Rezoning Application: PD 24-1155

Zoning Hearing Master Date: April 15, 2025

BOCC Land Use Meeting Date: June 10, 2025



Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Todd Pressman, Pressman &

Associates, Inc.

FLU Category: CMU-12

Service Area: Urban

Site Acreage: Approximately 5.06 acres

Community

Plan Area:

Seffner Mango

Overlay: None



Introduction Summary:

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

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

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

^{*}number represents a pre-development approximation

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

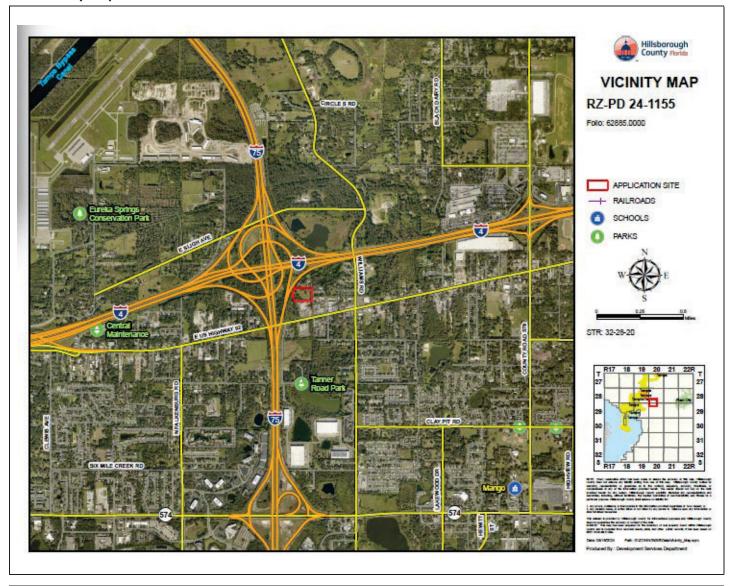
Planning Commission Recommendation:	Development Services Recommendation:
CONSISTENT	APPROVABLE, Subject to Conditions.

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2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



Context of Surrounding Area:

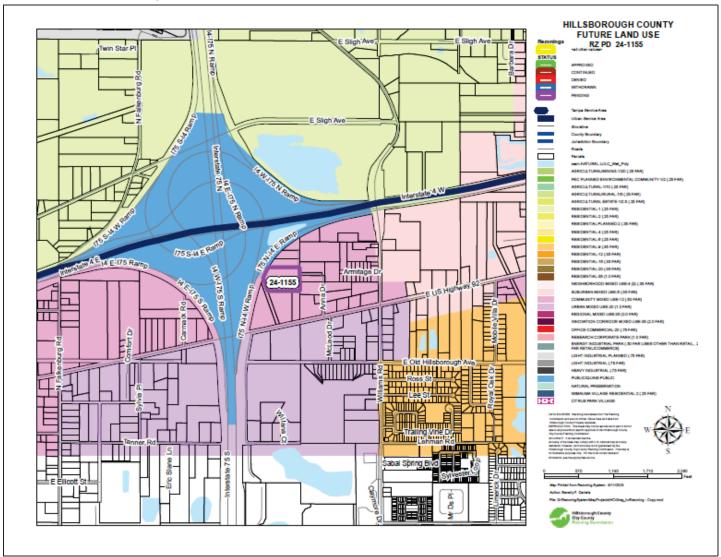
The subject property is located +/-450 feet south of the Interstate 75 (I-75) and Interstate 4 (I-4) interchange and adjacent to the off-ramp from I-75 to I-4.

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

Case Reviewer: Tim Lampkin, AICP

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map

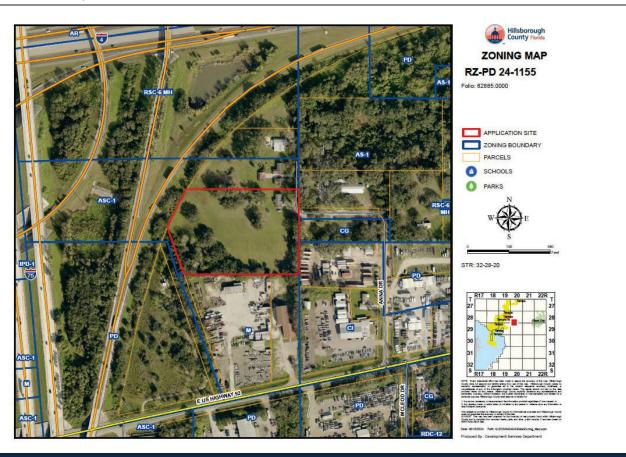


Subject Site Future Land Use Category:	CMU-12
Maximum Density/F.A.R.:	Residential: 12 du/acre Maximum FAR: 0.35 - 0.50
Typical Uses:	Agricultural, residential, commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed-use projects.

Case Reviewer: Tim Lampkin, AICP

2.0 LAND USE MAP SET AND SUMMARY DATA

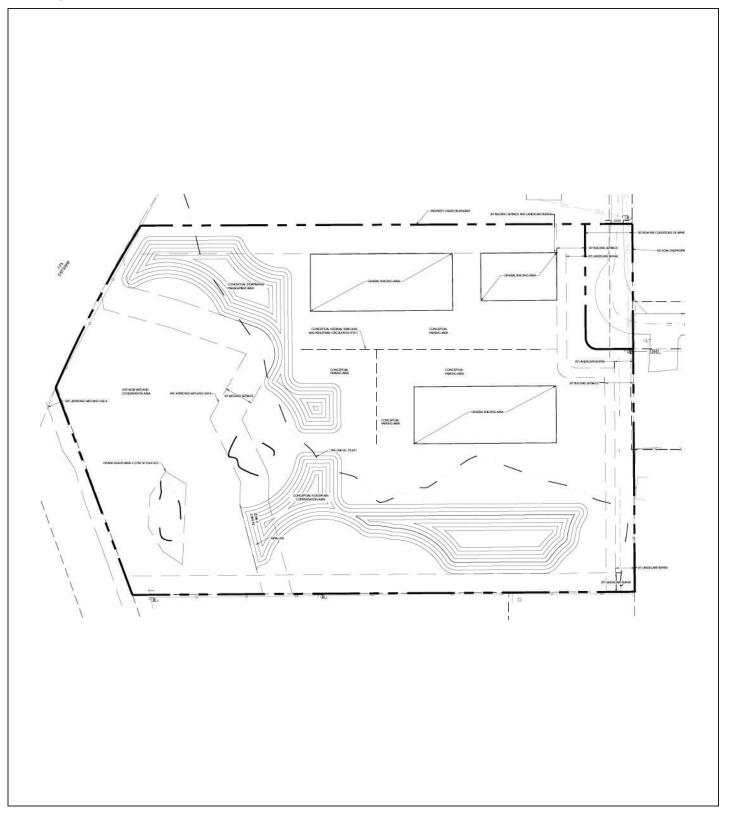
2.3 Immediate Area Map



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

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



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

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

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

^{*}Trips reported are based on gross external trips unless otherwise noted.

Connectivity and Cross Access ⊠Not applicable for this request					
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding	
North		Choose an item.	Choose an item.	Choose an item.	
South		Choose an item.	Choose an item.	Choose an item.	
East		Choose an item.	Choose an item.	Choose an item.	
West		Choose an item.	Choose an item.	Choose an item.	

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

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

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4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	⊠ Yes	☐ Yes ⊠ No	⊠ Yes □ No	mornation, comments
Natural Resources	⊠ Yes	☐ Yes ☑ No	⊠ Yes	
Conservation & Environ. Lands Mgmt.	⊠ Yes	☐ Yes ⊠ No	☐ Yes ⊠ No	
Check if Applicable:	☐ Potable W	/ater Wellfield Pro	tection Area	F- 11-1:4-+ A>
☑ Wetlands/Other Surface Waters☐ Use of Environmentally Sensitive Land	_	t Wildlife Habitat (igh Hazard Area	Upland Wildlif	e Habitat Area)
Credit ☐ Wellhead Protection Area	•	burban/Rural Scen to ELAPP property	ic Corridor	
Surface Water Resource Protection Area Public Facilities:	Other: A Comments Received	irport Height Restr Objections	Conditions Requested	Additional Information/Comments
Transportation ☑ Design Exc./Adm. Variance Requested ☑ Off-site Improvements Provided	⊠ Yes	☐ Yes ⊠ No	⊠ Yes □ No	mormation/ comments
Service Area/ Water & Wastewater ⊠ Urban ☐ City of Tampa ☐ Rural ☐ City of Temple Terrace	⊠ Yes □ No	□ Yes ⊠ No	□ Yes ⊠ No	
Hillsborough County School Board Adequate □ K-5 □ 6-8 □ 9-12 □ N/A Inadequate □ K-5 □ 6-8 □ 9-12 □ N/A	☐ Yes ⊠ No	□ Yes ⊠ No	□ Yes ⊠ No	
Impact/Mobility Fees Assisted Living (Per bed mobility) (Per 1,000 s.f. fire) Mobility: \$1,253 Fire: \$95 Urban Mobility, Northeast Fire - 100 person rehal	o facility - best fi	it assisted living/nur	sing home	
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments

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			- Cuse Ne	- Viewer: Time Editi	PKIII) / II CI
Planning Commission					
☐ Meets Locational Crit	eria ⊠N/A	⊠ Yes	☐ Inconsistent	□ Yes	
\square Locational Criteria W	aiver Requested	□ No	oxtimes Consistent	⊠ No	
☐ Minimum Density Me	et ⊠ N/A				

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

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

The applicant proposes a maximum building height of 14 feet which is under the 20-foot building height and therefore does not require an additional compatibility setback. The applicant proposes a 0'-wide buffer with an Opaque Fence which is adjacent to a +/-50-foot drainage ditch to the West/Southwest which is adjacent to the off-ramp from I-75 to I-4. On the North boundary of the site the applicant proposes a 20-foot-wide buffer with Type "B" Screening, which exceeds the required 5-foot-wide buffer with Type "A" screening. Along the East (Front) property boundary and behind the access road the applicant proposes a 20-foot-wide "landscape buffer" equivalent to Urban Scenic Roadway requirements.

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

5.2 Recommendation

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

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Requirements for Certification:

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

- 1. Remove page 3 entitled "Boundary & Topography" from the general site plan.
- 2. In the Site Data Table replace "North: 30' Type B/Type A" with "North: 20' / Type "B".
- 3. In the Site Data Table replace "East: 20' Type B" with "East: 20' Landscape Buffer".
- 4. On south boundary revise "20' Landscape Buffer" to "20-foot buffer w/Modified Type "C".
- 5. On the North boundary revise "30' Building Setback and Landscape Buffer" to "30-foot Building Setback with a 20-foot-wide concurrent buffer with Type "B" Screening".
- 6. Remove setbacks in the site data table and address as "To be developed as shown on the site plan."

6.0 PROPOSED CONDITIONS

Approval of the request, subject to the conditions listed below, is based on the general site plan submitted February 24, 2025.

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

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

- 3. The project shall comply with the following:
 - A 0-foot wide buffer with a 6-foot high solid fence (constructed of masonry, wood or PVC) shall be
 provided along the northwest. The fencing may be permitted to be located internal to the site to
 meet any wetland setbacks.
 - The Northern buffer shall be a 20-foot-wide buffer with Type "B" Screening.
 - The Eastern "landscape buffer" shall be a 20-foot-wide landscape buffer with screening equivalent to LDC Section 6.06.03.I.2.c with one street tree per 40 feet of frontage and one canopy tree for every 50 feet of yard frontage. The 20-foot-wide landscape buffer adjacent to the proposed 50-foot right-of-way in the northeast shall not be required where any access ingress/egress connects to Anna Drive.
 - A 20-foot-wide buffer with Type B screening shall be provided along the southwest. Should fencing
 be utilized to meet portions of the screening requirement, the fencing may be permitted to be
 located internal to the site to meet any wetland setbacks.
 - The Southern buffer shall be a 20-foot-wide buffer with modified Type "C" Screening. A 6-foot-high masonry wall shall not be required.
- 4. The site shall comply with LDC Section 6.11.75.B. If developed with fewer than 16 residents, the site shall comply with LDC Section 6.11.75.E.
- 5. Notwithstanding anything shown on the PD site plan to the contrary, the presence or absence of access, number, design and location of the access point(s), including roadway stub outs and/or vehicular cross access shall be regulated by the Hillsborough County Land Development Code, Transportation Technical Manual (TTM) and other applicable regulations. The design, relocation, modification, closure or addition of median openings and curb cuts are subject to approval by Hillsborough County Development Services at the time of plat/site/construction plan approval. The need for site access improvements at project entrances and affected intersections will be determined at the time of plat/site/construction plan approval, and access

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location or characteristics may require Sec. 6.04.02.B. Administrative Variances and/or Design Exceptions which will be adjudicated at the time of plat/site/construction plan approval. Applicants who are unable to meet access management regulations, other applicable regulations, and/or obtain the appropriate relief may be unable to construct the project to its maximum entitlements.

- 6. If PD 24-1155 is approved, the County Engineer will approve the Design Exception (dated April 6, 2025 and found approvable on April 9, 2025), for Anna Dr. substandard road improvements. As Anna Dr. is a substandard local roadway, the developer will be required to construct a 5-foot sidewalk from the project access connection and US Hwy 92. consistent with the Design Exception.
- 7. Concurrent with the initial increment of development, the segment of unimproved Anna Dr., identified on the PD site plan, shall be dedicated as proffered by the applicant. Alternatively, and notwithstanding anything shown on the PD site plan or the conditions herein, the applicant may choose to plat the roadway segment as a private roadway with a recorded public access easement. In either scenario, the developer shall submit a right of way or easement conveyance package prior to site plan approval and dedication of said right of way or easement shall be accepted by the County prior to Certificate of Occupancy.
- 8. Notwithstanding anything shown on the site plan, ADA/sidewalk connections shall be provided from all site access points to all building entrances, on-site amenities and parking areas consistent with LDC, Sec. 6.03.02.
- 9. Minimum off-street parking spaces shall be provided for per Sec. 6.05.02 of the LDC.
- 10. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
- 11. All construction ingress and egress shall be limited to the project access. The developer shall include a note in each site/construction plan submittal which indicates same.
- 12. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.
- 13. The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
- 14. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
- 15. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.

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16. 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.

- 17. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the condition of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas.
- 18. Any interim agricultural operations shall not result in the destruction of trees or the natural plant community vegetation on the property. Any application to conduct land alteration activities on the property must be submitted to the Natural Resources Team of the Development Services Department for review and approval. Use of the agricultural exemption provision to the Land Alteration regulations is prohibited
- 19. 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.
- 20. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
- 21. 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.
- 22. 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

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Zoning Administrator Sign Off:

J. Brian Grady

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

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

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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

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

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

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

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

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

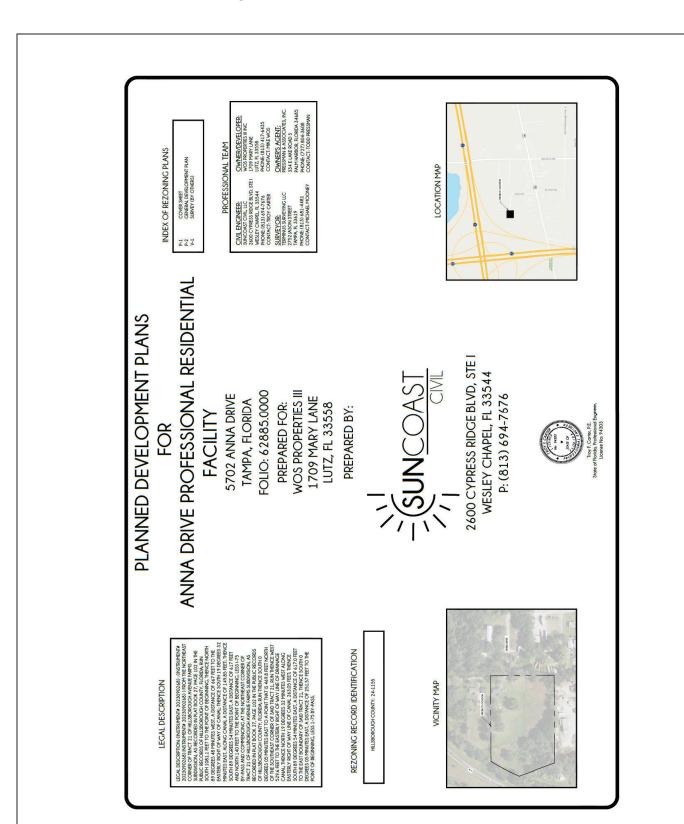
The applicant proposes a 20-foot-wide buffer with Type "B" Screening which is the required buffer. In lieu of the Type "B" screening, the applicant proposes utilizing the existing vegetation where the vegetation meets the standards of Type "B" and provide additional screening in any place it does not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

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8.0 PROPOSED SITE PLAN (FULL) Page 1

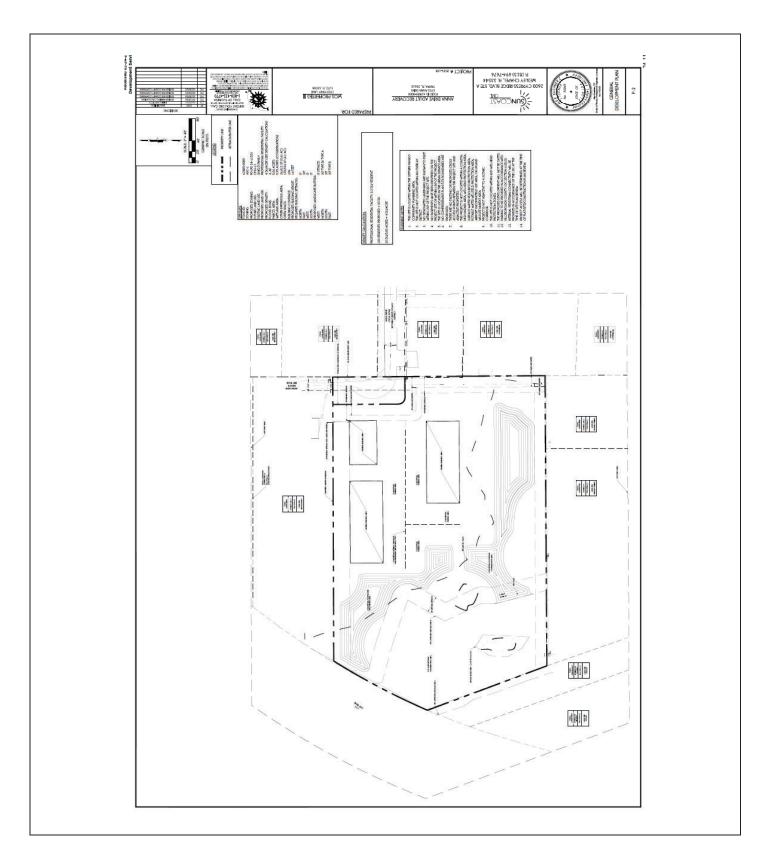


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8.0 PROPOSED SITE PLAN (FULL) Page 2



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9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

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

CONDITIONS OF APPROVAL

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

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

PROJECT SUMMARY AND ANALYSIS

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

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

Approved Uses:

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

Proposed Uses:

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

Trip Generation Difference:

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

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE AND SITE ACCESS

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

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

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

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

SITE ACCESS AND CONNECTIVITY

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

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

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

DESIGN EXCEPTION REQUEST: ANNA DR.

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

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

ROADWAY LEVEL OF SERVICE

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

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

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

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

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

To: troy@suncoastcivil.com

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

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

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

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

Troy/Libby,

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

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

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

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

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

Mike

Michael J. Williams, P.E.

Director, Development Review County EngineerDevelopment Services Department

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

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

Facebook | Twitter | YouTube | LinkedIn | HCFL Stay Safe

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

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

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

Subject: RZ PD 24-1155 - Design Exception Review

Hello Mike,

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

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

Best Regards,

Sheida L. Tirado, PE

Transportation Review & Site Intake Manager

Development Services Department

E: TiradoS@HCFL.gov

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

601 E. Kennedy Blvd., Tampa, FL 33602

HCFL.gov

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

Hillsborough County Florida

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



Supplemental Information for Transportation Related Administrative Reviews

Instructions:

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

(Site/Subdivision Application Number)

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

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

1 of 1

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

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

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

April 6, 2025

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

Dear Mr. Williams:

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

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

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

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

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

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

Sincerely,

Troy Carter, P.E.

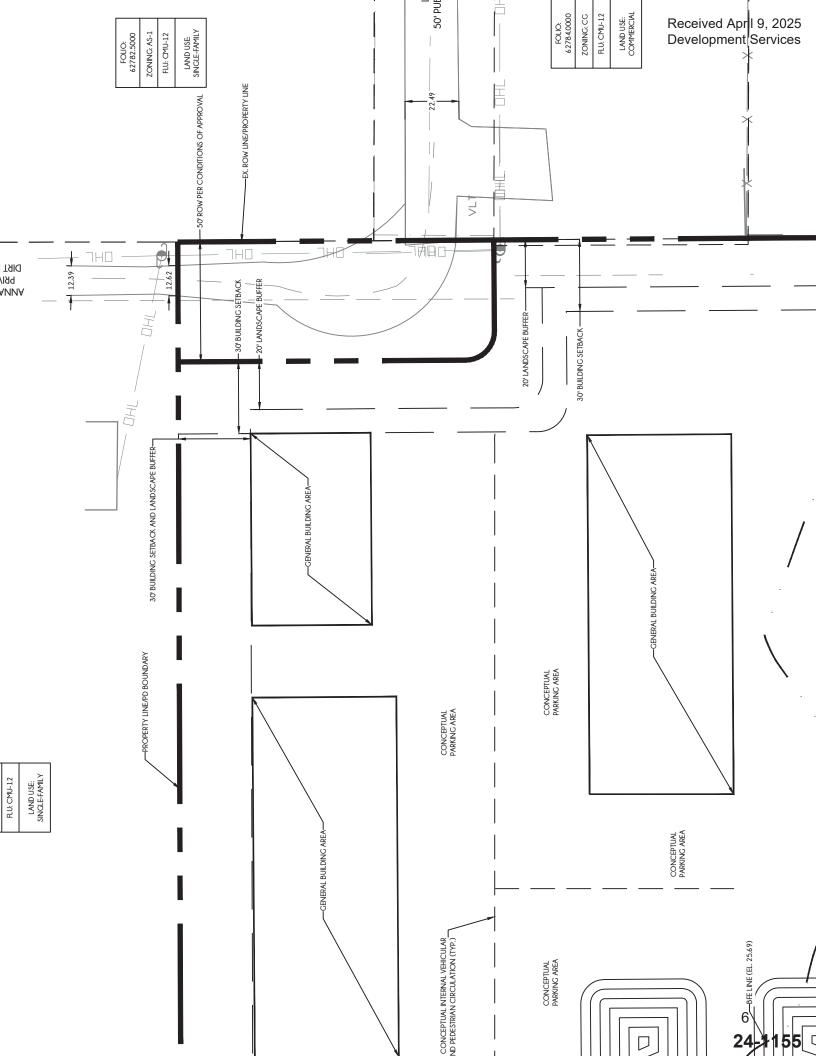


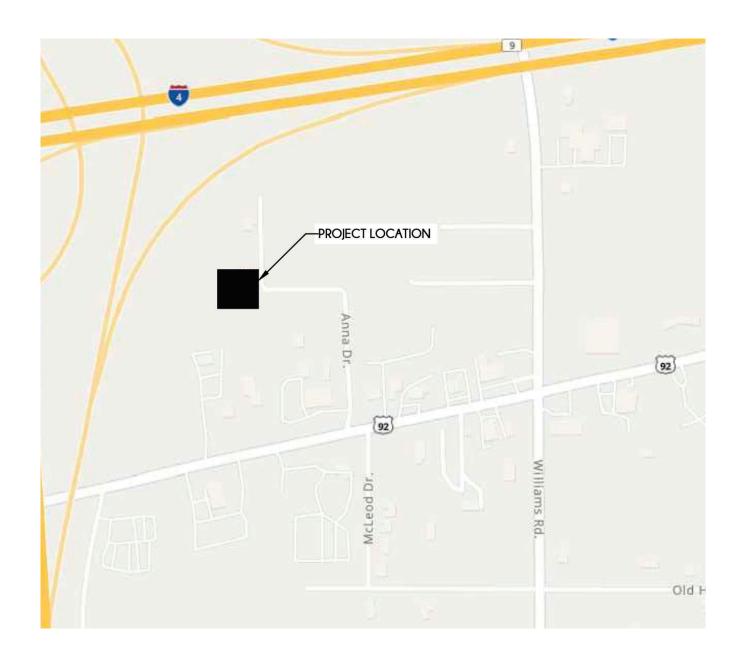
Troy F, Carter, P.E. State of Florids, Professional Engineer, License No: 94303

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

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

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





LOCATION MAP



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



Proposed Sidewalk Exhibit – approximately 1,038 feet.

Transportation Comment Sheet

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

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

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

^{*}Trips reported are based on gross external trips unless otherwise noted.

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

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

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

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

COUNTY OF HILLSBOROUGH

RECOMMENDATION OF THE LAND USE HEARING OFFICER

APPLICATION NUMBER:	RZ PD 24-1155
DATE OF HEARING:	April 15, 2025
APPLICANT:	Todd Pressman, Pressman and Assoc., Inc
PETITION REQUEST:	The request is to rezone a parcel of land from ASC-1 to PD
LOCATION:	5702 Anna Drive
SIZE OF PROPERTY:	5.06 acres m.o.l.
EXISTING ZONING DISTRICT:	ASC-1
FUTURE LAND USE CATEGORY:	CMU-12

Urban

SERVICE AREA:

DEVELOPMENT REVIEW STAFF REPORT

*Note: Formatting issues prevented the entire Development Services
Department staff report from being copied into the Hearing Master's
Recommendation. Therefore, please refer to the Development Services
Department web site for the complete staff report.

1.0 APPLICATION SUMMARY



Applicant: Todd Pressman, Pressman & Associates, Inc.

FLU Category: CMU-12

Service Area: Urban

Site Acreage: Approximately 5.06 acres

Community Plan Area: Seffner Mango

Overlay: None

Introduction Summary:

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

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

Existing: ASC-1, Single-Family Residential/Agricultural

Proposed: Professional Residential Facility (Type C) with 100 "placed residents"

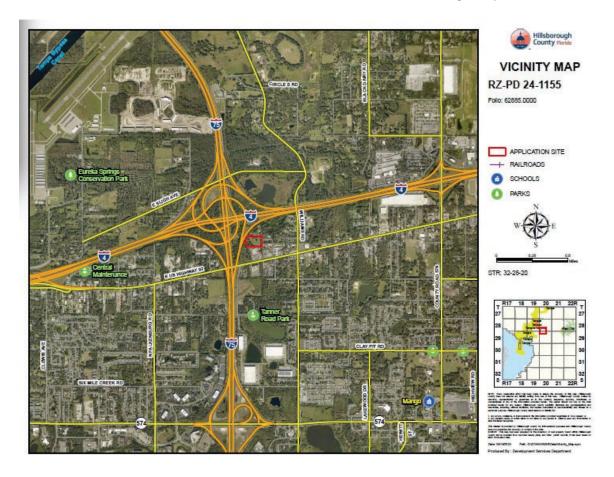
Additional Information:

PD Variation(s): LDC Part 6.06.00 (Landscaping/Buffering) Waiver(s) to the Land Development Code: None requested as part of this application

Planning Commission Recommendation: CONSISTENT

Development Services Recommendation: APPROVABLE, Subject to Conditions.

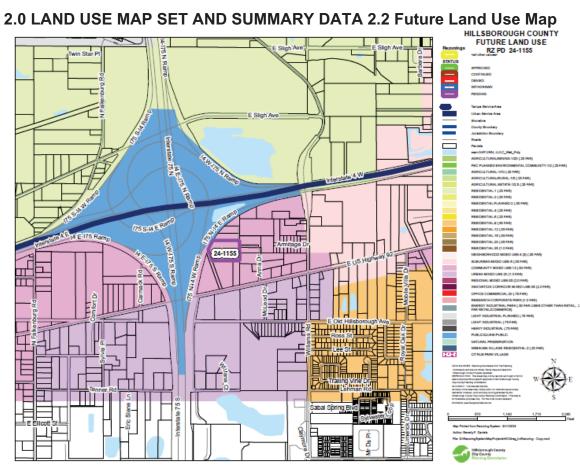
2.0 LAND USE MAP SET AND SUMMARY DATA 2.1 Vicinity Map



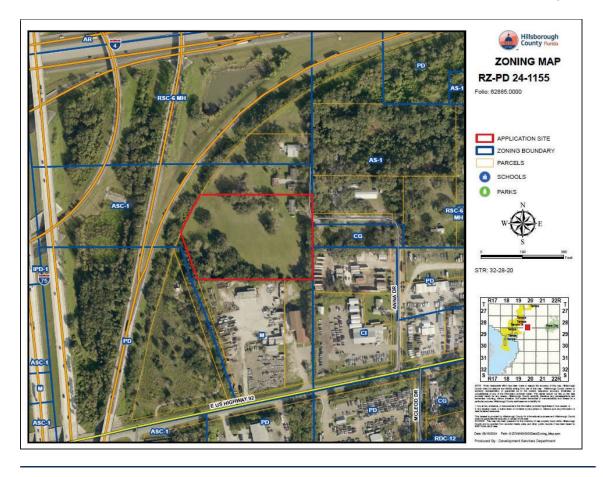
Context of Surrounding Area:

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

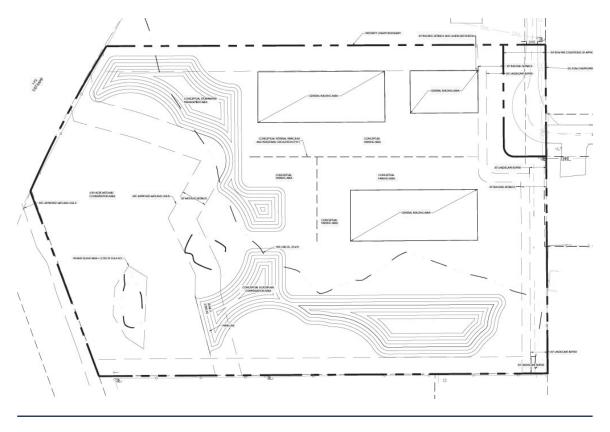
The site is located in an area comprised of light industrial, mixed and commercial uses and rural-agricultural properties. The subject site is predominantly surrounded by properties with a CMU-12 Future Land Use category which has the potential to permit light industrial, commercial, office and multi-purpose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



2.0 LAND USE MAP SET AND SUMMARY DATA 2.3 Immediate Area Map



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



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

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

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

^{*}Trips reported are based on gross external trips unless otherwise noted.

Project Boundary	Primary	Additional Cross Acc		ess Finding	
Project Boundary	Access	Connectivity/Access	CIOSS ACCESS	Filiding	
North		Choose an item.	Choose an item.	Choose an item.	
South		Choose an item.	Choose an item.	Choose an item.	
East		Choose an item.	Choose an item.	Choose an item.	
West		Choose an item.	Choose an item.	Choose an item.	

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

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

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

Check if Applicable: ☑ Wetlands/Other Surface Waters
☐ Use of Environmentally Sensitive Land Credit
□ Wellhead Protection Area⊠ Surface Water Resource Protection Area
 □ Potable Water Wellfield Protection Area □ Significant Wildlife Habitat (Upland Wildlife Habitat Area) □ Coastal High
Hazard Area □ Urban/Suburban/Rural Scenic Corridor
☐ Adjacent to ELAPP property ☐ Other: Airport Height Restriction 90' AMSI
LI CIDEC AIDOD REION RESIDCION 90 AMSI

Public Facilities:
Transportation
☑ Design Exc./Adm. Variance Requested ☑ Off-site Improvements Provided
Service Area/ Water & Wastewater
⊠Urban □ City of Tampa □Rural □ City of Temple Terrace
Impact/Mobility Fees
Assisted Living (Per bed mobility) (Per 1,000 s.f. fire) Mobility: \$1,253 Fire: \$95
Hillsborough County School Board
Adequate □ K-5 □6-8 □9-12 ⊠N/A Inadequate □ K-5 □6-8 □9-12 ⊠N/A
Comprehensive Plan:
Planning Commission ☐ Meets Locational Criteria ☒N/A ☐ Locational Criteria Waiver Requested ☐ Minimum Density Met ☒ N/A ☐ Inconsistent ☐ Yes ☐ No ☒ Consistent ☒ No

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

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

The applicant proposes a maximum building height of 14 feet which is under the 20-foot building height and therefore does not require an additional compatibility setback. The applicant proposes a 0'-wide buffer with an Opaque Fence which is adjacent to a +/-50-foot drainage ditch to the West/Southwest which is adjacent to the off-ramp from I-75 to I- 4. On the North boundary of the site the applicant

proposes a 20-foot-wide buffer with Type "B" Screening, which exceeds the required 5-foot-wide buffer with Type "A" screening. Along the East (Front) property boundary and behind the access road the applicant proposes a 20-foot-wide "landscape buffer" equivalent to Urban Scenic Roadway requirements.

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

5.2 Recommendation

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

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

SUMMARY OF HEARING

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on April 15, 2025. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the petition.

Mr. Todd Pressman testified on behalf of the applicant. Mr. Pressman showed a PowerPoint presentation and stated that the property is located at the crux of I-4 and Highway 92 and that the I-75 ramp is located behind it. The request to rezone is to develop a Professional Residential Facility for the purpose of addition rehabilitation for a maximum of 100 persons. He introduced members of Sober Lyfe at the hearing.

Mr. James Chauncey testified as the CEO of Sober Lyfe and introduced Mr. Anthony Raines who is the Operations Manager, Ms. Stephanie who is the medical director, Robin who is the Director of Operations and Ian Rivera who is the Clinical Director.

Mr. Pressman continued with the applicant's presentation by stating the planning staffs support the request. He discussed the proposed site plan which shows three buildings. Mr. Pressman described the surrounding area and stated that there is a wetland and a strip of public land which is why there is a variation request as the existing forestation exceeds the Code requirement.

Mr. Anthony Raines, Jr. 925 Castle Court testified as the Operations Manager for Sober Lyfe Treatment. He detailed his rehab experience and the affect the organization has had on others.

Mr. Tim Lampkin Development Services staff, testified regarding the County's staff report. Mr. Lampkin stated that the applicant is requesting a rezoning from ASC-1 to Planned Development. The conditions would permit a 100 resident Professional Residential Facility. The building height will be 14 feet. A Planned Development Variation is requested to provide 20-foot wide buffer utilizing the existing vegetation instead of the required 30-foot buffer with Type C screening on the southern property boundary. Mr. Lampkin testified that staff recommends approval.

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

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

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

Ms. Heinrich of the Development Services Department asked the applicant to clarify the screening that proposed along the southern boundary as the condition states that the masonry wall is not required and asked if that was still correct. Mr. Pressman replied that was correct.

Mr. Pressman did not have additional comments.

The hearing was then concluded.

EVIDENCE SUBMITTED

Mr. Pressman submitted a copy of his PowerPoint presentation into the record.

PREFACE

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

FINDINGS OF FACT

- The subject property is 5.06 acres in size and is currently zoned Agricultural Single-Family Conventional-1 (ASC-1) and is designated Community Mixed Use-12 (CMU-12) by the Comprehensive Plan. The property is located within the Urban Service Area and the Seffner Mango Community Planning Area.
- 2. The applicant is requesting a rezoning to the Planned Development (PD) zoning district to develop a Professional Residential Facility Type C for a maximum of 100 residents. The applicant's presentation included testimony from the Sober Lyfe Treatment Center Operations Manager regarding the success of individuals in the program.
- 3. A Planned Development Variation is requested as a part of the rezoning application reduce the required 30-foot buffer with Type C screening to a 20-foot wide buffer with Type C screening along the southern property boundary.

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

- 4. The Planning Commission staff supports the rezoning request. Staff found the application to be consistent with the Comprehensive Plan.
- 5. The surrounding area is zoned ASC-1 to the north, M to the south, AS-1 and PD to the west, and AS-1 and CG to the east.
- 6. No testimony in opposition was provided at the Zoning Hearing Master hearing.
- 7. The zoning conditions limit the maximum height of the buildings to 14 feet
- 8. The rezoning request to PD for the development of a Professional Residential Facility Type C with a maximum of 100 residents is compatible with the area. The request is consistent with the Land Development Code and the Comprehensive Plan.

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

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

CONCLUSIONS OF LAW

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

SUMMARY

The applicant is requesting a rezoning to the PD zoning district for the development of a Professional Residential Facility Type C for a maximum of 100 residents. The applicant's presentation included testimony from the Sober Lyfe Treatment Center Operations Manager regarding the success of individuals in the program.

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

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

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

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

RECOMMENDATION

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

May 6, 2025

Susan M. Finch, AICP Land Use Hearing Officer

Sum M. Fine

Date



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

Unincorporated Hillsborough County Rezoning Consistency Review			
Hearing Date: April 15, 2025 Report Prepared: April 4, 2025	Case Number: PD 24-1155 Folio(s): 62885.0000 General Location: North of East Hillsborough Avenue, south of Interstate 4 and Interstate 75 interchange and west of Anna Drive		
Comprehensive Plan Finding	CONSISTENT		
Adopted Future Land Use	Community Mixed Use-12 (12 du/ga; 0.50 FAR)		
Service Area	Urban Service Area		
Community Plan(s)	Seffner-Mango		
Rezoning Request	Agricultural Single Family Conventional (ASC-1) to Planned Development (PD)		
Parcel Size	5.06 ± acres		
Street Functional Classification	Anna Drive – Local Interstate-4 – State Principal Arterial		
Commercial Locational Criteria	Not Applicable		
Evacuation Area	Е		

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

Staff Analysis of Goals, Objectives and Policies:

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

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

FLUE Objective 7, FLUE Objective 8 and each of their respective policies establish the Future Land Use Map (FLUM) as well as the allowable range of uses for each Future Land Use category. The character of each land use category is defined by building type, residential density, functional use and the physical composition of the land. The integration of these factors set the general atmosphere and character of each land use category. Each category has a range of potentially permissible uses which are not exhaustive but are intended to be illustrative of the character of uses within the land use designation. Appendix A contains a description of the character and intent permitted in each of the Future Land use categories. The site is in the Community Mixed Use-12 (CMU-12) Future Land Use category. The CMU-12 Future Land Use category allows for the consideration of residential, community scale retail commercial, office uses,

PD 24-1155

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

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

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

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

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

Recommendation

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

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

FUTURE LAND USE ELEMENT

Urban Service Area

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

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

PD 24-1155

Policy 1.4: Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting capability include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.

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

Land Use Categories

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

Policy 8.1: The character of each land use category is defined by building type, residential density, functional use, and the physical composition of the land. The integration of these factors sets the general atmosphere and character of each land use category. Each category has a range of potentially permissible uses which are not exhaustive, but are intended to be illustrative of the character of uses permitted within the land use designation. Not all of those potential uses are routinely acceptable anywhere within that land use category.

Relationship to Land Development Regulations

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

Policy 9.1: Each land use plan category shall have a set of zoning districts that may be permitted within that land use plan category, and development shall not be approved for zoning that is inconsistent with the plan.

Policy 9.2: Developments must meet or exceed the requirements of all land development regulations as established and adopted by Hillsborough County, the state of Florida and the federal government unless such requirements have been previously waived by those governmental bodies.

Community Development and Land Uses

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

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

PD 24-1155 4

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

Policy 16.2: Gradual transitions of intensities between different land uses shall be provided for as new development is proposed and approved, through the use of professional site planning, buffering, and screening techniques and control of specific land uses.

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

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

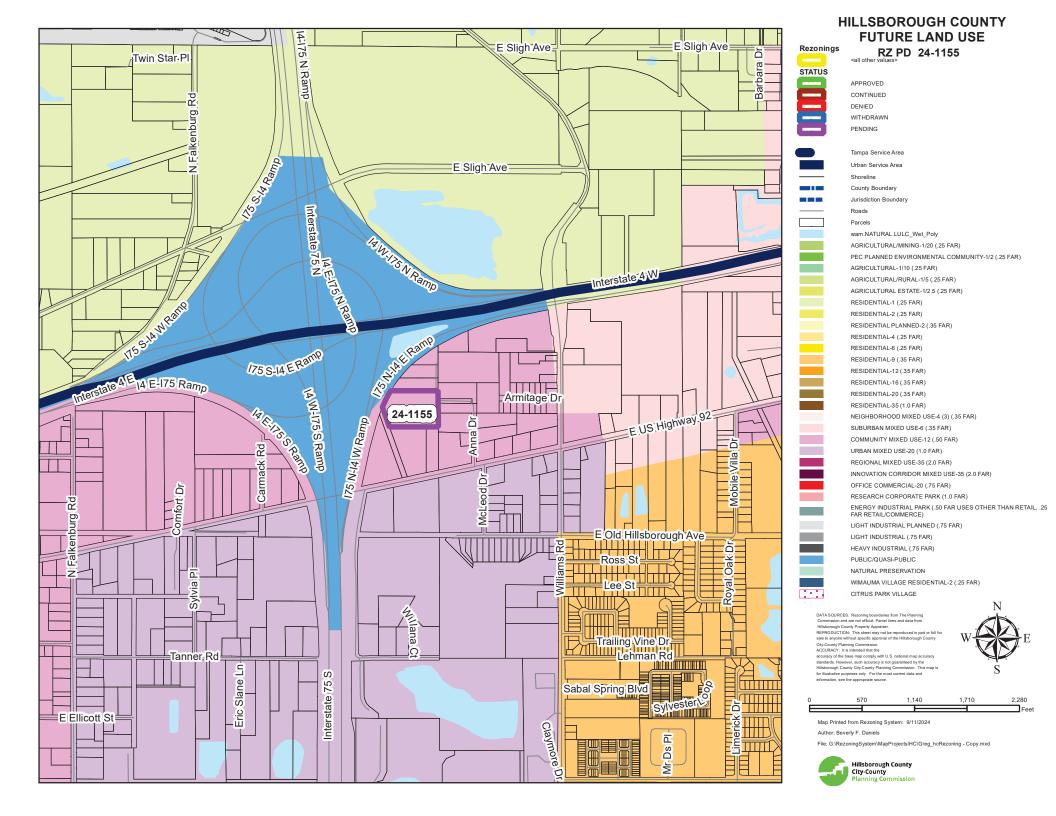
Community Design Component (CDC)

5.0 NEIGHBORHOOD LEVEL DESIGN 5.1 COMPATIBILITY

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

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

PD 24-1155



GENERAL SITE PLAN FOR CERTIFICATION



DEVELOPMENT SERVICES

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

HILLSBOROUGH COUNTY DEVELOPMENT SERVICES DEPARTMENT

GENERAL SITE PLAN REVIEW/CERTIFICATION

BOARD OF COUNTY COMMISSIONERS

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

COUNTY ADMINISTRATOR

Bonnie M. Wise

COUNTY ATTORNEY

Christine M. Beck

COUNTY INTERNAL AUDITOR

Melinda Jenzarli

DEPUTY COUNTY ADMINISTRATOR

Gregory S. Horwedel

Project Name: RZ-PD (24-1155)				
Zoning File: RZ-PD (24-1155) Modification: None				
Atlas Page: None Submitted: 05/14/25				
To Planner for Review: 05/14/25	Date Due: ASAP			
Contact Person: PRESSMAN TODD	Phone: (727) 804-1760/Todd@Pressmaninc.com			
Right-Of-Way or Land Required for I	Dedication: Yes ✓ No			
The Development Services Departm	ent HAS NO OBJECTION to this General Site Plan.			
The Development Services Departm Site Plan for the following reasons:	ent RECOMMENDS DISAPPROVAL of this General			
Reviewed by: Tim Lampkin	Date: 5-16-25			
Date Agent/Owner notified of Disapp	roval:			

LEGAL DESCRIPTION

30 DI ROLLI TERI TO THE YON YOU REAL MANALY, HENCE MANINE TO SERVING MAY, HENCE MANINE TO SERVING THE WIND TO CAMAL, HENCE SOUTH 19 DEGREES 32 MINUTES LEST, A DISTANCE OF 14.9 SE FEET, HENCE SOUTH 49 DEGREES 32 MINUTES LEST, A DISTANCE OF 14.7 FEET AND NORTH 140 FEET TO THE PONT OF BECNNING LESS, 1-75 BY-PASS, AND COMPENCING AT THE NORTH-KAST, CORNER OF THACT 12.1 CHILLIS POOL HAN YELD MANING LESS, 1-75 BY-PASS, AND COMPENCING AT THE NORTH-KAST, CORNER OF THACT 12.1 CHILLIS POOL HAN YELD MANING LESS, 1-75 BY-PASS, AND COMPENCING AT THE NORTH-KAST, CORNER OF THE SOUTH AND THACT SERVING HAND THACK TO MAY THE CORNER STAND THAT IS 46.9 REET NORTH OF THE SATERY RIGHT OF WAY LINE OF DAMINACE CAMAL; THENCE SOUTH OF DEGREES 54 MINUTES WEST ALONE SATER TO THE BASTERY RIGHT OF WAY LINE OF DAMINACE OF SATER TO THE BASTERY RIGHT OF WAY LINE OF DAMINACE OF SATER THAN THE SATER AND THAN THE SATERY RIGHT OF WAY LINE OF DAMINACE OF SATER DAMINATE OF SATER THAN TO THE RAST BOUNDARY OF SADE THAN 28.35 DEFET THAN TO THE REAST BOUNDARY OF SADE THAN 28.35 DEFET THAN TO THE REAST BOUNDARY OF SADE THAN 28.35 DEFET THAN TO THE REAST BOUNDARY OF SADE THAN 28.35 DEFET THAN TO THE REAST BOUNDARY OF SADE THAN 28.35 DEFET THAN TO THE REAST BOUNDARY OF SADE THAN 28.35 DEFET THAN THAN TO THE REAST BOUNDARY OF SADE THAN 28.35 DEFET THAN TO THE REAST BOUNDARY OF SADE THAN 28.35 DEFET THAN TO THE RECORD THAN TO THE POOL THAN THE SATERY OF SADE THAN 28.35 DEFET THAN THE SOUTH OF DECREES SAFING THE SATER TO THE POOL THAN THE SATER TO THE POOL THAN THE SATER TO THE POOL THAN THAN THE SATER TO THE SATER THAN THAN THE SATER THAN THE SATER THAN THAN THE SATER THAN THE SATER TO THE SATER THAN THAN THE SATER THAN THAN THAN THE SATER THAN CORNER OF TRACT 21 OF HILLSBOROUGH AVENUE FARMS SUBDIVISION, AS RECORDED IN PLAT BOOK 27, ADGE 102 IN THE PHILL RECCROS OF HILLSBOROUGH COUNTY, FLORIDA, RUN SOUTH 1081.1 FEET TO THE POINT OF BECINNING, THENCE NORTH

REZONING RECORD IDENTIFICATION

HILLSBOROUGH COUNTY: 24-1155

VICINITY MAP



PLANNED DEVELOPMENT PLANS

FOR

ANNA DRIVE PROFESSIONAL RESIDENTIAL

FACILITY

FOLIO: 62885.0000 5702 ANNA DRIVE TAMPA, FLORIDA

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

PREPARED BY:



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



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

INDEX OF REZONING PLANS

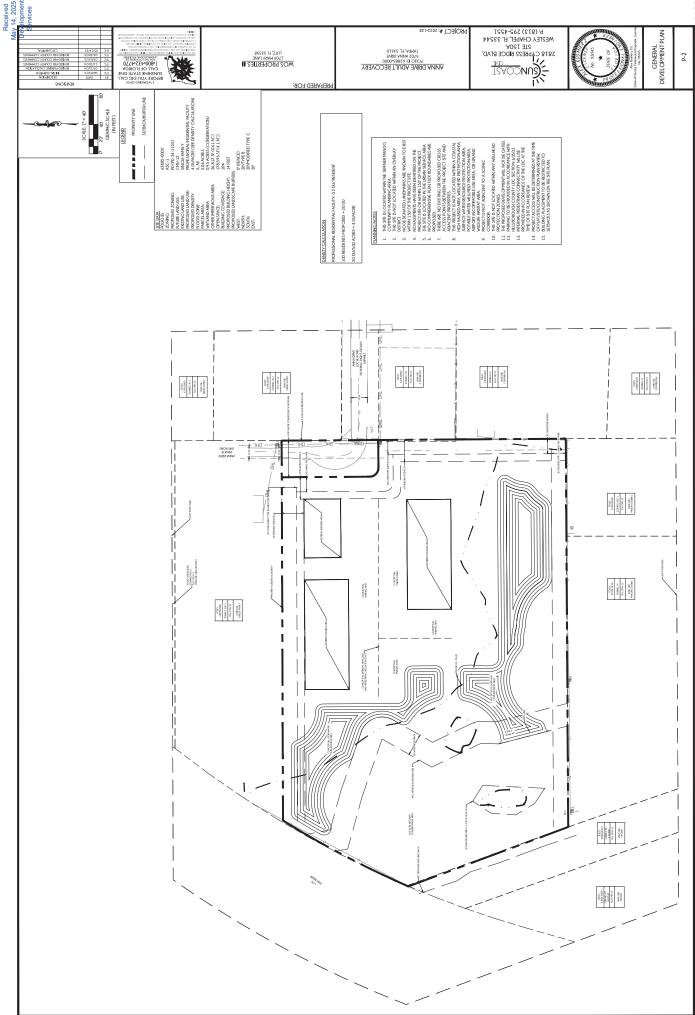
COVER SHEET GENERAL DEVELOPMENT PLAN

PROFESSIONAL TEAM

OWNER'S AGENT: PRESSMAN & ASSOCIATES, INC. 334 E LAKE ROAD S PALM HARBOR, FLORIDA 34685 PHONE: (727) 804-3608 CONTACT: TODD PRESSMAN 1709 MARY LANE LUTZ, FI. 33558 PHONE: (813) 417-6435 CONTACT: MIKE WOS OWNER/DEVELOPER: WOS PROPERTIES III INC CIVIL ENCINEER: SUNCOAST CIVIL, ILC 2600 CYPRESS RIDGE BLVD, STEI WESLEY CHAPEL, 133544 PHONE (813) 894-7876 CONTACT: TROY CARTER SURVEYOR: TERMINUS SURVEYING LLC 2725, MSON SREET TAMPA, R. 136.19 PHONE (61.3) 68.1-448.1 CONTACT: MICHAEL MOONEY

LOCATION MAP





24-1155

AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

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

CONDITIONS OF APPROVAL

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

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

PROJECT SUMMARY AND ANALYSIS

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

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

Approved Uses:

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

Proposed Uses:

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

Trip Generation Difference:

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

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE AND SITE ACCESS

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

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

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

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

SITE ACCESS AND CONNECTIVITY

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

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

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

DESIGN EXCEPTION REQUEST: ANNA DR.

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

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

ROADWAY LEVEL OF SERVICE

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

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

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

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

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

To: troy@suncoastcivil.com

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

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

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

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

Troy/Libby,

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

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

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

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

Lastly, please note that it is critical to ensure you copy all related correspondence to PW-celntake@hcfl.gov

Mike

Michael J. Williams, P.E.

Director, Development Review County EngineerDevelopment Services Department

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

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

Facebook | Twitter | YouTube | LinkedIn | HCFL Stay Safe

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

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

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

Subject: RZ PD 24-1155 - Design Exception Review

Hello Mike,

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

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

Best Regards,

Sheida L. Tirado, PE

Transportation Review & Site Intake Manager

Development Services Department

E: TiradoS@HCFL.gov

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

601 E. Kennedy Blvd., Tampa, FL 33602

HCFL.gov

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

Hillsborough County Florida

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Supplemental Information for Transportation Related Administrative Reviews

Instructions:

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

(Site/Subdivision Application Number)

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

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

1 of 1

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

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

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

April 6, 2025

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

Dear Mr. Williams:

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

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

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

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

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

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

Sincerely,

Troy Carter, P.E.

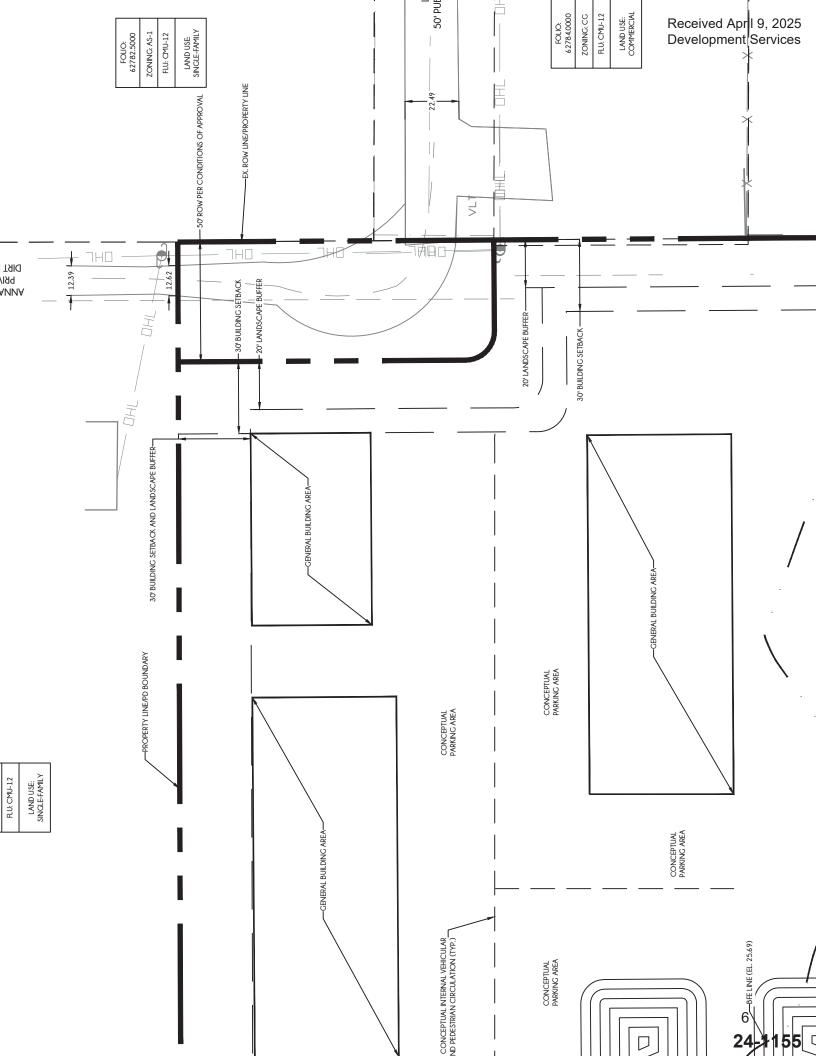


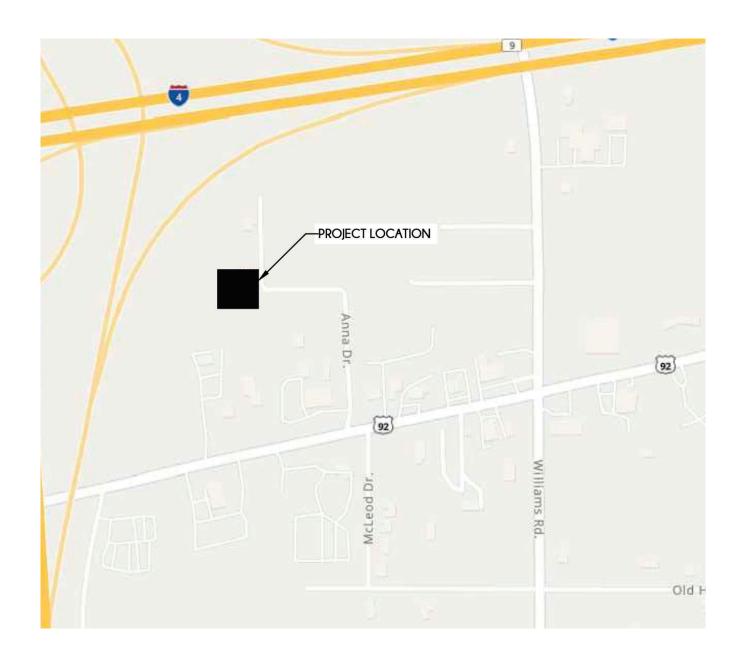
Troy F, Carter, P.E. State of Florids, Professional Engineer, License No: 94303

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

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

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





LOCATION MAP



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



Proposed Sidewalk Exhibit – approximately 1,038 feet.

Transportation Comment Sheet

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

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

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

^{*}Trips reported are based on gross external trips unless otherwise noted.

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

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

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

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

COMMISSION

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



DIRECTORS

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

AGENCY COMMENT SHEET

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

REQUESTED ZONING: From ASC-1 to PD

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

The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:

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

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

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

INFORMATIONAL COMMENTS:

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

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

my / cb

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



AGENCY REVIEW COMMENT SHEET

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

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

REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator

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

LOCATION: 5702 Anna Dr

FOLIO NO: 62885.0000

Estimated Fees:

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

Fire: \$95

Project Summary/Description:

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

AGENCY COMMENT SHEET

TO:	Zoning/Code	Administration,	Developm	nent Services	Department

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

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

- () This agency has **no comment**
- () This agency has **no objections**
- (X) This agency has **no objections**, subject to listed or attached conditions
- () This agency objects, based on the listed or attached issues.
- 1. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. Every effort must be made to avoid the removal of and design the site around these trees. The site plan may be modified from the Certified Site Plan to avoid tree removal. This statement should be identified as a condition of the rezoning.
- 2. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the condition of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas.
- 3. Any interim agricultural operations shall not result in the destruction of trees or the natural plant community vegetation on the property. Any application to conduct land alteration activities on the property must be submitted to the Natural Resources Team of the Development Services Department for review and approval. Use of the agricultural exemption provision to the Land Alteration regulations is prohibited.
- 4. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.

- 5. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
- 6. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

ENVIRONMENTAL SERVICES DIVISION

Hillsborough County Florida

PO Box 1110 Tampa, FL 33601-1110

Agency Review Comment Sheet

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

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

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

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

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

LOCATION: 5702 Anna Drive Tampa, FL

FOLIO NO.: 62885.0000

AGENCY REVIEW COMMENTS:

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

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

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

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

WATER RESOURCE SERVICES REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER

	TION NO.: <u>RZ-STD 24-1155</u> REVIEWED BY: <u>Clay Walker, E.I.</u> DATE: <u>9/24/2024</u> O NO.: 62885.0000
	WATER
	The property lies within the Water Service Area. The applicant should contact the provider to determine the availability of water service.
\boxtimes	A 8 inch water main exists (approximately 530 feet from the site), (adjacent to the site), and is located southh of the subject property within the south Right-of-Way of East U.S. Highway 92. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
	Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include and will need to be completed by the prior to issuance of any building permits that will create additional demand on the system.
	WASTEWATER
	The property lies within the Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
\boxtimes	A <u>4</u> inch wastewater forcemain exists (approximately <u>2,800</u> feet from the project site), (adjacent to the site) <u>and is located southeast of the subject property within the east Right-of-Way of Williams Road</u> . This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
	Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include and will need to be completed by the prior to issuance of any building permits that will create additional demand on the system.
COMM	MENTS: The subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's potable water and wastewater systems. The subject area is located within the Hillsborough County Wastewater Service Area and will be served by the Falkenburg Wastewater Treatment Plant. If all of the development commitments for the referenced facility are added together, they would exceed the existing reserve capacity of the facility. However, there is a plan in place to address the capacity prior to all of the existing commitments connecting and sending flow to the referenced facility. As such, an individual permit will be required based on the following language noted on the permits: The referenced facility currently does not have, but will have prior to placing the proposed project into operation, adequate reserve capacity to accept the flow from this project.

AGENCY REVIEW COMMENT SHEET

TO:	ZONING TECHNICIAN, Planning Growth Man	agement	D	ATE: 11 Sep. 2024
REVI	IEWER: Bernard W. Kaiser, Conservation and	Environmenta	l Lands I	<u>Management</u>
APPI	LICANT: Todd Pressman	PETITION 1	NO: <u>RZ</u> -	PD 24-1155
LOCA	ATION: <u>5702 Anna Dr., Tampa, FL 33610</u>			
FOLI	IO NO: <u>62885.0000</u>	SEC: <u>30</u> T	WN: <u>28</u>	RNG: <u>20</u>
\boxtimes	This agency has no comments.			
	This agency has no objection.			
	This agency has no objection, subject to listed	or attached c	onditions	3.
	This agency objects, based on the listed or atta	ached condition	ons.	
COMM	MENTS:			

VERBATIM TRANSCRIPT

HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

IN RE:

ZONE HEARING MASTER HEARINGS

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: SUSAN FINCH

Zoning Hearing Master

DATE: TUESDAY, APRIL 15, 2025

TIME: Commencing at 6:00 p.m.

Concluding at 8:42 p.m.

LOCATION: HILLSBOROUGH COUNTY BOCC

DEVELOPMENT SERVICES DEPARTMENT

601 EAST KENNEDY BOULEVARD, 2ND FLOOR

TAMPA, FLORIDA 33601

Reported by: CRYSTAL REYES, AAERT No. 1660

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

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

commercial uses. Staff finds the request approvable.

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

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

HEARING MASTER: Thank you.

Good evening.

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

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

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

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

2.4

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

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

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

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

The applicant is also proposing a 20-foot wide buffer

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

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

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

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

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

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

HEARING MASTER: Thank you so much.

1	Is there anyone in the in the room or online that
2	would like to speak in support? Seeing no one.
3	Anyone in opposition to this request? No one.
4	Ms. Heinrich, anything else?
5	MS. HEINRICH: Yeah. I just had one question for the
6	applicant, which would be to clarify the screen that's proposed
7	along the south. I see in the conditions that we have, the
8	masonry wall will not be required, and that's a component of the
9	type C screening; is that still correct?
10	MR. PRESSMAN: That's correct.
11	MS. HEINRICH: Okay. Thank you.
12	HEARING MASTER: All right. With that don't go too
13	far, Mr. Pressman so with that, nothing else, Ms. Heinrich.
14	MS. HEINRICH: No, ma'am.
15	HEARING MASTER: All right. Then Mr. Pressman, do you
16	have anything for rebuttal?
17	MR. PRESSMAN: No, ma'am.
18	HEARING MASTER: All right. Then with that, we'll
19	close Rezoning PD 24-1155 and go to the next case.
20	
21	
22	
23	
24	
25	

Zoning Hearing Master Hearing March 24, 2025

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

Zoning Hearing Master Hearing March 24, 2025

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

Zoning Hearing Master Hearing January 14, 2025

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

Zoning Hearing Master Hearing January 14, 2025

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

Zoning Hearing Master Hearing CORRECTED December 16, 2024

	0011201 107 1011
	OROUGH COUNTY, FLORIDA F COUNTY COMMISSIONERS
IN RE:	X))))
ZONE HEARING MASTER HEARINGS)) X
	HEARING MASTER HEARING F TESTIMONY AND PROCEEDINGS
BEFORE:	Pamela Jo Hatley Land Use Hearing Master
DATE:	Monday, December 16, 2024
TIME:	Commencing at 6:00 p.m. Concluding at 9:07 p.m.
LOCATION:	Hillsborough County BOCC 601 East Kennedy Boulevard, Second Floor Tampa, Florida 33601
Reported by: Crystal Reyes, AAERT No. Digital Reporter	1660

Zoning Hearing Master Hearing CORRECTED December 16, 2024

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

EXHIBITS SUBMITTED DURING THE ZHM HEARING

PAGE 1 OF 5

SIGN-IN SHEET: RFR, ZHM PHM, LUHO

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

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

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

PAGE 2 OF 5

DATE/TIME: 4/15/2025 6pm HEARING MASTER: SUSAN FINCH

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING PLEASE PRINT APPLICATION # NAME CHEIS MINEAR MAILING ADDRESS 15951 N. FUOLIDA AVE MM 24-1141 CITY WITZ STATE E ZIESSEDPHONE 8132052564 NAME Kenneth Bacquet APPLICATION # MAILING ADDRESS 14719 DAYBLEAKI 1 mm 24-1141 CITY LUTZ STATE FC ZIP3355 PHONE 813)48-2277 NAME Debbie Hings APPLICATION # MAILING ADDRESS 5123 N. 24th St. mm 24-1141 CITY Lutz STATE F | ZIP 335 4 PHONE 8 13-73 5-2863 NAME WASHAT SOUTAN APPLICATION # MAILING ADDRESS 15/18 Livingston AUL mm 24-1141 CITY LUTS STATE FC ZIP 3353 9 PHONE 8/3868 SST NAME Anthony Raines De APPLICATION # MAILING ADDRESS 925 N Castle Ct #A mm 24-1155 CITY (amp) STATE TO ZIP 33/d/2PHONE (813) 869-1720

APPLICATION # PLEASE PRINT | NAME _____

mm 24-1155 MAILING ADDRESS

STATE # ZIP 2

PHONE

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

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

PAGE 3

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

PLEASE PRINT CLE	ARLY, THIS INFORMATION WILL BE USED FOR MAILING				
APPLICATION #	NAME DILIP AGARWAL				
RZ 24-1311	MAILING ADDRESS 301 WPLATY JT				
112 24 1511	CITY TAMPA STATE - ZIP 360 PHONE 813 421				
APPLICATION #	PLEASE PRINT NAME Thomas & Adams				
RZ 24-1311	MAILING ADDRESS 6305 Theresa St				
	CITY TAMPS STATE FLA ZIP 3365 PHONE 8/3-886-030)				
APPLICATION #	NAME Wayne Ballat I				
RZ 24-1311	MAILING ADDRESS 8521 Robin Hood DC				
NZ 24-1311	CITY Tampa STATE KL ZIP336/PHONE 813-597-5171				
APPLICATION #	PLEASE PRINT DO MG YO DO				
RZ 24-1311	MAILING ADDRESS 8627 Jackson Springs				
RZ 29 (31)	CITY TPA STATE FL ZIP 33 PHONE 33 9287482				
APPLICATION #	PLEASE PRINT Angela Wilfam				
BZ 24-1311	MAILING ADDRESS 8517 Robin Hood Dr.				
, , , , , , , , , , , , , , , , , , , ,	CITY Tampe STATE PL ZIP33415 PHONE P13-844-027				
APPLICATION #	PLEASE PRINT GIJRIG HISBORGS				
RZ 24-1311	MAILING ADDRESS 8627 JACKSON SPING AT				
112 21 10	CITY TAMPA STATE FC ZIP 361 5 PHONE 813 765-3597				

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

PAGE 4 OF 5

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

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

PAGE 5 of 5

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

ARLY, THIS INFORMATION WILL BE USED FOR MAILING
NAME Corrett losten
MAILING ADDRESS 810 E wain St Bartow FL
CITYSTATEZIP_PHONE_8635377901
NAME Michael Costa
MAILING ADDRESS 766 Commerce Dr. Quie 20
CITY STATE OF ZIP 300 PHONE 56. 915.75
PLEASE PRINT Elise Batsel 401 E. Jackson St.
MAILING ADDRESS 21
CITY Tampa STATE FL ZIP 33629 PHONE 813.222.
PLEASE PRINT NAME
MAILING ADDRESS
CITYSTATEZIPPHONE
PLEASE PRINT NAME
MAILING ADDRESS
CITYSTATEZIPPHONE
PLEASE PRINT NAME
MAILING ADDRESS
CITYSTATEZIPPHONE

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

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

APRIL 15, 2025 - ZONING HEARING MASTER

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

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

A. WITHDRAWALS AND CONTINUANCES

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

Susan Finch, ZHM, overview of ZHM process.

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

Susan Finch, ZHM, Oath.

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

C.1. RZ 25-0178

Michelle Heinrich, DS, called RZ 25-0178.

Testimony provided.

Susan Finch, ZHM, closed RZ 25-0178.

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

D.1. RZ 24-1013

Michelle Heinrich, DS, called 24-1013.

Testimony provided.

Susan Finch, ZHM, closed RZ 24-1013.

D.2. MM 24-1141

Michelle Heinrich, DS, called MM 24-1141.

TUESDAY, APRIL 15, 2025

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

D.3. MM 24-1152

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

D.4. RZ 24-1155

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

D.5. RZ 24-1311

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

D.6. MM 25-0133

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

D.7. RZ 25-0144

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

D.8. RZ 25-0261

TUESDAY, APRIL 15, 2025

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

D.9. RZ 25-0270

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

D.10. RZ 25-0308

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

D.11. RZ 25-0321

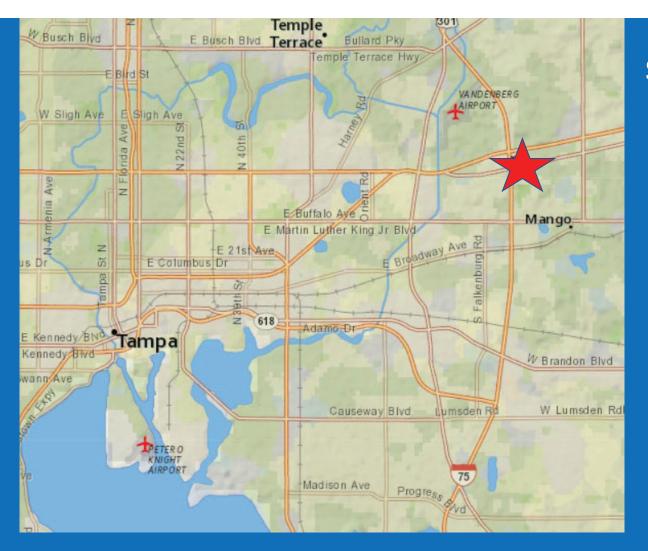
- Michelle Heinrich, DS, called RZ 25-0321.
- ► Testimony provided.
- Susan Finch, ZHM, closed RZ 25-0321.
- E. ZHM SPECIAL USE None.

ADJOURNMENT

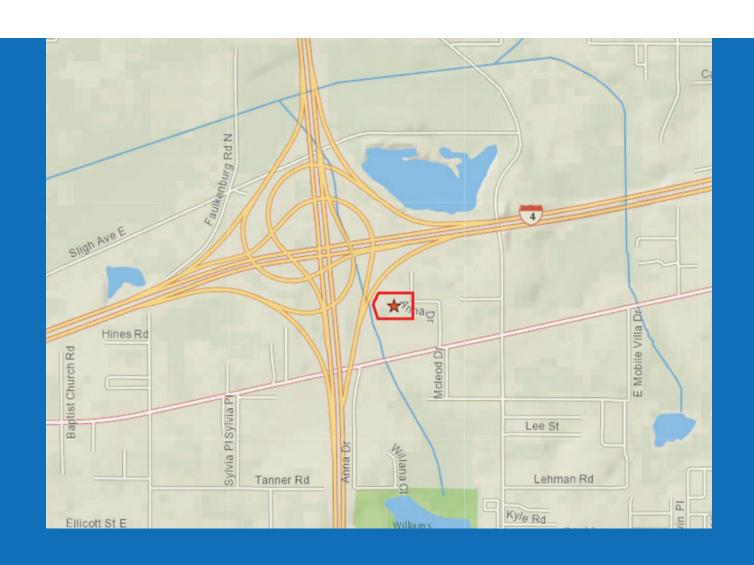
Susan Finch, ZHM, adjourned the meeting at 8:41 p.m.

Application No. RZ 24-1155
Name: Todd Pressman
Entered at Public Hearing: ZHM
Exhibit #: 1
Date: 4/15/2025

PD 24-1155



Seffner-Mango Area 5.06 acres



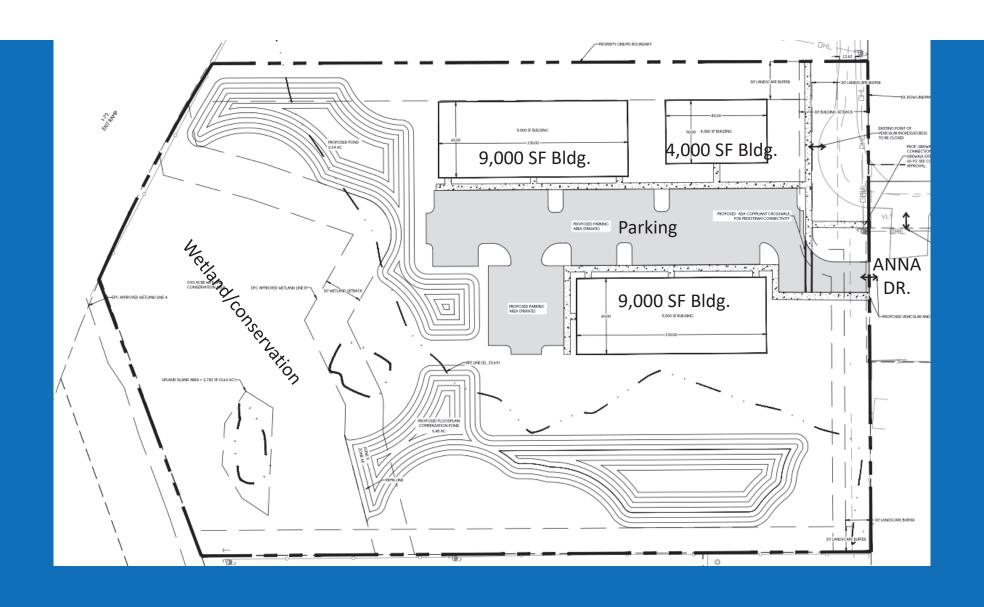


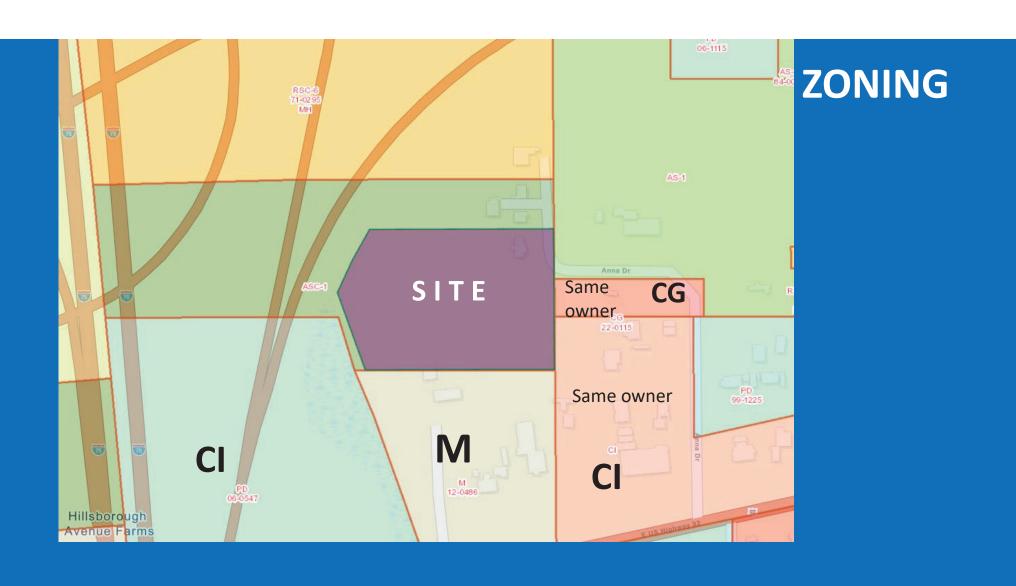
ISSUE: ASC-1 re-zoning to PD.

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

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

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







FLU Category

CMU-12

Community scale retail commercial office, light industrial multipurpose

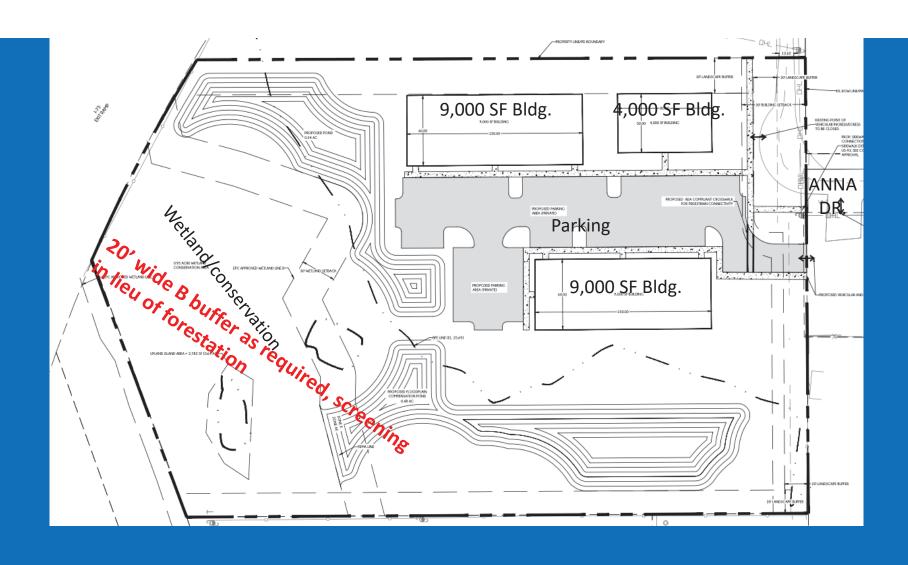
Planning Commission:

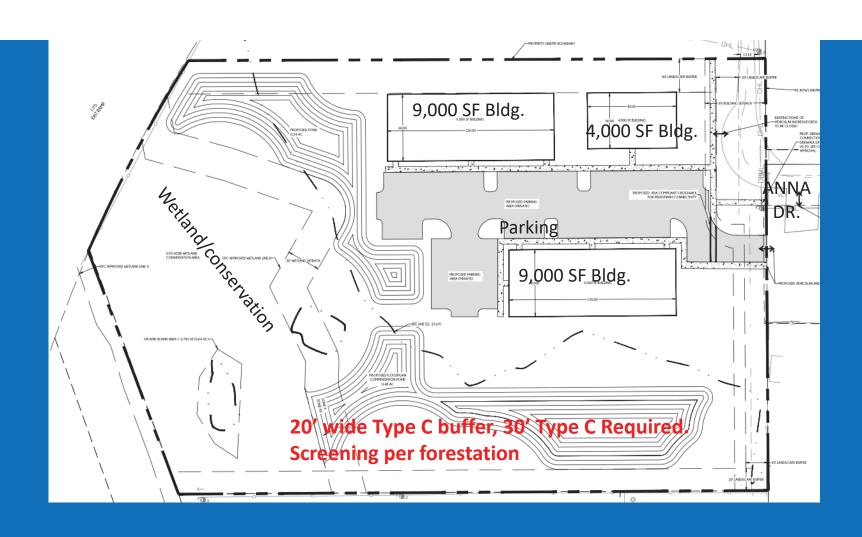
'Compatible to the surrounding neighborhood...the proposed Plan Development will complement the surrounding area...consistent with the Goals, Objectives and Policies of the Comp. Plan'

'There are single family uses, light and heavy industrial and commercial uses around the subject site'.

D.S.D.: "located in an area comprised of light industrial, mixed and commercial uses...staff finds the request approvable".







PARTY OF RECORD

NONE