written authorization from the Executive Director of the EPC or authorized agent, pursuant to Section 1-11.07, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of Chapter 1-11.

my / cb

ec: <u>todd@pressmaninc.com</u> / <u>acarlotinc@yahoo.com</u>



#### **AGENCY REVIEW COMMENT SHEET**

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

TO: Zoning Review, Development Services DATE: 04/03/2025

**REVIEWER:** Ron Barnes, Impact & Mobility Fee Coordinator

**APPLICANT:** Todd Pressman, Pressman & Assoc., Inc. **PETITION NO:** 24-1155

**LOCATION:** 5702 Anna Dr

**FOLIO NO:** 62885.0000

#### **Estimated Fees:**

Assisted Living (Per bed mobility) (Per 1,000 s.f. fire) Mobility: \$1,253

Fire: \$95

#### **Project Summary/Description:**

Urban Mobility, Northeast Fire - 100 person rehab facility - best fit assisted living/nursing home

#### AGENCY COMMENT SHEET

TO:	<b>Zoning/Code</b>	Administration,	Developm	ent Services	Department

FROM: Reviewer: Andria McMaugh Date: 02/11/2025

**Agency:** Natural Resources **Petition #: 24-1155** 

- ( ) This agency has **no comment**
- ( ) This agency has **no objections**
- (X) 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. This statement should be identified as a condition of the rezoning.
- 2. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the condition of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas.
- 3. 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.
- 4. 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.

- 5. 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.
- 6. 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.

#### **ENVIRONMENTAL SERVICES DIVISION**

Hillsborough County Florida

PO Box 1110 Tampa, FL 33601-1110

#### **Agency Review Comment Sheet**

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

TO: Zoning Review, Development Services REQUEST DATE: 9/11/2024

**REVIEWER:** Kim Cruz, Environmental Supervisor **REVIEW DATE:** 9/25/2024

**PROPERTY OWNER:** Wos Properties, III, Inc. PID: 24-1155

**APPLICANT:** Todd Pressman, Pressman & Assoc., Inc.

**LOCATION:** 5702 Anna Drive Tampa, FL

**FOLIO NO.:** 62885.0000

#### **AGENCY REVIEW COMMENTS:**

The applicant seeks a Professional Residential Facility for the purposes of addiction rehabilitation for a maximum of 100 persons at this location.

At this time, according to the Hillsborough County BOCC approved maps adopted in the Comprehensive Plan, the site appears to be located within the Surface Water Resource Protection Area (SWRPA). Allowable activities on the property are limited and subject to the restrictions and prohibitions associated with the SWRPA which can be found in with <u>Sec. 3.05.03.B.</u> and <u>Sec. 3.05.04.B.</u> of the Hillsborough County Land Development Code (LDC).

This review does not approve or grant vested rights/approval of restricted and/or prohibited activities located within the SWRPA. A separate permit application for any restricted and prohibited activities shall be submitted to Hillsborough County Environmental Services Division and comply with the permitting requirements of the LDC, if eligible.

At this time, according to the Hillsborough County BOCC approved maps adopted in the Comprehensive Plan, the site does not appear to be located within a Potable Water Wellfield Protection Area (PWWPA), Wellhead Resource Protection Area (WRPA) Zone 1, and or WRPA Zone 2, as defined in Part 3.05.00 of the Hillsborough County Land Development Code (LDC).

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

PETITION NO.: <u>RZ-STD 24-1155</u> <b>REVIEWED BY:</b> <u>Clay Walker, E.I.</u> <b>DATE:</b> <u>9/24/2024</u> <b>FOLIO NO.:</b> 62885.0000		
OLI	0110	
	WATER	
	The property lies within the Water Service Area. The applicant should contact the provider to determine the availability of water service.	
	A 8 inch water main exists (approximately 530 feet from the site), (adjacent to the site), and is located southh of the subject property within the south Right-of-Way of East U.S. Highway 92. 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 <u>4</u> inch wastewater forcemain exists (approximately <u>2,800</u> feet from the project site), (adjacent to the site) <u>and is located southeast of the subject property within the east Right-of-Way of Williams Road</u> . 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.	
COMM	MENTS: 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:	<b>ZONING TECHNICIAN, Planning Growth Man</b>	agement	<b>DATE:</b> 11 Sep. 2024
REV	TEWER: Bernard W. Kaiser, Conservation and	Environmental I	Lands Management
APP	LICANT: Todd Pressman	PETITION NO	<b>PRZ-PD 24-1155</b>
LOC	CATION: 5702 Anna Dr., Tampa, FL 33610		
FOL	<b>IO NO:</b> <u>62885.0000</u>	<b>SEC:</b> <u>30</u> <b>TW</b> !	N: <u>28</u> RNG: <u>20</u>
$\boxtimes$	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 att	ached conditions	S.
COMMENTS:			

## VERBATIM TRANSCRIPT

## HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

IN RE:

ZONE HEARING MASTER MEETING

ZONE HEARING MASTER MEETING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: Susan Finch

Zone Hearing Master

Pamela Jo Hatley Zone Hearing Master

DATE: Monday, July 21, 2025

TIME: Commencing at 6:01 p.m.

Concluding at 10:06 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. CER-1654 Digital Reporter

Page 11 The first item is Item B.1., PD 1 Sure. MS. HEINRICH: 2 The applicant is requesting a rezoning from ASC-1 to Planned Development. And Tim Lampkin with Development Services 3 4 will provide staff findings after the applicant's presentation. 5 MS. FINCH: All right. Is the applicant here? 6 MR. PRESSMAN: Good evening, Hearing Officers. 7 Pressman, 200 2nd Avenue South, number 451, St. Petersburg. This is a remand for a limited piece of -- actually, 8 9 two pieces of information. So I'm going to go somewhat swiftly 10 through this. You approved it previously, but the full record is submitted to the staff. This is the Seffner Mango area, 5.06 11 acres, located at the apex of I-4 and I-75. As you can see here 12 13 by the property appraiser issues ASC-1 to PD for Professional 14 Residential Facility for purposes of addiction rehabilitation 15 for a maximum of 100 persons. 16 The remand is specifically for the increase of height 17 from 14 feet to 30 foot, and there is a change of footprints on 18 the site plan that I'll show you as well. But that was the item 19 that generated the change. 20 Planning Commission and DSD Support and Natural Resources EPC, Conservation/Environmental Lands, no objections, 21 22 ZHM approved. These are the uses that typically fall within a 23 residential treatment, particularly for this site. 24 So this plan shows two separate buildings at 10,440 25 square feet. We have a 20-foot B-buffer with a 35-foot setback

Page 12

- 1 on the north. You can see that there's substantial areas left
- 2 with conceptual stormwater, conceptual flood plain.
- This was the prior plan that had three buildings.
- 4 That has been modified as a result of the change of height.
- 5 Variations which are well stated in the staff report, include
- 6 the 20-foot B natural forestation versus 20-foot B on the west
- 7 side, and a 20-foot buffer with natural forestation versus the
- 8 30-foot C on the south side.
- 9 DSD, Development Services, have a number of comments
- 10 that are positive. Zoning in the immediate area, CG is to the
- 11 east, owned by the applicant. And you can see there's intensive
- 12 zoning on the south, and the -- importantly, the size in the
- 13 CMU-12 future Land Use category.
- 14 Planning Commission as well as positive comments.
- 15 Further noting that there's a Public Lands Corridor that
- 16 provides some further buffering on the west.
- So with that I would ask whatever was in the record
- 18 prior with this bring back remand would be included, and what
- 19 you saw tonight has been included in the record as well. Thank
- 20 you.
- 21 MS. FINCH: All right. Thank you. I just have a
- 22 couple questions before you leave. I read the revised narrative
- and also the conditions that are proposed to be added regarding
- 24 building appearance. I've read all of that into the record --
- 25 or as part of the record. And I just had a quick question.

Page 13 Your revised narrative talks about, it says "The applicant is 1 2 proposing a 30-foot high building at a 35-foot setback". And this is my question right here. "Of which three feet is -- of 3 4 which is three feet higher than is what is typically allowed and 5 reviewed under a compatibility basis". Are you saying 3 feet higher, meaning 27 feet? 6 7 What -- what does that mean? MR. PRESSMAN: That's a good question. I don't have 8 an immediate answer. PD plan is three feet. I think the best 9 answer I can give you is PD plan is three feet, and I believe 10 11 that meets Code. MS. FINCH: Three -- three feet? 12 13 MR. PRESSMAN: But I see, Michelle --14 MS. FINCH: Ms. Heinrich? 15 MR. PRESSMAN: -- you're kind of catching a little bit 16 on this. I'm sorry. Michelle, please? MS. HEINRICH: Is that from the staff report, Ms. 17 18 Finch? 19 MS. FINCH: No. This is --20 MR. PRESSMAN: My plan. 21 MS. HEINRICH: Okay. MS. FINCH: -- from Mr. Pressman's own narrative that 22 23 he submitted into the record. Because I went back and looked at it, because the staff report references a revised narrative. 24

MS. HEINRICH: Got it.

25

Page 14 THE COURT: So I went into optics and pulled it. 1 it says, you're proposing a 30-foot height. I get it. 2 MR. PRESSMAN: Um-hum. 3 MS. FINCH: With a setback of 35 feet. I get that, 5 The part that confused me was, it says, "Of which is three 6 feet higher than what is typically allowed". Where's the three feet? I don't understand that. MR. PRESSMAN: I don't have an immediate answer for 8 you, quite frankly. 9 10 MS. FINCH: Okay. 11 MR. PRESSMAN: I wrote that, and I don't know if that were -- quite frankly, as we were standing here, if that's an 12 13 error or not. I see --14 MS. FINCH: Okay. But just for the record, just so we're clear. Perhaps that's an error and you're asking for a 15 16 30-foot height --17 MR. PRESSMAN: Correct. 18 MS. FINCH: -- with a 35-foot setback. 19 MR. PRESSMAN: That is correct. 20 MS. FINCH: I understand. 21 MR. PRESSMAN: Yes. MS. FINCH: And I've read all of the revised 22 conditions. 23 24 Thank you. MR. PRESSMAN: 25 MS. FINCH: So that was my only question.

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- 1 forget to sign it. Thank you.
- 2 MR. PRESSMAN: Thank you.
- 3 MS. FINCH: Development Services, good evening.
- 4 MR. LAMPKIN: Hello. Tim Lampkin, Development
- 5 Services. And I think what it was is it's something that needed
- 6 to be corrected. And perhaps that was an older version or it
- 7 just wasn't. So the applicant is meeting the setback on the --
- 8 the northern property line.
- 9 MS. FINCH: Okay.
- 10 MR. LAMPKIN: To answer that question.
- 11 MS. FINCH: Okay. All right.
- MR. LAMPKIN: So this application was initially heard
- 13 at the April 15th ZHM Hearing. And it was subsequently at the
- 14 June 10th Board Meeting where the applicant requested to remand
- to increase the height from 14 feet to 30 feet.
- The applicant is proposing, as I'm sure you've gone
- 17 through the court and you've seen a 20-foot wide buffer with
- 18 Type B screening. The north setback is 35 feet, which is
- 19 sufficient also for the compatibility. And a condition to
- 20 maintain a residential appearance.
- 21 Staff has no further comments because the change is
- 22 relatively minimal. And that concludes -- staff is supportive
- 23 and has no other comments unless you have any questions.
- MS. FINCH: No. Just a comment to thank you for
- 25 including the change and the reason for the remand in your

Page 16 1 summary and your staff report. So thank you for that. It's 2 very helpful. 3 MR. LAMPKIN: Thank you. MS. FINCH: All right. That was it. Planning Commission? 5 6 MR. ROYAL: Good evening. Tyreck Royal, Planning 7 Commission staff. The site is in the Urban Service Area where, according to Objective 1 in the Future Land Use implemented, 80 8 9 percent of the county's growth is to be directed. Policy 1.4 10 requires all new development to be compatible with the 11 surrounding area. The subject site currently has single-family uses. 12 13 Single-family uses are also located to the north and east. 14 Vacant land is also to the east. Light and heavy industrial and 15 commercial uses are to the south and southeast. The proposed 16 rezoning from AS-1 to PD to allow for a Professional Residential 17 Facility meets Objective 1 and Policy 7.4. 18 Overall, staff finds the proposed use is allowable use in SMU-12 of future land use category and is compatible with the 19 20 existing development pattern found within the surrounding area. 21 The proposed planned development will allow for 22 development that's consistent with the goals, objectives, and 23 policies for the Unincorporated Hillsborough County 24 Comprehensive Plan. Based upon that, and the goals, objectives 25 and policies, Planning Commission staff proposed planned

1	Page 17 development consistent with the Unincorporated Hillsborough
2	County Comprehensive Plan.
3	MS. FINCH: Thank you so much. I appreciate it. Now
4	we'll call for anyone who would like to speak in support.
5	Anyone in favor of the application? Seeing no one.
6	Anyone in opposition to this request. All right. No
7	one.
8	Development Services, anything further?
9	MS. HEINRICH: No, ma'am.
10	MS. FINCH: All right. Mr. Pressman, you have the
11	last word, if you'd like it.
12	MR. PRESSMAN: Thank you.
13	MS. FINCH: All right. And with that, we'll close
14	Rezoning 24-1155. And I'll turn the hearing back over to
15	Hearing Master Hatley.
16	HEARING MASTER: All right. Thank you, Ms. Finch.
17	All right. We're here ready to hear the next case,
18	please.
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## HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

IN RE:

ZONE HEARING MASTER HEARINGS

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: SUSAN FINCH

Zoning Hearing Master

DATE: TUESDAY, APRIL 15, 2025

TIME: Commencing at 6:00 p.m.

Concluding at 8:42 p.m.

LOCATION: HILLSBOROUGH COUNTY BOCC

DEVELOPMENT SERVICES DEPARTMENT

601 EAST KENNEDY BOULEVARD, 2ND FLOOR

TAMPA, FLORIDA 33601

Reported by: CRYSTAL REYES, AAERT No. 1660

MS. HEINRICH: Our next item is Item D.4 PD 24-1155. 1 The applicant is requesting to rezone property from ASC-1 to 2 Planned Development. Tim Lampkin with Development Services will 3 4 provide staff findings after the applicant's presentation. HEARING MASTER: Sir, if you could exit the room, we have to move on with the agenda. Thank you for coming down. 6 Good evening. Thank you, Hearing Officer. I do want MR. PRESSMAN: 8 to thank Mr. Ratliff again for getting that together and making 9 10 an extra effort. This is PD 24-1155. This is in the Seffner-Mango 11 12 area, 5.06 acres. It's located at the crux of I-4 and Highway 13 92, and I-75 ramp, which runs behind it. 14 The issue is ASC-1 rezoning to PD for a professional 15 residential facility for the purposes of addiction 16 rehabilitation, for a maximum of 100 persons living in an 17 outpatient. What I'd like to do is -- I can have you guys come 18 up real quick. There are members from Sober Lyfe who are here. 19 I'd like to just introduce them very quickly. And if you have 20 any questions about the operation, how it works, you'll be able 21 to do that. 22 Just a quick introduction. 23 MR. CHAUNCEY: Hello, my name is James Chauncey, I'm 24 the CEO of Sober Lyfe Treatment. This is Anthony Raines. 25 our operations manager. Stephanie, she is our medical director.

Robin, he is the director of operations. And Ian Rivera, who is 1 our clinical director. 2 HEARING MASTER: All right. Thank you for coming 3 4 down, I appreciate it. MR. PRESSMAN: Thank you all for being here, 6 appreciate it. Planning Commission and DSD support, National Resources E.P.C., Conservation of Environmental Lands, no 8 9 objections. They provide a wide range of uses to address issues 10 that folks need help with. It's quite a long list. 11 This is the PD plan, comprised of three buildings 12 9,000, 9,000, and 4,000 square feet. You can see there's a large wetland conservation area which is over on the I-75 side. 13 14 Under zoning, you can see that there's intensive 15 zoning, manufacturing, commercial intensive, commercial 16 intensive adjacent to the site, let alone the freeways. Future 17 Land Use category is CMU-12 which, as you all know, is a very intensive category, allows retail, commercial office, light 18 19 industrial, multi-Purpose. 20 Planning Commission notes it's compatible with 21 surrounding neighborhood. The proposed planned development will 22 complement the surrounding area. It's consistent. There are 23 single-family uses, light and heavy industrial and commercial 24 uses around the subject site. Development Services note it's 25 located in an area comprised of light industrial, mixed, to

commercial uses. Staff finds the request approvable.

Beyond the area that is wetland, there's also a strip of public lands -- and we're proposing -- and of course, there's buffer in the southwest area, 20 foot wide B buffer is required, screening in lieu of the forestation, because there's a lot of forestation that will far exceed what code requires. And 20 foot wide type C, 30 foot type C required screening again per forestation. It's a very heavily forested area, so it far exceeds what code would call for.

So with that, I would like to call Anthony, just for one minute. He's going to tell you about his one-minute experience, which I think is important for this use. Thank you.

HEARING MASTER: Thank you.

Good evening.

MR. RAINES: Good evening, everybody. My name is
Anthony Raines, address 925 Castle Court, North Tampa, Florida
33612. As the operations manager at Sober Lyfe Treatment, I've
been able to see the lives of many men change in Tampa, Florida.
I was with Sober Lyfe -- actually Sober Lyfe helped me out when
I was coming through rehab myself. I'm currently in recovery.
I'm almost four years clean as of June 15th.

So due to this experience, due to this organization, I myself have been able to get stable housing and a stable life.

And I myself have been in a position to see the growth of this organization and company, to see many men come through and see

1 many lives changed. So to be able to see it from its conception basically to where it is now, I can see where it will be years 2 and years from now, so I'm happy to be a part of this. 3 happy to be in this hearing. I'm happy to see where Sober Lyfe 4 Treatment will go in the future. It's been a blessing to me and 6 many other people as well. HEARING MASTER: Thank you for your testimony, I appreciate it. If you could please sign in. 8 9 MR. PRESSMAN: Thank you. And we appreciate your 10 attention. 11 HEARING MASTER: Thank you. I appreciate it. 12 All right. We'll go to Development Services. 13 Good evening. 14 MR. LAMPKIN: Good evening. Tim Lampkin, Development 15 Services. So the applicant's seeking to develop an 16 approximately 5.06 acre unified development. It's located 17 approximately 500 feet north of east U.S. Highway 92, 18 approximately 450 feet south of I-75 and the Interstate 4, I-4, 19 interchange, and adjacent to the off ramp from I-74 to I-4. 20 And the applicant is requesting ASC-1 to Planned 21 Development, and this is to allow the development of a 22 professional residential facility with a maximum of 100 23 residents. The CMU-12 allows 12 dwelling units per acre. This 24 would equate to 12 -- I'm sorry, for 60 units, 60 times 5, so 25 they would otherwise be able to have a maximum of 300 residents.

2.4

And because for the purposes of calculating the density, each placed resident in the facility is equivalent to one-fifth of a dwelling unit, equating to the maximum 300 placed residents.

The applicant is proposing a maximum building height of 14 feet, which is under the 20-foot building height and therefore does not require additional compatibility. setback.

On the north boundary of the site, the applicant proposes a 20-foot wide buffer with type B screening. This exceeds the required five-foot buffer with type A screening. Along the eastern property boundary, the applicant -- behind the access road, which will be the new required front, the applicant's proposing a 20-foot wide landscape buffer equivalent to urban scenic roadway requirements.

Staff does note there's a variation request and also on Page 9 of 18, Paragraph 2, it says the applicant proposes a 0-foot wide buffer with opaque fence, which is adjacent to the 50-foot drainage ditch to the west southwest, which is adjacent to the off ramp. I'd like to strike that through because, as the applicant just stated, they're actually proposing a 20-foot wide buffer with type B screening, which is the required buffer. And as the applicant stated, it will be reviewed at Site and Development to ensure that the existing vegetation meets the standard.

The applicant is also proposing a 20-foot wide buffer

with type C screening on the South property, when normally it 1 2 would be a 30-foot wide buffer with type C screening. And that concludes staff's presentation unless you had 3 4 any questions. 5 HEARING MASTER: Just one quick question about that PD variation to reduce the buffer on the west southwest property 6 boundary. I see they're asking to go to 20 feet with a type B buffer. What is the standard, what's required? 8 MR. LAMPKIN: So that is the standard. I think that 9 10 there was a bit of discussion between the applicant and staff. 11 The applicant really wanted to make certain that it was 12 compatible. And they are not proposing that variation anymore. HEARING MASTER: Oh, okay. So it's only the southern 13 14 boundary, the 30 to 20 with type C? 15 MR. LAMPKIN: Correct. 16 HEARING MASTER: That's it? Okay. Perfect. Thank 17 you very much. That's all my questions. 18 Planning Commission. 19 MR. ROYAL: Good evening. Tyrek Royal, Planning 20 Commission staff. The site is in an urban service area within the 21 22 Community Mixed Use 12 Future Land Use category and it's within 23 the limits of the Seffner-Mango Community Plan. The proposal 2.4 meets the intent in FLU Objective 16 which require new 25 developments to be compatible with the surrounding neighborhood.

The neighborhood is a functional unit of the community development. There is a need to protect existing neighborhoods and communities and those that will emerge in the future.

To preserve, protect, and enhance neighborhoods and communities, all new development must conform to the following policies. Goals 12 and Objective 12-1, the Community Design Amendment of the FLU require new developments to recognize the existing community, and to be designed in a way that relates and is compatible with the predominant character of the surrounding area.

In this case, the surrounding land use pattern is mostly comprised of mixed uses. There are single-family uses light, heavy industrial, and commercial uses around the subject site. There will be a 30-foot setback type B buffer along the northern property line, and a 20-foot setback along the southern and eastern line.

The proposed planned development will complement the surrounding area. Overall, staff finds the proposed use is an allowable use in the CMU-12 category. It is compatible with the existing development pattern found within the surrounding area, and the proposed planned development will allow for development that is consistent with the goals, objectives, and policies of Unincorporated Hillsborough County Comprehensive Plan. Thank you.

U.S. Legal Support | www.uslegalsupport.com

HEARING MASTER: Thank you so much.

1	Is there anyone in the in the room or online that
2	would like to speak in support? Seeing no one.
3	Anyone in opposition to this request? No one.
4	Ms. Heinrich, anything else?
5	MS. HEINRICH: Yeah. I just had one question for the
6	applicant, which would be to clarify the screen that's proposed
7	along the south. I see in the conditions that we have, the
8	masonry wall will not be required, and that's a component of the
9	type C screening; is that still correct?
10	MR. PRESSMAN: That's correct.
11	MS. HEINRICH: Okay. Thank you.
12	HEARING MASTER: All right. With that don't go too
13	far, Mr. Pressman so with that, nothing else, Ms. Heinrich.
14	MS. HEINRICH: No, ma'am.
15	HEARING MASTER: All right. Then Mr. Pressman, do you
16	have anything for rebuttal?
17	MR. PRESSMAN: No, ma'am.
18	HEARING MASTER: All right. Then with that, we'll
19	close Rezoning PD 24-1155 and go to the next case.
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#### Zoning Hearing Master Hearing March 24, 2025

HILLSE	BOROUGH COUNTY, FLORIDA
	of County Commissioners
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	)
IN RE:	) )
ZONE HEARING MASTER HEARINGS	) )
	) X
	HEARING MASTER HEARING OF TESTIMONY AND PROCEEDINGS
BEFORE:	Susan Finch and
	Pamela Jo Hatley Land Use Hearing Master
DATE:	Monday, March 24, 2025
TIME:	Commencing at 6:02 p.m. Concluding at 11:24 p.m.
LOCATION:	Hillsborough County Commission 601 East Kennedy Boulevard, Second Floor Tampa, Florida 33602
Reported by:	
Diane DeMarsh, AAERT No. DIGITAL REPORTER	. 1654

## Zoning Hearing Master Hearing March 24, 2025

April 15, 2025 ZHM Hearing. 1 Item A.2, PD 24-0921. This application is out of order to be heard and is being continued to the April 15, 2025 3 ZHM Hearing. Item A.3, PD 24-0924. This application is being continued by the applicant to the April 15, 2025 ZHM hearing. Item A.4, PD 24-1013. This application is out of order to be heard and is being continued to the April 15, 2025 ZHM Hearing. 9 Item A.5, PD 24-1116. This application is out of 10 11 order to be heard and is being continued to the May 19, 2025 ZHM Hearing. 12 13 Item A.6, Major Mod 24-1141. This application is out of order to be heard and is being continued to the 14 15 April 15, 2025 ZHM Hearing. Item A.7, Major Mod 24-1152. This application is out 16 17 of order to be heard and is being continued to the 18 April 15, 2025 ZHM Hearing. 19 Item A.8, PD 24-1155. This application is out of order to be heard and is being continued to the April 15, 2025 20 21 ZHM Hearing. 22 Item A.9, PD 24-1202. This application is being 23 continued by the applicant to the May 19, 2025 ZHM Hearing. Item A.10, PD 24-1240. This application is out of 24 order to be heard and is being continued to the May 19, 2025 ZHM 25

#### Zoning Hearing Master Hearing January 14, 2025

	January 11, 2023		
	SBOROUGH COUNTY, FLORIDA OF COUNTY COMMISSIONERS		
	X		
IN RE:	) )		
ZONE HEARING MASTER HEARINGS	)		
	, ) X		
	22		
ZONING HEARING MASTER HEARING TRANSCRIPT OF TESTIMONY AND PROCEEDINGS			
BEFORE:	Susan Finch Land Use Hearing Master		
DATE:	Tuesday, January 14, 2025		
TIME:	Commencing at 6:00 p.m. Concluding at 9:09 p.m.		
LOCATION	: Hillsborough County BOCC 601 East Kennedy Boulevard, Second Floor Tampa, Florida 33601		
Reported by:	2 1660		
Crystal Reyes, AAERT No DIGITAL REPORTER	J. 100U		

#### Zoning Hearing Master Hearing January 14, 2025

being continued to the February 18, 2025 Zoning Hearing Master 1 Hearing. 2 Item A.14, Rezoning 24-1155. The applicant is 3 Todd Pressman, Pressman and Associates Incorporated. This application is out of order to be heard and is being continued to the March 25, 20 -- March 24, 2025 Zoning Hearing Master Hearing. 8 Item A.15, Rezoning 24-1202. The applicant is Todd Pressman. This application is out of order to be heard and 9 is being continued to the February 18, 2025 Zoning Hearing 10 11 Master Hearing. Item A.16, Rezoning 24-1240. The applicant is 12 13 Todd Pressman. This application is out of order to be heard ad 14 being continued to the March 24, 2025 Zoning Hearing Master 15 Hearing. 16 Item A.17, Rezoning 24-1257. The applicant is Big Bend Lakes, LLC. This application is being continued by the 17 18 applicant to the March 24, 2025 Zoning Hearing Master Hearing. 19 Item A.18, Rezoning 24-1263. The applicant is HBWB Development Services, LLC. This application is out of 20 order to be heard and is being continued to the 21 22 February 18, 2025 Zoning Hearing Master Hearing. 23 Item A.19, Rezoning 24-1264. The applicant is Sweetheart Ice Cream Incorporated. This application is being 24 continued by staff to the February 18, 2025 Zoning Hearing 25

## Zoning Hearing Master Hearing CORRECTED December 16, 2024

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	OROUGH COUNTY, FLORIDA F COUNTY COMMISSIONERS
IN RE:	X ) ) ) )
ZONE HEARING MASTER HEARINGS	) ) X
	HEARING MASTER HEARING F TESTIMONY AND PROCEEDINGS
BEFORE:	Pamela Jo Hatley Land Use Hearing Master
DATE:	Monday, December 16, 2024
TIME:	Commencing at 6:00 p.m. Concluding at 9:07 p.m.
LOCATION:	Hillsborough County BOCC 601 East Kennedy Boulevard, Second Floor Tampa, Florida 33601
Reported by: Crystal Reyes, AAERT No. Digital Reporter	1660

## Zoning Hearing Master Hearing CORRECTED December 16, 2024

1 Item A.16, PD 24-1139. This application is being continued by the applicant to the January 14, 2025 ZHM Hearing. 2 Item A.17, Major Mod 24-1141. This application is out 3 of order to be heard and is being continued to the January 14, 2025 ZHM Hearing. Item A.18, PD 24-1147. This application, is out of 6 order to be heard and is being continued to the February 18, 2025 ZHM -- 2025 ZHM Hearing. 8 Item A.19, Major Mod 24-1152. This application is 9 being continued by staff to the January 14, 2025 ZHM Hearing. 10 Item A.20, PD  $\frac{24-1155}{}$ . This application is out of 11 order to be heard and is being continued January 14, 2025 ZHM 12 13 Hearing. 14 Item A.21, PD 24-1169. This application is out of 15 order to be heard and is being continued to the February 18, 2025 ZHM Hearing. 16 Item A.22, PD 24-1172. This application has been 17 18 withdrawn from the hearing process. 19 Item A.23, Standard Rezoning 24-1180. This 20 application is out of order to be heard and is being continued 21 to the January 14, 2025 ZHM Hearing. 22 Item A.24, PD Rezoning 24-1202. This application is 23 being continued by the applicant to January 14, 2025 ZHM Hearing. 24 25 Item A.25, Standard Rezoning 24-1210. This

# EXHIBITS SUBMITTED DURING THE ZHM HEARING

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

DATE/TIME: 7/21/25, 6PM HEARING MASTER: Pamela To Hattey

PLEASE PRINT CLE	CARLY, THIS INFORMATION WILL BE USED FOR MAILING
APPLICATION #	NAME TOdd Pressman
RZ-24-1155	MAILING ADDRESS 200 and Ave S # 451  CITY St Pere STATE F1 ZIP3779 PHONE 3777
	CITY St Pete STATE F( ZIP) PHONE GOT TO
APPLICATION #	PLEASE PRINT NAME Annie Bannes
RZ-0867	MAILING ADDRESS 401 & Tackson St Ste 2100 Front
75,00	CITY Tampa STATE FL ZIP 3360 PHONE 813-7944800
APPLICATION #	NAME J.M Porter
RZ 24-1116	MAILING ADDRESS 401 F. Jacksmith Suite 17
2-1-1110	CITY WWA STATE FL ZIPS 340-0511
APPLICATION #	NAME Hayla Harrell
RZ	MAILING ADDRESS 284) EXCEPTIVE Dr. 4 SUITE 220
24-1116	CITY Cleverto STATE FL ZIP PHONE
APPLICATION #	PLEASE PRINT NAME 16 FT OMITA
RZ 24-1116	MAILING ADDRESS 1950 HAMMOCKS HUE
	CITY 412 STATE FLZIP 35/PHONE (8/3) 8/12-650
APPLICATION*#	PLEASE PRINT ASK ALON 20
RZ 24-1116	MAILING ADDRESS 2434 10th AVE N
11.05	CITY St. Pete STATE FL ZIP 33713 PHONE 727-459-3283

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

PAGE 2 OF 8

DATE/TIME: 7121125, 6PM HEARING MASTER: Panela To Hatley

PLEASE PRINT CLEARLY. THIS INFORMATION WILL BE USED FOR MAILING NAME Januelle Cubero APPLICATION # 22 24-116 MAILING ADDRESS 4004 N Brench A CITY Tampa STATE FL ZIP 33603PHONE (8/3)7746 PLEASE PRINT Jesie Felipe APPLICATION # NAME **B**2 MAILING ADDRESS 6909 N Fremont Ave 24-116 CITY TOWER STATE FL ZIP 33604 PHONE 813 4181848 PLEASE PRINT **APPLICATION #** NAME Tale Feliciano R2 MAILING ADDRESS 242 W. Union St. 24-1116 CITY Jampa STATE TV ZIP 350 PHONE & 1320 3095 NAME Sage Marcelia **APPLICATION #** RZ. MAILING ADDRESS 8545 Central Ave 24-1116 CITY St. Petc STATE FL ZIP PHONE -VS PLEASE PRINT FRASER HENDERSON APPLICATION # NAME B2 MAILING ADDRESS\_ (2(1) SAN (HALIFOR) 24-1116 CITY TAMPA STATEFL ZIP33676PHONE 813 712 9824 PLEASE PRINT **APPLICATION #** NAME JOHN RESTAIND R2 MAILING ADDRESS 14602 TUDOR CHASE DR 24-1116 CITY PAWLA STATE FL ZIP 33626 PHONE 813-766-936

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

PAGE 3 OF 8

DATE/TIME: 712112025, 6PM HEARING MASTER: Pamela To Hatley

PLEASE PRINT CLEARLY. THIS INFORMATION WILL BE USED FOR MAILING APPLICATION # B2 MAILING ADDRESS 12016 Merician 1/2 CITY TUMPA STATE FL ZIP 33626 PHONE 813 24-1116 APPLICATION # San Chal fun RZ MAILING ADDRESS 1211 24-1116 MMA STATE E ZIP 33624 PHONE 813/334-0747 APPLICATION # NAME Leigh Slement 22 MAILING ADDRESS 2753 State RD 580 Suite 202 24-1116 CITY Clearwater STATE FL ZIP 3376 PHONE 727-687-1894 VS PLEASE PRINT APPLICATION # NAME Bruce Derby RZ MAILING ADDRESS 16301 Byrnwych LN 24-1116 CITY OdeSSO STATE FL ZIP 33556PHONE 813-956-7029 NAME MICHAEL YATES, PALM TRAFFIC APPLICATION # RZ MAILING ADDRESS 4006 S. MACDILL AVE 24-1116 CITY TAMPA STATE FL ZIP 3361/PHONE 813 359834/ **APPLICATION #** WW MAILING ADDRESS ' 25-0025

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

PAGE 4 OF 8

DATE/TIME: 712112025, 6PH HEARING MASTER: Pamela To Hatley

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING		
APPLICATION #	NAME_Isabelle Olbert	
mm	MAILING ADDRESS 1000 D. Oghley Dr # 900  CITY TAMPE STATE & ZIP 37602PHONE 331-0976	
25-0025	CITY Jamps STATE & ZIP 37602PHONE 331-0976	
APPLICATION #	PLEASE PRINT_ NAME_ Erik Swart	
mm	MAILING ADDRESS 9302 Barrington Oaks Dr	
25-0025 VS	CITY DOVER STATEFL ZIP 3352 PHONE 386 249 3021	
APPLICATION #	NAME Alexandra Swart	
mm	MAILING ADDRESS 9302 Barrington Cals Dr	
25-6025	CITY DOUGE STATE FL ZIP 3352 PHONE	
APPLICATION #	NAME MICHAEL YATES, PALM TRAFFIC	
MM	MAILING ADDRESS 4006 S. MACDILL Ave	
25-0025	CITY TAMPA STATE FL ZIP 33611 PHONE 813359834/	
APPLICATION #	NAME KAMI Cov but	
RZ	MAILING ADDRESS 1019 Kennedy Bld. St 3700	
25-0371	MAILING ADDRESS 101 9 Kennedy Bld. St. 35 DD CITY FRANK STATE PC ZIP 33 EUPHONE 913-227 81/	
APPLICATION #	PLEASE PRINT NAME TOHAL REGAN	
RZ	MAILING ADDRESS 5051 SANDY BROOK CHECK	
25-0371	CITY WIMMEND STATE FL ZIP 33592PHONE \$13-938-4058	

SIGN-IN SHEET: RFR, ZHM PHM, LUHO

PAGE 5 OF 8

DATE/TIME: 712112025, 6PM HEARING MASTER: Panela To Hatley

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING PLEASE PRINT APPLICATION # NAME Augie Grace 22 MAILING ADDRESS 15821 Cobble Mill Dr 25-0371 CITY WINGLING STATE PL ZIP3358 PHONE 781-7299 NAME Chis O'Lellen APPLICATION # BZ. MAILING ADDRESS 3010 W/ ALOOLE St Ste 150 25 - 0371 CITY TWO STATE TO ZIP 33/00/PHONE 813 223-3911 NAME SIDNEY CALLOWAY APPLICATION # MAILING ADDRESS 20 1 El Buysco H Proval Tong of 2Z CITY TANGE STATE FL ZIP 33 PHONE 954 943-1123 25-0452 PLEASE PRINT NAME ALCXGUER BELLIMON APPLICATION # B2 MAILING ADDRESS 429 5W 195 Am 25-0452 CITY Partion STATE PL ZIP 33057 PHONE 9843830365 NAME Lany Koshusor APPLICATION # R7 MAILING ADDRESS 6107 Hours ville RD CITY Gibsonton STATE FL ZIP33534 PHONE 238-1956 25-0452 PLEASE PRINT JAMES KUSHMER **APPLICATION #** RZ MAILING ADDRESS 6123 ADAMSVILLE RD 75-0452 CITY 6 1890 MON STATE FL ZIP 33534 PHONE 8/3-369-1370

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

PAGE <u>6</u> OF <u>8</u>

DATE/TIME: 712112025, 6PM HEARING MASTER: Pamel & Jo Hattey

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING				
APPLICATION #	NAME Michell P. Lanchez			
RZ	MAILING ADDRESS 610/ Adams 1714 Rd.			
25-0452	CITY On Mymlen STATE FC ZIP 3553 PHONE 2072-72.9960			
APPLICATION #	NAME JUSTYNA GALL			
R2	MAILING ADDRESS 200 Pinewind Blvd			
25-0457	CITY OLLOMON STATE FL ZIP 346777 PHONE 352-514-6150			
APPLICATION #	NAME Kami Cerbett			
RZ	MAILING ADDRESS 101 & Konnoly Blud, Ste 3700			
25-0469	CITY TAMPA STATE CL ZIP 3360) PHONE & 13-227 84			
APPLICATION #	PLEASE PRINT NAME_SOHN REGAN			
P12	MAILING ADDRESS 5057 5ANDY BROOK CIRCLE			
25-0469	CITY WIMAUMA STATE 5 ZIP 33598 PHONE 513-938-4058			
APPLICATION #	NAME Augre Grace			
RZ	MAILING ADDRESS 15821 Cabble Mill Dr			
25-0469	CITY WIMGUMS STATE FL ZIP PHONE 781-799-7299			
APPLICATION #	PLEASE PRINT KOMI CONIDET			
WW	MAILING ADDRESS 101 & Kennedy Blvd St372			
25-0583	CITY TY WAS STATE TO ZIP BLOCK PHONE BROWN 813-2278421			

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

PAGE 7 OF 8

DATE/TIME: 7/21/2025, 6PM HEARING MASTER: Pamela To Hatley

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING PLEASE PRINT **APPLICATION #** +sabule (elbert NAME BZ. MAILING ADDRESS WWW N- Coshley Dr. # 960 25-0587 Tange STATE & ZIP 33602 PHONE PLEASE PRINT APPLICATION # NAME Kami Conlatt MAILING ADDRESS 101 & Kemedy Bwd Ste 3700 MM 25-0694 CITY JAWY STATE ZIP3360L PHONE 813-237 8421 PLEASE PRINT APPLICATION # NAME COLTON Moran  $\mathcal{M}\mathcal{M}$ MAILING ADDRESS 11204 Descentien 25-0694 CITYD: YOUNG STATE 5 PLEASE PRINT APPLICATION # MM MAILING ADDRESS 7808 Celafia Wn 25-0694 CITY Courier STATE Fl- ZIP 33578 PHONE 813-765-0872 PLEASE PRINT **APPLICATION #** mm MAILING ADDRESS 7508 Alafia 10 25-0694 1197419) STATE FL ZIP 33578 PHONE 904-695-NAME Richard Przelan **APPLICATION #** MM MAILING ADDRESS 7428 Algeig 25-0694 CITY RICCURSTATE F- ZIP 375 PHONE S(7-464

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

PAGE & OF 8

DATE/TIME: 7/21/2025 GPM HEARING MASTER: Panela to Hattey

PLEASE PRINT CLEARLY. THIS INFORMATION WILL BE USED FOR MAILING PLEASE PRINT Patrice Moore APPLICATION # MAILING ADDRESS 8204 Mays Ave mm CITY Riverview STATE FZ ZIP33573 PHONE 8/3-677-6424 25-0694 PLEASE PRINT APPLICATION # MM MAILING ADDRESS SUBJ. LIVIET STATE L ZIP 33407 PHONE E13-7E9 25-0694 PLEASE PRINT APPLICATION # NAME\_ Kam. Conbett 22 MAILING ADDRESS 101 & Kernedy Blud Sie 3700 25-0744 CITY TOM AA STATE FL ZIB3402 PHONE (15-727-842) PLEASE PRINT **APPLICATION #** NAME Jami Corbett MM MAILING ADDRESS 101 & Revuel Blv & St 7500 CITY TOWN STATE FU ZIP BLOW-PHONE 812-2278 25 -0745 PLEASE PRINT **APPLICATION #** NAME MAILING ADDRESS CITY STATE ZIP PHONE PLEASE PRINT APPLICATION # NAME MAILING ADDRESS CITY STATE ZIP PHONE

**HEARING TYPE:** 

ZHM, PHM, VRH, LUHO

**DATE:** July 21, 2025

**HEARING MASTER:** 

Susan Finch/Pamela Jo Hatley

PAGE: <u>1</u> OF <u>1</u>

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
RZ 24-1155	Todd Pressman	Applicant Presentation Packet	No
RZ 24-1116	Kayla Harrell	Applicant Presentation Packet	No
RZ 24-1116	Fraser Henderson	2. Opposition Presentation Packet	No
RZ 24-1116	Amanda Siftar	3. Opposition Presentation Packet	No
MM 25-0025	Tim Lampkin	Revised Staff Report	Yes – Copy
MM 25-0025	Isabelle Albert	Applicant Presentation Packet	Yes – Copy
RZ 25-0371	Kami Corbett	Applicant Presentation Packet	No
RZ 25-0371	John Regan	2. Opposition Presentation Packet	No
RZ 25-0371	Augie Grace	3. Opposition Presentation Packet	No
RZ 25-0371	Kami Corbett	Applicant Presentation Packet	No
RZ 25-0452	Sidney Calloway	Applicant Presentation Packet	No
RZ 25-0457	Justyna Gale	Applicant Presentation Packet	No
RZ 25-0469	Kami Corbett	Applicant Presentation Packet	No
RZ 25-0469	John Regan	2. Opposition Presentation Packet	No
RZ 25-0469	Augie Grace	3. Opposition Presentation Packet	No
RZ 25-0469	Kami Corbett	Applicant Presentation Packet	No
RZ 25-0469	Jared Follin	5. Revised Staff Report	Yes – Copy
MM 25-0583	Kami Corbett	Applicant Presentation Packet	No
MM 25-0583	Chris Grandlienard	2. Revised Staff Report	Yes – Copy
MM 25-0694	Jacqueline Dashler	Opposition Presentation Packet	No
MM 25-0694	Susan Morris	Opposition Presentation Packet	No
RZ 25-0744	Kami Corbett	Applicant Presentation Packet	No
RZ 25-0744	Jared Follin	2. Revised Staff Report	Yes – Copy
MM 25-0745	Kami Corbett	Applicant Presentation Packet	No
MM 25-0745	Jared Follin	2. Revised Staff Report	Yes – Copy

### JULY 21, 2025 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, July 21, 2025, at 6:00 p.m., in the Boardroom, Frederick B. Karl County Center, Tampa, Florida, and held virtually.

Pamela Jo Hatley, 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/withdrawals/continuances.

- Pamela Jo Hatley, ZHM, overview of ZHM process.
- Senior Assistant County Attorney Mary Dorman, overview of evidence/ZHM/BOCC Land Use agenda process.
- Pamela Jo Hatley, ZHM, Oath.
- B. REMANDS:

### B.1. RZ-24-1155

- Michelle Heinrich, DS, called RZ-24-1155.
- Testimony provided.
- Susan Finch, ZHM, closed RZ-24-1155.
- C. REZONING STANDARD (RZ-STD):

### C.1. RZ-25-0867

- Michelle Heinrich, DS, called RZ 25-0867.
- Testimony provided.
- ▶ Pamela Jo Hatley, ZHM, closed RZ 25-0867.
- D. REZONING-PLANNED DEVELOPMENT (RZ-PD) & MAJOR MODIFICATION (MM):

### D.1. RZ 24-1116

- Michelle Heinrich, DS, called RZ 24-1116.
- Testimony provided.
- Pamela Jo Hatley, ZHM, closed RZ 24-1116.

### MONDAY, JULY 21, 2025

### D.2. MM 25-0025

- Michelle Heinrich, DS, called MM 25-0025.
- Testimony provided.
- ▶ Pamela Jo Hatley, ZHM, closed MM 25-0025.

### D.3. RZ 25-0371

- Michelle Heinrich, DS, called RZ 25-0371.
- Testimony provided.
- Pamela Jo Hatley, ZHM, closed RZ 25-0371.

### D.4. RZ 25-0452

- Michelle Heinrich, DS, called RZ 25-0452.
- Testimony provided.
- Pamela Jo Hatley, ZHM, closed RZ 25-0452.

### D.5. RZ 25-0457

- Michelle Heinrich, DS, called RZ 25-0457.
- Testimony provided. Pamela Jo Hatley, ZHM, continued the case until later in the hearing. Pamela Jo Hatley, ZHM, resumed the application.
- ▶ Pamela Jo Hatley, ZHM, closed RZ 25-0457.

### D.6. RZ 25-0469

- Michelle Heinrich, DS, called RZ 25-0469.
- Testimony provided.
- Pamela Jo Hatley, ZHM, closed RZ 25-0469.

### D.7. MM 25-0583

- Michelle Heinrich, DS, called MM 25-0583.
- ► Testimony provided.
- Pamela Jo Hatley, ZHM, closed MM 25-0583.

### D.8. RZ 25-0587

- Michelle Heinrich, DS, called RZ 25-0587.
- Testimony provided.
- Pamela Jo Hatley, ZHM, closed RZ 25-0587.

### MONDAY, JULY 21, 2025

### D.9. MM 25-0694

- Michelle Heinrich, DS, called MM 25-0694.
- ► Testimony provided.
- Pamela Jo Hatley, ZHM, closed MM 25-0694.

### D.10. RZ 25-0744

- Michelle Heinrich, DS, called RZ 25-0744.
- Testimony provided.
- ▶ Pamela Jo Hatley, ZHM, closed RZ 25-0744.

### D.11. MM 25-0745

- Michelle Heinrich, DS, called MM 25-0745.
- Testimony provided.
- ▶ Pamela Jo Hatley, ZHM, closed MM 25-0745.
- E. ZHM SPECIAL USE None.

### ADJOURNMENT

Pamela Jo Hatley, ZHM, adjourned the meeting at 10:06 p.m.

PAGE 1 OF 5

SIGN-IN SHEET: RFR, ZHM PHM, LUHO

DATE/TIME: 4 15 2025 Gpm HEARING MASTER: Susan Finch

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING				
APPLICATION #	PLEASE PRINT JOE Moreda			
mm24-1152	MAILING ADDRESS 400 N. Ashley br			
Mult 1 1122	CITY TO STATE PL ZIP 356 PHONE 813 392 9455			
APPLICATION #	PLEASE PRINT NAME_CVZVS MCWEAC			
RZ 25-0270	MAILING ADDRESS 15957 N FLORE DA AVE			
(10	CITY WT7 STATE TO ZIP 33540 PHONE 613 205 2564			
APPLICATION #	NAME LOE Moreds			
RZ 25-0178	MAILING ADDRESS 400 M Askly Dr.  CITY Tank STATE FL ZIP3213 PHONE 392-9897			
	CITY TOWN STATE FL ZIP32B PHONE 392-9891			
APPLICATION #	NAME Pathua Octiz			
RZ 24-1013	MAILING ADDRESS 2410 N Central AV			
112 27-1013	CITY 12MPZ STATE \$ ZIP 33602 PHONE 8138178492			
APPLICATION #	PLEASE PRINT NAME Todd Medrano			
RZ24-1013	MAILING ADDRESS 11906 Rhodine Rd			
VS	CITY RIVERVIEW STATE FL ZIP 33579 PHONE 813-267-0623			
APPLICATION #	PLEASE PRINT ON WASHING			
mm all lill	MAILING ADDRESS DE DAY AUS AGO 707-			
mm 24-1141	CITY TO STATE T ZIP ZIP PHONE 760			

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

PAGE 2 OF 5

DATE/TIME: 4/15/2025 6pm HEARING MASTER: Susan Finch

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING PLEASE PRINT APPLICATION # NAME CHEIS MINEAR MAILING ADDRESS 15951 N. FUOLIDA AVE MM 24-1141 CITY WITZ STATE EV ZIESSEDPHONE 8132052564 NAME Kenneth Bacquet APPLICATION # MAILING ADDRESS 14719 DAYBLEAKI 1 mm 24-1141 CITY LUTZ STATE FC ZIP3355 PHONE 813)48-2277 NAME Debbie Hings APPLICATION # MAILING ADDRESS 5123 N. 24th St. mm 24-1141 CITY Lutz STATE F | ZIP 335 49 HONE 8 13-73 5-2863 NAME WASHAT SOUTAN APPLICATION # MAILING ADDRESS 15/18 Livingston AUL mm 24-1141 CITY LUTS STATE FC ZIP 3353 9 PHONE 8/3868 SST NAME Anthony Raines De APPLICATION # MAILING ADDRESS 925 N Costle Ct #A mm 24-1155 CITY (amp) STATE TO ZIP 33/d/2PHONE (813) 869-1720 PLEASE PRINT APPLICATION # NAME mm 24-1155

PAGE <u>3</u> OF <u>5</u>

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

PAGE 3

DATE/TIME: 4/15/2025 6pm HEARING MASTER: Susan Frach

PLEASE PRINT CLE	ARLY, THIS INFORMATION WILL BE USED FOR MAILING				
APPLICATION #	NAME DILIP AGARWAL				
RZ 24-1311	MAILING ADDRESS 301 WPLATY JT				
112 24 1511	CITY TAMPA STATE - ZIP 360 PHONE 813 421				
APPLICATION #	PLEASE PRINT NAME Thomas & Adams				
RZ 24-1311	MAILING ADDRESS 6305 Theresa &				
	CITY TAMPA STATE FLA ZIP 3365 PHONE 8/3-886-030)				
APPLICATION #	PLEASE PRINT NAME Wayne Ballat &				
RZ 24-1311	MAILING ADDRESS 8521 Robin Hood DC.				
NZ 24-1311	CITY Tampa STATE KL ZIP336/ PHONE 813-597-5171				
APPLICATION #	PLEASE PRINT DO MG YO DO				
RZ 24-1311	MAILING ADDRESS 8627 Jackson Springs				
K 2 29 (31)	CITY TPA STATE FL ZIP 33 PHONE 33 9287482				
APPLICATION #	PLEASE PRINT Angela Wilfam				
BZ 24-1311	MAILING ADDRESS 8517 Robin Hood Dr.				
,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	CITY Tampe STATE PL ZIP33415 PHONE P13-844-027				
APPLICATION #	PLEASE PRINT GIJRIG HISBORTS				
RZ 24-1311	MAILING ADDRESS 8627 JACKSON SPING NO				
112 -115	CITY TAMPA STATE FC ZIP 361 5 PHONE 813 765-3597				

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

PAGE 4 OF 5

DATE/TIME: 4 15 2025 6pm HEARING MASTER: Susan Finch

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING NAME John Zachery Canales APPLICATION # MAILING ADDRESS 8521 Robin Hood Or. RZ 24-1311 CITY 19 STATE FC ZIP 336/5 PHONE 213.789-3079 PLEASE PRINT APPLICATION # NAME ^ MAILING ADDRESS 400 N. TAMPAST Str 1910 MM 25-0133 CITY JAMON STATE FL ZIP SCOPHONE PLEASE PRINT APPLICATION # NAME Michael Rayson MAILING ADDRESS 19046 Bruce B. Downs Ryd #308 MM 25-0133 CITY Tampa STATE FL ZIP 33647 PHONE 8/3-625-1697 PLEASE PRINT APPLICATION # NAME RZ 25-0144 \_STATE / PLEASE PRINT **APPLICATION #** RZ 25-0261 STATE FL ZIP 5355 PHONE POR APPLICATION # RZ 25-0261 VIEW STATE \_\_ ZIP 335% PHONE \$ 13484 + 120 SIGN-IN SHEET: RFR, ZHM, PHM, LUHO

PAGE 5 of 5

DATE/TIME: 4/15/2025 6pm HEARING MASTER: Susan Finch

ARLY, THIS INFORMATION WILL BE USED FOR MAILING
NAME Corrett losten
MAILING ADDRESS 810 E wain St Battow FL
CITYSTATEZIP_PHONE_8635377901
NAME Michael Costa
MAILING ADDRESS 766 COMMERCE Dr. Quie 20
CITY STATE OF ZIP 300 PHONE 56.315.75
PLEASE PRINT Elise Batsel 401 E. Jackson St.
MAILING ADDRESS 21
CITY Tampa STATE FL ZIP 33629 PHONE 813.222.
PLEASE PRINT NAME
MAILING ADDRESS_
CITYSTATEPHONE
PLEASE PRINT NAME
MAILING ADDRESS
CITYSTATEZIPPHONE
PLEASE PRINT NAME
MAILING ADDRESS
CITYSTATEZIPPHONE

HEARING TYPE: ZHM, PHM, VRH, LUHO DATE: 4/15/2025
HEARING MASTER: Susan Finch PAGE: 1 of 1

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
MM 24-1141	Todd Pressman	1. Applicant Presentation Packet - Thumb Drive	NO
MM 24-1141	Christopher McNeal	2. Application Presentation Packet	NO
RZ 24-1155	Todd Pressman	1. Applicant Presentation Packet - Thumb Drive	NO
MM 25-0133	Michael Brooks	1. Applicant Presentation Packet	NO
RZ 25-0144	Ashley Rome	1. Rev. Staff Report	YES
RZ 25-0144	Todd Pressman	2. Applicant Presentation Packet - Thumb Drive	NO
RZ 25-0321	Elise Batsel, Esq.	1. Applicant Presentation Packet	NO
		+	

### APRIL 15, 2025 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Tuesday, April 15, 2025, at 6:00 p.m., in the Boardroom, Frederick B. Karl County Center, Tampa, Florida, and held virtually.

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

### A. WITHDRAWALS AND CONTINUANCES

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

Susan Finch, ZHM, overview of ZHM process.

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

Susan Finch, ZHM, Oath.

- B. REMANDS None.
- C. REZONING STANDARD (RZ-STD):

### C.1. RZ 25-0178

Michelle Heinrich, DS, called RZ 25-0178.

Testimony provided.

Susan Finch, ZHM, closed RZ 25-0178.

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

### D.1. RZ 24-1013

Michelle Heinrich, DS, called 24-1013.

Testimony provided.

Susan Finch, ZHM, closed RZ 24-1013.

### D.2. MM 24-1141

Michelle Heinrich, DS, called MM 24-1141.

### TUESDAY, APRIL 15, 2025

- Testimony provided.
- Susan Finch, ZHM, closed MM 24-1141.

### D.3. MM 24-1152

- Michelle Heinrich, DS, called MM 24-1152.
- ► Testimony provided.
- ▶ Susan Finch, ZHM, continued MM 24-1152 to May 19, 2025, ZHM Hearing.

### D.4. RZ 24-1155

- ► Michelle Heinrich, DS, called RZ 24-1155.
- ► Testimony provided.
- Susan Finch, ZHM, closed RZ 24-1155.

### D.5. RZ 24-1311

- Michelle Heinrich, DS, called RZ 24-1311.
- Testimony provided.
- Susan Finch, ZHM, closed RZ 24-1311.

### D.6. MM 25-0133

- Michelle Heinrich, DS, called MM 25-0133.
- Testimony provided.
- Susan Finch, ZHM, closed MM 25-0133.

### D.7. RZ 25-0144

- Michelle Heinrich, DS, called RZ 25-0144.
- Testimony provided.
- Susan Finch, ZHM, closed RZ 25-0144.

### D.8. RZ 25-0261

### TUESDAY, APRIL 15, 2025

- Michelle Heinrich, DS, called RZ 25-0261.
- ► Testimony provided.
- Susan Finch, ZHM, closed RZ 25-0261.

### D.9. RZ 25-0270

- Michelle Heinrich, DS, called RZ 25-0270.
- ► Testimony provided.
- ► Susan Finch, ZHM, continued RZ 25-0270 to May 19, 2025, ZHM Hearing.

### D.10. RZ 25-0308

- Michelle Heinrich, DS, called RZ 25-0308.
- ► Testimony provided.
- Susan Finch, ZHM, closed RZ 25-0308.

### D.11. RZ 25-0321

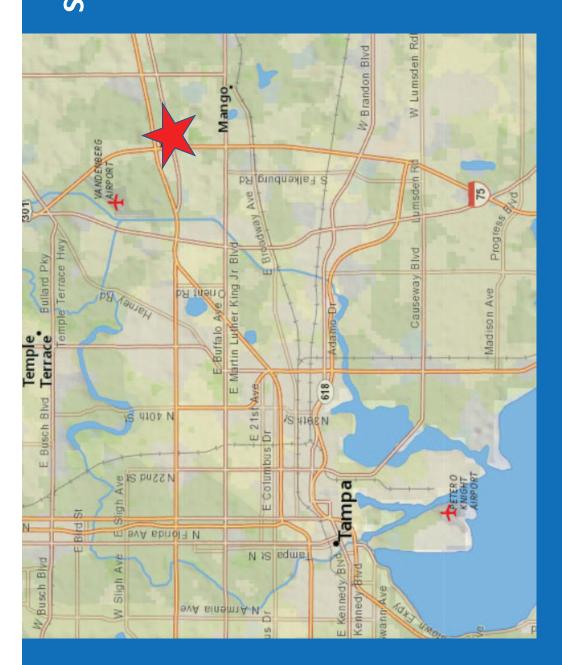
- Michelle Heinrich, DS, called RZ 25-0321.
- ► Testimony provided.
- Susan Finch, ZHM, closed RZ 25-0321.
- E. ZHM SPECIAL USE None.

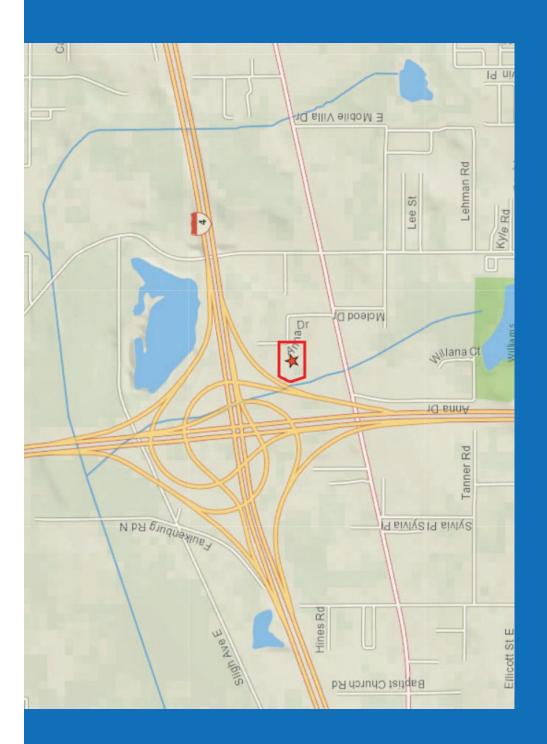
### ADJOURNMENT

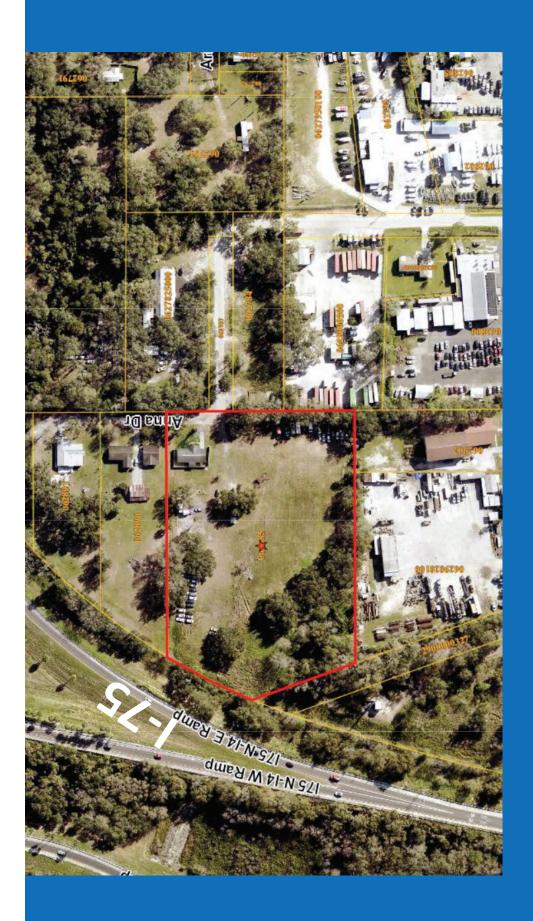
Susan Finch, ZHM, adjourned the meeting at 8:41 p.m.

Application No.RZ 24-1155Name:Todd PressmanEntered at Public Hearing:ZHMExhibit #:1Date:7/21/2025

# PD 24-1155 Remand







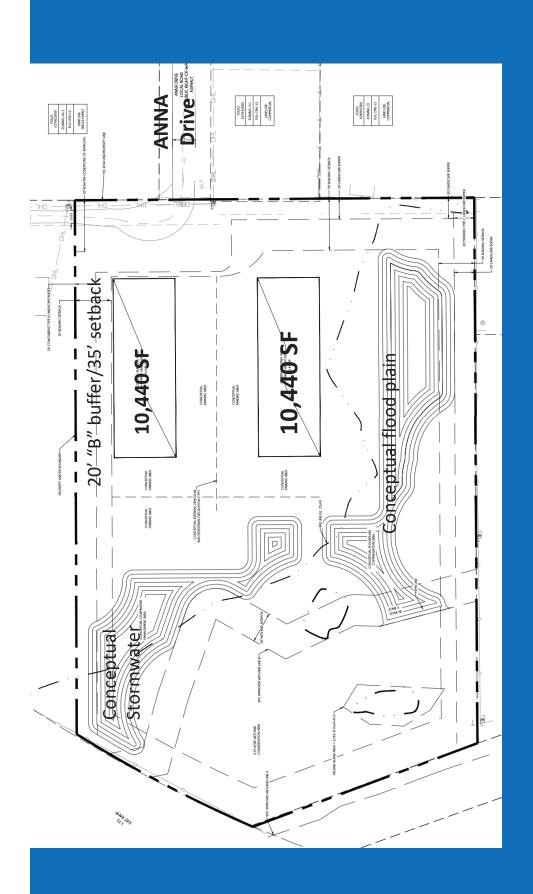
# ISSUE: ASC-1 re-zoning to PD.

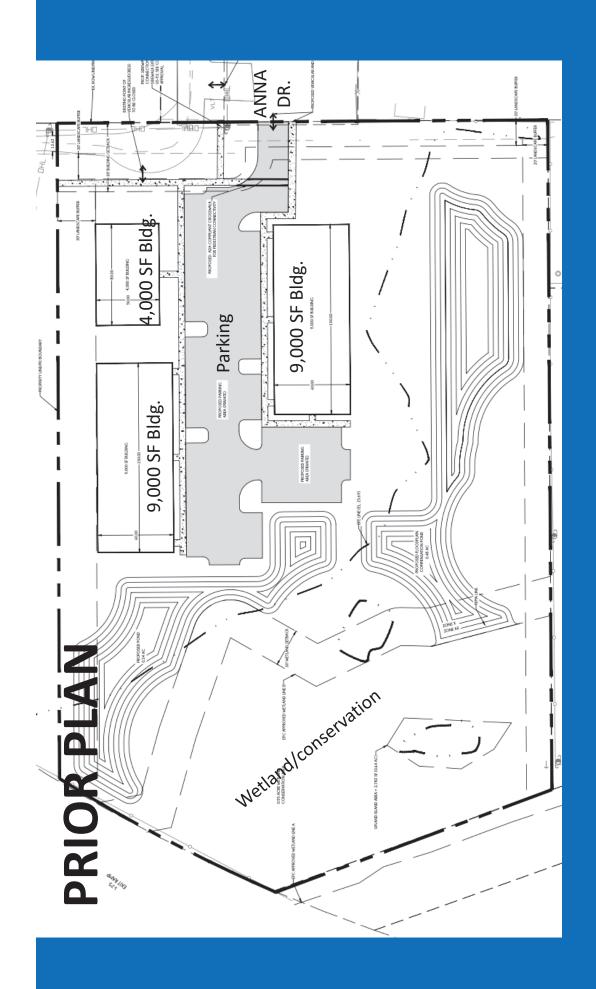
Professional Residential Facility for the purposes of addiction rehabilitation for a maximum of 100 persons. Live-in and outpatient.

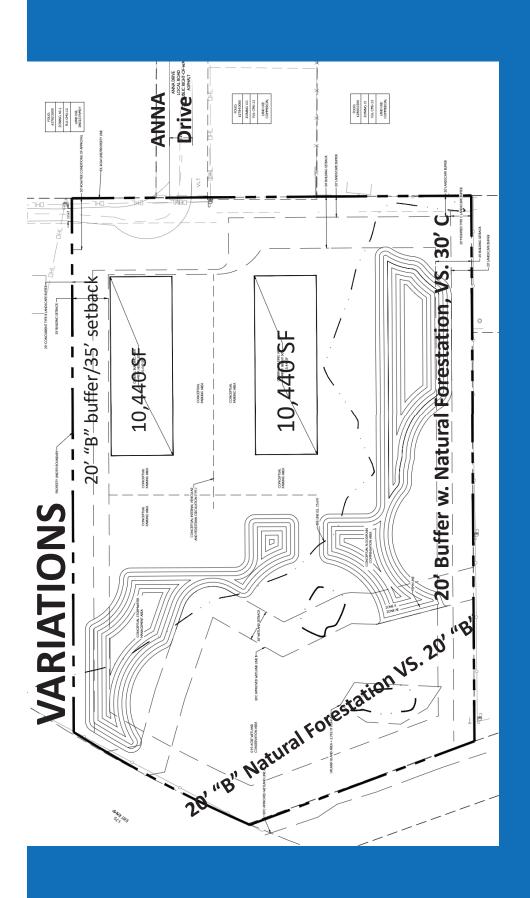
REMAND: increase building height 14' to 30'

Conser/Environmental Lands, No Planning Commission & DSD Objections. ZHM Approved. Support. N.R., E.P.C.,

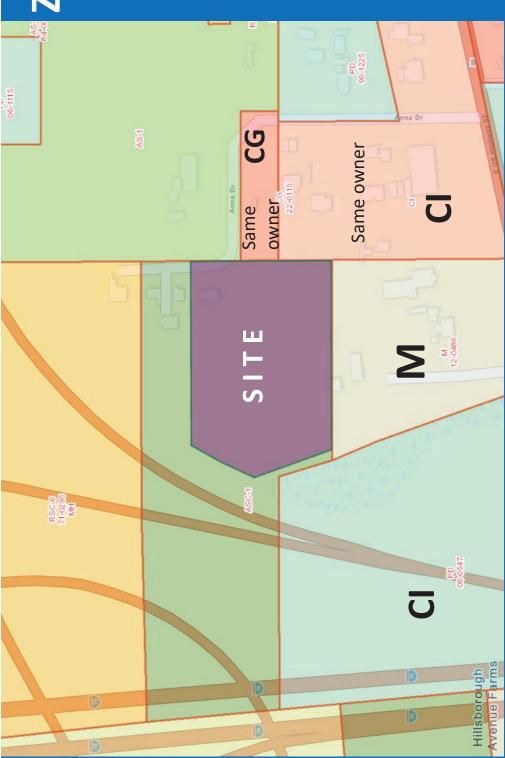
- 1)Detoxification
- 2) Residential Treatment
- 3)Day or night treatment
- 4)Intensive in and outpatient
- 5)Individual counseling
- 6)Group counseling
- 7)Like skills
- 8) Training and education
- 9) Employment assistance

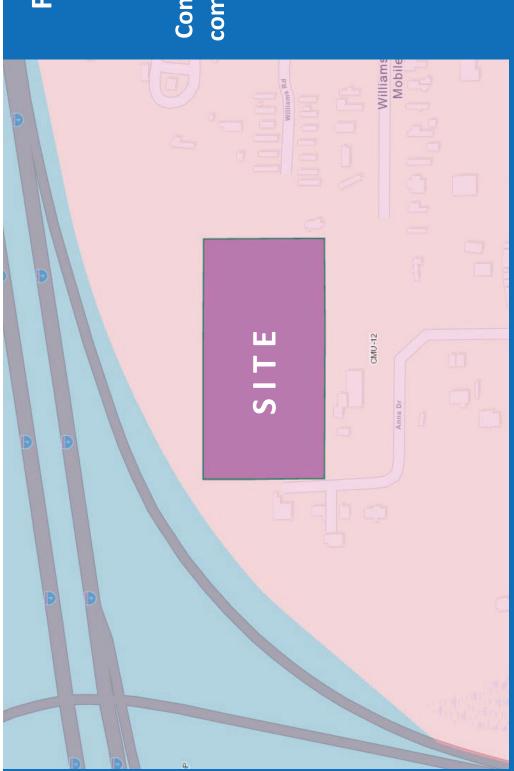






D.S.D.: "These enhanced buffer and setback measures support improved separation and visual cohesion between the proposed facility and neighboring properties". "A condition to maintain a residential architectural appearance, further enhancing compatibility with the adjacent single-family residence".





### FLU Category

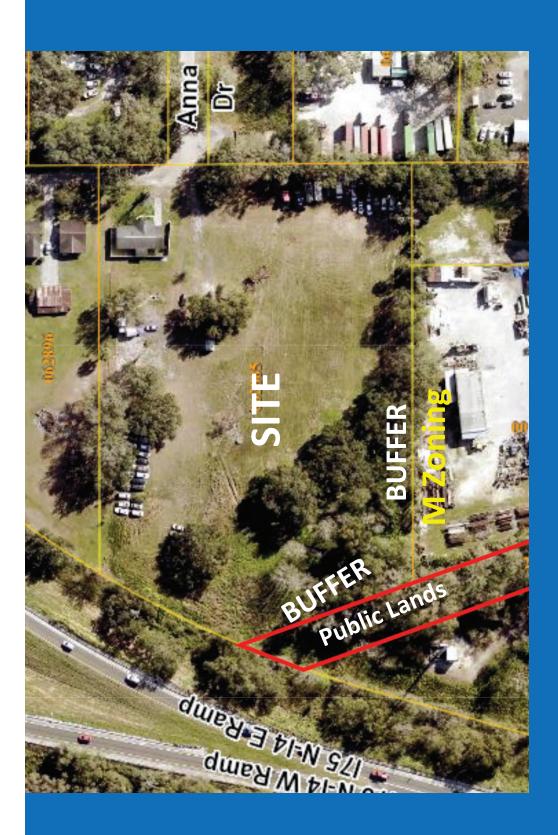
### **CMU-12**

Community scale retail commercial office, light industrial multipurpose

## Planning Commission:

development....the proposed Plan Development will complement the surrounding area...consistent with the Goals, Objectives and Policies 'Compatible to the existing development pattern...& 'surrounding of the Comp. Plan'

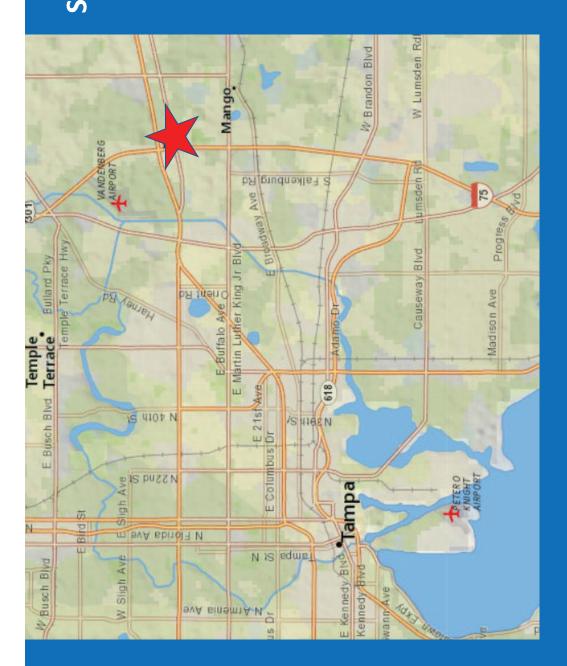
'There are single family uses, light and heavy industrial and commercial uses around the subject site'. D.S.D.: "located in an area comprised of light industrial, mixed and commercial uses...staff finds the request approvable".

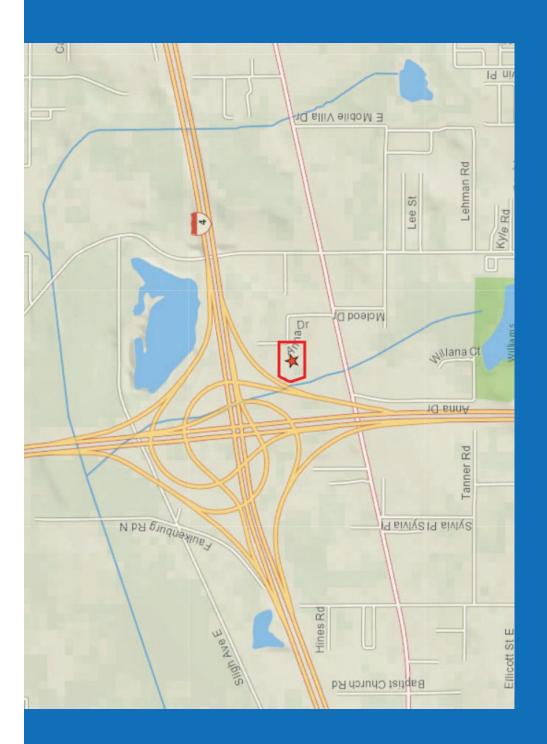


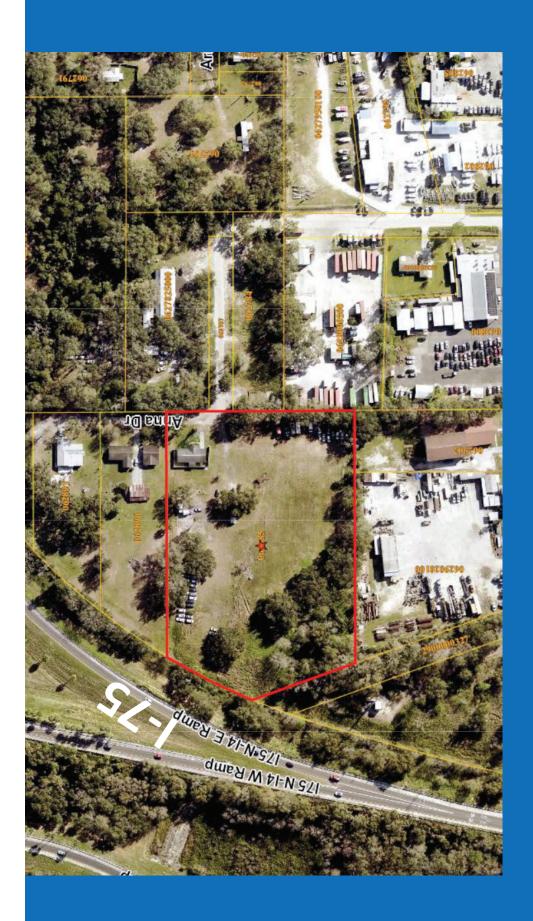
Application No.
Name:
Entered at Public Hearing:
Exhibit #:
Date:

RZ 24-1155

4/15/2025





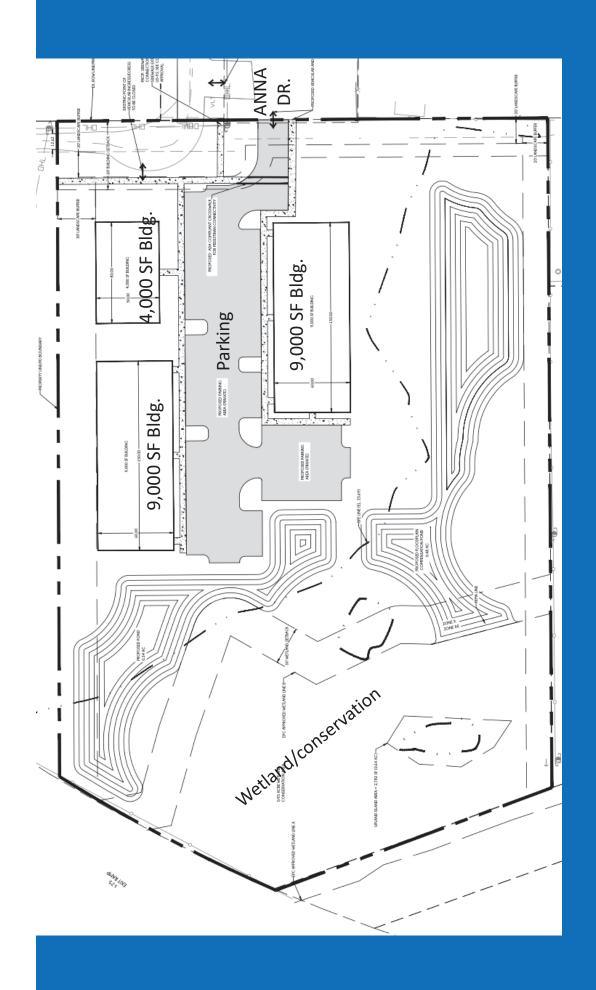


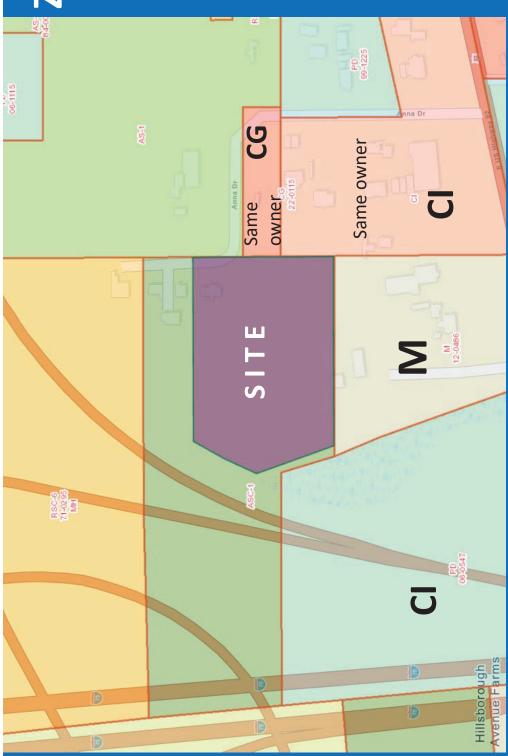
# ISSUE: ASC-1 re-zoning to PD.

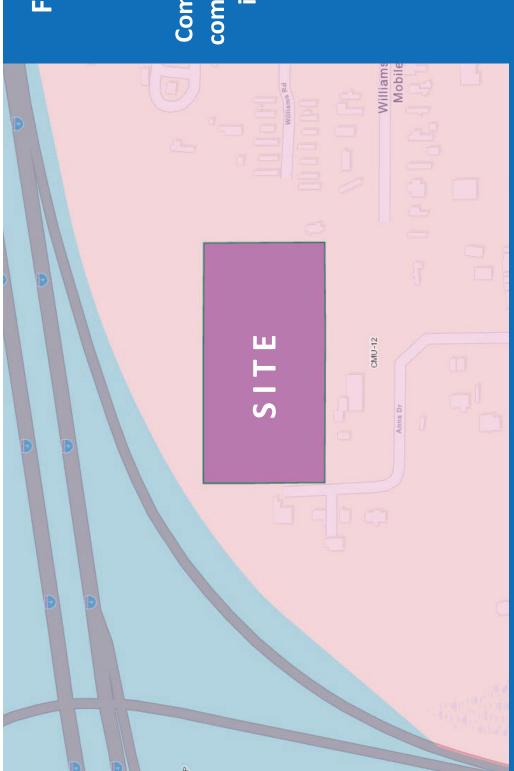
Professional Residential Facility for the purposes of addiction rehabilitation for a maximum of 100 persons. Live-in and outpatient.

## Conser/Environmental Lands, No Planning Commission & DSD Support. N.R., E.P.C., **Objections**

- 1)Detoxification
- 2) Residential Treatment
- 3)Day or night treatment
- 4)Intensive in and outpatient
- 5)Individual counseling
  - 6)Group counseling
- 7)Like skills
- 8) Training and education
- 9) Employment assistance







# **FLU Category**

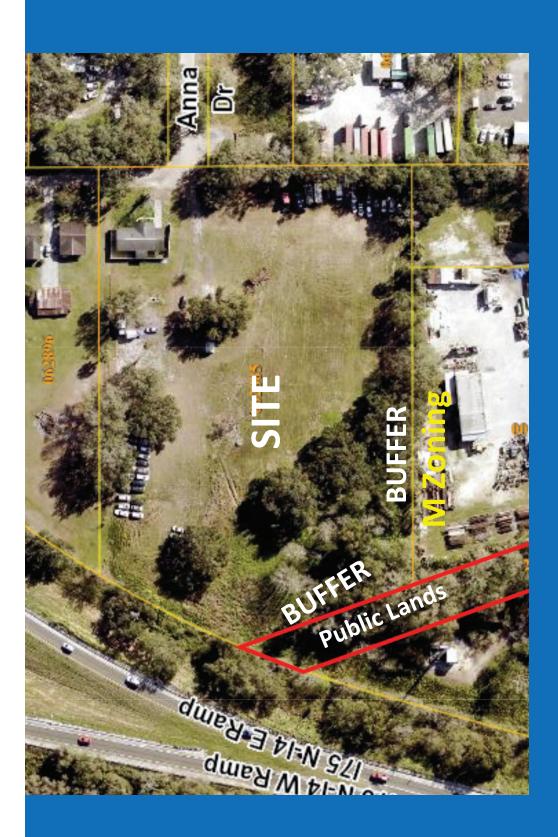
#### **CMU-12**

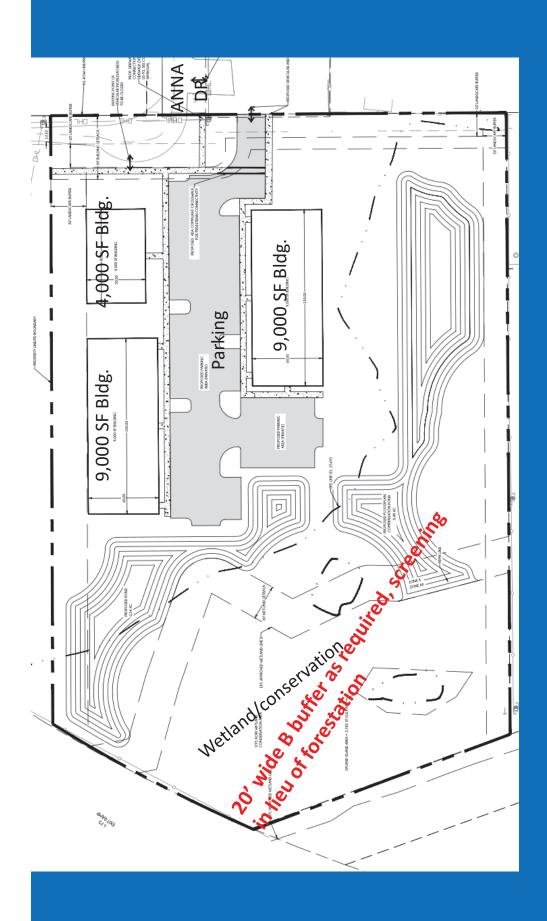
Community scale retail commercial office, light industrial multipurpose

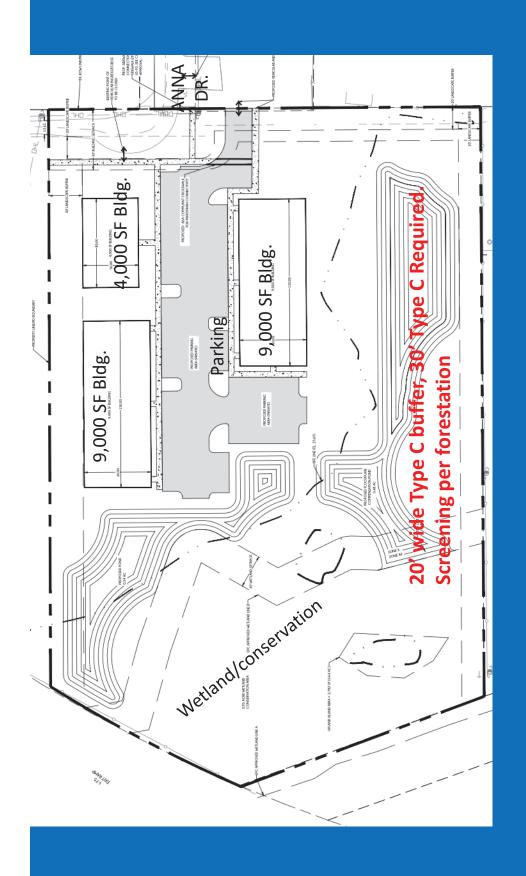
# Planning Commission:

Development will complement the surrounding area...consistent with 'Compatible to the surrounding neighborhood...the proposed Plan the Goals, Objectives and Policies of the Comp. Plan'

'There are single family uses, light and heavy industrial and commercial uses around the subject site'. D.S.D.: "located in an area comprised of light industrial, mixed and commercial uses...staff finds the request approvable".







### PARTY OF RECORD

#### **NONE**