Rezoning Application: PD 24-1311

Zoning Hearing Master Date: April 15, 2025

BOCC Land Use Meeting Date: June 10, 2025



Development Services Department

REVISED REPORT

1.0 APPLICATION SUMMARY

Applicant: Dilip Agarwal

FLU Category: RES-20

Service Area: Urban

Site Acreage: 2.15 AC

Community

Plan Area:

Town N' Country

Overlay: None



Introduction Summary:

The existing zoning is CN (Commercial Neighborhood) which permits Neighborhood Commercial, Office and Personal Services uses pursuant to the development standards in the table below.

The proposed zoning is for Planned Development (site plan controlled district) to allow 37 townhome units; pursuant to the development standards in the table below and site plan depicted in 2.4 of the report.

Zoning:	Existing	Proposed	
District(s)	CN	PD	
Typical General Use(s)	Neighborhood Commercial, Office and Personal Services	37 townhome units	
Acreage	2.11 AC	2.11 AC	
Density/Intensity	0.20 FAR	17.5 DU/AC	
Mathematical Maximum*	18,382.32 sf	37 units	

^{*}number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	CN	PD
Lot Size / Lot Width	7,000 sf / 70'	1033 sf / 21'
Setbacks/Buffering and Screening	30' Front Yard Setback: North and West 20' Buffer/B Screening: South and East	Lot Development standards: 10' Front, 10' Rear, 0'- 5' Sides. 20' Buffering/B Screening: South and East
Height	35′	35′

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		

APPLICATION NUMBER: PD 24-1311

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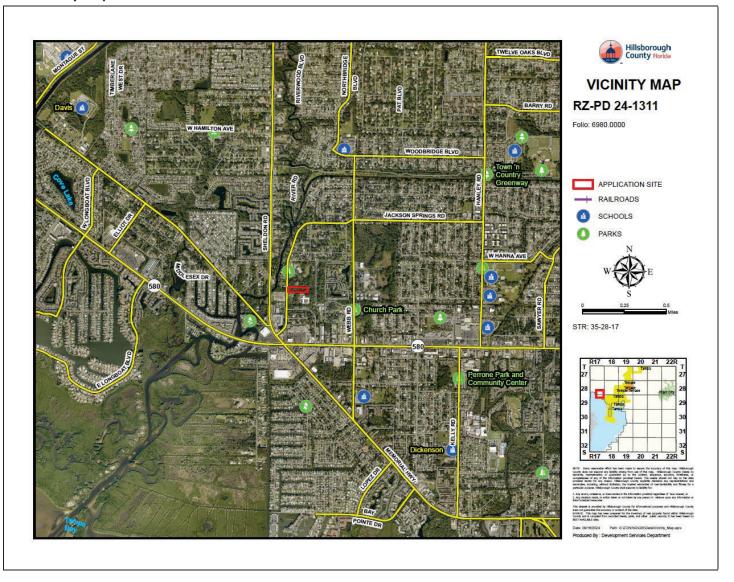
Planning Commission Recommendation:	Development Services Recommendation:	
Consistent	Approvable, subject to proposed conditions	

ZHM HEARING DATE: APRIL 15, 2025 BOCC LUM MEETING DATE: June 10, 2025

Case Reviewer: Tania C. Chapela

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

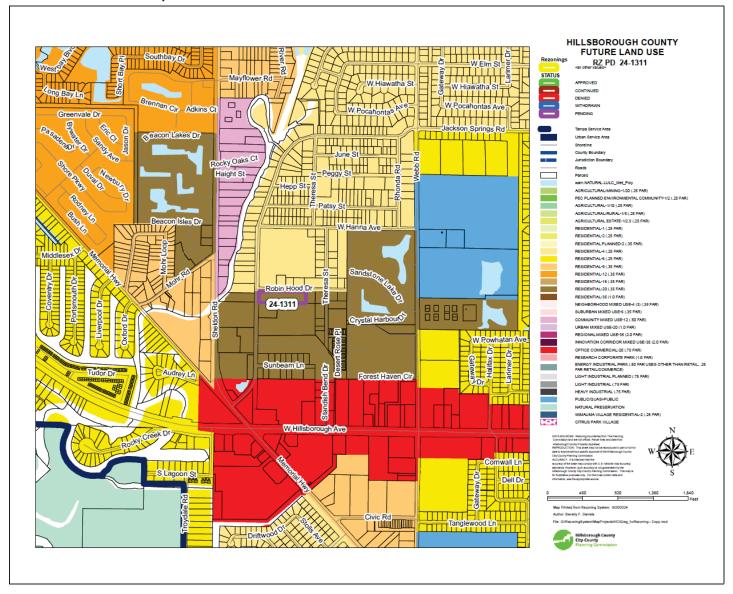


Context of Surrounding Area:

The parcel is located along Jackson Spring, a 2 Lane roadway, and Robin Hood, a local road. The area surrounding the property to the north, east and south contains single family and multifamily residential uses. Across Jackson Springs Rd. to the west, is vacant property zoned CN.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



Case Reviewer: Tania C. Chapela

Subject Site Future Land Use Category:	RES-20 (Residential – 20)
Maximum Density/F.A.R.:	20 du/ga
Typical Uses:	Agricultural, residential, neighborhood commercial, office uses, multi- purpose projects and mixed-use developments.

Case Reviewer: Tania C. Chapela

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



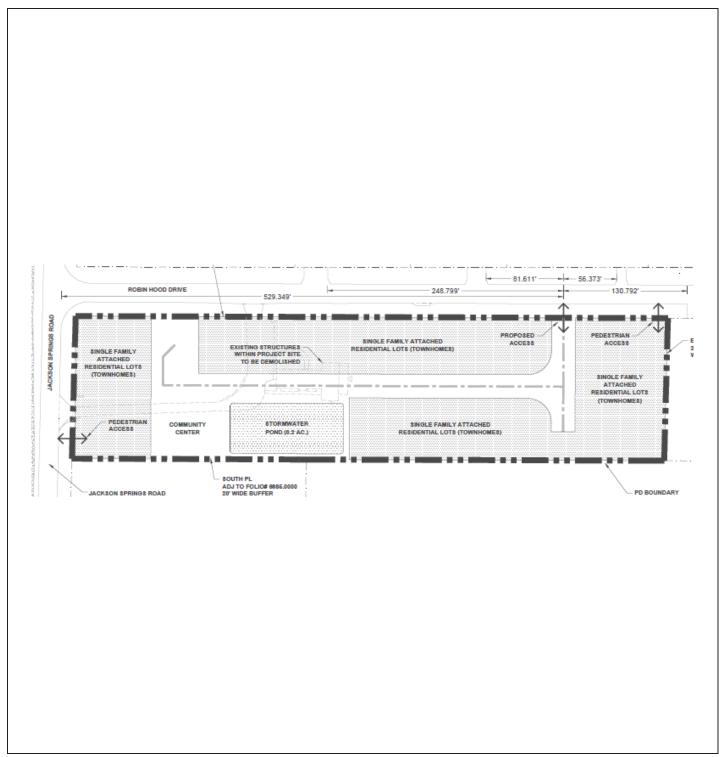
Adjacent Zonings and Uses					
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:	
North	RSC-6	6 DU/AC	Single-Family Residential	Single-Family Residential	
NOITH	NSC-0	0 D0/AC	(Conventional Only)	and Park/Community Center	
South	RSC-6 RMC-16	6 DU/AC 16 DU/AC	Single-Family Residential (Conventional Only) Multi-Family Residential	Single-Family Residential Multi-Family Residential	
East	RSC-6	6 DU/AC	Single-Family Residential (Conventional Only)	Single-Family Residential	
West	CN	0.2 FAR	Neighborhood Commercial, Office and Personal Services	Vacant	

ZHM HEARING DATE: APRIL 15, 2025 BOCC LUM MEETING DATE: June 10, 2025

Case Reviewer: Tania C. Chapela

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)



APPLICATION NUMBER:	PD 24-1311	
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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	
Robin Hood	County Local - Rural	2 Lanes ⊠Substandard Road □Sufficient ROW Width	☐ Corridor Preservation Plan☐ Site Access Improvements☐ Substandard Road Improvements☐ Other	
Jackson Springs Rd.	County Local - Rural	8 Lanes ⊠ Substandard Road □ Sufficient ROW Width	☐ Corridor Preservation Plan☐ Site Access Improvements☐ Substandard Road Improvements☐ Other	

Project Trip Generation					
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips		
Existing	8,562	820	607		
Proposed	266	18	21		
Difference (+/1)	-8,326	-802	-586		

^{*}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	X	Choose an item.	Choose an item.	Choose an item.	
South		Choose an item.	Choose an item.	Choose an item.	
East		Choose an item.	Choose an item.	Choose an item.	
West		Pedestrian	Choose an item.	Choose an item.	
Notes:					

Design Exception/Administrative VarianceNot applicable for this request					
Road Name/Nature of Request Type Finding					
Choose an item. Choose an item.					
Choose an item. Choose an item.					
Notes:					

APPLICATION NUMBER: PD 24-1311
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BOCC LUM MEETING DATE: June 10, 2025 Case Reviewer: Tania C. Chapela

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	miormation, comments
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	☐ Significan ☐ Coastal Hi ☐ Urban/Sul ☐ Adjacent ☐ Other _ A AMSL	Vater Wellfield Pro t Wildlife Habitat igh Hazard Area ourban/Rural Scen to ELAPP property irport Height Restr	ic Corridor riction: 130'	
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	
Service Area/ Water & Wastewater ⊠Urban ⊠ City of Tampa □Rural □ City of Temple Terrace	□ Yes ⊠ No	□ Yes ⊠ No	□ Yes ⊠ No	
Hillsborough County School BoardAdequate⋈ K-5⋈ 6-8⋈ 9-12⋈ N/AInadequate⋈ K-5⋈ 6-8⋈ 9-12⋈ N/A	⊠ Yes □ No	□ Yes ⊠ No	□ Yes ⊠ No	
Impact/Mobility Fees Townhouse (Fee estimate is based on a 1,500 Mobility: \$6,661 Parks: \$1,957 School: \$7,027 Fire: \$249 Total per Townhouse: \$15,894	s.f., 1-2 Story			

ZHM HEARING DATE: BOCC LUM MEETING DATE:	APRIL 15, 2025 June 10, 2025	Case Reviewer: Tania C. Chapela			
Comprehensive Plan:		Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission					

Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission				
☐ Meets Locational Criteria ⊠N/A				
☐ Locational Criteria Waiver Requested	⊠ Yes	☐ Inconsistent☒ Consistent	☐ Yes ☑ No	
☐ Minimum Density Met ☐ N/A	□ No	Consistent	INO	
□Density Bonus Requested				

5.0 IMPLEMENTATION RECOMMENDATIONS

PD 24-1311

5.1 Compatibility

APPLICATION NUMBER:

The proposed uses are comparable with the adjacent multifamily residential development. Furthermore, the proposed 17.5 DU/AC density is under the 20 DU/AC Maximum density allowable in the RES-20 Comprehensive Plan category.

Code required buffering and screening (20-foot wide buffer with Type B screening) between the subject site and single family residential to the south and east area will be provided. The maximum building height of 35 feet results in a 50 foot building setback along the east and south (single-family residential). A minimum 10-foot rear yard setback and 20-foot buffer will provide a minimum separation of 30 feet. The single-family home located to the east is located approximately 40 feet from the common property boundary and separated by significant vegetation. The home is oriented towards Robin Hood Drive. The single-family home located to the south is approximately 110 feet from the common boundary and oriented towards Jackson Springs Road. The proposed uses are less intense than the approved uses of Commercial, Neighborhood.

5.2 Recommendation

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

APPLICATION NUMBER: PD 24-1311

ZHM HEARING DATE: APRIL 15, 2025

BOCC LUM MEETING DATE: June 10, 2025 Case Reviewer: Tania C. Chapela

6.0 PROPOSED CONDITIONS

Requirements for Certification:

- 1. The applicant shall revise the PD site plan site note #7 as follows to replace the reference to roadways with drive aisles: "Internal project drive aisles will be private and will not be gated.".
- 2. The site plan shall remove "100% Building Coverage."
- 3. Site plan to provide minimum lot size.
- 4. Site plan to remove Setbacks: North: 20', East: 20', South: 10' and 20' (adjacent to folio 6985.0000), West: 20'.

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted January 29, 2025.

- 1. The project shall allow 37 townhome units. The interim use of 1 single-family dwelling is permitted.
- 2. Lot Development standards shall be as follows:

Minimum Lot Size: 1,033 square feet

Minimum Lot Width: 21 feet
Maximum Impervious Coverage: 75%
Minimum Front Setback: 10 feet
Minimum Rear Setback: 10 feet

Minimum Side Setback: 0 feet (a minimum of 10 feet between buildings)
Maximum Building Height: 35 feet (The 2:1 building height shall not apply)

- 3. Project buffering and screening standards shall be as follows:
 - a. 20-foot wide buffer with Type B screening along the eastern PD boundary.
 - b. 20-foot wide buffer with Type B screening along the southern PD boundary where adjacent to folio 6985.0000.
 - c. 8-foot wide landscape buffer along the northern PD boundary.
 - d. These buffers shall be not included in any lot's minimum lot size, minimum front yard, minimum rear yard or minimum side yard.
- 4. The project shall be permitted one full access vehicular connection on Robin Hood Dr., as shown on the PD site plan.
- As Robin Hood Rd. is a substandard local roadway, the developer will be required to improve the public roadway network, between the project access and the nearest roadway meeting an applicable standard, to current County standards unless otherwise approved in accordance with Sec. 6.04.02.B. of the Hillsborough County LDC. Design Exceptions (DEs) and Design Deviation Memoranda (DDM) from Transportation Technical Manual (TTM) standards may be considered in accordance with Sec. 1.7 and other applicable sections of the TTM
- 6. Driveway clearance shall be minimum 20 ft from building facade/garage door to back of sidewalk or edge of pavement, where applicable, to safely accommodate parked cars.
- 7. Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.

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- 8. Construction access shall be limited to those locations approved at the time of site/subdivision construction plan review. The developer shall include a note in each site/construction plan submittal which indicates same.
- 9. 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.
- 10. 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:

J. Brian Grady

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: PD 24-1311

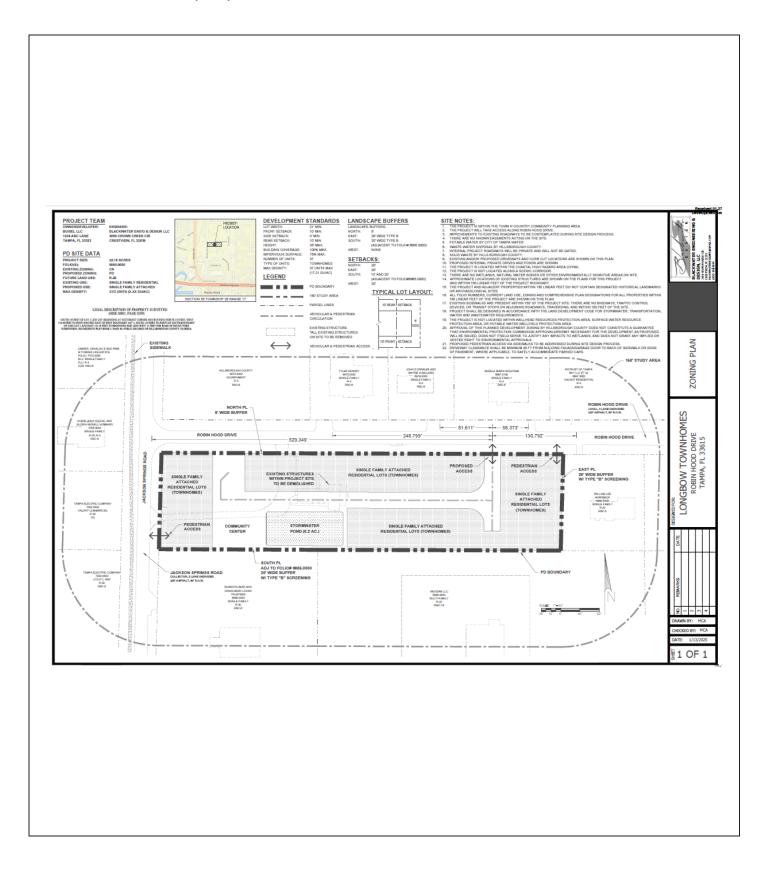
ZHM HEARING DATE: APRIL 15, 2025

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7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

BOCC LUM MEETING DATE: June 10, 2025 Case Reviewer: Tania C. Chapela

8.0 PROPOSED SITE PLAN (FULL)



APPLICATION NUMBER: PD 24-1311

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BOCC LUM MEETING DATE: June 10, 2025 Case Reviewer: Tania C. Chapela

9.0 FULL TRANSPORTATION REPORT (see following pages)

COUNTY OF HILLSBOROUGH

RECOMMENDATION OF THE LAND USE HEARING OFFICER

APPLICATION NUMBER: RZ PD 24-1311 DATE OF HEARING: April 15, 2025 **APPLICANT:** Dilip Agarwal **PETITION REQUEST:** The request is to rezone a parcel of land from CN to PD LOCATION: 8704 Jackson Springs Rd **SIZE OF PROPERTY:** 2.15 acres m.o.l. **EXISTING ZONING DISTRICT:** CN **FUTURE LAND USE CATEGORY: RES-20 SERVICE AREA:** Urban

Town N' Country

COMMUNITY PLANNING AREA:

DEVELOPMENT REVIEW STAFF REPORT

*Note: Formatting issues prevented the entire Development Services
Department staff report from being copied into the Hearing Master's
Recommendation. Therefore, please refer to the Development Services
Department web site for the complete staff report.

1.0 APPLICATION SUMMARY

Development Services Department



Applicant: Dilip Agarwal

FLU Category: RES-20

Service Area: Urban

Site Acreage: 2.15 AC

Community Plan Area: Town N' Country

Overlay: None

Introduction Summary:

The existing zoning is CN (Commercial Neighborhood) which permits Neighborhood Commercial, Office and Personal Services uses pursuant to the development standards in the table below.

The proposed zoning is for Planned Development (site plan controlled district) to allow 37 townhome units; pursuant to the development standards in the table below and site plan depicted in 2.4 of the report.

Additional Information:

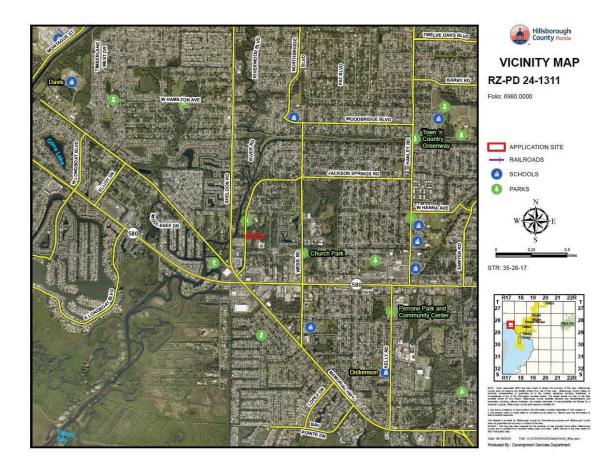
PD Variation(s): None requested as part of this application

Waiver(s) to the Land Development Code: None requested as part of this application

Development Services Recommendation: Approvable, subject to proposed conditions

Planning Commission Recommendation: Consistent

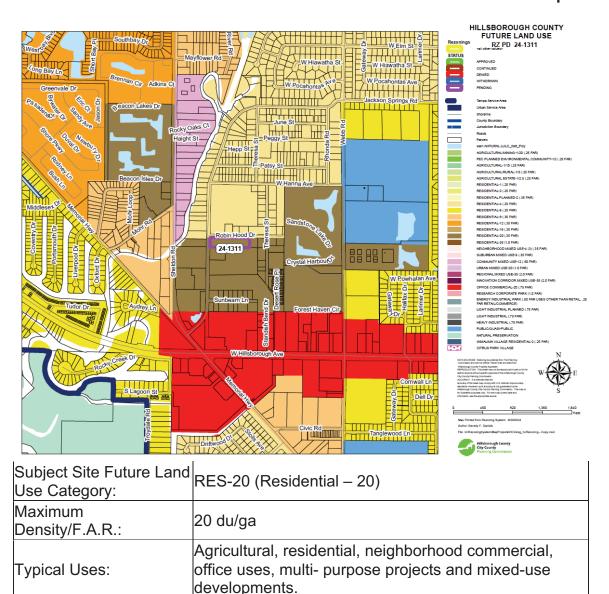
2.0 LAND USE MAP SET AND SUMMARY DATA 2.1 Vicinity Map



Context of Surrounding Area:

The parcel is located along Jackson Spring, a 2 Lane roadway, and Robin Hood, a local road. The area surrounding the property to the north, east and south contains single family and multifamily residential uses. Across Jackson Springs Rd. to the west, is vacant property zoned CN.

2.0 LAND USE MAP SET AND SUMMARY DATA 2.2 Future Land Use Map

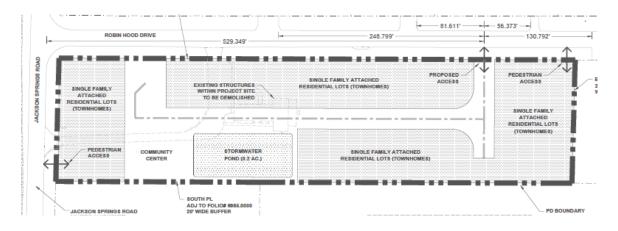


2.0 LAND USE MAP SET AND SUMMARY DATA 2.3 Immediate Area Map



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)



Classification Current Conditions Select Future Improvements

3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 OF STAFF REPORT)				
Adjoining R	oadways (ch	eck if applicable)		
Robin Hood	County Local - Rural	2 Lanes ⊠Substandard Road □Sufficient ROW Width	 □ Corridor Preservation Plan □ Site Access Improvements □ Substandard Road Improvements □ Other 	
Jackson Springs Rd.	II ocal – IIXI Sunstandard Road		☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other	
4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY				
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 _ Airport Height Restriction: 130' AMSL				
Service Area/ Water & Wastewater				
⊠Urban ⊠ City of Tampa □Rural □ City of Temple Terrace				

Hillsborough County School Board

Adequate \boxtimes K-5 \boxtimes 6-8 \boxtimes 9-12 \square N/A Inadequate \square K-5 \square 6-8 \square 9-12 \square N/A

Impact/Mobility Fees

Townhouse (Fee estimate is based on a 1,500 s.f., 1-2 Story) Mobility: \$6,661

Parks: \$1,957 School: \$7,027

Fire: \$249

Total per Townhouse: \$15,894

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 ☐Density Bonus Requested	⊠ Yes □ No	□ Inconsistent ☑ Consistent	□ Yes ⊠No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The proposed uses are comparable with the adjacent multifamily residential development. Furthermore, the proposed 17.5 DU/AC density is under the 20 DU/AC Maximum density allowable in the RES-20 Comprehensive Plan category.

Code required buffering and screening (20-foot wide buffer with Type B screening) between the subject site and single family residential to the south and east area will be provided. The maximum building height of 35 feet results in a 50 foot building setback along the east and south (single-family residential). A minimum 10-foot rear yard setback and 20- foot buffer will provide a minimum

separation of 30 feet. The single-family home located to the east is located approximately 40 feet from the common property boundary and separated by significant vegetation. The home is oriented towards Robin Hood Drive. The single-family home located to the south is approximately 110 feet from the common boundary and oriented towards Jackson Springs Road. The proposed uses are less intense than the approved uses of Commercial, Neighborhood.

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 April 15, 2025. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the petition.

Mr. Dilip Agarwal 301 West Platt Street testified as the applicant. Mr. Agarwal stated that the current zoning is Commercial Neighborhood and he is requesting to rezone the property to Planned Development to build townhouses or single-family homes depending on what site plan he comes up with. He added that the surrounding area is mostly residential therefore he did not think it was a good idea to build a commercial land use. He concluded his presentation by stating that the geotechnical survey was done and found that everything was compatible with the County standards. He testified that he plans on living on the property.

Hearing Master Finch asked Mr. Agarwal if the townhomes will be fee simple and to confirm that he plans on living on-site. Mr. Agarwal replied yes that the townhomes will be fee simple and that there is an existing 1,680 square foot house on-site which he plans to move into while the project is being developed.

Hearing Master Finch asked Ms. Heinrich of the Development Services Department about Mr. Agarwal's plans to live on site as she did not see that in the proposed zoning conditions. Ms. Heinrich replied that she would recommend that the applicant add that interim use tonight to allow the single-family home to remain. Hearing Master Finch addressed Mr. Agarwal to state that the current proposed conditions would only allow the 37 townhomes.

Ms. Tania Chapela Development Services staff, testified regarding the County's staff report. Ms. Chapela stated that the applicant is requesting a rezoning from Commercial Neighborhood to Planned Development to permit 37 townhomes. The maximum building height would be 35 feet. She detailed the proposed

setbacks and stated that the existing single-family home is located to the east toward Robin Hood Drive. Ms. Chapela testified that staff recommends approval.

Hearing Master Finch asked Mr. Perez of the County's transportation review section to confirm that as the property is currently zoned Commercial Neighborhood (CN), there would be a reduction in traffic if the 37 townhomes were developed. Mr. Perez replied that was correct as the CN zoning would potentially permit the development of a fast food restaurant with drive-thru and in comparison with the proposed development of 37 townhomes, there is a decrease in daily and peak hour traffic.

Mr. Tyrek Royal, Planning Commission staff testified regarding the Planning Commission staff report. Mr. Royal stated that the property is located in the Residential-20 Future Land Use category, the Urban Service Area and the Town N'Country Community Planning Area. He testified that the application is compatible with the surrounding neighborhood. Mr. Royal stated that staff found the rezoning compatible with the development pattern and consistent with the Hillsborough County Comprehensive Plan.

Hearing Master Finch asked for members of the audience in support of the application. No one replied.

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

Mr. Thomas James Adams 6305 Theresa Street testified in opposition. Mr. Adams stated that he has lived in his house since he was a child. The neighborhood used to be agricultural with cattle and horses. The subject property has grandfather oaks and there were nesting eagles on-site. Mr. Adams stated that the existing infrastructure will not handle the traffic generated by the project. He added that there has been flooding on Jackson Springs Road and he questioned where the water will go with the addition of the proposed development.

Mr. Wayne Ballard 8521 Robin Hood Drive testified in opposition. Mr. Ballard stated that he has lived there 36 years. He stated that he sent a letter to the Board of County Commissioners to outline his concerns. He is concerned about traffic, flooding and the protection of trees and wildlife. He added that he is 95% sure there are gopher tortoises on-site. He testified that 16 detached single-family homes would be acceptable but 37 townhomes are not.

Ms. Doris Youdal 8627 Jackson Springs Road testified in opposition. Ms. Youdal stated that her house is directly across the street from the subject property. She testified that the area is an old established neighborhood and not Town'N Country. She detailed the historical use of the subject property and stated that her main concern is flooding. She questioned the commercial zoning and

testified that the existing grandfather oaks will be destroyed. She also stated that she is concerned about the possible scrub jay and protected species such as eagles.

Ms. Angela Wolfram 8517 Robin Hood Drive testified in opposition. Ms. Wolfram stated that the subject property home was her grandparents' house and she does not want to see if torn down. She testified that she is concerned that she will no longer has access to her septic tank after the townhomes are built. She stated that she does not want the woods torn down.

Ms. Gloria Hubbard 8627 Jackson Springs Road testified in opposition. Ms. Hubbard stated that she believes the subject project will destroy the neighborhood due to traffic and flooding. She stated that she is also concerned about the existing grandfather oak trees.

Mr. John Canales 8521 Robin Hood Drive testified in opposition. Mr. Canales stated that the neighborhood is quiet and that there is a park behind his house with a skate park and that he is concerned about the additional traffic generated by the 37 townhomes. He questioned the applicants testimony regarding the size of the existing trees. He testified that there has been flooding on Robin Hood Drive and in the area. He added that the proposed retention pond next to the assisted living facility is a potential danger.

County staff did not have additional comments.

Mr. Agarwal testified during the rebuttal period that the maximum height of the buildings will be 35 feet which equates to a two-story townhome. He testified that a survey was done and no wildlife was found. He detailed the size of the trees and stated that the traffic would be worse with an apartment building or commercial land use. Mr. Agarwal stated that the access point will be on Robin Hood Drive and not on Jackson Springs Road. He discussed other projects in the area and stated that everything will be taken into consideration before digging any holes or connecting to sewer.

The hearing was then concluded.

EVIDENCE SUBMITTED

No documents were submitted 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 2.15 acres in size and is currently zoned Commercial Neighborhood (CN) and is designated Residential-20 (RES-20) by the Comprehensive Plan. The property is located within the Urban Service Area and the Town N' Country Community Planning Area.
- 2. The applicant is requesting a rezoning to the Planned Development (PD) zoning district to develop a maximum of 37 townhomes. The applicant testified that the townhomes will be fee-simple ownership. The applicant testified he plans to live in the existing single-family home on-site while the project is being developed.
- 3. No Planned Development Variations or waivers are requested.
- 4. The Planning Commission staff supports the rezoning request. Staff found the application to be consistent with the Comprehensive Plan.
- 5. The surrounding area is zoned RSC-6 to the north and developed with single-family homes and the Jackson Springs Park, RSC-6 (single-family home) and RMC-16 (nursing home) to the south, RSC-6 (TECO substation) and CN (vacant) to the west, and RSC-6 (single-family home) to the east.
- 6. Testimony in opposition was provided at the Zoning Hearing Master hearing by residents in the area. Concerns expressed pertained to the project traffic and its impact to Robin Hood Drive and Jackson Springs Road, potential flooding, the possible negative impact to the environment and wildlife in the area and the elimination of grandfather oaks on-site.

In response, the applicant testified during the rebuttal portion of the hearing that a survey was done on-site which concluded that the project would be consistent with County standards. Additionally, the applicant testified that he did not believe that apartments nor a commercial land use that could be developed under the current CN zoning was appropriate for the area.

- 7. The existing Comprehensive Plan Future Land Use category of RES-20 permits the consideration of a residential density of up to 20 dwelling units per acre or 42 dwelling units given the subject property acreage of 2.15 acres. The proposed 37 townhomes equates to a density of 17.5 dwelling units per acre.
- 8. The existing Commercial Neighborhood (CN) zoning district currently permits a wide range of neighborhood-serving commercial land uses.
- 9. County transportation staff testified that the proposed 37 townhomes results in a significant decrease in traffic when compared to the worst-case scenario of a land use that is permitted under the existing CN zoning district which is a fast-food restaurant with drive-thru. Staff commented that the comparison results in a decrease of 8,326 24-hour two-way volume vehicular trips.
- 10. The proposed site plan proposes a stormwater pond on the south side of the project adjacent to the adjacent single-family home.
- 11. The project will adhere to all required buffering and screening standards and the maximum height of the townhomes is 35 feet which is the same as the adjacent RSC-6 zoning district.
- 12. The project will be subject to all applicable transportation, drainage and environmental standards. No variations or waivers were requested.
- 13. The rezoning request to PD for the development of 37 townhomes 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 the CN zoning district to the PD zoning district for the development of 37 townhomes. The applicant testified he intends to live in the existing single-family home on-site while the project is being developed. No Planned Development variations or waivers are requested.

The Planning Commission staff supports the rezoning request and found it compatible with the development pattern in the area and the Comprehensive Plan. The existing Comprehensive Plan Future Land Use category of RES-20 permits the consideration of a residential density of up to 20 dwelling units per acre or 42 dwelling units given the subject property acreage of 2.15 acres. The proposed 37 townhomes equates to a density of 17.5 dwelling units per acre.

Testimony in opposition was provided at the Zoning Hearing Master hearing by residents in the area. Concerns expressed pertained to the project traffic and its impact to Robin Hood Drive and Jackson Springs Road, potential flooding, the possible negative impact to the environment and wildlife in the area and the elimination of grandfather oaks on-site. In response, the applicant testified during the rebuttal portion of the hearing that a survey was done on-site which concluded that the project would be consistent with County standards. Additionally, the applicant testified that he did not believe that apartments nor a commercial land use that could be developed under the current CN zoning was appropriate for the area.

The existing Commercial Neighborhood (CN) zoning district currently permits a wide range of neighborhood-serving commercial land uses. County transportation staff testified that the proposed 37 townhomes results in a significant decrease in traffic when compared to the worst-case scenario of a land use that is permitted under the existing CN zoning district which is a fast-food restaurant with drive-thru. Staff commented that the comparison results in a decrease of 8,326 24-hour two-way volume vehicular trips.

The project will adhere to all required buffering and screening standards and the maximum height of the townhomes is 35 feet which is the same as the adjacent RSC-6 zoning district.

The rezoning request to PD for the development of 37 townhomes 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.

May 6, 2025

Susan M. Finch, AICP Land Use Hearing Officer

Sum M. Fine

Date



Plan Hillsborough planhillsborough.org planner@plancom.org 813 - 272 - 5940 601 E Kennedy Blvd 18th floor Tampa, FL, 33602

Unincorporated Hillsborough County Rezoning Consistency Review		
Hearing Date: April 15, 2025	Case Number: PD 24-1311	
Report Prepared: April 4, 2025	Folio(s): 6980.0000	
	General Location : East of Jackson Springs Road, south of Robin Hood Drive	
Comprehensive Plan Finding	CONSISTENT	
Adopted Future Land Use	Residential-20 (20 du/ga; 0.75 FAR)	
Service Area	Urban	
Community Plan(s)	Town 'N Country	
Rezoning Request	Planned Development to develop 37 townhomes	
Parcel Size	+/- 2.11 acres	
Street Functional Classification	Robin Hood Drive – Local Roadway Jackson Springs Road – County Collector	
Commercial Locational Criteria	Not applicable	
Evacuation Area	А	

Table 1: COMPARISON OF SURROUNDING PROPERTIES				
Vicinity	Future Land Use Designation	Zoning	Existing Land Use	
Subject Property	Residential-20	CN	Single Family/Mobile Home	
North	Residential-4	RSC-6	Single Family/Mobile Home + Public/Quasi- Public/Institutional	
South	Residential-20	RSC-6, RMC-16 + RMC-20	Single Family/Mobile Home + Group Homes	
East	Residential-20	RSC-6	Single Family/Mobile Home + Vacant	
West	Residential-20	CN + RSC-6	Vacant + Public Communications/Utilities	

Staff Analysis of Goals, Objectives and Policies:

The subject site is located south of Robin Hood Drive and east of Jackson Springs Road. The site is in the Urban Service Area and is located within the limits of the Town 'N Country Community Plan. The applicant is requesting a rezoning from Commercial Neighborhood (CN) to Planned Development (PD) to develop the site with 37 townhomes.

The site is located within the Residential-20 (RES-20) Future Land Use category. The intent of the RES-20 category is to designate areas for high density residential development. Typical uses in the RES-20 category include residential, neighborhood commercial, office uses, multi-purpose projects and mixed use developments. Non-residential uses must meet established locational criteria for specific land uses or seek a waiver. The proposed townhome use is consistent with the uses expected in the RES-20 Future Land Use category.

Per Future Land Use Element (FLUE) Objective 8 and Policy 8.1, RES-20 allows for the consideration of up to 20 dwelling units per gross acre. With 2.11 acres, the site may be considered for up to 42 dwelling units. With 37 proposed dwelling units, the density would be 17.5 dwelling units per gross ac (du/ga). This density is well within the range that may be considered for this site and is therefore consistent with development expected in the RES-20 Future Land Use category.

The subject site is in the Urban Service Area, where according to FLUE Objective 1, 80 percent of the county's growth is to be directed. Policy 1.4 requires all new developments to be compatible with the surrounding area, noting that "Compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development." The proposed

37-unit townhome development is compatible with the surrounding development pattern, which includes residential, public utility and group home uses, as well as vacant land.

The proposal meets the intent of the Neighborhood Protection policies outlined in the Future Land Use Element. Policy 16.3 requires development and redevelopment be integrated with adjacent land uses through the creation of like or complementary uses. The provision of townhomes within this area of Town 'N Country is consistent with this policy direction, as housing will provide a complementary use to the surrounding land use pattern. Policy 16.7 emphasizes an efficient system of internal circulation. The site plan shows a vehicular and pedestrian access onto Robin Hood Drive as well as a pedestrian access along Jackson Springs Road, which is consistent with this policy direction. Policy 16.8 requires that the overall density and lot sizes of new residential projects reflect the character of the surrounding area. Policy 16.10 emphasizes the importance of density increases being compatible with the existing, proposed and planned surrounding development pattern. The proposed townhomes will be a maximum of 35 feet in height and the density will be less than the maximum allowed, which is in keeping with the surrounding residential development near the subject site and consistent with this policy direction.

The Comprehensive Plan requires that all development meet or exceed the land development regulations in Hillsborough County (FLUE Objective 9, FLUE Policy 9.1 and FLUE Policy 9.2). At the time of uploading this report, the Hillsborough County Development Services Department staff report was not yet available in Optix and thus were not taken into consideration for analysis of this request. However, the following Hillsborough County agencies had no objection to the proposed Planned Development: Transportation Review Section, Conservation and Environmental Lands Management and the Environmental Services Division. Therefore, the request is consistent with Objective 9, Policy 9.1 and Policy 9.2.

The subject site is located within the limits of the Town 'N Country Community Plan. The Community Plan vision includes emphasis on the creation of housing opportunities. Specifically, the Community Plan prefers residential developments that provide an opportunity for home ownership as well as affordable housing opportunities that support a diverse population and income levels. While it is unknown whether the proposed project will be a for sale or a rental product, the provision of new housing supports the broad Community Plan goal of creating housing options within the Town 'N County limits.

Overall, staff finds that the proposed use is an allowable use in the RES-20 Future Land Use category, is compatible with the existing development pattern found within the surrounding area and supports the vision of the Town 'N Country Community Plan.

Recommendation

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

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

FUTURE LAND USE ELEMENT

Urban Service Area

Objective 1: Hillsborough County shall pro-actively direct new growth into the urban service area with the goal that at least 80% of all population growth will occur within the USA during the planning horizon of this Plan. Within the Urban Service Area, Hillsborough County will not impede agriculture. Building permit activity and other similar measures will be used to evaluate this objective.

Policy 1.4: Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.

Land Use Categories

Objective 8: The Future Land Use Map will include Land Use Categories which outline the maximum level of intensity or density and range of permitted land uses allowed and planned for an area. A table of the land use categories and description of each category can be found in Appendix A.

Policy 8.1: The character of each land use category is defined by building type, residential density, functional use, and the physical composition of the land. The integration of these factors sets the general atmosphere and character of each land use category. Each category has a range of potentially permissible uses which are not exhaustive, but are intended to be illustrative of the character of uses permitted within the land use designation. Not all of those potential uses are routinely acceptable anywhere within that land use category.

Relationship to Land Development Regulations

Objective 9: All existing and future land development regulations shall be made consistent with the Comprehensive Plan, and all development approvals shall be consistent with those development regulations as per the timeframe provided for within Chapter 163, Florida Statutes. Whenever feasible and consistent with Comprehensive Plan policies, land development regulations shall be designed to provide flexible, alternative solutions to problems.

Policy 9.1: Each land use plan category shall have a set of zoning districts that may be permitted within that land use plan category, and development shall not be approved for zoning that is inconsistent with the plan.

Policy 9.2: Developments must meet or exceed the requirements of all land development regulations as established and adopted by Hillsborough County, the state of Florida and the federal government unless such requirements have been previously waived by those governmental bodies.

Neighborhood/Community Development

Objective 16: Neighborhood Protection – The neighborhood is the functional unit of community development. There is a need to protect existing, neighborhoods and communities and those that will emerge in the future. To preserve, protect, and enhance neighborhoods and communities, all new development must conform to the following policies.

Policy 16.3: Development and redevelopment shall be integrated with the adjacent land uses through:

- a) the creation of like uses; or
- b) creation of complementary uses; or
- c) mitigation of adverse impacts; and
- d) transportation/pedestrian connections

Policy 16.7: Residential neighborhoods shall be designed to include an efficient system of internal circulation and street stub-outs to connect adjacent neighborhoods together.

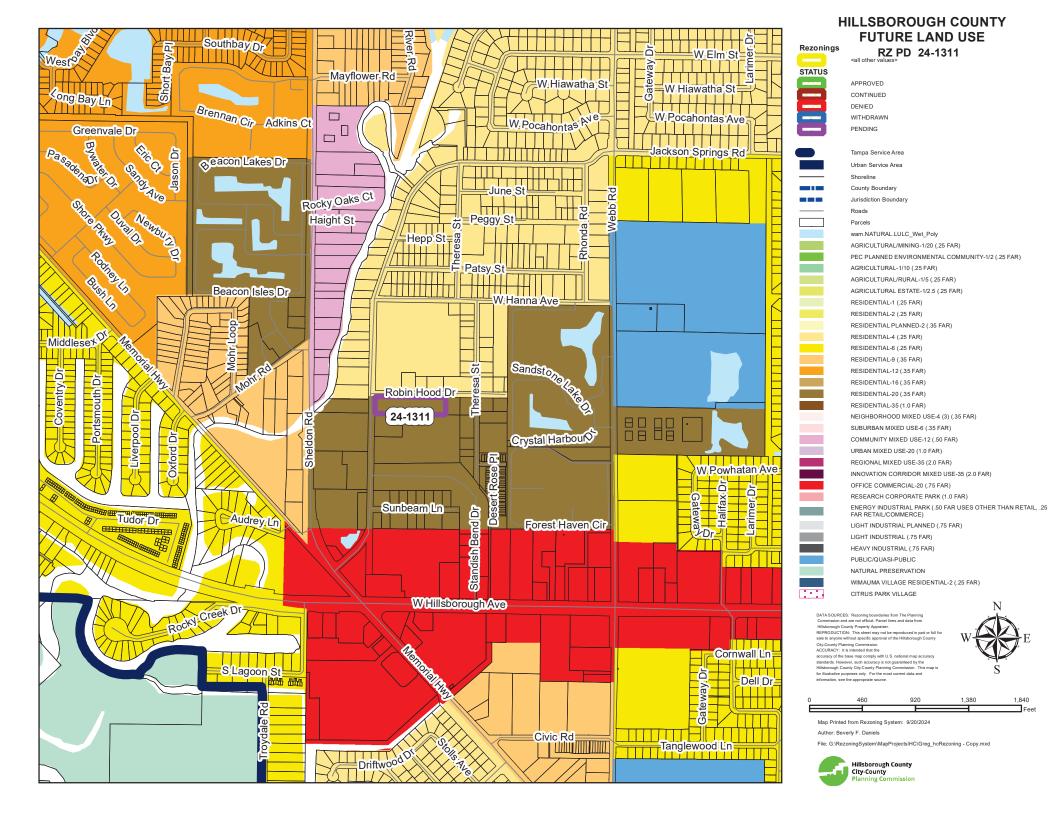
Policy 16.8: The overall density and lot sizes of new residential projects shall reflect the character of the surrounding area, recognizing the choice of lifestyles described in this Plan, and where appropriate, shall reflect efforts to encourage gopher tortoise and other Significant and Essential Wildlife Habitat protection.

Policy 16.10: Any density increase shall be compatible with existing, proposed, or planned surrounding development. Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.

LIVABLE COMMUNITIES ELEMENT: Town 'N Country Community Plan

Housing – Create housing opportunities.

- New residential developments that provide home ownership are preferred.
- Support affordable housing opportunities that accommodate a diverse population and income levels and promote home ownership.



GENERAL SITE PLAN FOR CERTIFICATION



DEVELOPMENT SERVICES

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

HILLSBOROUGH COUNTY DEVELOPMENT SERVICES DEPARTMENT

GENERAL SITE PLAN REVIEW/CERTIFICATION

BOARD OF COUNTY COMMISSIONERS

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

COUNTY ADMINISTRATOR

Bonnie M. Wise

COUNTY ATTORNEY

Christine M. Beck

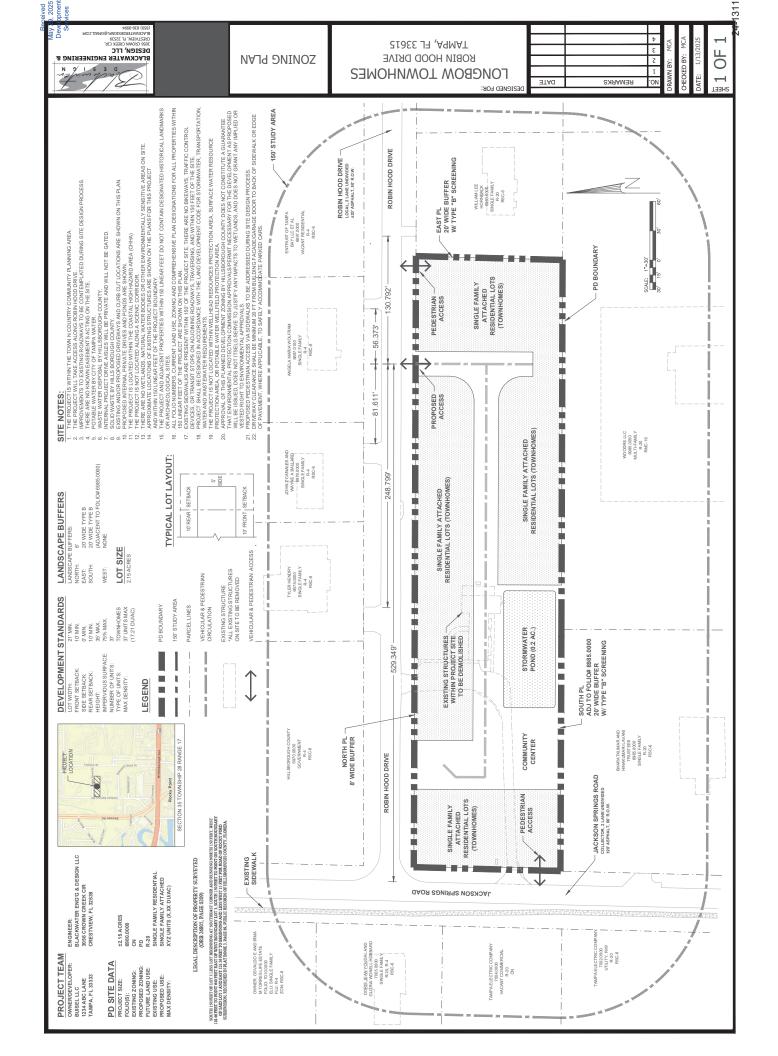
COUNTY INTERNAL AUDITOR

Melinda Jenzarli

DEPUTY COUNTY ADMINISTRATOR

Gregory S. Horwedel

Project Name: Longbow Townhomes		
Zoning File: RZ-PD (24-1311) Modification: None		
Atlas Page: None	Submitted: 05/29/25	
To Planner for Review: 05/29/25 Date Due: ASAP		
Blackwater Engineering and Design, LLC Contact Person: Blackwater Engineering and Design, LLC Phone: 850-830-0994/blackwaterdesignfl@gmail.con		
Right-Of-Way or Land Required for Dedication: Yes No 🗸		
The Development Services Departm	ent HAS NO OBJECTION to this General Site Plan.	
The Development Services Department RECOMMENDS DISAPPROVAL of this General Site Plan for the following reasons:		
Reviewed by: Tania C. Chape	ela _{Date:} 05/29/25	
Date Agent/Owner notified of Disapp	roval:	



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

REVIEWER: Richard Perez, AICP, Executive Planner

PLANNING AREA/SECTOR: TNC/Northwest

PETITION NO: PD 24-1311

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.

CONDITIONS OF APPROVAL

- The project shall be permitted one full access vehicular connection on Robin Hood Dr., as shown on the PD site plan.
- As Robin Hood Rd. is a substandard local roadway, the developer will be required to improve the
 public roadway network, between the project access and the nearest roadway meeting an applicable
 standard, to current County standards unless otherwise approved in accordance with Sec. 6.04.02.B. of
 the Hillsborough County LDC. Design Exceptions (DEs) and Design Deviation Memoranda (DDM)
 from Transportation Technical Manual (TTM) standards may be considered in accordance with Sec.
 1.7 and other applicable sections of the TTM
- Driveway clearance shall be minimum 20 ft from building facade/garage door to back of sidewalk or edge of pavement, where applicable, to safely accommodate parked cars.
- Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.
- Construction access shall be limited to those locations approved at the time of site/subdivision construction plan review. The developer shall include a note in each site/construction plan submittal which indicates same.

Other:

• Prior to certification, the applicant shall revise the PD site plan site note #7 as follows to replace the reference to roadways with drive aisles: "Internal project drive aisles will be private and will not be gated.".

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone a +/- 2.11-acre parcel, from Commercial Neighborhood (CN) to Planned Development to construct up to 37 townhome units. The site is located at the southeast corner of Robin Hood Dr. and Jackson Springs Rd. The Future Land Use designation is Residential 20 (R-20).

The property is currently occupied with one single family detach unit.

Trip Generation Analysis

The applicant submitted a trip generation analysis as required by the Development Review Procedures Manual (DRPM). Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition.

Existing Zoning

Land Use/Size	24 Hour Two- Way Volume	Total I Hour T	Гrips
	,	AM	PM
CN: 18,382sf -Fast Food Restaurant w/ Drive Thru (ITE Code 934)	8,592	820	607

Proposed PD Rezoning

Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
PD: 37 Townhome Units (ITE 215)	266	18	21

Trip Generation Difference

Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
Difference	-8,326	-802	-586

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Robin Hood Dr. is a 2-lane, substandard local roadway. The roadway is characterized by +/-20-foot-wide pavement, lying within +/-50 feet of right-of-way. There are no sidewalks, no paved shoulders or curb and gutter within the vicinity of the project.

<u>Jackson Springs Rd.</u> is a 2-lane, substandard, collector roadway. The roadway is characterized by +/-19-feet of pavement, lying within +/-60 of right of way. There are no sidewalks along the project frontage and no paved shoulders or curb and gutter in the vicinity of the project.

The applicant has opted to address substandard roadway conditions at the time of site/subdivision construction review.

SITE ACCESS AND CONNECTIVITY

The PD site plan proposes a full access vehicular connection on Robin Hood Dr. and identifies pedestrian access on Robin Hood Dr. and Jackson Springs Rd.

Internal circulation is proposed to be served by private drive aisles and to not be gated. Staff is proposing a prior to certification condition of approval to clarify that the project will have internal drive aisles and not roadways because the site does not appear to able to accommodate them.

Staff notes that the typical lot details do not address minimum driveway clearance to ensure that parked vehicles do not obstruct the path of pedestrians utilizing the sidewalks or project out into drive aisles. As such, staff recommends a condition of approval to require a minimum driveway clearance of 20 feet.

External and internal sidewalks shall be required consistent with County LDC, Sec. 6.03.02.

Notwithstanding anything shown in the PD site plan or in the PD conditions to the contrary, pedestrian access may be permitted anywhere along the project boundary consistent with the LDC.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Robin Hood Dr. is not a regulated roadway in the Hillsborough County Level of Service (LOS) report.

FDOT Generalized Level of Service				
Roadway From To LOS Standard Peak Hr Directional LO				
Jackson Springs Rd.	Memorial Hwy	Webb Rd	D	С

Source: 2020 Hillsborough County Level of Service (LOS) Report

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)					
Road Name	Classification	Current Conditions	Select Future Improvements		
Robin Hood Dr	County Local - Rural	2 Lanes ⊠ Substandard Road □ Sufficient ROW Width	□ Corridor Preservation Plan□ Site Access Improvements□ Substandard Road Improvements□ Other		
Jackson Springs Rd	County Collector - Rural	2 Lanes ⊠ Substandard Road □ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other		

Project Trip Generation ☐ Not applicable for this request				
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips	
Existing	8,592	820	607	
Proposed	266	18	21	
Difference (+/-)	-8,326	-802	-586	

^{*}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	Х	Choose an item.	Choose an item.	Choose an item.	
South		Choose an item.	Choose an item.	Choose an item.	
East		Choose an item.	Choose an item.	Choose an item.	
West		Pedestrian	Choose an item.	Choose an item.	
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				
Transportation	Objections	Conditions Requested	Additional Information/Comments	
☐ Design Exception/Adm. Variance Requested☐ Off-Site Improvements Provided	☐ Yes ☐ N/A ☒ No	⊠ Yes □ No	See Report.	

COMMISSION

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Steffanie L. Wickham WASTE DIVISION

AGENCY COMMENT SHEET

REZONING		
HEARING DATE: December 16, 2024	COMMENT DATE: October 1, 2024	
PETITION NO.: 24-1311	PROPERTY ADDRESS: 8704 Jackson Springs Road, Tampa	
EPC REVIEWER: Kelly M. Holland	FOLIO #: 0069800000	
CONTACT INFORMATION: (813) 627-2600 X 1222	STR: 35-28-17	
EMAIL: hollandk@epchc.org	S1R: 35-20-17	

REQUESTED ZONING: Rezoning Commercial Neighborhood (CN) to R-20

FINDINGS			
WETLANDS PRESENT	NO		
SITE INSPECTION DATE	No Wetlands - SWFWMD site inspection 1/5/23		
WETLAND LINE VALIDITY	No Wetland Determination valid until 4/25/2028		
WETLANDS VERIFICATION (AERIAL PHOTO,	No Wetlands		
SOILS SURVEY, EPC FILES)			

The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again.

INFORMATIONAL COMMENTS:

The following specific comments are made for informational purposes only and to provide guidance as to the EPC review process. However, future EPC staff review is not limited to the following, regardless of the obviousness of the concern as raised by the general site plan and EPC staff may identify other legitimate concerns at any time prior to final project approval.

EPC staff reviewed the above referenced parcel in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using aerial photography, soil surveys, and reviewing EPC files. Through this review, it appears that no wetlands or other surface waters exist onsite/ within the proposed construction boundaries.

Please be advised this wetland determination is informal and non-binding. A formal wetland delineation may be applied for by submitting a "WDR30 - Delineation Request Application". Once approved, the formal wetland delineation would be binding for five years.

Kmh / app

ec: Dilip Agarwal, Applicant - reinfo@buisel.com



Adequate Facilities Analysis: Rezoning

Date: 10/2/2024 **Acreage:** 2.11 (+/- acres)

Jurisdiction: Hillsborough County **Proposed Zoning**: R-20

Case Number: 24-1311 Future Land Use: R-20

HCPS #: RZ 642

Maximum Residential Units: 42

Address: 8704 Jackson Springs Road

Residential Type: Multifamily

Parcel Folio Number(s): 006980.0000

Parcel Folio Number(s): 000900.0000				
School Data	Woodbridge Elementary	Webb Middle	Leto High	
FISH Capacity Total school capacity as reported to the Florida Inventory of School Houses (FISH)	883	1040	2338	
2023-24 Enrollment K-12 enrollment on 2023-24 40 th day of school. This count is used to evaluate school concurrency per Interlocal Agreements with area jurisdictions	633	798	2031	
Current Utilization Percentage of school capacity utilized based on 40 th day enrollment and FISH capacity	72%	77%	87%	
Concurrency Reservations Existing concurrency reservations due to previously approved development. Source: CSA Tracking Sheet as of 9.30.2024	0	15	25	
Students Generated Estimated number of new students expected in development based on adopted generation rates. Source: Duncan Associates, School Impact Fee Study for Hillsborough County, Florida, Dec. 2019	5	2	3	
Proposed Utilization School capacity utilization based on 40 th day enrollment, existing concurrency reservations, and estimated student generation for application	72%	78%	88%	

Notes: At this time, adequate capacity exists at Woodbridge Elementary, Webb Middle, and Leto High School for the proposed rezoning.

This is an analysis for adequate facilities only and is NOT a determination of school concurrency. A school concurrency review will be issued PRIOR TO preliminary plat or site plan approval.

andrea a Stingone

Andrea A. Stingone, M.Ed.
Department Manager, Planning & Siting
Growth Management Department
Hillsborough County Public Schools

E: <u>andrea.stingone@hcps.net</u> P: 813.272.4429 C: 813.345.6684



AGENCY REVIEW COMMENT SHEET

NOTE: THIS IS ONLY FOR ESTIMATE PURPOSES, BASED ON THE FEES AT THE TIME THE REVIEW WAS MADE. ACTUAL FEES WILL BE ASSESSED BASED ON PERMIT APPLICATIONS RECEIVED AND BASED ON THE FEE SCHEDULE AT THE TIME OF BUILDING PERMIT APPLICATION.

TO: Zoning Review, Development Services DATE: 03/12/2025

REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: 8704 Jackson Springs LLC **PETITION NO:** 24-1311

LOCATION: 8704 Jackson Springs Rd

FOLIO NO: 6980.0000

Estimated Fees:

Townhouse (Fee estimate is based on a 1,500 s.f., 1-2 Story)

Mobility: \$6,661 Parks: \$1,957 School: \$7,027

Fire: \$249

Total per Townhouse: \$15,894

Project Summary/Description:

Urban Mobility, Northwest Parks/Fire - 37 townhomes

ENVIRONMENTAL SERVICES DIVISION



PO Box 1110 Tampa, FL 33601-1110

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: 9/18/2024

REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 9/26/2024

PROPERTY OWNER: 8704 Jackson Springs LLC **PID:** 24-1311

APPLICANT: Dilip Agarwal

LOCATION: 8704 Jackson Springs Road Tampa, FL 33615

FOLIO NO.: 6980.0000

AGENCY REVIEW COMMENTS:

At this time, according to the Hillsborough County BOCC approved maps adopted in the Comprehensive Plan, the site does not appear to be located within a Wellhead Resource Protection Area (WRPA), Potable Water Wellfield Protection Area (PWWPA) 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, Hillsborough County EVSD has no recommended conditions and no request for additional information associated with wellhead protection.

AGENCY REVIEW COMMENT SHEET

10: ZONING TECHNICIAN, Planning Growth Management DATE: 18 Sep. 2024					
REVIEWE	CR: Bernard W. Kaiser, Conservation and	Environmental Lands Management			
APPLICA	NT: <u>Dilip Agarwal</u>	PETITION NO: <u>RZ-PD 24-1311</u>			
LOCATION: 8704 Jackson Springs Rd., Tampa, FL 33615					
FOLIO NO	D: <u>6980.0000</u>	SEC: <u>35</u> TWN: <u>28</u> RNG: <u>17</u>			
	agency has no comments.				
☐ This	agency has no objection.				
	ragonoy had no objection.				
☐ This	agency has no objection, subject to listed	l or attached conditions.			
☐ This	agency objects, based on the listed or atta	cached conditions			
☐ IIIIS	agency objects, based on the listed of atta	ached conditions.			
COMMENTS:					

EXHIBITS SUBMITTED DURING THE ZHM HEARING

HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

IN RE:

ZONE HEARING MASTER HEARINGS

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: SUSAN FINCH

Zoning Hearing Master

DATE: TUESDAY, APRIL 15, 2025

TIME: Commencing at 6:00 p.m.

Concluding at 8:42 p.m.

LOCATION: HILLSBOROUGH COUNTY BOCC

DEVELOPMENT SERVICES DEPARTMENT

601 EAST KENNEDY BOULEVARD, 2ND FLOOR

TAMPA, FLORIDA 33601

Reported by: CRYSTAL REYES, AAERT No. 1660

MS. HEINRICH: Our next application is Item D.5 PD 24-1311. The applicant is requesting to rezone property from CN to Planned Development. Tania Chapela with Development Services will provide staff findings after the applicant's presentation.

HEARING MASTER: Good evening.

2.4

MR. AGARWAL: Good evening. My name is Dilip Agarwal. My address is 301 West Platt Street, Tampa, Florida 33606. I'm here representing 8704 Jackson Springs Road, Tampa, Florida. The current zoning for this land is commercial neighborhood, and we are trying to rezone it to PD. The idea is to build townhouses or single-family homes, depending on what the site plan we come up with.

Other than that, taking into consideration the nearby development that we have in the neighborhood, which is mostly residential. So it was -- we didn't think it was a good idea to go with commercial, which is like an apartment building or a fast food business or church or anything. So to take the compatibility of the surroundings, we decided to go with townhomes, single-family townhomes, so that people can live there.

We did the pretty much the survey, the geotechnical survey. And what we found was everything was compatible with what the County wanted. We didn't find any trees with a DBH of 17 or 18 inches. And same thing with the geotechnical survey that we did, we didn't find any issue that will stop us from

1 doing the development that we are trying to do on this 2 particular piece of land. Currently, the building is empty. I'm planning on 3 4 moving there in the next month or so to live there and see the 5 surrounding. But as of right now, the land is empty. That's 6 all I got. HEARING MASTER: All right. Just a quick question. So these are fee simple townhomes, correct, that you're 8 9 proposing? 10 MR. AGARWAL: Correct. 11 HEARING MASTER: They would be owned. All right. 12 you mentioned that you plan to live on the subject property? 13 MR. AGARWAL: We do have a 1,680 square foot home 14 right now, which is because this whole process is going to take 15 us between two to three years based on our past experience, 16 getting the site plan approved and then the building plan and 17 the civil plans. So until then, I mean, I live in a rented 18 apartment, it's better to just live there rather than -- once we 19 get the rezoning done. HEARING MASTER: All right. Well, let me ask just 20 21 while we're -- because this is an issue -- Ms. Heinrich, I don't 22 see that as an interim or a temporary use. Would that need --23 would the conditions need to be changed to allow that? 2.4 MS. HEINRICH: Yes, I would recommend if the applicant 25 does want that interim use that that be added tonight to allow

for the single-family home to remain. 1 2 HEARING MASTER: Because, sir, right now as it reads, if this were approved, the use only would be 37 townhomes and 3 that would be it. So that would be a consideration. But we'll 4 see where we go. All right. Thank you so much for your 6 testimony. If you could please sign in. Development Services? Good evening. 8 9 MS. CHAPELA: Good evening. Tania Chapela, 10 Development Services. 11 The existing zoning is commercial neighborhood. The 12 proposed zoning is for Planned Development to allow 37 seven 13 townhome units. The proposed uses are comparable with the 14 adjacent multi-family residential development. Furthermore, the 15 proposed 17.5 dwelling units per acre density is under the 20 16 dwelling unit maximum density allowable in the Res 20 Comprehensive Plan Category. 17 Code required buffering and screening 20 foot wide 18 19 buffer with type B screening between the subject site and 20 single-family residential to the south and east area will be 21

buffer with type B screening between the subject site and single-family residential to the south and east area will be provided. The maximum building height of 35 feet results in a 50-foot building setback along the east and south adjacent to single-family residential. A minimum 10-foot rear yard setback and 20-foot buffer will provide a minimum separation of 30 feet.

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The single-family home located to the east is located

approximately 40 feet from the common property boundary and 1 separated by significant vegetation. The home is oriented 2 towards Robin Hood Drive. The single-family home, located to 3 the south, is approximately 110 feet from the common boundary and oriented towards Jackson Springs Road. The proposed uses 6 are less intense than the approved uses of commercial neighborhood. Staff recommends approval of the applicant's request, 8 subject to conditions. 9 10 HEARING MASTER: Thank you so much, I appreciate it. 11 Mr. Perez, let me just ask you to confirm for the record, I see that this property is currently zoned commercial 12 neighborhood and the Transportation comments indicate a 13 14 reduction in traffic if this were approved for 37 units; is that 15 correct? 16 MR. PEREZ: That is correct. Our analysis shows that 17 under the commercial neighborhood zoning, they could build out with fast food restaurant with drive-thru and other commercial 18 19 uses that are high trip generators under the proposed rezoning 20 of 37 townhomes, that is a decrease in daily and peak hour traffic. 21 22 HEARING MASTER: All right. Thank you for that, I 23 appreciate it. 2.4 We'll go to the Planning Commission. 25 MR. ROYAL: Good evening, Tyrek Royal, Planning

Commission staff.

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The site is in the Urban Service Area located within the Residential 20 Future Land Use category. And it's located within the limits of the Town and Country Community Plan. The intent of the residential category is to designate areas for high density residential development. Typical uses in residential category include residential, neighborhood commercial, office uses, multi-purpose projects, and mixed use developments. Nonresidential uses must meet established locational criteria for specific land use or seek a waiver.

The proposed townhome use is consistent with the uses expected in the Residential 20 Future Land Use category. Per Future Land Use element Objective 8 and Policy 8.1, the Residential 20 allows for the consideration of up to 20 dwelling units per gross acre. With 2.11 acres the site may be considered for up to 42 dwelling units. With the proposed 37 dwelling units, the density would be 17.5 dwelling units per acre. This density is well within the range and may be considered for this site, and is therefore consistent with the development expected in the Residential 20 Future Land Use category. Based upon the above considerations and the goals, objectives, and policies, Planning Commission staff finds the proposed Planned Development consistent with the Unincorporated Hillsborough County Comprehensive Plan, subject to the conditions proposed by Development Services.

HEARING MASTER: Thank you so much. 1 Is there anyone in the room or online that would like 2 to speak in support? Anyone in favor? Seeing no one. 3 4 Anyone in opposition to this request? Okay. How many 5 hands do we have? So I see four, five, anybody online? I don't think so. All right. If you could all stand up and come 6 forward, it makes it go a little quicker. And with 5 people to speak over the 15 minutes, that's 3 minutes apiece, unless you'd 8 9 like to allocate it differently. 10 So Jennifer, if you could just start with three 11 minutes. And whoever would like to go first, give us your name 12 and address. 13 14 MR. ADAMS: Yes, ma'am. 15 HEARING MASTER: Good evening. 16 MR. ADAMS: Madam Hearing Master and our Sheriff 17 Deputy, thank you for having us. My name is Thomas James Adams, 18 I live at 6305 Theresa Street, Tampa, Florida 33615. This home, 19 when I was a child, we moved into -- my mom and dad and I moved 20 into the neighborhood in 1960 on Jackson Springs Road, 8611, 21 right across the street from the county park that's there right 22 This neighborhood used to be ag. It had cattle on it, it 23 had horses on it. 2.4 The property in question, 8704, if you strip it, which 25 this person is going to do, it'll take grandfather oaks, grand

oaks out, it'll take an abundance of animals out, raccoons,
opossum, squirrels. I remember my 18th birthday -- Robin Irwin
lived on it. That was his mother and father's property. My
18th birthday, there were nesting eagles on that property.

The infrastructure, in my opinion, won't handle it.
It's already crowded at best. Driving, people running all over

the place, automobiles parking, not on their properties, on the streets, you can't -- the thoroughfare you can't get through unless you ask somebody to move a vehicle.

The person involved here is looking to make a big lick at our expense. That's my opinion. There's not enough room there to put that many residents or that many dwellings without an overload that I feel our neighborhood can't sustain. Where's the water going to run off at? We just had two big storms. It flooded Jackson Springs Road. It flooded our area. Where's the water going? Thank you very much.

HEARING MASTER: Thank you for coming down, sir. I appreciate it. If you could please sign in?

Next, please. Good evening.

MR. BALLARD: Good evening. My name is Wayne Ballard, I live at 8521 Robin Hood Drive, and I have been there for coming on 36 years now. We are -- good evening. We are grateful to have a forum in which to convey our concerns regarding the building of townhomes in this area. In addition to the email sent to the Board of County Commissioners, which

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outlined our concerns for the neighborhood that we and many others have lived in, it does not bode confidence in us that developer has any concern or consideration for the people living in our little community. And can anybody tell me who this developer/owner is?

HEARING MASTER: Sir, that information you can get

HEARING MASTER: Sir, that information you can get from staff after, but please proceed with your comments.

MR. BALLARD: Okay. Okay. Fine. Because it's not listed anywhere.

Therefore, the points of my concern. Traffic. The project anticipates to be a daily increase of 266 average day trips. With the number of units being built, this small street is only 700 to 800 feet long; 37 units means 74 vehicles up and down this little road.

Flooding. During Helene, Jackson Springs, Robin Hood Drive, and that property were completely under water. When you raise the land four to five feet to put these buildings here, where's that water going to go? The little pond he's projecting in the back is not enough to handle that. Crime increases exponentially with overcrowding. We are going to have to endure three to five years of construction noise and dust. Twenty feet of shrubbery is hardly a barrier for the noise that this complex is going to produce.

Disregard of state protected trees and wildlife. No consideration for their preservation, as already protected by

state law, is in this site plan. They are planning on clearing it completely, 75, 100 year old trees here.

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In the lower right corner of the site plan is Woodry LLC, which they are saying is an apartment complex. It is not. It is a rehab center. And I'm sure rehab centers want peace and quiet to heal.

I'm 95 percent sure that there's a gopher tortoise burrow on this property. I've already reached out to FWC for verification and identification on this matter. There seems to be a great disregard by the developer for our tiny little community. I'm sorry I'm getting a little emotional here because it's a mess. This project is an affront to and insult to our good natures. We ask the Board of County Commissioners, elected by the taxpaying citizens of Town and Country, that this proposed townhouse project that we all see as inconsiderate and intrusion should not be allowed to move forward.

This project does not show us in any way that it will improve our community. My time is up. Sixteen detached single-family homes, 32 vehicles, that's acceptable; 37 three-story towers, 74 vehicles is not. The entrance to this place is going to be at my driveway.

HEARING MASTER: Sir, if you could wrap it up, I'd appreciate it.

MR. BALLARD: Okay. Thank you very much.

HEARING MASTER: Thank you.

MR. BALLARD: Please walk a mile in our shoes. And 1 how would you like it if this was happening in your own front 2 Thank you for your time and consideration. 3 4 HEARING MASTER: Thank you for coming down. Please 5 sign in. Next, please. 6 Good evening. MS. YOUDAL: Good evening, Madam Hearing Master, my 8 name is Doris --9 10 HEARING MASTER: If you could bring that microphone to 11 you? Could you bring the microphone just a little bit down? 12 Right there, yeah, perfect. MS. YOUDAL: My name is Doris Youdal and I live at 13 14 8627 Jackson Springs Road, directly across from this proposed 15 development. This house was built in 1914. That gives you an 16 idea of when this neighborhood was started. This is an old 17 neighborhood. This is Rocky Creek, this isn't Town and Country. 18 This is an old established neighborhood. 19 And this property sitting there in front of us had 20 been a single-family home for many years. Then a veterinarian 21 bought it. The vet's office did not create a lot of traffic. 22 It was very quiet. He was there until just a few years ago when 23 he closed. A church rented it for like maybe a year, once a 2.4 There was a few people there. That was it. 25 This development would ruin our privacy. I mean, 35

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foot looking over into your yard. Really? The main concern is the flooding. They're going to raise that. They're going to have to raise it. It floods now during our thunderstorms. I mean, they're going to have to raise it, which is going to bring water into the yards of all of us. The other thing is, is I didn't see anything addressed about it being so close to Rocky Creek. Rocky Creek is a tidal creek connected to the bay. We had a huge storm surge during Helen, but it floods other times too. And the beginning of where those townhouses would be is less than 400 feet from Rocky Creek. So I don't see this addressed anywhere.

I see them saying something about consistent with commercial zoning and fast food and all. I have no idea. There's never been any fast food. Dr. Bonsack, the vet, was there, period. That was quiet. The nursing home that he mentioned, the rehab center, has been there for many years. It's down the road and far back in the woods. Very quiet. We just want to enjoy our homes. I've lived there 67 years and I want to enjoy my home without having flooding in my yard, noise, traffic, light pollution. And let's don't forget they're destroying all these grandfather oaks. They're destroying the whole ecological system. Some people spotted a scrub-jay there. That's a protected species. Others have seen eagles. We need to stop this. Thank you.

HEARING MASTER: Thank you for coming down. If you

1 could please sign in. 2 Next, please. Next speaker. 3 Good evening. MS. WOLFRAM: Yeah, I definitely do not want to see my 4 5 grandparents' original house get tore down. 6 HEARING MASTER: Could you give us your name and address, please? 8 MS. WOLFRAM: Oh, yeah. Sorry. 9 HEARING MASTER: That's okay. 10 MS. WOLFRAM: Angela Wolfram, and my address is 8517 11 Robin Hood Drive. 12 HEARING MASTER: Thank you so much. Go ahead. 13 MS. WOLFRAM: Yes. That's my grandparents' second 14 house that they built on that street. And they named that 15 street back in 1955. And I don't really want to see anything 16 happen on that property because that street is -- well, it's 17 still all septic. And if they build those townhomes, then we're 18 probably -- it's probably going to change and we probably will 19 not have septic anymore. So our water bill is going to go way 20 high. So yeah, because my water bill is only like 20 bucks a 21 month because of septic. 22 But I'm just not looking forward to see all the woods 23 getting tore down and everything, and them tear down my 24 grandparents' first original house that they built. I don't 25 know why they just don't sell it because that's a lot of land

that is on that street. That's why my grandparents' name -- got 1 to name it. And they ended up not wanting to own all that land 2 So that's why they built the house that I own now. 3 4 But yeah, I'm just not very happy about all this. I was -- yeah, I was born and raised on that street. I've been there for 44 years now, so. But yeah, I just hope they don't 6 tear the woods down, and I don't really want to have, like, city water or whatever it's called. I just know septic, so. 8 9 yeah, that's all I got to say. 10 HEARING MASTER: All right. Thank you for coming 11 down, I appreciate it. If you could please sign in. 12 Is there anyone else that would like to speak? 13 Good evening. 14 MS. HUBBARD: Hello. My name is Gloria Hubbard, I 15 live at 8627 Jackson Springs Road. I'm here because the 16 development of this property, like everybody said, would ultimately destroy the neighborhood. From what I understand is 17 that a lot of the readings or studies done, were taken like 18 19 around Sheldon Road, what is it, Hillsborough Avenue. That's a 20 high traffic area. We don't live next to that. They're not 21 going to put a McDonald's on Robin Hood Drive and Jackson 22 Springs Road. Not to mention the roads are so small. I think of 23 24 South Tampa. Here you have these small roads, you have these 25 apartments and townhouses crowding the roads. They're horrible.

It's awful to drive in there. This is what this gentleman is proposing is to create a crowded area that our area is not designed to take.

That doesn't even consider again the flooding that's going to occur. It's close to Rocky Creek, also where I -- I mean, we're looking at drainage, we're looking at sewer systems. It is not a good development for our area. If it's going to develop, no use scraping off all the trees, the trees are a lot bigger than what they've said earlier. These are old grandfather oaks. Thank you so much.

HEARING MASTER: Thanks for coming down. If you could please sign in.

Was there anyone else -- thank you. Is there anyone else?

Yes, sir. Good evening.

MR. CANALES: Good evening, my name is John Canales, I also live at 8521 Robin Hood Drive. Our neighborhood is a very quiet neighborhood. There's a park behind our house. There's a skate park behind our house. Then that street that they want to put all these cars and 37 townhomes kids run up and down that street all the time. You know, it's bigger than the skate park, and they get to wherever they need to go from there. And joggers actually run up and down our street all the time. Now we want to add 37 of these giant townhomes on this little property.

And I disagree with the statement that the trees are less than 18 inches because the tree across my street, I cannot even put my hands around it, it is that big. And it is a big oak. And I know that property down on Gandy where Kojak's was, that project was stopped because of all the trees and the land itself.

We would like to see something going on over there.

Right now, the hurricane has got so much damage, there are still trees down across that property, right where he planning on moving in now. There's a giant tree right in front of it down.

So we -- I really oppose this happening. I would like something to happen to that property, but 37 townhomes.

I was standing in the middle of Robin Hood drive with water almost up to my knee. It almost entered my house. It did enter the previous -- my next door neighbor. She got flooded. And if you raise that property any more, my house will be flooded. We got -- my septic tank is in front and it got flooded and I had to have it worked on because of it. But I do hope that the 37 townhomes are not going to be put in. Something else perhaps, but not that many of townhomes.

And with the assisted living facility, the rehab center behind it, they want to put the pond literally right next to it, retention pond, excuse me. And that is a danger unless that is blocked off somehow to keep people from accidentally getting to it. But thank you very much. And I really hope

1	there's no 37 townhomes.	
2	HEARING MASTER: Thank you for coming down I	
3	appreciate it. Please sign in.	
4	MR. CANALES: Thank you.	
5	HEARING MASTER: All right. I think that was the last	
6	speaker; is that correct? Okay.	
7	All right. So we'll close opposition testimony and	
8	we'll go back to Development Services.	
9	Ms. Heinrich, anything else?	
10	MS. HEINRICH: No, ma'am.	
11	HEARING MASTER: All right.	
12	Then, sir, as the applicant has the last word, and you	
13	have five minutes for rebuttal, if you'd like to say anything.	
14	MR. AGARWAL: Now?	
15	HEARING MASTER: Now.	
16	MR. AGARWAL: So I was aware of most of the questions	
17	that the neighbors have asked. I would like to give an	
18	assurance that the 35 feet that we are talking about, that's the	
19	maximum height that we requested with the County, because that's	
20	what is allowed, but this will be no more than two-story	
21	townhouses with a height of not more than 20, 22 feet.	
22	Second thing, as far as wildlife on the property, we	
23	have done a survey and there was nothing on the survey. The	
24	wildlife, the County has done it, and nothing was found. As far	
25	as the trees are concerned, I said 18 DBH, 1 DBH is 3.14 inches.	

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So if you multiply that by 18, that's about 55, 56 inches.

That's the biggest tree that I have on our lot. We did a survey, we did a topographic survey, the land survey, and the elevation survey, along with the tree survey, and that's what we found.

As far as the traffic, I mean, if you look at what we could have done, we could have made it more worse by building an apartment building or a fast food restaurant or something commercial. But like I said, to go with the flow of the neighborhood that we currently have in that neighborhood, mostly residential, we wanted to keep the same thing in the neighborhood. That way we don't deviate from what we have. And at the same time, keep the flow of traffic on both Jackson Springs and Robin Hood to a minimal.

The entry and exit point will be at Robin Hood Drive.

It won't be at Jackson Springs. The County very clearly said that we need to use the Robin Hood Drive for any entry and exit. Jackson Springs will not be used because of the traffic on the road.

And other than that, noise, I mean, that's pretty what it is because we have two other huge developments on Theresa Street where we have a 37-townhome development exactly in two acres, and that is still going on as we speak right now. They are doing a nine-townhouse development, and after this nine townhomes, they are going to do nine more. And I drive around

that neighborhood all the time. I don't see anything different than what a normal neighborhood looks like. So it is compatible with the flow of traffic. We don't see that much traffic, yet there will be an increase of traffic. We have done a traffic study for that purpose, and what we found was building townhouses was the best thing to do for that neighborhood, taking into consideration the noise and the pollution and the traffic.

And other than that, basically oak trees, I've already mentioned. Infrastructure, I mean, I drove around the lot the other day. I saw three or four sewers of stormwater. So we do have a sufficient amount of stormwater to go into the sewers.

And like we suggested, we have to connect to a sewer for those 37 townhouses. We have couple of places where it could be connected, but we need to work with the County as to where exactly the sewers need to be connected. But when connecting, we'll be taking the County, the neighborhood, and everything into consideration before digging any holes or anything to connect the sewers. That's all I got. Thank you.

HEARING MASTER: All right. Thank you for that.

MR. AGARWAL: I hope I addressed everything.

HEARING MASTER: Thank you so much. Then with that, we'll close Rezoning PD 24-1311 and go to the next case.

Zoning Hearing Master Hearing March 24, 2025

HILLSBOROUGH COUNTY, FLORIDA				
Board of County Commissioners				
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IN RE:))			
ZONE HEARING MASTER) HEARINGS)				
) X			
ZONING HEARING MASTER HEARING TRANSCRIPT OF TESTIMONY AND PROCEEDINGS				
BEFORE:	Susan Finch and			
	Pamela Jo Hatley Land Use Hearing Master			
DATE:	Monday, March 24, 2025			
TIME:	Commencing at 6:02 p.m. Concluding at 11:24 p.m.			
LOCATION:	Hillsborough County Commission 601 East Kennedy Boulevard, Second Floor Tampa, Florida 33602			
Reported by:				
Diane DeMarsh, AAERT No. 1654 DIGITAL REPORTER				

Zoning Hearing Master Hearing March 24, 2025

Hearing. 1 Item A.11, PD 24-1257. This application is being continued by the applicant to the June 16, 2025 ZHM Hearing. 3 Item A.12, PD 24-1311. This application is out of order to be heard and is being continued to the April 15, 2025 ZHM Hearing. Item A.13 Major Mod 25-0025. This application is out of order to be heard and is being continued to the 8 April 15, 2025 ZHM Hearing. 9 Item A.14, Major Mod 24-0133 (sic). This application 10 11 is being continued by staff to the April 15, 2025 ZHM Hearing. Item A.15, PD 25-0144. This application is out of 12 13 order to be heard and is being continued to the May 15, 2025 14 ZHM Hearing. 15 Item A.16, Standard Rezoning 25-0174. application is being continue by the applicant to the 16 17 May 19, 2025 ZHM Hearing. 18 Item A.17, Standard Rezoning 25-0178. This application is out of order to be heard and is being continued 19 20 to the April 15, 2025 ZHM Hearing. 21 Item A.18, Major Mod 24-0243 (sic). This application 22 is out of order to be heard and is being continued to the 23 April 15, 2025 ZHM Hearing. Item A.19, PD 25-0261. This application is out of 24 order to be heard and is being continued to the April 15, 2025 25

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                     HILLSBOROUGH COUNTY, FLORIDA
                     BOARD OF COUNTY COMMISSIONERS
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    IN RE:
    ZONE HEARING MASTER
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    HEARINGS
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                     ZONING HEARING MASTER HEARING
                TRANSCRIPT OF TESTIMONY AND PROCEEDINGS
 8
 9
              BEFORE:
                              Pamela Jo Hatley
10
                              Land Use Hearing Master
11
              DATE:
                              Tuesday, February 18, 2025
12
              TIME:
                              Commencing at 6:00 p.m.
                              Concluding at 9:02 p.m.
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16
                              Hillsborough County BOCC
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                  LOCATION:
                               601 East Kennedy Boulevard
                               Tampa, Florida 33601
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    Reported by:
    Crystal Reyes, AAERT No. 1660
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order to be heard and is being continued to be April 15, 2025 1 2 ZHM hearing. Item A.10, PD 24-1202. This application is out of 3 order to be heard and is being continued to the March 24, 2025 ZHM hearing. Item A.11, PD 24-1263. This application is out of 6 order to be heard and is being continued to be April 15, 2025 8 ZHM hearing. 9 Item A.12, PD 24-1264. This application is being continued by the applicant to the March 24, 2025 ZHM hearing. 10 11 Item A.13, PD <mark>24-1311</mark>. This application is out of order to be heard and is being continued to the March 24, 2025 12 13 ZHM hearing. 14 Item A.14, PD 24-1353. This application is being 15 continued by staff to the April 15, 2025 ZHM hearing. Item A.15, PD 25-0070. This application is out of 16 order to be heard and is being continued to the April 15, 2025 17 18 ZHM hearing. 19 Item A.16, Major Mod 25-0071. This application is out of order to be heard and is being continued to the 20 21 March 24, 2025 ZHM hearing. 22 Item A.17, Major Mod 25-0133. This application is 23 being continued by staff to the March 24, 2025 ZHM hearing. Item A.18, Major Mod 25-0134. This application has 24 been withdrawn from the hearing process. 25

Zoning Hearing Master Hearing January 14, 2025

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HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS				
X				
IN RE:)			
ZONE HEARING MASTER) HEARINGS)				
) X			
ZONING HEARING MASTER HEARING TRANSCRIPT OF TESTIMONY AND PROCEEDINGS				
BEFORE:	Susan Finch Land Use Hearing Master			
DATE:	Tuesday, January 14, 2025			
TIME:	Commencing at 6:00 p.m. Concluding at 9:09 p.m.			
LOCATION:	Hillsborough County BOCC 601 East Kennedy Boulevard, Second Floor Tampa, Florida 33601			
Reported by: Crystal Reyes, AAERT No. DIGITAL REPORTER	1660			

Zoning Hearing Master Hearing January 14, 2025

Master Hearing. 1 Item A.20, Rezoning 24-1311. The applicant is Dilip Agarwal. This applicant -- this application is out of order to be heard and is being continued to the February 18, 2025 Zoning Hearing Master Hearing. item A.21, Rezoning 24-1353. The applicant is 6 Todd Pressman. This application is out of order to be heard and is being continued to the February 18, 2025 Zoning Hearing 8 Master Hearing. 9 Item A.22, Rezoning 25-0019. The applicant is Lake 10 11 Worth Property Enterprises, LLC. This application has been withdrawn from the hearing process. 12 13 Item A.23, Major Modification 25-0021. The applicant 14 is 6925 Casino, LLC. This application has been withdrawn from 15 the hearing process. 16 Item A.24, Rezoning 25-0 -- 0022. The applicant is 17 Evercare Real Estate, LLC. This application is out of order to 18 be heard and is being continued to February 18, 2025 Zoning 19 Hearing Master Hearing. 20 Item A.25, Major Modification 25-0025. The applicant 21 is Constellation Real Estate Partners. This application is out 22 of order to be heard and is being continued to the 23 March 24, 2025 Zoning Hearing Master Hearing. Item A.26, Rezoning 25-0102. The applicant is 24 This application has been withdrawn from the 25 Todd Pressman.

Zoning Hearing Master Hearing CORRECTED December 16, 2024

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	OROUGH COUNTY, FLORIDA F COUNTY COMMISSIONERS
IN RE:	X))))
ZONE HEARING MASTER HEARINGS)) X
	HEARING MASTER HEARING F TESTIMONY AND PROCEEDINGS
BEFORE:	Pamela Jo Hatley Land Use Hearing Master
DATE:	Monday, December 16, 2024
TIME:	Commencing at 6:00 p.m. Concluding at 9:07 p.m.
LOCATION:	Hillsborough County BOCC 601 East Kennedy Boulevard, Second Floor Tampa, Florida 33601
Reported by: Crystal Reyes, AAERT No. Digital Reporter	1660

Zoning Hearing Master Hearing CORRECTED December 16, 2024

to the January 14, 2025 ZHM Hearing. 1 Item A.34, PD 24-1311. This application is out of order to be heard and is being continued to the January 14, 2025 3 ZHM Hearing. And Item A.35, Special Use 24-133 -- 1333 is being withdrawn from the hearing process. And that concludes our published withdrawals and continuances. HEARING MASTER: Okay. Thank you very much. Okay. 9 The -- the hearing tonight, I'll just read through the 10 11 procedures. 12 The agenda consists of items that require a public 13 hearing by a hearing master before going to the Board of County 14 Commissioners for the final decision. I will conduct a hearing 15 tonight on each item and will submit a written recommendation. My written recommendation will be filed with the clerk of the 16 board within 15 working days after the conclusion of today's 17 18 public hearings. The Board of County Commissioners will consider the 19 20 record of today's public hearings and my recommendations and 21 will make the final decision on the application at a publicly 22 noticed meeting, at a date and time set by the Board of County Commissioners. 23 The hearings today will be informal. I will ask 24 25 questions related to the scope of direct testimony and may call

EXHIBITS SUBMITTED DURING THE ZHM HEARING

NONE

PARTY OF RECORD

From: Prado, Alejandra

Sent: Wednesday, November 13, 2024 2:56 PM

To: Rome, Ashley

Subject: FW: RZ-PD-24-1311 <> Application Type: Planned Development Rezoning

Good afternoon, Ashley,

Please see the item you requested.

Best regards,

Alejandra Prado

Planning & Zoning Technician

Development Services (DSD)

E: <u>PradoA@hcfl.gov</u> P: (813) 276-8403

601 E. Kennedy Blvd., Tampa, FL 33602

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Hillsborough County Florida

Please note: All correspondence to or from this office is subject to Florida's Public Records law.

From: Medrano, Maricela <MedranoM@hcfl.gov> Sent: Tuesday, November 12, 2024 8:18 AM To: Prado, Alejandra <PradoA@hcfl.gov> Cc: Rivas, Keshia <RivasK@hcfl.gov>

Subject: FW: RZ-PD-24-1311 <> Application Type: Planned Development Rezoning

Good morning, Alejandra,

Please respond to the message below. Thank you.

Maricela Medrano de Luna, MPA, AICP

Executive Planner

Zoning Customer Engagement Team Leader Development Services Department (DSD)

P: (813) 272-5852 C: (813) 446-6617 M: (813) 272-5600

E: medranom@HCFLGov.net

W: <u>HCFLGov.net</u>

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

Facebook | Twitter | YouTube | LinkedIn | HCFL Stay Safe

Please note: All correspondence to or from this office is subject to Florida's Public Records law.

From: Tyler Hendry < thendry7@gmail.com Sent: Saturday, November 9, 2024 5:51 PM
To: Medrano, Maricela MedranoM@hcfl.gov

Subject: RZ-PD-24-1311 <> Application Type: Planned Development Rezoning

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

Good afternoon, Maricela,

I hope you are having a great weekend. I wanted to send you a quick e-mail to see if you could provide some information regarding App#RZ-PD-24-1311. We live right across the street and was just hoping to see if you could give us some context on what this hearing of 12/16 is in reference to (i.e., scope of the project, etc).

Thanks in advance for your time on this.

Regards,

Tyler

Tyler M. Hendry, CFA, CPA

D: 224.507.2103 | thendry7@gmail.com

From: Hearings

Sent: Friday, March 28, 2025 3:49 PM

To: Rome, Ashley

Subject: FW: Application #PD 24-1311 - Testimony in Opposition

From: Tyler Hendry <thendry7@gmail.com> **Sent:** Thursday, March 27, 2025 4:21 PM **To:** Hearings < Hearings@hcfl.gov>

Subject: Application #PD 24-1311 - Testimony in Opposition

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

Dear Zoning Hearing Master,

I am writing on behalf of myself and concerned neighbors regarding rumors about a potential apartment complex development on the vacant lot near 8525 Robin Hood Drive, Tampa, FL 33615.

While we understand the need for growth and development in our city, we believe that constructing an apartment complex in this location could have significant negative impacts on our community.

1. Traffic Concerns:

The introduction of a high-density apartment complex would substantially increase vehicle traffic in an area not designed to accommodate it. This poses safety risks for pedestrians, especially children, and could result in congestion on our residential streets.

2. Privacy Impact:

As homeowners living adjacent to the lot, we value the privacy and quiet of our neighborhood. A multi-story apartment complex would overlook our homes, significantly reducing our privacy and altering the character of our community.

3. Infrastructure and Amenities:

Our area lacks the infrastructure to support a significant population increase. Services such as parking, road maintenance, and utilities may be overwhelmed, further straining city resources.

4. Neighborhood Character:

The proposed development appears inconsistent with the established character of our single-family home neighborhood. This could set a precedent for more high-density projects, eroding the sense of community that residents have built over decades.

We respectfully request that the city engage in a transparent consultation process with affected residents before moving forward with this project. Alternative uses for the lot—such as a park,

community center, or low-density housing—might better align with the needs of our neighborhood while addressing the city's goals for development.

Thank you for considering our concerns. We would appreciate the opportunity to attend a community meeting or provide further input as needed.

Sincerely, Tyler Hendry 8525 Robin Hood Drive, Tampa, FL 33615 224-507-2103

--

Tyler M. Hendry, CFA, CPA

D: 224.507.2103 | thendry7@gmail.com

Norris, Marylou

From: Elfi Mendez <elfitrujillo@gmail.com>
Sent: Monday, March 31, 2025 6:24 PM

To: Hearings

Subject: Application #PD 24-1311 - Testimony in Opposition

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

Dear Zoning Hearing Master,

I am writing on behalf of myself and concerned neighbors regarding rumors about a potential apartment complex development on the vacant lot near 8525 Robin Hood Drive, Tampa, FL 33615.

While we understand the need for growth and development in our city, we believe that constructing an apartment complex in this location could have significant negative impacts on our community.

Traffic Concerns:

The introduction of a high-density apartment complex would substantially increase vehicle traffic in an area not designed to accommodate it. This poses safety risks for pedestrians, especially children, and could result in congestion on our residential streets.

Privacy Impact:

As homeowners living adjacent to the lot, we value the privacy and quiet of our neighborhood. A multistory apartment complex would overlook our homes, significantly reducing our privacy and altering the character of our community.

Infrastructure and Amenities:

Our area lacks the infrastructure to support a significant population increase. Services such as parking, road maintenance, and utilities may be overwhelmed, further straining city resources.

Neighborhood Character:

The proposed development appears inconsistent with the established character of our single-family home neighborhood. This could set a precedent for more high-density projects, eroding the sense of community that residents have built over decades.

We respectfully request that the city engage in a transparent consultation process with affected residents before moving forward with this project. Alternative uses for the lot—such as a park, community center, or low-density housing—might better align with the needs of our neighborhood while addressing the city's goals for development.

Thank you for considering our concerns. We would appreciate the opportunity to attend a community meeting or provide further input as needed.

Sincerely, Elfi Mendez 8525 Robin Hood Drive, Tampa, FL 33615 786-689-4573

From: Hearings

Sent: Thursday, April 3, 2025 5:00 PM **To:** Rome, Ashley; Chapela, Tania

Subject: FW: RZPD 24 1311

From: otra <otra55@aol.com>

Sent: Thursday, April 3, 2025 4:13 PM **To:** Hearings Hearings@hcfl.gov

Subject: RZPD 24 1311

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

March 20,2025

Dear Board of County Commissioners and Zoning Master,

We live across the street from the property that is being proposed for re-zoning from residential to planned development. The proposed development is at 8704 Jackson Springs Rd. Case number RZPD 24 1311.

It appears that this approximately 2 acre wooded residential lot is proposed to be cleared and have 42 three story townhomes built there.

The neighborhood is old and well established as a residential neighborhood. The property in question had a home built on it in the early 1950s. Later, it was sold, and a veterinary office was run out of the former home. The vet maintained the old grandfather oaks and wooded area in back, and it was not objectionable to anyone as it did not contribute much noise, trouble,or traffic. Once Dr Bonsack retired and sold it, it was sold again with nothing done, then rented for a year to a church group who met only on Sunday. The last owner previous to the current one had planned another veterinary office but they were unable to get funding.

The property contains many grandfather live oaks that were large even from my childhood when my family moved here to my 1914 home, in 1958. The proposed property abounds in wildlife, including the threatened gopher tortoise, opossums, squirrels, raccoons and a large variety of birds. A birdwatcher couple I spoke with about a year ago, remarked on the many kinds of birds supported by the property, and said that they had seen the rare scrub jay there. The Florida scrub-jay is protected by the U.S. Migratory Bird Treaty Act. It is also protected as a Threatened species by the Federal Endangered Species Act and as a Federally-designated Threatened species by Florida's Endangered and Threatened Species Rule. I have seen large owls, hawks, many and other birds there, as well as bats. The property has a well functioning ecosystem that has been in place for many decades. To build these townhomes, it appears that the land is to be scraped clean and then densely paved and built on. Once this thriving ecosystem is destroyed, some of the rare animals and birds will be gone forever.

The neighborhood is pretty quiet and safe. A large development will bring much more traffic to roads that are already in need of repaving. The traffic study included seems totally wrong. It seems to mention a medical building with high traffic. Perhaps that refers to the Woodbridge nursing home just to the SE of the plot. That nursing home has been there for decades, and sits many hundreds of feet back into the woods. Its never been highly trafficked, nor has it contributed to any problems.

The proposed townhomes, with such a dense population on such a small property of just 2 acres, there would be lots of noise, air and light pollution, and perhaps an increase of crime, as occurs with increased density.

Importantly, the property is in a flood zone and the front of it is approximately 400 ft east of Rocky Creek. Rocky Creek is a tidal waterway, emptying into Tampa Bay, roughly 1/4 mile away per maps. Most recently, in September 2024, Hurricane Helene sent storm surge water onto the property. My home just across the street had water in front yard almost 3 feet deep.

I had heard from a local builder some years ago that any new buildings built within a certain distance from the creek had to be on deep driven stilts due to floods and soft sandy soil.

Per Florida Building Code (FBC) Requirements:

Base Flood Elevation (BFE): Homes must be built or elevated at or above the BFE, which is the computed elevation to which floodwater is anticipated to rise during a base flood. The FBC mandates that the lowest floor, including basements, must be at or above the BFE plus one foot or at the Design Flood Elevation (DFE), whichever is higher. Flood Design Requirements: In coastal high-hazard areas and Coastal A Zones, buildings must be elevated so that the bottom of the lowest horizontal structural member is above the BFE plus any required freeboard. This ensures that homes are protected from floodwaters.

I am sure engineers for Hillsborough Co and the other government entities can look into this.

If the developer were to add fill to raise the level of the land, this would cause more flooding in the surrounding properties. In times of heavy rains, (almost yearly) the ditches that surround said property do not drain well and overflow into the street. Raising the level would only magnify this problem.

This neighborhood has always had septic tanks. The developer would need to have city sewer brought in and that could force the rest of us nearby to be connected to a system we don't want or need.....an expensive (perhaps unaffordable) proposal to many of us who live in this neighborhood.

This development would have an overall negative impact on the entire neighborhood, especially for those of us who live next to it. It would destroy privacy, drive down property values, and deprive us of peace and enjoyment of our own properties. Therefore, this property should NOT be rezoned to allow any major development.

Sincerely,
Doris Youdal
Gloria Hubbard
George Youdal
8627 Jackson Springs Rd
Tampa FL 33615

From: Hearings

Sent: Thursday, April 3, 2025 5:00 PM **To:** Rome, Ashley; Chapela, Tania

Subject: FW: BOCC Contact Form - Zoning Application Comment (RZ PD 2311). Please add to

hearing record.

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>

Sent: Thursday, April 3, 2025 4:42 PM **To:** Hearings < Hearings @hcfl.gov >

Subject: BOCC Contact Form - Zoning Application Comment (RZ PD 2311). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 04/03/25 4:42 PM

	_		,	
Your	Com	missi	oner	(S)

Please select the Commissioner(s) you wish to contact (required)::

- 1 | Commissioner Harry Cohen (District 1)
- 2 | Commissioner Ken Hagan (District 2)
- 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4)
- 5 | Commissioner Donna Cameron Cepeda (District 5)
- 6 | Commissioner Chris Boles (District 6)
- 7 | Commissioner Joshua Wostal (District 7)

Your Information

Your Name:: Doris Youdal

Address: 8627 Jackson Springs Rd.

Tampa, FL 33615

Your Phone Number:: 8139287482

Your Email Address:: otra55@aol.com

Your Message		
Your Subject (required)::	Proposed rezoning and PD	
Your Message (required)::	March 20,2025	
	Dear Board of County Commissioners and Zoning Master,	
	We live across the street from the property that is being proposed for re-zoning from residential to planned development. The proposed development is at 8704 Jackson Springs Rd. Case number RZPD 24 1311.	
	It appears that this approximately 2 acre wooded residential lot is proposed to be cleared and have 42 three story townhomes built there.	
	The neighborhood is old and well established as a residential neighborhood. The property in question had a home built on it in the early 1950s. Later, it was sold, and a veterinary office was run out of the former home. The vet maintained the old grandfather oaks and wooded area in back, and it was not objectionable to anyone as it did not contribute much noise, trouble,or traffic. Once Dr Bonsack retired and sold it, it was sold again with nothing done, then rented for a year to a church group who met only on Sunday. The last owner previous to the current one had planned another veterinary office but they were unable to get funding.	
	The property contains many grandfather live oaks that were large even from my childhood when my family moved here to my 1914 home, in 1958. The proposed property abounds in wildlife, including the threatened gopher tortoise, opossums, squirrels, raccoons and a large variety of birds. A birdwatcher couple I spoke with about a year ago, remarked on the many kinds of birds supported by the property, and said that they had seen the rare scrub jay there. The Florida scrub-jay is protected by the U.S. Migratory Bird Treaty Act. It is also protected as a Threatened species by the Federal Endangered Species Act and as a Federally-designated Threatened species by Florida's Endangered and Threatened Species Rule. I have seen large owls, hawks, many and other birds there, as well as bats. The property has a well functioning ecosystem that has been in place for many decades. To build these townhomes, it appears that the land is to be scraped clean and then densely paved and built on. Once this thriving ecosystem is destroyed, some of the rare animals and	

birds will be gone forever.

The neighborhood is pretty quiet and safe. A large development will bring much more traffic to roads that are already in need of repaving. The traffic study included seems totally wrong. It seems to mention a medical building with high traffic. Perhaps that refers to the Woodbridge nursing home just to the SE of the plot. That nursing home has been there for decades, and sits many hundreds of feet back into the woods. Its never been highly trafficked, nor has it contributed to any problems.

The proposed townhomes, with such a dense population on such a small property of just 2 acres, there would be lots of noise, air and light pollution, and perhaps an increase of crime, as occurs with increased density.

Importantly, the property is in a flood zone and the front of it is approximately 400 ft east of Rocky Creek. Rocky Creek is a tidal waterway, emptying into Tampa Bay, roughly 1/4 mile away per maps. Most recently, in September 2024, Hurricane Helene sent storm surge water onto the property. My home just across the street had water in front yard almost 3 feet deep.

I had heard from a local builder some years ago that any new buildings built within a certain distance from the creek had to be on deep driven stilts due to floods and soft sandy soil.

Per Florida Building Code (FBC) Requirements:

Base Flood Elevation (BFE): Homes must be built or elevated at or above the BFE, which is the computed elevation to which floodwater is anticipated to rise during a base flood. The FBC mandates that the lowest floor, including basements, must be at or above the BFE plus one foot or at the Design Flood Elevation (DFE), whichever is higher.

Flood Design Requirements: In coastal high-hazard areas and Coastal A Zones, buildings must be elevated so that the bottom of the lowest horizontal structural member is above the BFE plus any required freeboard. This ensures that homes are protected from floodwaters.

I am sure engineers for Hillsborough Co and the other government entities can look into this.

If the developer were to add fill to raise the level of the land, this would cause more flooding in the surrounding properties. In times of heavy rains, (almost yearly) the ditches that surround said

property do not drain well and overflow into the street. Raising the level would only magnify this problem.

This neighborhood has always had septic tanks. The developer would need to have city sewer brought in and that could force the rest of us nearby to be connected to a system we don't want or need.....an expensive (perhaps unaffordable) proposal to many of us who live in this neighborhood.

This development would have an overall negative impact on the entire neighborhood, especially for those of us who live next to it. It would destroy privacy, drive down property values, and deprive us of peace and enjoyment of our own properties. Therefore, this property should NOT be rezoned to allow any major development. Please drive by and have a look as the plans on paper dont show the reality very well.

Sincerely,
Doris Youdal
Gloria Hubbard
George Youdal
8627 Jackson Springs Rd
Tampa FL 33615

Is this comment related to an active zoning application?:

Yes, my comment is related to an active zoning application and should be added to the hearing record.

Rezoning Application Number:

RZ PD 2311

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

From: Hearings

Sent: Monday, April 7, 2025 1:35 PM

To:Rome, AshleyCc:Chapela, TaniaSubject:FW: RZPD 24-1311

From: otra <otra55@aol.com> **Sent:** Friday, April 4, 2025 3:19 PM **To:** Hearings <Hearings@hcfl.gov>

Subject: RZPD 24-1311

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

March 30,2025

Dear Hearing Master,

We live across the street from the property that is being proposed for re-zoning from residential to planned development. The proposed development is at 8704 Jackson Springs Rd. Case number RZPD 24 1311.

It appears that this approximately 2 acre wooded residential lot is proposed to be cleared and have 42 three story townhomes built there.

The neighborhood is old and well established as a residential neighborhood. The property in question had a home built on it in the early 1950s. Later, it was sold, and a veterinary office was run out of the former home. The vet maintained the old grandfather oaks and wooded area in back, and it was not objectionable to anyone as it did not contribute much noise, trouble,or traffic. Once Dr Bonsack retired and sold it, it was sold again with nothing done, then rented for a year to a church group who met only on Sunday. The last owner previous to the current one had planned another veterinary office but they were unable to get funding.

The property contains many grandfather live oaks that were large even from my childhood when my family moved here to my 1914 home, in 1958. The proposed property abounds in wildlife, including the threatened gopher tortoise, opossums, squirrels, raccoons and a large variety of birds. A birdwatcher couple I spoke with about a year ago, remarked on the many kinds of birds supported by the property, and said that they had seen the rare scrub jay there. The Florida scrub-jay is protected by the U.S. Migratory Bird Treaty Act. It is also protected as a Threatened species by the Federal Endangered Species Act and as a Federally-designated Threatened species by Florida's Endangered and Threatened Species Rule. I have seen large owls, hawks, many and other birds there, as well as bats. The property has a well functioning ecosystem that has been in place for many decades. To build these townhomes, it appears that the land is to be scraped clean and then densely paved and built on. Once this thriving ecosystem is destroyed, some of the rare animals and birds will be gone forever.

The neighborhood is pretty quiet and safe. A large development will bring much more traffic to roads that are already in need of repaving. The traffic study included seems totally wrong. It seems to mention a medical building with high traffic. Perhaps that refers to the Woodbridge nursing home just to the SE of the plot. That nursing home has been

there for decades, and sits many hundreds of feet back into the woods. Its never been highly trafficked, nor has it contributed to any problems.

The proposed townhomes, with such a dense population on such a small property of just 2 acres, there would be lots of noise, air and light pollution, and perhaps an increase of crime, as occurs with increased density.

Importantly, the property is in a flood zone and the front of it is approximately 400 ft east of Rocky Creek. Rocky Creek is a tidal waterway, emptying into Tampa Bay, roughly 1/4 mile away per maps. Most recently, in September 2024, Hurricane Helene sent storm surge water onto the property. My home just across the street had water in front yard almost 3 feet deep.

I had heard from a local builder some years ago that any new buildings built within a certain distance from the creek had to be on deep driven stilts due to floods and soft sandy soil.

Per Florida Building Code (FBC) Requirements:

Base Flood Elevation (BFE): Homes must be built or elevated at or above the BFE, which is the computed elevation to which floodwater is anticipated to rise during a base flood. The FBC mandates that the lowest floor, including basements, must be at or above the BFE plus one foot or at the Design Flood Elevation (DFE), whichever is higher. Flood Design Requirements: In coastal high-hazard areas and Coastal A Zones, buildings must be elevated so that the bottom of the lowest horizontal structural member is above the BFE plus any required freeboard. This ensures that homes are protected from floodwaters.

I am sure engineers for Hillsborough Co and the other government entities can look into this.

If the developer were to add fill to raise the level of the land, this would cause more flooding in the surrounding properties. In times of heavy rains, (almost yearly) the ditches that surround said property do not drain well and overflow into the street. Raising the level would only magnify this problem.

This neighborhood has always had septic tanks. The developer would need to have city sewer brought in and that could force the rest of us nearby to be connected to a system we don't want or need.....an expensive (perhaps unaffordable) proposal to many of us who live in this neighborhood.

This development would have an overall negative impact on the entire neighborhood, especially for those of us who live next to it. It would destroy privacy, drive down property values, and deprive us of peace and enjoyment of our own properties. Therefore, this property should NOT be rezoned to allow any major development.

Sincerely,
Doris Youdal
Gloria Hubbard
George Youdal
8627 Jackson Springs Rd
Tampa FL 33615

From: Chapela, Tania

Sent: Tuesday, April 8, 2025 1:23 PM

To: otra

Cc:Rome, AshleySubject:RE: RZPD 24-1311Attachments:RE RZPD 24-1311

Good afternoon Doris,

Development Services staff sent you an email yesterday, Monday, April 7 to confirm your files will be submitted to the record. Depending on their workload, it may be submitted today or during the next couple of days.

Please let me know if you have any questions.

Sincerely,

Tania C. Chapela

Senior Planner

Development Services

P: (813) 635-7302

E: chapelat@HCFLGov.net

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

<u>Facebook</u> | <u>Twitter</u> | <u>YouTube</u> | <u>LinkedIn</u> | <u>HCFL Stay Safe</u>



Please note: All correspondence to or from this office is subject to Florida's Public Records law.

From: otra <otra55@aol.com>
Sent: Tuesday, April 8, 2025 12:43
To: Chapela, Tania <ChapelaT@hcfl.gov>

Subject: RZPD 24-1311

Dear Tania Chapela,

I have submitted emails to the Zoning master etc over the last week and none of my emails have shown up in the record in Optix.

Here is a copy for you of what I sent, as I didnt have your contact info before. This planned development would be devastating to those of us nearby. I feel that no one has actually been here to look at the property and the actual surroundings. I say that as the planning letter I saw dated April 4, 2025, seemed to have a totally different idea of what is actually close to and affected by this. Please read my letter and please check that my letter (s) are entered into the record. My neighbors are all on board, but may not be computer users or able to have seen the actual plans online and respond.

Respectfully,

Doris Youdal

Following is previous letter:

March 30, 2025

Dear Board of County Commissioners and Zoning Master,

We live across the street from the property that is being proposed for re-zoning from residential to planned development. The proposed development is at 8704 Jackson Springs Rd. Case number RZPD 24 1311.

It appears that this approximately 2 acre wooded residential lot is proposed to be cleared and have 42 three story townhomes built there.

The neighborhood is old and well established as a residential neighborhood. The property in question had a home built on it in the early 1950s. Later, it was sold, and a veterinary office was run out of the former home. The vet maintained the old grandfather oaks and wooded area in back, and it was not objectionable to anyone as it did not contribute much noise, trouble,or traffic. Once Dr Bonsack retired and sold it, it was sold again with nothing done, then rented for a year to a church group who met only on Sunday. The last owner previous to the current one had planned another veterinary office but they were unable to get funding.

The property contains many grandfather live oaks that were large even from my childhood when my family moved here to my 1914 home, in 1958. The proposed property abounds in wildlife, including the threatened gopher tortoise, opossums, squirrels, raccoons and a large variety of birds. A birdwatcher couple I spoke with about a year ago, remarked on the many kinds of birds supported by the property, and said that they had seen the rare scrub jay there. The Florida scrub-jay is protected by the U.S. Migratory Bird Treaty Act. It is also protected as a Threatened species by the Federal Endangered Species Act and as a Federally-designated Threatened species by Florida's Endangered and Threatened Species Rule. I have seen large owls, hawks, many and other birds there, as well as bats. The property has a well functioning ecosystem that has been in place for many decades. To build these townhomes, it appears that the land is to be scraped clean and then densely paved and built on. Once this thriving ecosystem is destroyed, some of the rare animals and birds will be gone forever.

The neighborhood is pretty quiet and safe. A large development will bring much more traffic to roads that are already in need of repaving. The traffic study included seems totally wrong. It seems to mention a medical building with high traffic. Perhaps that refers to the Woodbridge nursing home just to the SE of the plot. That nursing home has been there for decades, and sits many hundreds of feet back into the woods. Its never been highly trafficked, nor has it contributed to any problems.

The proposed townhomes, with such a dense population on such a small property of just 2 acres, there would be lots of noise, air and light pollution, and perhaps an increase of crime, as occurs with increased density.

Importantly, the property is in a flood zone and the front of it is approximately 400 ft east of Rocky Creek. Rocky Creek is a tidal waterway, emptying into Tampa Bay, roughly 1/4 mile away per maps. Most recently, in September 2024, Hurricane Helene sent storm surge water onto the property. My home just across the street had water in front yard almost 3 feet deep.

I had heard from a local builder some years ago that any new buildings built within a certain distance from the creek had to be on deep driven stilts due to floods and soft sandy soil.

Per Florida Building Code (FBC) Requirements:

Base Flood Elevation (BFE): Homes must be built or elevated at or above the BFE, which is the computed elevation to which floodwater is anticipated to rise during a base flood. The FBC mandates that the lowest floor, including basements, must be at or above the BFE plus one foot or at the Design Flood Elevation (DFE), whichever is higher. Flood Design Requirements: In coastal high-hazard areas and Coastal A Zones, buildings must be elevated so that the bottom of the lowest horizontal structural member is above the BFE plus any required freeboard. This ensures that homes are protected from floodwaters.

I am sure engineers for Hillsborough Co and the other government entities can look into this.

If the developer were to add fill to raise the level of the land, this would cause more flooding in the surrounding properties. In times of heavy rains, (almost yearly) the ditches that surround said property do not drain well and overflow into the street. Raising the level would only magnify this problem.

This neighborhood has always had septic tanks. The developer would need to have city sewer brought in and that could force the rest of us nearby to be connected to a system we don't want or need.....an expensive (perhaps unaffordable) proposal to many of us who live in this neighborhood.

This development would have an overall negative impact on the entire neighborhood, especially for those of us who live next to it. It would destroy privacy, drive down property values, and deprive us of peace and enjoyment of our own properties. Therefore, this property should NOT be rezoned to allow any major development.

Sincerely,
Doris Youdal
Gloria Hubbard
George Youdal
8627 Jackson Springs Rd
Tampa FL 33615

From: Hearings

Sent: Tuesday, April 8, 2025 6:59 PM **To:** Rome, Ashley; Chapela, Tania

Subject: FW: Opposition to Proposed rezoning request for 8704 Jackson Springs Road

From: Isel Agliata <soldbyisel@gmail.com> Sent: Tuesday, April 8, 2025 11:05 AM To: Hearings <Hearings@hcfl.gov>

Subject: Opposition to Proposed rezoning request for 8704 Jackson Springs Road

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

To the Hillsborough County Board of County Commissioners and Zoning Hearing Master,

We are writing as concerned residents of the neighborhood surrounding **8619** and **8411** Jackson Springs **Road**, in opposition to the proposed rezoning request (Case RZPD 24-1311) for the property at **8704** Jackson Springs Road from residential to planned development.

The plan to clear this approximately 2-acre, tree-covered lot to build 42 three-story townhomes poses serious concerns for our long-established, peaceful residential community. This property has historically remained low-impact, supporting wildlife and mature grandfather oaks, and providing an important habitat for protected species such as the gopher tortoise and the Florida scrub-jay.

We are deeply concerned about the environmental impact, including destruction of this long-standing ecosystem and increased risk of flooding. The property lies within a designated flood zone, only 400 feet from Rocky Creek. During Hurricane Helene in 2024, storm surge waters reached nearly three feet deep in our front yard. Adding fill to elevate the land for construction could worsen flooding for surrounding homes.

Additionally, the proposed density will increase traffic, noise, light pollution, and strain existing infrastructure. Our roads already need repair, and introducing sewer lines could impose costly, unnecessary burdens on neighbors who currently rely on septic systems. We also question the accuracy of the submitted traffic study, which does not reflect local realities.

This development would negatively affect property values, quality of life, and the character of our neighborhood. For these reasons, we strongly urge you to **deny the rezoning request** and preserve the integrity of our community.

Sincerely,

Isel Torres Agliata
(813) 833-4704
Real Estate License #SL3426297
https://linktr.ee/Soldbylsel
Hablo Español

Isel Agliata Daughter of Residents

Residents of 8619 & 8411 Jackson Springs Road

Osvaldo and Irma Torres

Norris, Marylou

From: formstack@hillsboroughcounty.org
Sent: Friday, April 11, 2025 4:47 PM

To: Hearings

Subject: BOCC Contact Form - Zoning Application Comment (PD 24-1311). Please add to

hearing record.

Attachments: 152422882_fig_1.jpg



Formstack Submission For: BOCC Contact Form - NEW

Submitted at 04/11/25 4:47 PM

Your Commissioner(s)		
Please select the Commissioner(s) you wish to contact (required)::	1 Commissioner Harry Cohen (District 1) 2 Commissioner Ken Hagan (District 2) 3 Commissioner Gwen Myers (District 3) 4 Commissioner Christine Miller (District 4) 5 Commissioner Donna Cameron Cepeda (District 5) 6 Commissioner Chris Boles (District 6) 7 Commissioner Joshua Wostal (District 7)	
Your Information		
Your Name::	Wayne Ballard	
Address:	8521 Robin Hood Dr. Tampa, FL 33615	
Your Phone Number::	(813) 597-5717	
Your Email Address::	wballard@verizon.net	
Your Message		
Your Subject (required)::	Case # PD 24-1311	

April 11,2025

RE: Case # PD 24-1311 located at 8704 Jackson Springs Road, Tampa, FL

To Whom It May Concern at the Board of County Commissioners and Zoning Master:

Please be advised that we live directly across the street from the proposed Robin Hood Drive Main Entrance/Exit for the proposed Longbow Townhomes project. We thank you for your consideration in this matter.

Our hope today is to present the many costly and inconsiderate difficulties a 37 unit townhome complex situated on a small 2-acre plot located directly across the street from us would create, not only for us but for the entire neighborhood that lives on the 700 foot unimproved road of Robin Hood Drive.

Your Message (required)::

You are probably not familiar with our quiet and peaceful neighborhood nestled in the middle of Town N Country. We have lived here peacefully for over 35 years. The impacted section of Robin Hood Drive is approximately 700 feet long with 4 single family homes on it, all of which are on septic systems. We will be forced (at a financial burden) to connect to a city sewage system. The proposed townhome project which puts 37 Zero Lot Line homes on this particular tiny piece of land is absurd. I will tell you why.

- 1. Our first concern is the traffic we will be forced to deal with. Imagine this:
- 37 homes means at a minimum, 74 cars in and out multiple times a day with the proposed entrance opposite our driveway.
- We are already plagued with people turning off Hillsborough Avenue onto to Webb Road and cutting through our neighborhood trying to avoid the Hillsborough/Sheldon/Memorial intersection.
- Robin Hood Drive only has an unimproved road with no painted lines, no pedestrian crossings or bicycle lanes and no shoulders for broken down vehicles.
- The increased levels of noise and car emissions will be incredibly intrusive and overwhelming.

- 2. Next there is the ongoing issue of flooding in this neighborhood:
- Last year in 2024, we had record flooding during the hurricane season.
- Helene brought Hillsborough Bay within 20 feet of our front door.
 Our next door neighbor did not fare so well, her home was completely flooded
- The trees that will be destroyed to erect these townhomes all assist with the absorption of water, critical in this area during the rainy and hurricane seasons. Their destruction will cause additional flood issues multiplying those already present.
- The proposed townhomes will be elevated 4-5 feet above the ground per building codes. Where does the run off water go? Into our front yards, that's where.
- And when our homes flood, who really pays for the damage and repair bills that will be coming our way? As the BOCC you know very well.

You have been witness to many, many other people going through physical and emotional hardship when their home was flooded. You are

familiar with the ensuing costly battles with insurance companies that every homeowner at the bottom of "the hill" on Robin Hood Drive

will have to endure. And you already know the years it can take to settle if pulled into insurance litigation over flooding.

- 3. Our next concern is with the probability of increased crime.
- As you are well aware, townhomes are most often purchased as an investment to secure monthly rental income. Many townhome and

condominium subdivisions are currently struggling with association maintenance fees not being paid or worse, being embezzled leaving owners without recourse to fix what the homeowner associations are responsible for. Without strict rules being enforced by a strong association, people are free to rent to anyone who agrees to pay them rent, allowing for destruction and chaotic ruin to overcome a rental community like the proposed project very quickly.

- There is no way for anyone to guarantee how the townhome business will be run by the condo association established. It is a risk that as a homeowner, we did not expect to have to take on when purchasing our home on tiny Robin Hood Drive.
- 4. Our last concern is regarding the protected trees and wildlife that are on the proposed property project that are protected by state law.
- What's the point of having laws in place to protect these things if big business just has to pay enough money for the state and county to look the other way while they are being destroyed?
- A 75-100 year old protected live oak tree sits directly across the street. We have enjoyed its company for over 35 years. It will be destroyed. (Fig. 1)
- This peaceful quiet neighborhood will be destroyed forever. This is something that must not happen. In conclusion, Mr. Agarwal does not

live here and has no concept of what he is ruining. He will never have to live with the consequences.

Entrepreneurial enterprise is a bedrock of this country but it needs to be monitored by government to protect the tax paying people who have lived and taken care of their homes and property for many years.

- The proposed plan does not increase property values. It destroys them. There is no upside to any current resident for this project to be approved. If the ecosystem of our community is ruined the only people that will suffer are the current residents via increased insurance, taxes and imposed utility charges.
- The aforementioned property is zoned CN, loosely meaning that business must be respectful of the residents living there. This project is neither beneficial nor respectful to the residents living here and to change the zone in favor of the entrepreneur disrespects and ignores the desires and rights of the established community.
- The trees that will be destroyed all assist with the absorption of water, critical in this area during the rainy and hurricane seasons. They provide ecological benefit and have cultural significance to the community of Town and Country.

• I think we can all agree that no one wants 37 3-story homes
peering into their windows, yards and pools of their single level
block homes that most of us have lived in for years. Nor do they
want an additional 74 cars driving by their front yards throughout the
day and night. The dust and noise pollution will be excessive during
deconstruction and construction phases. Which could last 3-4
years. One new home at a time is reasonable, 37 all at once is more
than overwhelming. We are very sure that even Mr. Agarwal would
not want to endure this scenario for his own home.

Respectfully,
Wayne Ballard and Zachery Canales
8521 Robin Hood Drive
Tampa, FL 33615
813-597-5171 Ballard cell #
813-789-3079 Canales cell #

Is this comment related to an active zoning application?:

Yes, my comment is related to an active zoning application and should be added to the hearing record.

Rezoning Application Number:

PD 24-1311

Attachment::

View File

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038



Norris, Marylou

From: formstack@hillsboroughcounty.org
Sent: Friday, April 11, 2025 5:32 PM

To: Hearings

Subject: BOCC Contact Form - Zoning Application Comment (pd 24-1311). Please add to

hearing record.



Formstack Submission For: BOCC Contact Form - NEW

Submitted at 04/11/25 5:31 PM

Your Commissioner(s)		
Please select the Commissioner(s) you wish to contact (required)::	1 Commissioner Harry Cohen (District 1)	
Your Information		
Your Name::	Wayne Ballard	
Address:	8521 Robin Hood Dr. Tampa, FL 33615	
Your Phone Number::	(813) 597-5717	
Your Email Address::	wballard@verizon.net	
Your Message		
Your Subject (required)::	PD 24-1311	
Your Message (required)::	Good day Mr. Cohen, We have a rezoning issue going on in our neighborhood. A of friend	

	of mine Brian Grant, a friend of your Uncle Andy's, suggested that I reach out to you personally and ask you to stop this rezoning proposal. As it is an absolute destruction of a quiet, peaceful neighborhood that I have lived in for over 35 years. There is no benefit to this small neighborhood having 37 towering townhouses looming over us and 74 cars going in and out twice a day. The proposed entrance to this atrocity would be at our driveway. There are old state protected live oaks on the property that are slated to be removed and there are several of them. Please prevent this from disrupting our serene neighborhood. I have sent all Hillsborough County Commissioners a detailed email, including yourself.
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	pd 24-1311

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Norris, Marylou

From: Bharat Lavani <lavanibharat@gmail.com>

Sent: Friday, April 11, 2025 4:56 PM

To: Hearings Subject: PD 24-1311

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

Dear board of county commissioners and zoning masters,

My house is beside the property that is being proposed for re-zoning. The proposed development is at 8704 Jackson Spring rd. Case number is RZPD 24 1311.

I have concern about noise, traffic, wildlife, safety, flooding, and privacy.

There is no center lane so property owners will have a hard time to make a turn with more traffic.

There should be a six feet tall wall between my property and this property for privacy and flooding issues.

Therefore, this property should not be rezoned to allow any major development

Thanks, Bharat S Lavani Hinakumari Lavani 8712 Jackson Springs Road Tampa FL 60615

Phone # 814-657-6357