

Variance Application: VAR 26-0094
LUHO Hearing Date: December 15, 2025
Case Reviewer: Tania C. Chapela



**Hillsborough
County Florida**

Development Services Department

Applicant: Todd Pressman **Zoning:** RSC-6
Address/Location: 819 W 131st Avenue, Tampa, FL; Folio: 18038.0000

Request Summary:

The applicant is requesting a variance to the distance separation requirement for a Type A Community Residential Home to allow a Type A Community Residential Home within 1,000 feet of an existing facility located on North Boulevard.

Requested Variances:

LDC Section:	LDC Requirement:	Variance:	Result:
6.11.28.A	Community Residential Homes housing 6 or fewer residences shall not be located within a radius of 1,000 feet of another such existing home with 6 or fewer residents.	700 feet	300-foot distance separation to existing Community Residential Home

Findings:

North Boulevard Group Home, a Community Residential Home for up to 6 residents, is located at 13121 North Boulevard, approximately 300 feet from the proposed Community Residential Home.

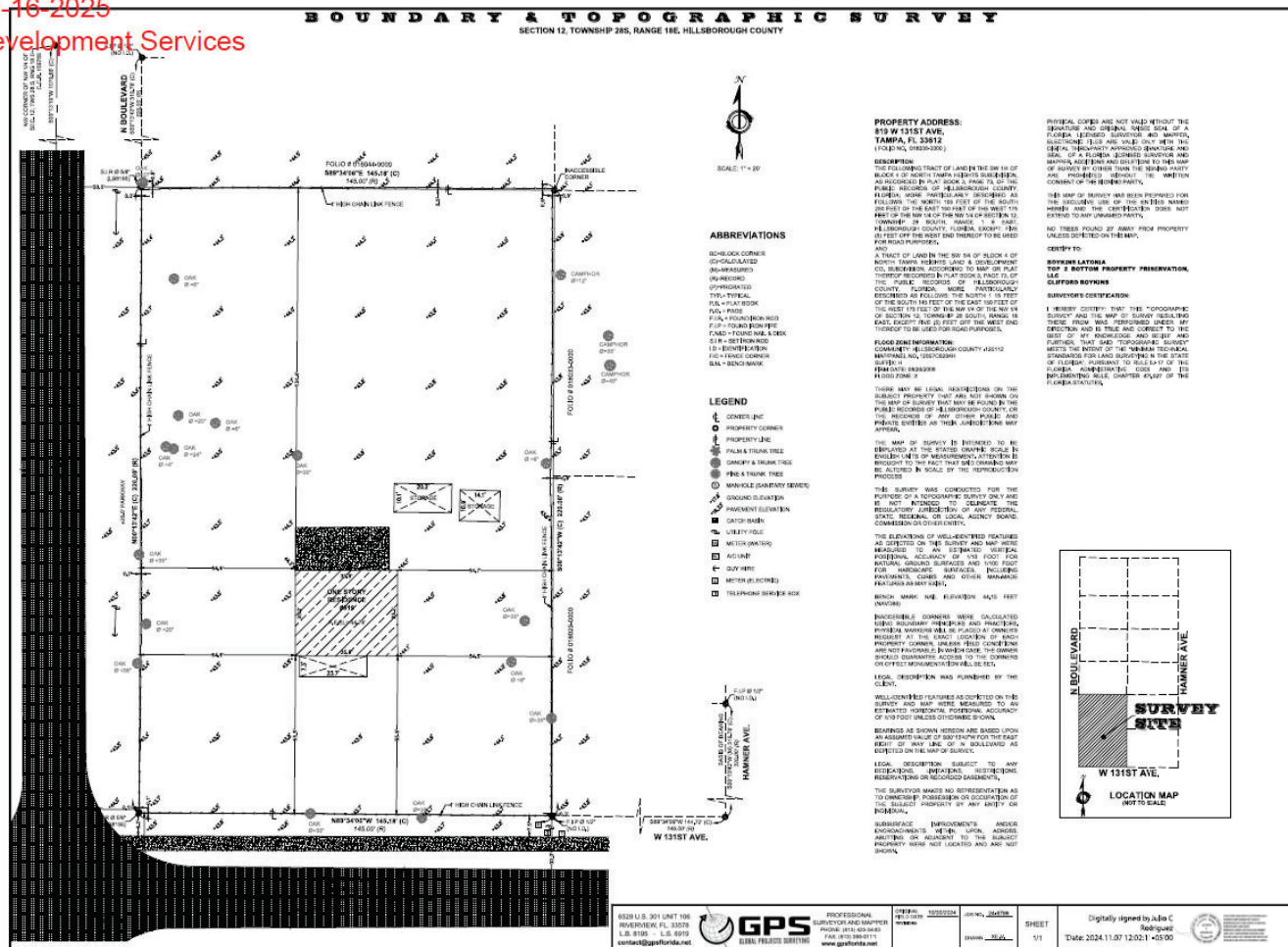
Zoning Administrator Sign Off:


Colleen Marshall
Mon Dec 1 2025 12:56:36

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.

Received
10-16-2025
Development Services



26-0094



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.

1,000' is a required separation distance between 2 CRH homes with 6 or fewer residents. This request seeks to allow a separation of 300' between 2 CRH homes.

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

6.11.28

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

PRESSMAN AND ASSOC., INC.

GOVERNMENTAL AND PUBLIC AFFAIRS

200 2ND AVENUE, SOUTH, #451, ST. PETERSBURG, FL. 33701

727-804-1760, FX. (888) 977-1179

E-MAIL, TODD@PRESSMANINC.COM

Variance at 819 W. 131st Ave., Tampa PD Project Narrative

This application seeks a 6 bed type “A” Community Residential Home within 1,000 of another 6 bed facility and seeks a much reduced impacted use then what was denied recently.

The site is located at the NEC of W. 131st Avenue & North Blvd. in the RSC-6 zoning category and the R-4 future land use category and is a larger than lot then most in the vicinity. The site is considered to be a great inclusion location for keeping our grandmothers and grandfathers in the community and is proposed to be very compatible with the immediate neighborhood with the structure appearance being residential and that these uses are very low trip and noise generators. North Blvd. can be a heavily traveled road and this structure will act to buffer the rear adjacent homes of that impact. The owner and operator is a very experienced operator of CRH homes.

The applicant will meet the design requirements under code section 6.11.28.E.1

OTHER SIMILAR USE IN NEAR VICINITY

There is one other facility that is located within the 1,000’ radius of the proposed site, of which this variance application seeks to address:

Listed under ADP: N. Blvd. Group Home (6 females). This site is located at 13121 N. Boulevard Tampa, FL and is located approximately 300’ north of the subject site, property line to property line. This is a small 6 female support home that appears completely residential from the exterior. As this site is small, blends in very well with the residential area and provides female specific support use that is different than the subject project, there are no conflicts. The proposed project site for this application will meet all of the residential appearance requirements. The 13121 N. Blvd. female support site provides:

“Room & Board and Res Hab. services for adult females with mild to extensive challenges in daily living skills, and with behavioral challenges”.

DEFERRAL

PRESSMAN AND ASSOC., INC.

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Please be advised we will defer the substandard road issue for N. Blvd. & driveway separation & any other required AV or DE.

Transportation Infrastructure Serving the Site

The site will be served by W. 131st Avenue. This use generates a very low trip rate. West 131st Avenue is a small 2 lane local road, but the only real impact would be from the project use driveway out to N. Blvd., would be the expectation, but a full access driveway is proposed on West 131st. A sidewalk exists on the North side of the road along with a 2' or 3' right of way gap between the two. The roadway has a 25 mph limit with a traffic speed restriction hump that is approximately 150' west from the stop sign at N. Blvd.

EXTERNAL CONNECTIVITY

Connectivity is proposed from the single driveway on West 131st, of which a right turn or left turn egress can occur and a left turn or right turn access into the site can occur.

DEVELOPER COMMITMENTS

None.

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Variance Criteria Response

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?

There are 3 homes and lots that separate these 2 uses. The 2 uses are minimal in impact due to the population is small, 6 or fewer residents. The other CRH is pure residential in character. The 2 sites sit on N. Blvd. versus completely inside a surrounding suburban environment. This site will also have a pure residential character.

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 good buffer and screening exists between the 2 uses and the populations are small, these are uses that are desperately needed in the community to keep our parents and grandparents in the community. The 1000' separation requirement does not not recognize the scenario of these 2 uses situational aspects.

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.

Both uses will look and act like a residential use - of use the code recognizes these uses to be. As being small and well separated and located on N. Blvd. these 2 uses will not have any impact onto others.

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*).

Recognition of the separation factors allows the 2 small uses to provide to the public a critical and important community need.

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 proposed use is not present.

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.

Recognition of the separation factors allows the 2 small uses to provide to the public a critical and important community need.

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Prepared by and return to:

Frank Cruz Jr.

First Title Source LLC

1267 Court Street

Clearwater, FL 33756

File No 1-2024-10885

Parcel Identification No 018038-0000

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 20th day of June, 2024 between Vincent Lamont Laform, whose post office address is 819 West 131st Avenue, Tampa, FL 33612, of the County of Hillsborough, Florida, Grantor, to Latonia Boykins, a married woman, whose post office address is 13444 Canopy Creek Drive, Tampa, FL 33625, of the County of Hillsborough, Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Hillsborough, Florida, to-wit:

The following tract of land in the SW 1/4 of Block 4 of North Tampa Heights Subdivision, as recorded in Plat Book 3, Page 73, of the Public Records of Hillsborough County, Florida; More particularly described as follows: The North 105 feet of the South 250 feet of the East 150 feet of the West 175 feet of the NW 1/4 of the NW 1/4 of Section 12, Township 28 South, Range 18 East, Hillsborough County, Florida, Except: Five (5) feet off the west end thereof to be used for road purposes.

And

A tract of land in the SW 1/4 of Block 4 of North Tampa Heights Land & Development Co. Subdivision, according to map or plat thereof recorded in Plat Book 3, Page 73, of the Public Records of Hillsborough County, Florida; more particularly described as follows: The North 115 feet of the South 145 feet of the East 150 feet of the West 175 feet of the NW 1/4 of the NW 1/4 of Section 12, Township 28 South, Range 18 East. Except five (5) feet off the West end thereof to be used for road purposes.

Property is not the homestead of the Grantor

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2024 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Vincent Lamont Laform
Vincent Lamont Laform

WITNESS

PRINT NAME: SUSAN JACQUELINE WILSON

WITNESS

PRINT NAME: Lynette Roberson

12a CAVENDISH STREET
LANGWORTH, N920 9DU WY
WITNESS 1 ADDRESS

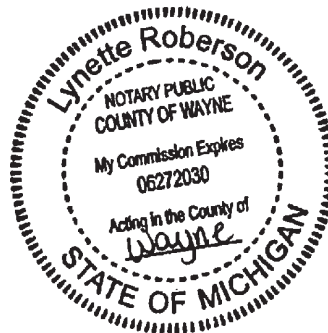
9239 Jerome
Redford MI 48239
WITNESS 2 ADDRESS

STATE OF Michigan
COUNTY OF Wayne

The foregoing instrument was acknowledged before me by means of (☒) physical presence or () online notarization this 20th day of June, 2024, by Vincent Lamont Laform.

Lynette Roberson
Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification: yes
Type of Identification
Produced: Drivers License





**Hillsborough
County Florida**
Development Services

Property/Applicant/Owner Information Form

Official Use Only

Application No: 26-0094

Intake Date: 10/16/2025

Hearing(s) and type: Date: 12/15/2025

Type: LUHO

Receipt Number: 527588

Date: _____

Type: _____

Intake Staff Signature: Julie Boatright

Property Information

Address: 819 west 131st Ave City/State/Zip: Tampa, FL

TWN-RN-SEC: 28-18-12 Folio(s): 18038.0000 Zoning: RSC-6 Future Land Use: R-4 Property Size: .73

Property Owner Information

Name: Latonia Boykins Daytime Phone: (813) 494-7116

Address: 13444 Canopy Creek Dr. City/State/Zip: tampa, fl33625

Email: top2bottompp@yahoo.com 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: 727-804-1760

Address: 200 2nd Ave., South, #451 City/State/Zip: st. petersburg, fl 33701

Email: Todd@Pressmaninc.com Fax Number: _____

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)

Type or print name



Submittal Requirements for Applications Requiring Public Hearings

Official Use Only

Application No: 26-0094

Hearing(s) and type: Date: 12/15/2025

Date: _____

Type: LUHO

Type: _____

Intake Date: 10/16/2025

Receipt Number: 527588

Intake Staff Signature: _____

Julie Boatright

Applicant/Representative: PRESSMAN TODD

Phone: (727) 804-1760

Representative's Email: Todd@Pressmaninc.com

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 type="checkbox"/>	<input checked="" type="checkbox"/> <u>Sunbiz Form</u> (if applicable). This can be obtained at Sunbiz.org .
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>
8	<input checked="" type="checkbox"/>	<input type="checkbox"/> <u>Legal Description</u> for the subject site
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

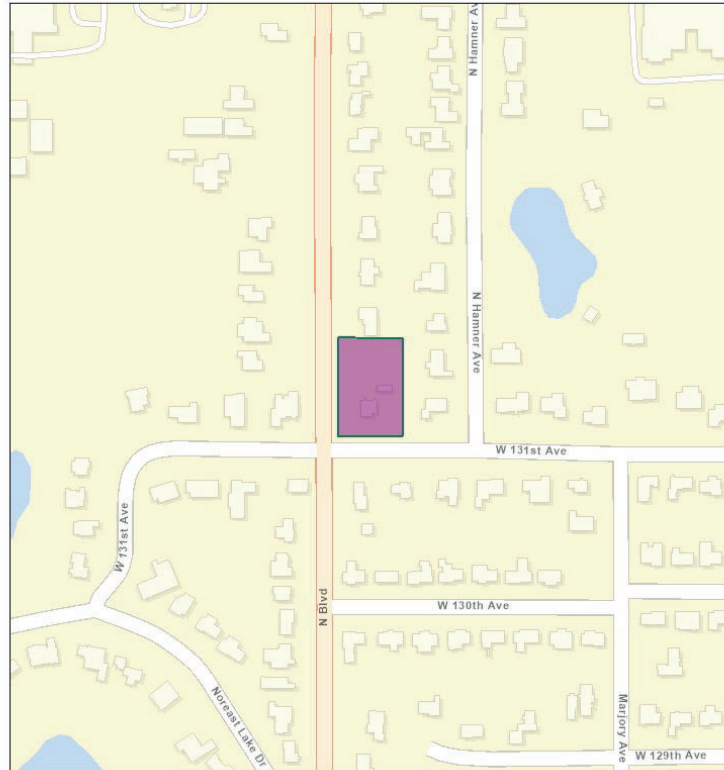
Additional Submittal Requirements for a Variance

- 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)

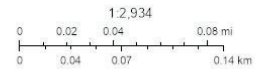


PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Folio: 18038.0000



October 15, 2025



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

Hillsborough County Florida

Jurisdiction	Unincorporated County
Zoning Category	Residential
INFL	i
Zoning	RSC-6
Description	Residential - Single-Family Conventional
Overlay	null
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0204H
FIRM Panel	12057C0204H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120204D
County Wide Planning Area	Greater Carrollwood Northdale
Community Base Planning Area	Greater Carrollwood Northdale
Census Data	Tract: 011206 Block: 1002
Future Landuse	R-4
Urban Service Area	TSA
Waste Water Interlocal	City of Tampa Waste Water
Water Interlocal	City of Tampa Water
Mobility Assessment District	Urban
Mobility Benefit District	1
Fire Impact Fee	Northwest
Parks/Schools Impact Fee	NORTHEAST
ROW/Transportation Impact Fee	ZONE 1
Wind Borne Debris Area	140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO

Folio: 18038.0000
PIN: U-12-28-18-OTD-000004-00000.8

Latonia Boykins
Mailing Address:
13444 Canopy Creek Dr
null
Tampa, FL 33625-5916

Site Address:
819 W 131st Ave
Tampa, FL 33612
SEC-TWN-RNG: 12-28-18
Acreage: 0.73

Market Value: \$326,614.00
Landuse Code: 0100 SINGLE FAMILY

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2. Any decision made or action taken or not taken by any person in reliance upon any information or data furnished hereunder.