



Hillsborough
County Florida

HILLSBOROUGH COUNTY
BOCC LAND USE MEETING AGENDA
June 13, 2023
CHANGES/CORRECTIONS/ADDITIONS

1. **Agenda Page 05, Item-B-02-MM-22-1392-FLORIDA HOME PARTNERSHIP, INC/ MICHAEL MORINA**
Revised PD Site Plan changing street label from “Local Urban Roadway (Public)” to “Local Urban Roadway (Publicly Accessible)” as the road will be privately maintained by the HOA.
2. **Agenda Page 10, Item-E-03--PRS-23-0375-HBWB DEVELOPMENT SERVICES, LLC**
A revised report has been added to the backup to correct a reference to a prior BOCC meeting date on the first page of the report in the Introduction Summary section as follows: “Condition 4 was added at the BOCC October 11 August 15, 2022 Land Use Meeting public hearing pursuant to the applicant’s request....”
3. **Agenda Page 10, Item-E-03--PRS-23-0375-HBWB DEVELOPMENT SERVICES, LLC**
Additional Party of Records have been added to the backup.

TIME CERTAIN

1. None

COMMISSIONERS’ ITEMS

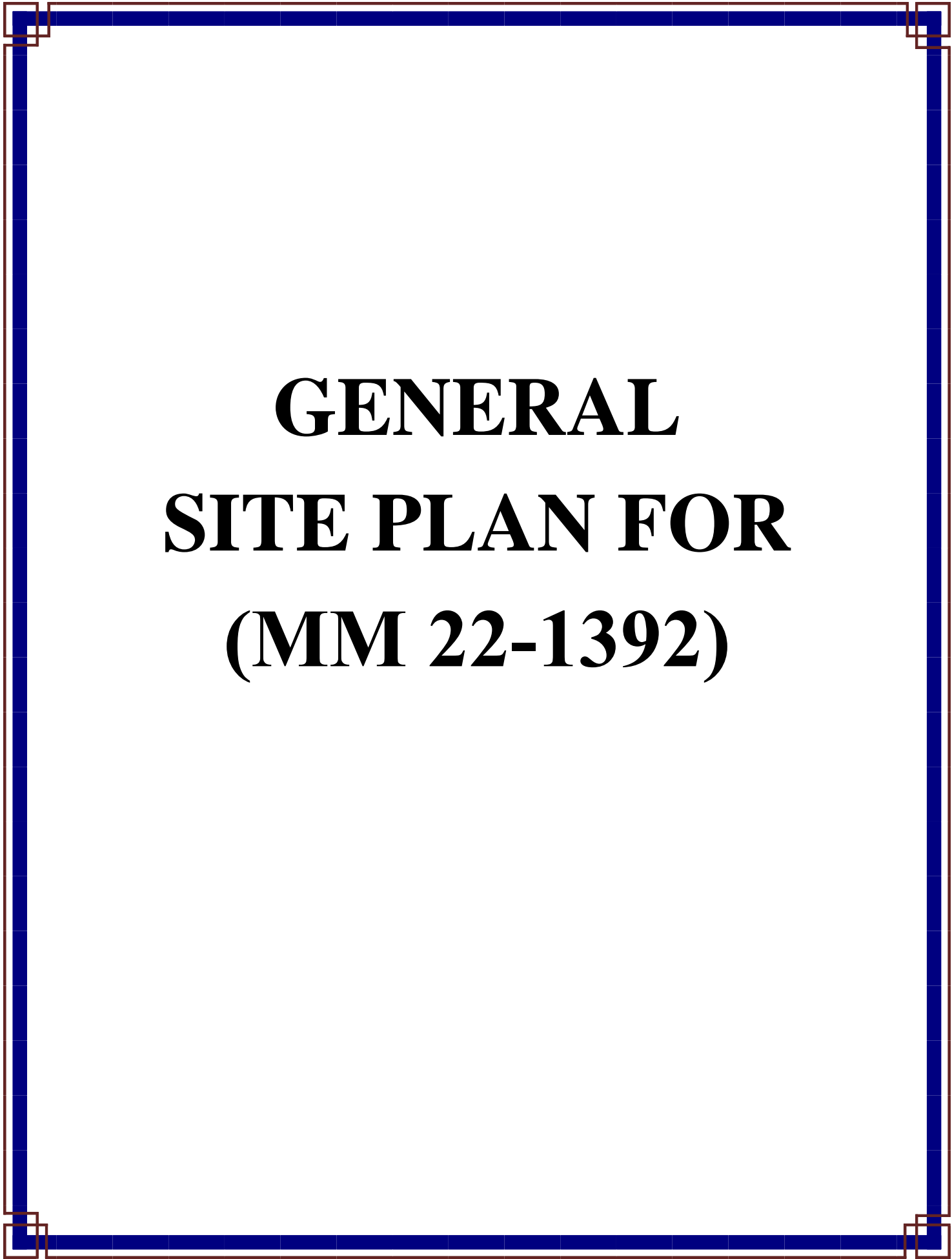
1. None

OFF-THE-AGENDA ITEM

1. None

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >



**GENERAL
SITE PLAN FOR
(MM 22-1392)**



June 7, 2023

Mr. Tim Lampkin
Hillsborough County
Development Services Department
PO Box 1110
Tampa, FL 33602

RE: Revised Plan for Application: MM 22-1392

Dear Mr. Lampkin:

This letter is provided to identify changes made to submittal documents for Planned Development Major Modification MM 22-1932.

- Revised PD Major Modification Site Plan changing street label from “LOCAL URBAN ROADWAY (PUBLIC)” to “LOCAL URBAN ROADWAY (PUBLICALLY ACCESSIBLE)” and revised displayed dimensions from building to lot line to reflect setbacks.
- Hillsborough County’s Additional & Revised Information Sheet

Please feel free to contact me with any questions or concerns regarding this letter.

Sincerely,

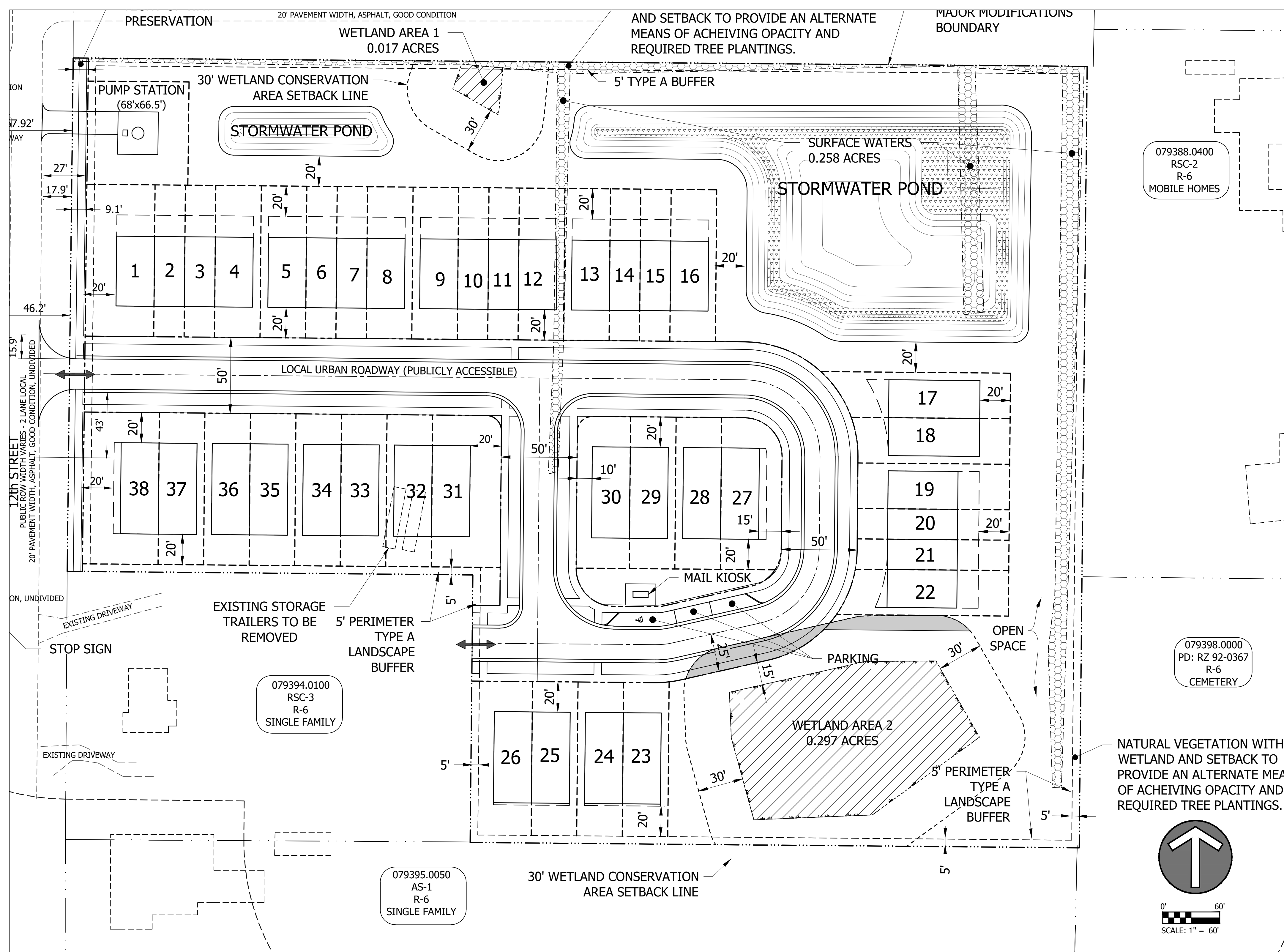
Dallas Evans

J. Dallas Evans, P.E., AICP



VICINITY MAP
SCALE: 1"=2,000'

SITE DATA	
FOLIO:	079390-0000
EXISTING ZONING:	PD (06-0103, 07-0733, 21-1108)
PROPOSED ZONING:	PD
EXISTING FLU:	R-6
EXISTING FLOOD ZONE:	X
COMMUNITY PLANNING AREA:	WIMAUMA
OVERLAY DISTRICT:	NONE
SPECIAL ZONE:	NONE
SCENIC ROADWAY CORRIDOR:	NONE
HISTORIC LANDMARKS/OTHER HISTORICAL SITES STRUCTURES:	NONE KNOWN ON PROPERTY OR WITHIN 150'
PLATS:	NONE ON PROPERTY OR WITHIN 150' OTHER THAN OVERALL PLAT OF WIMAUMA
EASEMENTS:	NO KNOWN EASEMENTS ON PROPERTY OR WITHIN 150'
COMP PLAN FLEX:	NONE PROPOSED
PHASES:	PROJECT TO BE DEVELOPED IN A SINGLE PHASE
NATURAL WATER BODIES:	NONE
WETLAND SIZE:	0.31 ACRES
SURFACE WATER SIZE:	0.26 ACRES
PROPOSED OPEN SPACE:	2.83 AC.
PROPOSED RESIDENTIAL TYPE:	DUPLX/TRI-PLEX/QUAD-PLEX
TOTAL PARCEL SIZE:	6.81 ACRES
TOTAL NO. OF DWELLING UNITS:	38
GROSS DENSITY:	5.58 d.u./ACRE
MAXIMUM HEIGHT:	35'
MAXIMUM BUILDING COVERAGE:	75%
MAXIMUM IMPERVIOUS SURFACE:	75%
MINIMUM LOT SIZE:	2,000 S.F.
MINIMUM LOT WIDTH:	20'
MINIMUM LOT DEPTH:	100'

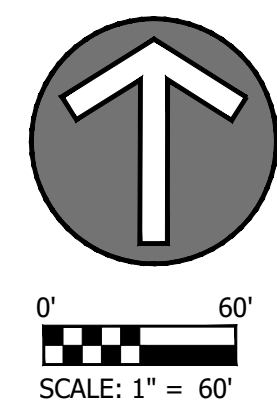


079388.0400
RSC-2
R-6
MOBILE HOMES

079398.0000
PD: RZ 92-0367
R-6
CEMETERY

079394.0100
RSC-3
R-6
SINGLE FAMILY

079395.0050
AS-1
R-6
SINGLE FAMILY

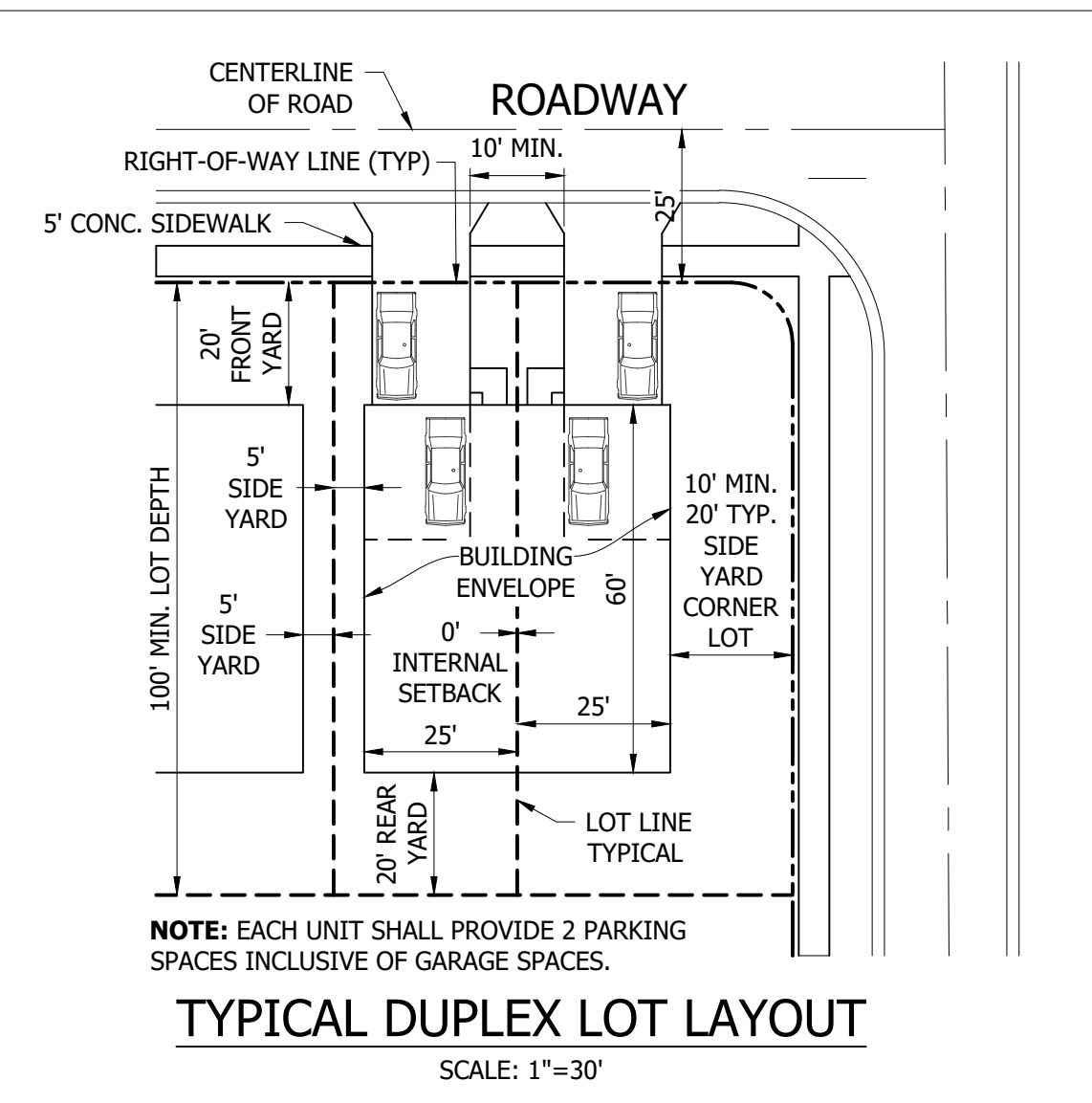
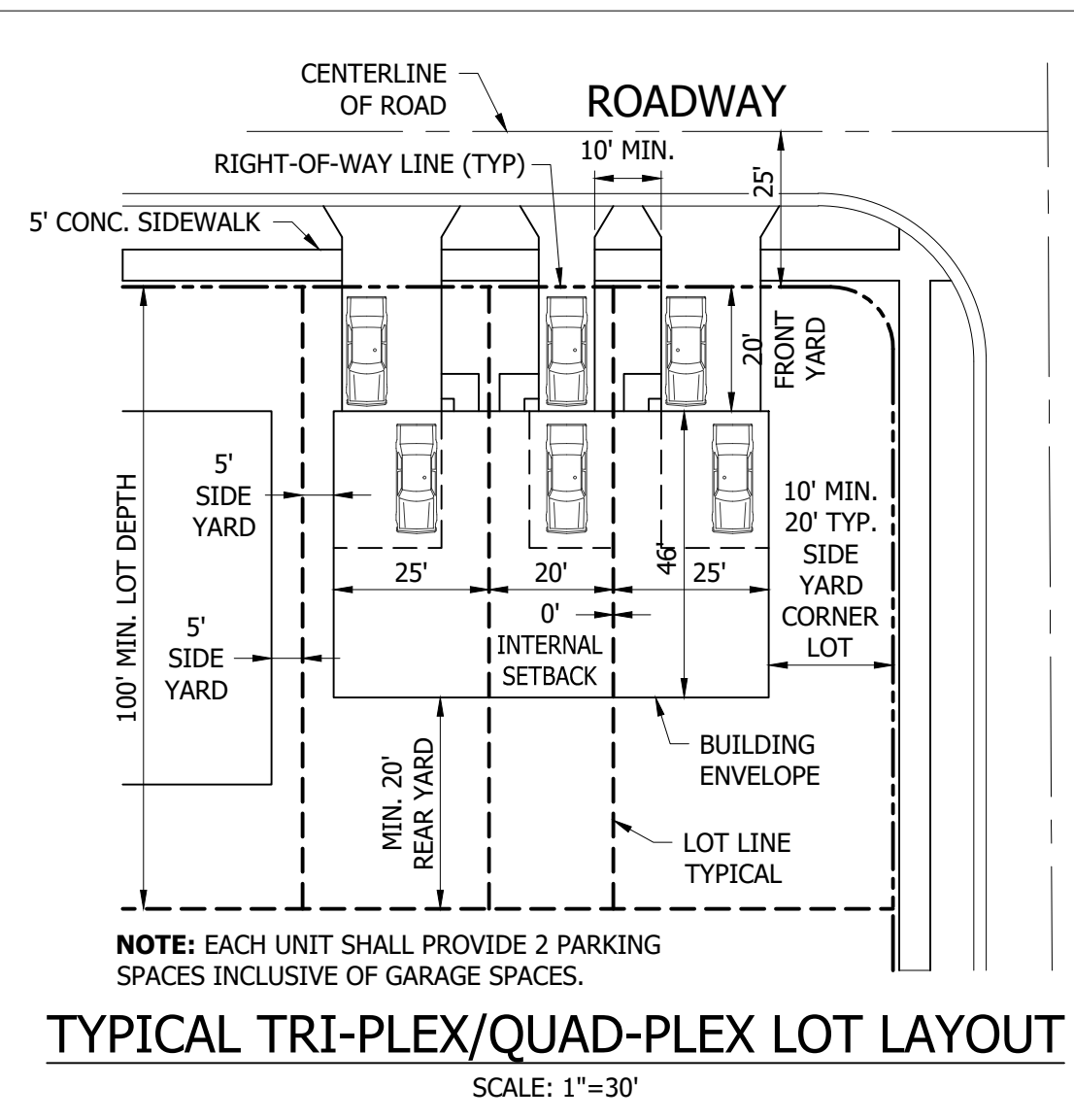
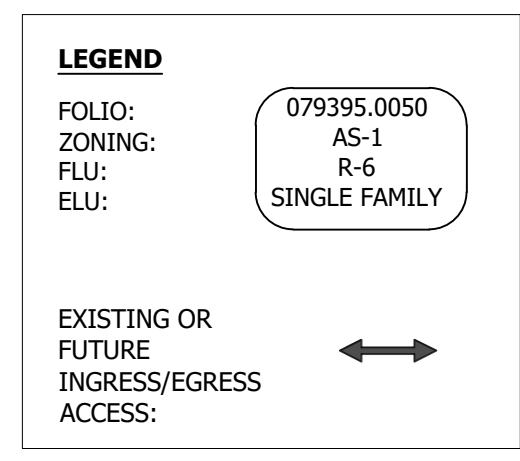


PLANNING NOTES

- BOUNDARY AND TOPOGRAPHIC INFORMATION INCLUDING LEGAL DESCRIPTION INFORMATION AS INDICATED HERON IS TAKEN FROM A MAP OF BOUNDARY AND SURVEY PREPARED BY MRC SPATIAL, DATED 04/26/2022.
- BASED ON INFORMATION SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 12057C0680H, DATED AUGUST 28, 2008, THE PROPERTY LIES IN FLOOD ZONE X.
- ALL EXISTING LOTS AND BLOCKS, IF ANY, SHALL NOT REMAIN.
- ALL LAND USES AND THE GENERAL LOCATION OF STRUCTURES WITHIN ON HUNDRED FIFTY (150) FEET OF THE BOUNDARIES OF THE PROJECT SITE ARE AS SHOWN.
- NO NON-RESIDENTIAL USE IS PROPOSED.
- BUFFERING AND SCREENING SHALL BE PROVIDED AS REQUIRED BY THE LAND DEVELOPMENT CODE.
- WATER AND WASTEWATER SERVICE SHALL BE PROVIDED BY HILLSBOROUGH COUNTY
- ALL EXISTING STRUCTURES TO BE REMOVED.
- EXISTING DEVELOPMENT WITHIN 150 FEET OF PROJECT BOUNDARY APPEARS TO COMPLY WITH APPROVED GENERAL SITE PLANS.
- NO SPECIFIC ARCHITECTURAL DESIGNS FOR NON-RESIDENTIAL OR MULTI-FAMILY STRUCTURES ARE PROPOSED.
- EXISTING WETLANDS MAY BE ALLOWED TO SATISFY SCREENING REQUIREMENTS IF EITHER IN THEIR NATURAL STATE OF WITH SUPPLEMENTAL PLANTINGS, OPACITY AND TREE PLANTING REQUIREMENTS OF THE OTHERWISE REQUIRED BUFFER ARE MET.
- SIDEWALKS SHALL BE PROVIDED IN ACCORDANCE WITH THE HILLSBOROUGH COUNTY LDC.

LEGAL DESCRIPTION

THE SOUTH 1/2 OF TRACT 2 IN NORTHWEST 1/4 AND THE EAST 401.25 FEET OF THE NORTH 176.25 FEET OF TRACT 7 THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 32 SOUTH, RANGE 20 EAST, REVISED MAP OF TOWN OF WIMAUMA, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 136 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.



APPLICANT/DEVELOPER:
FLORIDA HOME PARTNERSHIP
FKA HOMES FOR HILLSBOROUGH
ATTN: MICHAEL MORINA
PO BOX 760
RUSKIN, FL 33570
MIKE@FLHOME.COM
(813) 672-7863

PLANNER/ENGINEER:
LANDIS, EVANS AND PARTNERS
ATTN: DALLAS EVANS, P.E., AICP
3810 NORTHDAL BLVD, SUITE 100
TAMPA, FL 33624
DEVANS@LANDISEVANS.COM
(813) 394-0599

FLORIDA HOME PARTNERSHIP - 12TH ST VILLAS
GENERAL DEVELOPMENT PLAN
MAJOR MODIFICATIONS TO PD: 06-0103
WIMAUMA
HILLSBOROUGH COUNTY, FL

FLOOD ZONE:	X
SEC TYP PRG:	90/32S/20E
JOB NO.:	9470-20
DATE:	06/17/2021
SHEET NUMBER:	PD - 1

T:\9000 PROJECTS\9470-20 12TH ST WIMAUMA RESIDENTIAL DUE DILIGENCE\DWG\15 GSP\WIMAUMA VILLAS PD_V12.DWG PLOT DATE:2023-06-07

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >

**REVISED
STAFF
REPORT**

PD Modification Application: PRS 23-0375

Zoning Hearing Master Date: NA

BOCC Land Use Meeting Date: 06-13-23



**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: HBWB Development Services, LLC

FLU Category: Residential-4

Service Area: Urban

Site Acreage: 12.1 acres

Community Plan Area: Riverview

Overlay: None



Introduction Summary:

PD 22-0685 was approved on ~~August 15~~ October 11, 2022, to allow for the development of 25 single-family homes. This approval conditioned lot dimensions including requiring a minimum lot size of 9,100 square feet and further increased the minimum lot size to 10,000 square feet for lots along the southern boundary.

The applicant requests a **Minor Modification to the PD 22-0685 conditions of approval, to remove Condition 4 regarding the construction of a sidewalk along Crestwood Drive.** Condition 4 was added at the BoCC ~~August 15~~ October 11, 2022, Land Use Meeting public hearing pursuant to the applicant's request and subsequent discussion during the BoCC with the applicant. No additional revisions are requested by the applicant.

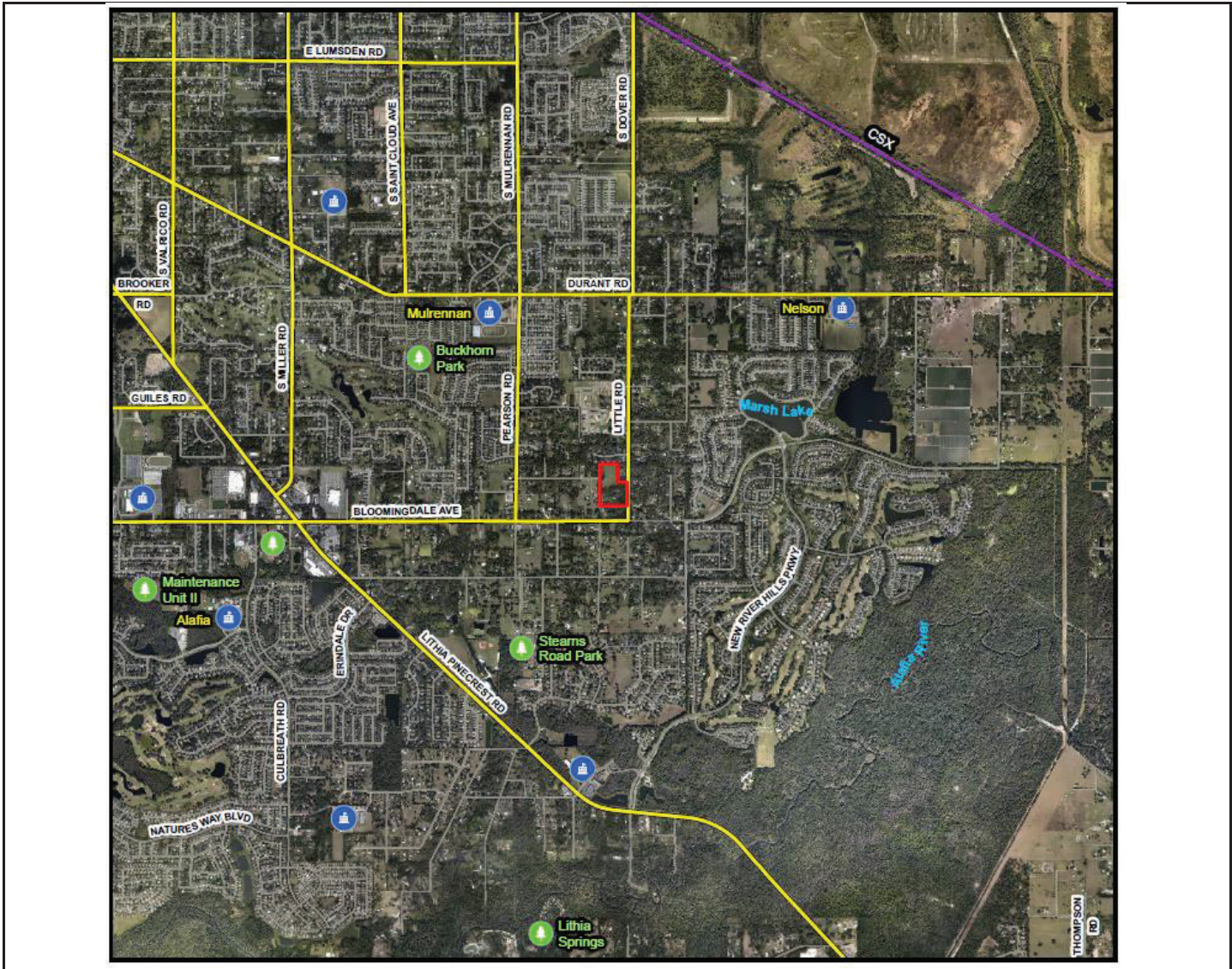
Existing Approval(s):	Proposed Modification(s):
Condition 4 requires: The developer shall construct a 5-foot sidewalk along one side of Crestwood Drive from the project entrance to Pearson Rd. with the initial increment of development.	Remove Condition 4 to allow development to commence with no off-site sidewalk along Crestwood Drive.

Additional Information:	
PD Variation(s):	None Requested
Waiver(s) to the Land Development Code:	None Requested.

Planning Commission Recommendation: N/A	Development Services Recommendation: Not Supportable.
---	---

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

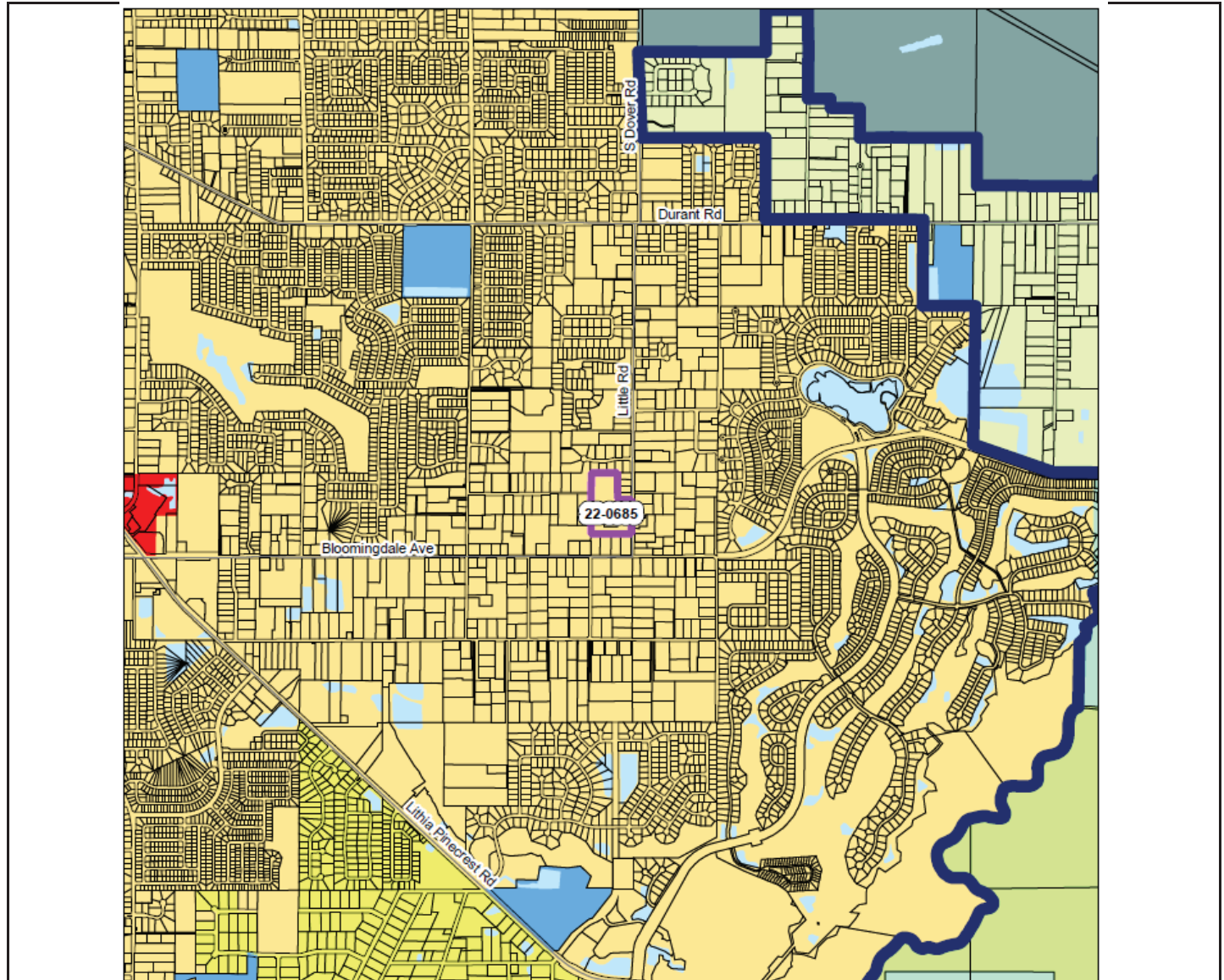


Context of Surrounding Area:

The approximately 12.1 +/- acre subject property is located is West of Little Road, north of Bloomingdale Avenue, and east of Crestwood Drive and within the Urban Service Area. The subject property is zoned Agricultural - Single-Family Conventional (ASC-1). The properties immediately to the south, east, and west are zoned ASC-1 and are developed with single family residential and vacant residential. North of the site is zoned RSC-2 developed with single family residential.

2.0 LAND USE MAP SET AND SUMMARY DATA

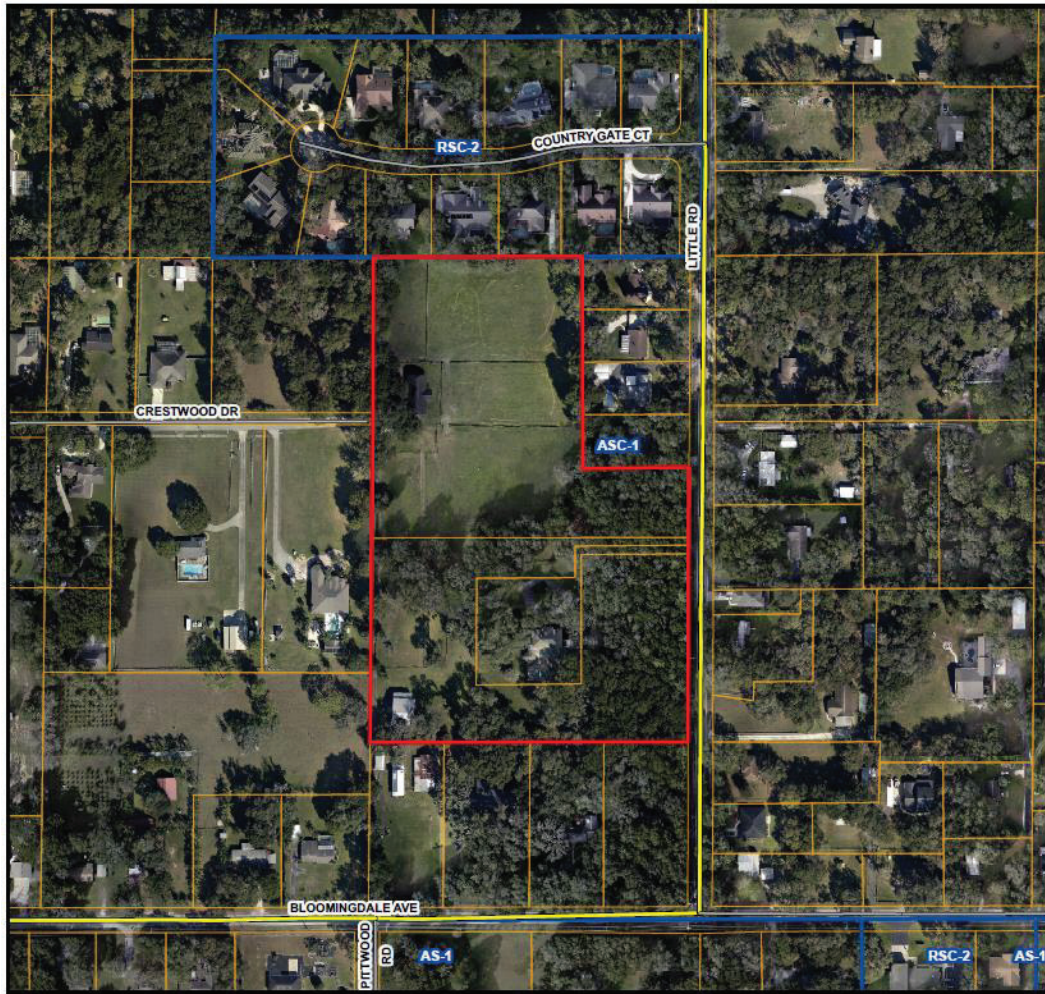
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential - 4
Maximum Density/F.A.R.:	4 du per acre / Max. FAR: 0.25
Typical Uses:	Typical allowable uses in the RES-4 Future Land Use category include residential, suburban scale neighborhood commercial, office uses, multi-purpose projects.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

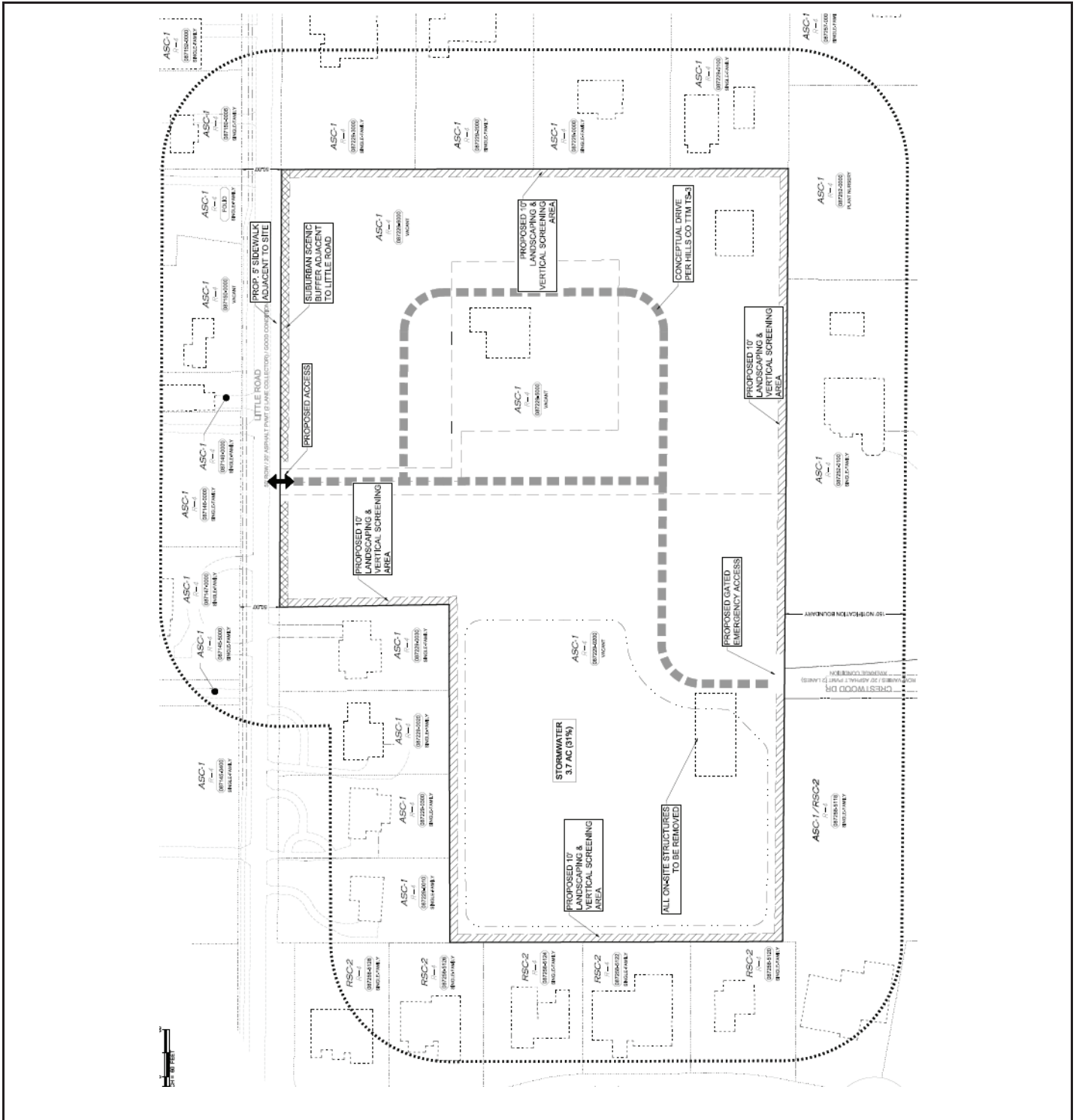


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	RSC-2	21,780 sq. ft. — Min. lot size	Residential, Single Family	SF Residential
South	ASC-1	Min. 1 ac. lot size	Residential, Single Family	SF Residential/Vacant
West	ASC-1	Min. 1 ac. lot size	Residential, Single Family	SF Residential/Vacant
East	ASC-1	Min. 1 ac. lot size	Residential, Single Family	Hillsborough County Dog Park

2.0 LAND USE MAP SET AND SUMMARY DATA

2.5 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
Little Rd	County Collector - Rural	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 checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Crestwood Dr.	County Local - 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 checked="" type="checkbox"/> Other

Project Trip Generation Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	113	9	12
Proposed	236	19	25
Difference (+/-)	+123	+10	+13

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

Connectivity and Cross Access Not applicable for this request

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

Notes:

Design Exception/Administrative Variance Not applicable for this request

Road Name/Nature of Request	Type	Finding
Little Rd./Substandard Roadway	Design Exception Requested	Previously Approved
Little Rd./ Access Spacing	Administrative Variance Requested	Previously Approved

Notes:

4.0 Additional Site Information & Agency Comments Summary

Transportation	Objections	Conditions Requested	Additional Information/Comments
<input checked="" type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-Site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	See report.

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<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	
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 checked="" type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input checked="" type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	See transportation Agency Review Comment Sheet report for complete review.
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	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.
Hillsborough County School Board Adequate <input checked="" type="checkbox"/> K-5 <input checked="" type="checkbox"/> 6-8 <input checked="" type="checkbox"/> 9-12 <input 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	See Adequate Facilities Analysis: Rezoning PD 22-0685. No change proposed in unit count.
Impact/Mobility Fees No change from PD 22-0685.				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input checked="" type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	See Planning Commission Report for PD 22-0685.

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The subject property is located on approximately 12.1 acres and is within the Urban Service Area. The property has a future land use designation of Residential-4 (RES-4). The Site is bounded by Little Road and single-family residential uses on the east, and by single-family residential uses on the south, west, and north.

Background of PD 22-0685

PD 22-0685 was approved for 25 single-family homes with a minimum lot size of 9,100 square feet with the exception of lots located along the southern boundary having a minimum lot size of 10,000 square feet. Although this further reduced the overall density to 51.5% of the maximum allowable density, Planning Commission staff found that this reduction in the density (PD 22-0685) met the intent of the exception to the minimum density requirement which permits exceptions to Policy 1.2 when there are compatibility concerns with the surrounding area. Planning Commission staff also found that requiring more units on site would not be compatible with the existing development pattern and the proposed meets the minimum density exception criterion stated in Policy 1.3.

Applicant Proposed Modified Condition at BOCC

At the October 11, 2022, Board of County Commissioner's land use meeting, the applicant proposed a change to condition 4 which dealt with improvements required along Crestwood Drive. The original proposed condition 4 which was removed regarded approval of a Design Exception (dated July 1, 2022) which was found approvable by the County Engineer (on July 7, 2022) for Crestwood Dr. substandard road improvements and required the applicant to pave substandard portions of Crestwood Dr. to 20 feet wide consistent with the Design Exception.

The subject property was originally proposed to make a full access connection to Crestwood Drive; however, at the October 11, 2022, BOCC Land Use meeting, the application was approved with only pedestrian and emergency access with the condition that a sidewalk be constructed along one side of Crestwood Dr., from the project's pedestrian access to Pearson Road. Gated emergency access and pedestrian access is now required on Crestwood Drive. The following applicant proposed condition 4 regarding a 5-foot sidewalk along one side of Crestwood Drive was incorporated into the conditions of approval for PD 22-0685.

CONDITION 4

The developer shall construct a 5-foot sidewalk along one side of Crestwood Drive from the project entrance to Pearson Rd. with the initial increment of development.

For the current request, the applicant is proposing to remove this condition 4 (above) regarding construction of a sidewalk along one side of Crestview Drive and is not proposing any additional changes to the approved conditions or site plan.


The application does not request any variations to Land Development Code Parts 6.06.00 (Landscaping/Buffering). The site will comply with and conform to all other applicable policies and regulations, including but not limited to, the Hillsborough County Land Development Code.

5.2 Recommendation

Transportation Review staff have objected to the request to remove the requirement to construct the sidewalk. As further outlined in the transportation section of this report, the objection is based on the prior record/basis for inclusion of the requirement for construction of the sidewalk as part of the original zoning approval, including

safety, pedestrian connectivity in close proximity to Mulrennan Middle School and feasibility of sidewalk construction. Therefore, staff does not find the request supportable due to the findings found in the transportation section of this report.

Zoning Administrator Sign Off:



J. Brian Grady
Wed May 31 2023 08:54:35

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.

APPLICATION NUMBER: PRS 23-0375

ZHM HEARING DATE: NA

BOCC LUM MEETING DATE: June 13, 2023

Case Reviewer: Tim Lampkin, AICP

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

9.0 FULL TRANSPORTATION REPORT (see following pages)

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >



**PARTY OF
RECORD**

Rome, Ashley

From: Hearings
Sent: Friday, June 9, 2023 1:59 PM
To: Lampkin, Timothy; Vazquez, Bianca; Rome, Ashley
Subject: FW: Crestwood Dr Sidewalk petition

-----Original Message-----

From: carol frier <evergreenfarm@att.net>
Sent: Thursday, June 8, 2023 4:28 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: Crestwood Dr Sidewalk petition

External email: Use caution when clicking on links, opening attachments or replying to this email.

To the Board of County Commissioners,

I'm responding to item (3) on the agenda for June 13th, Petition # PRS23-0375. Crestwood Dr is a short dead-end street with a beautiful tree canopy overhanging the road and does not require a sidewalk. Not including the home for persons with disabilities or an out of county owner, (10) of the (12) year-round homeowners either signed a submitted petition or send an e-mail opposing a sidewalk. To construct a sidewalk would be a waste of money and require the removal of several trees destroying the beauty of our street and the shade they provide. Funds, even if it's the builders' funds, would be better spent repairing the current road.

Thank you for considering the request of Crestwood Dr residents.

Jackie Burns
4015 Crestwood Dr, Valrico
evergreenfarm@att.net

Rome, Ashley

From: Hearings
Sent: Thursday, June 8, 2023 11:17 AM
To: Vazquez, Bianca; Rome, Ashley; Lampkin, Timothy
Subject: FW: PRS23-0375
Attachments: Crestwood sidewalk.pdf

From: Carol Frier <carolfrier@att.net>
Sent: Thursday, June 8, 2023 11:10 AM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Cc: Carol Frier <carolfrier@att.net>
Subject: PRS23-0375

External email: Use caution when clicking on links, opening attachments or replying to this email.

To the Board of County Commissioners,

I've attached a petition that was signed by the majority of homeowners on Crestwood Drive in Valrico. It's pertaining to Item 3 on the agenda for June 13th, Petition Number PRS23-0375. There were 3 or 4 homes that no one was home when I went by. Angel Lopez who signed the petition owns 3 homes on Crestwood. As you can see the overwhelming majority do NOT want the sidewalk put in. It would be a huge waste of money and resources to serve no purpose at all. There are very few cars that go down our dead-end street. Speed limit is 25 mph and it's upheld by the residents. It's very safe to walk down without a sidewalk. I do it a few times a week so I know first hand.

In addition to the waste of money (I know it's the builder's money but still shouldn't be wasted) a sidewalk would also ruin the canopy of oaks we have going over our street. I know some homeowners have emailed their opposition, but a few don't think their voices would be heard due to the unchecked building going on around us. They did however sign the attached petition. I know you can't go to every site to do a study and see if what's purpose is beneficial to do. However, please put some thought into each item to see if it actually benefits anyone involved. Luckily for us Stacy White knows this area and was a voice of reason when he was on the Board. I believe Michael Owen will do the same. I hope you all will not get too busy to think about the impact your votes cause in people's everyday lives. The sidewalk is such a minor issue in what you have to vote on each month but a huge issue to us that live here. I know some of you are probably thinking it would be a plus for us to have a sidewalk and want to make the builder do it for the homeowners. We appreciate that thought process but the petition we signed and emails sent in will let you know that's not the case. Thank you in advance for hearing our voice.

Carol Frier
4015 Crestwood Dr
(813) 601-2630

carolfrier@att.net

