



Meeting Date: December 9, 2025

☒ Consent Section

☐ Regular Section

☐ Public Hearing

Requires Chair Signature? ☐ Yes ☒ No

Includes a Technology Component? ☐ Yes ☒ No

Subject: Approve a resolution providing for the rendition of the denial of application RZ 25-0602, an application for rezoning from the RSC-6 zoning district to a Planned Development. The Board of Commissioners voted to deny this application during the October 7, 2025 Board of County Commissioners Land Use Meeting.

Department Name: County Attorney's Office

Contact Person: Johanna Lundgren Bailey

Contact Phone: 307-3115

*Johanna Lundgren Bailey*

Staff's Recommended Board Motion: Approve a resolution providing for the rendition of the denial of application RZ 25-0602, an application for rezoning from the RSC-6 zoning district to a Planned Development. The Board of County Commissioners voted to deny this application during the October 7, 2025 Board of County Commissioners Land Use Meeting.

Background:

Sec. 10.03.04 (G) of the Land Development Code (LDC) provides for the process for the Board of County Commissioners' consideration of rezonings. This section states that "the Board shall consider the record of the hearing before the Land Use Hearing Officer, any additional evidence and oral argument introduced pursuant to the terms herein and shall approve or deny the application by resolution. The resolution shall include a statement of compliance or all points of noncompliance with the Comprehensive Plan, if different from the conclusions of the Land Use Hearing Officer, and shall give specific reasons for any decision contrary to his recommendation. A resolution approving an application shall specify any conditions which are required as part of the Board's approval."

In accordance with Sec. 10.03.04 of the LDC, the Board of County Commissioners conducted a public meeting and considered application RZ 25-0602 during the October 7, 2025 Board of County Commissioners Land Use Meeting. The Board conducted its review of this application in accordance with the Land Development Code, and voted to deny the application. The Board is requested to adopt the attached resolution providing for the rendition of the Board's denial of application RZ 25-0602.

List Attachments:

Resolution providing for denial of RZ 25-0602, with the following attachments: (1) Zoning Hearing Master Recommendation, (2) Development Services Department denial letter (3) Excerpt of Minutes of October 7, 2025 Board of County Commissioners Land Use Meeting

**RESOLUTION # \_\_\_\_\_**

**REZONING PETITION # RZ-PD 25-0602**

Upon motion by Commissioner Hagan, seconded by Commissioner Wostal, the following resolution was adopted by a 6-1 vote, with the individual commissioners voting as follows:

Boles	yes
Cepeda	yes
Cohen	yes
Hagan	yes
Miller	yes
Myers	no
Wostal	yes

WHEREAS, on the 14th day of March, 2025, Todd Pressman submitted a rezoning petition requesting a change from RSC-6 (Residential, Single-Family Conventional) zoning classification to PD (Planned Development) zoning classification for the parcel of land described in said petition for the proposed use of a 14-bed Community Residential Home; and,

WHEREAS, the Zoning Hearing Master on August 18, 2025, held a duly noticed public hearing on said rezoning petition for PD (Planned Development) zoning and heard and considered testimony and documents received thereon; and,

WHEREAS, the Zoning Hearing Master filed with the Board of County Commissioners of Hillsborough County a recommendation of approval of said rezoning petition; and,

WHEREAS, said recommendation of approval contained findings of fact and conclusions of law relating to consistency with the Comprehensive Plan and compatibility with adjoining land uses and zoning classifications, a copy of which recommendation is attached hereto as Exhibit A and incorporated herein by reference; and,

WHEREAS, the public notice requirements contained in the Land Development Code of Hillsborough County have been satisfied; and,

WHEREAS, the Board of County Commissioners of Hillsborough County has received and considered the report and recommendation of the Hillsborough County Administration; and,

WHEREAS, the Board of County Commissioners of Hillsborough County has received and considered the report and recommendation of the Zoning Hearing Master; and,

WHEREAS, the Board of County Commissioners of Hillsborough County has on October 7, 2025, held a duly noticed public meeting on the petition for PD (Planned Development) zoning and has heard and considered the evidence received thereon.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA:

I. FINDINGS

- A. The recitals of fact and law set forth above are hereby incorporated into this Resolution.
- B. The Board has considered the Petition in accordance with LDC §10.03.04.
- C. LDC §10.03.04.G.1. provides that the Board's resolution that approves or denies the Petition, "shall include a statement of compliance or all points of noncompliance with the Comprehensive Plan, if different from the conclusions of the [ZHM], and shall give specific reasons for any decision contrary to his recommendation."
- D. § 163.3194(3)(a) of the Community Planning Act provides that, " ( a) development order ... shall be consistent with the comprehensive plan if the land uses, densities or intensities, and other aspects of development permitted by such order...are compatible with and further the objectives, policies, land uses, and densities or intensities in the comprehensive plan and if it meets all other criteria enumerated by the local government."
- E. The Board hereby rejects the Zoning Hearing Master's recommendation of approval on the grounds that the requested Planned Development to establish a Type B Community Residential Home is not compatible with the established residential uses and RSC-6 zoning surrounding the subject property, and as such is not consistent with Policy 3.1.3 of the Future Land Use Section of the Comprehensive Plan, which states:

"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 designs 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."

The requested Planned Development's proposed 14-bed Type B Community Residential Home use is incompatible with the RSC-6 zoning surrounding the subject property. Section 2.02.02. of the Land Development Code does not permit Type B Community Residential Homes within the RSC-6 zoning district. The requested Planned Development to establish a 14-bed Type B Community Residential Home is inconsistent with Objective 4.4 "Neighborhood Protection",

Policy 4.4.1 of the Future Land Use Section. Additionally, the Planned Development is not consistent with Objective 4.6 concerning Neighborhood and Community Supporting Uses, Policy 4.6.1 which provides in part that “residential support uses. . . shall be of a design, intensity and scale to serve the surrounding neighborhood or the nonresidential development in which it occurs, and to be compatible with the surrounding land uses and zoning.”

- F. Record evidence which describes both the natural and the non-natural physical characteristics and the environmental functions of both the Property and the surrounding areas supports a finding that the retention of the existing zoning classification of RSC-6 serves the legitimate public purpose of protecting the existing residential neighborhood from the encroachment of an incompatible use.

## II. CONCLUSION

The Board of County Commissioners of Hillsborough County hereby denies the petition for PD (Planned Development) zoning filed by Todd Pressman.

## III. EFFECTIVE DATE

This resolution shall take effect upon vote of the Board of County Commissioners of Hillsborough County in regards to the application.

STATE OF FLORIDA        )  
                                      )  
COUNTY OF HILLSBOROUGH)

I, VICTOR CRIST, Clerk of the Circuit Court and Ex Officio Clerk to the Board of County Commissioners of Hillsborough County, Florida, do hereby certify that the above and foregoing is a true and correct copy of the resolution adopted by the Board of County Commissioners of Hillsborough County, Florida at its regular meeting of \_\_\_\_\_ as the same appears of record in Minute Book \_\_\_\_\_ of the Public Records of Hillsborough County, Florida.

WITNESS, my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

VICTOR CRIST, CLERK

BY: \_\_\_\_\_  
Deputy Clerk

APPROVED BY COUNTY ATTORNEY

BY \_\_\_\_\_

Approved As To Form And  
Legal Sufficiency

**COUNTY OF HILLSBOROUGH**

**RECOMMENDATION OF THE  
LAND USE HEARING OFFICER**

<b>APPLICATION NUMBER:</b>	RZ PD 25-0602
<b>DATE OF HEARING:</b>	August 18, 2025
<b>APPLICANT:</b>	Todd Pressman
<b>PETITION REQUEST:</b>	The request is to rezone a parcel of land from RSC-6 to PD
<b>LOCATION:</b>	819 W. 131 <sup>st</sup> Ave
<b>SIZE OF PROPERTY:</b>	0.73 acres m.o.l.
<b>EXISTING ZONING DISTRICT:</b>	RSC-6
<b>FUTURE LAND USE CATEGORY:</b>	RES-4
<b>SERVICE AREA:</b>	Urban
<b>COMMUNITY PLANNING AREA:</b>	Greater Carrollwood Northdale

# DEVELOPMENT REVIEW STAFF REPORT

**Rezoning Application:** PD 25-0602  
**Zoning Hearing Master Date:** August 18, 2025  
**BOCC Land Use Meeting Date:** October 7, 2025



## 1.0 APPLICATION SUMMARY

**Applicant:** Todd Pressman  
**FLU Category:** RES-4  
**Service Area:** Urban  
**Site Acreage:** 0.73  
**Community Plan Area:** Greater Carrollwood Northdale  
**Overlay:** None



### Introduction Summary:

The existing zoning is RSC-6 (Residential Single Family, Conventional), which permits single family residential pursuant to the development standards in the table below.  
 The proposed zoning for Planned Development (site plan controlled district) is proposed to allow a 14 bed Type B Community Residential Home pursuant to the development standards in the table below and site plan depicted in 2.4 of the report.

Zoning:	Existing	Proposed
District(s)	RSC-6	PD
Typical General Use(s)	Single-Family Residential (Conventional Only)	14 bed Type B Community Residential Home
Acreage	0.73	0.73
Density/Intensity	4 DU/AC	3.83 DU/AC (14 residents / 5 = 2.8, 2.8 DU/0.73 = 3.83 DU/AC)
Mathematical Maximum*	2 DU	2.8 /14-beds

\*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	RSC-6	PD
Lot Size / Lot Width	7,000 sf / 70'	Per PD site plan

<b>APPLICATION NUMBER:</b>	<b>PD 25-0602</b>
<b>ZHM HEARING DATE:</b>	August 18, 2025
<b>BOCC LUM MEETING DATE:</b>	October 7, 2025
	Case Reviewer: Tania C. Chapela

Setbacks/Buffering and Screening	25' Front 25' Rear 7.5' Sides	Setbacks: Front: 77.14' Rear: 47.24' Side (West):14.76' Side (East): 38.36' Buffering and Screening: North: 15 feet wide, type "A" buffer w/ 6 feet shade trees 50' O.C. East: 15 feet wide, type "A" buffer W 6 feet shade trees 50' O.C.
Height	35'	30'

<b>Additional Information:</b>	
PD Variation(s)	None requested as part of this application
Waiver(s) to the Land Development Code	None requested as part of this application

<b>Planning Commission Recommendation:</b> Consistent	<b>Development Services Recommendation:</b> Approvable, subject to proposed conditions
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APPLICATION NUMBER: PD 25-0602

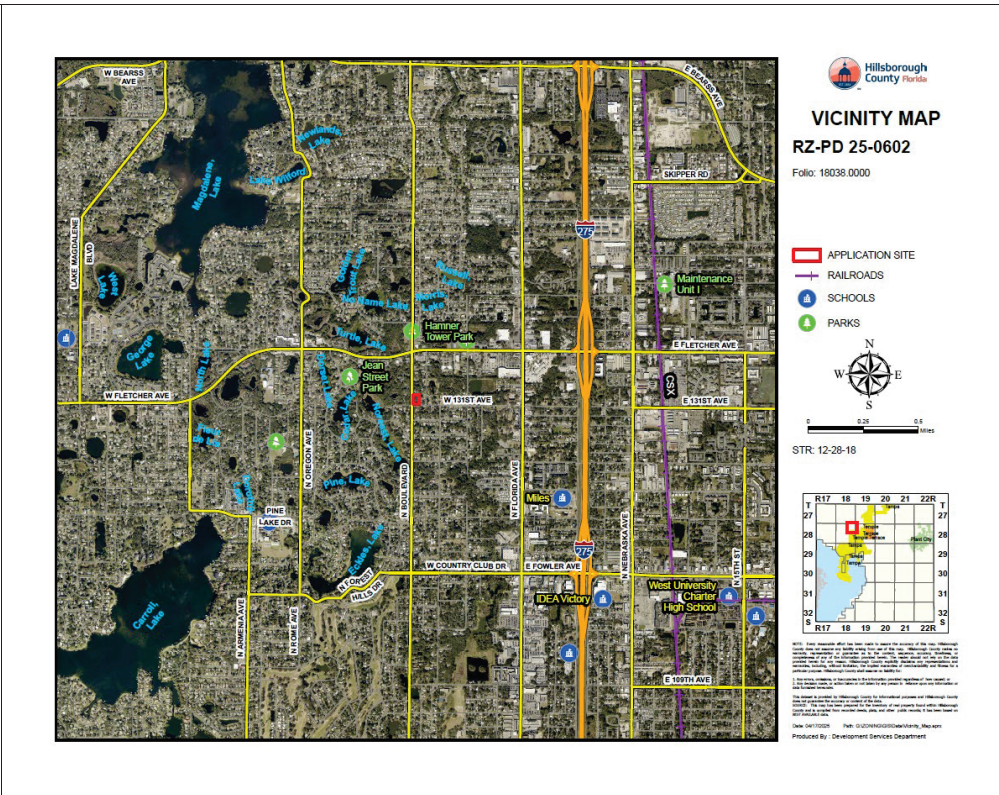
ZHM HEARING DATE: August 18, 2025

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## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.1 Vicinity Map

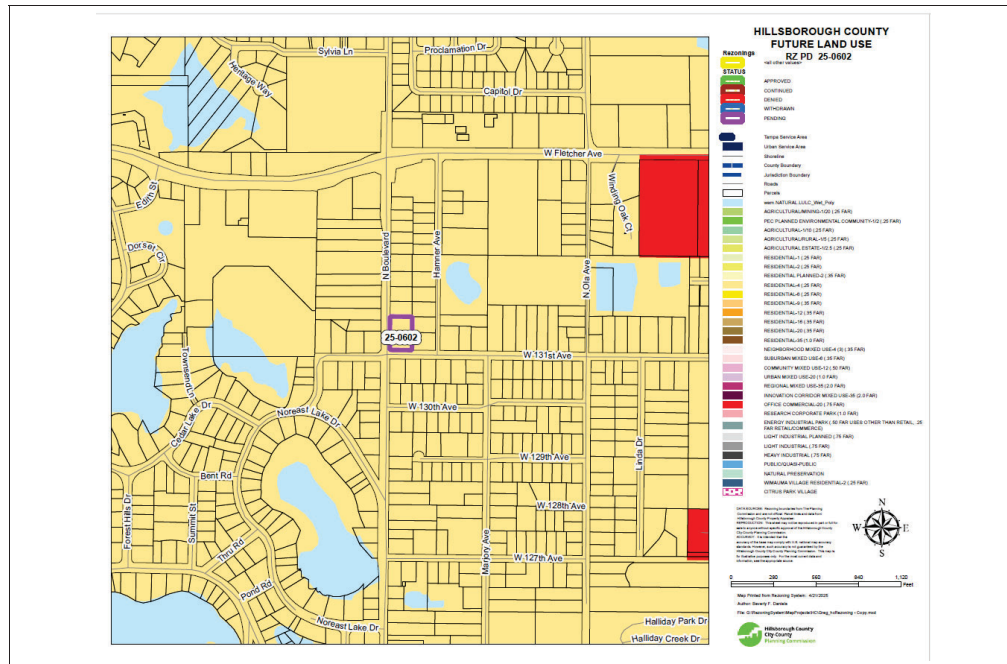


#### Context of Surrounding Area:

The area contains an established development consisting of residential single family conventional home uses with properties zoned RSC-6.

## 2.0 LAND USE MAP SET AND SUMMARY DATA

## 2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential – 4 RES-4
Maximum Density/F.A.R.:	4 du/ga, Neighborhood commercial, office or multi-purpose projects up to 175,000 sq. ft. or 0.25 FAR, whichever is less intense.
Typical Uses:	Agricultural, residential, neighborhood commercial, office uses and multi-purpose projects.



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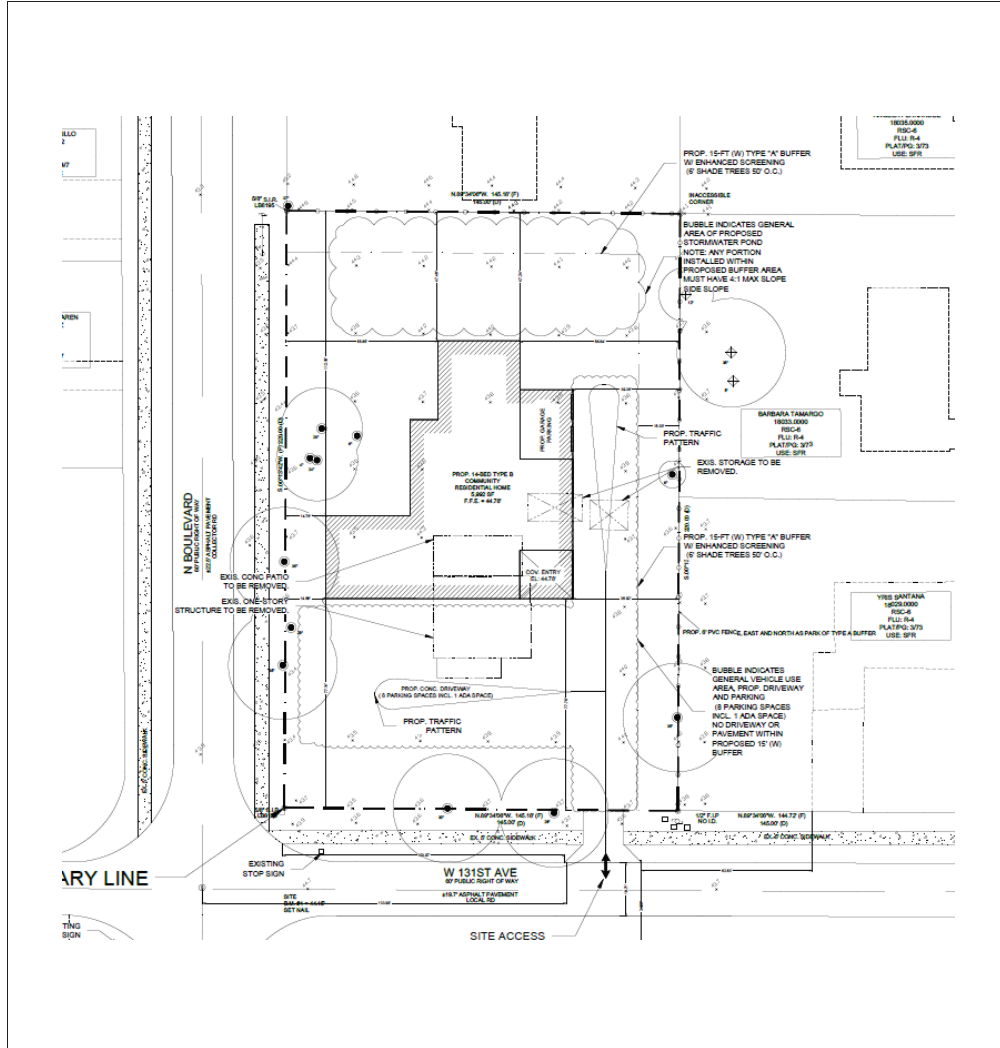
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## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 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 9.0 OF STAFF REPORT)

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
N Boulevard	County Arterial - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
W 131st Avenue	County Arterial - Urban	8 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	28	2	3
Proposed	36	3	3
Difference (+/-)	+8	+1	Nil

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

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

Design Exception/Administrative Variance		
Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
Notes:		



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#### 4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
<b>Environmental:</b>	<b>Comments Received</b>	<b>Objections</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Natural Resources	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____				
<b>Public Facilities:</b>	<b>Comments Received</b>	<b>Objections</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>
<b>Transportation</b> <input checked="" type="checkbox"/> Off-Site Improvement Determination Deferred Fully <input checked="" type="checkbox"/> Partially <input type="checkbox"/> <input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-Site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Service Area/ Water &amp; Wastewater</b> <input type="checkbox"/> Urban <input checked="" type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Hillsborough County School Board</b> Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Impact/Mobility Fees</b> Community Residential Home (Assisted Living) Mobility (per bed) : \$1,253 * 14 = \$17,542 Fire: \$95 * 5.992 = \$569.24				
<b>Comprehensive Plan:</b>	<b>Comments Received</b>	<b>Findings</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>
<b>Planning Commission</b> <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

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## 5.0 IMPLEMENTATION RECOMMENDATIONS

### 5.1 Compatibility

The proposed facility will be in keeping with the height, scale, mass and bulk of the residential development. Conditions are included requiring that the facility be designed and constructed to resemble a residential structure. The proposed building height is 30 feet, which is below the 35-foot maximum permitted in the surrounding RSC-6 zoning.

As a Planned Development zoning request, compliance with distance requirements found in 6.11.28 is not required; however, staff examines the proposal with those standards in mind to determine compatibility. The Type B CRH is located within 500 feet of RSC zoned property. The CRH will be developed in a residential style to avoid an incompatible building within the community.

The proposed CRH will be located 52 feet from the northern property line. Property to the north consists of a nonconforming use at a nonconforming setback. Nonetheless, the applicant proposes a setback which exceeds the minimum side yard setback 7.5 feet. The area of separation will consist of the site's stormwater pond and a 15-foot wide buffer with Type A screening and tree plantings, which also exceeds buffering and screening requirements (5-foot wide buffer/Type A screening).

Property to the west is separated by the N. Boulevard Right-of-Way. The distance is 104 feet +/- . The proposed front yard setback is 14.76 feet, utilizing the front of the parcel, thereby providing space for the parking area along the south where access will occur.

Property to the south is separated by the W. 131<sup>st</sup> Right-of-Way. The distance is approximately 177 feet. A setback of 77 feet is proposed, which exceed the RSC-6 setback of 25 feet.

The distance from the east is approximately 94 feet, with the building setback at 38 feet. This exceed the RSC-2 setback of 7.5 feet. A 15-foot wide buffer with Type A screening and tree plantings will be provided, which exceeds buffering and screening requirements (5-foot wide buffer/Type A screening). Homes are not oriented towards the site.

The subject site is located at the intersection of N. Boulevard and W. 131<sup>st</sup> Avenue, both classified as arterial roadways. The neighborhood is zoned RSC-6 and parcels around the site are approximately 15,000 sf in size (0.36 acres). The subject site is double the size of the surrounding properties at 31,798 sf in size (0.73 acres). The size of this lot could be developed with 2 single-family lots utilizing RSC-6 development standards, which is a 25 foot setback to the west and south, and 7.5 feet from the north and east. The maximum building height for the RSC-6 zoning district is 35 feet. Lastly, when comparing trip generation between two single-family homes and the proposed uses, the AM and PM peak hour trips are comparable to residential.

### 5.2 Recommendation

Staff recommends approval of the applicant's request, subject to conditions.

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

## **SUMMARY OF HEARING**

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on August 18, 2025. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the petition.

Mr. Todd Pressman testified on behalf of the property owner Ms. Latonia Boykins who he introduced at the hearing. Mr. Pressman showed a PowerPoint presentation and stated that the request is to rezone from RSC-6 to Planned Development to develop a Type B Community Residential Home with a maximum of 14 residents. He referenced one zoning condition that was added in accordance with AHCA licensing requirements. Mr. Pressman identified the location of the property and stated that both planning staffs support the rezoning request. He showed a copy of the proposed site plan and detailed the buffering and screening. The structure is required to be residential in appearance. Mr. Pressman testified that the facility will be privately owned by Ms. Boykin and her husband who own five other similar facilities. Ms. Boykin is a licensed Core trainer for ACHA in the State of Florida which entails a 26-hour training course and successful passage of a 100-question test. He added that Ms. Boykin was nominated by the Mayor and Hillsborough County for the Trailblazer Award due to her work with seniors and providing them a safe and communal environment. He described the surrounding land uses and cited several Comprehensive Plan Policies which support the request. Mr. Pressman stated that he has heard from several residents that are concerned about stormwater and stated that the project will comply with all applicable stormwater regulations. He concluded his presentation by stating that the subject property could be developed with two 6,000 square foot homes with no retention as compared to the subject facility which will provide stormwater retention.

Ms. Latonia Boykins 13444 Canopy Creek Drive testified and stated that she is a licensed administrator for assisted living facilities as well as a Core Trainer for the State of Florida. She described her work with senior citizens and her desire to make them part of the community without overstimulation. She detailed her other facilities and the need for senior homes within the community.

Ms. Baneet Stewart 13128 Brookside Moss Drive Riverview testified as an AHCA licensed administrator in the State of Florida. She stated that she has been working with Ms. Boykin for almost two years and knows that her residents are well cared for. Ms. Stewart read testimonials from residents' families into the record who support Ms. Boykin. She described the licensing procedure as she has heard concerns from the neighbors that the ALF will be converted into a drug and rehab center. Ms. Stewart testified that DCF and zoning approval is required



before the facility could be changed.

Ms. Boykins testified that there are strict guidelines for an ALF facility which will assist seniors with daily living, grooming and bathing. She added that the license does not allow her to change it to a drug treatment or rehab facility. The fire department, zoning and emergency management must sign off on the facility. Any complaints are inspected by AHCA.

Ms. Tania Chapela Development Services staff, testified regarding the County's staff report. Ms. Chapela stated that the applicant is requesting a rezoning from RSC-6 to Planned Development for a 14-bed Type B Community Residential Home. She stated that the existing building has been designed to be compatible with the surrounding neighborhood and there are zoning conditions proposed that require it to be residential in character. The proposed height is 30 feet which is below the existing RSC-6 height maximum of 35 feet. She detailed the surrounding land uses, proposed setback as well as the buffering and screening. Ms. Chapela testified that the traffic generated by the facility is comparable to two single-family homes and that staff finds the request consistent with the Land Development Code.

Ms. Lilyann Linehan Planning Commission staff testified regarding the Planning Commission staff report. Ms. Linehan stated that the property is located in the Residential-4 Future Land Use category, the Urban Service Area and the Greater Carrollwood Northdale Community Planning Area. She testified that the application is compatible with the surrounding neighborhood. She cited Objectives and Policies which support the request. Ms. Linehan stated that staff found the rezoning compatible with the development pattern and consistent with both the Greater Palm River Community Plan and the Hillsborough County Comprehensive Plan.

Hearing Master Finch asked for members of the audience in support of the application.

Ms. Serena Stewart 8562 Tidal Bay Lane testified in support. She stated that her father-in-law is a resident at Annie's Place which is located in Carrollwood and she could speak to the dedication and leadership that the staff provides. She testified that the facility adheres to the local, state and federal guidelines and that there are at least 14 seniors in the County that need a safe, quiet and tranquil place to spend the rest of their years.

Ms. Angelett Johnson 10101 Sea Spray Place testified in support. Ms. Johnson stated that she wanted to speak to Ms. Boykin's character and her operating ability. She added that she is also a Core Trainer and helps families find ALF's like Annie's. Ms. Johnson testified that she has placed about 2 or 3 dozen family members in the care of Ms. Boykin and not one had a negative thing to say about her care. She stated that Ms. Boykin is in the top ten of owner/operators in the

State.

Mr. Mike Nolan 2914 West Gandy Blvd. testified in support and stated that he is a civil engineer that prepared the site plan for the project. Regarding drainage, Mr. Nolan testified that SWFWMD and Hillsborough County will review the drainage plan which must adhere to volume sensitive criteria which means no positive drainage connection and outfall. Therefore, the water must be retained on-site up to the hundred-year event. Mr. Nolan stated that this will be far less outfall than what currently exists on-site.

Hearing Master Finch asked for members of the audience in opposition to the application.

Ms. Beverly Kieny 10902 North Edison Avenue testified on behalf of the Forest Hills Neighborhood Association. Ms. Kieny stated that she represents 1,200 homes in the Forest Hills and the most recent meetings have been about storm resilience and flooding in the area. She stated that the Board voted to oppose commercial development of any kind. She added that the Board is not specifically in opposition to the ALF or the property owner. Ms. Kieny stated that there are small businesses in the area that have been converted but they do not have a large-scale commercial development with a parking lot. She detailed the prior flooding history and stated that North Boulevard and 131<sup>st</sup> Street are not equipped to handle the traffic. She concluded her remarks by stating that she would be submitting a petition with 81 homes and a letter from the Board into the record.

Ms. Gina Isin 13108 North Ola Avenue testified in opposition. Ms. Isin stated that the neighborhood is single-family and that she stays because it's character and integrity. She testified that there is another facility near 131<sup>st</sup> and Fletcher Avenue which has been there about 33 years. Ms. Isin stated that there are apartments that have quietly been turned into a drug rehabilitation housing program without public notice. She added that her testimony was not about one facility but rather a growing trend in the neighborhood which sets a precedent. She stated that she would prefer the two single-family homes to the proposed ALF facility.

Ms. Susan Dennis 13109 North Hamner Avenue testified in opposition. Ms. Hamner stated that she submitted a lengthy narrative with photos and aerials into the record. She detailed her family's history in the neighborhood and stated that she has personal experience with flooding and is concerned about the facility's impact on the area from a drainage perspective. She stated that Mr. Pressman used a photo of her home in his presentation, but she does not have 12,000 square feet of impervious surface area therefore it is not comparable to the proposed request. She closed her remarks by stating that while Ms. Boykin has positive intentions, the facility could be sold in the future to someone without the same plans.

Ms. Jamie Farnham 513 West 129<sup>th</sup> Avenue testified in opposition. Ms. Farnham stated that she is a speech pathologist who works in skilled nursing facilities and has done so for the past 18 years. She described the neighborhood as having single-family homes and wondered how the applicant would protect the children at the bus stop as well as the geese at the lake. She asked that commercial development not encroach in her neighborhood.

Ms. Heinrich of the Development Services Department testified that the Land Development Code has a conversion rate of five beds equaling one dwelling unit therefore 14 beds would equal 2.83 dwelling units per acre.

Mr. Pressman testified during the rebuttal period that he did have a neighborhood meeting with approximately 12-15 people and thought he did a good job of addressing a lot of concerns. He stated that local, state and federal governments have pushed not to put senior in a sterile, hospital like facility. He described two nursing homes in the area and testified that ALF need to be a part of the community. The facilities are very low impact with low vehicular trip generation rates. There are no parties, no loud music, no pool and they are very good neighbors. He discussed the facility's compliance with the Comprehensive Plan as well as the fact that Community Residential Homes are permitted with east land use category that permits residential.

Ms. Boykin testified during the rebuttal period that the subject property is in her neighborhood too and that the area is very peaceful and the facility will not do anything to cause a disruption.

The hearing was then concluded.

### **EVIDENCE SUBMITTED**

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

Ms. Boykin submitted information regarding State and local licensing standards into the record.

Ms. Kieny submitted a letter of objection from the Forest Hills Neighborhood Association into the record.

### **PREFACE**

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

## **FINDINGS OF FACT**

1. The subject property is 0.73 acres in size and is currently zoned Residential Single Family Conventional-6 (RSC-6) and is designated Residential-4 (RES-4) by the Comprehensive Plan. The property is located within the Urban Service Area and the Greater Carrollwood Northdale Community Planning Area.
2. The applicant is requesting a rezoning to the Planned Development (PD) zoning district to develop a 14-bed Type B Community Residential Home.
3. No Planned Development Variations or waivers are requested.
4. The Planning Commission staff supports the rezoning request. Staff stated that according to Future Land Use Objective 4.6, residential support uses are allowed within residential neighborhoods to directly serve the population. Further, Policy 4.61 identifies residential support uses such as an adult care center is allowed in any residential land use category provided it is of a design, intensity and scale to serve the surrounding neighborhood. Staff found the application to be compatible with the existing development pattern and consistent with the Comprehensive Plan.
5. The surrounding area is zoned RSC-6 and developed with residential land uses.
6. Testimony in support was provided by colleagues of the property owner who will operate the facility as well as a family member of a resident in another facility owned by the same property owner. Numerous letters of support were submitted into the County's file.

7. Testimony in opposition was provided at the Zoning Hearing Master hearing and submitted into the record. Concerns pertained to introducing commercial development in the existing residential neighborhood, objection to a large-scale Community Residential Home and the possibility of a conversion from senior care to a drug rehab facility, the possible negative impact of the facility on flooding conditions in the area and parking lot lighting.

In response, the applicant's drainage engineer testified that the parcel is located in a volume sensitive drainage basin which requires that all stormwater be retained on-site up to the level of a 100-year storm event which will much improve the drainage condition as compared to the existing outfall.

The property owner and operator of the proposed facility testified that she is licensed by the Florida Agency for Health Care Administration (ACHA) and a Core Trainer and that the facility is subject to stringent criteria that would not permit the conversion of the facility from senior care to a drug rehabilitation facility without State and local approval. She added that she operates five similar facilities and submitted the State and local regulations into the record.

8. A Community Residential Home (CRH) is not a commercial land use. It is a residential support use as confirmed by the Planning Commission and stated in Comprehensive Plan Future Land Use Policy 4.61.
9. The Community Residential Home for 14 senior citizens in a structure that is required to resemble a residential home will generate minimal vehicular traffic and noise.
10. The Type B Community Residential Home is required by the Land Development Code to provide parking at a rate of 1 space per employee of the largest shift plus 1 space per facility vehicle and 0.2 spaces per resident. The site plan shows that the facility has a maximum of 2 employees per shift (2 spaces) plus 2 facility vehicles (2 spaces) and 14 residents (4 spaces) for a total of 8 required parking spaces. The parking calculation affirms the small-scale nature of the proposed facility.
11. The rezoning request to PD for the development of a 14-bed Type B Community Residential Home is compatible with the area. The request is consistent with the Land Development Code and the Comprehensive Plan.

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

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

### **CONCLUSIONS OF LAW**

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

### **SUMMARY**

The applicant is requesting a rezoning from RSC-6 to the PD zoning district for the development of a 14-bed Type B Community Residential Home to care for senior citizens. No Planned Development variations or waivers are requested.

The Planning Commission staff supports the rezoning request. Staff stated that according to Future Land Use Objective 4.6, residential support uses are allowed within residential neighborhoods to directly serve the population. Further, Policy 4.61 identifies residential support uses such as an adult care center is allowed in any residential land use category provided it is of a design, intensity and scale to serve the surrounding neighborhood. Staff found the application to be compatible with the existing development pattern and consistent with the Comprehensive Plan.

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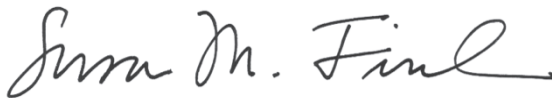
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A Community Residential Home (CRH) is not a commercial land use. It is a residential support use as confirmed by the Planning Commission and stated in Comprehensive Plan Future Land Use Policy 4.61.

The rezoning request to PD for the development of a 14-bed Type B Community Residential Home is compatible with the area. The request is consistent with the Land Development Code and the Comprehensive Plan.

### **RECOMMENDATION**

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



September 9, 2025

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**Susan M. Finch, AICP**  
**Land Use Hearing Officer**

**Date**



**Hillsborough  
County Florida**

**DEVELOPMENT SERVICES**

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

October 15, 2025

**BOARD OF COUNTY  
COMMISSIONERS**

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

**COUNTY ADMINISTRATOR**

Bonnie M. Wise

**COUNTY ATTORNEY**

Christine M. Beck

**COUNTY INTERNAL AUDITOR**

Melinda Jenzarli

**DEPUTY COUNTY ADMINISTRATOR**

Gregory S. Horwedel

**RE: MM 25-0602  
Todd Pressman  
819 W. 131<sup>st</sup> Ave./18038.0000**

Todd Pressman  
Pressman & Associates, Inc.  
200 2<sup>nd</sup> Ave., S., Ste. 451  
St. Petersburg, FL 33701

Dear Applicant:

At the scheduled BOCC Land Use Hearing on October 7, 2025, the Board of County Commissioners denied your request for rezoning the above referenced. Please keep this letter for your records.

If you have any questions regarding this, please feel free to contact Tania Chapela, of my staff, at [ChapelaT@hcfl.gov](mailto:ChapelaT@hcfl.gov).

Sincerely,

*J. Brian Grady*

J. Brian Grady (Oct 15, 2025 11:26:10 EDT)

J. Brian Grady, Division Director  
Zoning Administrator  
Community Development Division

JBG/ml |



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advised on party of record procedures. ► Messrs. Floyd and George Niemann and Ms. Debbie Holliday did not support the project. ► Attorney Corbett and Mr. Jeremy Couch, applicant representatives, gave rebuttal. Ms. Massey and Attorney Lundgren Bailey reviewed PC/ZHM recommendations. ► Mr. Gormly confirmed the cross-access gate was requested by the developer and was only added due to County policy and verified the development had a south egress. ► Attorney Corbett affirmed the applicant was amenable to removing the east access requirement. ► Mr. Gormly addressed Commissioner Wostal's questions about the allowable/current zoning on the project site. After further conversation on the zoning process, ► **Commissioner Wostal moved for approval with the removal of the east gate access requirement, seconded by Commissioner Miller.** ► Commissioner Boles requested an explanation on initial increment of development relative to Condition 8 southbound turn lane and wondered if public utilities existed on the site. ► Commissioner Wostal noted the Board could not deny a request based on traffic if the request met all legal standards. ► **The motion carried seven to zero.**

<b>F.6.</b>	<b>Application Number:</b>	<b>RZ-PD 25-0602</b>
	Applicant:	TODD PRESSMAN
	Location:	819 W 131st Ave.
	Folio Number:	18038.0000
	Acreage:	0.73 acres, more or less
	Comp Plan:	RES-4
	Service Area:	Urban
	Community Plan:	Greater Carrollwood-Northdale
	Existing Zoning:	RSC-6
	Request:	Rezone to PD
	RECOMMENDATION:	
	ZHM:	Approval
	DS:	Approvable, Subject to Conditions
	PC:	Consistent with Plan

► Mr. Grady explained the item. ► Mr. Todd Pressman and Ms. Latonya Boykins, applicant representatives, delivered a presentation. Chair Hagan called for public comment. ► Mses. Baneet Stewart, Serena Stewart, and Angelett Johnson supported the rezoning. ► Ms. Beverly Kieny opposed the request and asked if she could submit additional evidence. Attorney Lundgren

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Bailey advised additional evidence could not be submitted after the ZHM meeting had taken place. ► Ms. Susan Dennis and Mr. Brian Blair did not favor the project. ► Mr. Pressman and Ms. Boykins gave rebuttal. ► Ms. Massey and Attorney Lundgren Bailey reviewed PC/ZHM recommendations. ► Subsequent to remarks on the applicant's efforts to try and make the project fit in a residential neighborhood, Chair Hagan would not support the rezoning application due to incompatibility with the neighborhood character, the Land Development Code, and the Comp Plan policies. ► Following agreement with Chair Hagan's comments, Commissioner Cohen emphasized that consideration of the rezoning could not be based on the applicant's excellent character/business practices/reputation and expressed concern with the project's size/location and potential uses on the property if the item was approved. ► After mentioning an existing six-bed residential facility half a mile away met the neighborhood criteria, Commissioner Boles suggested an alternate approach could be to separate the home into two six-bed residents which would maintain the characteristic of the neighborhood. Following comments, ► Commissioner Myers moved for approval, seconded by Commissioner Cameron Cepeda. (The second was subsequently withdrawn.) ► Commissioner Wostal emphasized an educational point for the public warning about the implications of a planned development zoning, and stressed his vote was based on Chair Hagan's arguments against the development. ► Responding to Commissioner Cameron Cepeda, Mr. Gormly mentioned that the planned development request was limited to any type of community residential home and could not be converted to other uses without changes to the zoning. After questioning whether the use was limited to elderly care facilities and not other community residential types, ► Commissioner Cameron Cepeda withdrew the second. Noting the motion died for lack of a second and upon passing the gavel to Vice Chair Miller, ► **Chair Hagan made a motion to deny, seconded by Commissioner Wostal, and carried six to one; Commissioner Myers voted no.**

NOTE: The above action reversed the recommendation for approval by the ZHM.

F.7.	Application Number:	RZ-PD 25-0700
	Applicant:	PV-RUSKIN 19, LLC
	Location:	424 NE 19th Ave.
	Folio Number:	54226.0000
	Acreage:	6.48 acres, more or less