

Rezoning Application: PD 26-0329

Zoning Hearing Master Date: May 26, 2026

BOCC Land Use Meeting Date: July 21, 2026



**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Todd Pressman

FLU Category: CMU-12

Service Area: Urban

Site Acreage: Approximately 0.99 acres

Community
Plan Area: Seffner Mango

Overlay: None



Introduction Summary:

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

CMU-12 allows a maximum of 12 dwelling units per acre for a total of 11 units. For the purposes of calculating density, each "placed" resident in the facility shall equal one-fifth of a dwelling unit equating to a maximum of 55 placed residents. However, the applicant proposes a maximum of 40 placed residents.

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

*number represents a pre-development approximation

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ZHM HEARING DATE: May 26, 2026

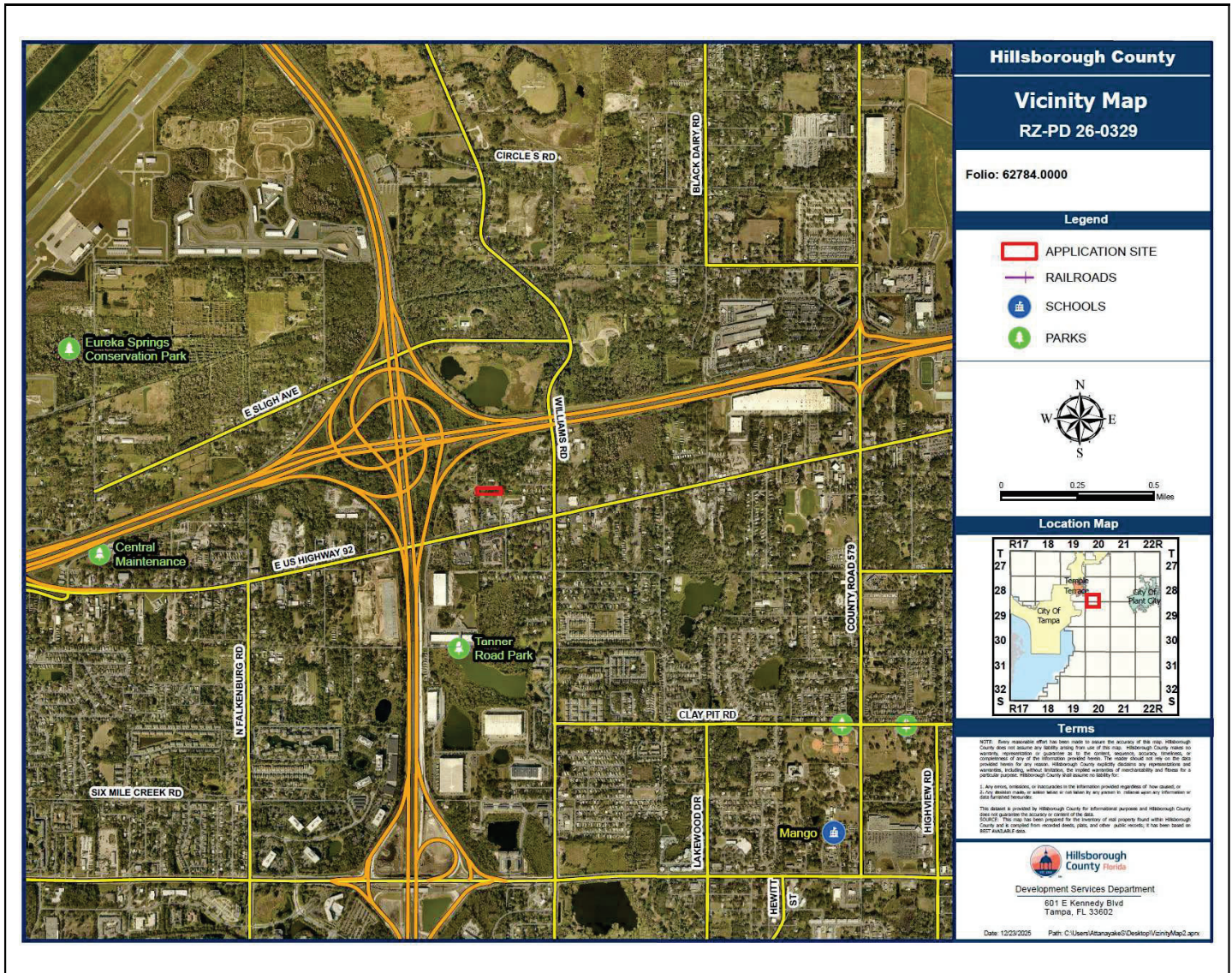
BOCC LUM MEETING DATE: July 21, 2026

Case Reviewer: Tim Lampkin, AICP

Development Standards:		Existing	Proposed
District(s)		CG	PD
Setbacks/Buffering and Screening		Front: 30 ft. Side: 0 ft.* Rear: 0 ft.* * 1 foot setback for every foot over 20 feet	North (Front): 25' East (Front): 10' West: 10' South: 10'
Height		50 ft. Max. Ht.	30 ft. Max. Ht.
Additional Information:			
PD Variation(s)		None requested as part of this application	
Waiver(s) to the Land Development Code		None requested as part of this application.	
Planning Commission Recommendation: CONSISTENT		Development Services Recommendation: APPROVABLE, Subject to Conditions.	

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



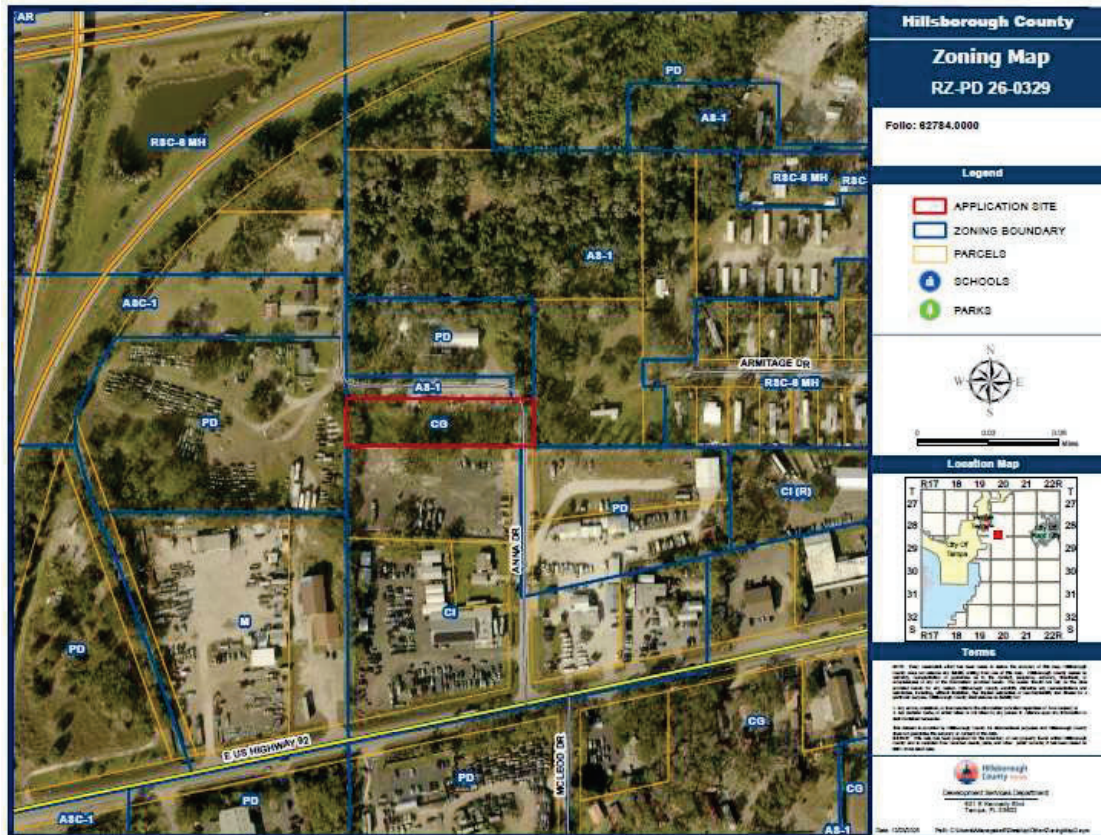
Context of Surrounding Area:

The subject property is located approximately 625 feet north of East U.S. Highway 92, approximately 700 feet south of the Interstate 75 (I-75) and Interstate 4 (I-4) interchange.

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

2.0 LAND USE MAP SET AND SUMMARY DATA

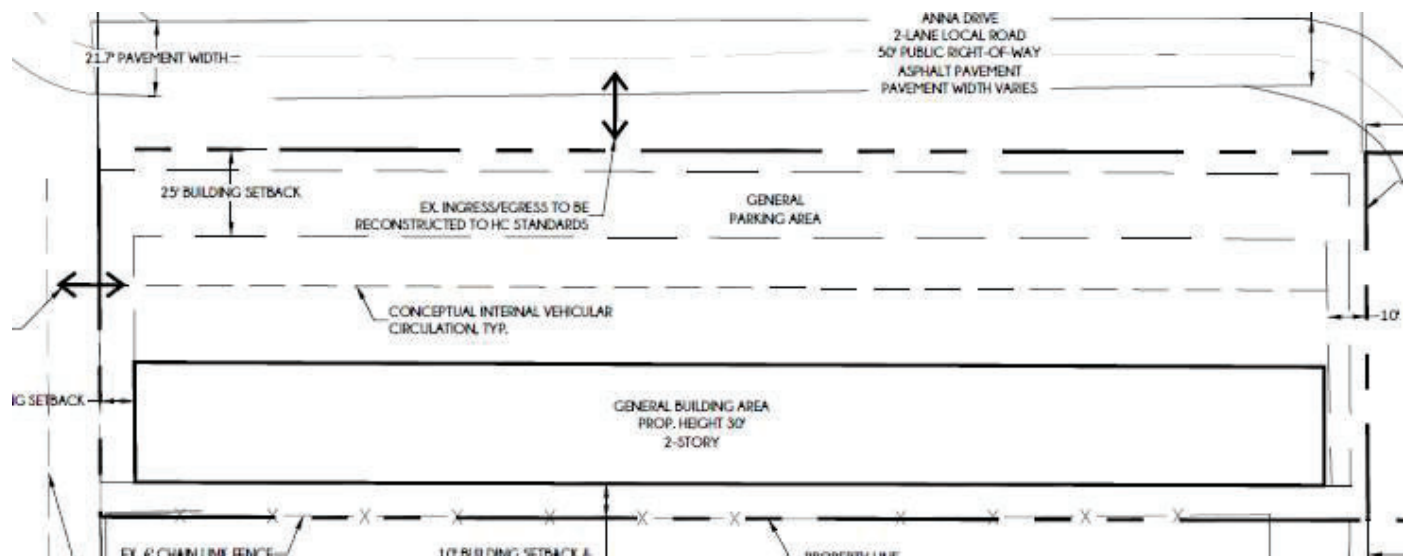
2.3 Immediate Area Map



Adjacent Zonings and Uses

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

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



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

Adjoining Roadways (check if applicable)

Road Name	Classification	Current Conditions	Select Future Improvements
Anna Dr.	County Local - Rural	2 Lanes ☒ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☒ Substandard Road Improvements ☐ Other

Project Trip Generation ☐ Not applicable for this request

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

*Trips reported are based on net new external trips unless otherwise noted.

Connectivity and Cross Access ☐ Not applicable for this request

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North	X	None	None	Meets LDC
South		None	None	Meets LDC
East		Vehicular & Pedestrian	None	Meets LDC
West		None	None	Meets LDC
Notes:				

Design Exception/Administrative Variance ☐ Not applicable for this request

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

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Natural Resources	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	
Conservation & Environ. Lands Mgmt.	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Check if Applicable: ☐ Wetlands/Other Surface Waters ☐ 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: <u>Airport Height Restriction 90' AMSL</u>				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation ☒ Design Exc./Adm. Variance Requested ☒ Off-site Improvements Provided	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	See Transportation Report
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 Estimated Fees: Assisted Living (Per 1,000 s.f.) Mobility: \$1,733 * 40 = \$69,320 Fire: \$95.00 per 1,000 sq ft (size not specified) Urban Mobility, Northeast Fire - 40 bed Professional Residential Facility, square footage not specified.				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments

Planning Commission ☐ Meets Locational Criteria ☒ N/A ☐ Locational Criteria Waiver Requested ☐ Minimum Density Met ☒ N/A	☒ Yes ☐ No	☐ Inconsistent ☒ Consistent	☐ Yes ☒ No	
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5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

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

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

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

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

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

5.2 Recommendation

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

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

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

6.0 PROPOSED CONDITIONS

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

1. The project shall be limited to Professional Residential Facility with a maximum of 40 “placed residents”. Buildings shall be developed where generally depicted on the site plan.
2. The development shall comply with the following development standards.
 - a. Maximum Building Coverage: 50 percent
 - b. Maximum Building Height: 30 feet
 - c. Minimum north PD boundary setback: 25 feet
 - d. Minimum south PD boundary setback: 10 feet
 - e. Minimum west PD boundary setback: 10 feet
 - f. Minimum east PD boundary setback to Anna Road future ROW line: 10 feet
3. The subject property shall be subject to buffering and screening requirements of Section 6.06.06 of the Hillsborough County Land Development Code unless otherwise stated.
 - a. The southern property boundary shall provide a 10-foot-wide buffer with Type “B” screening.
4. The site shall comply with LDC Section 6.11.75.B. If developed with fewer than 16 residents, the site shall comply with LDC Section 6.11.75.E.
5. The site shall have one vehicular access connection on Anna Dr. and a shared vehicular and pedestrian access connection with the adjacent parcel (folio# 62885.0000) to the west as shown on the PD site plan.
6. If PD 26-0329 is approved, the County Engineer will approve the Design Exception (dated April 10, 2026) and found approvable on May 12, 2026), for Anna Dr. substandard road improvements. As Anna Dr. is a substandard local roadway, the developer will be required to construct a 5-foot sidewalk from the project access connection to US Hwy 92 consistent with the Design Exception.
7. Notwithstanding anything shown on the site plan, ADA/sidewalk connections shall be provided from all site access points to all building entrances, on-site amenities and parking areas consistent with LDC, Sec. 6.03.02.
8. Minimum off-street parking spaces shall be provided for per Sec. 6.05.02 of the LDC.
9. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
10. All construction ingress and egress shall be limited to the project access. The developer shall include a note in each site/construction plan submittal which indicates same.

11. All construction ingress and egress shall be limited to the project access. The developer shall include a note in each site/construction plan submittal which indicates same.
12. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. Every effort must be made to avoid the removal of and design the site around these trees. The site plan may be modified from the Certified Site Plan to avoid tree removal.
13. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
14. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval, unless otherwise stated herein.
15. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C

Zoning Administrator Sign Off:

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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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7.0 ADDITIONAL INFORMATION

Property Violation History

Agency	Number	Violation	Status
Code Enforcement*			
☒ None current or pending			
☐ Violation(s)			
Building Code Compliance*			
☒ None current or pending			
☐ Violation(s)			
Natural Resources*			
☒ None current or pending			
☐ Violation(s)			
EPC*			
☒ None current or pending			
☐ Violation(s)			

*past 12 months from intake date

8.0 PROPOSED SITE PLAN (FULL) Page 1 of 2

Revised April 21, 2020
Development Services

**PLANNED DEVELOPMENT PLANS
FOR
ANNA DRIVE PROFESSIONAL RESIDENTIAL
FACILITY**

**5624 ANNA DRIVE
TAMPA, FLORIDA
FOLIO: 62784.0000
PREPARED FOR:
WOS PROPERTIES III
1709 MARY LANE
LUTZ, FL 33558**

PREPARED BY:



SUNCOAST CIVIL

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

LEGAL DESCRIPTION

INSTRUMENT # 2022-0012520 3.00% OF POL OF THE S. 1/2 OF SW
1/4 OF THE 1/4 OF SE 1/4 1/4 SEC THE E 244 FT THEREOF SEC. - T4P -
RCL 35 - 25 - 20

INDEX OF REZONING PLANS

P-1
P-2

CZWB 38BT
GENERAL DEVELOPMENT PLAN

PROFESSIONAL TEAM

CIVIL ENGINEER:
SUNCOAST CIVIL LLC
2818 CYPRESS RIDGE BLVD, STE 150
WESLEY CHAPEL, FL 33544
PHONE: (813) 694-7676
CONTACT: TROY CARTER

SURVEYOR:
CORPUSCRAFT, INC.
4001 W. GULF BLVD, SUITE 200
FORT MYERS, FL 33901
PHONE: (813) 694-7676
CONTACT: TROY CARTER

OWNER/DEVELOPER:
WOS PROPERTIES III, INC.
1709 MARY LANE
LUTZ, FL 33558
PHONE: (813) 417-4433
CONTACT: TROY CARTER

OWNER'S AGENT:
SUNCOAST CIVIL LLC
2818 CYPRESS RIDGE BLVD, STE 150
WESLEY CHAPEL, FL 33544
PHONE: (813) 694-7676
CONTACT: TROY CARTER

LOCATION MAP



REZONING RECORD IDENTIFICATION

HILLSBOROUGH COUNTY, TEX

VICINITY MAP

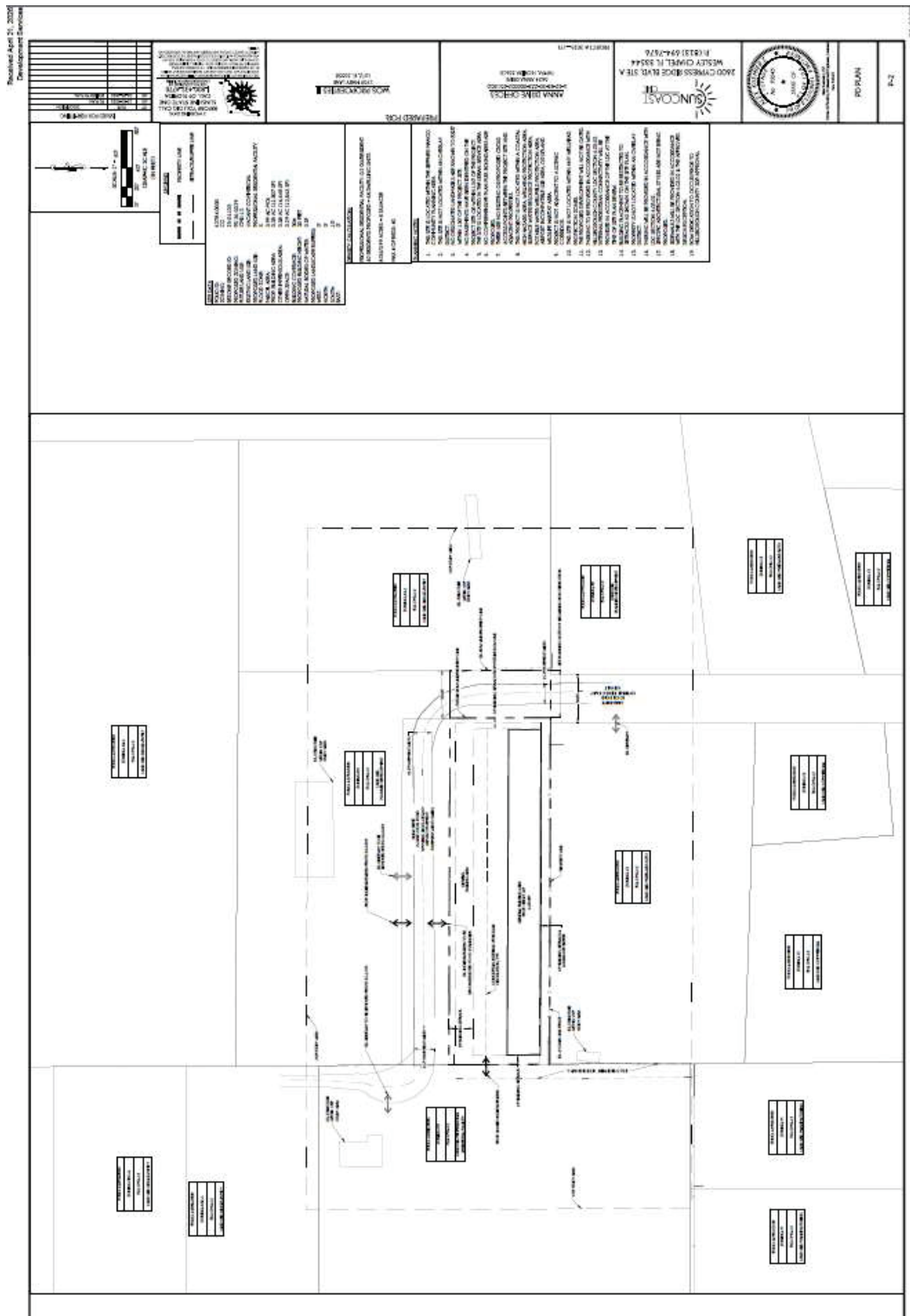




Troy F. Carter, P.E.
State of Florida, Professional Engineer,
License No: 94303

26-0220

8.0 PROPOSED SITE PLAN (FULL) Page 2 of 2



9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 5/13/2026

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

PLANNING AREA/SECTOR: SM/ Central

PETITION NO: PD 26-0329

☐

This agency has no comments.

☐

This agency has no objection.

☒

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

☐

This agency objects for the reasons set forth below.

CONDITIONS OF APPROVAL

- The site shall have one vehicular access connection on Anna Dr. and a shared vehicular and pedestrian access connection with the adjacent parcel (folio# 62885.0000) to the west as shown on the PD site plan.
- If PD 26-0329 is approved, the County Engineer will approve the Design Exception (dated April 10, 2026) and found approvable on May 12, 2026), for Anna Dr. substandard road improvements. As Anna Dr. is a substandard local roadway, the developer will be required to construct a 5-foot sidewalk from the project access connection to US Hwy 92 consistent with the Design Exception.
- Notwithstanding anything shown on the site plan, ADA/sidewalk connections shall be provided from all site access points to all building entrances, on-site amenities and parking areas consistent with LDC, Sec. 6.03.02.
- Minimum off-street parking spaces shall be provided for per Sec. 6.05.02 of the LDC.
- Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
- All construction ingress and egress shall be limited to the project access. The developer shall include a note in each site/construction plan submittal which indicates same.

PROJECT SUMMARY AND ANALYSIS

The subject property is located at 5624 Anna Dr., approximately 560 feet north of US Hwy 92. The applicant is requesting to rezone a +/- 1.02-acre site from Commercial General (CG) to Planned Development (PD). The proposed PD is seeking approval of a Professional Residential Facility for up to a maximum of 40 residents. The future land use designation is Community Mixed Use 12 (CMU-12).

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

12th Edition, under the existing and proposed zoning designations utilizing a generalized worst-case scenario.

Approved Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
CG, 5,461 sf Fast-Food Restaurant w/ Drive-Thru (ITE LUC 934)	2,465	183	174
CG, 6,300 sf Convenience Store/Gas Station (ITE LUC 945)	3,653	306	316
Total	6,118	489	490

Proposed Uses:

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

Trip Generation Difference:

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

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

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE AND SITE ACCESS

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

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

SITE ACCESS AND CONNECTIVITY

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

The applicant will be required to construct a sidewalk along the site frontages consistent with Section 6.03.03 of the Land Development Code, in addition to any sidewalk proposed to be constructed off-site as part of the proposed design exception for the Anna Dr. substandard roadway condition. At the time of construction/site plan review, the applicant will be required to show ADA/sidewalk connections from all site access points to all building entrances and parking areas consistent with Section 6.02.03. B. of the LDC.

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

Parking shall be provided consistent with Section 6.05.02 of the LDC.

DESIGN EXCEPTION REQUEST: ANNA DR.

As Anna Dr. is a substandard local roadway, the applicant’s Engineer of Record (EOR) submitted a Design Exception request for Anna Dr. (April 10, 2026) to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer found the Design Exception request approvable (on May 12, 2026). The developer will be required to construct a 5-foot sidewalk from the project to US 92 consistent with the Design Exception.

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

ROADWAY LEVEL OF SERVICE

Anna Dr. is not included in the 2024 Hillsborough County Level of Service (LOS) Report.

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

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

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

Libby/Troy,

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

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

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

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

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

Mike

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

P: (813) 307-1851
M: (813) 614-2190
E: Williamsm@HillsboroughCounty.org
W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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-

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From: Tirado, Sheida <TiradoS@hcfl.gov>

Sent: Tuesday, May 12, 2026 11:05 AM

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

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

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

Hello Mike,

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

troy@suncoastcivil.com

libbytraffic@yahoo.com

todd@pressmaninc.com

lampkint@hcfl.gov

perezrl@hcfl.gov

phillipsch@hcfl.gov

Best Regards,

Sheida L. Tirado, PE

Transportation Review & Site Intake Manager

Development Services

E: TiradoS@HCFL.gov

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

601 E. Kennedy Blvd., Tampa, FL 33602

HCFL.gov

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Hillsborough County Florida

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**Hillsborough
County Florida**
Development Services

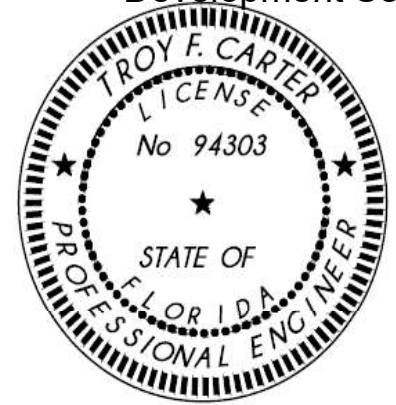
Supplemental Information for Transportation Related Administrative Reviews

Instructions:

- This form must be provided separately for each request submitted (including different requests of the same type).
- This form must accompany all requests for applications types shown below. Staff will not log in or assign cases that are not accompanied by this form, or where the form is partially incomplete.
- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.
- Please contact Eleonor de Leon at deleone@HCFL.gov or via telephone at (813) 307-1707 if you have questions about how 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 ☒ Revised Request ☐ Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	☒ 1. Substandard Road DE - Anna Drive ☐ 4. ☐ 2. ☐ 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 Professional Residential Facility
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.	
Folio Number(s)	62784-0000 ☐ Check This Box If There Are More Than Five Folio Numbers
Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").	
Name of Person Submitting Request	Elizabeth Rodriguez
Important: For Design Exception (DE) Requests, the person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The DE request letter must be signed and sealed.	
Current Property Zoning Designation	CG
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	26-0329
Important: If a rezoning application is pending, enter the application number proceeded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.	
Related Project Identification Number (Site/Subdivision Application Number)	NA
Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".	

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



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

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

SIGNATURE MUST BE
VERIFIED ON ANY
ELECTRONIC COPIES.

April 10, 2026

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

Dear Mr. Williams:

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

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

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

PROPOSED IMPROVEMENTS – In lieu of improving the road to TS-7, the developer proposes construction of a five (5) foot wide sidewalk to extend from the parcel's western boundary to the intersection with Hillsborough Avenue. The attached Sidewalk Exhibit illustrates that approximately 521 feet of sidewalk will be constructed beyond the required sidewalk along the project frontage. That portion of the parcel that overlaps with Anna Drive (See "Future Right-of-way line" on Site Plan.) will be dedicated to Hillsborough County prior to SDP approval. (See Site Plan "Planning Notes" number 19.)

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

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

Sincerely,

Troy Carter, P.E.

Based upon the information provided by the application, this request is:

_____ Disapproved

_____ Approved with Conditions

_____ Approved

If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E. at (813) 276-8364.

Sincerely,

Michael J. Williams, P.E.
Hillsborough County Engineer

PLANNED DEVELOPMENT PLANS
FOR

ANNA DRIVE PROFESSIONAL RESIDENTIAL
FACILITY

5624 ANNA DRIVE
TAMPA, FLORIDA

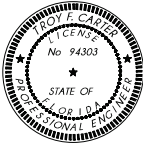
FOLIO: 62784.0000

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

PREPARED BY:



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



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

LEGAL DESCRIPTION

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

INDEX OF REZONING PLANS

P-1 COVER SHEET
P-2 GENERAL DEVELOPMENT PLAN

PROFESSIONAL TEAM

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

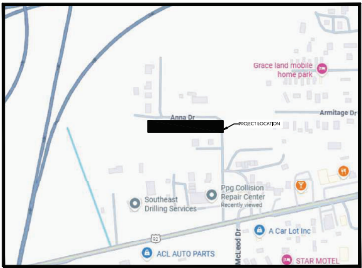
REZONING RECORD IDENTIFICATION

HILLSBOROUGH COUNTY: TBD

VICINITY MAP

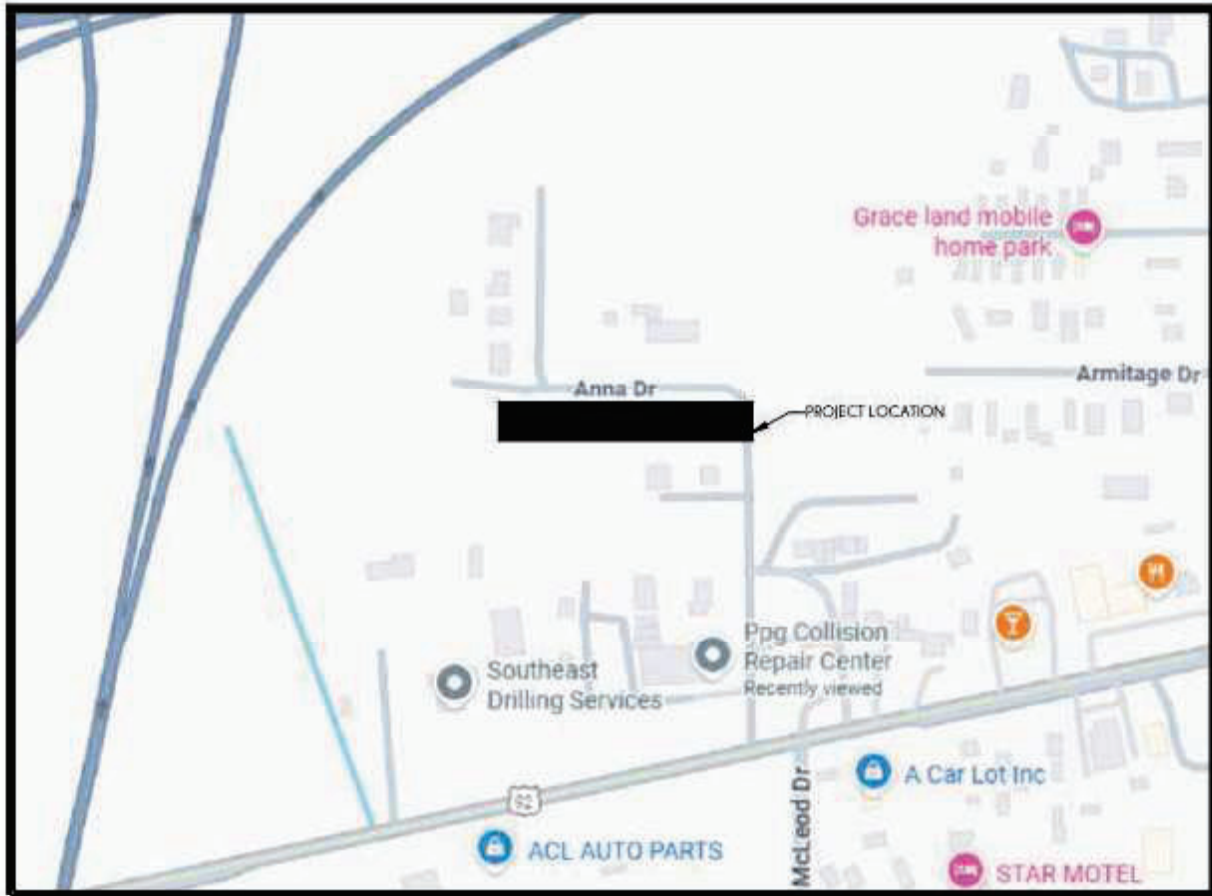


LOCATION MAP





LOCATION MAP





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



Proposed Sidewalk Exhibit – approximately 521 feet.

HILLSBOROUGH COUNTY
RECOMMENDATION OF THE LAND USE HEARING OFFICER

APPLICATION NUMBER:	RZ PD 26-0329
DATE OF HEARING:	May 26, 2026
APPLICANT:	Todd Pressman
PETITION REQUEST:	PD
LOCATION:	5624 Anna Drive
SIZE OF PROPERTY:	0.99 acres
EXISTING ZONING:	CG
FUTURE LAND USE CATEGORY:	CMU-12
SERVICE AREA:	Urban
COMMUNITY PLANNING AREA:	Seffner Mango

SUMMARY OF APPLICATION

The application is a request to rezone an approximate 0.99-acre parcel located on the south side of Anna Drive, approximately 600 feet north of the Anna Drive/Hillsborough Avenue intersection in the Seffner/Mango area of central Hillsborough County. In more general terms the subject parcel is located in the southeast quadrant of I-75 and I-4.

The property is currently zoned CG. The request is to rezone the property from CG to Planned Development to allow for a maximum 40 bed Community Residential Home.

It is noted that the subject property owner in August 2024 obtained zoning approval for a maximum 100 bed Community Residential Home type facility directly adjacent to the western property boundary of the proposed/subject site.

The parcel has a FLUE Map designation of CMU-12.

SUMMARY OF HEARING

The applicant representative, Todd Pressman, provided testimony and graphics in support of the request.

It was stated that the Planned Development is to allow for a maximum 40 bed Community Residential Home.

It was stated that the surrounding area is comprised of a mix of heavy/intensive commercial type uses, mobile home parks, single family homes and an approved but not yet constructed Community Residential Home located directly to the west of the subject site.

The proposed rezoning and uses would be compatible with the existing zoning and land use pattern in the area.

Development Services finds the rezoning approvable subject to conditions.

The Planning Commission staff finds the proposed rezoning consistent with the Comprehensive Plan under the CMU-12 designation.

No one spoke in support or opposition at the hearing.

EVIDENCE SUBMITTED

The applicant, Todd Pressman, provided oral testimony and a power point presentation supplementing the file on record.

FINDINGS OF FACT

The subject site is approximately 0.99 acres in size and it is rectangular in shape with approximately 416 feet of frontage along Anna Drive, a local street. The site is located approximately 600 ft. north of Hillsborough Avenue within the southeast quadrant of the I-75/I-4 interchange in the Seffner/Mango area of central Hillsborough County.

The rezoning request is for a Planned Development for a maximum of 40 beds for a Community Residential Home.

The surrounding area is comprised of a mix of intensive commercial/outside storage type uses, mobile home parks and single-family homes. The overall general character of the area is of outdoor storage yards of cars, trucks and boats.

There is a maximum 100 bed Community Residential Home that was approved in August 2024 that is located directly adjacent to the subject site.

A cross access is proposed to the west to allow for the integration of the two Community Residential Home sites.

The LDC includes separation standards for Community Residential Homes. The LDC has a 1,200 ft separation standard between Community Residential Homes. In this specific situation it is the same owner that obtained zoning approval for a maximum 100 bed facility directly adjacent to the west. The proposed rezoning would add 40 beds to this owner's holdings. It is found that the proposed 40 bed facility represents an expansion of the adjacent 100 bed facility and that the separation standard is not particularly applicable to this situation. A waiver of the 1,200 ft separation standard is supported in this situation.

It is found that the proposed rezoning as proposed by the applicant and as conditioned by Development Services staff will be compatible with the surrounding land uses.

It is found that the proposed rezoning is consistent with the SMU-6 land use designation on the subject site.

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 designation of CMU-12

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.

DECISION

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

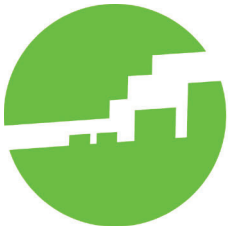
Steven K. Luce

6/12/2026

Steven K. Luce

Date

Land Use Hearing Officer



**Hillsborough County
City-County
Planning Commission**

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

Table 1: COMPARISON OF SURROUNDING PROPERTIES

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

Staff Analysis of Goals, Objectives and Policies:

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

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

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

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

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

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

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

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

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

Recommendation

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

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

FUTURE LAND USE SECTION

Urban Service Area

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

Relationship to the Future Land Use Map

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

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

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

Future Land Use Categories

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

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

Compatibility

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

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

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

Development

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

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

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

Neighborhood/Community Development

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

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

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

Neighborhood and Community Serving Uses

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

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

HILLSBOROUGH COUNTY
FUTURE LAND USE
RZ - PD 26-0329

Rezoning
STATUS



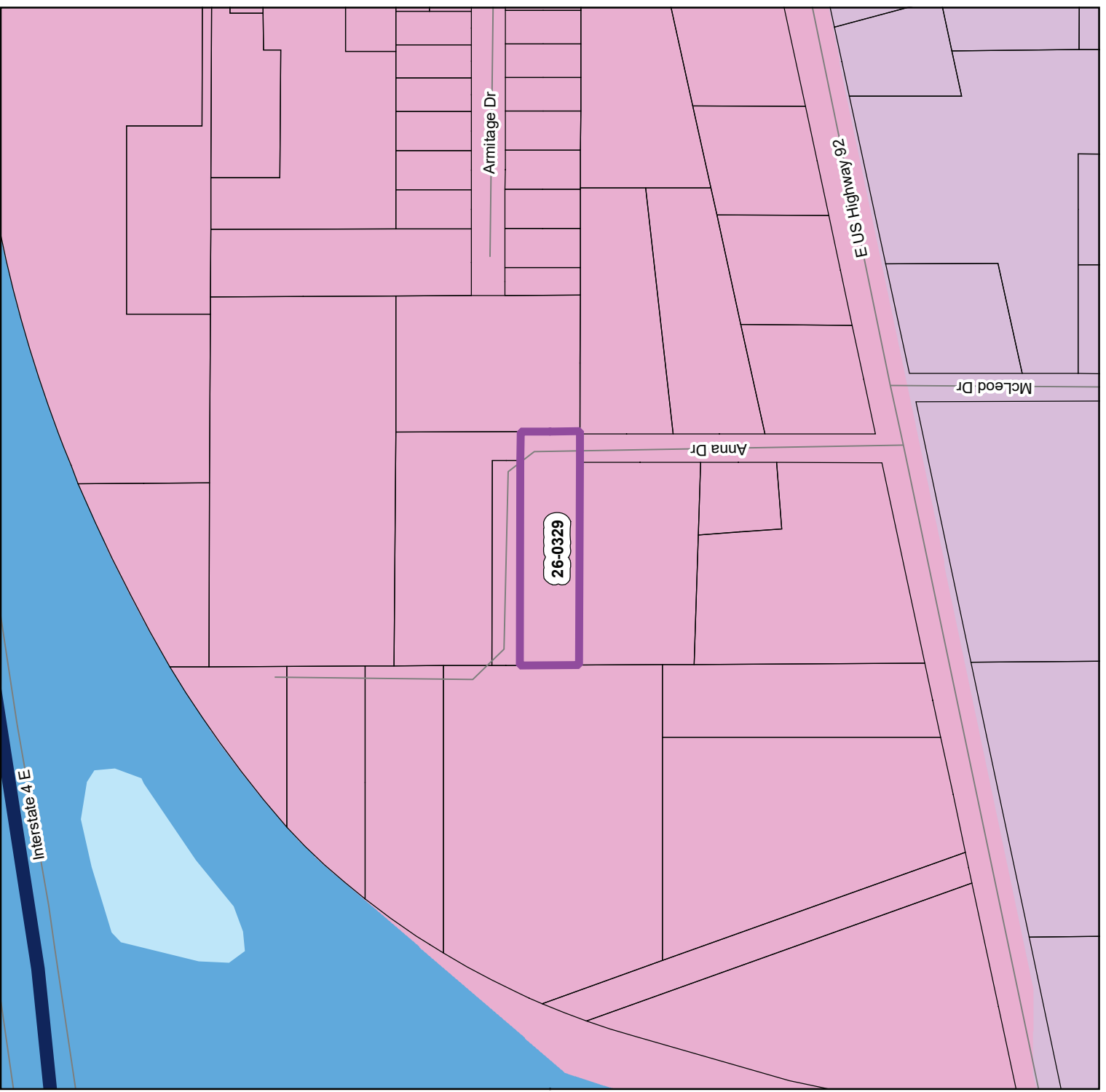
PENDING

- Tampa Service Area
- Urban Service Area
- Shoreline
- County Boundary
- Jurisdiction Boundary
- Roads
- Parcels
- Water

- AGRICULTURAL/MINING-1/20 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
- AGRICULTURAL-1/10 (.25 FAR)
- AGRICULTURAL/RURAL-1/5 (.25 FAR)
- AGRICULTURAL ESTATE-1/2.5 (.25 FAR)
- RESIDENTIAL-1 (.25 FAR)
- RESIDENTIAL-2 (.25 FAR)
- RESIDENTIAL-4 (.25 FAR)
- RESIDENTIAL-6 (.25 FAR)
- RESIDENTIAL-9 (.35 FAR)
- RESIDENTIAL-12 (.35 FAR)
- RESIDENTIAL-16 (.35 FAR)
- RESIDENTIAL-20 (.35 FAR)
- RESIDENTIAL-35 (1.0 FAR)
- NEIGHBORHOOD MIXED USE-4 (9) (.35 FAR)
- SUBURBAN MIXED USE-6 (.35 FAR)
- COMMUNITY MIXED USE-12 (.50 FAR)
- URBAN MIXED USE-20 (1.0 FAR)
- REGIONAL MIXED USE-35 (2.0 FAR)
- INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)
- OFFICE COMMERCIAL-20 (.75 FAR)
- RESEARCH CORPORATE PARK (1.0 FAR)
- ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)
- LIGHT INDUSTRIAL PLANNED (.75 FAR)
- LIGHT INDUSTRIAL (.75 FAR)
- HEAVY INDUSTRIAL (.75 FAR)
- PUBLIC/QUASH-PUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE



Map Printed from Rezoning System: 12/23/2025
Author: R Mathie
File: G:\Rezoning\System\MapProject\HCP\Roger_L\HCPRezoning_2.mxd



**GENERAL
SITE PLAN
FOR
CERTIFICATION**



**Hillsborough
County** Florida

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

Julia Mandell

COUNTY INTERNAL AUDITOR

Melinda Jenzarli

DEPUTY COUNTY ADMINISTRATOR

Gregory S. Horwedel

Project Name: NONE

Zoning File: RZ-PD 26-0329 Modification: NONE

Atlas Page: NONE Submitted: 6/26/26

To Planner for Review: 6/29/26 Date Due: ASAP

Contact Person: Todd Pressman Phone: (727) 804-1760/Todd@Pressmaninc.com

Right-Of-Way or Land Required for Dedication: Yes ☒ No ☐

☒ The Development Services Department HAS NO OBJECTION to this General Site Plan.

☐ The Development Services Department RECOMMENDS DISAPPROVAL of this General Site Plan for the following reasons:

Reviewed by: Tim Lampkin Date: 6.29.2026

Date Agent/Owner notified of Disapproval: _____

PLANNED DEVELOPMENT PLANS FOR ANNA DRIVE PROFESSIONAL RESIDENTIAL FACILITY

LEGAL DESCRIPTION

(INSTRUMENT # 2021509252) S 104 FT MOL OF THE S 1/2 OF SW
1/4 OF NE 1/4 OF SE 1/4 LESS THE E 24 FT THEREOF - SEC - TWP -
RCE - 32 - 28 - 20

INDEX OF REZONING PLANS

P-1	COVER SHEET
P-2	GENERAL DEVELOPMENT PLAN

PROFESSIONAL TEAM

CIVIL ENGINEER:
SUNCOAST CIVIL, LLC
2818 CYPRESS RIDGE BLVD, STE 150
LUTZ, FL 33558
WESLEY CHAPEL, FL 33544
PHONE: (813) 694-7676
CONTACT: MIKE WOS

OWNER'S AGENT:
PRESSMAN & ASSOCIATES, INC.
334 E LAKE ROAD S
PALM HARBOR, FLORIDA 34685
PHONE: (727) 804-3608
CONTACT: TODD PRESSMAN

SURVEYOR:
COMPANY: TBD
ADDRESS:
CITY, STATE, ZIP
PHONE:
CONTACT:

REZONING RECORD IDENTIFICATION

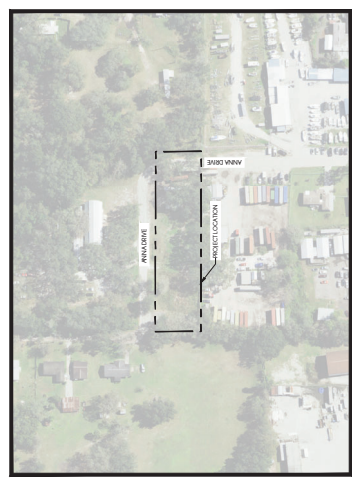
HILLSBOROUGH COUNTY: TBD

PREPARED BY:

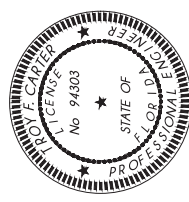
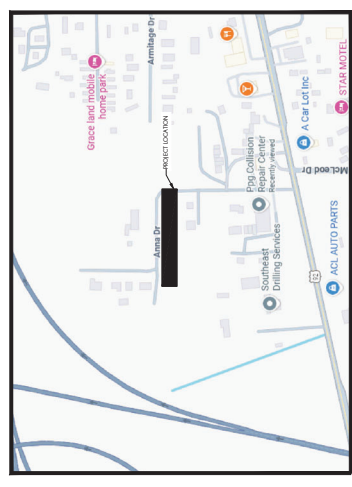


2818 CYPRESS RIDGE BLVD, STE 150
WESLEY CHAPEL, FL 33544
P: (813) 694-7676

VICINITY MAP



LOCATION MAP



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



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 5/13/2026

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

PLANNING AREA/SECTOR: SM/ Central

PETITION NO: PD 26-0329

☐

This agency has no comments.

☐

This agency has no objection.

☒

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

☐

This agency objects for the reasons set forth below.

CONDITIONS OF APPROVAL

- The site shall have one vehicular access connection on Anna Dr. and a shared vehicular and pedestrian access connection with the adjacent parcel (folio# 62885.0000) to the west as shown on the PD site plan.
- If PD 26-0329 is approved, the County Engineer will approve the Design Exception (dated April 10, 2026) and found approvable on May 12, 2026), for Anna Dr. substandard road improvements. As Anna Dr. is a substandard local roadway, the developer will be required to construct a 5-foot sidewalk from the project access connection to US Hwy 92 consistent with the Design Exception.
- Notwithstanding anything shown on the site plan, ADA/sidewalk connections shall be provided from all site access points to all building entrances, on-site amenities and parking areas consistent with LDC, Sec. 6.03.02.
- Minimum off-street parking spaces shall be provided for per Sec. 6.05.02 of the LDC.
- Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
- All construction ingress and egress shall be limited to the project access. The developer shall include a note in each site/construction plan submittal which indicates same.

PROJECT SUMMARY AND ANALYSIS

The subject property is located at 5624 Anna Dr., approximately 560 feet north of US Hwy 92. The applicant is requesting to rezone a +/- 1.02-acre site from Commercial General (CG) to Planned Development (PD). The proposed PD is seeking approval of a Professional Residential Facility for up to a maximum of 40 residents. The future land use designation is Community Mixed Use 12 (CMU-12).

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

12th Edition, under the existing and proposed zoning designations utilizing a generalized worst-case scenario.

Approved Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
CG, 5,461 sf Fast-Food Restaurant w/ Drive-Thru (ITE LUC 934)	2,465	183	174
CG, 6,300 sf Convenience Store/Gas Station (ITE LUC 945)	3,653	306	316
Total	6,118	489	490

Proposed Uses:

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

Trip Generation Difference:

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

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

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE AND SITE ACCESS

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

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

SITE ACCESS AND CONNECTIVITY

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

The applicant will be required to construct a sidewalk along the site frontages consistent with Section 6.03.03 of the Land Development Code, in addition to any sidewalk proposed to be constructed off-site as part of the proposed design exception for the Anna Dr. substandard roadway condition. At the time of construction/site plan review, the applicant will be required to show ADA/sidewalk connections from all site access points to all building entrances and parking areas consistent with Section 6.02.03. B. of the LDC.

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

Parking shall be provided consistent with Section 6.05.02 of the LDC.

DESIGN EXCEPTION REQUEST: ANNA DR.

As Anna Dr. is a substandard local roadway, the applicant’s Engineer of Record (EOR) submitted a Design Exception request for Anna Dr. (April 10, 2026) to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer found the Design Exception request approvable (on May 12, 2026). The developer will be required to construct a 5-foot sidewalk from the project to US 92 consistent with the Design Exception.

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

ROADWAY LEVEL OF SERVICE

Anna Dr. is not included in the 2024 Hillsborough County Level of Service (LOS) Report.

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

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

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

Libby/Troy,

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

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

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

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

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

Mike

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

P: (813) 307-1851
M: (813) 614-2190
E: Williamsm@HillsboroughCounty.org
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: Tuesday, May 12, 2026 11:05 AM
To: Williams, Michael <WilliamsM@hcfl.gov>
Cc: Perez, Richard <PerezRL@hcfl.gov>
Subject: RZ-PD 26-0329 - Design Exception Review

Hello Mike,

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

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

Best Regards,

Sheida L. Tirado, PE
Transportation Review & Site Intake Manager
Development Services

E: TiradoS@HCFL.gov
P: (813) 276-8364 | M: (813) 564-4676

601 E. Kennedy Blvd., Tampa, FL 33602
HCFL.gov

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Hillsborough County Florida

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Hillsborough
County Florida
Development Services

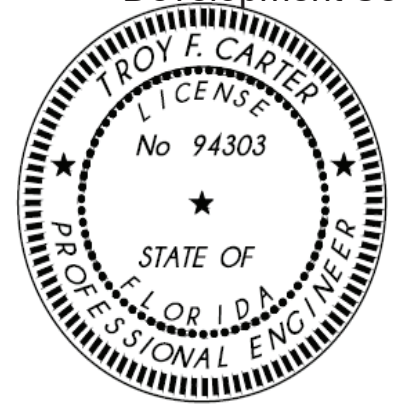
Supplemental Information for Transportation Related Administrative Reviews

Instructions:

- This form must be provided separately for each request submitted (including different requests of the same type).
- This form must accompany all requests for applications types shown below. Staff will not log in or assign cases that are not accompanied by this form, or where the form is partially incomplete.
- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.
- Please contact Eleonor de Leon at deleone@HCFL.gov or via telephone at (813) 307-1707 if you have questions about how 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 ☒ Revised Request ☐ Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	☒ 1. Substandard Road DE - Anna Drive ☐ 4. ☐ 2. ☐ 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 Professional Residential Facility
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.	
Folio Number(s)	62784-0000 ☐ Check This Box If There Are More Than Five Folio Numbers
Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").	
Name of Person Submitting Request	Elizabeth Rodriguez
Important: For Design Exception (DE) Requests, the person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The DE request letter must be signed and sealed.	
Current Property Zoning Designation	CG
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	26-0329
Important: If a rezoning application is pending, enter the application number proceeded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.	
Related Project Identification Number (Site/Subdivision Application Number)	NA
Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".	

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



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

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

SIGNATURE MUST BE
VERIFIED ON ANY
ELECTRONIC COPIES.

April 10, 2026

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

Dear Mr. Williams:

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

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

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

PROPOSED IMPROVEMENTS – In lieu of improving the road to TS-7, the developer proposes construction of a five (5) foot wide sidewalk to extend from the parcel's western boundary to the intersection with Hillsborough Avenue. The attached Sidewalk Exhibit illustrates that approximately 521 feet of sidewalk will be constructed beyond the required sidewalk along the project frontage. That portion of the parcel that overlaps with Anna Drive (See "Future Right-of-way line" on Site Plan.) will be dedicated to Hillsborough County prior to SDP approval. (See Site Plan "Planning Notes" number 19.)

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

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

Sincerely,

Troy Carter, P.E.

Based upon the information provided by the application, this request is:

_____ Disapproved

_____ Approved with Conditions

_____ Approved

If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E. at (813) 276-8364.

Sincerely,

Michael J. Williams, P.E.
Hillsborough County Engineer

PLANNED DEVELOPMENT PLANS
FOR
ANNA DRIVE PROFESSIONAL RESIDENTIAL
FACILITY

LEGAL DESCRIPTION

(INSTRUMENT # 2021509232) S 104 FT MOL OF THE S 1/2 OF SW
1/4 OF NE 1/4 OF SE 1/4 LESS THE E 24 FT THEREOF - SEC - TWP -
RGE: 32 - 28 - 20

INDEX OF REZONING PLANS

P-1	COVER SHEET
P-2	GENERAL DEVELOPMENT PLAN

PROFESSIONAL TEAM

CIVIL ENGINEER: SUNCOAST CIVIL, LLC 2818 CYPRESS RIDGE BLVD, STE 150 LUTZ, FL 33558 WESLEY CHAPEL, FL 33544 PHONE: (813) 417-6435 CONTACT: MIKE WOS	OWNER/DEVELOPER: WOS PROPERTIES III INC 1709 MARY LANE LUTZ, FL 33558 PHONE: (813) 417-6435 CONTACT: MIKE WOS
SURVEYOR: COMPANY: TBD ADDRESS: CITY, STATE, ZIP PHONE: CONTACT:	OWNER'S AGENT: PRESSMAN & ASSOCIATES, INC. 334 E LAKE ROAD S PALM HARBOR, FLORIDA 34685 PHONE: (727) 804-3608 CONTACT: TODD PRESSMAN

5624 ANNA DRIVE
TAMPA, FLORIDA
FOLIO: 62784.0000
PREPARED FOR:
WOS PROPERTIES III
1709 MARY LANE
LUTZ, FL 33558

PREPARED BY:

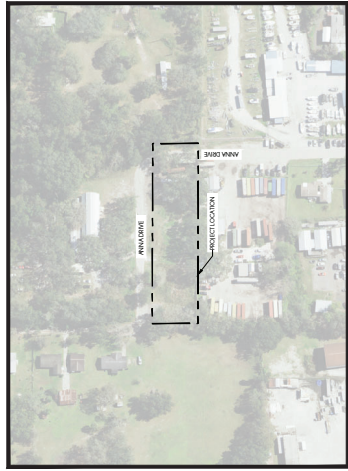


2818 CYPRESS RIDGE BLVD, STE 150
WESLEY CHAPEL, FL 33544
P: (813) 694-7676

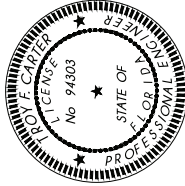
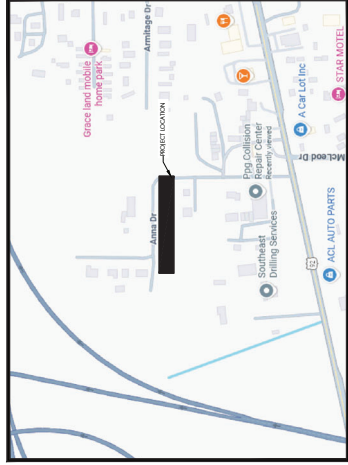
REZONING RECORD IDENTIFICATION

HILLSBOROUGH COUNTY: TBD

VICINITY MAP



LOCATION MAP



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



LOCATION MAP





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



Proposed Sidewalk Exhibit – approximately 521 feet.

COMMISSION

Gwendolyn "Gwen" W. Myers CHAIR
Harry Cohen VICE-CHAIR
Chris Boles
Donna Cameron Cepeda
Ken Hagan
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: 3/23/2026	COMMENT DATE: 1/7/2026
PETITION NO.: 26-0329	PROPERTY ADDRESS: 5624 Anna Dr, Tampa, FL 33610
EPC REVIEWER: Melissa Yañez	FOLIO #: 0627840000
CONTACT INFORMATION: (813) 627-2600 x 1360	STR: 32-28S-20E
EMAIL: yanezm@epchc.org	
REQUESTED ZONING: Modification	
FINDINGS	
WETLANDS PRESENT	NO
SITE INSPECTION DATE	NA
WETLAND LINE VALIDITY	NA
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Desktop Review - Aerials, soil survey and EPC files
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. 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. EPC staff reviewed the above referenced parcel in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using aerial photography, soil surveys, and reviewing EPC files. Through this review, it appears that no wetlands or other surface waters exist onsite/ within the proposed construction boundaries. Please be advised this wetland determination is informal and non-binding. A formal wetland delineation may be applied for by submitting a "WDR30 - Delineation Request Application". Once approved, the formal wetland delineation would be binding for five years.	

My/cb

Ec: acarlotinc@yahoo.com / todd@pressmaninc.com

Environmental Excellence in a Changing World

Environmental Protection Commission - Roger P. Stewart Center
3629 Queen Palm Drive, Tampa, FL 33619 - (813) 627-2600 - www.epchc.org



School Impact Review – No Comment or Objection

Date Issued: 12/18/2026

Acreage: ±0.99 acres

Jurisdiction: Hillsborough

Proposed Zoning: PD

Case Number: PD-26-0329

Future Land Use: CMU-12

Address: 5624 Anna Drive

Maximum Residential Units: 60 beds

Parcel Folio Number(s): 062784.0000

Residential Type: N/A

_____ **The District has no comment. The proposed development would not meet the threshold for School Concurrency.**

 X **The District has no objection, subject to listed or attached conditions.**

NOTE:

The applicant indicates that the proposed use is up to a 40-bed, professional residential facility. As proposed, this project is not anticipated to generate students and therefore, is exempt from adequate public facility analysis from the School Board.

The information provided above is valid for six months from the date issued. Please contact the School District for an updated review as necessary.

Renée M. Kamen, AICP
Manager, Planning & Siting
Growth Management Department
Hillsborough County Public Schools
E: renee.kamen@hcps.net
P: 813.272.4083 C: 813.394.0313



**Hillsborough
County Florida**
Development Services

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: 04/08/2026

REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: Pressman, Todd

PETITION NO: 26-0329

LOCATION: 5624 Anna Dr

FOLIO NO: 62784.0000

Estimated Fees:

Assisted Living

(Per 1,000 s.f.)

Mobility: \$1,733 * 40 = \$69,320

Fire: \$95.00 per 1,000 sq ft (size not specified)

Project Summary/Description:

Urban Mobility, Northeast Fire - 40 bed Professional Residential Facility, square footage not specified.

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

PETITION NO.: PD 26-0329

REVIEWED BY: Clay Walker, E.I. DATE: 3/31/2026

FOLIO NO.: 62784.0000

WATER

- ☐ The property lies within the _____ Water Service Area. The applicant should contact the provider to determine the availability of water service.
- ☒ A 8 inch water main exists ☒ (approximately 600 feet from the site), ☐ (adjacent to the site), and is located south of the subject property within the south Right-of-Way of East U.S. Highway 92. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- ☐ Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

WASTEWATER

- ☐ The property lies within the _____ Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
- ☒ A 6 inch wastewater forcemain exists ☒ (approximately 1,300 feet from the project site), ☐ (adjacent to the site) and is located south of the subject property within the north Right-of-Way of East Old Hillsborough Avenue. 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.

COMMENTS: 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 COMMENT SHEET

TO: **Zoning/Code Administration, Development Services Department**

FROM: **Reviewer:** Andria McMaugh **Date:** 01/07/2026

Agency: Natural Resources **Petition #:** 26-0329

☐ This agency has **no comment**

☐ This agency has **no objections**

☒ 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. 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. 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.
3. 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.
4. 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.



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:** 12/17/2025

REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 12/31/2025

PROPERTY OWNER: Michael David Vos **PID:** 26-0329

APPLICANT: Todd Pressman

LOCATION: 5624 Anna Dr. Tampa, FL 33610

FOLIO NO.: 62784.0000

AGENCY REVIEW COMMENTS:

At this time, according to the Hillsborough County BOCC approved maps adopted in the Comprehensive Plan, the property is not located within a Wellhead Resource Protection Area (WRPA) and/or Surface Water Resource Protection Area (SWRPA), as defined in Part 3.05.00 of the Hillsborough County Land Development Code (LDC).

At this time, according to the Florida Department of Environmental Protection well location information, the property is not located within 500 feet of non-transient non-community and/or community water system wells; therefore, the site is not located within a Potable Water Wellfield Protection Area (PWWPA).

Based on the above Wellhead and Surface Water Resource Protection information, Hillsborough County Environmental Services Division has no objection to the applicant's request at this time.

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 19 Dec. 2025

REVIEWER: Bernard W. Kaiser, Conservation and Environmental Lands Management

APPLICANT: Todd Pressman

PETITION NO: RZ-PD 26-0329

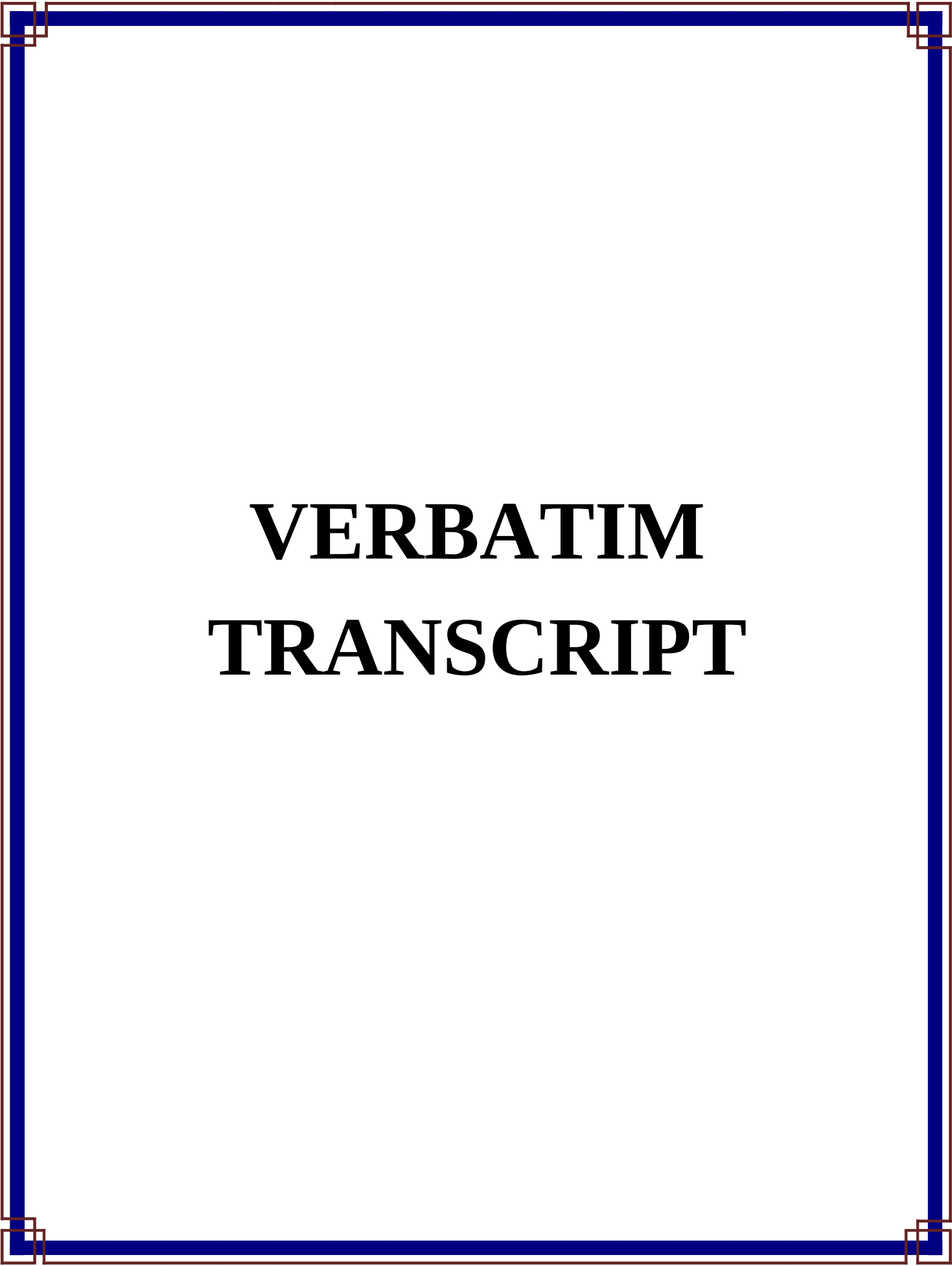
LOCATION: 5624 Anna Dr., Tampa, FL 33610

FOLIO NO: 62784.0000

SEC: 32 **TWN:** 28 **RNG:** 20

- ☒ This agency has no comments.
- ☐ This agency has no objection.
- ☐ This agency has no objection, subject to listed or attached conditions.
- ☐ This agency objects, based on the listed or attached conditions.

COMMENTS: _____.



VERBATIM TRANSCRIPT

1 HILLSBOROUGH COUNTY, FLORIDA
2 BOARD OF COUNTY COMMISSIONERS
3

4 IN RE:
5 ZONING HEARING MASTER MEETING
6

7 ZONING HEARING MASTER MEETING
8 TRANSCRIPT OF TESTIMONY AND PROCEEDINGS
9

10 BEFORE: Steve Luce
11 Zoning Hearing Master
12 DATE: May 26, 2026
13 TIME: Commencing at 6:00 p.m.
14 TIME: Concluded at 10:55 p.m.
15
16 LOCATION: Hillsborough County BOCC
17 Development Services Department
18 601 East Kennedy Boulevard
19 Second Floor
20 Tampa, Florida 33602
21

22 Reported by:
23 Kate Khvostova
24
25

1 MS. HEINRICH: Our next application is item D.4, PD
2 zone 26-0329. The applicant is requesting to rezone property
3 from CG to planned development. Tim Lampkin will present
4 staff findings after the applicant presentation, and he's
5 attending virtually.

6 HEARING OFFICER: Okay.

7 The applicant, please.

8 MR. PRESSMAN: Good evening, Mr. Hearing Officer,
9 and staff. Todd Pressman, 200 Second Avenue South, Number
10 451 in St. Petersburg Florida. This is PD 26-0329. Issue is
11 a professional residential facility. Zoning is CG to PD in
12 the Sepulveda Mango area seeking maximum of 40 beds. 55 beds
13 is the maximum allowed on 0.99 acres with no agency
14 objections. Planning Commission is consistent, Development
15 Services supports, no agency objections, and as I last
16 checked there are no public objections in the record.

17 So as indicated this is in the Sepulveda Mango
18 area. It's located near the intersection of 75 and I-4. See
19 the parcel here for the property appraisal. Parcel shape is
20 long and not very wide. Now, interestingly enough, prior
21 approved 24-155 for professional residential facility was
22 approved by the same owners and same operators directly
23 abutting next door, and also noting that you'll see Anna
24 Drive separates the use to the north.

25 -- should note that -- site is predominantly

1 surrounded by properties with the CMU-12 future land use
2 category, which has the potential to permit light industrial
3 commercial office multi-purpose uses. The site's adjacent to
4 commercial industrial type use properties as well as
5 residential. PD plan is pretty simple, general building area
6 conceptual parking access is to Anna Drive, and there's a
7 shared cross-access to the west, which as I showed you was a
8 prior approved residential facility by the same owners and
9 same operators.

10 As shown, the future land use category is CMU-12
11 primarily in the vicinity, and CMU-12 includes commercial
12 light industrial uses SMU-6 to the east. Under zoning,
13 you'll see that there's intensive use of manufacturing, CICG
14 outdoor boat and repossessed motor vehicles, CI uses under
15 the PD. There are a few mobile homes to the north, which
16 I've shown you is separated by Anna Drive. Under
17 transportation, under the county transportation report, notes
18 a tremendous reduction of trips 5952. A tremendous reduction
19 of AM and PM hours with this use.

20 Planning commission notes, as it is allowable and
21 compatible in the CMU-12 category, development is consistent
22 with the goals, objectives, policies of Hillsborough County
23 Comp Plan. Development services notes, relief from the
24 additional compatibility setback requirement of 2 feet for
25 every foot of building height above 20 feet is approvable.

1 Staff concurs that the site's exceptional narrowness limits
2 development potential. Providing a 10-foot Type B buffer
3 along the south property line.

4 Development Services notes that there is a
5 1200-foot separation provision to address compatibility with
6 the surrounding development plan particularly with this use
7 and the one next door, which, of course, again, is a common
8 use, but they note it is in a transition location. It is
9 adjacent to commercially developed properties to the south.
10 Proposed facility is adjacent to the existing approved
11 facility, which is found to be compatible with the
12 surrounding development pattern. It would just be an
13 extension of sorts from what's approved already.

14 So with that we appreciate your attention and
15 consideration on this application. We noticed 18 persons two
16 times and there was no HOA. Thank you.

17 HEARING OFFICER: All right. Thank you.

18 Development Services staff?

19 MR. LAMPKIN: Good evening. Tim Lampkin
20 development services. The applicant seeks to develop a
21 property, which is located approximately 625 feet north of
22 East U.S. Highway 92 and approximately 700 feet south of the
23 intersection of I-75 and I-4 interchange, and as the
24 applicant stated, the request is for rezoning from commercial
25 general to planned development to allow for a professional

1 residential facility with a maximum of 48 residents.

2 The applicant proposes a maximum building height of
3 30, consistent with the height permitted for the adjacent
4 100-resident professional facility approved under PD 24-1155.
5 The applicant requests relief, and, as the applicant stated,
6 the staff concurs that the site's exceptional narrowness
7 limits development potential if the additional compatibility
8 setbacks were strictly applied. The proposal is in
9 compliance with buffering and screening requirements of LDC
10 Section 6.06.06. Additionally, the applicant proposes to
11 provide a 10-foot white buffer with planting and screening
12 along the southern perimeter furthering compatibility for the
13 residents of the professional residential facility.

14 The applicant is requesting a waiver of the
15 1200-foot separation provision, which is to address
16 compatibility with the surrounding development pattern. As
17 the applicant noted, the proposed professional residential
18 facility that they're requesting the waiver from is currently
19 under the same ownership. Staff notes the surrounding
20 properties to the north and east across Anna Drive, which is
21 a conglomerate of about seven lots bounded by I-75, I-4
22 interchange to the northwest. It's primarily a larger lot of
23 agricultural uses, and a mobile home park.

24 Much of the south are commercial uses. Therefore,
25 the proposed facility adjacent to the existing approved

1 facility is found to be compatible with the surrounding
2 development pattern. Based on the above considerations staff
3 finds the request approvable --

4 HEARING OFFICER: Okay. Thank you.

5 MR. LAMPKIN: -- and that concludes staff. Thank
6 you.

7 HEARING OFFICER: All right. Planning commission
8 staff?

9 MR. ROYAL: Good evening. Tyrek Royal, Planning
10 Commission Staff. The surrounding area is characterized by a
11 mix of single-family residential light commercial, heavy
12 commercial, and vacant properties. The 0.99 acre site is
13 designated community mixed use 12, which permits residential,
14 commercial, office, and mixed-use development. The applicant
15 is requesting a planned development to allow for a 40-bed
16 professional residential facility.

17 The request aligns with FLU objective 1.1 by
18 directing growth to the Urban Service Area and FLU policy
19 3.1.3 by ensuring compatibility with the surrounding mixed
20 use development. The proposed facility is residential in
21 nature and approximately appropriately scaled to complement
22 nearby residential and commercial uses. The proposal is also
23 consistent with FLU objective 2.2 and associated policies
24 governing the allowable density of land uses within the
25 community mixed use 12 future land use category. Based on

1 the site's acreage up to approximately 59 beds can be
2 permitted under the maximum allowable density, while the
3 applicant is only proposing 40 beds.

4 The request complies with FLU objective 4.6 and
5 policy 4.6.1, which supports residential support uses, such
6 as adult care facilities, which is designed to be compatible
7 with the surrounding development. The proposal also meets
8 the intent of FLU objective 4.4 and policy 4.4.1 by
9 integrating with the surrounding neighborhood pattern to
10 maintain compatibility with adjacent residential and
11 commercial uses.

12 Overall, staff finds the proposed planned
13 development to be compatible with the surrounding uses area
14 and consistent with the comprehensive plan.

15 HEARING OFFICER: Okay. Thank you.

16 At this point in time, is there anyone in the
17 audience that wishes to speak in support of the application?
18 No one responding. Anyone in the audience wish to speak in
19 opposition to the application? No one responding.

20 Staff, anything further?

21 MR. ROYAL: No, sir.

22 HEARING OFFICER: Applicant opportunity for
23 rebuttal? Applicant's good. With that, that concludes this
24 application.

25 Ms. Heinrich, we're ready for the next item.

1 MS. HEINRICH: Before we go to the next item I
2 needed to advise you that in regards to item C.1, standard
3 rezoning 26-0728, there is somebody in the audience who wants
4 to speak to that item, but that item has closed, and there's
5 no change in that.

6 HEARING OFFICER: Are they still here?

7 MS. HEINRICH: I believe so, yes.

8 HEARING OFFICER: But is the applicant still here?

9 MS. HEINRICH: I don't believe so. So we're not
10 able to take any testimony.

11 HEARING OFFICER: Right. Right, and the point of
12 bringing it up at this point?

13 MS. HEINRICH: I didn't know if there was any other
14 way that he could be heard. I did check with the County
15 Attorney's Office, and the records have been closed. I don't
16 know if the gentleman --

17 HEARING OFFICER: That's a little tough for, you
18 know, the applicant didn't have an opportunity to hear what
19 the gentleman had to say, and --

20 MS. HEINRICH: Right.

21 HEARING OFFICER: That's tough. I'm sorry that I
22 don't know if he was here to hear the case. I don't know
23 what the circumstances were, but can you meet with him? Can
24 County attorney's Office? Do you have anything else to add
25 to that comment?

1 MS. DORMAN: I would just state that, you know,
2 once a case is closed, I believe that it's closed.

3 HEARING OFFICER: Yes.

4 MS. DORMAN: And it's my understanding that that's
5 how, like, the county has --

6 HEARING OFFICER: Right.

7 MS. DORMAN: -- always held these --

8 HEARING OFFICER: Sure.

9 MS. DORMAN: -- proceedings.

10 HEARING OFFICER: No. Understood, but if you get
11 his name and number and at least you get his comments, maybe
12 there's some way to, informally at least, hear his concerns
13 and maybe there's something to be done outside the context of
14 this hearing.

15 Okay. All right. Ms. Heinrich, if we're good,
16 then let's move forward with the next case.

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**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

DATE/TIME: 5-26, 2026 6PM HEARING MASTER: STEVE LUCEPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ 26-0445</u>	PLEASE PRINT NAME <u>Todd Pressman</u> MAILING ADDRESS <u>200 2nd Ave S #45</u> CITY <u>St Pete</u> STATE <u>FL</u> ZIP <u>33701</u> PHONE <u>727-841-1760</u>
APPLICATION # <u>RZ 26-0728</u>	PLEASE PRINT NAME <u>Jose Garcia</u> MAILING ADDRESS <u>3118 Summer Cruise Dr</u> CITY <u>Valrico</u> STATE <u>FL</u> ZIP <u>33594</u> PHONE <u>813-766-0859</u>
APPLICATION # <u>RZ 26-0740</u>	PLEASE PRINT NAME <u>Justin Wilkerson</u> MAILING ADDRESS <u>3118 Buttercup St</u> CITY <u>Seffner</u> STATE <u>FL</u> ZIP <u>33584</u> PHONE <u>813-253-9904</u>
APPLICATION # <u>MM 26-0045</u>	PLEASE PRINT NAME <u>MATT NEWTON</u> MAILING ADDRESS <u>101 E. KENNEDY BLVD STE 200</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 727 4020</u>
APPLICATION # <u>RZ 26-0217</u>	PLEASE PRINT NAME <u>Rami Corbett</u> MAILING ADDRESS <u>101 E Kennedy Blvd Ste 200</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-227-8421</u>
APPLICATION # <u>RZ 26-0303</u>	PLEASE PRINT NAME <u>Todd Pressman</u> MAILING ADDRESS <u>200 2nd Ave S #45</u> CITY <u>St Pete</u> STATE <u>FL</u> ZIP <u>33701</u> PHONE <u>727-841-1760</u>

DATE/TIME: 5-26-2026 6PM HEARING MASTER: Steve LUCE

PLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # RZ 26-0303	PLEASE PRINT NAME William Rie MAILING ADDRESS 142 131 ST Ave E CITY Madeira Beach STATE FL ZIP 33708 PHONE 813-267-4544
APPLICATION # RZ 26-0329	PLEASE PRINT NAME Todd Pressman MAILING ADDRESS 200 2 nd Ave S #45 CITY St. Pete STATE FL ZIP 33709 PHONE 727-860-1760
APPLICATION # RZ 26-0338	PLEASE PRINT NAME Kami Corbett MAILING ADDRESS 101 E Kennedy Blvd #3700 CITY Tampa STATE FL ZIP 33602 PHONE 813-227-8424
APPLICATION # RZ 26-0338	PLEASE PRINT NAME THERESA BAUER MAILING ADDRESS 1805 BRANDY WAY CITY BRANDON STATE FL ZIP 33576 PHONE 813-685-5031 unlisted
APPLICATION # RZ 26-0338 VS	PLEASE PRINT NAME Chris MAILING ADDRESS 3011 Williams Road CITY Brandon STATE FL ZIP 33510 PHONE no camera / could not testify
APPLICATION # RZ 26-0339	PLEASE PRINT NAME Bentley MARK MAILING ADDRESS 400 N. ASHLBY DR. STE 3100 CITY TPA STATE FL ZIP PHONE 813-997-6693

SIGN-IN SHEET: RFR, ZHM, PHM, LUHOPAGE 3 OF 8DATE/TIME: 5-26-2026 6PM HEARING MASTER: STEVE LUCEPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RTA 26-0339</u>	PLEASE PRINT NAME <u>RYAN MANASSIE</u> MAILING ADDRESS <u>400 N. Ashley Dr. Ste 3100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-225-2500</u>
APPLICATION # <u>mm 26-0340</u>	PLEASE PRINT NAME <u>Nicole MacInnes</u> MAILING ADDRESS <u>2002 W. Cleveland A. Ste. 201</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33606</u> PHONE <u>813-407-1686</u>
APPLICATION # <u>mm 26-0340</u>	PLEASE PRINT NAME <u>Cynthia Spide II</u> MAILING ADDRESS <u>2002 W. Cleveland St.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33606</u> PHONE <u>813-407-</u>
APPLICATION # <u>mm 26-0340</u>	PLEASE PRINT NAME <u>Cynthia Wilson</u> MAILING ADDRESS <u>11413 Buster Bean Dr</u> CITY <u>Seffner</u> STATE <u>FL</u> ZIP <u>33584</u> PHONE <u>813-867-9101</u>
APPLICATION # <u>mm 26-0340</u>	PLEASE PRINT NAME <u>Thomas Koduda</u> MAILING ADDRESS <u>11219 Russell Dr.</u> CITY <u>Seffner</u> STATE <u>FL</u> ZIP <u>33584</u> PHONE <u>813 415 8297</u>
APPLICATION # <u>mm 26-0340</u>	PLEASE PRINT NAME <u>Joe Goldberg</u> MAILING ADDRESS <u>1221 Brickell Avenue #1800</u> CITY <u>Miami</u> STATE <u>FL</u> ZIP <u>33131</u> PHONE <u>559-4126</u> <u>559-8716</u>

SIGN-IN SHEET: RFR, ZHM, PHM, LUHOPAGE 4 OF 8DATE/TIME: 5/26/2026 6PM HEARING MASTER: Steve LUCEPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # RZ 26-0426	PLEASE PRINT NAME <u>Elise Batsel</u> MAILING ADDRESS <u>401 E. Jackson St.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 222 9059</u>
APPLICATION # RZ 26-0426	PLEASE PRINT NAME <u>David M Smith</u> MAILING ADDRESS <u>401 E. Jackson Street Suite 2100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33601</u> PHONE <u>813 222 8010</u>
APPLICATION # RZ 26-0426	PLEASE PRINT NAME <u>STEVE HENRY</u> MAILING ADDRESS <u>5023 W. LINDEN ST</u> CITY <u>TPA</u> STATE <u>FL</u> ZIP <u>33609</u> PHONE <u>813-289-0039</u>
APPLICATION # RZ 26-0426	PLEASE PRINT NAME <u>JEFFREY BERGER</u> MAILING ADDRESS <u>2913 W. SAUNDERS ST</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33629</u> PHONE <u>813-248-5006</u>
APPLICATION # RZ 26-0426	PLEASE PRINT NAME <u>Alicy Gould</u> MAILING ADDRESS <u>10463 Greendale</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33622</u> PHONE <u>813 262-9497</u>
APPLICATION # RZ 26-0426	PLEASE PRINT NAME <u>Rea Berryman</u> MAILING ADDRESS <u>6615 Gant Rd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33609</u> PHONE <u>813.416.8038</u>

SIGN-IN SHEET: RFR, ZHM, PHM, LUHOPAGE 5 OF 8DATE/TIME: 5-26-2026 6PM HEARING MASTER: Steve LUCEPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # RZ 26-0426 VS	PLEASE PRINT NAME <u>LAURI METZGER</u> MAILING ADDRESS <u>11915 KEATING DRIVE</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33624</u> PHONE _____
APPLICATION # RZ 26-0528	PLEASE PRINT NAME <u>Margaret Perez</u> MAILING ADDRESS <u>3410 Northdale Blvd, Suite 100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33624</u> PHONE <u>813-949-7447</u>
APPLICATION # mm 26-0551	PLEASE PRINT NAME <u>Todd Treisman</u> MAILING ADDRESS <u>200 2nd Ave #451</u> CITY <u>St. Pet</u> STATE <u>FL</u> ZIP <u>33701</u> PHONE <u>727-904-1700</u>
APPLICATION # mm 26-0551	PLEASE PRINT NAME <u>NASHAT SOUFAN</u> MAILING ADDRESS <u>P.O. Box 46363</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33627</u> PHONE <u>813-462-5533</u>
APPLICATION # mm 26-0551	PLEASE PRINT NAME <u>Debbie Hines</u> MAILING ADDRESS <u>15123 N. 24th St</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33549</u> PHONE <u>813-735-2803</u>
APPLICATION # mm 26-0551	PLEASE PRINT NAME <u>Ross Pappas</u> MAILING ADDRESS <u>15803 Dewitt Ct</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33549</u> PHONE <u>813-16114-0718</u>

DATE/TIME: 5-26-2026 6pm HEARING MASTER: Steve LucePLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # MM 26-0551	PLEASE PRINT NAME <u>Barbara Fite</u> MAILING ADDRESS <u>16102 E Lake Burrell Dr</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33549</u> PHONE <u>813 246-1544</u>
APPLICATION # RZ 26-0555	PLEASE PRINT NAME <u>Elise Batsel</u> MAILING ADDRESS <u>401 E. Jackson St.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33628</u> PHONE <u>813 222 5052</u>
APPLICATION # RZ 26-0555	PLEASE PRINT NAME <u>David M Smith</u> MAILING ADDRESS <u>401 E Jackson Street Suite 2100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33601</u> PHONE <u>813 222 5010</u>
APPLICATION # RZ 26-0555	PLEASE PRINT NAME <u>Steve Harky</u> MAILING ADDRESS <u>5023 W. LAMAR ST</u> CITY <u>TPA</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-289 0039</u>
APPLICATION # RZ 26-0555	PLEASE PRINT NAME <u>Peter Cowell</u> MAILING ADDRESS <u>3304 W. Wagoning Cir</u> CITY <u>Tpa</u> STATE <u>FL</u> ZIP <u>33611</u> PHONE <u>813-244-5754</u>
APPLICATION # RZ 26-0555	PLEASE PRINT NAME <u>Jonas Alday</u> MAILING ADDRESS <u>1400 N Gordon St</u> CITY <u>Plant City</u> STATE <u>FL</u> ZIP <u>33567</u> PHONE <u>478-908-6359</u>

DATE/TIME 5-26-2026 6PM

Hearing Master Steve LUCE

Application # RZ 26 0555	NAME Steve Brady MAILING ADDRESS 11833 Sand Hill Rd. City Monroeville State PA ZIP 15146 PHONE 863 712-3025
Application # RZ 26-0555	NAME Kristina Harrison MAILING ADDRESS 10709 Sierra Dr CITY Clermont STATE FL ZIP 34711 PHONE 850-240-6686
Application # RZ 26-0555	NAME Todd Boggess MAILING ADDRESS 9918 Courtney Palms Blvd 303 CITY TAMPA STATE FL ZIP 33619 PHONE 570-242-8065
Application # RZ 26-0560	NAME Kanni Corbett MAILING ADDRESS 101 E Kennedy St 33000 CITY TAMPA STATE FL ZIP 33602 PHONE 813-227-8424
Application # RZ 26-0560	NAME Alan Vernick MAILING ADDRESS 2110 Curry Rd CITY LUTZ STATE FL ZIP 33549 PHONE 813-546-384
Application # RZ 26-0560	NAME Valerie Ribbecky MAILING ADDRESS 16103 Darnell Rd CITY LUTZ STATE FL ZIP 33549 PHONE 813-910-2262
Application # RZ 26-0560	NAME Maria Elena Amico MAILING ADDRESS 16105 Darnell Rd CITY LUTZ STATE FL ZIP 33549 PHONE 813-230-409
Application # RZ 26-0560 VS	NAME ARIADNA JENER MAILING 1808 CURRY ROAD CITY LUTZ STATE FL ZIP 33549 PHONE

DATE/TIME 5-26-2026 6PM Hearing Master STEVE LUCE

Application # RZ 26-0560	NAME Amy Howe, PE MAILING ADDRESS 1807 Curry Rd CITY Lutz STATE FL ZIP 33549 PHONE 727-235-2558
Application # RZ 26-0560	NAME Donald Miller MAILING ADDRESS 2415 Forrest Crest Cir CITY Lutz STATE FL ZIP 33549 PHONE 813-417-8514
Application # RZ 26-0560	NAME Kayla Witkowski MAILING ADDRESS 3010 W Azelle St Suite #50 CITY Tampa STATE FL ZIP 33618 PHONE 813-229-3914
Application # RZ 26-0560	NAME Michael Yates MAILING ADDRESS Palm Traffic 4006 S. MacDill Ave CITY Tampa STATE FL ZIP 33611 PHONE 813-359-8391
Application #	NAME MAILING ADDRESS CITY STATE ZIP PHONE
Application #	NAME MAILING ADDRESS CITY STATE ZIP PHONE
Application #	NAME MAILING ADDRESS CITY STATE ZIP PHONE

HEARING TYPE: ZHM, PHM, VRH, LUHO

DATE: May 26, 2026

HEARING MASTER: Steve Luce

PAGE: 1 of 1

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER (YES) OR NO
MM 26-0045	Matt Newton	1. Applicant Presentation Package - Thumb Drive	No
RZ 26-0217	Kami Corbett	1. Applicant Presentation Package – Thumb Drive	No
RZ 26-0217	Carolanne Peddle	2. Revised Staff Report	Yes (copy)
RZ 26-0217	Tyrek Royal	3. Revised Staff Report	Yes (copy)
RZ 26-0303	Tyrek Royal	1. Revised Staff Report	Yes (copy)
RZ 26-0303	Todd Pressman	2. Applicant Presentation Package - Thumb Drive	No
RZ 26-0329	Todd Pressman	1. Applicant Presentation Package – Thumb Drive	No
RZ 26-0338	Kami Corbett	1. Applicant Presentation Package – Thumb Drive	No
RZ 26-0339	Ryan Manasse	1. Applicant Presentation Package – Thumb Drive	No
MM 26-0340	Tim Lampkin	1. Revised Staff Report	No
RZ 26-0426	Elise Batsel	1. Applicant Presentation Package - Thumb Drive	No
MM 26-0551	Todd Pressman	1. Applicant Presentation Package – Thumb Drive	No
MM 26-0551	Chris Grandlienard	2. Revised Staff Report	Yes (copy)
RZ 26-0555	Elise Batsel	1. Applicant Presentation Package – Thumb Drive	No
RZ 26-0555	Michelle Heinrich	2. Revised Staff Report	Yes (copy)
RZ 26-0555	Todd Boggess	3. Opposition– Map	No
RZ 26-0560	Tyrek Royal;	1. Revised Staff Report	Yes (copy)
RZ 26-0560	Alan Vernick	2. Opposition- Thumb Drive	No
RZ 26-0560	Lisa Consentino	3. Opposition - Letter	No
RZ 26-0560	Kayla Witkowski	4. Applicant Presentation Package – Thumb Drive	No

MAY 26, 2026 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, May 26, 2026, at 6:00 p.m., in the Boardroom, Frederick B. Karl County Center, Tampa, Florida, and held virtually.

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

A. WITHDRAWALS AND CONTINUANCES

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

 Todd Pressman, 26-0445 would be continued until July.

 Michelle Heinrich, DS, announced application RZ 26-0445 would be heard at the June 2026 ZHM.

 Steve Luce, ZHM, overview of ZHM process.

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

 Steve Luce, ZHM, Oath.

B. REMANDS - **None**.

C. REZONING STANDARD (RZ-STD):

C.1. RZ-STD 26-0728

 Michelle Heinrich, DS, called RZ-STD 26-0728.

 Testimony provided.

 Steve Luce, ZHM, closed RZ-STD 26-0728.

 Michelle Heinrich, DS, advised a citizen requested to speak in opposition after the case was heard and closed, and the applicant was no longer present.

 Attorney Dorman, explained no further testimony could be heard.

C.2. RZ-STD 26-0740

 Michelle Heinrich, DS, called RZ-STD 26-0740.

TUESDAY, MAY 26, 2026

 Testimony provided.

 Steve Luce, ZHM, closed RZ-STD 26-0740.

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

D.1. MM 26-0045

 Michelle Heinrich, DS, called MM 26-0045.

 Testimony provided.

 Steve Luce, ZHM, closed MM 26-0045.

D.2. RZ-PD 26-0217

 Michelle Heinrich, DS, called RZ-PD 26-0217.

 Testimony provided.

 Steve Luce, ZHM, closed RZ-PD 26-0217.

D.3. RZ-PD 26-0303

 Michelle Heinrich, DS, called RZ-PD 26-0303.

 Testimony provided.

 Steve Luce, ZHM, closed RZ-PD 26-0303.

D.4. RZ-PD 26-0329

 Michelle Heinrich, DS, called RZ-PD 26-0329.

 Testimony provided.

 Steve Luce, ZHM, closed RZ-PD 26-0329.

D.5. RZ-PD 26-0338

 Michelle Heinrich, DS, called RZ-PD 26-0338.

 Testimony provided.

TUESDAY, MAY 26, 2026

 Chris, virtual speaker not permitted to testify without a camera.

 Steve Luce, ZHM, closed RZ-PD 26-0338.

D.6. RZ-PD 26-0339

 Michelle Heinrich, DS, called RZ-PD 26-0339.

 Testimony provided.

 Steve Luce, ZHM, closed RZ-PD 26-0339.

D.7. MM 26-0340

 Michelle Heinrich, DS, called MM 26-0340.

 Testimony provided.

 Steve Luce, ZHM, closed MM 26-0340.

D.8. RZ-PD 26-0426

 Michelle Heinrich, DS, called RZ-PD 26-0426.

 Testimony provided.

 Steve Luce, ZHM, closed RZ-PD 26-0426.

D.9. RZ-PD 26-0528

 Michelle Heinrich, DS, called RZ-PD 26-0528.

 Testimony provided.

 Steve Luce, ZHM, closed RZ-PD 26-0528.

D.10. MM 26-0551

 Michelle Heinrich, DS, called MM 26-0551.

 Testimony provided.

 Steve Luce, ZHM, closed MM 26-0551.

TUESDAY, MAY 26, 2026

D.11. RZ-PD 26-0555

 Michelle Heinrich, DS, called RZ-PD 26-0555.

 Testimony provided.

 Steve Luce, ZHM, closed RZ-PD 26-0555.

D.12. RZ-PD 26-0560

 Michelle Heinrich, DS, called RZ-PD 26-0560.

 Testimony provided.

 Steve Luce, ZHM, closed RZ-PD 26-0560.

E. ZHM SPECIAL USE - **None**.

 ADJOURNMENT

 Steve Luce, ZHM, adjourned the meeting at 10:55 p.m.

PD 26-0329

Application No. RZ 26-0329
Name: Todd Pressman
Entered at Public Hearing: ZHM
Exhibit # 1
Date: 05/26/2026

Issue: Professional Residential Facility

CG to PD. Seffner Mango area

Maximum 40 beds. 55 beds is max allowed.

.99 acres mol. Agency objections

Planning Commission: Consistent

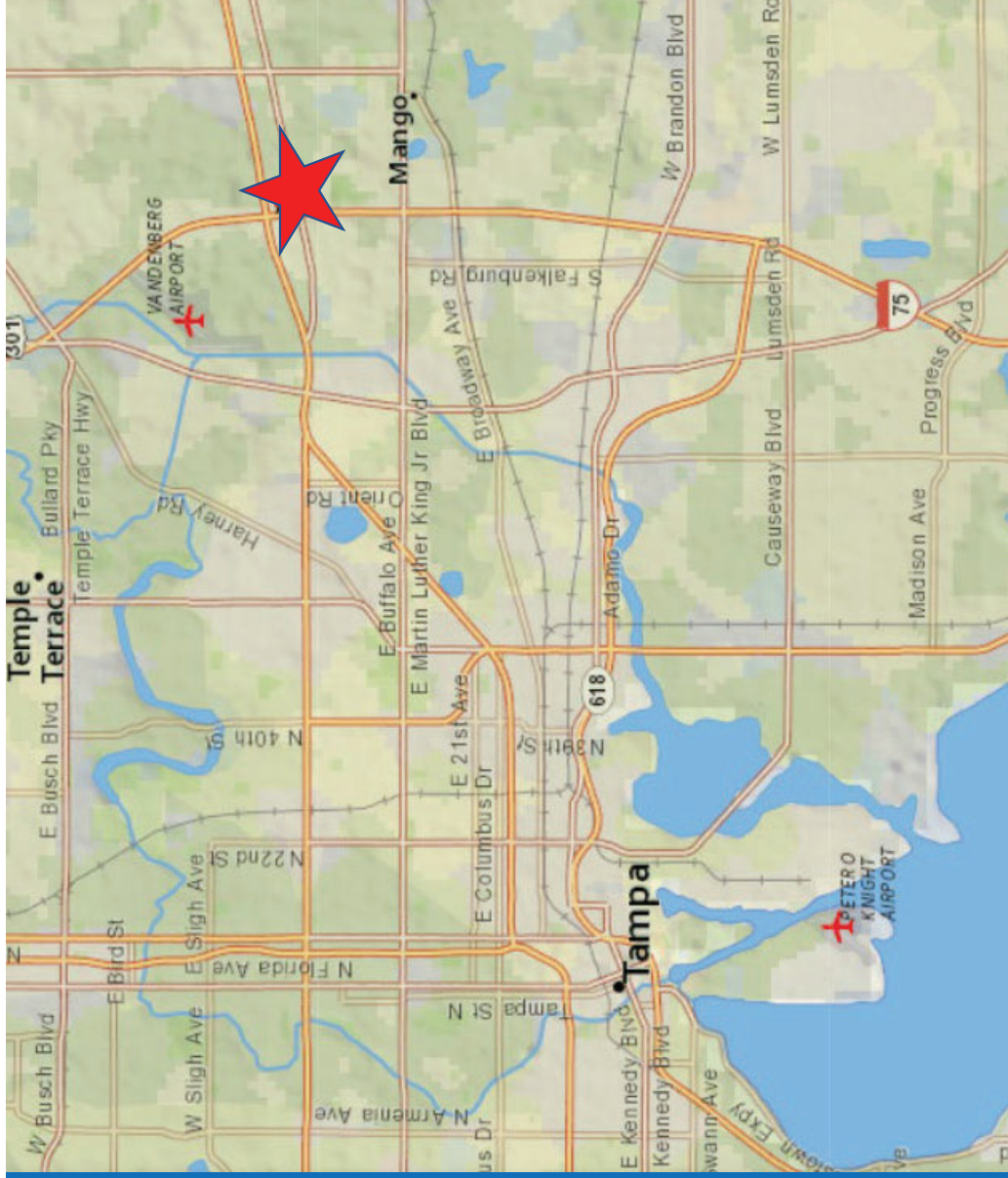
D.S.D. Supports

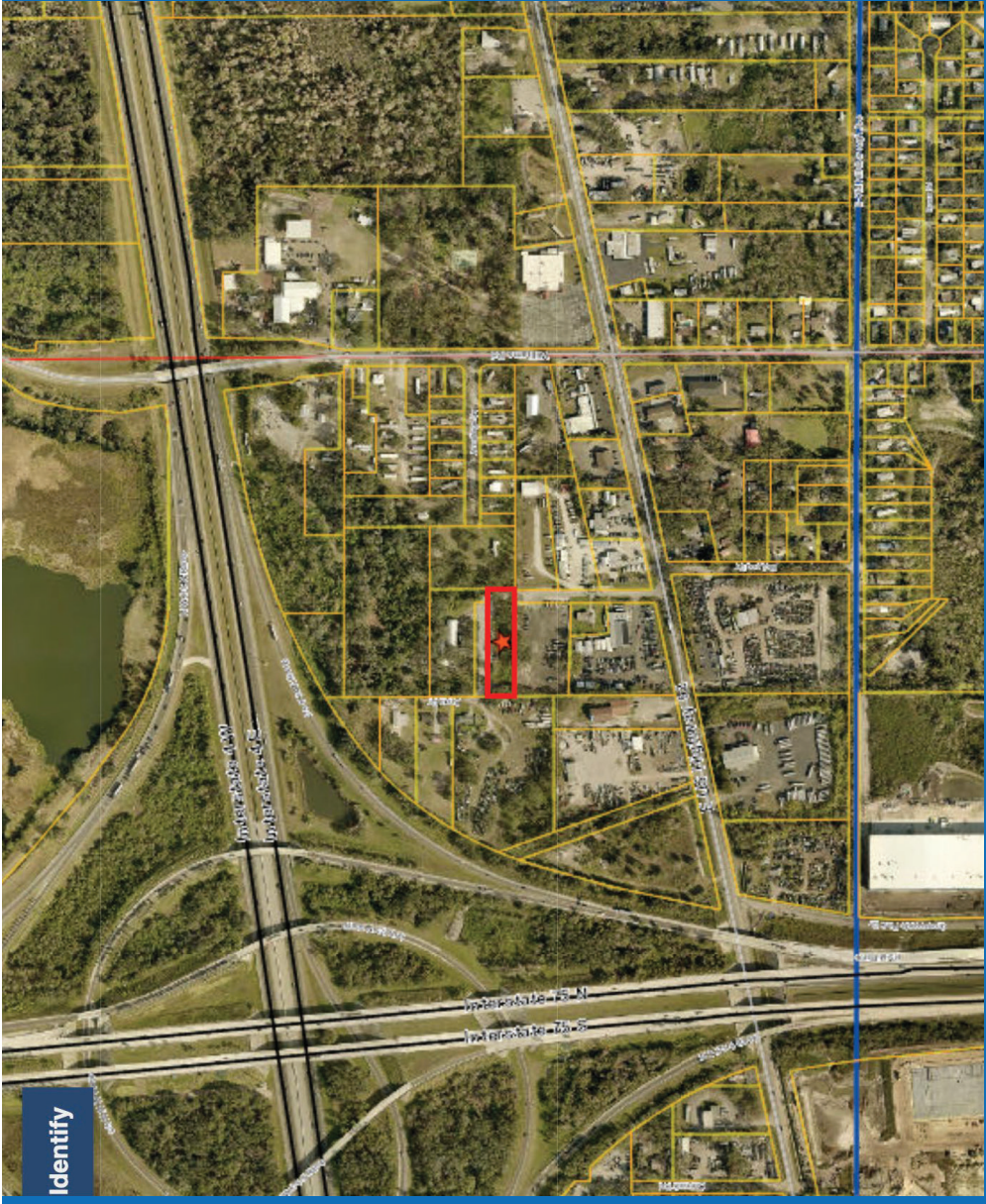
No agency objections

No public objections in record

Seffner-Mango Area

5.06 acres





Identify

Property Appraiser

Parcel shape is
long and not wide



Project Site

Prior Approved 24-1155 for Professional Residential Facility. Same owners/operators

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**Prior Approved
24-1155 for Professional
Residential Facility. Same
owners/operators**



Property
Appraiser

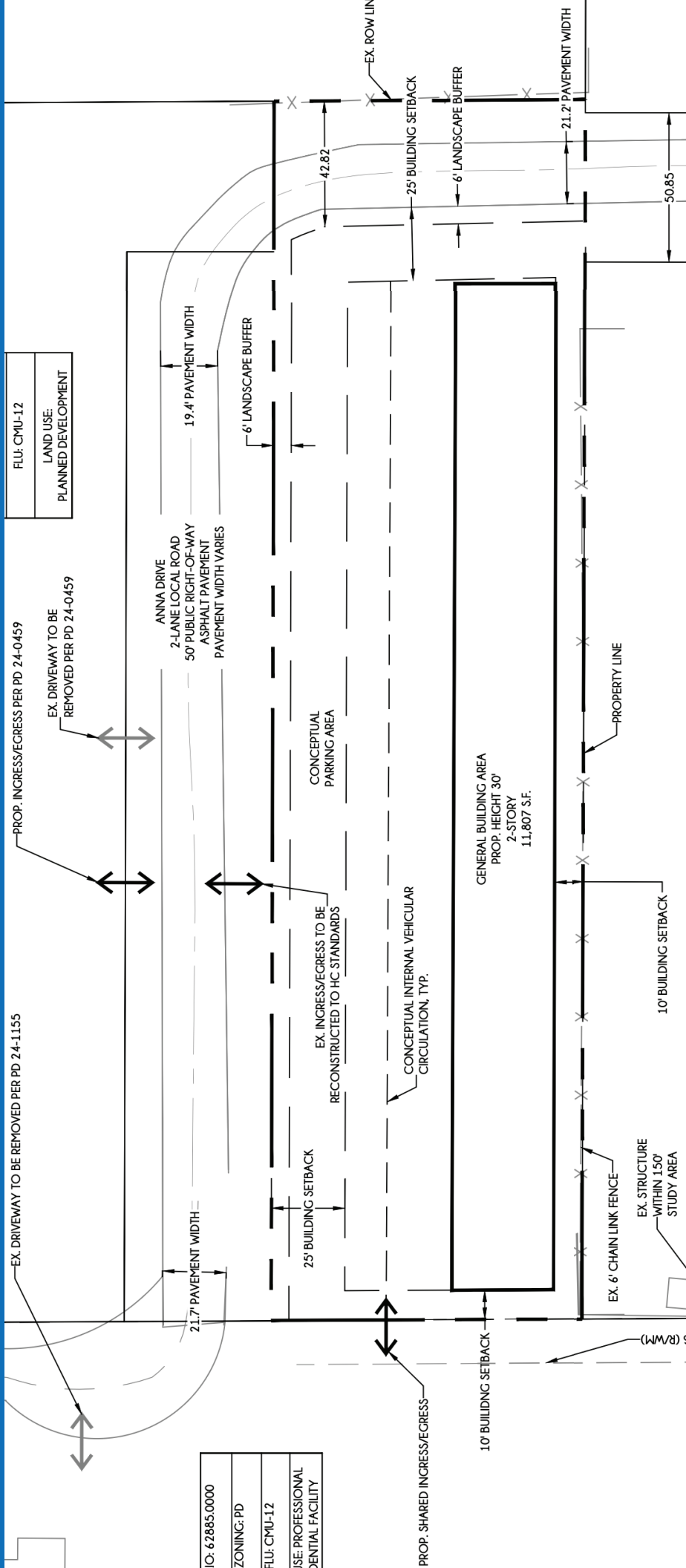
Anna Drive
further
separates

Project Site

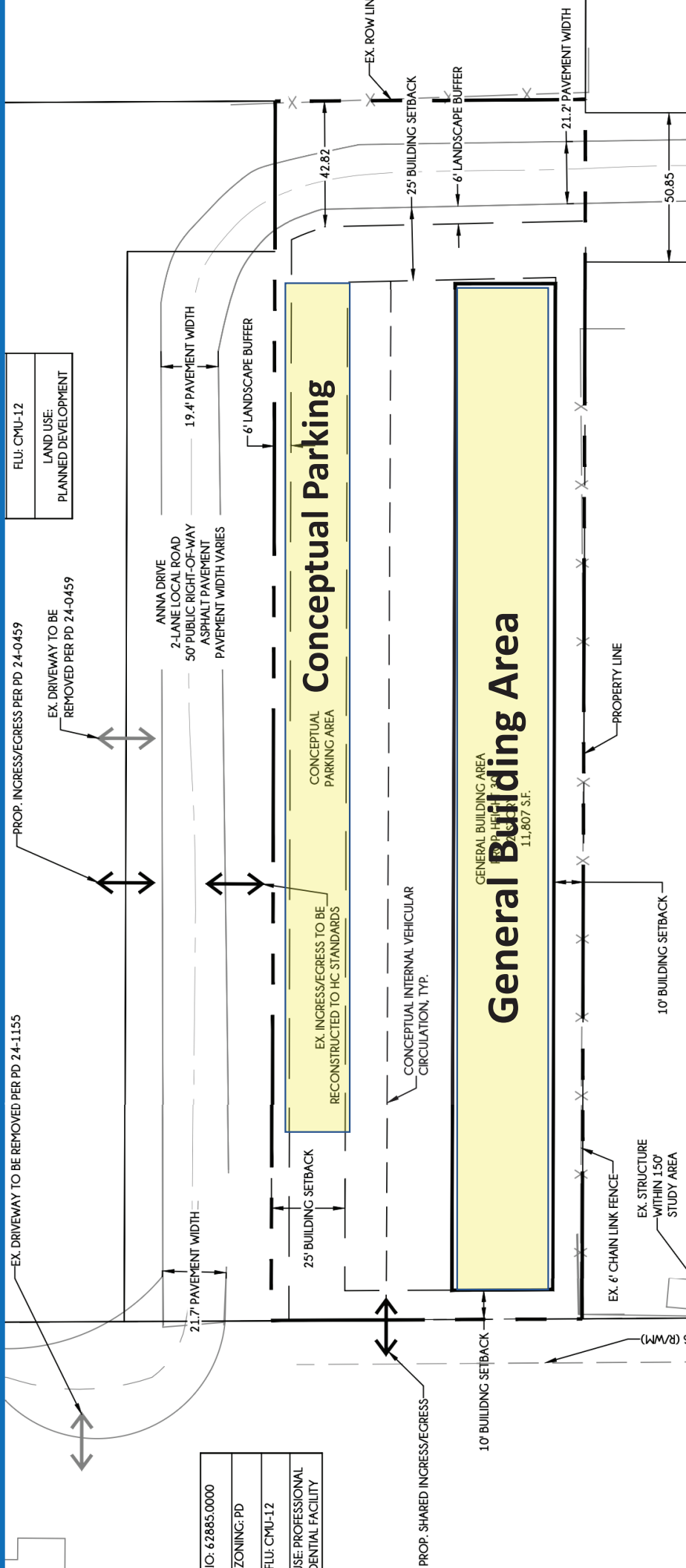
Prior Approved
24-1155 for Professional
Residential Facility. Same
owners/operators

D.S.D., “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.

PD Plan

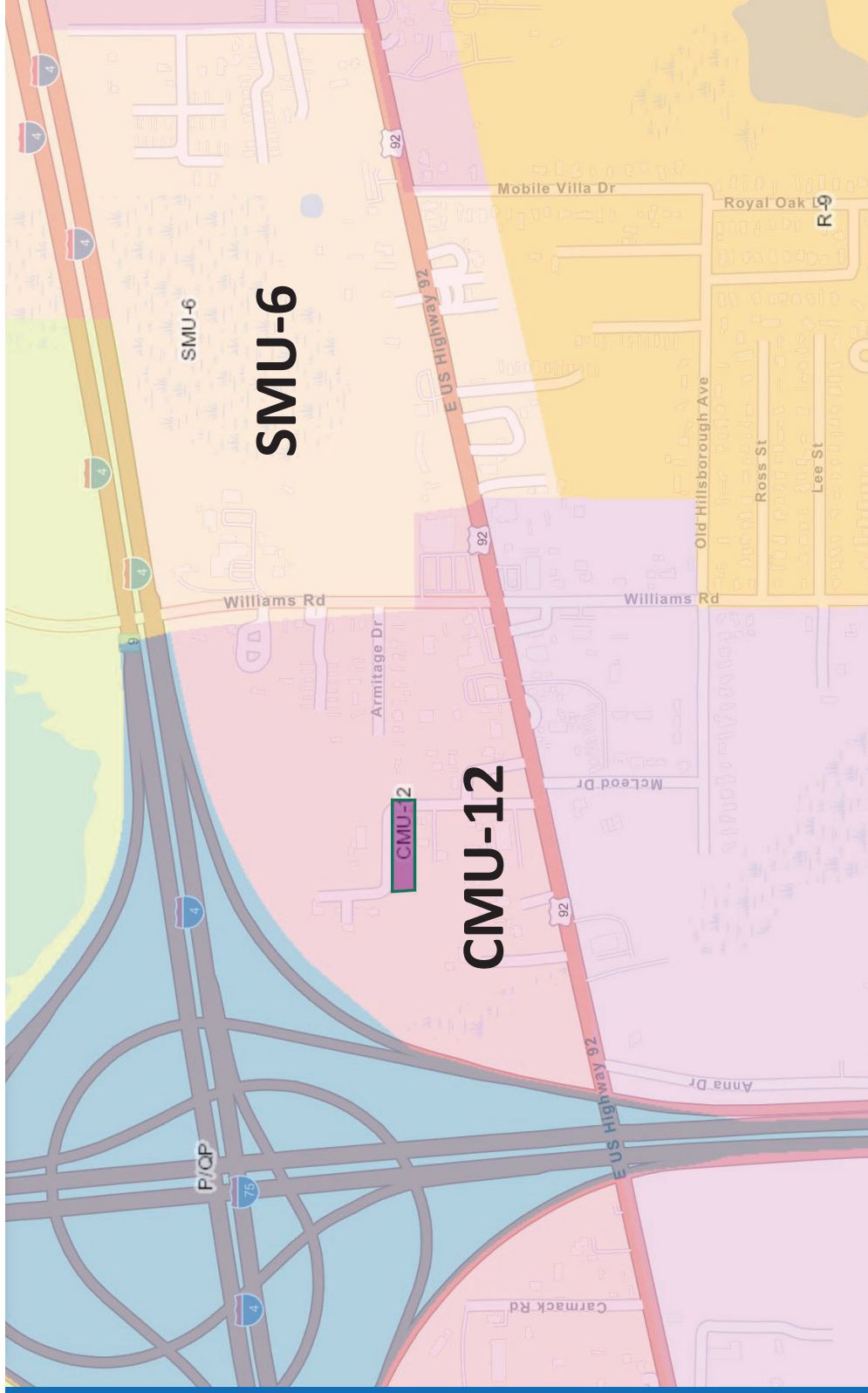


PD Plan

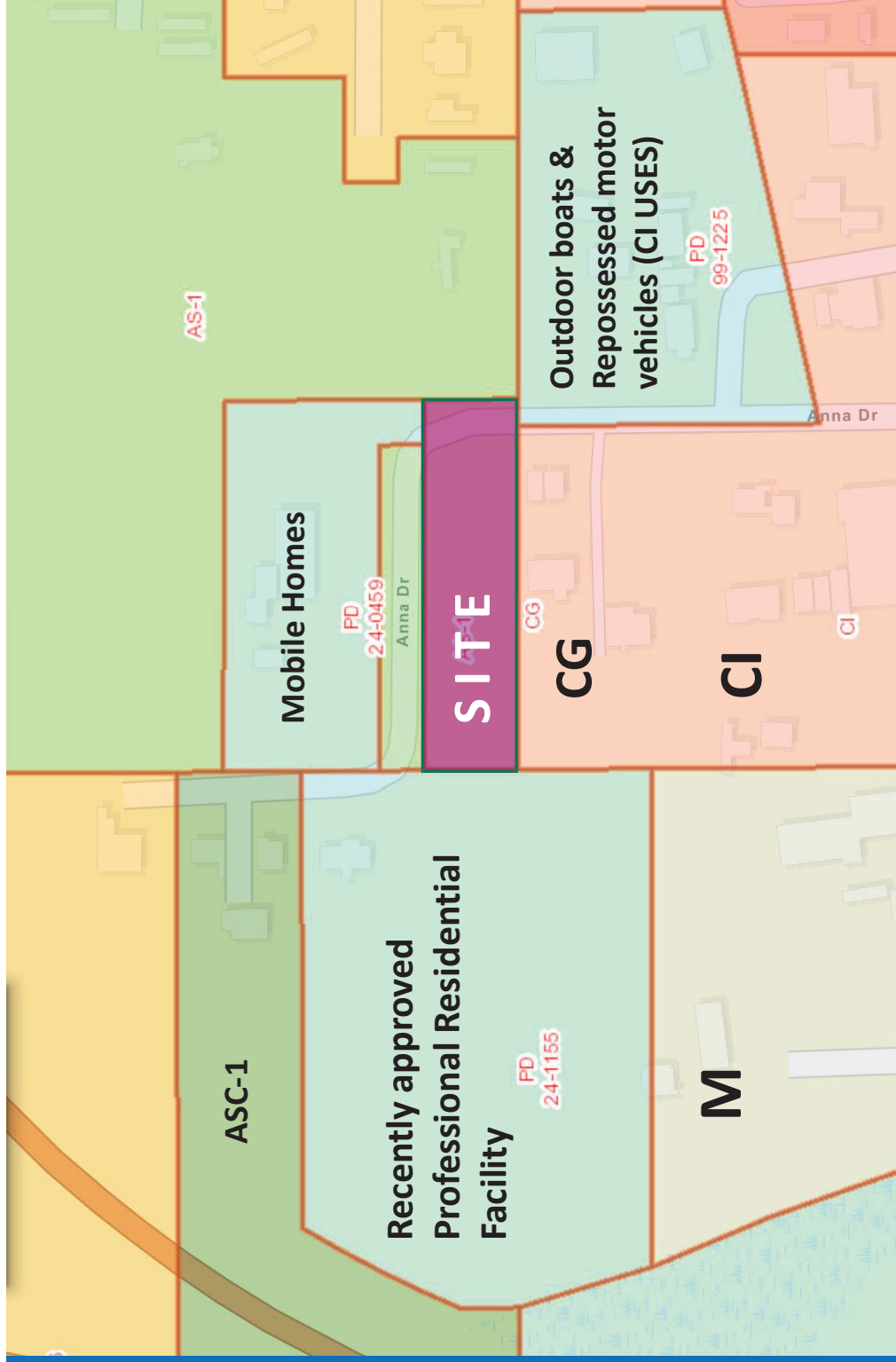


FLU Categories

CMU-12
includes
commercial &
light industrial
uses



ZONING



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.	County Local - Rural	2 Lanes ☒ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☒ Substandard Road Improvements ☐ Other

Project Trip Generation ☐ Not applicable for this request			
	Average Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	6,118	489	490
Proposed	166	8	10
Difference (+/-)	-5,952	-481	-480

*Trips reported are based on net new external trips unless otherwise noted.

Planning Commission: ‘The proposed PD would restrict...below the maximum density allowed under the site’s CMU-12 Future Land Use designation.... 59 beds maximum...the proposed use is an **allowable use in the CMU-12 category and is compatible** with the existing development pattern found within the surrounding area. The proposed Planned Development would allow for **development that is consistent with the Goals, Objectives, and Policies of the Unincorporated Hillsborough County Comprehensive Plan**’.

D.S.D.: “The applicant requests relief from the additional compatibility setback requirement of two feet for every foot of building height above 20 feet, citing the constrained configuration and narrow dimensions of the parcel. Staff concurs that the site’s exceptional narrowness limits development potential if the additional compatibility setbacks were strictly applied”. *(30’ Ht. proposed, matches facility on west)*

FLU: CMU-12
LAND USE:
PLANNED DEVELOPMENT

EX. DRIVEWAY TO BE REMOVED PER PD 24-0459

EX. DRIVEWAY TO BE REMOVED PER PD 24-0459

ANNA DRIVE
2-LANE LOCAL ROAD
50' PUBLIC RIGHT-OF-WAY
ASPHALT PAVEMENT
PAVEMENT WIDTH VARIES

19.4' PAVEMENT WIDTH

6' LANDSCAPE BUFFER

42.82'

25' BUILDING SETBACK

EX. ROW LIN

6' LANDSCAPE BUFFER

21.2' PAVEMENT WIDTH

50.85'

CONCEPTUAL PARKING AREA

EX. INGRESS/EGRESS TO BE RECONSTRUCTED TO HC STANDARDS

CONCEPTUAL INTERNAL VEHICULAR CIRCULATION, TYP.

GENERAL BUILDING AREA
PROP. HEIGHT 30'
2-STORY
11,807 S.F.

10' BUILDING SETBACK

10' Type "B" Buffer along south property

EX. CHAIN LINK FENCE

EX. STRUCTURE WITHIN 150' STUDY AREA

10' BUILDING SETBACK

EX. DRIVEWAY TO BE REMOVED PER PD 24-1155

21.7' PAVEMENT WIDTH

25' BUILDING SETBACK

10' BUILDING SETBACK

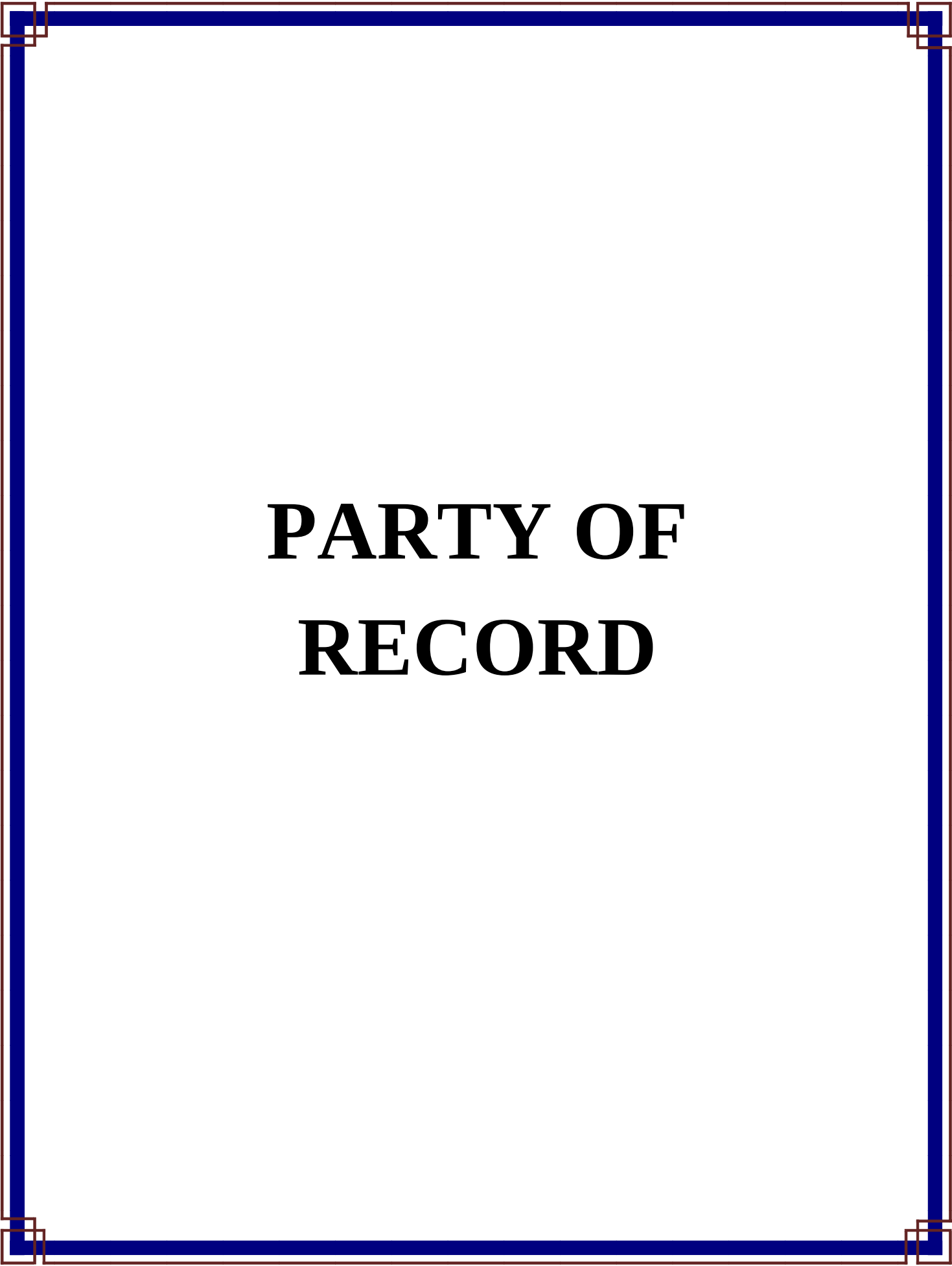
PROP. SHARED INGRESS/EGRESS

IO: 62885.0000
ZONING: PD
FLU: CMU-12
USE: PROFESSIONAL DENTAL FACILITY

10' Type "B" Buffer along south property

DSD: “The 1,200-foot separation provision is to address compatibility with the surrounding development pattern”

...in a **transitional location** between the commercial corridor and nearby agriculture zoned residential developed parcels. The proposed Professional Residential Facility **is adjacent to commercially developed properties to the immediate south** along E. U.S. Highway 92, including commercial intensive uses. **The proposed facility adjacent to the existing approved facility is found to be compatible with the surrounding development pattern”.**



PARTY OF RECORD

NONE