

PD Modification Application: PRS 26-0950

Zoning Hearing Master Date: N/A

BOCC Land Use Meeting Date: July 21, 2026



Hillsborough
County Florida

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Todd Pressman

FLU Category: RES - 4

Service Area: Urban

Site Acreage: 0.24

Community
Plan Area: Brandon

Overlay: None



Introduction Summary:

Subject property is zoned PD 89-0081, most recently modified by MM 19-0034. Permitted uses included Commercial Neighborhood and Office type uses.

The applicant is requesting a minor modification to reduce the front yard setback from 15 feet to 12 feet for a parcel within Parcel C. Subject parcel is along Bell Shoals Road. The approved construction plans for Parcel C indicated a 15 setback along Bell Shoals Road. The building associated with the requested setback reduction is under construction and it was determined that it was being constructed 3 feet into the required 15-foot setback. Request is to allow the structure to remain at a 12-foot setback. Additionally, two scrivener's errors are to be addressed involving elements of the site plan being removed and changes to the approved conditions not carried through from previously approved modifications.

Existing Approval(s):	Proposed Modification(s):
- 15-foot front setback along Bell Shoal Road	- 12-foot front setback along Bell Shoal Road only within modification area - Add back an insert map to Site plan - Add back condition changes to Conditions #10 - Add back condition #23.

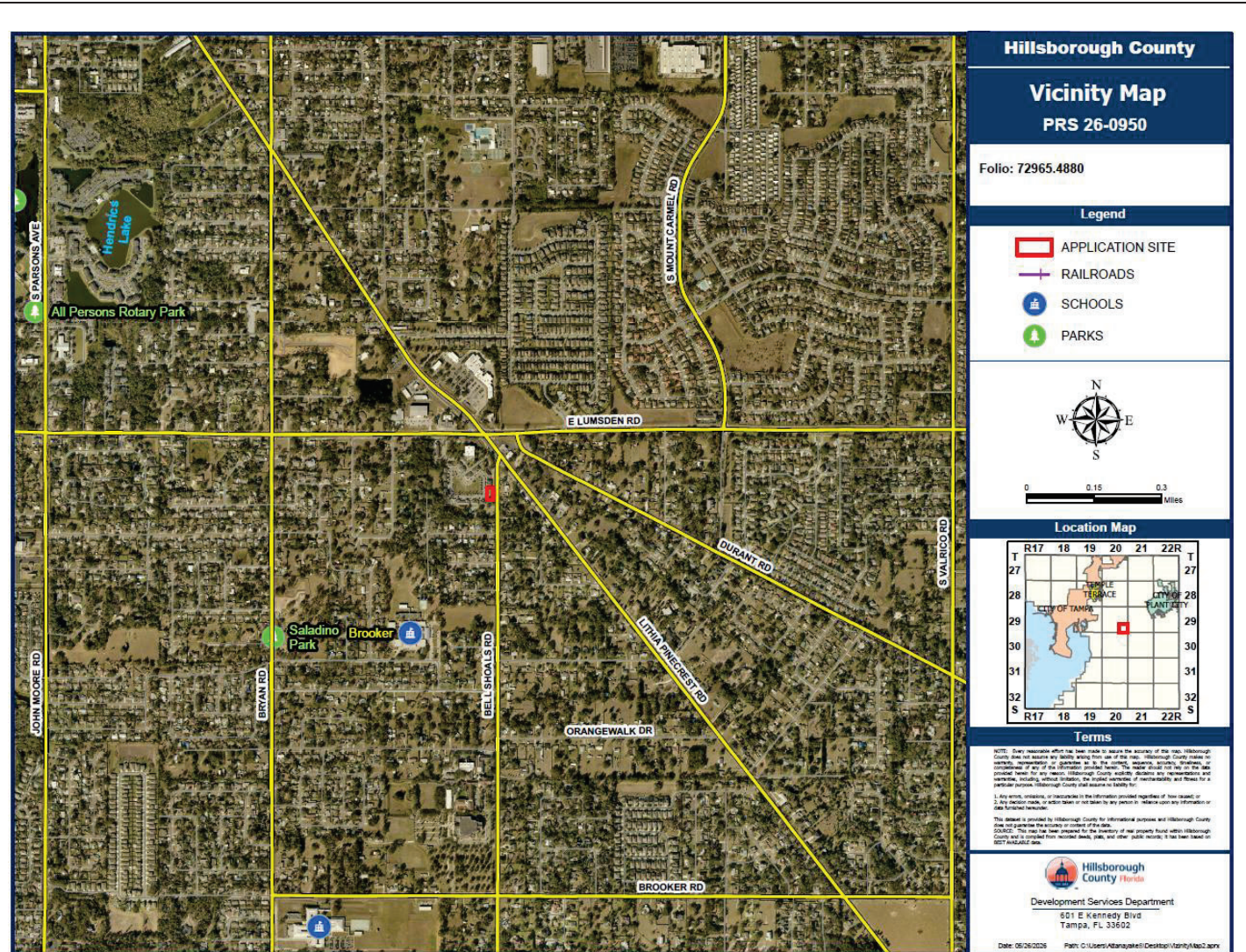
Additional Information:

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: N/A	Development Services Recommendation: Approvable, subject to proposed conditions
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2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

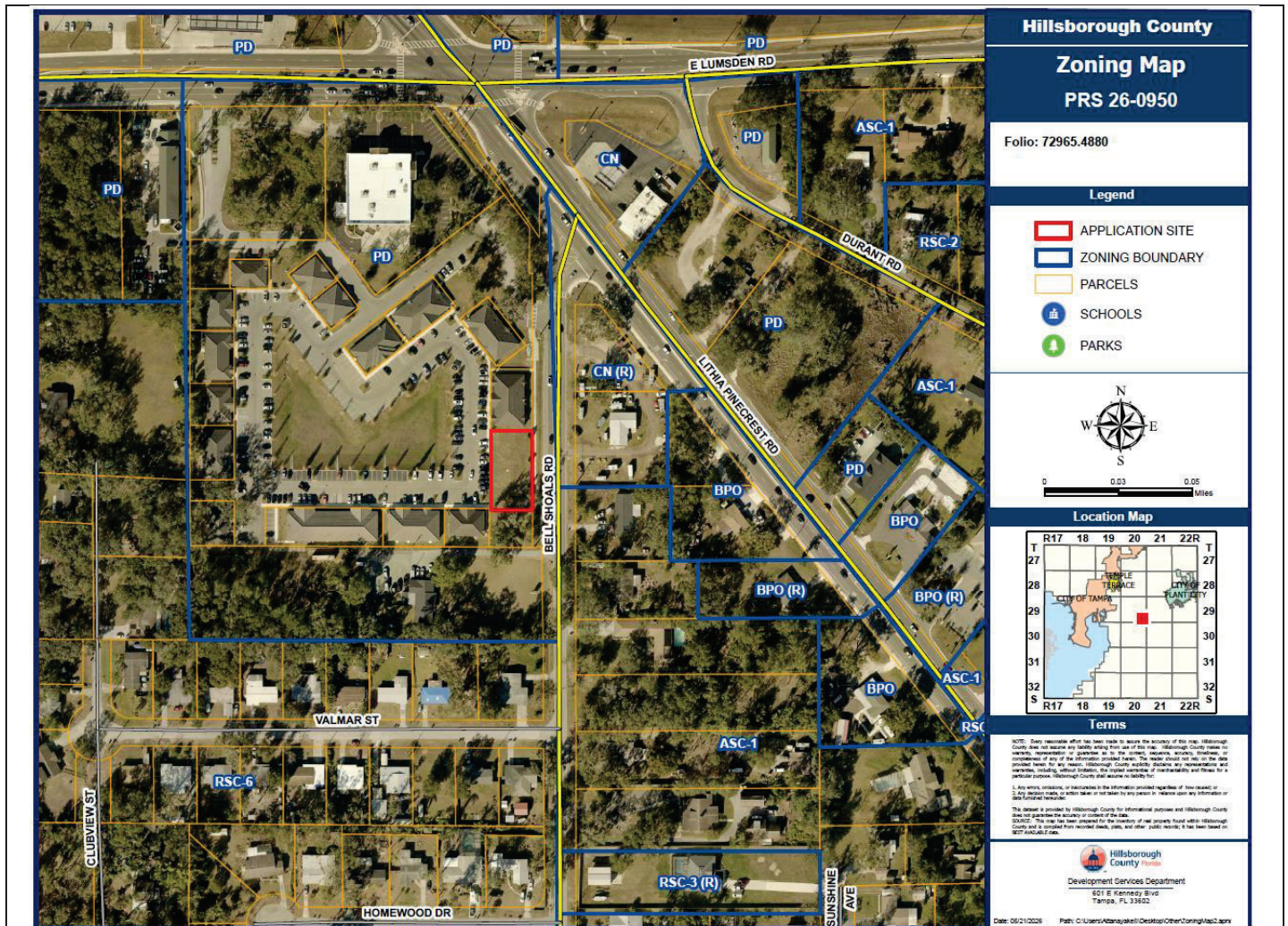


Context of Surrounding Area:

The subject property is located within the Urban Service Area and within the Brandon Community Plan Area. Site is located at large intersection consisting of commercial and office uses. The surrounding area consists primarily of single-family residential.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Immediate Area Map



Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD 89-0091	Parcel A: 0.194 FAR Parcel B: 0.194 FAR Parcel C: 0.226 FAR Parcel D: 0.182 FAR	PD Commercial Neighborhood/PD Office	Office/Commercial
South	PD 89-0091	Parcel A: 0.194 FAR Parcel B: 0.194 FAR Parcel C: 0.226 FAR Parcel D: 0.182 FAR	PD Commercial Neighborhood/PD Office	Office/Commercial
East	CN	0.20 FAR	Commercial Neighborhood uses	Single-Family
	ASC-1	1 DU per acre	Agriculture/Single-Family	Single-Family

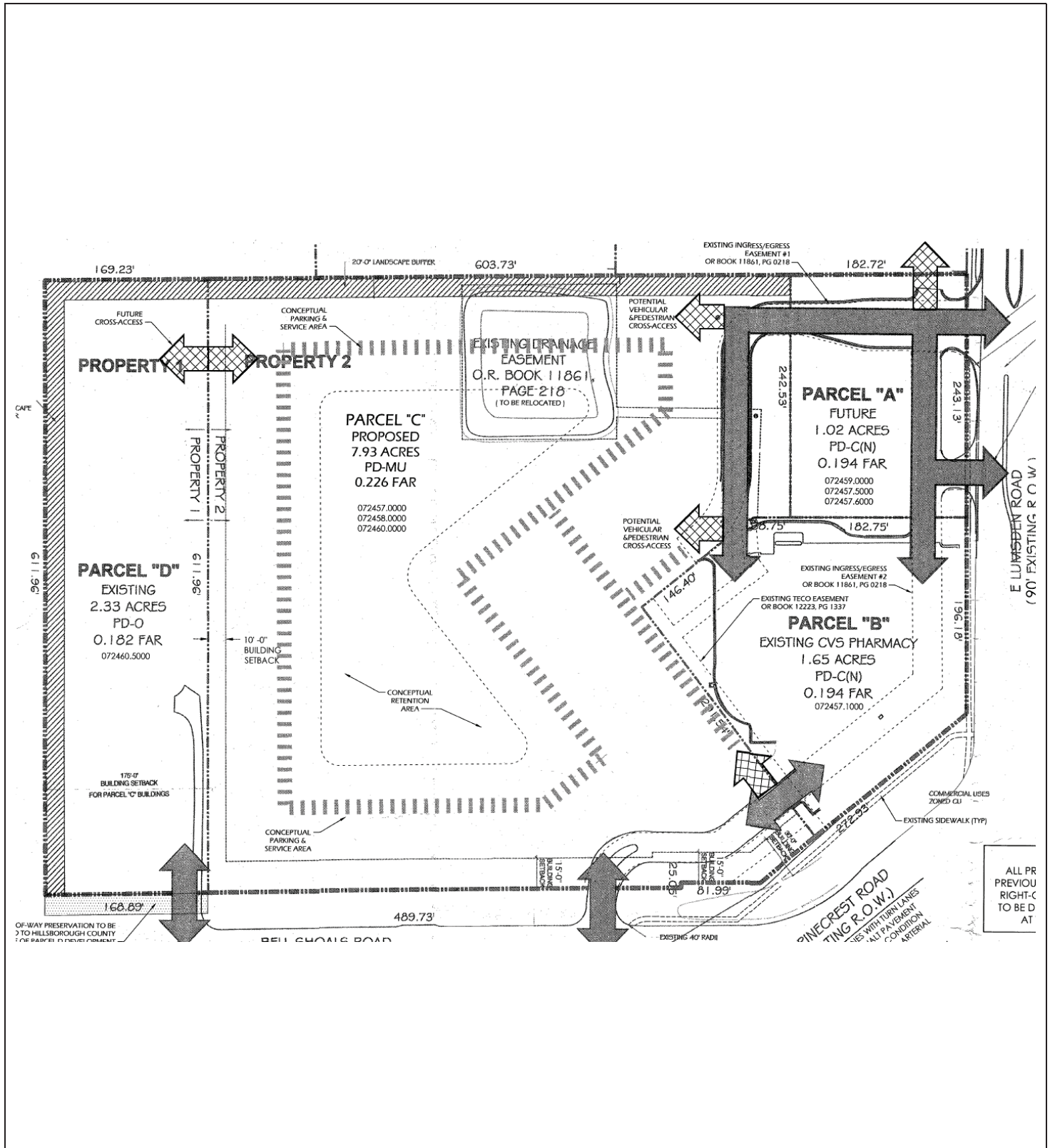
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Case Reviewer: Jared Follin

West	PD 89-0091	Parcel A: 0.194 FAR Parcel B: 0.194 FAR Parcel C: 0.226 FAR Parcel D: 0.182 FAR	PD Commercial Neighborhood/PD Office	Office/Commercial
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2.4 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.2 for full site plan)



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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Lumsden Rd.	County Arterial - Urban	4 Lanes ☒ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☒ Other - TBD
Bell Shoals Rd.	County Collector - Rural	2 Lanes ☒ Substandard Road ☐ Sufficient ROW Width	☒ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☒ Other - TBD
	Choose an item.	Choose an item. Lanes ☐ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other
	Choose an item.	Choose an item. 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	9,045	583	761
Proposed	9,045	583	761
Difference (+/-)	No Change	No Change	No Change

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

Connectivity and Cross Access ☐ Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North	X	Pedestrian & Vehicular	None	Meets LDC
South		None	None	Meets LDC
East	X	Pedestrian & Vehicular	None	Meets LDC
West		Pedestrian & Vehicular	Vehicular & Pedestrian	Meets LDC
Notes:				

Design Exception/Administrative Variance ☒ Not applicable for this request		
Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
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	No wetlands present
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 ☐ Coastal High Hazard Area ☒ Urban/Suburban/Rural Scenic Corridor ☐ Adjacent to ELAPP property ☐ Other				
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	No conditions other than scriveners' error corrections
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	N/A
Impact/Mobility Fees NA				
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	N/A

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The applicant seeks to modify Planned Development 89-0091 to allow a reduction of front yard setback from 15 feet to 12 feet along Bell Shoals Road only for the modification area. Site was recently developed with an office building with a 12-foot setback. A reduction of 3 feet is not expected to make a discernable impact on the adjacent properties.

In addition to this request, scriveners' errors are to be corrected with this application. During a previous modification, PRS 18-0133 & MM 19-0034, changes to Condition 10 and addition of Condition 23 were not included in the approved conditions. These changes have been added back to the conditions list. Also, an inset map to show site details was removed without staff approval. This inset map has also been added back the site plan.

Staff does not have any compatibility concerns with the requested modifications.

5.2 Recommendation

Based on these considerations, staff finds the proposed Personal Appearance, subject to conditions, approvable.

6.0 PROPOSED CONDITIONS

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted May 12, 2026.

1. All buildings in Parcels A, B, and C must be architecturally finished on all sides.
2. Buildings in Parcel C and their associated loading zones must maintain a minimum distance of 10 feet from the southern parcel boundary and 20 feet from the western parcel boundary. Additionally, buildings in Parcel A and their associated loading zones shall be set back a minimum of 20 feet from the western property boundary.
3. Buildings in Parcel D must meet the following requirements:
 - 3.1 All buildings must be architecturally finished on all sides.
 - 3.2 The rooflines shall be pitched to achieve a residential character compatible with the adjacent residential development.
 - 3.3 Building fences adjacent to the south and west property boundaries shall be varied by the provision of vertical offsets at a minimum spacing of one vertical offset per 40 feet building fence. Roof lines are not required to be offset, but are encouraged.
4. The following uses shall be permitted within the project:

Parcel A – PD-C(N) (Planned Development – Commercial (Neighborhood))
Parcel B – PD-C(N) (Planned Development – Commercial (Neighborhood))
Parcel C – PD-O (Planned Development – Office)
Parcel D – PD-O (Planned Development – Office)
5. A maximum height of 35 feet or two stories, whichever is more restrictive, shall be permitted for the commercial portion of the PD-MU.
6. Along the project boundaries all structures shall be set back two feet for every one foot of structure height over 20 feet. This distance shall be measured from the property boundary and added to the yards and buffers required elsewhere in the Hillsborough County Land Development Code and these conditions, whichever is greater, for the proposed PD-MU project.
7. The office portion of the PD-MU shall have a maximum height of 35 feet or two stories, whichever is more restrictive. Buildings within Parcel C shall be limited to one story.
8. Unless otherwise provided herein, the required front yard at the boundaries of the PDMU project shall be provided according to the requirement set forth in the PD districts corresponding to the uses in the PD-MU district.
9. The remaining yards shall be in accordance with Land Development Code, unless otherwise provided herein.

9.a The front yard setback for the parcel folio #72965.4880, shall be 12 feet.

10. Buffering and screening shall be provided in accordance with the Land Development Code. A 20 foot buffer with Type B screening shall be provided along the western boundary of Parcel C. The northernmost 80 feet of the buffer may be removed to accommodate an access point to the adjacent property to the west identified by folio# 72462.0000, from Parcel C of the subject PD, as shown in the "Inset A" of the PD General Site Plan. A six-foot masonry wall shall, however, be provided along the portion of the western boundary of Parcel C subject to Petition PRS 18-0133 adjacent to property having folio #072467.5000. A portion of the required 20 foot buffer adjacent to property having folio #072462.0000 may be removed to accommodate an access point between the property having folio #072462.0000 and Parcel C of the subject PD, as shown in "Inset A" of the PD General Site Plan. The required masonry wall will be erected before vertical construction commences on Parcel C.
11. An evaluation of the property identified mature trees warranting preservation that may include grand oaks and the applicant is encouraged to consult with staff of the Natural Resource Unit.
12. 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.
13. The construction and location of any proposed environmental impacts are not approved by this review, but shall be considered by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code (LDC).
14. The developer shall be required to utilize public water and public sewer and shall pay for all costs to connect for service delivery.
15. The developer shall provide illumination for all project access points sufficient to provide safe ingress and egress. The access point shall be visible at night from a maximum distance of 200 feet in all directions which vehicles travel, unless otherwise approved by Hillsborough County Public Works. However, no lighting shall adversely affect any surrounding residential development that may be present.
16. All new buildings and uses shall provide facilities for the central storage of solid waste within the lot. Where such facilities are provided outside a building, their location must be shown on the detailed site plan and they shall be screened from public rights-of-way and adjacent property by an enclosure constructed of materials compatible with the materials on the front of the main building.
17. The development of the project shall proceed in strict accordance with the terms And conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations and ordinances of Hillsborough County.
18. Access along Lumsden Road shall be limited to two access points, subject to the following requirements:

- 18.1 The easternmost access drive onto Lumsden Road shall be located No less than 90 feet from the stop bar (at the intersection of Lumsden and Lithia Pinecrest Roads) for eastbound traffic on Lumsden Road.
- 18.2 The westernmost access drive shall align with the existing median cut on Lumsden Road. This access drive shall have full access from/to Lumsden Road, but may be restricted in the future if necessary for operational or safety considerations.
- 18.3 The easternmost access drive shall be limited to right-in /right-out only.
19. The applicant shall provide internal access to any existing or future out-parcels on the site.
 - 19.1 Internal pedestrian access and cross access shall be provided between parcels.
20. Unless otherwise approved by Hillsborough County Public Works, the development of Parcels A or C shall require the developer to construct a northbound left turn lane on Bell Shoals Road into the Parcel C driveway. Length and design of the left turn lane shall be reviewed and approved by Hillsborough County Public Works. Construction of the turn lane may require the developer to dedicate or otherwise acquire additional right-of-way.
21. Consistent with the Hillsborough County Corridor Preservation Plan, the Developer of Parcel D shall preserve up to 18 feet of right-of-way along that portion of the project's Bell Shoals right-of- way. This right-of-way shall be preserved east of the existing right-of-way line. Only those interim uses permitted by the Land Development Code shall be permitted within the right-of-way preservation area. All setbacks shall be applied from the preserved right-of-way line.
22. The minimum distance access will be allowed on Bell Shoals Road shall be 75 feet from the intersection of Lithia-Pinecrest Road and Bell Shoals Road.
23. Notwithstanding anything on the PD site plan or herein these conditions to the contrary:
 - 23.1 Access shall be provided to folio 072462.0000, as generally shown within Inset A of the PD Site Plan; and
 - 23.2 The existing access driveway stub out (to folio 072462.0000) shall be removed (and the curb restored unless otherwise required for emergency access purposes by the Hillsborough County Fire Marshall. In such instance, the existing driveway may remain; however, access shall be restricted using a breakaway gate, breakaway bollards, gate with Knox-box, or another method meeting Hillsborough County Fire Marshall standards.
- ~~23~~24. Any change to the general design, location or number of the access points shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code. The design and construction of curb cuts are subject to approval by the Hillsborough County Development Services Department. Final design, if approved by the Hillsborough County Development Services Department may include, but is not limited to, left turn lanes, acceleration lane(s) and deceleration lanes(s). Access points may be restricted in movements and location, including a relocation/reduction of proposed access points.

- ~~24~~25. Based on the projected trip generation to the site, access onto the public road would be via "Type III," Major Roadway Connection. Accordingly, the Land Development Code requires that all internal access (the "throat") to the driveways must be a minimum of 100 feet from the edge of pavement of the public roadway, and shall remain free of internal connections or parking spaces which might interfere with the movement of vehicles into or out of the site. The applicant has the option of submitting an analysis showing that for this particular site, a throat of less than 100 feet is appropriate and will result in no adverse impact to the public roadway system.
- ~~25~~26. Prior to construction site plan approval for this parcel, the developer shall provide a traffic analysis, signed by a professional engineer, showing the amount of left turn storage needed to serve development traffic. If warranted by the results of the transportation analysis, and as determined by Hillsborough County, the developer shall provide, at his expense, any additional left turn storage to accommodate anticipated left turning traffic (for westbound to southbound traffic), into the common driveway, on Lumsden Avenue where a left turn is permitted. Should any commercial and/or office use be approved for the western adjacent property prior to construction plan approval, the applicant shall include the volumes from both parcels in determining the length of the left turn lane. The design and construction of this left turn lane shall be approved by the Hillsborough County Development Services Department. All roadway construction of said left turn lane shall be completed with proper transitions from the widened section to the existing roadway pavement. Design plans for said construction shall be reviewed and approved by the Hillsborough County Public Works Department and evidence of said approval shall be submitted to review by the Hillsborough County Development Services Department.
- ~~26~~27. For purposes of detailed site planning and permitting, including but not limited to square footage allocations, access points, drainage, signs, and other development parameters, the southern portion of the zoning district, shown as "Property I" on the General Development Site Plan, which is under different ownership than the remainder of the zoning district, shall be treated separately from the remainder of the zoning district (Property 2), unless otherwise agreed between the owners; furthermore, the submittal of any detailed site development plan containing any part of, but not the entire Parcel D as shown on the General Site Development Plan shall not be approved by Hillsborough County unless: (a) The Floor Area Ratio on Property 1 is equal to or less than 0.218 and/or the Floor Area Ratio on Property 2 is equal to or less than 0.159, or evidence of an agreement for an increased Floor Area Ratio on either property (between owners of all portions of the PD-O parcel) is provided to Hillsborough County; and (b) if the southernmost access point to Bell Shoals Road, as depicted on the General Site Development Plan, is shown on the detailed site development plan as other than a joint access shared by both Property I and Property 2 (as distinguished above), evidence of agreement as to the joint use thereof shall be provided to Hillsborough County.
- ~~27~~28. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the 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 regulations in effect at the time of preliminary site plan/plat approval.
- ~~28~~. ~~Within 90 days of approval by the Hillsborough County Board of County Commissioners, the applicant shall submit to the Development Services Department a revised General Development Plan for certification which conforms the notes and graphic of the plan to the conditions outlined above and the Land Development Code (LDC). Subsequent to certification of the plan, if it is determined that the certified plan does not accurately reflect the conditions of approval or requirements of the LDC, said plan will be deemed invalid and certification of the revised plan will be required.~~

29. 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.

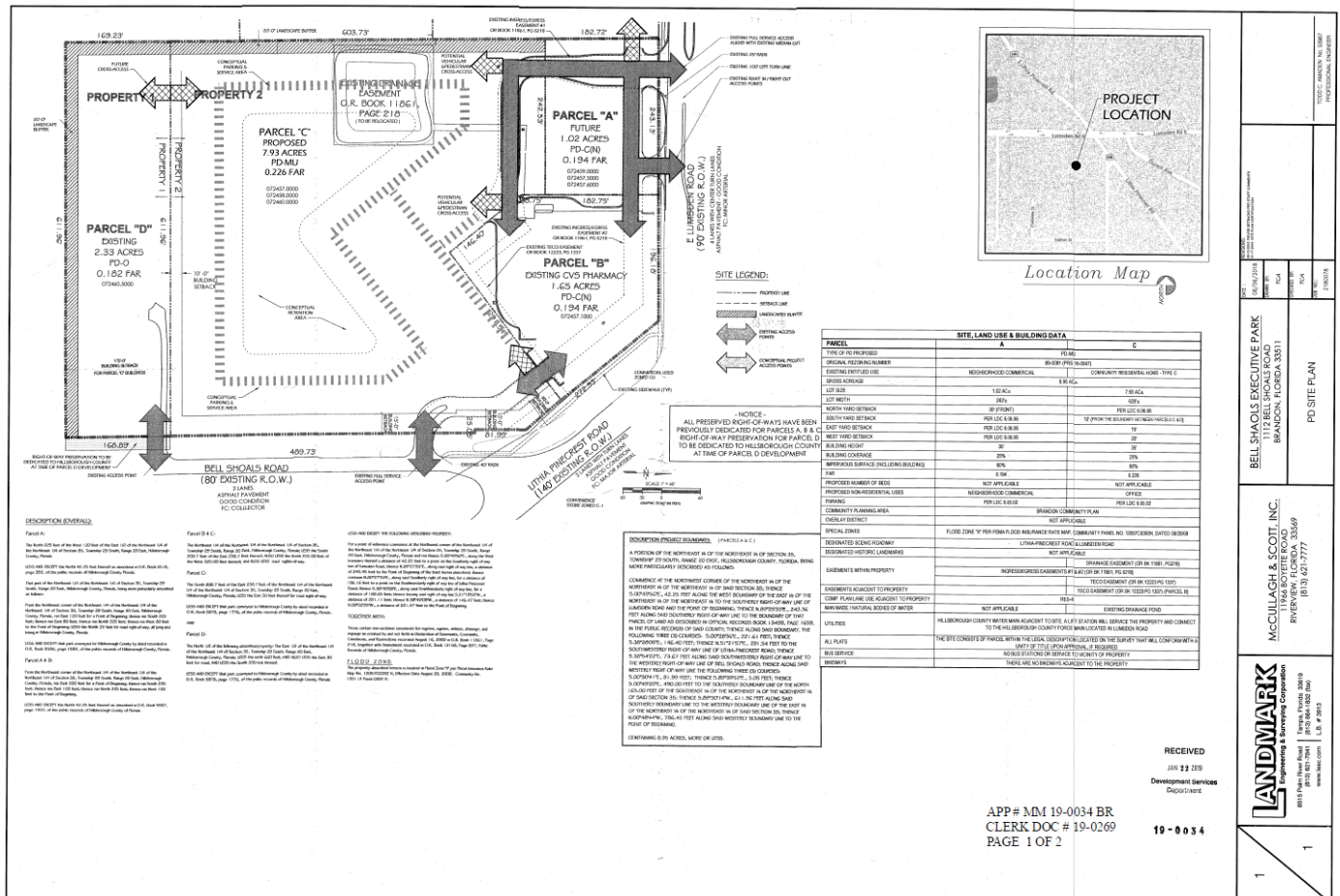
Zoning Administrator Sign Off:	
SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL. Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits 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.	

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

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)			

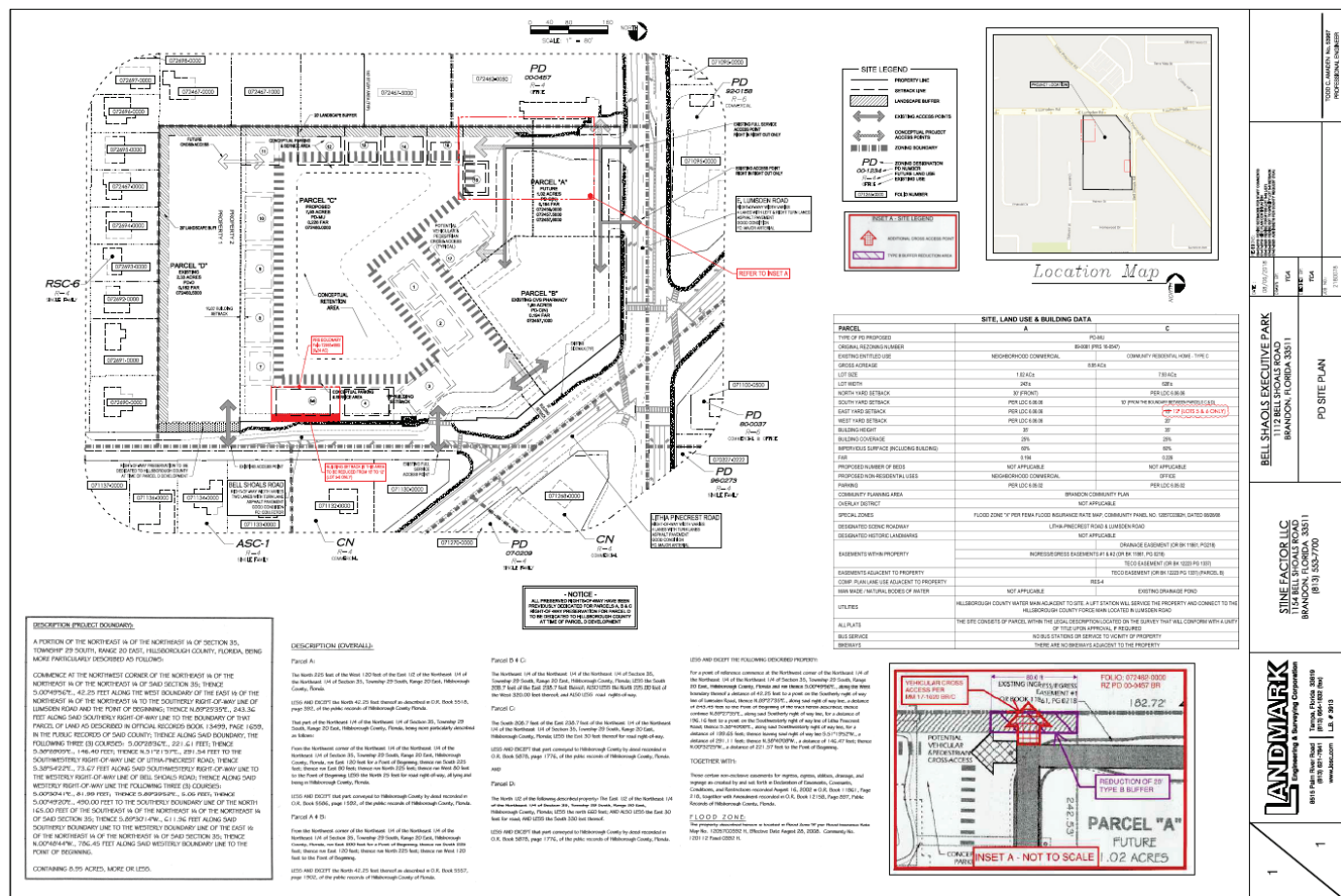
8.0 SITE PLANS (FULL)

8.1 Approved Site Plan (Full)



8.0 SITE PLANS (FULL)

8.2 Proposed Site Plan (Full) (Sheet 1)



APPLICATION NUMBER: PRS 26-0950

ZHM HEARING DATE: N/A

BOCC LUM MEETING DATE: July 21, 2026

Case Reviewer: Jared Follin

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 7/01/2026

REVIEWER: James Ratliff, AICP, PTP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: BR/ Central

PETITION NO: PRS 26-0950

☐

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.

NEW AND REVISED CONDITIONS OF APPROVAL AND SCRIVENORS' ERRORS

None. All previous transportation related conditions shall be carried forward. No new or revised transportation conditions are proposed. In reviewing this application staff identified two scriveners' errors. The first occurred during PRS 18-0133. BOCC records and agenda backup from the 5/8/2018 hearing indicates the item was approved as presented by staff, which included changes to condition 10 and condition 23; however, these were inadvertently left off the certified site plan.

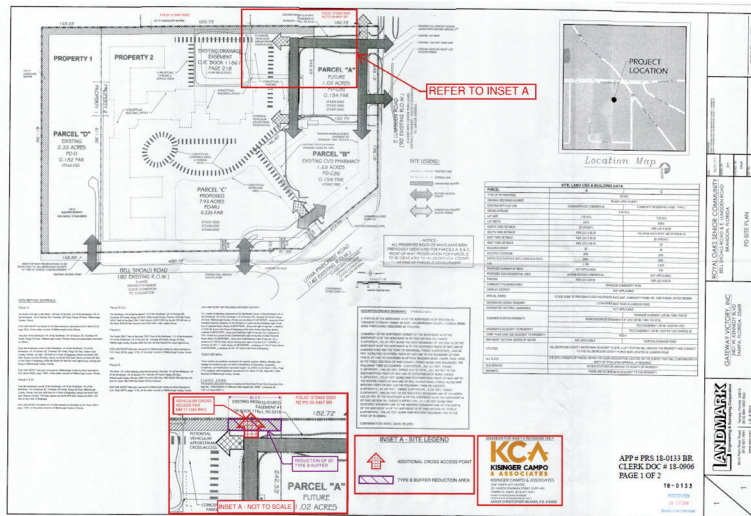
10. Buffering and screening shall be provided in accordance with Land Development Code. A 20 foot buffer with Type B screening shall be provided along the western boundary of Parcel C. The northernmost 80 feet of the buffer may be removed to accommodate an access point to the adjacent property to the west identified by folio# 72462.0000, from Parcel C of the subject PD, as shown in the "Inset A" of the PD General Site Plan.

23. Notwithstanding anything on the PD site plan or herein these conditions to the contrary:

23.1 Access shall be provided to folio 072462.0000, as generally shown within Inset A of the PD Site Plan; and,

23.2 The existing access driveway stub out (to folio 072462.0000) shall be removed (and the curb restored) unless otherwise required for emergency access purposes by the Hillsborough County Fire Marshall. In such instance, the existing driveway may remain; however, access shall be restricted using a breakaway gate, breakaway bollards, gate with Knox-box, or another method meeting Hillsborough County Fire Marshall standards.

These missing condition changes were subsequently carried forward through the last zoning modification (MM 19-0034), which is where the second scriveners error occurred. That applicant removed certain features from the PD site plan (shown in red below) without disclosing those changes in the narrative or officinal documentation as (i.e. the changes were inadvertent).



Both the condition and site plan changes were relative to an access and buffer modification which were subsequently constructed and currently exist (as shown in the photo below). Restoration of these features will restore the status quo and ensure that the PD site plan accurately reflects what was authorized and has been constructed.



These issues are being corrected as a part of this submittal.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a minor modification (PRS) to a +/- 0.24 ac. portion of Planned Development (PD) #89-0081, as most recently amended via MM 19-0034. The project is currently approved for the following:

- Parcel A – PD-C(N) (Planned Development – Commercial (Neighborhood))
- Parcel B – PD-C(N) (Planned Development – Commercial (Neighborhood))
- Parcel C – PD-O (Planned Development – Office)
- Parcel D – PD-O (Planned Development – Office)

The applicant is requesting a rear setback modification (along the modification area's Bell Shoals Rd. frontage) from 15 feet to 12 feet (to reflect actual conditions for a building which was approved and constructed with a setback of 12 feet). This change has no impact on the adjacent transportation network.

Consistent with Sec. 6.2.1.C of the Development Review Procedures Manual (DRPM), and given the proposed changes do not change proposed uses or external access connections, the applicant was not required to submit a trip generation or site access analysis to process this zoning modification. Staff has calculated maximum trip generation potential of the existing approved PD. Data shown below is based upon the Institute of Transportation Engineer's Trip Generation Manual, 12th Edition, utilizing a generalized worst-case scenario.

Existing Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Parcel A, 8,619 s.f. PD-C Uses (LUC 934)	3,863	287	272
Parcel B, 13,943 s.f. PD-C Uses (LUC 881)	1,413	53	143
Parcel C, 78,067, PD-O Uses (LUC 720)	3,094	191	283
Parcel D, 18,472, PD-O Uses (LUC 720)	675	52	63
Subtotal:	9,045	583	761

Proposed Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Parcel A, 8,619 s.f. PD-C Uses (LUC 934)	3,863	287	272
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Parcel D, 18,472, PD-O Uses (LUC 720)	675	52	63
Subtotal:	9,045	583	761

Difference:

	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
	No Change	No Change	No Change

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Bell Shoals Rd. is a publicly maintained, 2-lane, undivided, substandard collector roadway characterized by +/- 10-foot-wide travel lanes in average condition. The roadway lies within a variable width right-of-way (between +/- 60 feet and +/- 80-feet in width) along the project's frontage. There are no bicycle facilities present on Bell Shoals Rd. in the vicinity of the proposed project. There are +/- 5-foot-wide to 6-foot-wide sidewalks along portions of the east and west sides of Bell Shoals Rd. in the vicinity of the proposed project.

Lumsden Rd. is a 4-lane, divided, substandard, arterial roadway characterized by +/- 11 to 12-foot wide travel lanes in average condition. There are no bicycle facilities on Lumsden Rd. in the vicinity of the proposed project. There are +/- 4-foot-wide to 5-foot-wide sidewalks along portions both sides of Lumsden Rd. in the vicinity of the proposed project.

SITE ACCESS AND CONNECTIVITY

No changes to site access or connectivity are proposed.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
Bell Shoals Rd.	Bloomingtondale Ave.	Lithia Pinecrest Rd.	D	C
Lumsden Rd.	Kings Ave.	Lithia Pinecrest Rd.	D	D

Source: Hillsborough County 2024 Level of Service Report.



**CURRENTLY
APPROVED**



Hillsborough County Florida

DEVELOPMENT SERVICES

PO Box 1110 Tampa, FL 33601-1110

February 12, 2019

Reference: MM 19-0034 BR
Timothy H. Powell, TSP Companies, Inc.
Bell Shoals Rd. & Lithia Pinecrest Rd.
72457.0000, 72458.0000, 72460.0000

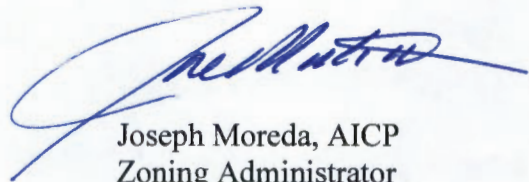
David Wright
TSP Companies, Inc.
PO Box 1016
Tampa, FL 33601-1016

Dear Applicant:

At the regularly scheduled public meeting on February 12, 2019, the Board of County Commissioners approved your request for a Major Modification to PD 89-0081, with the attached final conditions. Please keep this letter for your records.

If you have any questions regarding this, please feel free to contact Brian Grady at 813-276-8343 or by email at GradyB@HCFLGov.net.

Sincerely,



Joseph Moreda, AICP
Zoning Administrator

BOARD OF COUNTY COMMISSIONERS

Ken Hagan
Pat Kemp
Lesley "Les" Miller, Jr.
Sandra L. Murman
Kimberly Overman
Mariella Smith
Stacy R. White

COUNTY ADMINISTRATOR

Michael S. Merrill

COUNTY ATTORNEY

Christine M. Beck

INTERNAL AUDITOR

Peggy Caskey

CHIEF DEVELOPMENT & INFRASTRUCTURE SERVICES ADMINISTRATOR

Lucia E. Garsys

JM/mn
Attachment

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: MM 19-0034 BR
MEETING DATE: February 12, 2019
DATE TYPED: February 12, 2019

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted October 11, 2018.

1. All buildings in Parcels A, B, and C must be architecturally finished on all sides.
2. Buildings in Parcel C and their associated loading zones must maintain a minimum distance of 10 feet from the southern parcel boundary and 20 feet from the western parcel boundary. Additionally, buildings in Parcel A and their associated loading zones shall be set back a minimum of 20 feet from the western property boundary.
3. Buildings in Parcel D must meet the following requirements:
 - 3.1 All buildings must be architecturally finished on all sides.
 - 3.2 The rooflines shall be pitched to achieve a residential character compatible with the adjacent residential development.
 - 3.3 Building fences adjacent to the south and west property boundaries shall be varied by the provision of vertical offsets at a minimum spacing of one vertical offset per 40 feet building fence. Roof lines are not required to be offset, but are encouraged.
4. The following uses shall be permitted within the project:

Parcel A – PD-C(N) (Planned Development – Commercial (Neighborhood))
Parcel B – PD-C(N) (Planned Development – Commercial (Neighborhood))
Parcel C – PD-O (Planned Development – Office)
Parcel D – PD-O (Planned Development – Office)
5. A maximum height of 35 feet or two stories, whichever is more restrictive, shall be permitted for the commercial portion of the PD-MU.
6. Along the project boundaries all structures shall be set back two feet for every one foot of structure height over 20 feet. This distance shall be measured from the property boundary and added to the yards and buffers required elsewhere in the Hillsborough County Land Development Code and these conditions, whichever is greater, for the proposed PD-MU project.
7. The office portion of the PD-MU shall have a maximum height of 35 feet or two stories, whichever is more restrictive. Buildings within Parcel C shall be limited to one story.
8. Unless otherwise provided herein, the required front yard at the boundaries of the PDMU project shall be provided according to the requirement set forth in the PD districts corresponding to the uses in the PD-MU district.
9. The remaining yards shall be in accordance with Land Development Code, unless otherwise provided herein.

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: MM 19-0034 BR
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10. Buffering and screening shall be provided in accordance with the Land Development Code. A 20 foot buffer with Type B screening shall be provided along the western boundary of Parcel C. A six-foot masonry wall shall, however, be provided along the portion of the western boundary of Parcel C subject to Petition PRS 18-0133 adjacent to property having folio #072467.5000. A portion of the required 20 foot buffer adjacent to property having folio #072462.0000 may be removed to accommodate an access point between the property having folio # 072462.0000 and Parcel C of the subject PD, as shown in "Inset A" of the PD General Site Plan. The required masonry wall will be erected before vertical construction commences on Parcel C.
11. An evaluation of the property identified mature trees warranting preservation that may include grand oaks and the applicant is encouraged to consult with staff of the Natural Resource Unit.
12. 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.
13. The construction and location of any proposed environmental impacts are not approved by this review, but shall be considered by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code (LDC).
14. The developer shall be required to utilize public water and public sewer and shall pay for all costs to connect for service delivery.
15. The developer shall provide illumination for all project access points sufficient to provide safe ingress and egress. The access point shall be visible at night from a maximum distance of 200 feet in all directions which vehicles travel, unless otherwise approved by Hillsborough County Public Works. However, no lighting shall adversely affect any surrounding residential development that may be present.
16. All new buildings and uses shall provide facilities for the central storage of solid waste within the lot. Where such facilities are provided outside a building, their location must be shown on the detailed site plan and they shall be screened from public rights-of-way and adjacent property by an enclosure constructed of materials compatible with the materials on the front of the main building.
17. The development of the project shall proceed in strict accordance with the terms And conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations and ordinances of Hillsborough County.
18. Access along Lumsden Road shall be limited to two access points, subject to the following requirements:
 - 18.1 The easternmost access drive onto Lumsden Road shall be located No less than 90 feet from the stop bar (at the intersection of Lumsden and Lithia Pinecrest Roads) for eastbound traffic on Lumsden Road.
 - 18.2 The westernmost access drive shall align with the existing median cut on Lumsden Road. This access drive shall have full access from/to Lumsden Road, but may be restricted in the future if necessary for operational or safety considerations.

- 18.3 The easternmost access drive shall be limited to right-in /right-out only.
19. The applicant shall provide internal access to any existing or future out-parcels on the site.
- 19.1 Internal pedestrian access and cross access shall be provided between parcels.
20. Unless otherwise approved by Hillsborough County Public Works, the development of Parcels A or C shall require the developer to construct a northbound left turn lane on Bell Shoals Road into the Parcel C driveway. Length and design of the left turn lane shall be reviewed and approved by Hillsborough County Public Works. Construction of the turn lane may require the developer to dedicate or otherwise acquire additional right-of-way.
21. Consistent with the Hillsborough County Corridor Preservation Plan, the Developer of Parcel D shall preserve up to 18 feet of right-of-way along that portion of the project's Bell Shoals right-of-way. This right-of-way shall be preserved east of the existing right-of-way line. Only those interim uses permitted by the Land Development Code shall be permitted within the right-of-way preservation area. All setbacks shall be applied from the preserved right-of-way line.
22. The minimum distance access will be allowed on Bell Shoals Road shall be 75 feet from the intersection of Lithia-Pinecrest Road and Bell Shoals Road.
23. Any change to the general design, location or number of the access points shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code. The design and construction of curb cuts are subject to approval by the Hillsborough County Development Services Department. Final design, if approved by the Hillsborough County Development Services Department may include, but is not limited to, left turn lanes, acceleration lane(s) and deceleration lanes(s). Access points may be restricted in movements and location, including a relocation/reduction of proposed access points.
24. Based on the projected trip generation to the site, access onto the public road would be via "Type III," Major Roadway Connection. Accordingly, the Land Development Code requires that all internal access (the "throat") to the driveways must be a minimum of 100 feet from the edge of pavement of the public roadway, and shall remain free of internal connections or parking spaces which might interfere with the movement of vehicles into or out of the site. The applicant has the option of submitting an analysis showing that for this particular site, a throat of less than 100 feet is appropriate and will result in no adverse impact to the public roadway system.
25. Prior to construction site plan approval for this parcel, the developer shall provide a traffic analysis, signed by a professional engineer, showing the amount of left turn storage needed to serve development traffic. If warranted by the results of the transportation analysis, and as determined by Hillsborough County, the developer shall provide, at his expense, any additional left turn storage to accommodate anticipated left turning traffic (for westbound to southbound traffic), into the common driveway, on Lumsden Avenue where a left turn is permitted. Should any commercial and/or office use be approved for the western adjacent property prior to construction plan approval, the applicant shall include the volumes from both parcels in determining the length of the left turn lane. The design and construction of this left turn lane shall be approved by the Hillsborough County Development Services Department. All roadway construction of said left turn lane shall be completed with proper transitions from the widened section to the existing roadway pavement. Design plans for said construction shall be reviewed and approved by the

Hillsborough County Public Works Department and evidence of said approval shall be submitted to review by the Hillsborough County Development Services Department.

26. For purposes of detailed site planning and permitting, including but not limited to square footage allocations, access points, drainage, signs, and other development parameters, the southern portion of the zoning district, shown as "Property I" on the General Development Site Plan, which is under different ownership than the remainder of the zoning district, shall be treated separately from the remainder of the zoning district (Property 2), unless otherwise agreed between the owners; furthermore, the submittal of any detailed site development plan containing any part of, but not the entire Parcel D as shown on the General Site Development Plan shall not be approved by Hillsborough County unless: (a) The Floor Area Ratio on Property 1 is equal to or less than 0.218 and/or the Floor Area Ratio on Property 2 is equal to or less than 0.159, or evidence of an agreement for an increased Floor Area Ratio on either property (between owners of all portions of the PD-O parcel) is provided to Hillsborough County; and (b) if the southernmost access point to Bell Shoals Road, as depicted on the General Site Development Plan, is shown on the detailed site development plan as other than a joint access shared by both Property I and Property 2 (as distinguished above), evidence of agreement as to the joint use thereof shall be provided to Hillsborough County.
27. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the 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 regulations in effect at the time of preliminary site plan/plat approval.
28. Within 90 days of approval by the Hillsborough County Board of County Commissioners, the applicant shall submit to the Development Services Department a revised General Development Plan for certification which conforms the notes and graphic of the plan to the conditions outlined above and the Land Development Code (LDC). Subsequent to certification of the plan, if it is determined that the certified plan does not accurately reflect the conditions of approval or requirements of the LDC, said plan will be deemed invalid and certification of the revised plan will be required.



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 7/01/2026

REVIEWER: James Ratliff, AICP, PTP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: BR/ Central

PETITION NO: PRS 26-0950

☐

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.

NEW AND REVISED CONDITIONS OF APPROVAL AND SCRIVENORS' ERRORS

None. All previous transportation related conditions shall be carried forward. No new or revised transportation conditions are proposed. In reviewing this application staff identified two scriveners' errors. The first occurred during PRS 18-0133. BOCC records and agenda backup from the 5/8/2018 hearing indicates the item was approved as presented by staff, which included changes to condition 10 and condition 23; however, these were inadvertently left off the certified site plan.

10. Buffering and screening shall be provided in accordance with Land Development Code. A 20 foot buffer with Type B screening shall be provided along the western boundary of Parcel C. The northernmost 80 feet of the buffer may be removed to accommodate an access point to the adjacent property to the west identified by folio# 72462.0000, from Parcel C of the subject PD, as shown in the "Inset A" of the PD General Site Plan.

23. Notwithstanding anything on the PD site plan or herein these conditions to the contrary:

23.1 Access shall be provided to folio 072462.0000, as generally shown within Inset A of the PD Site Plan; and,

23.2 The existing access driveway stub out (to folio 072462.0000) shall be removed (and the curb restored) unless otherwise required for emergency access purposes by the Hillsborough County Fire Marshall. In such instance, the existing driveway may remain; however, access shall be restricted using a breakaway gate, breakaway bollards, gate with Knox-box, or another method meeting Hillsborough County Fire Marshall standards.

These missing condition changes were subsequently carried forward through the last zoning modification (MM 19-0034), which is where the second scriveners error occurred. That applicant removed certain features from the PD site plan (shown in red below) without disclosing those changes in the narrative or officinal documentation as (i.e. the changes were inadvertent).

Consistent with Sec. 6.2.1.C of the Development Review Procedures Manual (DRPM), and given the proposed changes do not change proposed uses or external access connections, the applicant was not required to submit a trip generation or site access analysis to process this zoning modification. Staff has calculated maximum trip generation potential of the existing approved PD. Data shown below is based upon the Institute of Transportation Engineer's Trip Generation Manual, 12th Edition, utilizing a generalized worst-case scenario.

Existing Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Parcel A, 8,619 s.f. PD-C Uses (LUC 934)	3,863	287	272
Parcel B, 13,943 s.f. PD-C Uses (LUC 881)	1,413	53	143
Parcel C, 78,067, PD-O Uses (LUC 720)	3,094	191	283
Parcel D, 18,472, PD-O Uses (LUC 720)	675	52	63
Subtotal:	9,045	583	761

Proposed Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Parcel A, 8,619 s.f. PD-C Uses (LUC 934)	3,863	287	272
Parcel B, 13,943 s.f. PD-C Uses (LUC 881)	1,413	53	143
Parcel C, 78,067, PD-O Uses (LUC 720)	3,094	191	283
Parcel D, 18,472, PD-O Uses (LUC 720)	675	52	63
Subtotal:	9,045	583	761

Difference:

	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
	No Change	No Change	No Change

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Bell Shoals Rd. is a publicly maintained, 2-lane, undivided, substandard collector roadway characterized by +/- 10-foot-wide travel lanes in average condition. The roadway lies within a variable width right-of-way (between +/- 60 feet and +/- 80-feet in width) along the project's frontage. There are no bicycle facilities present on Bell Shoals Rd. in the vicinity of the proposed project. There are +/- 5-foot-wide to 6-foot-wide sidewalks along portions of the east and west sides of Bell Shoals Rd. in the vicinity of the proposed project.

Lumsden Rd. is a 4-lane, divided, substandard, arterial roadway characterized by +/- 11 to 12-foot wide travel lanes in average condition. There are no bicycle facilities on Lumsden Rd. in the vicinity of the proposed project. There are +/- 4-foot-wide to 5-foot-wide sidewalks along portions both sides of Lumsden Rd. in the vicinity of the proposed project.

SITE ACCESS AND CONNECTIVITY

No changes to site access or connectivity are proposed.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
Bell Shoals Rd.	Bloomingtondale Ave.	Lithia Pinecrest Rd.	D	C
Lumsden Rd.	Kings Ave.	Lithia Pinecrest Rd.	D	D

Source: Hillsborough County 2024 Level of Service Report.

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AGENCY COMMENT SHEET

REZONING	
HEARING DATE: July 21, 2026	COMMENT DATE: June 16, 2026
PETITION NO.: 26-0950	PROPERTY ADDRESS: 1154 Bell Shoals Rd, Brandon, FL 33511
EPC REVIEWER: Liam Huxhold	FOLIO #: 0729654880
CONTACT INFORMATION: (813) 627-2600 x 1247	STR: 35-29S-20E
EMAIL: huxholdl@epchc.org	
REQUESTED ZONING: Minor Modification to PD	
FINDINGS	
WETLANDS PRESENT	NO
SITE INSPECTION DATE	N/A
WETLAND LINE VALIDITY	N/A
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	No wetlands
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.	

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

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.

Lh/dc

ec:

buck@stressfreeconstruction.com

todd@pressmaninc.com

AGENCY COMMENT SHEET

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

FROM: **Reviewer: Andria McMaugh** **Date: 06/18/2026**

Agency: Natural Resources **Petition #: 26-0950**

☐ 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. 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.
2. 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.
3. 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.

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

PETITION NO.: PRS 26-0950

REVIEWED BY: John Rochelle

DATE: 5/27/2026

FOLIO NO.: 72965.4880

WATER

- ☐ The property lies within the _____ Water Service Area. The applicant should contact the provider to determine the availability of water service.
- ☒ A 6 inch water main exists ☒ (approximately 60 feet from the site), ☐ (adjacent to the site), and is located north of the subject property within the west Right-of-Way of Bell Shoals Road. 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 12 inch wastewater forcemain exists ☒ (approximately 370 feet from the project site), ☐ (adjacent to the site) and is located north of the subject property within the southwest Right-of-Way of Lithia Pinecrest Road. 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 REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 05-27-2026

REVIEWER: Sherri Wilson, Conservation and Environmental Lands Management

APPLICANT: Todd Pressman

PETITION NO: 26-0950

LOCATION: 1154 Bell Shoals Rd, Brandon, FL 33511

FOLIO NO: 72965.4880

SEC: 35 **TWN:** 29 **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: _____.



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:	5/19/2026
REVIEWER:	Nicole Cooper, Environmental Spec.	REVIEW DATE:	5/20/2026
PROPERTY OWNER:	Stine Factor, LLC	PID:	26-0950
APPLICANT:	Pressman Todd		
LOCATION:	1154 Bell Shoals Rd. Unit #101 Brandon, FL 33511		
FOLIO NO.:	72965.4880		

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.