

**Variance Application:** VAR 25-1099  
**LUHO Hearing Date:** September 22, 2025  
**Case Reviewer:** Carolanne Peddle



**Hillsborough  
County Florida**

**Development Services Department**

**Applicant:** Todd Pressman **Zoning:** RMC-9  
**Address/Location:** 1406 S Taylor Rd, Seffner 33584  
Folio: 64279.0500

**Request Summary:**

The applicant requests variances to the lot development standards for a proposed multi-family residential building located on S. Taylor Road.


**Requested Variances:**

LDC Section:	LDC Requirement:	Variance:	Result:
6.01.01	Within the RMC-9 zoning district, the maximum building height shall be 35 feet.	5 feet	Maximum building height of 40 feet.
6.01.01 Endnote 8	Structures with a permitted height greater than 20 feet shall be set back an additional two feet for every one foot of structure height over 20 feet. The additional setback shall be added to setbacks or buffers which function as a required rear and side yard as established in the Schedule of Area, Height, Bulk and Placement Regulations. The proposed height of 40 feet requires a total side yard setback of 60 feet.	10.14 feet	Side yard setback of 49.86 feet where a 60-foot setback would be required to the southern property line

**Findings:**

None.

**Zoning Administrator Sign Off:**

  
Colleen Marshall  
Wed Sep 3 2025 15:31:56

**DISCLAIMER:**

The variance(s) listed above is based on the information provided in the application by the applicant. Additional variances may be needed after the site has applied for development permits. The granting of these variances does not obviate the applicant or property owner from attaining all additional required approvals including but not limited to: subdivision or site development approvals and building permit approvals.





# Additional / Revised Information Sheet

**Office Use Only**

**Application Number:** 25-1099

**Received Date:**

**Received By:**

The following form is required when submitted changes for any application that was previously submitted. A cover letter must be submitted providing a summary of the changes and/or additional information provided. If there is a change in project size the cover letter must list any new folio number(s) added. Additionally, **the second page of this form must be included indicating the additional/revised documents being submitted with this form.**

Application Number: 25-1099 Applicant's Name: pressman

Reviewing Planner's Name: Carolanne Peddle Date: 8.7.25

**Application Type:**

- ☐ Planned Development (PD) ☐ Minor Modification/Personal Appearance (PRS) ☐ Standard Rezoning (RZ)  
☒ Variance (VAR) ☐ Development of Regional Impact (DRI) ☐ Major Modification (MM)  
☐ Special Use (SU) ☐ Conditional Use (CU) ☐ Other \_\_\_\_\_

Current Hearing Date (if applicable): 9/22

## Important Project Size Change Information

Changes to project size may result in a new hearing date as all reviews will be subject to the established cut-off dates.

Will this revision add land to the project? ☐ Yes ☒ No

If "Yes" is checked on the above please ensure you include all items marked with \* on the last page.

Will this revision remove land from the project? ☐ Yes ☒ No

If "Yes" is checked on the above please ensure you include all items marked with + on the last page.

**Email this form along with all submittal items indicated on the next page in pdf form to:**

**[ZoningIntake-DSD@hcflgov.net](mailto:ZoningIntake-DSD@hcflgov.net)**

Files must be in pdf format and minimum resolution of 300 dpi. Each item should be submitted as a separate file titled according to its contents. All items should be submitted in one email with application number (including prefix) included on the subject line. Maximum attachment(s) size is 15 MB.

For additional help and submittal questions, please call (813) 277-1633 or email [ZoningIntake-DSD@hcflgov.net](mailto:ZoningIntake-DSD@hcflgov.net).

***I certify that changes described above are the only changes that have been made to the submission. Any further changes will require an additional submission and certification.***

Signature

8.7.25

Date



**Hillsborough  
County Florida**  
Development Services

## Identification of Sensitive/Protected Information and Acknowledgement of Public Records

Pursuant to [Chapter 119 Florida Statutes](#), all information submitted to Development Services is considered public record and open to inspection by the public. Certain information may be considered sensitive or protected information which may be excluded from this provision. Sensitive/protected information may include, but is not limited to, documents such as medical records, income tax returns, death certificates, bank statements, and documents containing social security numbers.

While all efforts will be taken to ensure the security of protected information, certain specified information, such as addresses of exempt parcels, may need to be disclosed as part of the public hearing process for select applications. If your application requires a public hearing and contains sensitive/protected information, please contact [Hillsborough County Development Services](#) to determine what information will need to be disclosed as part of the public hearing process.

Additionally, parcels exempt under [Florida Statutes §119.071\(4\)](#) will need to contact [Hillsborough County Development Services](#) to obtain a release of exempt parcel information.

**Are you seeking an exemption from public disclosure of selected information submitted with your application pursuant to Chapter 119 FS?** ☐ Yes ☒ No

I hereby confirm that the material submitted with application 25-1099

☐ Includes sensitive and/or protected information.

Type of information included and location \_\_\_\_\_

☒ Does not include sensitive and/or protected information.

**Please note:** Sensitive/protected information will not be accepted/requested unless it is required for the processing of the application.

If an exemption is being sought, the request will be reviewed to determine if the applicant can be processed with the data being held from public view. Also, by signing this form I acknowledge that any and all information in the submittal will become public information if not required by law to be protected.

Signature: \_\_\_\_\_  
(Must be signed by applicant or authorized representative)

Intake Staff Signature: \_\_\_\_\_ Date: \_\_\_\_\_



# Additional / Revised Information Sheet

Please indicate below which revised/additional items are being submitted with this form.

Included	Submittal Item
1 <input type="checkbox"/>	<b>Cover Letter**</b> † If adding or removing land from the project site, the final list of folios must be included
2 <input type="checkbox"/>	<b>Revised Application Form**</b> †
3 <input type="checkbox"/>	<b>Copy of Current Deed*</b> Must be provided for any new folio(s) being added
4 <input type="checkbox"/>	<b>Affidavit to Authorize Agent*</b> (If Applicable) Must be provided for any new folio(s) being added
5 <input type="checkbox"/>	<b>Sunbiz Form*</b> (If Applicable) Must be provided for any new folio(s) being added
6 <input type="checkbox"/>	<b>Property Information Sheet**</b> †
7 <input type="checkbox"/>	<b>Legal Description of the Subject Site**</b> †
8 <input type="checkbox"/>	<b>Close Proximity Property Owners List**</b> †
9 <input type="checkbox"/>	<b>Site Plan**</b> † All changes on the site plan must be listed in detail in the Cover Letter.
10 <input type="checkbox"/>	<b>Survey</b>
11 <input type="checkbox"/>	<b>Wet Zone Survey</b>
12 <input type="checkbox"/>	<b>General Development Plan</b>
13 <input checked="" type="checkbox"/>	<b>Project Description/Written Statement</b>
14 <input type="checkbox"/>	<b>Design Exception and Administrative Variance requests/approvals</b>
15 <input checked="" type="checkbox"/>	<b>Variance Criteria Response</b>
16 <input type="checkbox"/>	<b>Copy of Code Enforcement or Building Violation</b>
17 <input type="checkbox"/>	<b>Transportation Analysis</b>
18 <input type="checkbox"/>	<b>Sign-off form</b>
19 <input type="checkbox"/>	<b>Other Documents</b> (please describe): <div></div>

\*Revised documents required when adding land to the project site. Other revised documents may be requested by the planner reviewing the application.

†Required documents required when removing land from the project site. Other revised documents may be requested by the planner reviewing the application.



**Hillsborough  
County Florida**  
Development Services

Application No: \_\_\_\_\_

## Project Description (Variance Request)

1. In the space below describe the variance including any history and/or related facts that may be helpful in understanding the request. This explanation shall also specifically identify what is being requested (e.g. Variance of 10 feet from the required rear yard setback of 25 feet resulting in a rear yard of 15 feet). If additional space is needed, please attach extra pages to this application.

1) This request seeks to allow building height on both structures at 40 where 35' is the maximum under the RMC-9 category.

2) A variance to the side (south) setback where a 49.86' setback is proposed and a 60' set back is required, so a variance of 10.14' is requested (please see 2nd page for this variance criteria response).

2. A Variance is requested from the following Section(s) of the Hillsborough County Land Development Code:

6.0101 and Sec. 6.01.01 Endnote 8

## Additional Information

1. Have you been cited by Hillsborough County Code Enforcement? ☒ No ☐ Yes  
If yes, you must submit a copy of the Citation with this Application.
2. Do you have any other applications filed with Hillsborough County that are related to the subject property?  
☒ No ☐ Yes If yes, please indicate the nature of the application and the case numbers assigned to the application (s): \_\_\_\_\_
3. Is this a request for a wetland setback variance? ☒ No ☐ Yes  
If yes, you must complete the Wetland Setback Memorandum and all required information must be included with this Application Packet.
4. Please indicate the existing or proposed utilities for the subject property:  
☒ Public Water ☒ Public Wastewater ☐ Private Well ☐ Septic Tank
5. Is the variance to allow a third lot on well or non-residential development with an intensity of three ERC's?  
☒ No ☐ Yes If yes, you must submit a final determination of the "Water, Wastewater, and/or Re-claimed Water – Service Application Conditional Approval – Reservation of Capacity" prior to your public hearing



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**Hillsborough  
County Florida**  
Development Services

Application No: \_\_\_\_\_

## Variance Criteria Response

### See Variance Criteria Response 2nd page for 2nd variance

1. Explain how the alleged hardships or practical difficulties are unique and singular to the subject property and are not those suffered in common with other property similarly located?

While the R-9 FLU category allows a wide range of uses, the RMC-9 zoning category restricts multi-family uses to 35'. While the density of 48 units is permissible, the zoning code restricts the height to a level that renders the proposed units at an 8' high unit ceiling, of which would allow a 6' high person to touch the ceiling & is outdated. This variance seeks to allow 9' ceilings.

2. Describe how the literal requirements of the Land Development Code (LDC) would deprive you of rights commonly enjoyed by other properties in the same district and area under the terms of the LDC.

While a higher density is allowable per the FLU category, the companion zoning category restricts to 35', at 3 floors that results in an 8' ceiling. Class A and B developments require a higher

ceiling for the more a status quo spacious & airy unit, living experience, over all appeal and improved aspects like lighting crown molding and or beams for example

3. Explain how the variance, if allowed, will not substantially interfere with or injure the rights of others whose property would be affected by allowance of the variance.

Further, with an appreciable wetlands area and required wetland setbacks, and larger pond due to the volume sensitive nature of the site, the site is 'squeezed' with 2 buildings accomodating the 48 units, versus portentially 3 buildings for 48 units that could have a less stories and more unit height. The 50' S. setback & north pond provide alot of space so there is no impact to neighbors

4. Explain how the variance is in harmony with and serves the general intent and purpose of the LDC and the Comprehensive Plan (*refer to Section 1.02.02 and 1.02.03 of the LDC for description of intent/purpose*).

The building height is found all throughout Hillsborough County and with the significant setbacks the code level typically required is exceeded, as recognized in the code.

5. Explain how the situation sought to be relieved by the variance does not result from an illegal act or result from the actions of the applicant, resulting in a self-imposed hardship.

The development has not been built.

6. Explain how allowing the variance will result in substantial justice being done, considering both the public benefits intended to be secured by the LDC and the individual hardships that will be suffered by a failure to grant a variance.

Considering the minimal variance requested, exceeding setbacks, the restriction of the zoning category vs. the FLU category and allowable density and site constraints, the proposed variance does result in substantial justice being done considering the issues of hardship presented.



**Hillsborough  
County Florida**  
Development Services

Application No: \_\_\_\_\_

## Variance Criteria Response

### 2nd Variance Response; reduced setback

1. Explain how the alleged hardships or practical difficulties are unique and singular to the subject property and are not those suffered in common with other property similarly located?

The site has a hardship in that it is 'compressed' by a large body of water and that it requires greater stormwater ponding due to the parcel being volume sensitive. Further, there is a required minimum fire access path along the south

2. Describe how the literal requirements of the Land Development Code (LDC) would deprive you of rights commonly enjoyed by other properties in the same district and area under the terms of the LDC.

In having to meet the additional 10.14' additional setback, due to the hardships stated above, the site would have to reduce the capacity of the density of the site of which is allowable by code.

3. Explain how the variance, if allowed, will not substantially interfere with or injure the rights of others whose property would be affected by allowance of the variance.

There still leaves an excessive setback to the south, of which is a Commercially active site, all focused into the interior, of which maintains a setback of 30'

4. Explain how the variance is in harmony with and serves the general intent and purpose of the LDC and the Comprehensive Plan (*refer to Section 1.02.02 and 1.02.03 of the LDC for description of intent/purpose*).

These heights of buildings and lesser setbacks exist all over Hillsborough County and the minimal variance requested here will not be discernible in the vast dimensions of these sites. The adjacent commercial use and structure is many times less sensitive to this variance requested than a residential use.

5. Explain how the situation sought to be relieved by the variance does not result from an illegal act or result from the actions of the applicant, resulting in a self-imposed hardship.

The subject site has not been built yet.

6. Explain how allowing the variance will result in substantial justice being done, considering both the public benefits intended to be secured by the LDC and the individual hardships that will be suffered by a failure to grant a variance.

The variance is minimal; it abuts a commercial use; the site does suffer from more than one hardship and would allow a development that meets today's standards for housing.

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Prepared by and Return to:  
Sanders Law Group, P.A.  
6931 4<sup>th</sup> Street North  
St. Petersburg, Florida 33702

(Space above this line reserved for recording office use only)

**This instrument was prepared from information provided by Grantor, without benefit of a title search or examination, and the preparer of this instrument assumes no liability for the accuracy of the information contained herein.**

## **QUIT-CLAIM DEED**

### **1. IDENTIFICATION OF GRANTOR**

Grantor's name and address is: AMQ International Corporation, a Florida corporation  
PO Box 275  
Seffner, Florida 33583

The word "I" or "me" as hereafter used means the Grantor.

### **2. IDENTIFICATION OF GRANTEE**

Grantee's name and address is: 1406 South Taylor Rd, LLC, a Florida limited liability company  
PO Box 275  
Seffner, Florida 33584

The word "you" as hereafter used means the Grantee.

### **3. MEANINGS OF TERMS**

The terms "I," "me," "you," "grantor," and "grantee," shall be non-gender specific ((i) masculine, (ii) feminine, or (iii) neuter, such as corporations, partnerships or trusts), singular or plural, as the context permits or requires, and include heirs, personal representatives, successors or assigns where applicable and permitted.

**4. DESCRIPTION OF REAL PROPERTY CONVEYED**

Property hereby conveyed (the "Real Property") is described as follows:

Tract beginning 25.00 feet East and 440.00 feet North of the Southwest corner of the Southeast 1/4 of the Southeast 1/4 of Section 3, Township 29 South, Range 20 East, Hillsborough County, Florida; Thence North 460.0 feet; thence East 525.00 feet; thence South 460.0 feet; thence West 525.00 feet to the point of beginning. Less road right of ways.

together with all tenements (property capable of being held with unconditional power of disposition), hereditaments (inheritable interest in property), easements (right to use land of another) and appurtenances (right used with land for its benefit) belonging to or benefiting such property.

The Property Appraiser's Folio Number is: 064279-0500  
Property Address: 1406 S Taylor Road  
Seffner, Florida 33584

**5. CONSIDERATION**

Good and valuable consideration plus the sum of Ten Dollars (\$10.00) received by me from you.

**6. CONVEYANCE OF REAL PROPERTY**

For the consideration described in Paragraph 5, I hereby convey, remise (give up a claim), and quit-claim (transfer without warranty) to you any interest I may have in and to the Real Property.

Executed on August 22, 2023.

AMQ International Corporation, a  
Florida corporation

By: 

Ahmed S. Alatari, President

Signed in the presence of:



Name:

Witness

Benwoodward

Signed in the presence of:



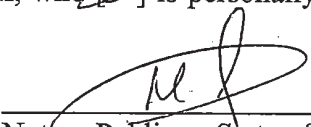
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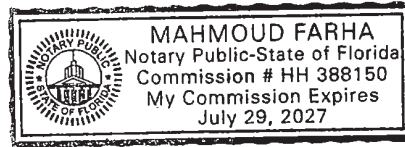
Witness

ANNITA SPEAR-ZULETA

STATE OF FLORIDA  
COUNTY OF

The foregoing instrument was acknowledged before me by means of ☒ physical presence or  
[ ] by online notarization this 22 day of August, 2023 by Ahmed S. Alatari, as President of  
AMQ International Corporation on its behalf, who ☒ is personally known to me or [ ] has  
produced \_\_\_\_\_ as identification.

  
\_\_\_\_\_  
Notary Public - State of Florida



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**Hillsborough  
County Florida**  
Development Services

## Property/Applicant/Owner Information Form

### Official Use Only

Application No: 25-1099  
Hearing(s) and type: Date: 09/22/2025  
Date: \_\_\_\_\_

Type: LUHO  
Type: \_\_\_\_\_

Intake Date: 07/11/2025  
Receipt Number: 498744  
Intake Staff Signature: Charles Phillips

### Property Information

Address: 1406 S. Taylor Road City/State/Zip: Seffner, FL 33583  
TWN-RN-SEC: 03/29/20 Folio(s): 64279.0500 Zoning: RMC-9 Future Land Use: R-9 Property Size: 5.53

### Property Owner Information

Name: 1406 South Taylor Rd., LLC Daytime Phone: (813) 486-5456  
Address: P.O. Box 275 City/State/Zip: Seffner, FL  
Email: 200 2nd Ave., South, #451 St. Petersburg, FL 33701 United St Fax Number: \_\_\_\_\_

### Applicant Information

Name: PRESSMAN TODD Daytime Phone: (727) 804-1760  
Address: 200 2nd Ave., South, #451 City/State/Zip: st. petersburg, fl 33701  
Email: Todd@Pressmaninc.com Fax Number: \_\_\_\_\_

### Applicant's Representative (if different than above)

Name: PRESSMAN TODD Daytime Phone: \_\_\_\_\_  
Address: 200 2nd Ave., South, #451 City/State/Zip: st. petersburg, FL 33701  
Email: Todd@Pressmaninc.com Fax Number: (727) 804-1760

I hereby swear or affirm that all the information provided in the submitted application packet is true and accurate, to the best of my knowledge, and authorize the representative listed above to act on my behalf on this application.

Signature of the Applicant

PRESSMAN TODD, Pressman & Assoc., Inc

Type or print name

I hereby authorize the processing of this application and recognize that the final action taken on this petition shall be binding to the property as well as to the current and any future owners.

Signature of the Owner(s) – (All parties on the deed must sign)

PRESSMAN TODD, Pressman & Assoc., Inc

Type or print name



# Submittal Requirements for Applications Requiring Public Hearings

## Official Use Only

Application No. 25-1099

Intake Date: 07/11/2025

Hearing(s) and type: Date: 09/22/2025

Type: LUHO

Receipt Number: 498744

Date: \_\_\_\_\_

Type: \_\_\_\_\_

Intake Staff Signature: \_\_\_\_\_

Applicant/Representative: todd pressman

Phone: 727-804-1760

Representative's Email: todd@pressmaninc.ocm

The following information is used by reviewing agencies for their comments and should remain constant, with very few exceptions, throughout the review process. Additional reviews, such as legal description accuracy, compatibility of uses, agency reviews, etc., will still be conducted separately and may require additional revisions.

The following ownership information must be provided and will be verified upon submission initial submittal. If you are viewing this form electronically, you may click on each underlined item for additional information.

## Part A: Property Information & Owner Authorization Requirements

Included	N/A	Requirements
1	<input checked="" type="checkbox"/>	<input type="checkbox"/> <u>Property/Applicant/Owner Information Form</u>
2	<input checked="" type="checkbox"/>	<input type="checkbox"/> <u>Affidavit(s) to Authorize Agent</u> (if applicable) NOTE: All property owners must sign either the Application form or the Affidavit to Authorize Agent. If property is owned by a corporation, submit the Sunbiz information indicating that you are authorized to sign the application and/or affidavit.
3	<input checked="" type="checkbox"/>	<input type="checkbox"/> <u>Sunbiz Form</u> (if applicable). This can be obtained at <a href="https://www.sunbiz.org">Sunbiz.org</a> .
4	<input checked="" type="checkbox"/>	<input type="checkbox"/> <u>Property/Project Information Sheet</u> All information must be completed for each folio included in the request.
5	<input checked="" type="checkbox"/>	<input type="checkbox"/> <u>Identification of Sensitive/Protected Information and Acknowledgement of Public Records</u>
6	<input checked="" type="checkbox"/>	<input type="checkbox"/> <u>Copy of Current Recorded Deed(s)</u>
7	<input checked="" type="checkbox"/>	<input type="checkbox"/> <u>Close Proximity Property Owners List</u>
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9	<input type="checkbox"/>	<input checked="" type="checkbox"/> <u>Copy of Code Enforcement/Building Code Violation(s)</u> (if applicable)
10	<input type="checkbox"/>	<input checked="" type="checkbox"/> <u>Fastrack Approval</u> (if applicable)

**Additional application-specific requirements are listed in Part B.**



## Specific Submittal Requirements for Variances

This section provides information on items that must be addressed/submitted for a Special use - Land Excavation permit and will be subsequently reviewed when the application is assigned to a planner. Where certain information does not apply to a project, a notation shall appear on the plan stating the reason, for example, "No existing water bodies within project." Additionally, the explanations and justifications for when certain information does not apply to the project shall be included in the Narrative. If Hillsborough County determines the submitted plan lacks required information, the application shall not proceed to hearing as provided for in Section 6.2.1.1.A. Additionally, the required information is only the minimum necessary to schedule an application for hearing and Hillsborough County reserves the right to request additional information during review of the application.

If you are viewing this form electronically, you may click on each underlined item for additional information.

For any items marked N/A, justification must be provided as to why the item is not included.

### Part B: Project Information

#### Additional Submittal Requirements for a Variance

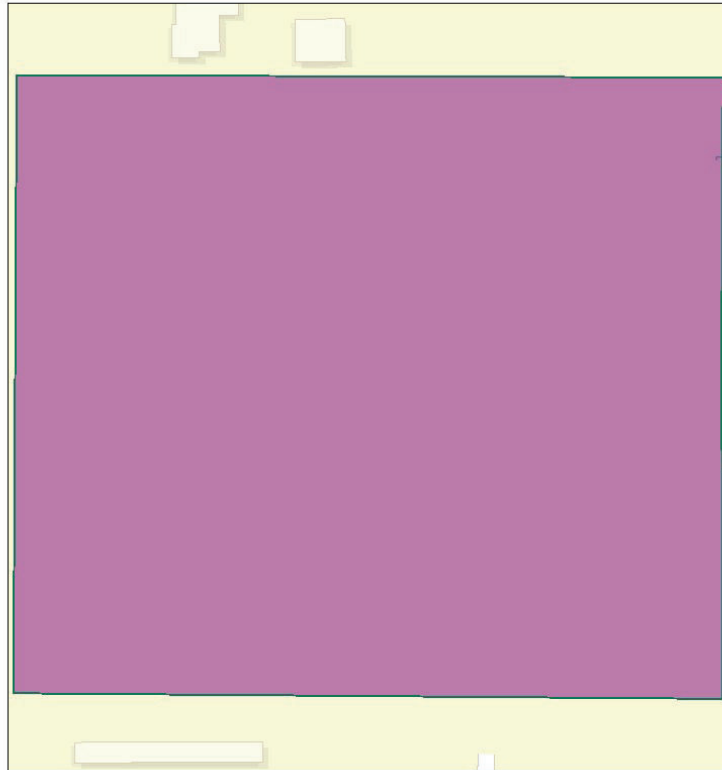
- 1 ☒ **Project Description/Written Statement of the Variance Request**
- 2 ☒ **Variance Criteria Response**
- 3 ☐ **Attachment A** (if applicable)
- 4 ☒ **Survey/Site Plan**
- 5 ☐ **Supplemental Information** (optional/if applicable)



# PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Residential
INFL	i
Zoning	RMC-9
Description	Residential - Multi-Family Conventional
RZ	23-0035
Restr	(R)
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0385H
FIRM Panel	12057C0385H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120385E
County Wide Planning Area	Seffner Mango
Community Base Planning Area	Seffner Mango
Census Data	Tract: 012107 Block: 2000
Future Landuse	R-9
Urban Service Area	USA
Mobility Assessment District	Urban
Mobility Benefit District	2
Fire Impact Fee	Northeast
Parks/Schools Impact Fee	NORTHEAST
ROW/Transportation Impact Fee	ZONE 4
Wind Borne Debris Area	Outside 140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO

Folio: 64279.0500



July 11, 2025

1.970  
0 0.01 0.01 0.02 mi  
0 0.01 0.02 0.04 km

Esri Community Maps Contributors, University of South Florida, City of Tampa, FDEP, Q OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SatNav, GeoTechnologies, Inc, METANASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, EGIS

Hillsborough County Florida

**Folio: 64279.0500**  
**PIN: U-03-29-20-ZZZ-000002-34010.0**

**1406 South Taylor Rd Llc**

**Mailing Address:**

**Po Box 275**

**null**

**Seffner, FL 33583-0275**

**Site Address:**

**1406 S Taylor Rd**

**Seffner, FL 33584**

**SEC-TWN-RNG: 03-29-20**

**Acreage: 5.53**

**Market Value: \$294,984.00**

**Landuse Code: 0000 VACANT RESIDENT**

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