

**Rezoning Application:** PD 26-0329

**Zoning Hearing Master Date:** May 26, 2026

**BOCC Land Use Meeting Date:** July 21, 2026



**Hillsborough  
County Florida**

**Development Services Department**

## 1.0 APPLICATION SUMMARY

**Applicant:** Todd Pressman

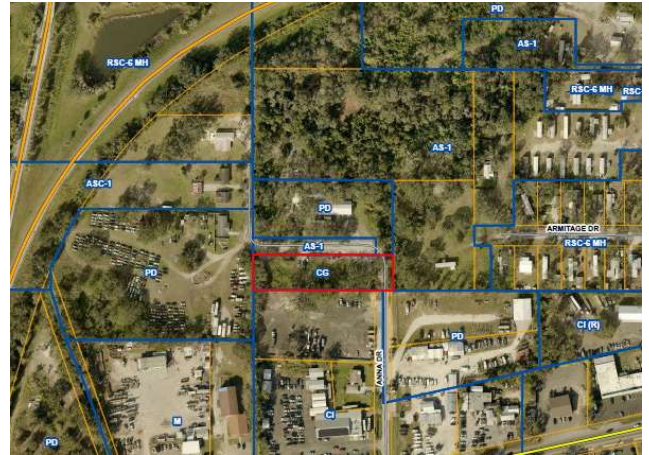
**FLU Category:** CMU-12

**Service Area:** Urban

**Site Acreage:** Approximately 0.99 acres

**Community  
Plan Area:** Seffner Mango

**Overlay:** None



### Introduction Summary:

The applicant seeks to develop an approximately 0.99-acre unified development consisting of parcel (folio no. 62784.0000) located approximately 625 feet north of East U.S. Highway 92, approximately 700 feet south of the Interstate 75 (I-75) and Interstate 4 (I-4) interchange. The request is for a rezoning from Commercial General (CG) to Planned Development (PD) to allow for the development of Professional Residential Facility with a maximum of 40 residents.

CMU-12 allows a maximum of 12 dwelling units per acre for a total of 11 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 55 placed residents. However, the applicant proposes a maximum of 40 placed residents.

| Zoning:                | Existing                                         | Proposed                                                                          |
|------------------------|--------------------------------------------------|-----------------------------------------------------------------------------------|
| District(s)            | CG                                               | PD                                                                                |
| Typical General Use(s) | General Commercial, Office and Personal Services | Professional Residential Facility (Type C)                                        |
| Acreage                | 0.99 acres                                       | 0.99 acres                                                                        |
| Density/Intensity      | FAR: 0.27                                        | 8 du per acre<br>(Each "placed resident" equates to one-fifth of a dwelling unit) |
| Mathematical Maximum*  | 11,643 sf                                        | 40 "placed residents"                                                             |

\*number represents a pre-development approximation

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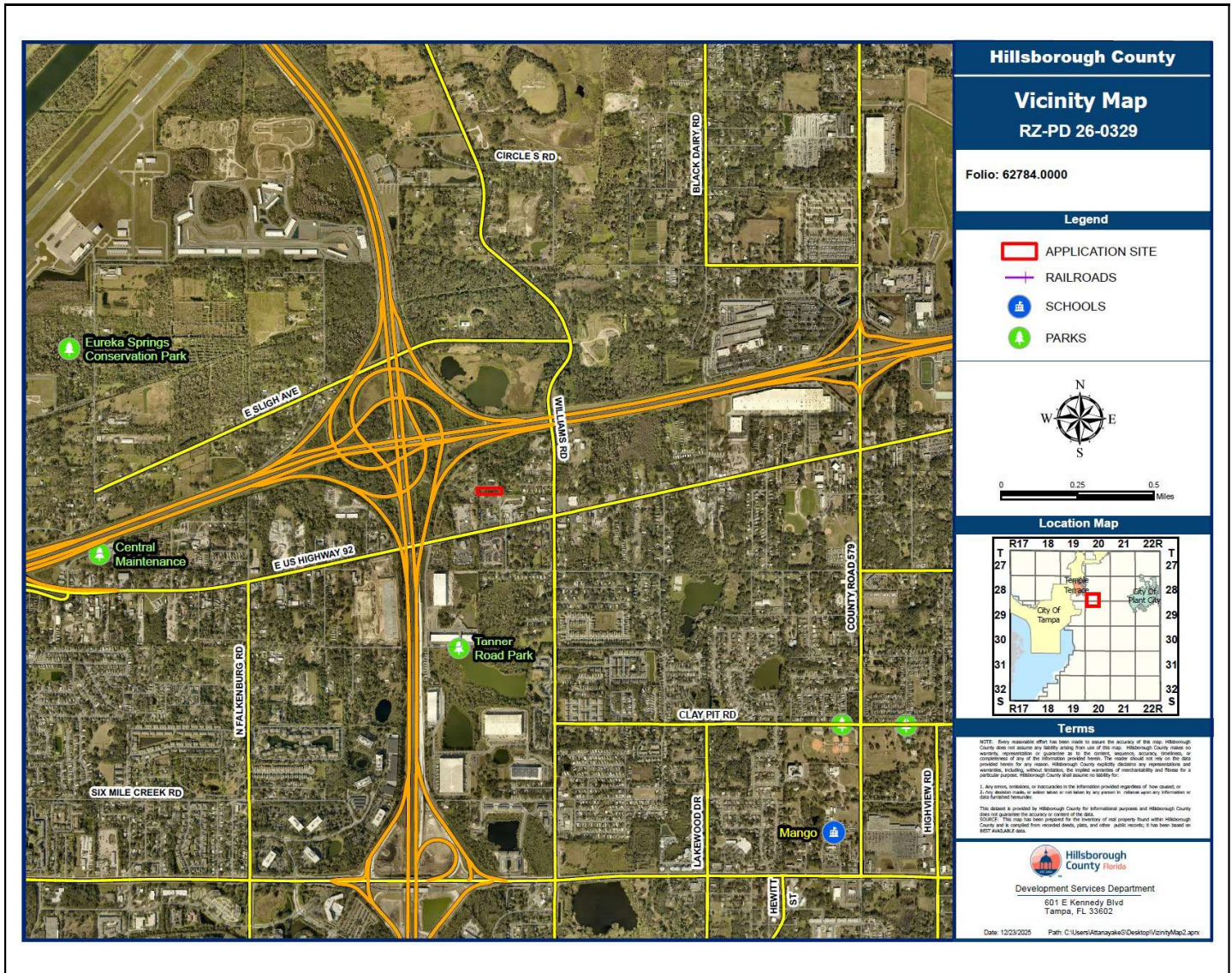
**BOCC LUM MEETING DATE:** July 21, 2026

Case Reviewer: Tim Lampkin, AICP

| Development Standards:                            |                                               | Existing                                                                   | Proposed        |
|---------------------------------------------------|-----------------------------------------------|----------------------------------------------------------------------------|-----------------|
| District(s)                                       | CG                                            |                                                                            | PD              |
| Setbacks/Buffering and Screening                  | Front: 30 ft.<br>Side: 0 ft.*<br>Rear: 0 ft.* | North (Front): 25'<br>East (Front): 10'<br>West: 10'<br>South: 10'         |                 |
|                                                   | * 1 foot setback for every foot over 20 feet  |                                                                            |                 |
| Height                                            | 50 ft. Max. Ht.                               |                                                                            | 30 ft. Max. Ht. |
| Additional Information:                           |                                               |                                                                            |                 |
| PD Variation(s)                                   |                                               | None requested as part of this application                                 |                 |
| Waiver(s) to the Land Development Code            |                                               | None requested as part of this application.                                |                 |
| Planning Commission Recommendation:<br>CONSISTENT |                                               | Development Services Recommendation:<br>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 approximately 625 feet north of East U.S. Highway 92, approximately 700 feet south of the Interstate 75 (I-75) and Interstate 4 (I-4) interchange.

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

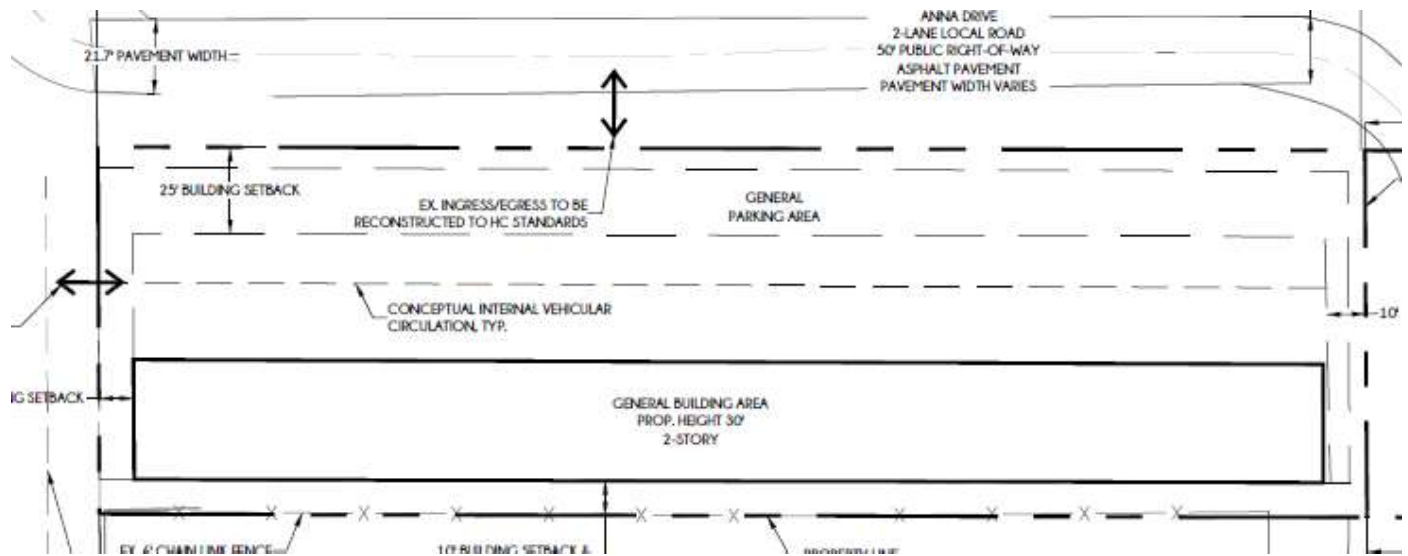
### 2.3 Immediate Area Map



#### Adjacent Zonings and Uses

| Location: | Zoning:              | Maximum Density/F.A.R. Permitted by Zoning District: | Allowable Use:                                                               | Existing Use:              |
|-----------|----------------------|------------------------------------------------------|------------------------------------------------------------------------------|----------------------------|
| North     | AS-1 / Anna Drive    | 1 du/acre                                            | Agricultural / SF                                                            | Vacant and Anna Drive      |
| Northeast | PD 24-0459           | +/-4.6 du/acre                                       | Mobile Home Park                                                             | Mobile Home Park           |
| South     | Commercial Intensive | 0.30 FAR                                             | Intensive Commercial                                                         | Open Storage               |
| East      | AS-1                 | 1 du/acre                                            | Agricultural / SF                                                            | Mobile Home and Anna Drive |
| West      | PD 24-1155           | 4 du/acre                                            | Professional Residential Facility (Type C) with maximum 100 placed residents | SF with open storage       |

**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                                                                                                                                                                                      |
|-----------|----------------------|------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Anna Dr.  | County Local - Rural | 2 Lanes<br><input checked="" type="checkbox"/> Substandard Road<br><input type="checkbox"/> Sufficient ROW Width | <input type="checkbox"/> Corridor Preservation Plan<br><input type="checkbox"/> Site Access Improvements<br><input checked="" type="checkbox"/> Substandard Road Improvements<br><input type="checkbox"/> Other |

#### Project Trip Generation ☐ Not applicable for this request

|                  | Average Daily Trips | A.M. Peak Hour Trips | P.M. Peak Hour Trips |
|------------------|---------------------|----------------------|----------------------|
| Existing         | 6,118               | 489                  | 490                  |
| Proposed         | 166                 | 8                    | 10                   |
| Difference (+/-) | -5,952              | -481                 | -480                 |

\*Trips reported are based on net new 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            | X              | None                           | None         | Meets LDC |
| South            |                | None                           | None         | Meets LDC |
| East             |                | Vehicular & Pedestrian         | None         | Meets LDC |
| West             |                | None                           | None         | Meets LDC |
| Notes:           |                |                                |              |           |

#### Design Exception/Administrative Variance ☐ Not applicable for this request

| Road Name/Nature of Request  | Type                       | Finding    |
|------------------------------|----------------------------|------------|
| Anna Dr./Substandard Roadway | Design Exception Requested | Approvable |
| Notes:                       |                            |            |

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

| INFORMATION/REVIEWING AGENCY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                        |                                                                        |                                                                        |                                 |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|------------------------------------------------------------------------|------------------------------------------------------------------------|---------------------------------|
| Environmental:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Comments Received                                                      | Objections                                                             | Conditions Requested                                                   | Additional Information/Comments |
| Environmental Protection Commission                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <input checked="" type="checkbox"/> Yes<br><input type="checkbox"/> No | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No |                                 |
| Natural Resources                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <input checked="" type="checkbox"/> Yes<br><input type="checkbox"/> No | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No | <input checked="" type="checkbox"/> Yes<br><input type="checkbox"/> No |                                 |
| Conservation & Environ. Lands Mgmt.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <input checked="" type="checkbox"/> Yes<br><input type="checkbox"/> No | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No |                                 |
| Check if Applicable:<br><input type="checkbox"/> Wetlands/Other Surface Waters<br><input type="checkbox"/> Use of Environmentally Sensitive Land Credit<br><input type="checkbox"/> Wellhead Protection Area<br><input type="checkbox"/> Surface Water Resource Protection Area<br><input type="checkbox"/> Potable Water Wellfield Protection Area<br><input type="checkbox"/> Significant Wildlife Habitat (Upland Wildlife Habitat Area)<br><input type="checkbox"/> Coastal High Hazard Area<br><input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor<br><input type="checkbox"/> Adjacent to ELAPP property<br><input checked="" type="checkbox"/> Other: <u>Airport Height Restriction 90' AMSL</u> |                                                                        |                                                                        |                                                                        |                                 |
| Public Facilities:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Comments Received                                                      | Objections                                                             | Conditions Requested                                                   | Additional Information/Comments |
| <b>Transportation</b><br><input checked="" type="checkbox"/> Design Exc./Adm. Variance Requested<br><input checked="" type="checkbox"/> Off-site Improvements Provided                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <input checked="" type="checkbox"/> Yes<br><input type="checkbox"/> No | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No | <input checked="" type="checkbox"/> Yes<br><input type="checkbox"/> No | See Transportation Report       |
| <b>Service Area/ Water &amp; Wastewater</b><br><input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa<br><input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <input checked="" type="checkbox"/> Yes<br><input type="checkbox"/> No | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No |                                 |
| <b>Hillsborough County School Board</b><br>Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A<br>Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A                                                                                                                                                                                                                                                                                                                                                                                 | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No |                                 |
| <b>Impact/Mobility Fees</b><br><br>Estimated Fees:<br>Assisted Living<br>(Per 1,000 s.f.)<br>Mobility: \$1,733 * 40 = \$69,320<br>Fire: \$95.00 per 1,000 sq ft (size not specified)<br><br>Urban Mobility, Northeast Fire - 40 bed Professional Residential Facility, square footage not specified.                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                        |                                                                        |                                                                        |                                 |
| Comprehensive Plan:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Comments Received                                                      | Findings                                                               | Conditions Requested                                                   | Additional Information/Comments |

|                                                                                                                                                                                                                                                                                       |                                                                        |                                                                                         |                                                                        |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|------------------------------------------------------------------------|--|
| <b>Planning Commission</b><br><br><input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A<br><input type="checkbox"/> Locational Criteria Waiver Requested<br><input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A | <input checked="" type="checkbox"/> Yes<br><input type="checkbox"/> No | <input type="checkbox"/> Inconsistent<br><input checked="" type="checkbox"/> Consistent | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|------------------------------------------------------------------------|--|

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The applicant proposes to develop a ±0.99-acre unified development consisting of one folio located approximately 625 feet north of East U.S. Highway 92 and approximately 700 feet south of the Interstate 75 (I-75) and Interstate 4 (I-4) interchange. The request is to rezone the property from Commercial General (CG) to Planned Development (PD) to allow a Professional Residential Facility with a maximum capacity of 40 residents.

The applicant proposes a maximum building height of 30 feet, consistent with the height permitted for the adjacent 100-resident Professional Residential Facility approved under PD 24-1155. The applicant requests relief from the additional compatibility setback requirement of two feet for every foot of building height above 20 feet, citing the constrained configuration and narrow dimensions of the parcel. Staff concurs that the site’s exceptional narrowness limits development potential if the additional compatibility setbacks were strictly applied.

The proposal is in compliance with buffering and screening requirements of LDC Section 6.06.06. Additionally, the applicant proposes to provide a 10-foot-wide buffer with Type “B” screening along the southern perimeter furthering compatibility.

LDC Section 6.11.75 states that no such use shall be established within 1,200 feet of another such use or a Community Residential Home Type B or C. Therefore, a 0-foot separation to the west is requested. The applicant submitted justification for relief from being subject to the requirement. The approved Professional Residential Facility (PD 24-1145) located to the immediate west is under the same ownership.

The 1,200-foot separation provision is to address compatibility with the surrounding development pattern. The proposed Professional Residential Facility is in a transitional location between the commercial corridor and nearby agriculture zoned residential developed parcels. The proposed Professional Residential Facility is adjacent to commercially developed properties to the immediate south along E. U.S. Highway 92, including commercial intensive uses. The proposed facility is located on the south and west side of Anna Drive. Surrounding properties to the north and east across Anna Drive, which is an enclave of about 7 lots bounded by I-75/I-4 interchange to the north and west, consist primarily of larger lot residential and agricultural-residential uses. The parcel to the immediate north across Anna Drive is zoned PD and approved for an 8-unit mobile home park. Therefore, the proposed facility adjacent to the existing approved facility is found to be compatible with the surrounding development pattern.

5.2 Recommendation

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

Prior to site plan certification, the applicant shall complete the following:

- Remove “11,807 sf” on the building footprint.

## **6.0 PROPOSED CONDITIONS**

Approval of the request, subject to the conditions listed below, is based on the general site plan submitted April 21, 2026.

1. The project shall be limited to Professional Residential Facility with a maximum of 40 “placed 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: 50 percent
  - b. Maximum Building Height: 30 feet
  - c. Minimum north PD boundary setback: 25 feet
  - d. Minimum south PD boundary setback: 10 feet
  - e. Minimum west PD boundary setback: 10 feet
  - f. Minimum east PD boundary setback to Anna Road future ROW line: 10 feet
3. The subject property shall be subject to buffering and screening requirements of Section 6.06.06 of the Hillsborough County Land Development Code unless otherwise stated.
  - a. The southern property boundary shall provide a 10-foot-wide buffer with Type “B” screening.
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. The site shall have one vehicular access connection on Anna Dr. and a shared vehicular and pedestrian access connection with the adjacent parcel (folio# 62885.0000) to the west as shown on the PD site plan.
6. If PD 26-0329 is approved, the County Engineer will approve the Design Exception (dated April 10, 2026) and found approvable on May 12, 2026), 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 to US Hwy 92 consistent with the Design Exception.
7. 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.
8. Minimum off-street parking spaces shall be provided for per Sec. 6.05.02 of the LDC.
9. 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.
10. All construction ingress and egress shall be limited to the project access. The developer shall include a note in each site/construction plan submittal which indicates same.

11. 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. 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.
13. 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.
14. 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.
15. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C

**Zoning Administrator Sign Off:**

APPLICATION NUMBER: PD 26-0329

ZHM HEARING DATE: May 26, 2026

BOCC LUM MEETING DATE: July 21, 2026

Case Reviewer: Tim Lampkin, AICP

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

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

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

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**7.0 ADDITIONAL INFORMATION**

## Property Violation History

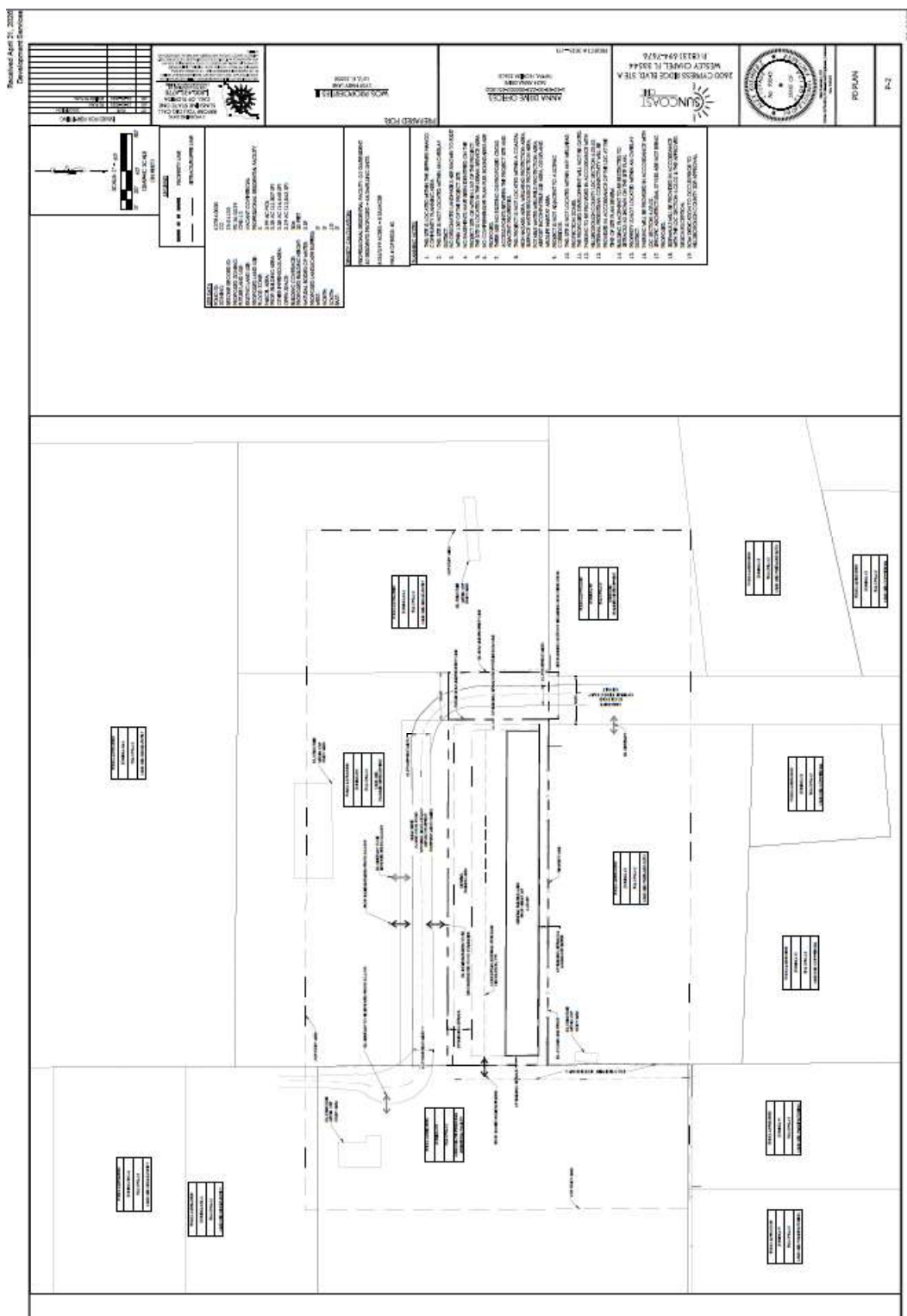
| Agency                                                      | Number | Violation | Status |
|-------------------------------------------------------------|--------|-----------|--------|
| <b>Code Enforcement*</b>                                    |        |           |        |
| <input checked="" type="checkbox"/> None current or pending |        |           |        |
| <input type="checkbox"/> Violation(s)                       |        |           |        |
|                                                             |        |           |        |
|                                                             |        |           |        |
|                                                             |        |           |        |
| <b>Building Code Compliance*</b>                            |        |           |        |
| <input checked="" type="checkbox"/> None current or pending |        |           |        |
| <input type="checkbox"/> Violation(s)                       |        |           |        |
|                                                             |        |           |        |
|                                                             |        |           |        |
| <b>Natural Resources*</b>                                   |        |           |        |
| <input checked="" type="checkbox"/> None current or pending |        |           |        |
| <input type="checkbox"/> Violation(s)                       |        |           |        |
|                                                             |        |           |        |
|                                                             |        |           |        |
|                                                             |        |           |        |
| <b>EPC*</b>                                                 |        |           |        |
| <input checked="" type="checkbox"/> None current or pending |        |           |        |
| <input type="checkbox"/> Violation(s)                       |        |           |        |
|                                                             |        |           |        |
|                                                             |        |           |        |

\*past 12 months from intake date

**8.0 PROPOSED SITE PLAN (FULL) Page 1 of 2**

| <p><b>LEGAL DESCRIPTION</b></p> <p>(INSTRUMENT # 2021-507252) S. 106 FT XOL OF THE S. 1/2 OF SW 1/4 OF THE 1/4 OF SE 1/4 SEC 18E T34N R36E SEC - 7 MAP - POL 31-28-20</p>                      | <h1 style="margin: 0;">PLANNED DEVELOPMENT PLANS<br/>FOR<br/>ANNA DRIVE PROFESSIONAL RESIDENTIAL FACILITY</h1> <p style="font-size: 1.2em; margin-top: 10px;">5624 ANNA DRIVE<br/>TAMPA, FLORIDA<br/>FOLIO: 62784.0000</p> <p style="margin-top: 10px;"><b>PREPARED FOR:</b><br/><b>WOS PROPERTIES III</b><br/>1709 MARY LANE<br/>LUTZ, FL 33558</p> <p style="margin-top: 10px;"><b>PREPARED BY:</b></p> <div style="text-align: center; margin-top: 10px;"> <br/> <b>SUNCOAST CIVIL</b> </div> <p style="margin-top: 10px;">2818 CYPRESS RIDGE BLVD, STE 150<br/>WESLEY CHAPEL, FL 33544<br/>P: (813) 694-7676</p> | <p><b>INDEX OF REZONING PLANS</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>P.L.</th> <th>COVER SHEET</th> </tr> <tr> <td>A-1</td> <td>GENERAL DEVELOPMENT PLAN</td> </tr> </table>                                                                                                                                                                                                                                                                                                                                                                                                                                                          | P.L. | COVER SHEET | A-1 | GENERAL DEVELOPMENT PLAN |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|-------------|-----|--------------------------|
| P.L.                                                                                                                                                                                           | COVER SHEET                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |      |             |     |                          |
| A-1                                                                                                                                                                                            | GENERAL DEVELOPMENT PLAN                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |      |             |     |                          |
| <p><b>REZONING RECORD IDENTIFICATION</b></p> <div style="border: 1px solid black; height: 40px; width: 100%;"></div> <p style="font-size: 0.8em; margin-top: 5px;">HILLSBOROUGH COUNTY, FL</p> | <p><b>VICINITY MAP</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <p><b>CIVIL ENGINEER:</b><br/>SUNCOAST CIVIL LLC<br/>1501 W. GOLF COURSE AVE., STE 150<br/>MARIETTA, GA 30067<br/>PHONE: (813) 694-7676<br/>CONTACT: TROY CARTER</p> <p><b>OWNER/DEVELOPER:</b><br/>WOS PROPERTIES III INC.<br/>1709 MARY LANE<br/>LUTZ, FL 33558<br/>PHONE: (813) 417-4433<br/>CONTACT: TROY CARTER</p> <p><b>PROFESSIONAL TEAM</b></p> <p><b>OWNER/DEVELOPER:</b><br/>SUNCOAST CIVIL LLC<br/>1501 W. GOLF COURSE AVE., STE 150<br/>MARIETTA, GA 30067<br/>PHONE: (813) 694-7676<br/>CONTACT: TROY CARTER</p> <p><b>OWNER/DEVELOPER:</b><br/>WOS PROPERTIES III INC.<br/>1709 MARY LANE<br/>LUTZ, FL 33558<br/>PHONE: (813) 417-4433<br/>CONTACT: TROY CARTER</p> |      |             |     |                          |
|                                                                                                                                                                                                | <p><b>LOCATION MAP</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |      |             |     |                          |
|                                                                                                                                                                                                | <div style="display: flex; align-items: center; justify-content: center;"> <div> <p>Troy F. Carter, P.E.<br/>State of Florida, Professional Engineer,<br/>License No. 94303</p> </div> </div>                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |      |             |     |                          |

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



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

## AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 5/13/2026

REVIEWER: Richard Perez, AICP, Executive Planner AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: SM/ Central

PETITION NO: PD 26-0329

☐

This agency has no comments.

☐

This agency has no objection.

☒

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

☐

This agency objects for the reasons set forth below.

### **CONDITIONS OF APPROVAL**

- The site shall have one vehicular access connection on Anna Dr. and a shared vehicular and pedestrian access connection with the adjacent parcel (folio# 62885.0000) to the west as shown on the PD site plan.
- If PD 26-0329 is approved, the County Engineer will approve the Design Exception (dated April 10, 2026) and found approvable on May 12, 2026), 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 to US Hwy 92 consistent with the Design Exception.
- 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 5624 Anna Dr., approximately 560 feet north of US Hwy 92. The applicant is requesting to rezone a +/- 1.02-acre site from Commercial General (CG) to Planned Development (PD). The proposed PD is seeking approval of a Professional Residential Facility for up to a maximum of 40 residents. The future land use designation is Community Mixed Use 12 (CMU-12).

The applicant submitted a trip generation analysis consistent with the County Development Review Procedure Manual, including the traffic that will be generated by the adjacent property to the west, zoned for the same use that is being requested, that is proposed to have a shared access connection through the subject property to evaluate the total cumulative trips that will ingress and egress from the subject project's access connection on Anna Dr. Staff has prepared a comparison of the potential trips generated by development permitted, based upon the Institute of Transportation Engineer's Trip Generation Manual,

12th 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 |     |
|---------------------------------------------------------------|------------------------|-----------------------|-----|
|                                                               |                        | AM                    | PM  |
| CG, 5,461 sf Fast-Food Restaurant w/ Drive-Thru (ITE LUC 934) | 2,465                  | 183                   | 174 |
| CG, 6,300 sf Convenience Store/Gas Station (ITE LUC 945)      | 3,653                  | 306                   | 316 |
| Total                                                         | 6,118                  | 489                   | 490 |

Proposed Uses:

| Zoning, Land Use/Size                                           | 24 Hour Two-Way Volume | Total Peak Hour Trips |    |
|-----------------------------------------------------------------|------------------------|-----------------------|----|
|                                                                 |                        | AM                    | PM |
| PD, Community Residential Home, 40 Residents/Beds (ITE LUC 254) | 166                    | 8                     | 10 |

Trip Generation Difference:

| Zoning, Land Use/Size   | 24 Hour Two-Way Volume | Total Peak Hour Trips |             |
|-------------------------|------------------------|-----------------------|-------------|
|                         |                        | AM                    | PM          |
| <b>Difference (+/-)</b> | <b>-5,952</b>          | <b>-481</b>           | <b>-480</b> |

Staff notes that with the proposed shared access to the adjacent property, zoned PD #24-115 for the same use, cumulative trips utilizing the subject property access will be 580 daily (24 hr), 27 am, and 34 pm trips.

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

Anna Dr. is a substandard County local roadway consisting of +/- 20-foot pavement, lying within a +/- 50-foot-wide right-of-way along the project's frontage. There are no sidewalks or bicycle facilities present along Anna Dr.

Per the Transportation Technical Manual (TTM) a Rural Local Road Typical Section (TS-7) requires 12' travel lanes within 96' minimum right of way for a non-Residential Development. The applicant has submitted a design exception to a 5-foot sidewalk along the south side of Anna Dr. from the project to US Hwy 92. See the section titled *Requested Design Exception* below for more details.

## **SITE ACCESS AND CONNECTIVITY**

The project is proposing a single vehicular access connection on to Anna Dr. and a shared access connection to the adjacent property, folio#62885.0000, to the west that is zoned for the same use being requested.

The applicant will be required to construct a sidewalk along the site frontages consistent with Section 6.03.03 of the Land Development Code, in addition to any sidewalk proposed to be constructed off-site as part of the proposed design exception for the Anna Dr. substandard roadway condition. 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.

Staff notes that along the property’s eastern boundary, if insufficient right of way exists to safely accommodate the required sidewalk, the developer will be required to dedicate right of way at the time of construction.

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 10, 2026) 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 May 12, 2026). The developer will be required to construct a 5-foot sidewalk from the project 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 included in the 2024 Hillsborough County Level of Service (LOS) Report.

| FDOT Generalized Level of Service |             |            |              |                         |
|-----------------------------------|-------------|------------|--------------|-------------------------|
| Roadway                           | From        | To         | LOS Standard | Peak Hr Directional LOS |
| US HWY 92                         | WILLIAMS RD | US HWY 301 | D            | F                       |

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

**From:** [Williams, Michael](#)  
**To:** [Troy](#); [libbytraffic](#)  
**Cc:** [Todd Pressman](#); [Lampkin, Timothy](#); [Perez, Richard](#); [Phillips, Charles](#); [Tirado, Sheida](#); [De Leon, Eleonor](#); [PW-CEIntake](#)  
**Subject:** FW: RZ-PD 26-0329 - Design Exception Review  
**Date:** Tuesday, May 12, 2026 6:07:25 PM  
**Attachments:** [26-0329 DEAdd 05-11-26.pdf](#)  
[image001.png](#)

---

Libby/Troy,

I have found the attached Design Exception (DE) for PD 26-0329 APPROVABLE.

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

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

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

Lastly, please note that it is critical to ensure you copy all related correspondence to [PW-CEIntake@hillsboroughcounty.org](mailto:PW-CEIntake@hillsboroughcounty.org)

Mike

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

---

P: (813) 307-1851  
M: (813) 614-2190  
E: [Williamsm@HillsboroughCounty.org](mailto:Williamsm@HillsboroughCounty.org)  
W: [HCFLGov.net](http://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:** Tuesday, May 12, 2026 11:05 AM

**To:** Williams, Michael <WilliamsM@hcfl.gov>

**Cc:** Perez, Richard <PerezRL@hcfl.gov>

**Subject:** RZ-PD 26-0329 - Design Exception Review

Hello Mike,

The attached Design Exception Is **Approvable** to me, please include the following people in your response:

[troy@suncoastcivil.com](mailto:troy@suncoastcivil.com)

[libbytraffic@yahoo.com](mailto:libbytraffic@yahoo.com)

[todd@pressmaninc.com](mailto:todd@pressmaninc.com)

[lampkint@hcfl.gov](mailto:lampkint@hcfl.gov)

[perezrl@hcfl.gov](mailto:perezrl@hcfl.gov)

[phillipsch@hcfl.gov](mailto:phillipsch@hcfl.gov)

Best Regards,

**Sheida L. Tirado, PE**

**Transportation Review & Site Intake Manager**

Development Services

E: [TiradoS@HCFL.gov](mailto:TiradoS@HCFL.gov)

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

601 E. Kennedy Blvd., Tampa, FL 33602

[HCFL.gov](http://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.

Hillsborough  
County Florida  
Development Services

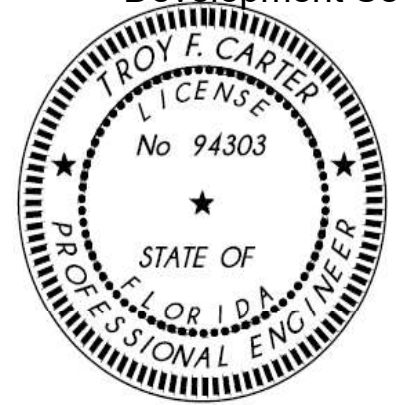
# Supplemental Information for Transportation Related Administrative Reviews

**Instructions:**

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

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                           |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Request Type</b> (check one)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <input type="checkbox"/> Section 6.04.02.B. Administrative Variance<br><input checked="" type="checkbox"/> Technical Manual Design Exception Request<br><input type="checkbox"/> Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.)<br><input type="checkbox"/> Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.) |
| <b>Submittal Type</b> (check one)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <input checked="" type="checkbox"/> New Request <input checked="" type="checkbox"/> Revised Request <input type="checkbox"/> Additional Information                                                                                                                                                                                                                                       |
| <b>Submittal Number and Description/Running History</b> (check one and complete text box using instructions provided below)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <input checked="" type="checkbox"/> 1. Substandard Road DE - Anna Drive <input type="checkbox"/> 4.<br><input type="checkbox"/> 2. <input type="checkbox"/> 5.<br><input type="checkbox"/> 3. <input type="checkbox"/> 6.                                                                                                                                                                 |
| <b>Important:</b> To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.                                    |                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Project Name/ Phase</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Anna Drive Professional Residential Facility                                                                                                                                                                                                                                                                                                                                              |
| <b>Important:</b> The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Folio Number(s)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 62784-0000<br><input type="checkbox"/> Check This Box If There Are More Than Five Folio Numbers                                                                                                                                                                                                                                                                                           |
| <b>Important:</b> List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Name of Person Submitting Request</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Elizabeth Rodriguez                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Important:</b> For Design Exception (DE) Requests, the person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The DE request letter must be signed and sealed.                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Current Property Zoning Designation</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | CG                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Important:</b> For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at <a href="https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html">https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html</a> . For additional assistance, please contact the <a href="#">Zoning Counselors</a> at the Center for Development Services at (813) 272-5600 Option 3. |                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Pending Zoning Application Number</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 26-0329                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Important:</b> If a rezoning application is pending, enter the application number proceeded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Related Project Identification Number (Site/Subdivision Application Number)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | NA                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Important:</b> This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                           |

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



Digitally signed by Troy Carter  
DN:  
E=troy@suncoastcivil.com,  
CN=Troy Carter, G=Troy,  
SN=Carter, O=Suncoast Civil,  
S=Florida, C=US  
Date: 2026.05.11  
15:25:24-04'00'

THIS ITEM HAS BEEN  
DIGITALLY SIGNED AND  
SEALED BY TROY F.  
CARTER ON THE DATE  
ADJACENT TO THE SEAL.

SIGNATURE MUST BE  
VERIFIED ON ANY  
ELECTRONIC COPIES.

April 10, 2026

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: 26-0329 - Design Exception for Substandard Roadway (Anna Drive) Folio # 62784-0000**

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 identify 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 photograph). (f) The pavement is in good condition. (g) There are no paved shoulders. (h) 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 a five (5) foot wide sidewalk to extend from the parcel's western boundary to the intersection with Hillsborough Avenue. The attached Sidewalk Exhibit illustrates that approximately 521 feet of sidewalk will be constructed beyond the required sidewalk along the project frontage. That portion of the parcel that overlaps with Anna Drive (See "Future Right-of-way line" on Site Plan.) will be dedicated to Hillsborough County prior to SDP approval. (See Site Plan "Planning Notes" number 19.)*

*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.

---

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

PLANNED DEVELOPMENT PLANS  
FOR

ANNA DRIVE PROFESSIONAL RESIDENTIAL  
FACILITY

5624 ANNA DRIVE  
TAMPA, FLORIDA

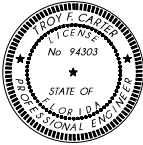
FOLIO: 62784.0000

PREPARED FOR:  
WOS PROPERTIES III  
1709 MARY LANE  
LUTZ, FL 33558

PREPARED BY:



2818 CYPRESS RIDGE BLVD, STE 150  
WESLEY CHAPEL, FL 33544  
P: (813) 694-7676



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

LEGAL DESCRIPTION

INSTRUMENT #: 2021509252) S 106 FT MOL OF THE S 1/2 OF SW  
1/4 OF NE 1/4 OF SE 1/4 LESS THE E 244 FT THEREOF SEC - TWP -  
RGE - 32 - 28 - 20

INDEX OF REZONING PLANS

P-1 COVER SHEET  
P-2 GENERAL DEVELOPMENT PLAN

PROFESSIONAL TEAM

|                                                                                                                                                               |                                                                                                                                                            |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>CIVIL ENGINEER:</b><br>SUNCOAST CIVIL, LLC<br>2818 CYPRESS RIDGE BLVD, STE 150<br>WESLEY CHAPEL, FL 33544<br>PHONE: (813) 694-7676<br>CONTACT: TROY CARTER | <b>OWNER/DEVELOPER:</b><br>WOS PROPERTIES III INC<br>1709 MARY LANE<br>LUTZ, FL 33558<br>PHONE: (813) 417-5435<br>CONTACT: MIKE WOS                        |
| <b>SURVEYOR:</b><br>COMPANY: TBD<br>ADDRESS:<br>CITY, STATE, ZIP:<br>PHONE:<br>CONTACT:                                                                       | <b>OWNER'S AGENT:</b><br>PRESSMAN & ASSOCIATES, INC.<br>334 E LAKE ROAD S<br>PALM HARBOR, FLORIDA 34685<br>PHONE: (727) 804-3608<br>CONTACT: TODD PRESSMAN |

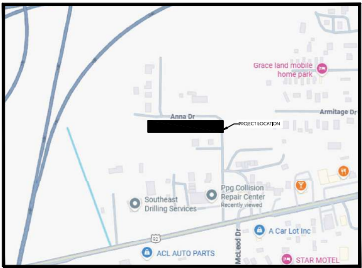
REZONING RECORD IDENTIFICATION

HILLSBOROUGH COUNTY: TBD

VICINITY MAP



LOCATION MAP





## LOCATION MAP

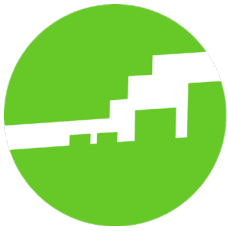




**Utility pole on south side – 20' from edge of pavement of Anna Drive**



**Proposed Sidewalk Exhibit – approximately 521 feet.**



**Hillsborough County  
City-County  
Planning Commission**

**Plan Hillsborough**  
[planhillsborough.org](http://planhillsborough.org)  
[planner@plancom.org](mailto:planner@plancom.org)  
813 – 272 – 5940  
601 E Kennedy Blvd  
18<sup>th</sup> floor  
Tampa, FL, 33602

| Unincorporated Hillsborough County Rezoning Consistency Review            |                                                                                                                                                  |
|---------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Hearing Date:</b> May 26, 2026<br><b>Report Prepared:</b> May 15, 2026 | <b>Case Number:</b> PD 26-0329<br><b>Folio(s):</b> 62784.0000<br><b>General Location:</b> North of East Hillsborough Avenue, south of Anna Drive |
| <b>Comprehensive Plan Finding</b>                                         | <b>CONSISTENT</b>                                                                                                                                |
| <b>Adopted Future Land Use</b>                                            | Community Mixed-Use-12 (12 du/ga; 0.35, 0.50 FAR)                                                                                                |
| <b>Service Area</b>                                                       | Urban                                                                                                                                            |
| <b>Community Plan(s)</b>                                                  | Seffner-Mango                                                                                                                                    |
| <b>Rezoning Request</b>                                                   | Planned Development (PD) to allow a 40-bed professional residential facility                                                                     |
| <b>Parcel Size</b>                                                        | 0.99 ± acres                                                                                                                                     |
| <b>Street Functional Classification</b>                                   | East Hillsborough Avenue – <b>State Principal Arterial</b><br>Anna Drive – <b>Local</b>                                                          |
| <b>Commercial Locational Criteria</b>                                     | Not applicable                                                                                                                                   |
| <b>Evacuation Area</b>                                                    | Zone E                                                                                                                                           |

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

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

The 0.99 ± acre subject site is located north of East Hillsborough Avenue and south of Anna Drive. The site is within the Urban Service Area and the Seffner-Mango Community Plan boundaries. The applicant is requesting a Planned Development (PD) to allow a 40-bed professional residential facility.

The subject site is zoned commercial general and is surrounded by a mix of uses, including single-family residential, light commercial, heavy commercial, and vacant lands. The property abuts CI zoning to the south and AS-1 to the east. Immediately west of the site is a recently approved PD (RZ-PD 24-1155) for a professional residential facility under the same ownership. The proposed PD would restrict the total number of beds to 40, which is below the maximum density allowed under the site's CMU-12 Future Land Use designation.

The subject site is in the Urban Service Area, where Objective 1.1 of the Future Land Use Section (FLUS) directs that a majority of the county's growth occur. Policy 3.1.3 requires that new development be sensitive to surrounding development, maintaining neighborhood character. The surrounding area's mix of residential, commercial, and vacant lands indicates a diverse development pattern. The proposed professional residential facility is residential in nature and appropriately scaled to complement the existing neighborhood pattern, meeting the intent of Objective 1.1.

Per FLUS Objective 2.2, Future Land Use categories establish maximum density and intensity, as well as allowable land uses. The CMU-12 category allows residential uses, as well as community-scale commercial, office, and mixed-use development. The proposed facility is consistent with the residential allowance of the CMU-12 category and complies with the intensity and scale guidelines outlined in

Objective 2.2 and associated policies. The density calculation is as follows: 0.99+/- acres x 12 du/ga = 11.88 du x 5 beds = 59 beds maximum. The applicant is well below the maximum threshold allowed within the CMU-12.

FLUS Objective 4.6 supports residential support uses within neighborhoods when designed and located to be compatible with surrounding development. Policy 4.6.1 identifies adult care facilities as an allowable use within residential, commercial, or industrial FLU categories, provided the facility is appropriately scaled and designed. The proposed 40-bed facility falls within the allowable density range and is consistent in scale with adjacent development.

The proposal is also consistent with FLUS Objective 4.4 and Policy 4.4.1, which emphasize compatibility with existing neighborhood patterns. Given the mix of single-family, commercial, and vacant lands in the surrounding area, the professional residential facility is designed to complement, rather than conflict with, the existing development pattern.

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

Overall, staff finds that the proposed use is an allowable use in the CMU-12 category and 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 SECTION**

##### ***Urban Service Area***

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

##### ***Relationship to the Future Land Use Map***

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

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

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

### **Future Land Use Categories**

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

**Policy 2.2.1:** *The character of each land use category is defined by building type, residential density, functional use, and the physical composition of the land. The integration of these factors sets the general atmosphere and character of each land use category. Each category has a range of potentially permissible uses which are not exhaustive, but are intended to be illustrative of the character of uses permitted within the land use designation. Not all of those potential uses are routinely acceptable anywhere within that land use category.*

### **Compatibility**

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

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

**Policy 3.1.3:** *Any density increase shall be compatible with existing, proposed or planned surrounding development. Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean “the same as.” Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development*

### **Development**

**Policy 4.1.1:** *Each land use plan category shall have a set of zoning districts that may be permitted within that land use plan category, and development shall not be approved for zoning that is inconsistent with the plan.*

**Policy 4.1.2:** *Developments must meet or exceed the requirements of all land development regulations as established and adopted by Hillsborough County, the state of Florida and the federal government unless such requirements have been previously waived by those governmental bodies.*

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

### **Neighborhood/Community Development**

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

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

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

### **Neighborhood and Community Serving Uses**

**Objective 4.6:** *Certain non-residential land uses, including but not limited to residential support uses and public facilities, shall be allowed within residential neighborhoods to directly serve the population. These uses shall be located and designed in a manner to be compatible with the surrounding residential development pattern.*

**Policy 4.6.1:** *Residential support uses (child care centers, adult care centers, churches, etc.) is an allowable land use in any of the residential, commercial and industrial land use plan categories. The facility shall be of a design, intensity and scale to serve the surrounding neighborhood or the non-residential development in which it occurs, and to be compatible with the surrounding land uses and zoning*

Interstate 4 E

Armitage Dr

Anna Dr

26-0329

McLeod Dr

E US Highway 92

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