

**1.0 APPLICATION SUMMARY**

Applicant: Mac McCraw
Mattamy Homes USA

FLU Category: R-4

Service Area: Urban

Site Acreage: +/- 10.604 acres

Community Plan Area: Riverview & South Shore Areawide Systems

Overlay: None

**Introduction Summary:**

PD 13-0125 rezoned the +/-10.6-acre subject property located on the east side of Alafia Drive, approximately 200 feet south of Church Drive, from Agricultural Single-Family Conventional (ASC-1) and Residential, Single-Family Conventional (RSC-4) to a Planned Development (PD) to allow a 46,000 square foot, 60-bed assisted living facility (ALF) and 3 single-family detached lots adjacent to the Alafia River with ASC-1 development standards.

MM 25-0694 proposes to provide for a master planned, small-scale, suburban infill residential community and to remove the ALF as a permitted use and increase the single family detached use from 3 to 27 lots.

Existing Approval(s):	Proposed Modification(s):
1. A 46,000 square foot building area, 60-bed assisted living facility (ALF). • 50 feet minimum front, side and rear setbacks • Maximum 25 feet building height 2. Three single-family detached lots to develop per Agricultural, Single-Family (ASC-1) development standards	1. Remove ALF entitlement • Maximum 27 single-family units. • Minimum lot size: 6,000 sf • Minimum lot width: 50 feet • Minimum front principal structure/porch /side facing garage setback: 10 feet • Minimum garage setback*: 20 feet • Minimum side yard setback: 5 feet • Minimum rear yard setback: 15 feet • Minimum corner side-yard: 15 feet • Maximum building height: 35 feet • Maximum building coverage: 65% • Northern Buffer: 10-foot Type B and 20-foot native planting • Southern Buffer: 10-foot Type B • Western Buffer: 10-foot Type B *Interior or corner lot

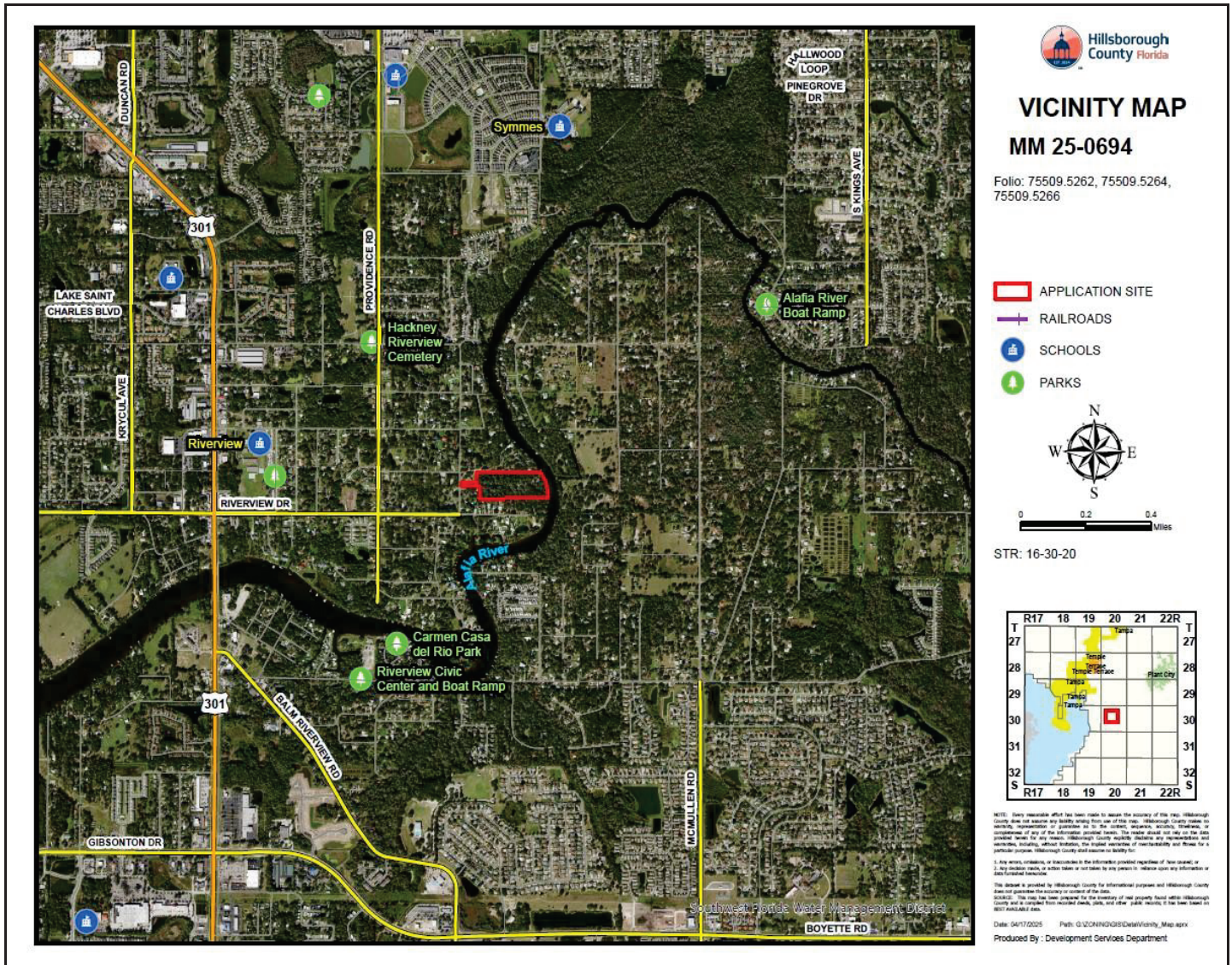
APPLICATION NUMBER:	MM 25-0694	
ZHM MEETING DATE:	July 21, 2025	Case Planner: James E. Baker, AICP
BOCC LUM DATE:	September 9, 2025	

Additional Information:	
PD Variation(s):	None Requested as part of this application
Waiver(s) to the Land Development Code:	None Requested.

Planning Commission Recommendation: Consistent	Development Services Recommendation: Approvable, subject to proposed conditions
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2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

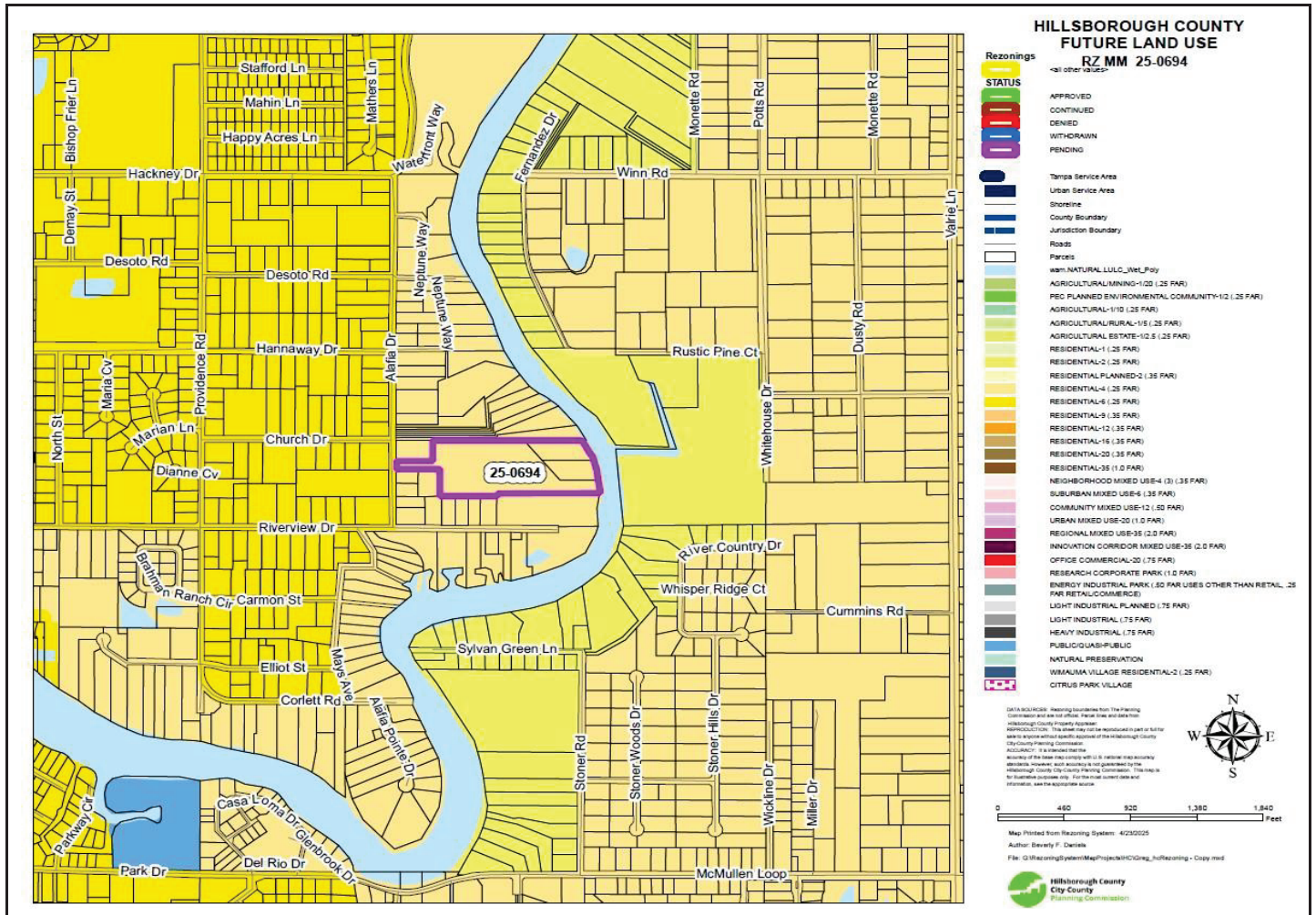


Context of Surrounding Area:

The subject site presently vacant includes three parcels – Folios: 7555.5266, 75509.5264, and 75509.5262) that is +/- 10.6 acres and located east of Alafia Drive and north of Riverview Drive, abutting +/-420 feet of the Alafia River shoreline. Surrounding land uses include single-family detached to the north, south, and west, and the Alafia River to the east.

2.0 LAND USE MAP SET AND SUMMARY DATA

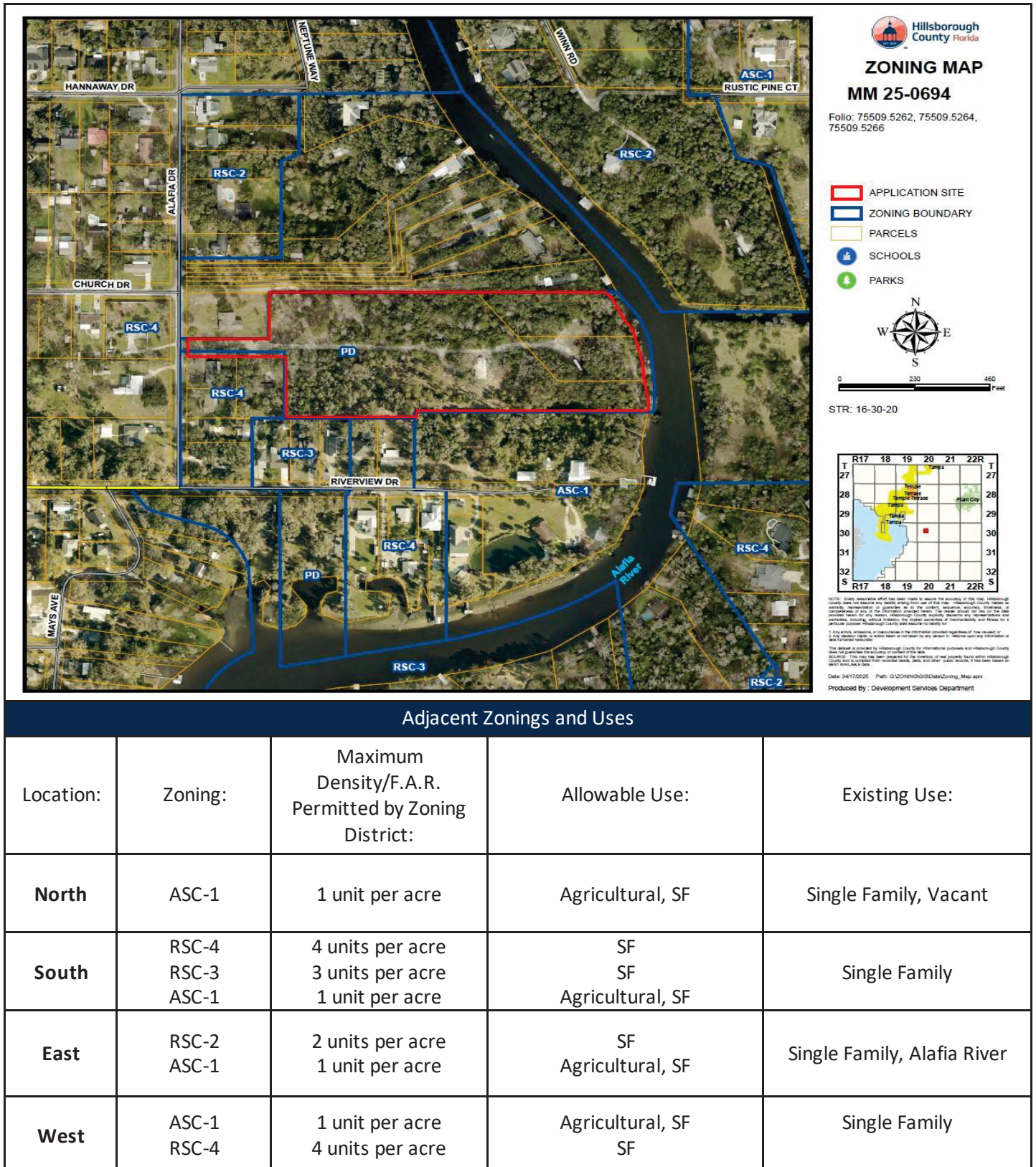
2.2 Future Land Use Map



Subject Site Future Land Use Category:	FLU: Residential-4
Maximum Density/F.A.R.:	RES-4: Max. density 4 dwelling unit per acre FAR: N/A
Typical Uses:	RES-4: Agricultural, residential, neighborhood commercial, office uses and multi-purpose projects

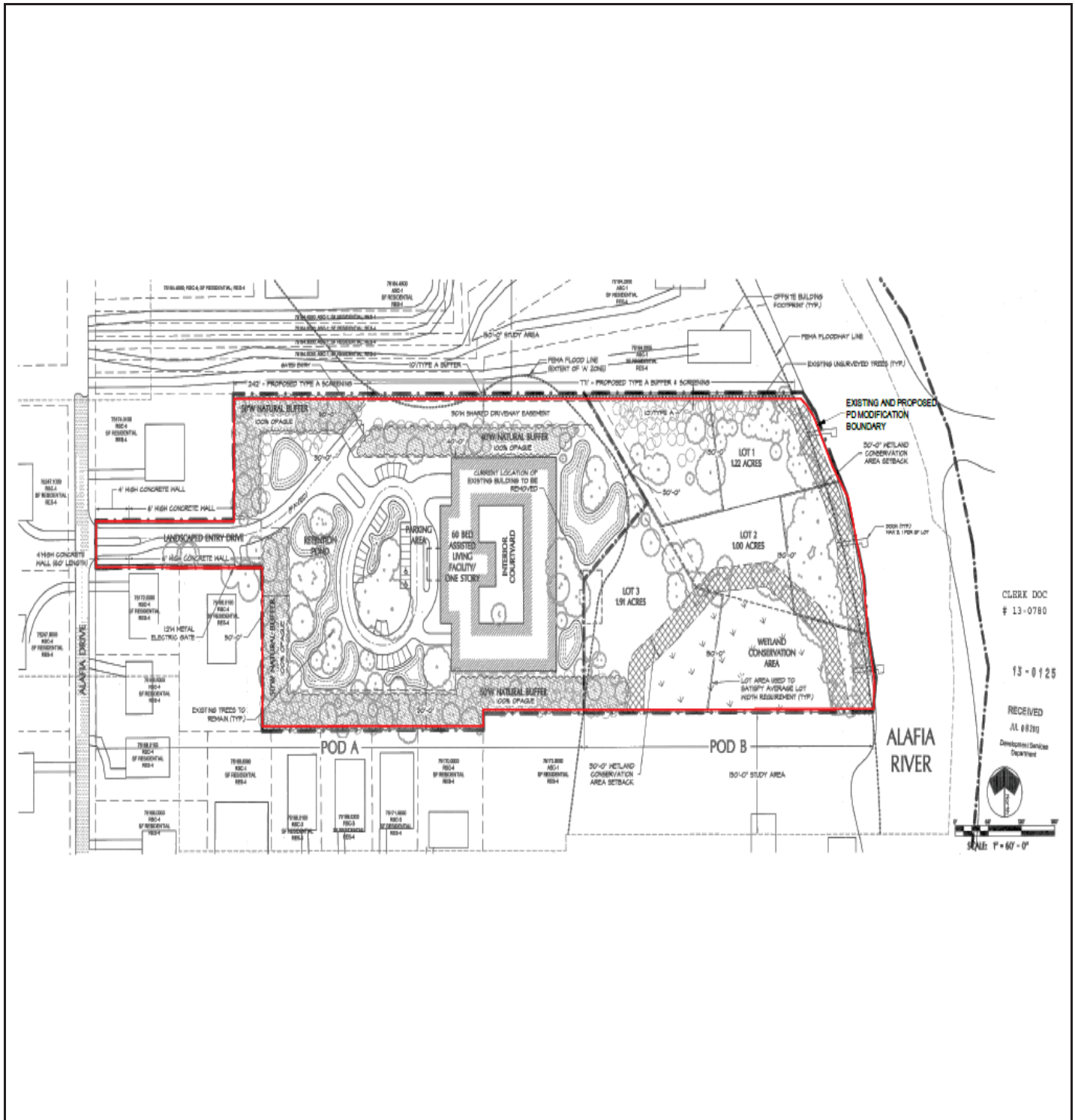
2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



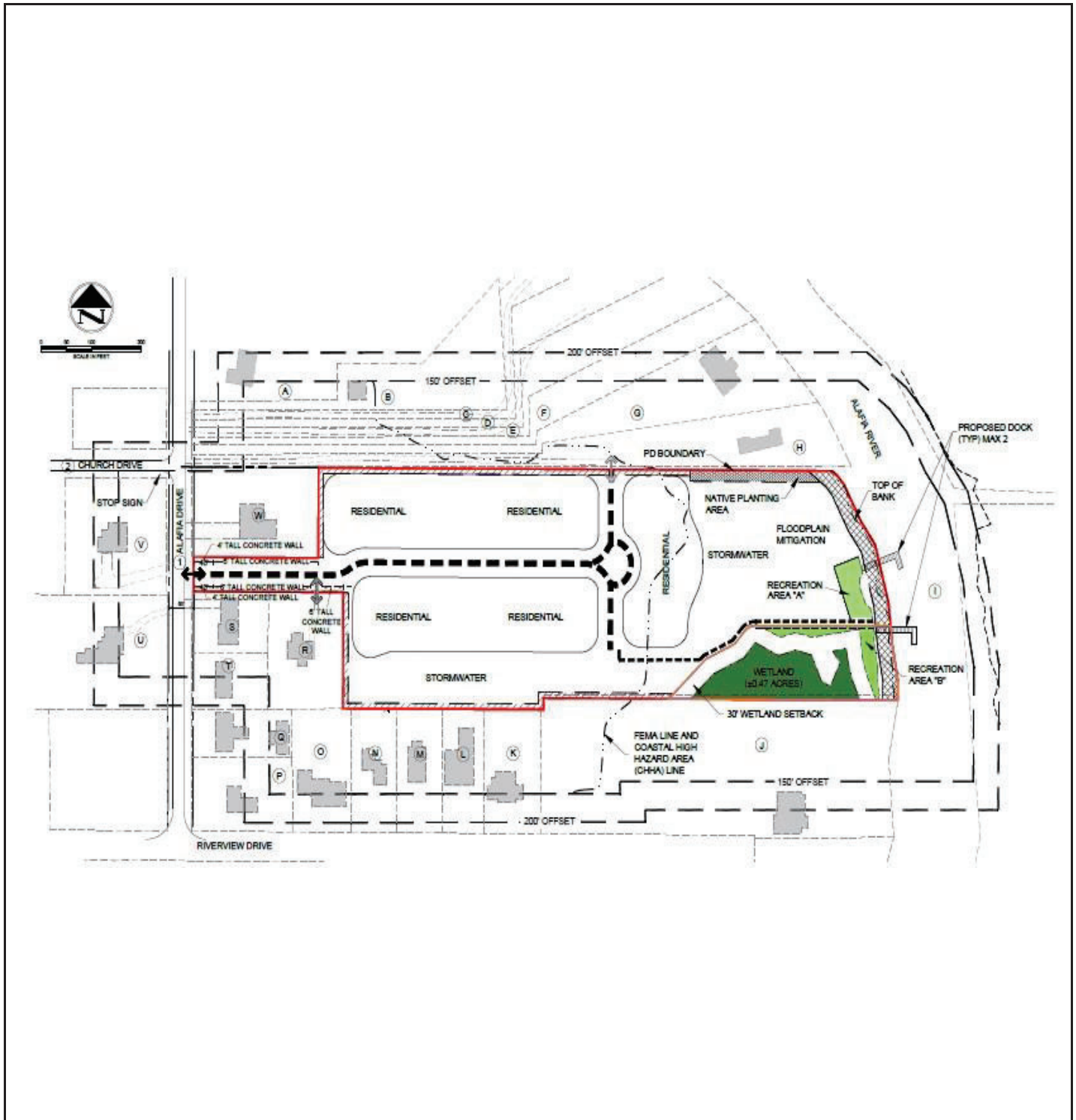
2.0 LAND USE MAP SET AND SUMMARY DATA

2.4 Approved Site Plan (partial provided below for size and orientation purposes. See Section 8.1 for full site plan)



2.0 LAND USE MAP SET AND SUMMARY DATA

2.5 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.2 for full site plan)



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3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9 OF STAFF REPORT)**Adjoining Roadways (check if applicable)**

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

Project Trip Generation ☐ Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	156	10	15
Proposed	254	19	29
Difference (+/-)	+98	+9	+14

*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		Choose an item.	Vehicular & Pedestrian	Meets LDC
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West	X	Pedestrian & Vehicular	Vehicular & Pedestrian	Meets LDC

Notes: The project's primary access will be design as a shared access facility. Please see full report for greater detail.

Design Exception/Administrative Variance ☐ Not applicable for this request

Road Name/Nature of Request	Type	Finding
Alafia Dr.	Administrative Variance Requested	Approvable
Alafia Dr.	Administrative Variance Requested	Approvable
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.

Notes: A spacing variance and substandard roadway administrative variance were applied for and found approvable.

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	

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Case Planner: James E. Baker, AICP

BOCC LUM DATE: September 9, 2025

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	
Natural Resources	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	
Conservation & Environ. Lands Mgmt.	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Check if Applicable: ☒ Wetlands/Other Surface Waters ☐ Use of Environmentally Sensitive Land Credit ☐ Wellhead Protection Area ☐ Surface Water Resource Protection Area ☐ Potable Water Wellfield Protection Area ☐ Significant Wildlife Habitat ☒ Coastal High Hazard Area ☐ Urban/Suburban/Rural Scenic Corridor ☐ Adjacent to ELAPP property ☐ Other _____				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation ☒ Design Exc./Adm. Variance Requested ☒ Off-site Improvements Provided	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	
Service Area/ Water & Wastewater ☒ Urban ☐ City of Tampa ☐ Rural ☐ City of Temple Terrace	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Hillsborough County School Board Adequate ☒ K-5 ☒ 6-8 ☒ 9-12 ☐ N/A Inadequate ☐ K-5 ☐ 6-8 ☐ 9-12 ☒ N/A	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Impact/Mobility Fees Single Family Detached (Fee estimate is based on a 2,000 s.f.) Mobility: \$9,183 * 27 = \$247,941 Parks: \$2,145 * 27 = \$57,915 School: \$8,227 * 27 = \$222,129 Fire: \$335 * 27 = \$9,045 Total per House: \$19,890 * 27 = \$537,030				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission ☐ Meets Locational Criteria ☒ N/A ☐ Locational Criteria Waiver Requested ☐ Minimum Density Met ☒ N/A	☒ Yes ☐ No	☐ Inconsistent ☒ Consistent	☐ Yes ☒ No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The subject property is located on approximately +/-10.6 acres east of Alafia Drive and north of Riverview Drive. The project is currently vacant land with a Future Land Use (FLU) designation of Residential-4 (R-4). The project is located within the Urban Service Area (USA), the Riverview Community Plan, and the Southshore Areawide Systems Plan. Surrounding land uses include single-family detached to the north, south, and west and the Alafia River to the east.

The project site is currently zoned Planned Development (PD 13-0125) that was approved on July 23, 2013, permitting three single family detached lots and a 60-bed assisted living facility (ALF). A Major Modification to this PD is requested to remove the ALF as a permitted use and increase the single family detached use from 3 to 27 single-family detached lots with a minimum lot size of 6,000 square feet (50 feet by 120 feet) to cluster the residential development. The layout provides +/- 300 feet from the Alafia River to the closest residential lot.

Although smaller lots are proposed other than lots that are immediately adjacent to the subject property. All proposed lots in this PD are internalized fronting on private streets to maintain the character of existing development in the area.

The applicant proposes landscape buffer tracts to be maintained by a homeowner association (HOA) as follows: Northern Buffer: 10-foot Type B and 20-foot native planting area on the easternmost +/- 250 feet; Southern Buffer: 10-foot Type B; and Western Buffer. These setbacks are provided although they are not required by the Land Development Code.

Planning Commission staff finds the proposed Major Modification consistent with the Unincorporated Hillsborough County Comprehensive Plans.

Transportation staff found the request approvable, subject to conditions.

5.2 Recommendation

Based upon the above considerations, staff finds the request is **APPROVABLE, subject to conditions**

Prior to Site Plan certification, the applicant will be required to amend the PS site plan as follows:

- 10-foot-wide buffer to be revised to a 10-foot-wide easement.

~~1. The project shall be permitted a maximum of 46,000 square feet of building area for a Community Residential Home with 60 beds and 3 Single Family Residential units. The Community Residential Home shall have a minimum 50 foot front, side, and rear setbacks, and a maximum height of one story (25 feet). The single family residential lots shall be developed per the Agricultural, Single Family (ASC-1) development standards except for the minimum lot width which shall be as shown on the plan.~~

1. The project shall be limited to a maximum of 27 single family units.

2. The project shall be developed with the following:

Minimum lot size: 6,000 sf

Minimum lot width: 50 feet

Minimum front principal structure/porch/side facing garage setback (accessed from the front yard: 10 feet

Minimum garage setback*: 20 feet

Minimum side yard setback: 5 feet

Minimum rear yard setback: 15 feet**

Minimum corner front yard functioning as a side yard setback: 15 feet

Maximum building height: 35 feet

Maximum building coverage: 65%

*Interior or corner lot

**Increased to 25 feet when adjacent to the 10-foot wide landscape easement along the perimeter of the PD.

~~2. Buffering and Screening shall be as shown on the General Certified Site Plan.~~

3. The single-family lots, stormwater and internal roadways shall be developed where generally depicted on the site plan.

~~3. The stormwater management system shall be designed and constructed in such a manner so as to not adversely impact off-site surface and groundwater elevations.~~

4. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to develop.

5. The Native Planting Area along the northern boundary, as shown on the PD site plan, shall consist of a minimum of 4 canopy trees (3" caliper minimum), 3 understory trees (1.5" caliper minimum), 25 accent plants (36" height minimum), and 33 shrubs (24" height minimum) per 100 linear feet. The landscape material is to be Florida native. Palm trees utilized as canopy trees, shall be a minimum of three (3) palms grouped to serve as a canopy tree. Accent plantings may be either shrubs or ornamental grasses.

6. A 10-foot-wide easement with Type B screening to be provided where delineated on the site plan. Screening to Include a 6-foot-high PVC or similar fence. Easement to be granted to the Homeowner's Association or similar entity for install and maintenance purposes.

7. The northernmost dock, located in Recreation Area "A" shall be a minimum of 100 feet from the northern property line.
85. An evaluation of the property supports the presumption that listed animal species may occur or have restricted activity zones throughout the property. Pursuant to the Land Development Code (LDC), a wildlife survey of any endangered, threatened or species of special concern in accordance with the Florida Fish and Wildlife Conservation Commission Wildlife Methodology Guidelines shall be required. This survey information must be provided upon submittal of the preliminary plans through the Land Development Code's Site Development or Subdivision process. Essential Wildlife Habitat as defined by the LDC must be addressed, if applicable, in consideration with the overall boundaries of this rezoning request.
96. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to wetlands, and does not grant any implied or vested right to environmental approvals.
107. The construction and location of any proposed wetland impacts are not approved by this correspondence, but shall be reviewed by EPC staff under separate cover pursuant to Chapter 1-11. Wetlands, Rules of the EPC, to determine whether such impacts are necessary to accomplish reasonable use of the property.
11. Prior to the issuance of any building or land alteration permits or other development, the approved wetland/other surface water (OSW) line must be incorporated into the site plan. The wetland/OSW line must appear on all site plans labeled as "EPC Wetland Line," and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
12. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.
13. The subject site shall be permitted a single full vehicular and pedestrian access connection onto Alafia Dr which will be designed as a shared access facility with the adjacent parcel to the south under Folio No. 75165.0100.
14. The developer will be required to provide a roadway stub-out for future connection consistent with Section 06.02.01.A.15 of the Hillsborough County Land Development Code (LDC) along the project's northern boundary connecting to the adjacent parcel under Folio No. 75164.0005.
- a. In addition to any end-of-roadway treatment/signage required by the Manual of Uniform Traffic (MUTCD), the developer shall place signage which identifies roadway stub-outs as a "Future Roadway Connection".
15. If PD 25-0694 is approved, the County Engineer will approve a Section 06.04.02.B. Administrative Variance (dated May 27th, 2025, and submitted on May 30th, 2025) from the LDC Section 06.04.07 access requirements, which was found approvable on (July 14th, 2025). Approval of this Administrative Variance will permit a reduction of the minimum access spacing (between the western most access onto W. Lambright Street and the next connection to the west and the project's secondary access connection to the east) such that a minimum spacing of +/- 60 feet is permitted.

16. If PD 25-0694 is approved, the County Engineer will approve a Section 06.04.02.B. Administrative Variance (dated May 27th, 2025, and submitted on May 30th, 2025) from the LDC Section 06.04.03.L substandard roadway improvement requirements, which was found approvable on (July 14th, 2025). Approval of this Administrative Variance will waive the substandard roadway improvements onto Alafia Dr. in association with the proposed development.
17. Construction access shall be limited to those locations shown on the PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.
18. Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.
19. Notwithstanding anything shown in the PD site plan or therein the conditions of approval, the applicant shall provide internal sidewalks connections to the project site arrival point, the primary building entrances, parking, and any other onsite amenities consistent with 6.03.02 of the Land Development Code.
208. 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
219. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.
22. 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:

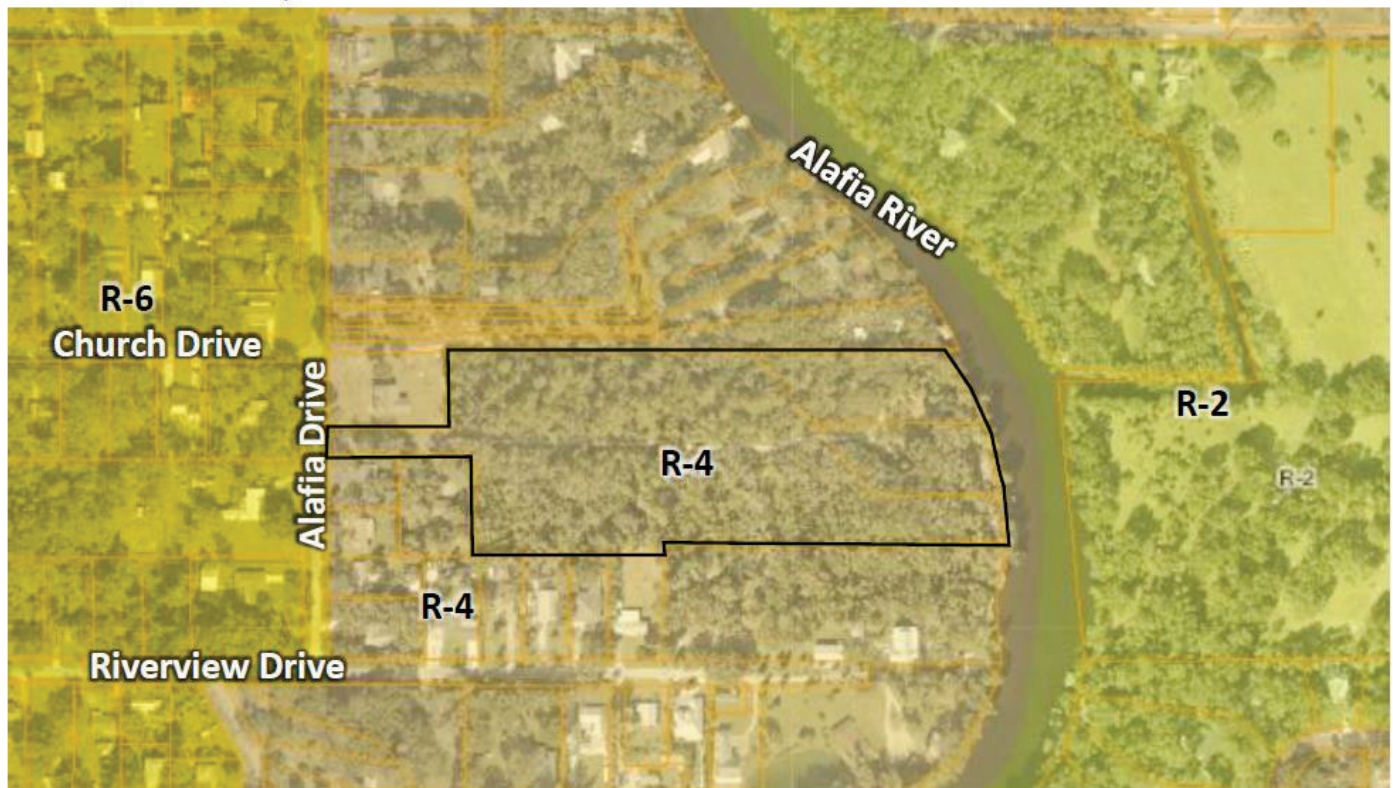
J. Brian Grady

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.

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

Future Land Use Map



9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 07/14/2025

REVIEWER: Sarah Rose, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: Central/Riverview

PETITION NO: RZ 25-0694

☐

This agency has no comments.

☐

This agency has no objection.

☒

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

☐

This agency objects for the reasons set forth below.

CONDITIONS OF APPROVAL

1. The subject site shall be permitted a single full vehicular and pedestrian access connection onto Alafia Dr which will be designed as a shared access facility with the adjacent parcel to the south under Folio No. 75165.0100.
2. The developer will be required to provide a roadway stub-out for future connection consistent with Section 06.02.01.A.15 of the Hillsborough County Land Development Code (LDC) along the project's northern boundary connecting to the adjacent parcel under Folio No. 75164.0005.
 - a. In addition to any end-of-roadway treatment/signage required by the Manual of Uniform Traffic (MUTCD), the developer shall place signage which identifies roadway stub-outs as a "Future Roadway Connection".
3. If PD 25-0694 is approved, the County Engineer will approve a Section 06.04.02.B. Administrative Variance (dated May 27th, 2025, and submitted on May 30th, 2025) from the LDC Section 06.04.07 access requirements, which was found approvable on (July 14th, 2025). Approval of this Administrative Variance will permit a reduction of the minimum access spacing (between the western most access onto W. Lambright Street and the next connection to the west and the project's secondary access connection to the east) such that a minimum spacing of +/- 60 feet is permitted.
4. If PD 25-0694 is approved, the County Engineer will approve a Section 06.04.02.B. Administrative Variance (dated May 27th, 2025, and submitted on May 30th, 2025) from

the LDC Section 06.04.03.L substandard roadway improvement requirements, which was found approvable on (July 14th, 2025). Approval of this Administrative Variance will waive the substandard roadway improvements onto Alafia Dr. in association with the proposed development.

5. Construction access shall be limited to those locations shown on the PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.
6. Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.
7. Notwithstanding anything shown in the PD site plan or therein the conditions of approval, the applicant shall provide internal sidewalks connections to the project site arrival point, the primary building entrances, parking, and any other onsite amenities consistent with 6.03.02 of the Land Development Code.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone three parcels totaling +/- 10.61 acres from Planned Development (PD 13-0125) to Planned Development (PD). The existing Planned Development (PD) is approved for a 46,000sqft 60 bed Community Residential Home and three (3) single family dwelling units. The proposed Planned Development is seeking approval for twenty-seven (27) single family detached units. The site is located +/- 145ft south of the intersection of Church Dr. and Alafia Dr. The Future Land Use designation of the site is Residential - 4 (R-4).

Trip Generation Analysis

In accordance with the Development Review Procedures Manual (DRPM), the developer submitted a transportation generation letter for the proposed project, indicating that the subject project will generate fewer than 50 peak hour trips. 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.

Approved Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, Assisted Living Facility (ITE Code 254) 60 Bed	156	10	15

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, Single Family Detached (ITE Code 210) 27 Units	254	19	29

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+98	+9	+14

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Alafia Dr. Alafia Dr. is a 2-lane, undivided, substandard county maintained, rural local roadway. The roadway is characterized by +/- 19 ft of pavement in average condition, no bike lanes or sidewalks on either side of the roadway within the vicinity of the proposed project, and within +/- 50 ft of the right of way.

Alafia Dr. has been identified by county transportation staff as a substandard rural local roadway as Alafia Dr. does not meet the minimum standards outlined in Typical Section - 7 (TS-7) of the Hillsborough County Transportation Technical Manual (TTM). The minimum standards for county maintained two lane undivided rural local roadways as outlined in TS - 7 of the Hillsborough County TTM require 24ft of pavement, 5ft stabilized paved shoulders, and 5ft sidewalks.

SITE ACCESS

The subject parcel is currently taking access onto Alafia Dr. via full access pedestrian and vehicular connection which will be designed as a shared access facility with the adjacent parcel to the south under Folio No. 75165.0100. In addition to the project's primary access the subject site will provide a roadway stub-out for future connection consistent with Section 06.02.01.A.15 along the project's northern boundary connecting to the adjacent parcel under Folio No. 75164.0005.

Said roadway stub-out shall include appropriate interim end of roadway treatment and signage identifying the roadway stub-out as a “Future Roadway Connection”.

ADMINISTRATIVE VARIANCE – ALAFIA ROAD ACCESS SPACING

The applicant’s Engineer of Record (EOR) submitted a Section 6.04.02.B. Administrative Variance Request (dated May 27th, 2025) from the Section 06.04.07. LDC requirement, governing spacing for the proposed Alafia Dr access. Per the LDC, Alafia Dr is a Class 7 roadway, which requires minimum connection spacing of 50 feet. The applicant is proposing the driveway in a location which is +/- 3 feet from the adjacent driveway to the north and +/- 39 feet from the adjacent driveway to the south.

As such, the applicant is seeking a variance of 47 feet. Based on factors presented in the Administrative Variance Request, the County Engineer found the request approvable on July 14th, 2025. If this rezoning is approved, the County Engineer will approve the above referenced Administrative Variance Request.

ADMINISTRATIVE VARIANCE – ALAFIA ROAD SUBSTANDARD ROADWAY

The applicant’s Engineer of Record (EOR) submitted a Section 6.04.02.B Administrative Variance Request (dated May 27th, 2025) requesting relief from Section 06.04.03.L LDC requirement, governing the requirement to improve Alafia Dr. to the current county standards outlined in TS-7 of the TTM from the projects access to the nearest roadway meeting county standards.

Based on factors presented in the Administrative Variance Request, the County Engineer found the request approvable on July 14th, 2025. If this rezoning is approved, the County Engineer will approve the above referenced Administrative Variance Request. As such, no improvements to that portion of Alafia Dr. would be required.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Alafia Dr. is not a regulated roadway and is not included in the 2020 Hillsborough County Level of Service (LOS) Report. As such, no LOS information for this roadway can be provided.

From: [Williams, Michael](#)
To: [Steven Henry](#)
Cc: [Kami Corbett](#); mac.mccraw@mattamycorp.com; [Baker, James](#); [Rose, Sarah](#); [Drapach, Alan](#); [Tirado, Sheida](#); [De Leon, Eleonor](#); [PW-CEIntake](#)
Subject: FW: MM 25-0694 - Administrative Variance Review
Date: Monday, July 14, 2025 11:01:14 AM
Attachments: [25-0694 AVReq 05-30-25 1.pdf](#)
[25-0694 AVReq 05-30-25 2.pdf](#)
[image001.png](#)

Steve,

I have found the attached two Section 6.04.02.B. Administrative Variances (AV) for PD 25-0694 APPROVABLE.

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

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

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

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

Mike

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

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

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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

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

Sent: Friday, July 11, 2025 4:58 PM

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

Cc: Rose, Sarah <RoseSJ@hcfl.gov>; Drapach, Alan <DrapachA@hcfl.gov>

Subject: MM 25-0694 - Administrative Variance Review

Hello Mike,

The attached Administrative Variances are Approvable to me, please include the following people in your response email:

shenry@lincks.com

kami.corbett@hwhlaw.com

mac.mccraw@mattamycorp.com

bakerje@hcfl.gov

rosesj@hcfl.gov

drapacha@hcfl.gov

Best Regards,

Sheida L. Tirado, PE

Transportation Review & Site Intake Manager

Development Services Department

E: TiradoS@HCFL.gov

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

601 E. Kennedy Blvd., Tampa, FL 33602

[HCFL.gov](https://www.hcfl.gov)

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Hillsborough County Florida

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**Hillsborough
County Florida**
Development Services

Supplemental Information for Transportation Related Administrative Reviews

Instructions:

- This form must be provided separately for each request submitted (including different requests of the same type).
- This form must accompany all requests for applications types shown below. Staff will not log in or assign cases that are not accompanied by this form, or where the form is partially incomplete.
- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.
- Please contact Eleonor de Leon at deleone@HCFL.gov or via telephone at (813) 307-1707 if you have questions about how to complete this form.

Request Type (check one)	☒ Section 6.04.02.B. Administrative Variance ☐ Technical Manual Design Exception Request ☐ Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) ☐ Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)		
Submittal Type (check one)	☒ New Request	☐ Revised Request	☐ Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	☒ 1. Access Spacing - Alafia Drive ☐ 4. ☐ 2. ☐ 5. ☐ 3. ☐ 6.		
Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.			
Project Name/ Phase	Alafia Bend		
Important: The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.			
Folio Number(s)	75509.5266, 75509.5264, 75509.5262		
	☐ Check This Box If There Are More Than Five Folio Numbers		
Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").			
Name of Person Submitting Request	Steven J. Henry, P.E.		
Important: All Administrative Variances (AV) and Design Exceptions (DE) must be Signed and Sealed by a Professional Engineer (PE) licensed in the State of Florida.			
Current Property Zoning Designation	PD 13-0125		
Important: For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html . For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.			
Pending Zoning Application Number	MM 25-0694		
Important: If a rezoning application is pending, enter the application number proceeded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.			
Related Project Identification Number (Site/Subdivision Application Number)	N/A		
Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".			



May 27, 2025

Mr. Mike Williams
Hillsborough County Government
601 East Kennedy Blvd., 20th Floor
Tampa, FL 33602

Re: Alafia Gardens
MM 25-0694
Folio Numbers: 75509.5266, 75509.5264, 75509.5262
Lincks Project No. 25029

The purpose of this letter is to request a Section 6.04.02.B Administrative Variance to Section 6.04.07 of the Hillsborough County Land Development Code for the access to Alafia Drive. The property is currently zoned Planned Development to allow the following land uses:

- Assisted Living Facility – 60 Beds
- Single Family – 3 Dwelling Units

The PD is proposed to be modified to allow up to 33 Single Family Dwelling Units.

Table 1 provides the trip generation for the proposed project.

The access to serve the project is proposed to be via one (1) full access to Alafia Drive. A copy of the PD plan is included in the Appendix of this letter.

The subject property is within the Urban Service Area and according to the Hillsborough County Roadways Functional Classification Map, Alafia Drive is a local road.

The request is for an Administrative Variance to Section 6.04.07 of the Hillsborough County LDC for the access spacing on Alafia Drive. Based on Section 6.04.07, the access spacing on Alafia Drive is 50 feet and the distance to the driveway to the north is approximately 3 feet and 39 feet to the south. This is graphically shown in Figure 1.

The justification for the variance is as follows:

(a) there is an unreasonable burden on the applicant,

The developer controls limited property frontage along Alafia Drive. Alafia Drive is a local residential road and the proposed access is for residential land use. Given the property frontage, it is not physically possible to locate the driveway to meet the spacing criteria.

5023 West Laurel Street
Tampa, FL 33607
813 289 0039 Telephone
813 287 0674 Telefax
www.Lincks.com Website

Mr. Mike Williams
May 27, 2025
Page 2

Therefore, it is not reasonable or feasible for the project to modify the location of the access to meet the current LDC spacing criteria.

(b) the variance would not be detrimental to the public health, safety and welfare,

The access has been designed and located to maximize the spacing between the access to the north and south. Alafia Drive is a local residential street. The proposed access is to serve a residential land use which is a compatible land use. Therefore, the variance would not be detrimental to the public health, safety and welfare.

(c) without the variance, reasonable access cannot be provided. In the evaluation of the variance request, the issuing authority shall give valid consideration to the land use plans, policies, and local traffic circulation/operation of the site and adjacent areas.

The connection for the project is via Alafia Drive. Due to property constraints, the only reasonable location for the access is shown on the attached exhibit.

Mr. Mike Williams
May 27, 2025
Page 3

Please do not hesitate to contact us if you have any questions or require any additional information.

Best Regards,

Steven J Henry
President
Lincks & Associates, LLC
A TMC Company
P.E. #51555



Based on the information provided by the applicant, this request is:

_____ Disapproved
_____ Approved
_____ Approved with Conditions

If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E.

Date _____

Sincerely,

**Michael J. Williams
Hillsborough County Engineer**

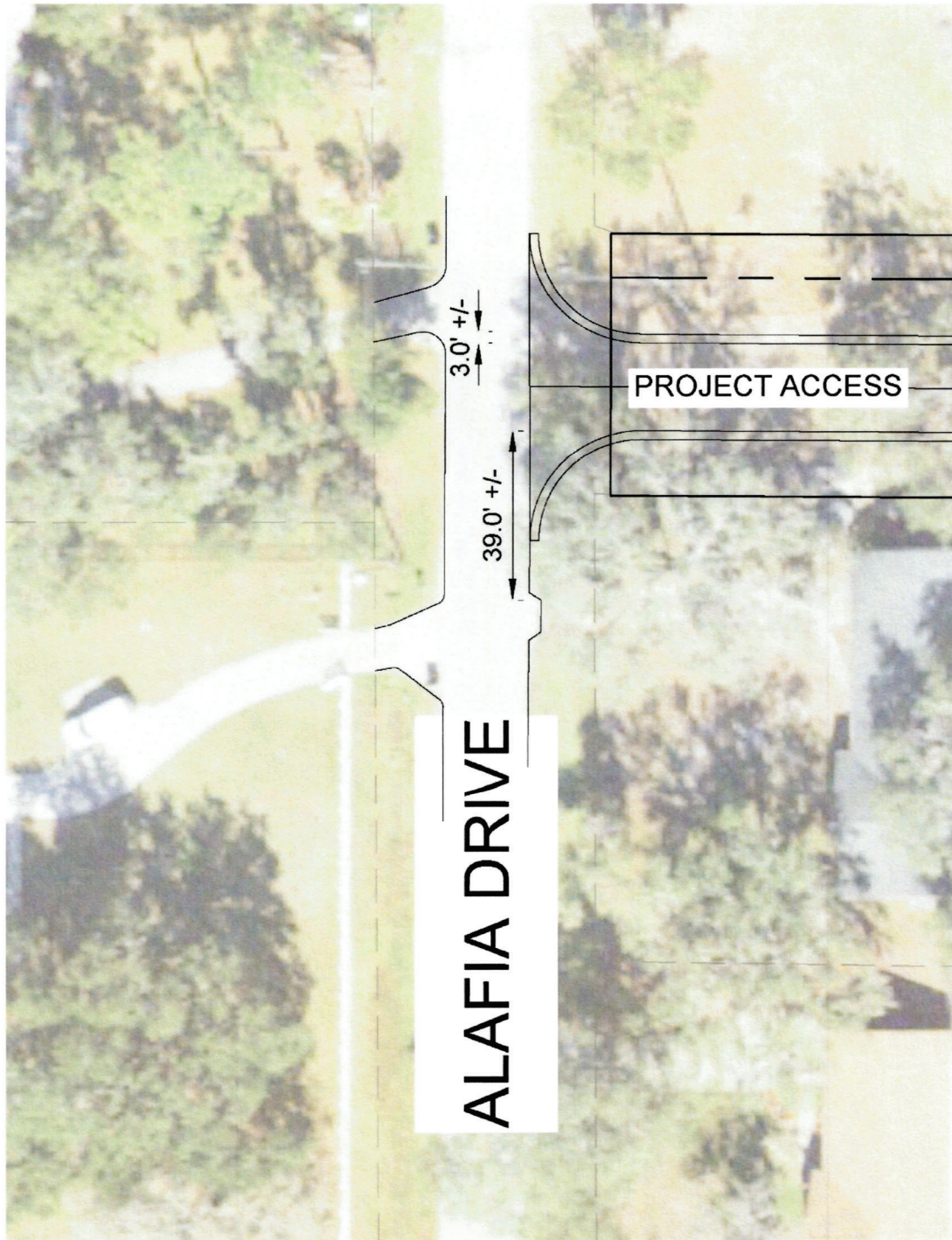
TABLE 1
PROJECT TRAFFIC (1)

Scenario	Land Use	ITE LUC	Size	Daily Trip Ends	AM Peak Hour			PM Peak Hour		
					Trip Ends			Trip Ends		
					In	Out	Total	In	Out	Total
Approved	ALF	254	60 Beds	156	7	4	11	5	9	14
	Single Family	210	3 DU's	28	1	1	2	2	1	3
			Sub-Total	184	8	5	13	7	10	17
Proposed	Single Family	210	33 DU's	364	7	20	27	22	13	35
			Difference	180	<1>	15	14	15	3	18

(1) Source: ITE Trip Generation Manual, 11th Edition, 2021.

Mr. Mike Williams
May 27, 2025
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FIGURE 1



APPENDIX



PD PLAN



PROJECT LOCATION	WILSON COUNTY, FLORIDA 775091536, 775091526, & 775091529	
FLOOD		
COMMUNITY PLANNING AREA	REPUBLIC COMMUNITY PLAN AND SOUTHEAST AERIALS SYSTEMS PLAN	
URBAN SERVICE AREA	YES	"X" AND "A" PER FRM MAPS 12057C050 AND 12057C05021 DATED OCTOBER 7, 2021
FLOOD ZONE		
EXISTING LAND USE	AGRICULTURE	
PROPOSED LAND USE	SINGLE FAMILY RESIDENTIAL	
FUTURE LAND USE	RESIDENTIAL - R-4)	
EXISTING ZONING	PLANNED DEVELOPMENT (PD-B-0125)	
PROPOSED ZONING	PLANNED DEVELOPMENT (PD)	
TOTAL SITE AREA	±10.604 ACRES	
ALLOWABLE UNIT/DENSITY	42 UNITS/4 DU/ACRE	
PROPOSED UNIT/DENSITY	27 UNITS/2.25 DU/ACRE	

1. PROPERTY IS PLANNED DEVELOPMENT (PD 33-01-25)
2. PRESENTLY ZONED: WITHIN THE REVIEWED SYSTEMS PLAN
3. AND SOUTHSIDE URBAN SERVICE AREA.
4. PROPERTY IS WITHIN THE URBAN SERVICE AREA.
5. BUFFERING AND SCREENING SHALL BE PROVIDED IN ACCORDANCE WITH THE LDC UNLESS OTHERWISE SPECIFIED IN THE CONDITIONS OF APPROVAL.
6. NO PUBLIC PARK LANDS OR SCHOOL SITES ARE PROPOSED.
7. STORMWATER POND LOCATIONS SHALL BE DETERMINED AT DETAILED SITE DESIGN AND PERMITTING SURFACE WATER MANAGEMENT MAY BE INCORPORATED INTO ANY OF THE DEVELOPMENT AREAS.
8. NO OVERLAY DISTRICTS, SPECIAL ZONES, DESIGNATED LANDMARKS OR OTHER HISTORICAL OR ARCHAEOLOGICAL SITES AND STRUCTURES ARE LOCATED WITHIN THE PROJECT BOUNDARIES.
9. NO DESIGNATED HISTORIC/LANDMARKS ARE LOCATED WITHIN THE PROJECT BOUNDARY.
10. THE PROJECT IS NOT LOCATED IN AN OVERLAP CONDITION OR RESERVED BY THE PROJECT AS SPECIFIED IN THE CONDITIONS OF APPROVAL.
11. INTERNAL LOTTERIES WILL BE PRIVATE AND NOT GATED.
12. THE LOCATION OF ALL WATER COURSES, LAKES, CONSERVATION AREAS, PRESERVATION AREAS, WOODED AREAS, NATURAL PHYSICAL FEATURES WITHIN THE PROJECT BOUNDARIES ARE AS DEPICTED ON THE PLAN.
13. PLATS AND PARCEL LINES ARE AS DEPICTED ON THE SITE PLAN.
14. KNOWN EASEMENTS ON THE PROPERTY ARE AS DEPICTED ON THE PLAN.
15. HAZARD AREA: A PORTION OF THE PROJECT IS WITHIN THE COASTAL HIGH HAZARD AREA.
16. PROJECT IS NOT LOCATED IN THE WELHEAD RESOURCE PROTECTION AREA, OR POTABLE WATER WELL FIELD PROTECTION AREA.
17. POTABLE WATER PROVIDED BY HILL SPOUGH COUNTY.
18. SANITARY SEWER WILL BE PROVIDED BY HILL SPOUGH COUNTY.

DEVELOPER:
Military Homes Drive
207 Crescent Park Drive
Riverside, FL 33379

LEGAL COUNSEL:
H4 World Henderson
101 E Kennedy Blvd Suite 2700
Tampa, FL 33602

SURVEY:
GeoPoint Surveying, Inc.
213 Hobbs Street
Tampa, FL 33619

ENGINEER & PLANNER:
Lewelly Consulting, LLC
505 E. Jackson Street Suite 200
Tampa, FL 33602

TRANSPORTATION:
Lindus and Associates
5033 W Laurel Street
Tampa, FL 33607

MATTAMY HOMES

PD SITE PLAN

ALAFIA BEND

LEVELUP
CONSULTING, LLC

505 E. JACKSON STREET
SUITE 200
TAMPA, FLORIDA 33602
OFFICE: 813-375-0616
WWW.LEVELIDEFLORIDA.COM

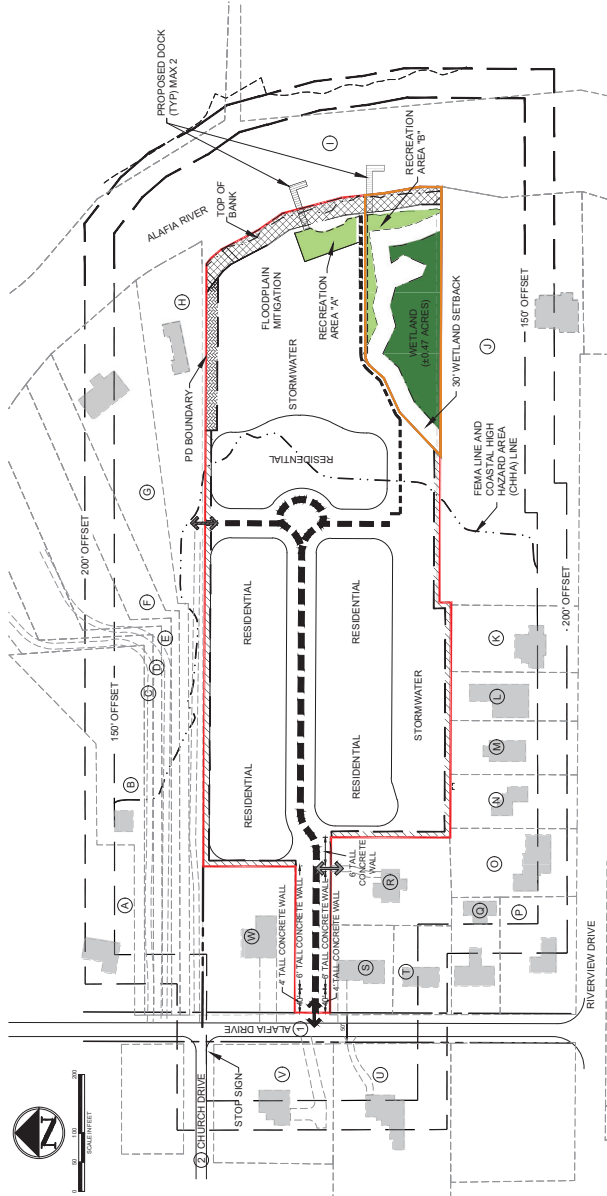
PROJECT No.	SHEET	2 of 2
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PROJECT No.

INSOLING, LLC

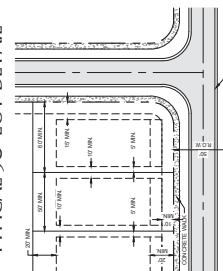
WWW.LEVELUPFLORIDA.COM

21 SCOW
22 HALL



MINIMUM LOT WIDTH	50 FEET
MINIMUM LOT AREA	6,000 SQUARE FEET
MINIMUM FRONT PRINCIPAL STRUCTURE / PORCH	10 FEET
MINIMUM GARAGE SETBACK	20 FEET
MINIMUM SIDE-YARD SETBACK	5 FEET
MINIMUM REAR-YARD SETBACK	15 FEET
MINIMUM CORNER SIDE-YARD SETBACK	15 FEET
MINIMUM HEIGHT	35 FEET
MAXIMUM BUILDING COVERAGE	65%

TYPICAL 50' LOT DETAIL

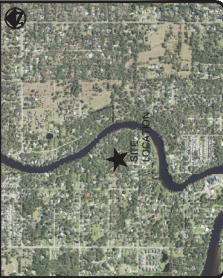


PROPERTY DESCRIPTION

[illegible]

LEGEND

-  PD Boundary
 SLEW RETAINED AREA
 PROPOSED BOUNDARY
 VEHICULAR & PEDESTRIAN CIRCULATION - 50' PRIVATE ROAD
 SHARED ACCESS EASEMENT
 FMAA AND CHINA LINE
 WETLAND
 REGISTRATION TRACT
 FENCE OR SLOUGH
 20' TIE PRESERVATION
 50' CONSERVATION STRIP
 MAIN ACCESS/EXISTING ACCESS
 FUTURE POTENTIAL ACCESS CONNECTION
 DRIVEWAY ACCESS

VICINITY MAP ^{N.T.S.}

HILLSBOROUGH COUNTY ROADWAYS
FUNCTIONAL CLASSIFICATION MAP



HILLSBOROUGH COUNTY ROADWAYS FUNCTIONAL CLASSIFICATION

Infrastructure & Development Services



Legend

Functional Classifications
Authority Classification

State, Principal Arterial

State, Arterial

Hillsborough, Arterial

Hillsborough, Collector

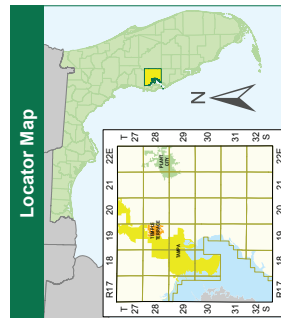
Urban Service Area Boundary

City Limits

The Hillsborough County Roadway Functional Map will be used in all matters in the Hillsborough County Land Development Code (LDC) that relate to functional classification of roads. Some, but not all, examples of those matters are as follows:

- PART 3.02.00 INTERSTATE-75 PLANNED DEVELOPMENT DISTRICTS
- PART 3.03.00 SUBDIVISION STANDARDS AND GUIDELINES
- PART 5.03.00 PLANNED DEVELOPMENT DISTRICTS
- PART 6.02.00 SUBDIVISION STANDARDS AND GUIDELINES
- PART 6.07.00 FENCES AND WALLS
- PART 12.01.00 DEFINITIONS
- OTHER PARTS OF THE LDC NOT LISTED ABOVE

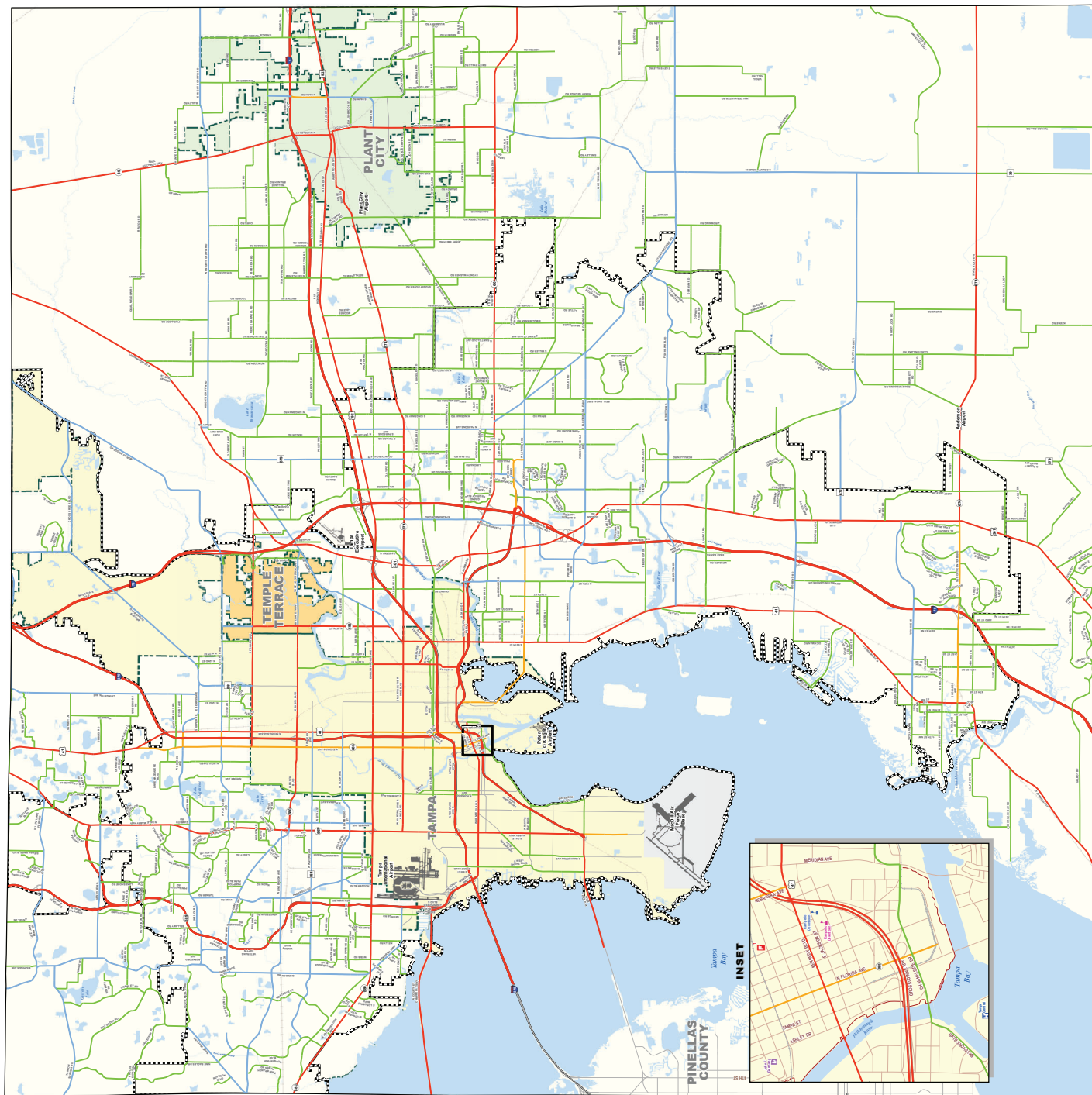
In addition to subject matters in the LDC, Functional Classification of roads plays an important role in administering the Residential Traffic Control Program and the Neighborhood Traffic Calming Program.



NOTE: Every reasonable effort has been made to assure the accuracy of this map. Hillsborough County does not warrant the accuracy of this map. The map is provided for informational purposes only and does not constitute an offer expressed or implied, including, but not limited to, the implied warranties of merchantability and fitness for a particular purpose.

SOURCE: This map has been prepared for the inventory of road property found within Hillsborough County and is not intended to be used for any other purpose. The map is based on the information provided by the Florida Department of Transportation (FDOT) and the Florida Department of Highway Safety and Traffic Services (FDHSTS).

601 E. Kennedy Blvd
Tampa, FL 33602
(813) 272-5610
printroom@hillsboroughcounty.org



HILLSBOROUGH COUNTY LDC
SECTION 6.04.04



required by the permit but installed off the public right-of-way shall be maintained by the permittee in a condition satisfactory to the County's Director of Public Works. The permittee shall be responsible for correcting any on-site deficiencies in an appropriate and timely manner.

Sec. 6.04.07. - Table: Minimum Spacing

MINIMUM SPACING			
ACCESS CLASSIFICATION(See Notes)	MINIMUM CONNECTION SPACING	MINIMUM MEDIAN; OPENING SPACING (Directional)	MINIMUM MEDIAN OPENING SPACING (Full)
CLASS 1	(See Federal Highway Administration and FDOT Requirements)		
Roadway providing for high speed, high volume traffic movement serving interstate, interregional and intercity needs as well as some intracity travel. These roadways do not provide direct property connections.			
CLASS 2			
A specially protected corridor distinguished by an extensive existing or planned system of access roads and restrictive median treatments.	>45 mph 1320 ft ≤ 45 mph 660 ft	>45 mph 1320 ft ≤ 45 mph 660'	>45 mph 2640 ft ≤ 45 mph 1320 ft
CLASS 3			

New and existing roadways primarily in areas without extensive development or extensive subdivided properties. These corridors will be distinguished by existing or desired restrictive median treatments. Two lane highways with a desired high degree of access management should also be included.	>45 mph 660 ft ≤45 mph 330 ft	>45 mph 1320 ft ≤45 mph 660 ft	>45 mph 2640 ft ≤45 mph 1320 ft
CLASS 4			
New and existing roadways primarily in areas without extensive development or extensive subdivided properties. These corridors will be distinguished by nonrestrictive median treatments or highways with two-way left turn lanes.	>45 mph 660 ft ≤45 mph 330 ft	N.A.	N.A.
CLASS 5			
Existing roadways primarily in areas with moderate or extensive development or where the land is extensively subdivided. These corridors will be distinguished by existing or desired restrictive median treatments.	>45 mph 330 ft ≤45 mph 245 ft	All Speeds 660 ft	>45 mph 1320 ft ≤45 mph 660 ft
CLASS 6			
Existing roadways primarily in areas with extensive development or where the land is extensively subdivided. These corridors will be distinguished by existing or expected non restrictive medians, such as an undivided two or four lane highway or multi-lane highways with two-way left turn lanes.	>45 mph 330 ft ≤45 mph 245 ft	N.A.	N.A.

CLASS 7			
Subdivision roads and all other local roadways functioning as subdivision roads.	TYPE I = 10 ft Type II = 50 ft (<5000 vpd*) 175 ft (≥ 5000 vpd*)	ALL SPEEDS 330 ft	ALL SPEEDS 330 ft
March 1, 1991	Type III = 50 ft (<5000 vpd*) 250 ft (≥ 5000 vpd*) * refers to volume on adjacent roadway		

NOTES AND SPECIAL REQUIREMENTS

1. Access road systems in Access Class 2 assumes the provision of an access road system or adequate internal property circulation through existing or new public and private roads in transportation and comprehensive plans and through local land development regulations.
2. Minimum connection and directional median spacing openings specified here may not be adequate if extensive right or left-turn storage is required. Greater distances may be required to provide sufficient site-specific storage.
3. Connections and median openings on the public roadway system located up to $\frac{1}{4}$ mile from an interchange area or up to the first intersection with an arterial roadway, whichever distance is less, shall be regulated to protect the safety and operational efficiency of the limited access facility and the interchange area. The $\frac{1}{4}$ mile distance shall be measured from the end of the taper of the ramp furthest from the interchange.
 - a. The distance to the first connection shall be at least 660 feet where the posted speed limit is greater than 45 mph or 440 feet where the posted speed limit is 45 mph or less. The distance will be measured from the end of the taper for the particular quadrant of the interchange. If the above connection spacing cannot be provided, a single connection per

property will be provided if no other reasonable access to the property exists and the issuing authority determines that the connection does not create a safety, operational or weaving hazard.

- b. The minimum distance to the first median opening shall be at least 1,320 feet as measured from the end of the taper of the egress ramp.
- c. Connections and median openings meeting the above spacing standards still may not be permitted in the location requested in the permit application, when the issuing authority determines, based on traffic engineering principles, that the safety or operation of the interchange or the limited access highway would be adversely affected.

(Ord. No. 00-21, § 2, 5-18-00; Ord. No. 08-15, § 2, 6-12-08, eff. 10-1-08)

Sec. 6.04.08. - Table: Corner Clearance at Intersections

CORNER CLEARANCE AT INTERSECTIONS For Isolated Corner Properties Only		
Position	Access Allowed	Minimum Clearance
With Restrictive Median		
Approaching Intersection	Right In/Out	115'
Approaching Intersection	Right In Only	75'
Departing Intersection	Right In Out	230' (125)*
Departing Intersection	Right Out Only	100'
Without Restrictive Median		
Approaching Intersection	Full Access	230' (125)*
Approaching Intersection	Right In Only**	100'
Departing Intersection	Full Access	230' (125)*
Departing Intersection	Right Out Only**	100'

Isolated corner properties that, because of size or configuration cannot meet the above spacing requirements may apply for a variance as provided in 6.04.02 C.

* Access Class 7 may use the measurements in parenthesis if the posted speed limit is 35 MPH or less.

** Right In/Out Right in Only and Right Out Only connections on roadways without restrictive medians shall, by design of the connection, effectively eliminate unpermitted movements.



**Hillsborough
County Florida**
Development Services

Supplemental Information for Transportation Related Administrative Reviews

Instructions:

- This form must be provided separately for each request submitted (including different requests of the same type).
- This form must accompany all requests for applications types shown below. Staff will not log in or assign cases that are not accompanied by this form, or where the form is partially incomplete.
- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.
- Please contact Eleonor de Leon at deleone@HCFL.gov or via telephone at (813) 307-1707 if you have questions about how to complete this form.

Request Type (check one)	☒ Section 6.04.02.B. Administrative Variance ☐ Technical Manual Design Exception Request ☐ Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) ☐ Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	☒ New Request ☐ Revised Request ☐ Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	☒ 1. Substandard Road - Alafia Drive ☐ 4. ☐ 2. ☐ 5. ☐ 3. ☐ 6.
Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.	
Project Name/ Phase	Alafia Bend
Important: The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.	
Folio Number(s)	75509.5266, 75509.5264, 75509.5262
☐ Check This Box If There Are More Than Five Folio Numbers	
Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").	
Name of Person Submitting Request	Steven J. Henry, P.E.
Important: All Administrative Variances (AV) and Design Exceptions (DE) must be Signed and Sealed by a Professional Engineer (PE) licensed in the State of Florida.	
Current Property Zoning Designation	PD 13-0125
Important: For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html . For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.	
Pending Zoning Application Number	MM 25-0694
Important: If a rezoning application is pending, enter the application number proceeded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.	
Related Project Identification Number (Site/Subdivision Application Number)	N/A
Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".	



May 27, 2025

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

Re: Alafia Gardens
MM 25-0694
Folio 75509.5266, 75509.5264, 75509.5262
Lincks Project Number: 25029

The purpose of this letter is to request a Section 6.04.02.B Administrative Variance to Section 6.04.03L of the Hillsborough County Land Development Code, which requires improvement of projects taking access to a substandard road to improve the roadway to current County standards between the project driveway and the nearest standard road.

The project is currently zoned Planned Development (PD) for the following land uses:

- Assisted Living Facility – 60 Beds
- Single Family – 3 Dwelling Units

The developer proposes to modify the existing Planned Development to allow up to 33 Single Family Homes. The access for the project is proposed to be via one (1) full access to Alafia Drive.

The subject property is within the Urban Service Area and as shown on the Hillsborough County Roadways Functional Classification Map, Alafia Drive is a local roadway.

Table 1 provides the trip generation for the approved and proposed land uses.

The following provides a description of the segment of Alafia Drive from the project access to Riverview Drive:

- The pavement is approximately 20 feet wide
- There are speed bumps along the roadway
- No sidewalks along the roadway

The request is to waive the requirement to improve Alafia Drive (between the project access and Riverview Drive) to current County TS-3 standards, the standards for which

5023 West Laurel Street
Tampa, FL 33607
813 289 0039 Telephone
813 287 0674 Telefax
www.Lincks.com Website

Mr. Mike Williams
May 27, 2025
Page 2

are found within the Hillsborough County Transportation Technical Manual. The specific waivers are as follows:

1. Miami Curb – The existing road is a rural section
2. Sidewalk – There are no sidewalks along the roadway

(a) there is an unreasonable burden on the applicant,

Adding the miami curb and sidewalk would be an unreasonable burden on the applicant for the following reasons:

1. Alafia Drive is an established residential street.
2. There are a number of speed bumps along the roadway to slow traffic.
3. The property has limited frontage along Alafia Drive.
4. Based on recent traffic counts there is less than 200 vehicles, per day on Alafia Drive.

(b) the variance would not be detrimental to the public health, safety and welfare,

There are a number of speed bumps along the roadway to slow traffic and improve the safety of the roadway. In addition, the existing and proposed volumes are less. Therefore, the variance would not be detrimental to the public health, safety and welfare.

(c) without the variance, reasonable access cannot be provided. In the evaluation of the variance request, the issuing authority shall give valid consideration to the land use plans, policies, and local traffic circulation/operation of the site and adjacent areas.

Alafia Drive is the only access for the project. Without the access to Alafia Drive, reasonable access for the project could not be provided.

Mr. Mike Williams
May 27, 2025
Page 3

Please do not hesitate to contact us if you have any questions or require any additional information.

Best Regards,

Steven J Henry
President
Lincks & Associates, LLC
A TMC Company
P.E. #51555



Based on the information provided by the applicant, this request is:

_____ Disapproved
_____ Approved
_____ Approved with Conditions

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

Date _____

Sincerely,

Michael J. Williams
Hillsborough County Engineer

TABLE 1

PROJECT TRAFFIC (1)

Scenario	Land Use	ITE LUC	Size	Daily Trip Ends	AM Peak Hour Trip Ends			PM Peak Hour Trip Ends		
					In	Out	Total	In	Out	Total
Approved	ALF	254	60 Beds	156	7	4	11	5	9	14
	Single Family	210	3 DU's	28	1	1	2	2	1	3
			Sub-Total	184	8	5	13	7	10	17
Proposed	Single Family	210	33 DU's	364	7	20	27	22	13	35
			Difference	180	<1>	15	14	15	3	18

(1) Source: ITE Trip Generation Manual, 11th Edition, 2021.

APPENDIX



EXISTING
PD PLAN





PROPOSED
PD PLAN



[illegible]

1. PRESENTLY ZONED PLANNED DEVELOPMENT (PD 14012)
2. PROPERTY IS WITHIN THE SHERIDAN COMMUNITY PLAN
AND SOUTHSIDE AREAS ARE AROUND SYSTEMS PLAN
3. PROPERTY IS WITHIN THE URBAN SERVICE AREA
BUTTERFINS AND GROUNDWATER SHALL BE PROVIDED IN
ACCORDANCE WITH THE PLAN, UNLESS OTHERWISE
SPECIFIED IN THE CONDITIONS OF APPROVAL.
4. NO PUBLIC PARK LANDS OR SCHOOL SITES ARE PROPOSED.
5. STORMWATER POND LOCATIONS SHALL BE DETERMINED
AT DETAILED SITE DESIGN AND PERMITTING
INTO ANY WATER MANAGEMENT MAY BE INCORPORATED
6. NO OVERLAY DISTRICTS, SPECIAL ZONES, DESIGNATED
LANDMARKS OR OTHER HISTORICAL OR ARCHAEOLOGICAL
SITES AND STRUCTURES ARE LOCATED WITHIN THE
PROJECT BOUNDARIES.
7. NO DESIGNATED JUSTICE ADVANTAGES ARE LOCATED
WITHIN THE PROJECT BOUNDARY.
8. THE AMOUNTS OF RESOURCES TO BE LOCATED
AND/OR PRESERVED BY THE PROJECT ARE SPECIFIED IN THE
CONDITIONS OF APPROVAL.
9. INTERNAL STREETS WILL BE PRIVATE AND NOT GATED.
10. THE LOCATION OF ALL WATER COURSES, LAKES,
CONSERVATION AREAS, PRESERVATION AREAS, WOODED
NATURAL PHYSICAL FEATURES WITHIN THE PROJECT
BOUNDARIES ARE AS DEPICTED ON THE PLAN
11. PLATS AND PARCEL LINES ARE AS DEPICTED ON THE SITE
PLAN.
12. KNOWN EASEMENTS ON THE PROPERTY ARE AS DEPICTED
ON THE PLAN.
13. THE PROJECT IS WITHIN THE COASTAL HIGH
PLAZA ZONE.
14. PROJECT IS NOT LOCATED IN THE URBAN RESOURCE
PROTECTION AREA, SURFACE WATER RESOURCE
PROTECTION AREA, OR POTABLE WATER WELLFIELD
PROTECTION AREA.
15. POTABLE WATER PROVIDED BY HILLBOROUGH COUNTY.
16. SANITARY SEWER WILL BE PROVIDED BY HILLBOROUGH

PROJECT TEAM MEMBERS

OWNER: Hormel USA 10000 13th Ave. S. Minneapolis, MN 55426 Tel. 612.359.7616	LEGAL COUNSEL: 180 West Main Street 101 E Kennedy Blvd Suite 2000 Tampa, FL 33602	SURVEY: Geotechnical Services, Inc. 213 Madison Street Tampa, FL 33611
ENGINEER & PLANNER: Lewakki Consulting, LLC 5100 E. Jackson Street, Room 200 Tampa, Florida 33609	TRANSPORTATION: Lewakki and Associates 6023 W. Laurel Street Tampa, FL 33607	

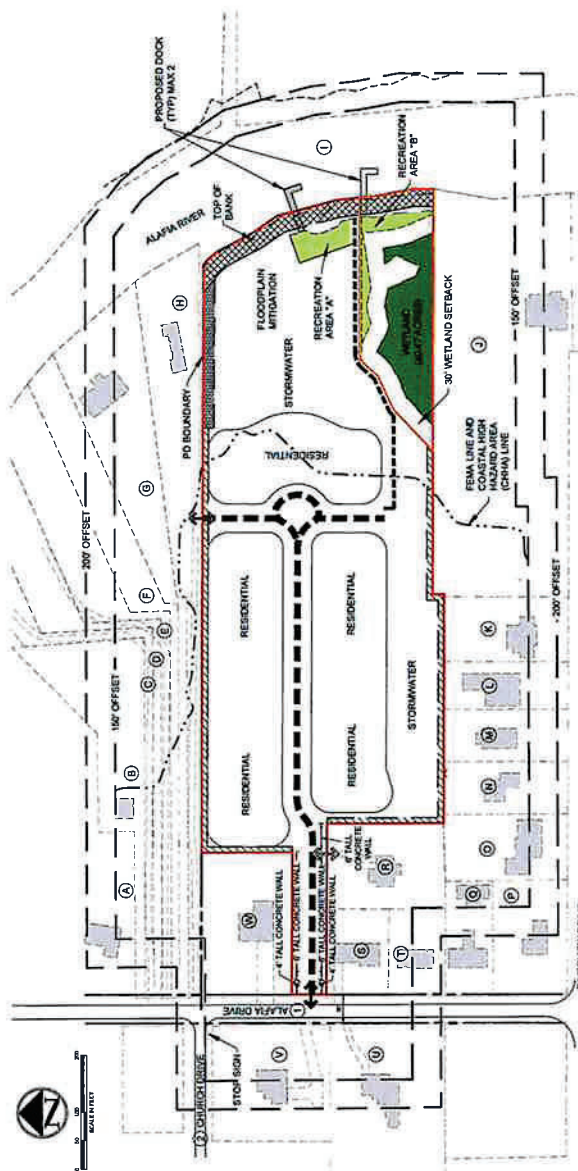
MATTAMY HOMES

PD SITE PLAN

ALAFIA BEND

LEVELUP
CONSULTING, LLC

505 E. JACKSON STREET
SUITE 200
TAMPA, FLORIDA 33602
OFFICE: 813-375-0616
WWW.LEVELUPFLORIDA.COM



MINIMUM LOT WIDTH	50 FEET
MINIMUM LOT AREA	6,000 SQUARE FEET
MINIMUM FRONT YARD SETBACK	10 FEET
MINIMUM FRONT PORCH STRUCTURE / PORCH	20 FEET
MINIMUM GARAGE SETBACK	5 FEET
MINIMUM SIDE-YARD SETBACK	15 FEET
MINIMUM REAR-YARD SETBACK	15 FEET
MINIMUM CONCRETE SIDE-YARD SETBACK	33 FEET
MINIMUM HEIGHT	65%
MAXIMUM BUILDING COVERAGE	

[illegible]

 TOLL ROADWAY	 VINCINNES & PORTLAND CIRCULATOR - 50' PRIVATE ROAD	 SHARED ACCESS EASEMENT	 VANDALIA AND CHULA LINE	 REGULATION TRACT	 30' TYPE B LANDOWNER BUFFER TRACT WITH 6' PVC FOOT ON SIMILAR TRACT PRESERVATION	 30' CONSERVATION SETBACK	 MAIN ACCESS/EASEMENT ACCESS	 FUTURE POTENTIAL ACCESS CONNECTION
 DRIVEWAY ACCESS								

HILLSBOROUGH COUNTY ROADWAYS
FUNCTIONAL CLASSIFICATION MAP



HILLSBOROUGH COUNTY ROADWAYS FUNCTIONAL CLASSIFICATION

Infrastructure & Development Services



Legend

Functional Classifications

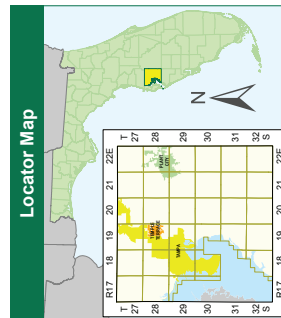
Authority Classification

- State, Principal Arterial
- State, Arterial
- Hillsborough, Arterial
- Hillsborough, Collector
- Urban Service Area Boundary
- City Limits

The Hillsborough County Roadway Functional Map will be used in all matters in the Hillsborough County Land Development Code (LDC) that relate to functional classification of roads. Some, but not all, examples of those matters are as follows:

- PART 3.02.00 INTERSTATE-75 PLANNED DEVELOPMENT DISTRICTS
- PART 3.03.00 SUBDIVISION STANDARDS AND GUIDELINES
- PART 5.03.00 PLANNED DEVELOPMENT DISTRICTS
- PART 6.02.00 SUBDIVISION STANDARDS AND GUIDELINES
- PART 6.07.00 FENCES AND WALLS
- PART 12.01.00 DEFINITIONS
- OTHER PARTS OF THE LDC NOT LISTED ABOVE

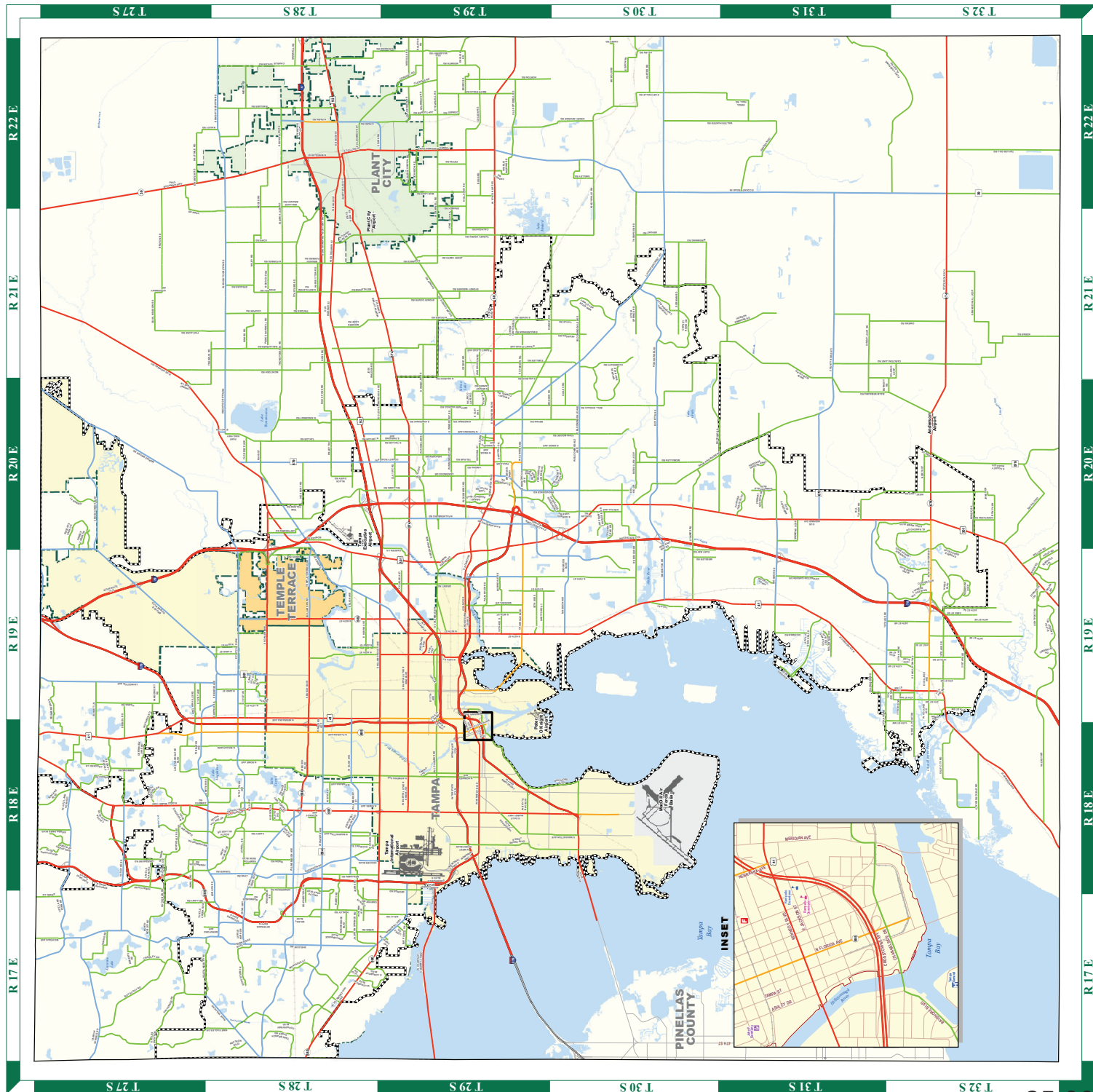
In addition to subject matters in the LDC, Functional Classification of roads plays an important role in administering the Residential Traffic Control Program and the Neighborhood Traffic Calming Program.



NOTE: Every reasonable effort has been made to assure the accuracy of this map. Hillsborough County does not warrant the accuracy of the map. The map is for informational purposes only and does not constitute a contract or any other expressed or implied, including, but not limited to, the implied warranties of merchantability and fitness for a particular purpose.

SOURCE: This map has been prepared for the inventory of road property found within Hillsborough County and is not intended to be used for any other purpose. The map is based on the best available information and is subject to change without notice. Users of the map are hereby notified that the above information is not intended to be used for any other purpose. For verification of the information contained on this map, please contact the Planning and Development Department.

801 E. Kennedy Blvd
Tampa, FL 33602
(813) 272-5610
printroom@hillsboroughcounty.org



TS-3





N.T.S.

LESS THAN 5,000 AADT

MAX. ALLOWABLE DESIGN SPEED - 35 MPH

1. ALL DIMENSIONS SHOWN ARE MINIMUM.
2. SEE APPROPRIATE SECTIONS OF TECHNICAL MANUAL FOR DESIGN PARAMETERS.
3. PROVIDE 2' MINIMUM CLEARANCE FROM FENCES, WALLS, HEDGES, ABOVEGROUND UTILITIES OR IMPROVEMENTS, DROP OFFS, OR FROM THE TOPS OF BANKS WITH SLOPES STEEPER THAN 1 TO 4, THAT INTERFERE WITH THE SAFE, FUNCTIONAL USE OF THE SIDEWALK. INTERMITTENT ABOVEGROUND UTILITIES, OR MATURE TREES, 2' OR LESS IN DIAMETER MAY BE PLACED IN THIS 2' STRIP AS FAR FROM THE SIDEWALK AS POSSIBLE, IF NOT IN THE CLEAR ZONE.
4. SEE SIDEWALK PROTECTION OPTIONS, DRAWING NO. TD-16 SHEET 7 OF 7 FOR USE WHEN TREES ARE PLANTED IN THE PARKWAY AREA (BETWEEN THE BACK OF CURB AND SIDEWALK).
5. SOD SHALL BE PLACED IN TWO ROWS STAGGERED. (BOTH TEMPORARY AND PERMANENT)

REVISION DATE:

10/17

TRANSPORTATION TECHNICAL MANUAL

Hillsborough
County Florida

LOCAL URBAN ROADS (2 LANE UNDIVIDED) TYPICAL SECTION

DRAWING NO.

SHEET NO. 1 OF

East side of Alafia Drive**COUNTY OF HILLSBOROUGH**
ZONING HEARING MASTER'S RECOMMENDATION

Application number:	MM 25-0694
Hearing date:	July 21, 2025
Applicant:	Mac McCraw, Mattamy Homes USA
Request:	Major Modification to Planned Development
Location:	East side of Alafia Drive, south of Church Drive, north of Riverview Drive, Riverview
Parcel size:	10.604 acres +/-
Existing zoning:	PD 13-0125
Future land use designation:	Res-4 (4 du/ga; 0.25 FAR)
Service area:	Urban
Community planning area:	Riverview Community Plan and Southshore Areawide Systems Plan

A. APPLICATION REVIEW

DEVELOPMENT SERVICES STAFF REPORT APPLICATION REVIEW SUMMARY AND RECOMMENDATION



1.0 APPLICATION SUMMARY

Applicant: Mac McCraw
Mattamy Homes USA

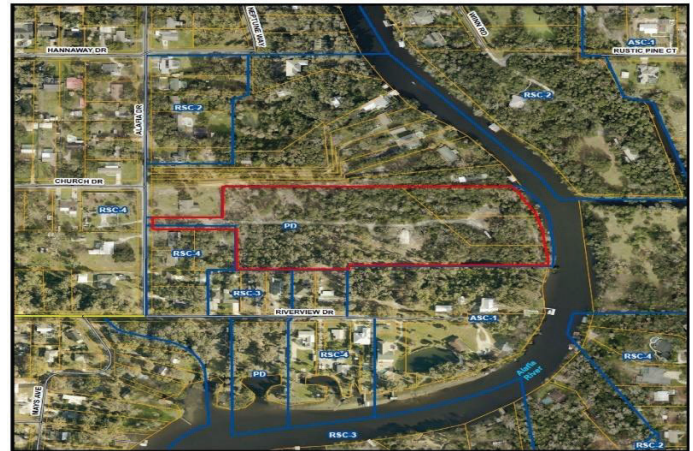
FLU Category: R-4

Service Area: Urban

Site Acreage: +/- 10.604 acres

Community Plan Area: Riverview & South Shore Areawide Systems

Overlay: None



Introduction Summary:

PD 13-0125 rezoned the +/-10.6-acre subject property located on the east side of Alafia Drive, approximately 200 feet south of Church Drive, from Agricultural Single-Family Conventional (ASC-1) and Residential, Single-Family Conventional (RSC-4) to a Planned Development (PD) to allow a 46,000 square foot, 60-bed assisted living facility (ALF) and 3 single-family detached lots adjacent to the Alafia River with ASC-1 development standards.

MM 25-0694 proposes to provide for a master planned, small-scale, suburban infill residential community and to remove the ALF as a permitted use and increase the single family detached use from 3 to 27 lots.

Existing Approval(s):	Proposed Modification(s):
1. A 46,000 square foot building area, 60-bed assisted living facility (ALF). • 50 feet minimum front, side and rear setbacks • Maximum 25 feet building height 2. Three single-family detached lots to develop per Agricultural, Single-Family (ASC-1) development standards	1. Remove ALF entitlement • Maximum 27 single-family units. • Minimum lot size: 6,000 sf • Minimum lot width: 50 feet • Minimum front principal structure/porch /side facing garage setback: 10 feet • Minimum garage setback*: 20 feet • Minimum side yard setback: 5 feet • Minimum rear yard setback: 15 feet • Minimum corner side-yard: 15 feet • Maximum building height: 35 feet • Maximum building coverage: 65% • Northern Buffer: 10-foot Type B and 20-foot native planting • Southern Buffer: 10-foot Type B • Western Buffer: 10-foot Type B *Interior or corner lot

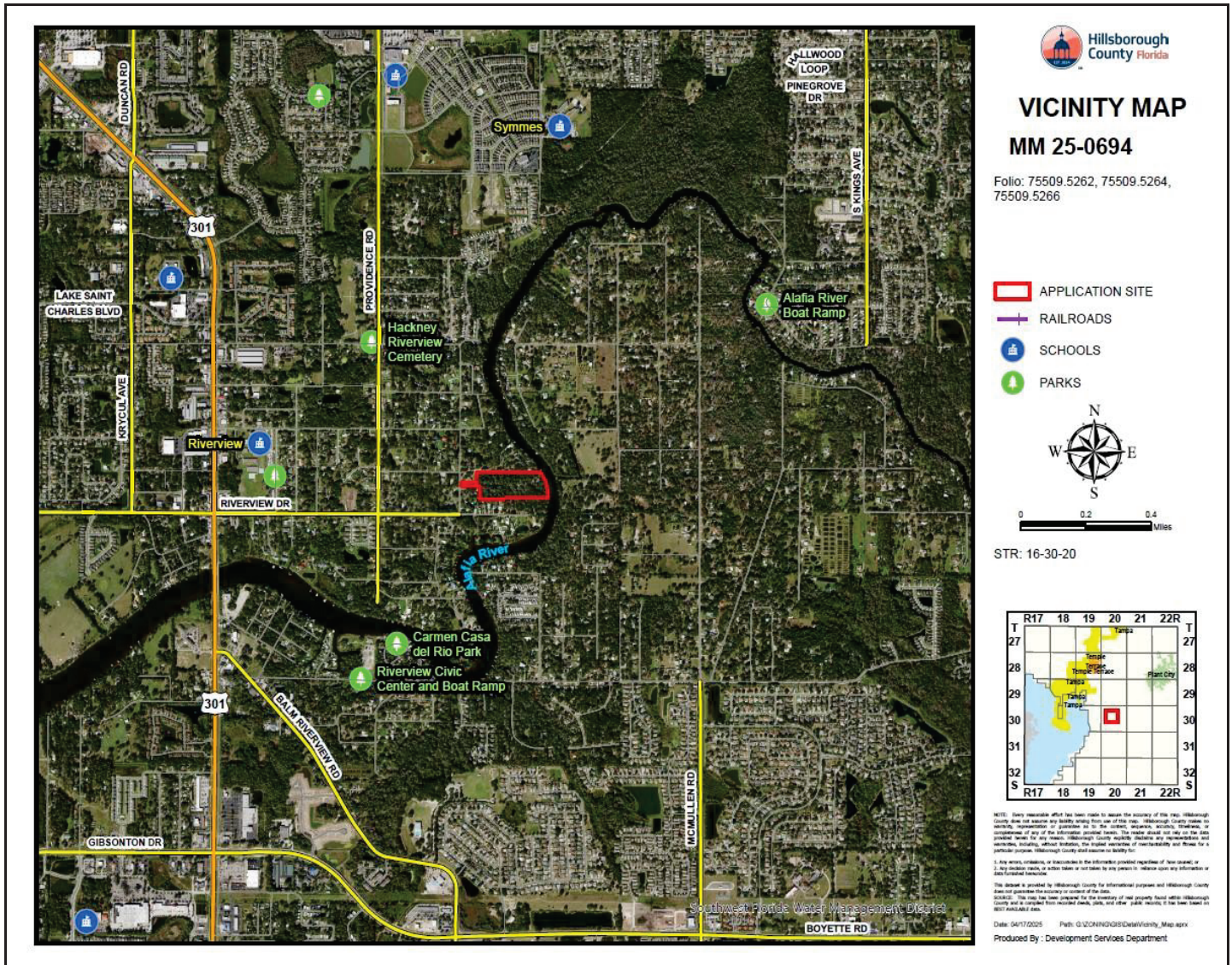
APPLICATION NUMBER:	MM 25-0694	
ZHM MEETING DATE:	July 21, 2025	Case Planner: James E. Baker, AICP
BOCC LUM DATE:	September 9, 2025	

Additional Information:	
PD Variation(s):	None Requested as part of this application
Waiver(s) to the Land Development Code:	None Requested.

Planning Commission Recommendation: Consistent	Development Services Recommendation: Approvable, subject to proposed conditions
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2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

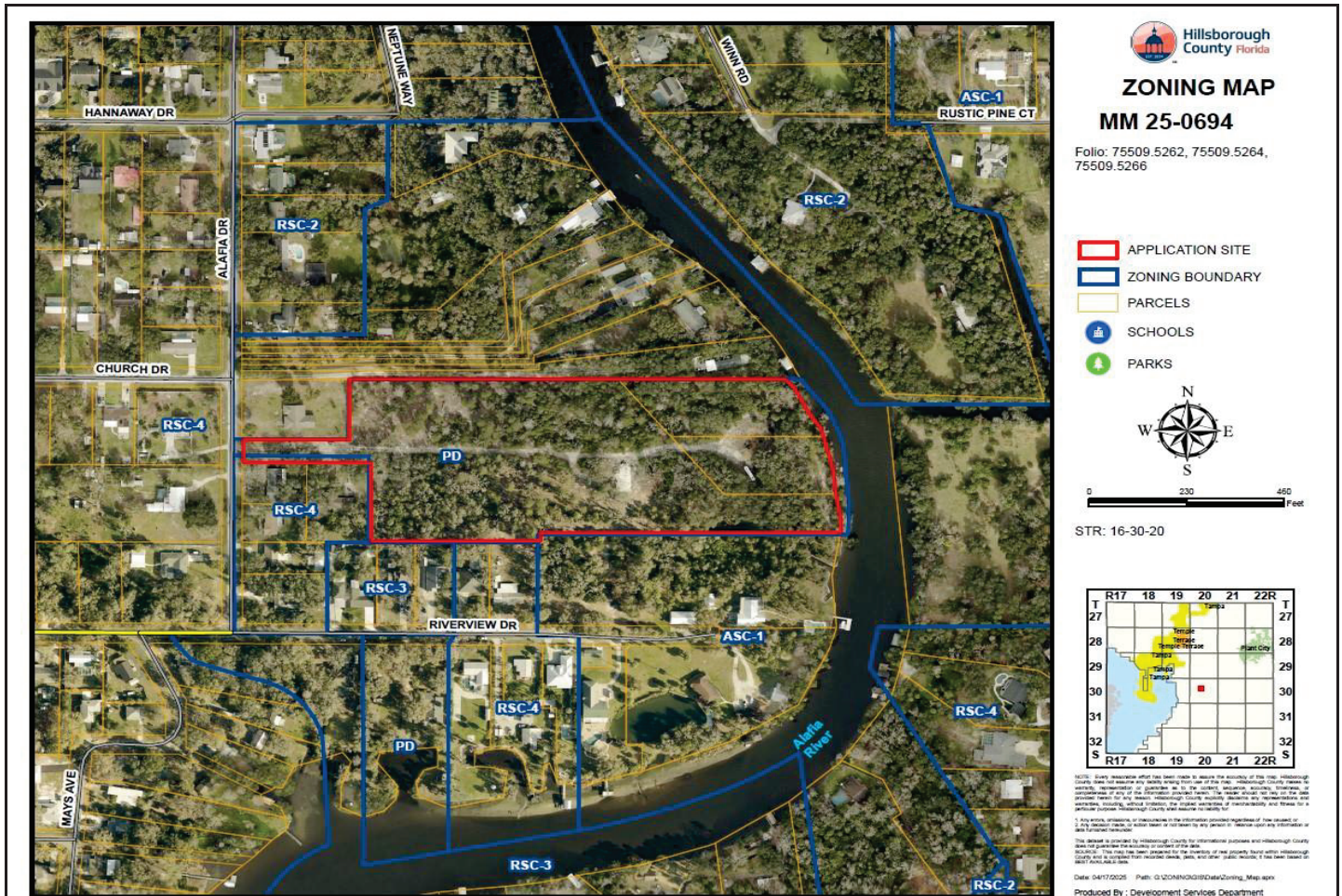


Context of Surrounding Area:

The subject site presently vacant includes three parcels – Folios: 7555.5266, 75509.5264, and 75509.5262) that is +/- 10.6 acres and located east of Alafia Drive and north of Riverview Drive, abutting +/-420 feet of the Alafia River shoreline. Surrounding land uses include single-family detached to the north, south, and west, and the Alafia River to the east.

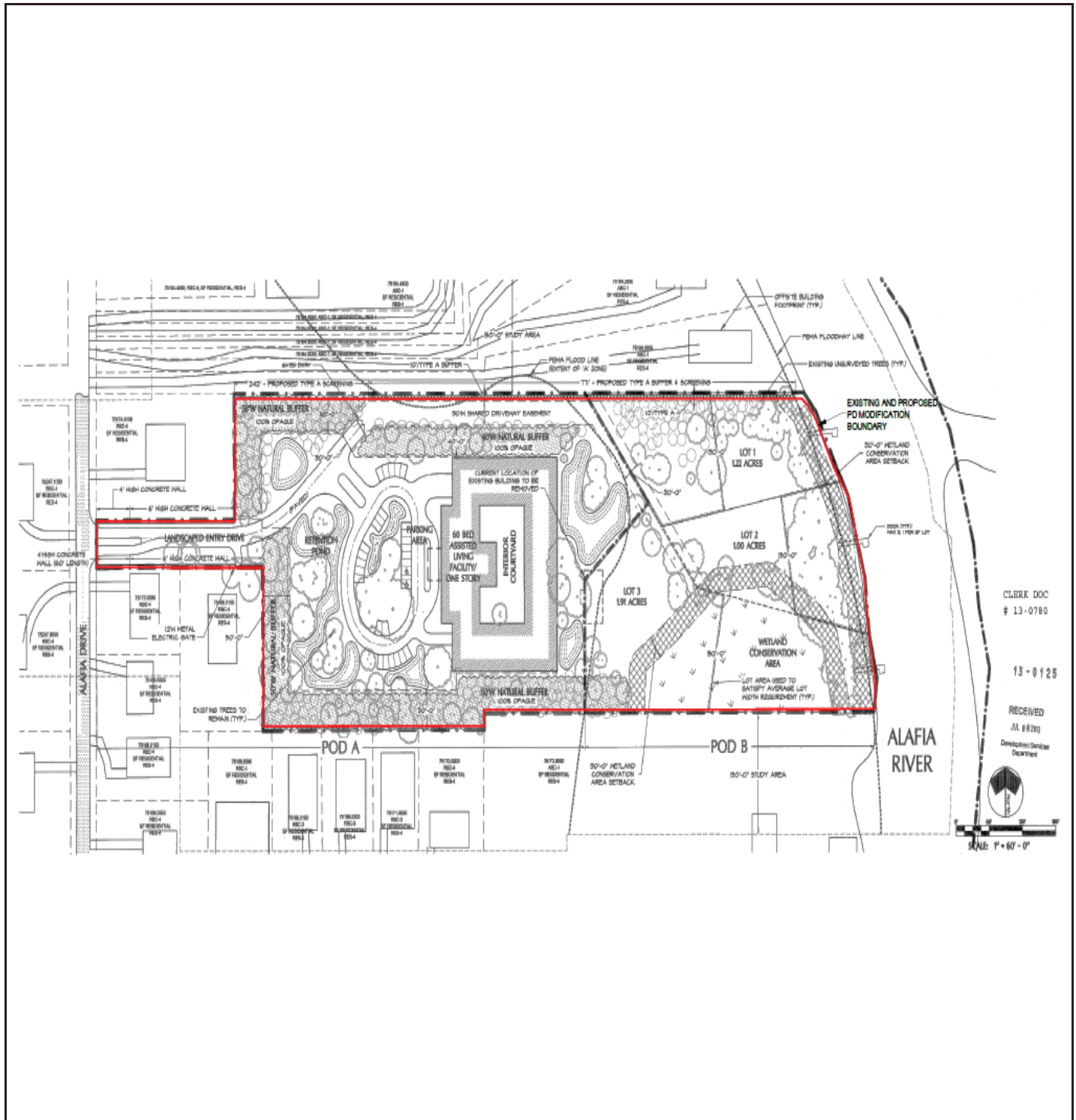
2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



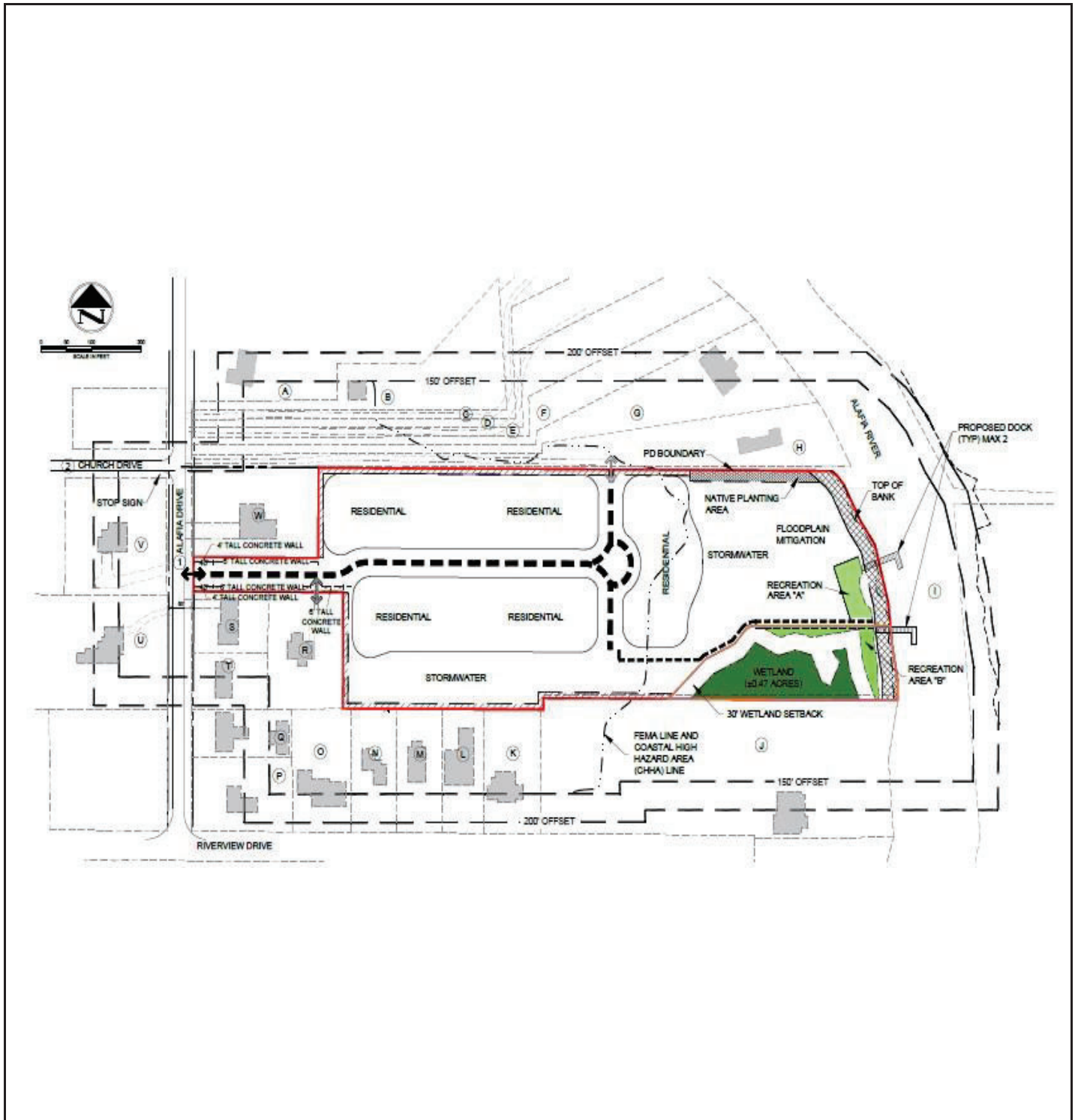
Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	ASC-1	1 unit per acre	Agricultural, SF	Single Family, Vacant
South	RSC-4 RSC-3 ASC-1	4 units per acre 3 units per acre 1 unit per acre	SF SF Agricultural, SF	Single Family
East	RSC-2 ASC-1	2 units per acre 1 unit per acre	SF Agricultural, SF	Single Family, Alafia River
West	ASC-1 RSC-4	1 unit per acre 4 units per acre	Agricultural, SF SF	Single Family

2.0 LAND USE MAP SET AND SUMMARY DATA**2.4 Approved Site Plan** (partial provided below for size and orientation purposes. See Section 8.1 for full site plan)

2.0 LAND USE MAP SET AND SUMMARY DATA

2.5 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.2 for full site plan)



APPLICATION NUMBER: MM 25-0694

ZHM MEETING DATE: July 21, 2025

Case Planner: James E. Baker, AICP

BOCC LUM DATE: September 9, 2025

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

Project Trip Generation ☐ Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	156	10	15
Proposed	254	19	29
Difference (+/-)	+98	+9	+14

*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		Choose an item.	Vehicular & Pedestrian	Meets LDC
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West	X	Pedestrian & Vehicular	Vehicular & Pedestrian	Meets LDC

Notes: The project's primary access will be design as a shared access facility. Please see full report for greater detail.

Design Exception/Administrative Variance ☐ Not applicable for this request

Road Name/Nature of Request	Type	Finding
Alafia Dr.	Administrative Variance Requested	Approvable
Alafia Dr.	Administrative Variance Requested	Approvable
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.

Notes: A spacing variance and substandard roadway administrative variance were applied for and found approvable.

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	

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	
Natural Resources	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	
Conservation & Environ. Lands Mgmt.	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Check if Applicable: ☒ Wetlands/Other Surface Waters ☐ Use of Environmentally Sensitive Land Credit ☐ Wellhead Protection Area ☐ Surface Water Resource Protection Area ☐ Potable Water Wellfield Protection Area ☐ Significant Wildlife Habitat ☒ Coastal High Hazard Area ☐ Urban/Suburban/Rural Scenic Corridor ☐ Adjacent to ELAPP property ☐ Other _____				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation ☒ Design Exc./Adm. Variance Requested ☒ Off-site Improvements Provided	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	
Service Area/ Water & Wastewater ☒ Urban ☐ City of Tampa ☐ Rural ☐ City of Temple Terrace	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Hillsborough County School Board Adequate ☒ K-5 ☒ 6-8 ☒ 9-12 ☐ N/A Inadequate ☐ K-5 ☐ 6-8 ☐ 9-12 ☒ N/A	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Impact/Mobility Fees Single Family Detached (Fee estimate is based on a 2,000 s.f.) Mobility: \$9,183 * 27 = \$247,941 Parks: \$2,145 * 27 = \$57,915 School: \$8,227 * 27 = \$222,129 Fire: \$335 * 27 = \$9,045 Total per House: \$19,890 * 27 = \$537,030				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission ☐ Meets Locational Criteria ☒ N/A ☐ Locational Criteria Waiver Requested ☐ Minimum Density Met ☒ N/A	☒ Yes ☐ No	☐ Inconsistent ☒ Consistent	☐ Yes ☒ No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The subject property is located on approximately +/-10.6 acres east of Alafia Drive and north of Riverview Drive. The project is currently vacant land with a Future Land Use (FLU) designation of Residential-4 (R-4). The project is located within the Urban Service Area (USA), the Riverview Community Plan, and the Southshore Areawide Systems Plan. Surrounding land uses include single-family detached to the north, south, and west and the Alafia River to the east.

The project site is currently zoned Planned Development (PD 13-0125) that was approved on July 23, 2013, permitting three single family detached lots and a 60-bed assisted living facility (ALF). A Major Modification to this PD is requested to remove the ALF as a permitted use and increase the single family detached use from 3 to 27 single-family detached lots with a minimum lot size of 6,000 square feet (50 feet by 120 feet) to cluster the residential development. The layout provides +/- 300 feet from the Alafia River to the closest residential lot.

Although smaller lots are proposed other than lots that are immediately adjacent to the subject property. All proposed lots in this PD are internalized fronting on private streets to maintain the character of existing development in the area.

The applicant proposes landscape buffer tracts to be maintained by a homeowner association (HOA) as follows: Northern Buffer: 10-foot Type B and 20-foot native planting area on the easternmost +/- 250 feet; Southern Buffer: 10-foot Type B; and Western Buffer. These setbacks are provided although they are not required by the Land Development Code.

Planning Commission staff finds the proposed Major Modification consistent with the Unincorporated Hillsborough County Comprehensive Plans.

Transportation staff found the request approvable, subject to conditions.

5.2 Recommendation

Based upon the above considerations, staff finds the request is **APPROVABLE, subject to conditions**

Prior to Site Plan certification, the applicant will be required to amend the PS site plan as follows:

- 10-foot-wide buffer to be revised to a 10-foot-wide easement.

~~1. The project shall be permitted a maximum of 46,000 square feet of building area for a Community Residential Home with 60 beds and 3 Single Family Residential units. The Community Residential Home shall be have a minimum 50 foot front, side, and rear setbacks, and a maximum height of one story (25 feet). The single family residential lots shall be developed per the Agricultural, Single Family (ASC-1) development standards except for the minimum lot width which shall be as shown on the plan.~~

1. The project shall be limited to a maximum of 27 single family units.

2. The project shall be developed with the following:

Minimum lot size: 6,000 sf

Minimum lot width: 50 feet

Minimum front principal structure/porch/side facing garage setback (accessed from the front yard: 10 feet

Minimum garage setback*: 20 feet

Minimum side yard setback: 5 feet

Minimum rear yard setback: 15 feet**

Minimum corner front yard functioning as a side yard setback: 15 feet

Maximum building height: 35 feet

Maximum building coverage: 65%

*Interior or corner lot

**Increased to 25 feet when adjacent to the 10-foot wide landscape easement along the perimeter of the PD.

~~2. Buffering and Screening shall be as shown on the General Certified Site Plan.~~

3. The single-family lots, stormwater and internal roadways shall be developed where generally depicted on the site plan.

~~3. The stormwater management system shall be designed and constructed in such a manner so as to not adversely impact off-site surface and groundwater elevations.~~

4. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to develop.

5. The Native Planting Area along the northern boundary, as shown on the PD site plan, shall consist of a minimum of 4 canopy trees (3" caliper minimum), 3 understory trees (1.5" caliper minimum), 25 accent plants (36" height minimum), and 33 shrubs (24" height minimum) per 100 linear feet. The landscape material is to be Florida native. Palm trees utilized as canopy trees, shall be a minimum of three (3) palms grouped to serve as a canopy tree. Accent plantings may be either shrubs or ornamental grasses.

6. A 10-foot-wide easement with Type B screening to be provided where delineated on the site plan. Screening to Include a 6-foot-high PVC or similar fence. Easement to be granted to the Homeowner's Association or similar entity for install and maintenance purposes.

7. The northernmost dock, located in Recreation Area "A" shall be a minimum of 100 feet from the northern property line.
85. An evaluation of the property supports the presumption that listed animal species may occur or have restricted activity zones throughout the property. Pursuant to the Land Development Code (LDC), a wildlife survey of any endangered, threatened or species of special concern in accordance with the Florida Fish and Wildlife Conservation Commission Wildlife Methodology Guidelines shall be required. This survey information must be provided upon submittal of the preliminary plans through the Land Development Code's Site Development or Subdivision process. Essential Wildlife Habitat as defined by the LDC must be addressed, if applicable, in consideration with the overall boundaries of this rezoning request.
96. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to wetlands, and does not grant any implied or vested right to environmental approvals.
107. The construction and location of any proposed wetland impacts are not approved by this correspondence, but shall be reviewed by EPC staff under separate cover pursuant to Chapter 1-11. Wetlands, Rules of the EPC, to determine whether such impacts are necessary to accomplish reasonable use of the property.
11. Prior to the issuance of any building or land alteration permits or other development, the approved wetland/other surface water (OSW) line must be incorporated into the site plan. The wetland/OSW line must appear on all site plans labeled as "EPC Wetland Line," and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
12. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.
13. The subject site shall be permitted a single full vehicular and pedestrian access connection onto Alafia Dr which will be designed as a shared access facility with the adjacent parcel to the south under Folio No. 75165.0100.
14. The developer will be required to provide a roadway stub-out for future connection consistent with Section 06.02.01.A.15 of the Hillsborough County Land Development Code (LDC) along the project's northern boundary connecting to the adjacent parcel under Folio No. 75164.0005.
- a. In addition to any end-of-roadway treatment/signage required by the Manual of Uniform Traffic (MUTCD), the developer shall place signage which identifies roadway stub-outs as a "Future Roadway Connection".
15. If PD 25-0694 is approved, the County Engineer will approve a Section 06.04.02.B. Administrative Variance (dated May 27th, 2025, and submitted on May 30th, 2025) from the LDC Section 06.04.07 access requirements, which was found approvable on (July 14th, 2025). Approval of this Administrative Variance will permit a reduction of the minimum access spacing (between the western most access onto W. Lambright Street and the next connection to the west and the project's secondary access connection to the east) such that a minimum spacing of +/- 60 feet is permitted.

16. If PD 25-0694 is approved, the County Engineer will approve a Section 06.04.02.B. Administrative Variance (dated May 27th, 2025, and submitted on May 30th, 2025) from the LDC Section 06.04.03.L substandard roadway improvement requirements, which was found approvable on (July 14th, 2025). Approval of this Administrative Variance will waive the substandard roadway improvements onto Alafia Dr. in association with the proposed development.
17. Construction access shall be limited to those locations shown on the PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.
18. Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.
19. Notwithstanding anything shown in the PD site plan or therein the conditions of approval, the applicant shall provide internal sidewalks connections to the project site arrival point, the primary building entrances, parking, and any other onsite amenities consistent with 6.03.02 of the Land Development Code.
208. 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
219. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.
22. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C

Zoning Administrator Sign Off:	
SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL. Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are being waived or otherwise approved. The project will be required to comply with the Site Development Plan Review approval process in addition to obtain all necessary building permits for on-site structures.	

B. HEARING SUMMARY

This case was heard by the Hillsborough County Zoning Hearing Master on July 21, 2025. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the petition.

Applicant

Ms. Kami Corbett spoke on behalf of the applicant. Ms. Corbett presented the Major Modification request and provided testimony as reflected in the hearing transcript.

Development Services Department

Mr. James Baker, Hillsborough County Development Services Department, presented a summary of the findings and analysis as detailed in the staff report previously submitted to the record and provided testimony as reflected in the hearing transcript.

Planning Commission

Mr. Tyreck Royal, Hillsborough County City-County Planning Commission, presented a summary of the findings and analysis as detailed in the Planning Commission report previously submitted into the record.

Proponents

The Zoning Hearing Master asked whether there was anyone at the hearing in person or online to speak in support of the application. There were none.

Opponents

The Zoning Hearing Master asked whether there was anyone at the hearing in person or online to speak in opposition to the application.

Dr. Colton Moran spoke in opposition to the Major Modification and provided testimony as reflected in the hearing transcript. Dr. Moran raised concerns related to neighborhood character, consistency with the comprehensive plan, water and wastewater utilities, wildlife, and environmental impacts.

Ms. Jacqueline Dashler spoke in opposition to the Major Modification and provided testimony as reflected in the hearing transcript. Ms. Dashler raised concerns related to density, lot size, compatibility with community character, wetlands, traffic, and roadway conditions.

Ms. Susan Morris spoke in opposition to the Major Modification and provided testimony as reflected in the hearing transcript. Ms. Morris raised concerns related to lot size, neighborhood character, buffering and screening, noise, lighting, visual impacts, and potential trespass on their dock.

Mr. Richard Freelan spoke in opposition to the Major Modification and provided testimony as reflected in the hearing transcript. Mr. Freelan stated he agrees with the concerns

raised by his neighbors. Mr. Freelan raised concerns related to traffic and safety, roadway conditions and lack of street lighting, flooding, and stormwater runoff.

Ms. Patricia Moore spoke in opposition to the Major Modification and provided testimony as reflected in the hearing transcript. Ms. Moor stated she agrees with the concerns raised by her neighbors. She stated the infrastructure is inadequate to support the proposed development, and the development is not needed.

Development Services Department

Ms. Heinrich stated the Development Services Department had nothing further.

Applicant Rebuttal

Ms. Corbett provided rebuttal testimony as reflected in the hearing transcript, and addressed the concerns raised by the citizens speaking in opposition to the major modification.

Mr. Steve Henry, the applicant's traffic expert, provided rebuttal testimony as reflected in the hearing transcript. Mr. Henry stated he conducted a detailed traffic analysis for the proposed project. He stated the analysis showed the proposed project would result in only a minor increase in trips over the existing development approval by 9 trips during a.m. peak hour and 12 trips during p.m. peak hour. He stated the applicant requested an administrative variance for Alafia Drive, which the County Engineer found approvable. He stated the roadway is deemed substandard because it is 20 feet wide and does not have sidewalks.

The zoning master closed the hearing on MM 25-0694.

C. EVIDENCE SUBMITTED

Ms. Dashler submitted to the record at the hearing a statement in opposition to the Major Modification.

Ms. Morris submitted to the record at the hearing a statement in opposition to the Major Modification with attachments.

D. FINDINGS OF FACT

1. The Subject Property consists of three folio parcels with a total of approximately 10.604 acres located on the east side of Alafia Drive, south of Church Drive, north of Riverview Drive, in Riverview.
2. The Subject Property is designated Res-4 on the Future Land Use Map and is zoned PD 13-0125.
3. The Subject Property is in the Urban Services Area and is located within the boundaries of the Riverview Community Plan and the Southshore Areawide Systems Plan.

4. The general area surrounding the Subject Property consists of residential single-family uses zoned ASC-1, RSC-2, RSC-3, and RSC-4. Adjacent properties include a single-family residential parcel to the north; Alafia River to the east; single-family residential parcels to the south; and single-family residential parcels and Alafia Drive to the west.
5. The Hillsborough County Property Appraiser's website shows the Subject Property is unimproved pastureland.
6. The Subject Property's PD 13-0125 zoning allows a 46,000-square-foot Assisted Living Facility (ALF) with up to 60 residents, and three single-family detached lots. The applicant is requesting a major modification to remove the ALF entitlements and allow an infill development of up to 27 single-family lots, each with a minimum width of 50 feet and a minimum lot size of 6,000 square feet. The applicant is proposing a 10-foot-wide landscaped buffer and Type B screening along the Subject Property's north, south, and west boundaries abutting adjacent residential parcels.
7. The applicant requested an Administrative Variance for access requirements, which the County Engineer found approvable. If Major Modification 25-0694 is approved, the Administrative Variance will allow a reduction of the minimum access spacing to approximately 3 feet from the next connection to the north and approximately 39 feet from the next connection to the south.¹
8. The applicant requested an Administrative Variance for Alafia Drive substandard roadway improvements. The County Engineer found the Administrative Variance approvable. If Major Modification 25-0694 is approved, the Administrative Variance will waive the Alafia Drive substandard roadway improvements.
9. Owners of properties in proximity to the Subject Property raised objections and concerns related to the Major Modification, including community character, comprehensive plan consistency, traffic and roadway conditions, safety, water and wastewater utilities, flooding and stormwater management, and environmental concerns. No expert witness testimony or other competent substantial evidence was presented to support the arguments in opposition.
10. Development Services Department staff found the proposed Major Modification approvable with conditions based on the applicant's general site plan in the record.
11. Hillsborough County Transportation Review staff stated no objections, subject to the conditions set out in the Transportation Review Comment Sheet and Development Services Department staff report.

¹ Page 1 of the Transportation Review staff comments and Condition 15 of the Development Services Department staff report both refer to a "reduction of the minimum access spacing (between the westernmost access onto W. Lambright Street and the next connection to the west and the project's secondary access connection to the east) such that a minimum spacing of +/- 60 feet is permitted." This language in the staff comments and in Condition 15 appears to be in error and unrelated to MM 25-0694.

12. Planning Commission staff found the proposed Major Modification is compatible with the existing development pattern of the surrounding area and supports the vision of the Riverview Community Plan and that of the Southshore Areawide Systems Plan. Staff concluded the proposed Major Modification is consistent with the *Unincorporated Hillsborough County Comprehensive Plan*.

E. FINDINGS OF COMPLIANCE OR NON-COMPLIANCE WITH COMPREHENSIVE PLAN

The record evidence demonstrates the proposed Major Modification request is in compliance with and does further the intent of the Goals, Objectives, and Policies of *Unincorporated Hillsborough County Comprehensive Plan*.

F. CONCLUSIONS OF LAW

A development order is consistent with the comprehensive plan if “the land uses, densities or intensities, and other aspects of development permitted by such order...are compatible with and further the objectives, policies, land uses, and densities or intensities in the comprehensive plan and if it meets all other criteria enumerated by the local government.” § 163.3194(3)(a), Fla. Stat. (2024). Based on the evidence and testimony submitted in the record and at the hearing, including reports and testimony of Development Services Staff and Planning Commission staff, applicant’s testimony and evidence, and citizen testimony, there is substantial competent evidence demonstrating the requested Major Modification is consistent with the *Unincorporated Hillsborough County Comprehensive Plan* and does comply with the applicable requirements of the Hillsborough County Land Development Code.

G. SUMMARY

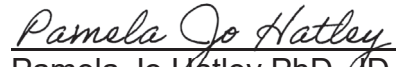
The Subject Property’s PD 13-0125 zoning allows a 46,000-square-foot Assisted Living Facility (ALF) with up to 60 residents, and three single-family detached lots. The applicant is requesting a major modification to remove the ALF entitlements and allow an infill development of up to 27 single-family lots, each with a minimum width of 50 feet and a minimum lot size of 6,000 square feet. The applicant is proposing a 10-foot-wide landscaped buffer and Type B screening along the Subject Property’s north, south, and west boundaries abutting adjacent residential parcels.

The applicant requested an Administrative Variance for access requirements, which the County Engineer found approvable. If Major Modification 25-0694 is approved, the Administrative Variance will allow a reduction of the minimum access spacing to approximately 3 feet from the next connection to the north and approximately 39 feet from the next connection to the south.

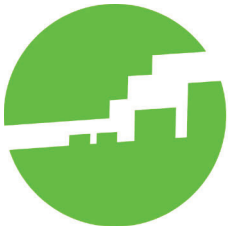
The applicant requested an Administrative Variance for Alafia Drive substandard roadway improvements. The County Engineer found the Administrative Variance approvable. If Major Modification 25-0694 is approved, the Administrative Variance will waive the Alafia Drive substandard roadway improvements.

H. RECOMMENDATION

Based on the foregoing Findings of Fact and Conclusions of Law, this recommendation is for **APPROVAL** of Major Modification request subject to the certification requirements and proposed conditions set out in the Development Services Department staff report based on the applicant's general site plan in the record, with the correction to Condition 15 as stated above.


Pamela Jo Hatley PhD, JD
Land Use Hearing Officer

August 11, 2025
Date:



**Hillsborough County
City-County
Planning Commission**

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

Unincorporated Hillsborough County Rezoning Consistency Review	
Hearing Date: July 21, 2025 Report Prepared: July 10, 2025	Case Number: PD 25-0694 Folio(s): 75509.5266, 75509.5262, 75509.5264 General Location: North of Riverview Drive and east of Alafia Drive
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Residential – 4 (4 du/ga; 0.25 FAR)
Service Area	Urban
Community Plan(s)	Riverview + SouthShore Areawide Systems
Rezoning Request	Major Modification to Planned Development (PD 13-0125) to change a 46,000 square foot, 60-bed assisted living facility and 3 single family lots to 27 single family detached lots.
Parcel Size	+/- 10.61
Street Functional Classification	Riverview Drive – Local Alafia Drive – Local
Commercial Locational Criteria	Not applicable
Evacuation Area	A

Table 1: COMPARISON OF SURROUNDING PROPERTIES			
Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Residential-4	PD	Agricultural
North	Residential-4	ASC-1, RSC-2 + RSC-4	Single Family, Vacant + Public/Quasipublic/Institutions
South	Residential-4	ASC-1, RSC-3, RSC-4 + PD	Single Family + Public/Quasipublic/Institutions
East	Residential-4 + Residential-2	ASC-1, RSC-2 + RSC-4	Single Family, Agricultural + Public/Quasipublic/Institutions
West	Residential-4 + Residential-6	ASC-1 + RSC-4	Single Family + Vacant

Staff Analysis of Goals, Objectives, and Policies:

The 10.61 ± acre subject site is north of Riverview Drive and east of Alafia Drive. The site is in the Urban Service Area (USA) and is located within the limits of the Riverview Community Plan and Southshore Areawide Systems Plan. The applicant is requesting a Major Modification to a Planned Development (PD) to change the existing approval of a 46,000 square foot, 60-bed assisted living facility with 3 single family lots to 27 single family detached lots.

The subject site is in the Urban Service Area where, according to Objective 1.1 of the Future Land Use Section (FLUS), 80 percent of the county's growth is to be directed. Policy 3.1.3 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 single-family use is compatible with the existing single family residential character and density of the surrounding area. Additionally, the proposal meets the intent of the Neighborhood Protection policies in the Future Land Use Section (FLUS) under Objective 4.4 and FLUS Policy 4.4.1 that requires new development to be compatible with the surrounding neighborhood. The proposed modification is compatible with the surrounding area.

FLUS Goal 2, FLUS Objective 2.1, and each of their respective policies establish the Future Land Use Map (FLUM) as well as the allowable range of uses for each Future Land Use (FLU) category. 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. The Residential-4 Future Land Use (FLU) category allows for the consideration of up to 4 dwelling units per gross acre. With 10.61 acres, the subject site can be considered for up to 42 dwelling units. The proposal of 27 single-family units meets the requirements of Objective 2.1 and its accompanying policies and the RES-4 category.

Additionally, FLUS Objective 6.3 and FLUS Policy 6.3.1 encourage the voluntary or mandatory clustering of density on sites to protect existing natural resources. The proposed development is clustering all proposed single-family lots to the western portion of the site and leaving the eastern portion which is within the Coastal High Hazard Area and along the Alafia River as open space. The proposal meets the intent of Objective 6.3 and Policy 6.3.1.

The site is within the Coastal High Hazard Area, which means the development is subject to FLUS Policies 4.3.6 and 4.3.7, which requires the applicant provide adequate data during the site plan review process to assess the impacts of the proposed development upon existing infrastructure within the Coastal High Hazard Area and that residential developments over 10 units be within a Planned Development zoning district. The submitted narrative has provided adequate data, and neither the Natural Resources Department nor the Environmental Protection Commission have objections to the proposed development. Additionally, the development will be within a Planned Development zoning designation and is therefore consistent with FLUS policies 4.3.6 and 4.3.7.

The Comprehensive Plan requires that all development meet or exceed the land development regulations in Hillsborough County (FLUS Policy 4.1.1, 4.1.2, and 4.1.6). The Environmental Protection Commission Wetlands Division has reviewed the proposed site and has determined that a resubmittal is not necessary. Given that there is a separate approval process for wetland impacts with the Environmental Protection Commission, and they currently do not object, Planning Commission staff finds this request consistent with FLUS Policy 4.1.1, 4.1.2, and 4.1.6. At the time of uploading this report, Transportation comments were not yet available in Optix and thus were not taken into consideration for analysis of this request.

Objective 3.2 and Policy 3.2.4 require community plans throughout the to be consistent with the Comprehensive Plan. The site is within the limits of the Riverview Community Plan. Goal 2 of this plan requires future development and redevelopment to comply with the adopted Riverview District Concept Map. The proposed development is abiding by the Riverview District Concept Map and is proposing residential within the designated residential areas. Additionally, Goal 6 of the community plan prioritizes the significance of improved quality, enjoyment, and protection of the Alafia River and other natural resources such as open space. The proposed development is proposing a density lower than the maximum of 42 units allowed under the FLU category and is proposing clustering the development away from the Alafia River and towards the west portion of the site. Goal 8 of the Riverview Community Plan encourages enhanced recreational and economic opportunities on the Alafia River, particularly non-motorized access. The proposed development includes river access via a 15-foot shared path for the community. The site is also within the limits of the SouthShore Areawide Systems Plan. The Environmental Objective seeks to achieve harmony between development and the natural environment; ensuring that the bay and the supporting water systems are clean and healthy, supporting wildlife and recreation. The proposed lower density and layout that keeps the lots further away from the Alafia River meets the intent of the goals in the Wimauma Village and SouthShore Areawide Systems Community Plans.

Overall, staff finds that the proposed Major Modification for 27 single-family lot is compatible with the existing development pattern found within the surrounding area and supports the vision of the Riverview

Community Plan and SouthShore Areawide Systems Plan. The proposed Major Modification would allow for development that is consistent with the Goals, Objectives, and Policies of the Future Land Use Section of the *Unincorporated Hillsborough County Comprehensive Plan*.

Recommendation

Based upon the above considerations and the following Goals, Objectives and Policies, Planning Commission staff finds the proposed Major Modification **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 SECTION

Urban Service Area

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

Land Use Categories

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

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

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

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

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

Community Context and Compatibility

Policy 3.1.3: 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.

Objective 3.2: Hillsborough County is comprised of many diverse communities and neighborhoods. The comprehensive plan is effective in providing an overall growth management strategy for development within the entire County. Strategies shall be developed that ensure the long-range viability of its communities through a community and special area studies planning effort.

Policy 3.2.4: The County shall assist the Hillsborough County City-County Planning Commission in developing community plans for each planning area that are consistent with and further the Goals, Objectives and Policies of the Comprehensive Plan. The community plans will be adopted as part of the Comprehensive Plan in the Livable Communities Element. These community specific policies will apply in guiding the development of the community. Additional policies regarding community planning and the adopted community plans can be found in the Livable Communities Element

Development

Objective 4.1: 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 4.1.1: Each land use plan category shall have a set of zoning districts that may be permitted within that land use plan category, and development shall not be approved for zoning that is inconsistent with the plan.

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

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

Land Use Suitability

Policy 4.3.6: Development proposals within the Coastal High Hazard Area shall provide adequate data during the site plan review process to assess the impacts of the proposed development upon existing infrastructure within the Coastal High Hazard Area, as well as Level of Service Standards established for shelter capacity and evacuation clearance times.

Policy 4.3.7: *Within the Coastal High Hazard Area (CHHA), new development and substantial expansions of existing uses, other than government-owned or leased facilities, shall be approved through a planned unit development rezoning process for the following:*

- *Commercial or industrial development on more than five acres of land; or*
- *Residential subdivisions exceeding ten lots*

Neighborhood and Community Development

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

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

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

Balance with Natural Resources

Objective 6.3: *Clustering is highly encouraged to ensure that development will occur in a manner that protects existing natural resources and retains the character of, and the ability to manage, the areas surrounding those natural resources.*

Policy 6.3.1: *Encourage site design techniques such as clustering of structures in order to promote open space in public and private development.*

ENVIRONMENTAL AND SUSTAINABILITY SECTION (ESS)

Objective 3.5: *Apply adopted criteria, standards, methodologies and procedures to manage and maintain wetlands and/or other surface waters for optimum fisheries and other environmental values in consultation with EPC.*

Policy 3.5.1: *Collaborate with the EPC to conserve and protect wetlands and/or other surface waters from detrimental physical and hydrological alteration. Apply a comprehensive planning-based approach to the protection of wetland ecosystems assuring no net loss of ecological values provided by the functions performed by wetlands and/or other surface waters authorized for projects in Hillsborough County.*

Policy 3.5.2: *Collaborate with the EPC through the land planning and development review processes to prohibit unmitigated encroachment into wetlands and/or other surface waters and maintain equivalent functions.*

Policy 3.5.4: *Regulate and conserve wetlands and/or other surface waters through the application of local rules and regulations including mitigation during the development review process.*

LIVABLE COMMUNITIES ELEMENT: RIVERVIEW

Goal 2: *Reflect the vision of Riverview using the Riverview District Concept Map. The Riverview District Concept Map will illustrate the unique qualities and land uses related to distinct geographic areas identified as "districts".*

Goal 6: *Prioritize the significance of improved quality, enjoyment, and protection of the Alafia River and other natural resources such as open space.*

Goal 8: *Enhance the Alafia River's recreational and economic opportunities particularly non-motorized access*

LIVABLE COMMUNITIES ELEMENT: SOUTHSORE AREAWIDE SYSTEMS PLAN

Environmental Objective

The community is working to achieve harmony between development and the natural environment; ensuring that the bay and the supporting water systems are clean and healthy, supporting wildlife and recreation. Species habitats represent an extensive, interlocking network of environmental resources.

Goal 1 Sustainability - *Manage environmental resources and species habitats to maintain, protect and enhance the flora and fauna using an integrated, inclusive approach.*

**GENERAL
SITE PLAN
FOR
CERTIFICATION**



**Hillsborough
County Florida**

DEVELOPMENT SERVICES

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

**HILLSBOROUGH COUNTY
DEVELOPMENT SERVICES DEPARTMENT**

GENERAL SITE PLAN REVIEW/CERTIFICATION

**BOARD OF COUNTY
COMMISSIONERS**

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

COUNTY ADMINISTRATOR

Bonnie M. Wise

COUNTY ATTORNEY

Christine M. Beck

COUNTY INTERNAL AUDITOR

Melinda Jenzarli

DEPUTY COUNTY ADMINISTRATOR

Gregory S. Horwedel

Project Name: Alafia Bend PD

Zoning File: RZ-PD 13-0125 Modification: MM 25-0694

Atlas Page: None Submitted: 08/13/25

To Planner for Review: 08/13/25 Date Due: ASAP

Contact Person: Stephen Sposato, AICP Phone: 813.375.0616/stephen@levelupflorida.com

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

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

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

Reviewed by: James E Baker, AICP Date: 08/13/2025

Date Agent/Owner notified of Disapproval: _____

SITE DATA TABLE

PROJECT LOCATION	HILLSBOROUGH COUNTY, FLORIDA
FOLIO	7509 5366, 7509 5364, AND 7509 5362
COMMUNITY PLANNING AREA	REVIEW COMMUNITY PLAN AND SOUTHERN ARLAND SYSTEMS PLAN
URBAN SERVICE AREA	PLAN 2020
FLOOD ZONE	"X" AND "AE" FIRM MAP (2017 CO) AND (2020 CO) DATED OCTOBER 7, 2021
EXISTING LAND USE	AGRICULTURE
PROPOSED LAND USE	SINGLE FAMILY RESIDENTIAL
FUTURE LAND USE	RESIDENTIAL-4 (R-4)
EXISTING ZONING	PLANNED DEVELOPMENT (PD 13-025)
PROPOSED ZONING	PLANNED DEVELOPMENT (PD)
TOTAL SITE AREA	4.0604 ACRES
ALLOWABLE UNIT/DENSITY	42 UNITS/4.0 DU/ACR
PROPOSED UNITS/DENSITY	17 UNITS/2.55 DU/ACR

NOTES

1. PRESENTLY ZONED PLANNED DEVELOPMENT (PD 13-025)
2. PROPERTY IS WITHIN THE RIVERVIEW COMMUNITY PLAN AND SOUTHERN ARLAND SYSTEMS PLAN
3. PROPERTY IS WITHIN THE URBAN SERVICE AREA
4. BUFFERING AND SCREENING SHALL BE PROVIDED IN ACCORDANCE WITH THE LDC UNLESS OTHERWISE SPECIFIED IN THE CONDITIONS OF APPROVAL
5. NO PUBLIC PARK LANDS OR SCHOOL SITES ARE PROPOSED
6. STORMWATER POND LOCATIONS SHALL BE DETERMINED AT DETAILED SITE DESIGN AND PERMITTING
7. SURFACE WATER MANAGEMENT MAY BE INCORPORATED INTO ANY OF THE DEVELOPMENT AREAS
8. NO OVERLAY DISTRICTS, SPECIAL ZONES, DESIGNATED SCENIC ROADWAYS OR DESIGNATED HISTORIC OR GEOLOGICAL SITES AND STRUCTURES ARE LOCATED WITHIN THE PROJECT BOUNDARIES
9. NO DESIGNATED HISTORIC LANDMARKS ARE LOCATED WITHIN 150 FEET OF THE PROJECT BOUNDARY
10. THE AMOUNTS OF RIGHTS-OF-WAYS TO BE DEDICATED TO THE PROJECT ARE SPECIFIED IN THE CONDITIONS OF APPROVAL
11. INTERNAL STREETS WILL BE PRIVATE AND NOT GATED
12. ROCK LOCATIONS ARE CONCEPTUAL SUBJECT TO FINAL ENGINEERING AND PERMITTING
13. THE LOCATION OF ALL WATER COURSES, LAKES, CONSERVATION AREAS, PRESERVATION AREAS, WOODED AREAS, UPLAND HABITAT AREAS, OR OTHER SUCH AREAS SHALL BE DETERMINED AT DETAILED SITE DESIGN. BOUNDARIES ARE AS SHOWN ON THE PLAN
14. PLATS AND PARCEL LINES ARE AS SHOWN ON THE SITE PLAN
15. KNOWN EASEMENTS ON THE PROPERTY ARE AS SHOWN ON THE PLAN
16. A PORTION OF THE PROJECT IS WITHIN THE COASTAL HIGH HAZARD AREA
17. PROJECT IS NOT LOCATED IN THE WELLSHEAD RESOURCE PROTECTION AREA, BUT IS LOCATED IN THE WELLSHEAD PROTECTION AREA OR POTABLE WATER WELLFIELD
18. POTABLE WATER PROVIDED BY HILLSBOROUGH COUNTY
19. SANITARY SEWER WILL BE PROVIDED BY HILLSBOROUGH COUNTY

PROJECT TEAM MEMBERS

DEVELOPER: FLORENCE DEVELOPMENT, LLC
191 E. 1st Street, Suite 200
Tampa, FL 33602

LEGAL COUNSEL: FLORENCE DEVELOPMENT, LLC
191 E. 1st Street, Suite 200
Tampa, FL 33602

ENGINEER & PLANNER: LEVELUP CONSULTING, LLC
505 E. Jackson Street, Suite 200
Tampa, FL 33602

TRANSPORTATION: LEVELUP CONSULTING, LLC
505 E. Jackson Street, Suite 200
Tampa, FL 33602

SURVEY: FLORENCE DEVELOPMENT, LLC
191 E. 1st Street, Suite 200
Tampa, FL 33602

PREPARED FOR:

MATTAMY HOMES

DRAWING TITLE:

PD SITE PLAN

PROJECT NAME:

ALAFIA BEND

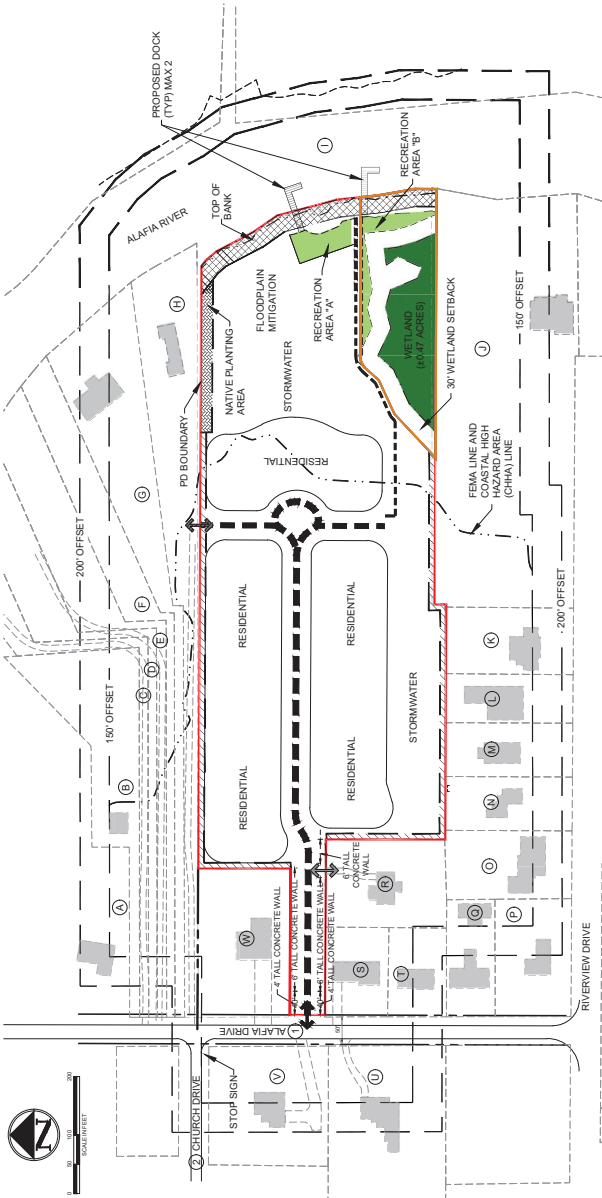
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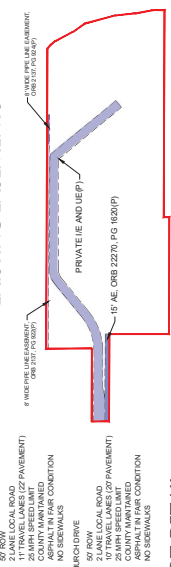
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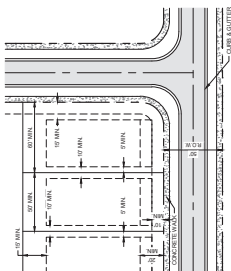
505 E. JACKSON STREET
SUITE 200
TAMPA, FLORIDA 33602
OFFICE: 813-375-0686
WWW.LEVELUPFLORIDA.COM



EXISTING EASEMENTS



TYPICAL 50' LOT DETAIL



DEVELOPMENT STANDARDS

MINIMUM LOT WIDTH	50 FEET
MINIMUM LOT AREA	1,000 SQUARE FEET
MINIMUM FRONT PRINCIPAL STRUCTURE / PORCH/ SIDE FACING GARAGE SETBACK	10 FEET
MINIMUM SIDE-YARD SETBACK	5 FEET
MINIMUM REAR-YARD SETBACK	15 FEET
MINIMUM CORNER SIDE-YARD SETBACK	25 FEET
MAXIMUM HEIGHT	35 FEET
MAXIMUM BUILDING COVERAGE	65%
INTERIOR OR CORNER LOT	

LEGEND

- PD BOUNDARY
- SUBDIVISION AREA
- PROPOSED RESIDENTIAL
- VEHICULAR & PEDESTRIAN CIRCULATION - 50'
- PRIVATE ROAD
- SHARED ACCESS EASEMENT
- WETLAND
- RECREATION TRACT
- JO TYPE B LANDSCAPE BUFFER EASEMENT WITH 6' BUFFER
- JO NATIVE PLANTING AREA
- JO CONSERVATION SETBACK
- MAIN ACCESS/EXISTING ACCESS
- FUTURE POTENTIAL ACCESS CONNECTION
- DRIVEWAY ACCESS

VICINITY MAP SITES



PROPERTY DESCRIPTION

LEGAL DESCRIPTION: PARCELS 13-025, 13-026, 13-027, 13-028, 13-029, 13-030, 13-031, 13-032, 13-033, 13-034, 13-035, 13-036, 13-037, 13-038, 13-039, 13-040, 13-041, 13-042, 13-043, 13-044, 13-045, 13-046, 13-047, 13-048, 13-049, 13-050, 13-051, 13-052, 13-053, 13-054, 13-055, 13-056, 13-057, 13-058, 13-059, 13-060, 13-061, 13-062, 13-063, 13-064, 13-065, 13-066, 13-067, 13-068, 13-069, 13-070, 13-071, 13-072, 13-073, 13-074, 13-075, 13-076, 13-077, 13-078, 13-079, 13-080, 13-081, 13-082, 13-083, 13-084, 13-085, 13-086, 13-087, 13-088, 13-089, 13-090, 13-091, 13-092, 13-093, 13-094, 13-095, 13-096, 13-097, 13-098, 13-099, 13-100, 13-101, 13-102, 13-103, 13-104, 13-105, 13-106, 13-107, 13-108, 13-109, 13-110, 13-111, 13-112, 13-113, 13-114, 13-115, 13-116, 13-117, 13-118, 13-119, 13-120, 13-121, 13-122, 13-123, 13-124, 13-125, 13-126, 13-127, 13-128, 13-129, 13-130, 13-131, 13-132, 13-133, 13-134, 13-135, 13-136, 13-137, 13-138, 13-139, 13-140, 13-141, 13-142, 13-143, 13-144, 13-145, 13-146, 13-147, 13-148, 13-149, 13-150, 13-151, 13-152, 13-153, 13-154, 13-155, 13-156, 13-157, 13-158, 13-159, 13-160, 13-161, 13-162, 13-163, 13-164, 13-165, 13-166, 13-167, 13-168, 13-169, 13-170, 13-171, 13-172, 13-173, 13-174, 13-175, 13-176, 13-177, 13-178, 13-179, 13-180, 13-181, 13-182, 13-183, 13-184, 13-185, 13-186, 13-187, 13-188, 13-189, 13-190, 13-191, 13-192, 13-193, 13-194, 13-195, 13-196, 13-197, 13-198, 13-199, 13-200, 13-201, 13-202, 13-203, 13-204, 13-205, 13-206, 13-207, 13-208, 13-209, 13-210, 13-211, 13-212, 13-213, 13-214, 13-215, 13-216, 13-217, 13-218, 13-219, 13-220, 13-221, 13-222, 13-223, 13-224, 13-225, 13-226, 13-227, 13-228, 13-229, 13-230, 13-231, 13-232, 13-233, 13-234, 13-235, 13-236, 13-237, 13-238, 13-239, 13-240, 13-241, 13-242, 13-243, 13-244, 13-245, 13-246, 13-247, 13-248, 13-249, 13-250, 13-251, 13-252, 13-253, 13-254, 13-255, 13-256, 13-257, 13-258, 13-259, 13-260, 13-261, 13-262, 13-263, 13-264, 13-265, 13-266, 13-267, 13-268, 13-269, 13-270, 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13-771, 13-772, 13-773, 13-774, 13-775, 13-776, 13-777, 13-778, 13-779, 13-780, 13-781, 13-782, 13-783, 13-784, 13-785, 13-786, 13-787, 13-788, 13-789, 13-790, 13-791, 13-792, 13-793, 13-794, 13-795, 13-796, 13-797, 13-798, 13-799, 13-800, 13-801, 13-802, 13-803, 13-804, 13-805, 13-806, 13-807, 13-808, 13-809, 13-810, 13-811, 13-812, 13-813, 13-814, 13-815, 13-816, 13-817, 13-818, 13-819, 13-820, 13-821, 13-822, 13-823, 13-824, 13-825, 13-826, 13-827, 13-828, 13-829, 13-830, 13-831, 13-832, 13-833, 13-834, 13-835, 13-836, 13-837, 13-838, 13-839, 13-840, 13-841, 13-842, 13-843, 13-844, 13-845, 13-846, 13-847, 13-848, 13-849, 13-850, 13-851, 13-852, 13-853, 13-854, 13-855, 13-856, 13-857, 13-858, 13-859, 13-860, 13-861, 13-862, 13-863, 13-864, 13-865, 13-866, 13-867, 13-868, 13-869, 13-870, 13-871, 13-872, 13-873, 13-874, 13-875, 13-876, 13-877, 13-878, 13-879, 13-880, 13-881, 13-882, 13-883, 13-884, 13-885, 13-886, 13-887, 13-888, 13-889, 13-890, 13-891, 13-892, 13-893, 13-894, 13-895, 13-896, 13-897, 13-898, 13-899, 13-900, 13-901, 13-902, 13-903, 13-904, 13-905, 13-906, 13-907, 13-908, 13-909, 13-910, 13-911, 13-912, 13-913, 13-914, 13-915, 13-916, 13-917, 13-918, 13-919, 13-920, 13-921, 13-922, 13-923, 13-924, 13-925, 13-926, 13-927, 13-928, 13-929, 13-930, 13-931, 13-932, 13-933, 13-934, 13-935, 13-936, 13-937, 13-938, 13-939, 13-940, 13-941, 13-942, 13-943, 13-944, 13-945, 13-946, 13-947, 13-948, 13-949, 13-950, 13-951, 13-952, 13-953, 13-954, 13-955, 13-956, 13-957, 13-958, 13-959, 13-960, 13-961, 13-962, 13-963, 13-964, 13-965, 13-966, 13-967, 13-968, 13-969, 13-970, 13-971, 13-972, 13-973, 13-974, 13-975, 13-976, 13-977, 13-978, 13-979, 13-980, 13-981, 13-982, 13-983, 13-984, 13-985, 13-986, 13-987, 13-988, 13-989, 13-990, 13-991, 13-992, 13-993, 13-994, 13-995, 13-996, 13-997, 13-998, 13-999, 14-000, 14-001, 14-002, 14-003, 14-004, 14-005, 14-006, 14-007, 14-008, 14-009, 14-010, 14-011, 14-012, 14-013, 14-014, 14-015, 14-016, 14-017, 14-018, 14-019, 14-020, 14-021, 14-022, 14-023, 14-024, 14-025, 14-026, 14-027, 14-028, 14-029, 14-030, 14-031, 14-032, 14-033, 14-034, 14-035, 14-036, 14-037, 14-038, 14-039, 14-040, 14-041, 14-042, 14-043, 14-044, 14-045, 14-046, 14-047, 14-048, 14-049, 14-050, 14-051, 14-052, 14-053, 14-054, 14-055, 14-056, 14-057, 14-058, 14-059, 14-060, 14-061, 14-062, 14-063, 14-064, 14-065, 14-066, 14-067, 14-068, 14-069, 14-070, 14-071, 14-072, 14-073, 14-074, 14-075, 14-076, 14-077, 14-078, 14-079, 14-080, 14-081, 14-082, 14-083, 14-084, 14-085, 14-086, 14-087, 14-088, 14-089, 14-090, 14-091, 14-092, 14-093, 14-094, 14-095, 14-096, 14-097, 14-098, 14-099, 14-100, 14-101, 14-102, 14-103, 14-104, 14-105, 14-106, 14-107, 14-108, 14-109, 14-110, 14-111, 14-112, 14-113, 14-114, 14-115, 14-116, 14-117, 14-118, 14-119, 14-120, 14-121, 14-122, 14-123, 14-124, 14-125, 14-126, 14-127, 14-128, 14-129, 14-130, 14-131, 14-132, 14-133, 14-134, 14-135, 14-136, 14-137, 14-138, 14-139, 14-140, 14-141, 14-142, 14-143, 14-144, 14-145, 14-146, 14-147, 14-148, 14-149, 14-150, 14-151, 14-152, 14-153, 14-154, 14-155, 14-156, 14-157, 14-158, 14-159, 14-160, 14-161, 14-162, 14-163, 14-164, 14-165, 14-166, 14-167, 14-168, 14-169, 14-170, 14-171, 14-172, 14-173, 14-174, 14-175, 14-176, 14-177, 14-178, 14-179, 14-180, 14-181, 14-182, 14-183, 14-184, 14-185, 14-186, 14-187, 14-188, 14-189, 14-190, 14-191, 14-192, 14-193, 14-194, 14-195, 14-196, 14-197, 14-198, 14-199, 14-200, 14-201, 14-202, 1



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 07/14/2025

REVIEWER: Sarah Rose, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: Central/Riverview

PETITION NO: RZ 25-0694

☐

This agency has no comments.

☐

This agency has no objection.

☒

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

☐

This agency objects for the reasons set forth below.

CONDITIONS OF APPROVAL

1. The subject site shall be permitted a single full vehicular and pedestrian access connection onto Alafia Dr which will be designed as a shared access facility with the adjacent parcel to the south under Folio No. 75165.0100.
2. The developer will be required to provide a roadway stub-out for future connection consistent with Section 06.02.01.A.15 of the Hillsborough County Land Development Code (LDC) along the project's northern boundary connecting to the adjacent parcel under Folio No. 75164.0005.
 - a. In addition to any end-of-roadway treatment/signage required by the Manual of Uniform Traffic (MUTCD), the developer shall place signage which identifies roadway stub-outs as a "Future Roadway Connection".
3. If PD 25-0694 is approved, the County Engineer will approve a Section 06.04.02.B. Administrative Variance (dated May 27th, 2025, and submitted on May 30th, 2025) from the LDC Section 06.04.07 access requirements, which was found approvable on (July 14th, 2025). Approval of this Administrative Variance will permit a reduction of the minimum access spacing (between the western most access onto W. Lambright Street and the next connection to the west and the project's secondary access connection to the east) such that a minimum spacing of +/- 60 feet is permitted.
4. If PD 25-0694 is approved, the County Engineer will approve a Section 06.04.02.B. Administrative Variance (dated May 27th, 2025, and submitted on May 30th, 2025) from

the LDC Section 06.04.03.L substandard roadway improvement requirements, which was found approvable on (July 14th, 2025). Approval of this Administrative Variance will waive the substandard roadway improvements onto Alafia Dr. in association with the proposed development.

5. Construction access shall be limited to those locations shown on the PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.
6. Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.
7. Notwithstanding anything shown in the PD site plan or therein the conditions of approval, the applicant shall provide internal sidewalks connections to the project site arrival point, the primary building entrances, parking, and any other onsite amenities consistent with 6.03.02 of the Land Development Code.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone three parcels totaling +/- 10.61 acres from Planned Development (PD 13-0125) to Planned Development (PD). The existing Planned Development (PD) is approved for a 46,000sqft 60 bed Community Residential Home and three (3) single family dwelling units. The proposed Planned Development is seeking approval for twenty-seven (27) single family detached units. The site is located +/- 145ft south of the intersection of Church Dr. and Alafia Dr. The Future Land Use designation of the site is Residential - 4 (R-4).

Trip Generation Analysis

In accordance with the Development Review Procedures Manual (DRPM), the developer submitted a transportation generation letter for the proposed project, indicating that the subject project will generate fewer than 50 peak hour trips. 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.

Approved Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, Assisted Living Facility (ITE Code 254) 60 Bed	156	10	15

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, Single Family Detached (ITE Code 210) 27 Units	254	19	29

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+98	+9	+14

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Alafia Dr. Alafia Dr. is a 2-lane, undivided, substandard county maintained, rural local roadway. The roadway is characterized by +/- 19 ft of pavement in average condition, no bike lanes or sidewalks on either side of the roadway within the vicinity of the proposed project, and within +/- 50 ft of the right of way.

Alafia Dr. has been identified by county transportation staff as a substandard rural local roadway as Alafia Dr. does not meet the minimum standards outlined in Typical Section - 7 (TS-7) of the Hillsborough County Transportation Technical Manual (TTM). The minimum standards for county maintained two lane undivided rural local roadways as outlined in TS - 7 of the Hillsborough County TTM require 24ft of pavement, 5ft stabilized paved shoulders, and 5ft sidewalks.

SITE ACCESS

The subject parcel is currently taking access onto Alafia Dr. via full access pedestrian and vehicular connection which will be designed as a shared access facility with the adjacent parcel to the south under Folio No. 75165.0100. In addition to the project's primary access the subject site will provide a roadway stub-out for future connection consistent with Section 06.02.01.A.15 along the project's northern boundary connecting to the adjacent parcel under Folio No. 75164.0005.

Said roadway stub-out shall include appropriate interim end of roadway treatment and signage identifying the roadway stub-out as a “Future Roadway Connection”.

ADMINISTRATIVE VARIANCE – ALAFIA ROAD ACCESS SPACING

The applicant’s Engineer of Record (EOR) submitted a Section 6.04.02.B. Administrative Variance Request (dated May 27th, 2025) from the Section 06.04.07. LDC requirement, governing spacing for the proposed Alafia Dr access. Per the LDC, Alafia Dr is a Class 7 roadway, which requires minimum connection spacing of 50 feet. The applicant is proposing the driveway in a location which is +/- 3 feet from the adjacent driveway to the north and +/- 39 feet from the adjacent driveway to the south.

As such, the applicant is seeking a variance of 47 feet. Based on factors presented in the Administrative Variance Request, the County Engineer found the request approvable on July 14th, 2025. If this rezoning is approved, the County Engineer will approve the above referenced Administrative Variance Request.

ADMINISTRATIVE VARIANCE – ALAFIA ROAD SUBSTANDARD ROADWAY

The applicant’s Engineer of Record (EOR) submitted a Section 6.04.02.B Administrative Variance Request (dated May 27th, 2025) requesting relief from Section 06.04.03.L LDC requirement, governing the requirement to improve Alafia Dr. to the current county standards outlined in TS-7 of the TTM from the projects access to the nearest roadway meeting county standards.

Based on factors presented in the Administrative Variance Request, the County Engineer found the request approvable on July 14th, 2025. If this rezoning is approved, the County Engineer will approve the above referenced Administrative Variance Request. As such, no improvements to that portion of Alafia Dr. would be required.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Alafia Dr. is not a regulated roadway and is not included in the 2020 Hillsborough County Level of Service (LOS) Report. As such, no LOS information for this roadway can be provided.

From: [Williams, Michael](#)
To: [Steven Henry](#)
Cc: [Kami Corbett](#); mac.mccraw@mattamycorp.com; [Baker, James](#); [Rose, Sarah](#); [Drapach, Alan](#); [Tirado, Sheida](#); [De Leon, Eleonor](#); [PW-CEIntake](#)
Subject: FW: MM 25-0694 - Administrative Variance Review
Date: Monday, July 14, 2025 11:01:14 AM
Attachments: [25-0694 AVReq 05-30-25 1.pdf](#)
[25-0694 AVReq 05-30-25 2.pdf](#)
[image001.png](#)

Steve,

I have found the attached two Section 6.04.02.B. Administrative Variances (AV) for PD 25-0694 APPROVABLE.

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

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

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

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

Mike

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

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

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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

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

Sent: Friday, July 11, 2025 4:58 PM

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

Cc: Rose, Sarah <RoseSJ@hcfl.gov>; Drapach, Alan <DrapachA@hcfl.gov>

Subject: MM 25-0694 - Administrative Variance Review

Hello Mike,

The attached Administrative Variances are Approvable to me, please include the following people in your response email:

shenry@lincks.com

kami.corbett@hwhlaw.com

mac.mccraw@mattamycorp.com

bakerje@hcfl.gov

rosesj@hcfl.gov

drapacha@hcfl.gov

Best Regards,

Sheida L. Tirado, PE

Transportation Review & Site Intake Manager

Development Services Department

E: TiradoS@HCFL.gov

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

601 E. Kennedy Blvd., Tampa, FL 33602

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Hillsborough County Florida

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**Hillsborough
County Florida**
Development Services

Supplemental Information for Transportation Related Administrative Reviews

Instructions:

- This form must be provided separately for each request submitted (including different requests of the same type).
- This form must accompany all requests for applications types shown below. Staff will not log in or assign cases that are not accompanied by this form, or where the form is partially incomplete.
- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.
- Please contact Eleonor de Leon at deleone@HCFL.gov or via telephone at (813) 307-1707 if you have questions about how to complete this form.

Request Type (check one)	☒ Section 6.04.02.B. Administrative Variance ☐ Technical Manual Design Exception Request ☐ Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) ☐ Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)		
Submittal Type (check one)	☒ New Request	☐ Revised Request	☐ Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	☒ 1. Access Spacing - Alafia Drive ☐ 4. ☐ 2. ☐ 5. ☐ 3. ☐ 6.		
Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.			
Project Name/ Phase	Alafia Bend		
Important: The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.			
Folio Number(s)	75509.5266, 75509.5264, 75509.5262		
	☐ Check This Box If There Are More Than Five Folio Numbers		
Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").			
Name of Person Submitting Request	Steven J. Henry, P.E.		
Important: All Administrative Variances (AV) and Design Exceptions (DE) must be Signed and Sealed by a Professional Engineer (PE) licensed in the State of Florida.			
Current Property Zoning Designation	PD 13-0125		
Important: For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html . For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.			
Pending Zoning Application Number	MM 25-0694		
Important: If a rezoning application is pending, enter the application number proceeded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.			
Related Project Identification Number (Site/Subdivision Application Number)	N/A		
Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".			



May 27, 2025

Mr. Mike Williams
Hillsborough County Government
601 East Kennedy Blvd., 20th Floor
Tampa, FL 33602

Re: Alafia Gardens
MM 25-0694
Folio Numbers: 75509.5266, 75509.5264, 75509.5262
Lincks Project No. 25029

The purpose of this letter is to request a Section 6.04.02.B Administrative Variance to Section 6.04.07 of the Hillsborough County Land Development Code for the access to Alafia Drive. The property is currently zoned Planned Development to allow the following land uses:

- Assisted Living Facility – 60 Beds
- Single Family – 3 Dwelling Units

The PD is proposed to be modified to allow up to 33 Single Family Dwelling Units.

Table 1 provides the trip generation for the proposed project.

The access to serve the project is proposed to be via one (1) full access to Alafia Drive. A copy of the PD plan is included in the Appendix of this letter.

The subject property is within the Urban Service Area and according to the Hillsborough County Roadways Functional Classification Map, Alafia Drive is a local road.

The request is for an Administrative Variance to Section 6.04.07 of the Hillsborough County LDC for the access spacing on Alafia Drive. Based on Section 6.04.07, the access spacing on Alafia Drive is 50 feet and the distance to the driveway to the north is approximately 3 feet and 39 feet to the south. This is graphically shown in Figure 1.

The justification for the variance is as follows:

(a) there is an unreasonable burden on the applicant,

The developer controls limited property frontage along Alafia Drive. Alafia Drive is a local residential road and the proposed access is for residential land use. Given the property frontage, it is not physically possible to locate the driveway to meet the spacing criteria.

5023 West Laurel Street
Tampa, FL 33607
813 289 0039 Telephone
813 287 0674 Telefax
www.Lincks.com Website

Mr. Mike Williams
May 27, 2025
Page 2

Therefore, it is not reasonable or feasible for the project to modify the location of the access to meet the current LDC spacing criteria.

(b) the variance would not be detrimental to the public health, safety and welfare,

The access has been designed and located to maximize the spacing between the access to the north and south. Alafia Drive is a local residential street. The proposed access is to serve a residential land use which is a compatible land use. Therefore, the variance would not be detrimental to the public health, safety and welfare.

(c) without the variance, reasonable access cannot be provided. In the evaluation of the variance request, the issuing authority shall give valid consideration to the land use plans, policies, and local traffic circulation/operation of the site and adjacent areas.

The connection for the project is via Alafia Drive. Due to property constraints, the only reasonable location for the access is shown on the attached exhibit.

Mr. Mike Williams
May 27, 2025
Page 3

Please do not hesitate to contact us if you have any questions or require any additional information.

Best Regards,

Steven J Henry
President
Lincks & Associates, LLC
A TMC Company
P.E. #51555



Based on the information provided by the applicant, this request is:

_____ Disapproved
_____ Approved
_____ Approved with Conditions

If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E.

Date _____

Sincerely,

**Michael J. Williams
Hillsborough County Engineer**

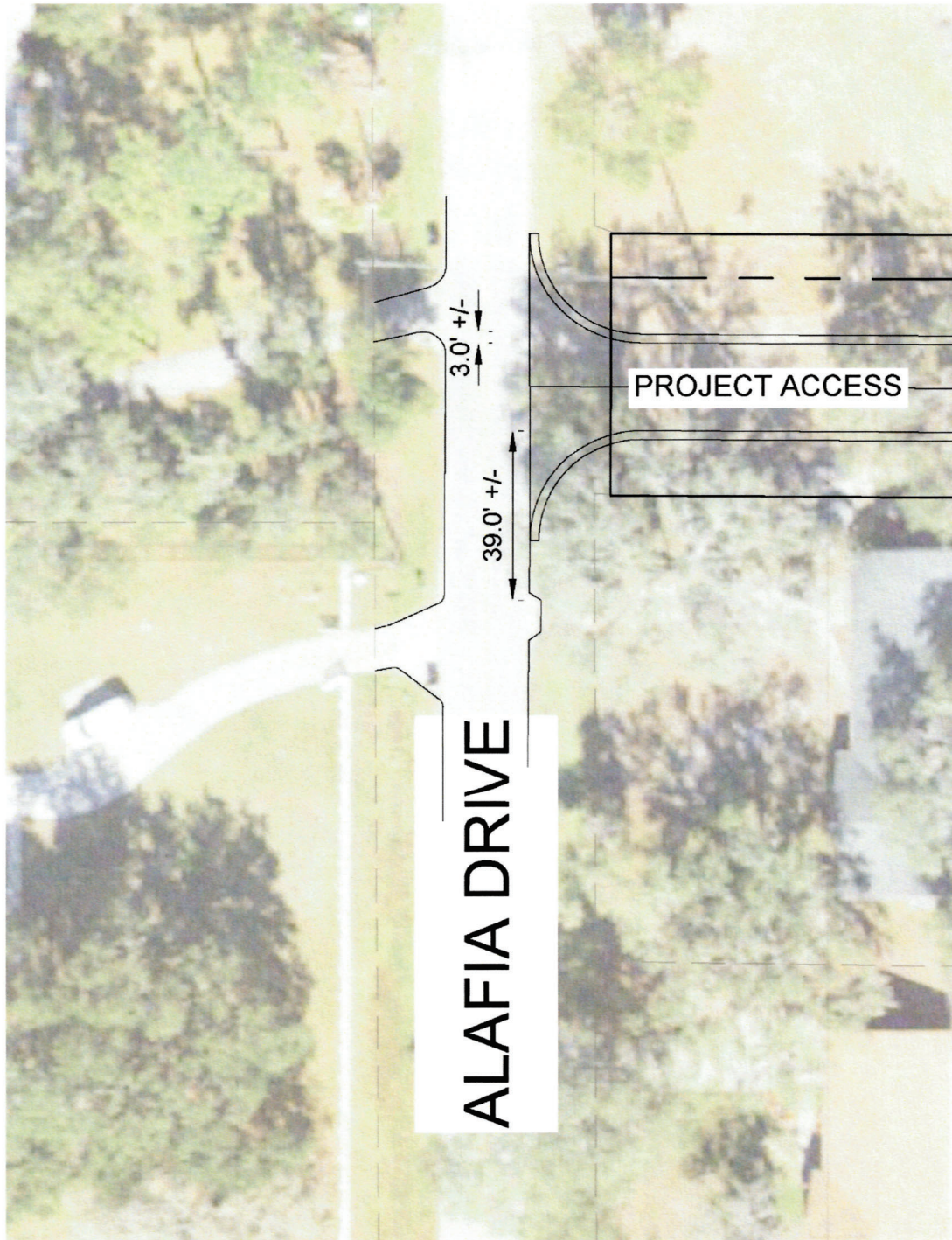
TABLE 1
PROJECT TRAFFIC (1)

Scenario	Land Use	ITE LUC	Size	Daily Trip Ends	AM Peak Hour			PM Peak Hour		
					Trip Ends			Trip Ends		
					In	Out	Total	In	Out	Total
Approved	ALF	254	60 Beds	156	7	4	11	5	9	14
	Single Family	210	3 DU's	28	1	1	2	2	1	3
			Sub-Total	184	8	5	13	7	10	17
Proposed	Single Family	210	33 DU's	364	7	20	27	22	13	35
			Difference	180	<1>	15	14	15	3	18

(1) Source: ITE Trip Generation Manual, 11th Edition, 2021.

Mr. Mike Williams
May 27, 2025
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FIGURE 1



APPENDIX



PD PLAN



PROJECT LOCATION	WILLOWBROOK COUNTY, FLORIDA 750951536, 750951526, & 750951502
COMMUNITY PLANNING AREA	RECREATION COMMUNITY PLAN AND SOUTHEAST AERIALS SYSTEMS PLAN
URBAN SERVICE AREA	YES
FLOOD ZONE	"X" AND "AE" PER FIRM MAPS 12057C050 AND 12057C052 DATED OCTOBER 7, 2021
EXISTING LAND USE	AGRICULTURE
PROPOSED LAND USE	SINGLE FAMILY RESIDENTIAL
FUTURE LAND USE	RESIDENTIAL - R-4)
EXISTING ZONING	PLANNED DEVELOPMENT (PD) B-0135
PROPOSED ZONING	PLANNED DEVELOPMENT (PD)
TOTAL SITE AREA	110.604 ACRES
ALLOWABLE UNIT/DENSITY	42 UNITS/4.0 DU/ACRE
PROPOSED UNIT/DENSITY	27 UNITS/2.25 DU/ACRE

1. PRESENTLY ZONED, PLANNED DEVELOPMENT (PD B3-0126)
2. PROPERTY IS WITHIN THE RIVERVIEW COMMUNITY PLAN
3. AND SOUTHSHORE AFRAME WILSON SYSTEMS PLAN.
4. PROPERTY IS WITHIN THE URBAN SERVICE AREA.
5. BUFFERING AND SCREENING SHALL BE PROVIDED IN ACCORDANCE WITH THE LDC, UNLESS OTHERWISE SPECIFIED IN THE CONDITIONS OF APPROVAL.
6. NO PUBLIC PARK LANDS OR SCHOOL SITES ARE PROPOSED.
7. NO SPECIFIC PARK LANDS OR SCHOOL SITES ARE DETERMINED AT DETAILED SITE DESIGN AND PERMITTING SURFACE WATER MANAGEMENT MAY BE INCORPORATED INTO ANY OF THE DEVELOPMENT AREAS.
8. NO OVERLAY DISTRICTS, SPECIAL ZONES, DESIGNATED LANDMARKS OR OTHER HISTORICAL OR ARCHAEOLOGICAL SITES AND STRUCTURES, ARE LOCATED WITHIN THE PROJECT BOUNDARIES.
9. PROJECT BOUNDARIES AND EASEMENTS ARE LOCATED WITHIN 100 FEET OF THE PROJECT BOUNDARY.
10. THE AMOUNTS OF RIGHTS-OF-WAYS TO BE DEDICATED AND/OR RESERVED BY THE PROJECT ARE SPECIFIED IN THE CONDITIONS OF APPROVAL.
11. INTERNAL STREETS WILL BE PRIVATE AND NOT GATED.
12. THE LOCATION OF ALL WATER COURSES, LAKES, CONSERVATION AREAS, PRESERVATION AREAS, WOODED AREAS, AND OTHER NATURAL FEATURES WITHIN THE PROJECT ARE AS SHOWN ON THE PLANS.
13. PLATS AND PARCEL LINES ARE AS DEPICTED ON THE SITE PLAN.
14. ALL KNOWN EASEMENTS ON THE PROPERTY ARE AS DEPICTED ON THE PLANS.
15. A PORTION OF THE PROJECT IS WITHIN THE COASTAL HIGH HAZARD AREA.
16. PROJECT IS NOT LOCATED IN THE WELLHEAD RESOURCE PROTECTION AREA, SURFACE WATER RESOURCE PROTECTION AREA, OR POTABLE WATER WELLHEAD PROTECTION AREA.
17. POTABLE WATER PROVIDED BY HILLSBOROUGH COUNTY. SANITARY SEWERS WILL BE PROVIDED BY HILLSBOROUGH COUNTY.

DEVELOPER:
Military Homes Drive
207 Crescent Park Drive
Riverside, FL 33079

LEGAL COUNSEL:
H4 World Henderson
101 E Kennedy Blvd Suite 2700
Tampa, FL 33602

SURVEY:
GeoPoint Surveying, Inc.
213 Hobbs Street
Tampa, FL 33619

ENGINEER & PLANNER:
Lewelly Consulting, LLC
505 E. Jackson Street Suite 200
Tampa, FL 33602

TRANSPORTATION:
Lindus and Associates
5032 W Laurel Street
Tampa, FL 33607

MATTAMY HOMES

PD SITE PLAN

ALAFIA BEND

LEVELUP
CONSULTING, LLC

505 E. JACKSON STREET
SUITE 200
TAMPA, FLORIDA 33602
OFFICE: 813-375-0616
WWW.LEVELUPFLORIDA.COM

	PD REVENUE
	SALE REVENUE AREA
	PROPOSED BUSINESS
	VINCULAR & PESTICIDES CIRCULATION - 50'
	PRIVATE ROAD
	SHARED ACCESS EASEMENT
	FEMA AND CHA LINE
	WETLAND
	VEGETATION
	TYPE B LANDSCAPE BUFFER TRACT WITH 6' PVC FENCE ON SOILS
	20' TREE PRESERVATION
	30' CONSERVATION STRIP
	MAIN ACCESS/EXITING ACES
	FUTURE POTENTIAL ACCESS CONNECTION
	DRIVEWAY ACCESS

Legal Description: Provided by:

DISSECTION: SOUTH 660 FEET OF GOVERNMENT LOT 3 IN SECTION 36, TOWNSHIP 38 NORTH, RANGE 22 EAST, BEING, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 7, THENCE NO. 95°57'W, A DISTANCE OF 1,760 FEET; THENCE ALONG THE NORTH LINE OF GOVERNMENT LOT 7, THENCE ALONG THE NORTH LINE CORNER OF THE SOUTH 660 FEET OF SAID GOVERNMENT LOT 7, THENCE ALONG THE WEST LINE OF GOV. LOT 7, THENCE CONTINUE N89°47'0"E, A DISTANCE OF 274.00 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE N89°47'0"E, A DISTANCE OF 1,485.00 FEET; THENCE S89°47'0"E, A DISTANCE OF 1,231.00 FEET; THENCE S00°00'0"E, A DISTANCE OF 1,231.00 FEET; THENCE S14°57'0"E, A DISTANCE OF 50.75 FEET; THENCE S10°04'5"E, A DISTANCE OF 106.00 FEET; THENCE S00°00'0"E, A DISTANCE OF 106.00 FEET; THENCE S10°06'3"E, A DISTANCE OF 64.67 FEET; THENCE S00°23'8"E, A DISTANCE OF 36.00 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF THE SOUTH 660 FEET OF SAID GOVERNMENT LOT 1; THENCE ALONG SAID SOUTH LINE, S89°57'4"W, A DISTANCE OF 1,100.00 FEET; THENCE ALONG THE LINE OF JOJOE EAT TO A POINT ON THE SOUTH LINE OF THE SOUTH 421 FEET OF THE SOUTH 660 FEET, THENCE S89°57'4"W, A DISTANCE OF 400.00 FEET; THENCE NORTHWEST, A DISTANCE OF 20.400 FEET; THENCE S89°57'4"W, A DISTANCE OF 20.400 FEET; THENCE S00°00'0"E, A DISTANCE OF 60.00 FEET; THENCE S05°58'19"E, A DISTANCE OF 175.00 FEET TO A POINT OF BEGINNING.

CONTAINING 64.083 SQUARE FEET OR 1/6083 ACRES, MORE OR LESS.

MINIMUM LOT WIDTH	50 FEET
MINIMUM LOT AREA	6,000 SQUARE FEET
MINIMUM FRONT PRINCIPAL STRUCTURE / PORCH	10 FEET
MINIMUM GARAGE SETBACK	20 FEET
MINIMUM SIDE-YARD SETBACK	5 FEET
MINIMUM REAR-YARD SETBACK	15 FEET
MINIMUM CORNER SIDE-YARD SETBACK	15 FEET
MAXIMUM HEIGHT	35 FEET
MAXIMUM BUILDING COVERAGE	65%

HILLSBOROUGH COUNTY ROADWAYS
FUNCTIONAL CLASSIFICATION MAP



HILLSBOROUGH COUNTY ROADWAYS FUNCTIONAL CLASSIFICATION

Infrastructure & Development Services



Legend

Functional Classifications

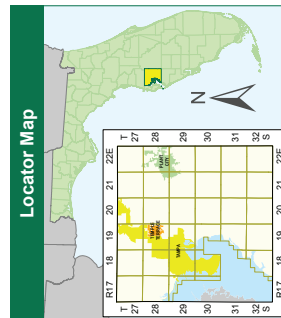
Authority Classification

- State, Principal Arterial
- State, Arterial
- Hillsborough, Arterial
- Hillsborough, Collector
- Urban Service Area Boundary
- City Limits

The Hillsborough County Roadway Functional Map will be used in all matters in the Hillsborough County Land Development Code (LDC) that relate to functional classification of roads. Some, but not all, examples of those matters are as follows:

- PART 3.02.00 INTERSTATE-75 PLANNED DEVELOPMENT DISTRICTS
- PART 3.03.00 SUBDIVISION STANDARDS AND GUIDELINES
- PART 5.03.00 PLANNED DEVELOPMENT DISTRICTS
- PART 6.02.00 SUBDIVISION STANDARDS AND GUIDELINES
- PART 6.07.00 FENCES AND WALLS
- PART 12.01.00 DEFINITIONS
- OTHER PARTS OF THE LDC NOT LISTED ABOVE

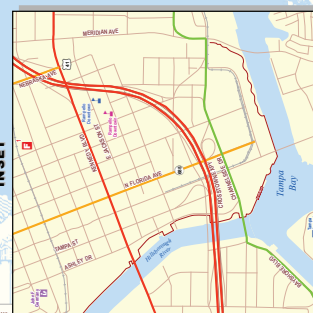
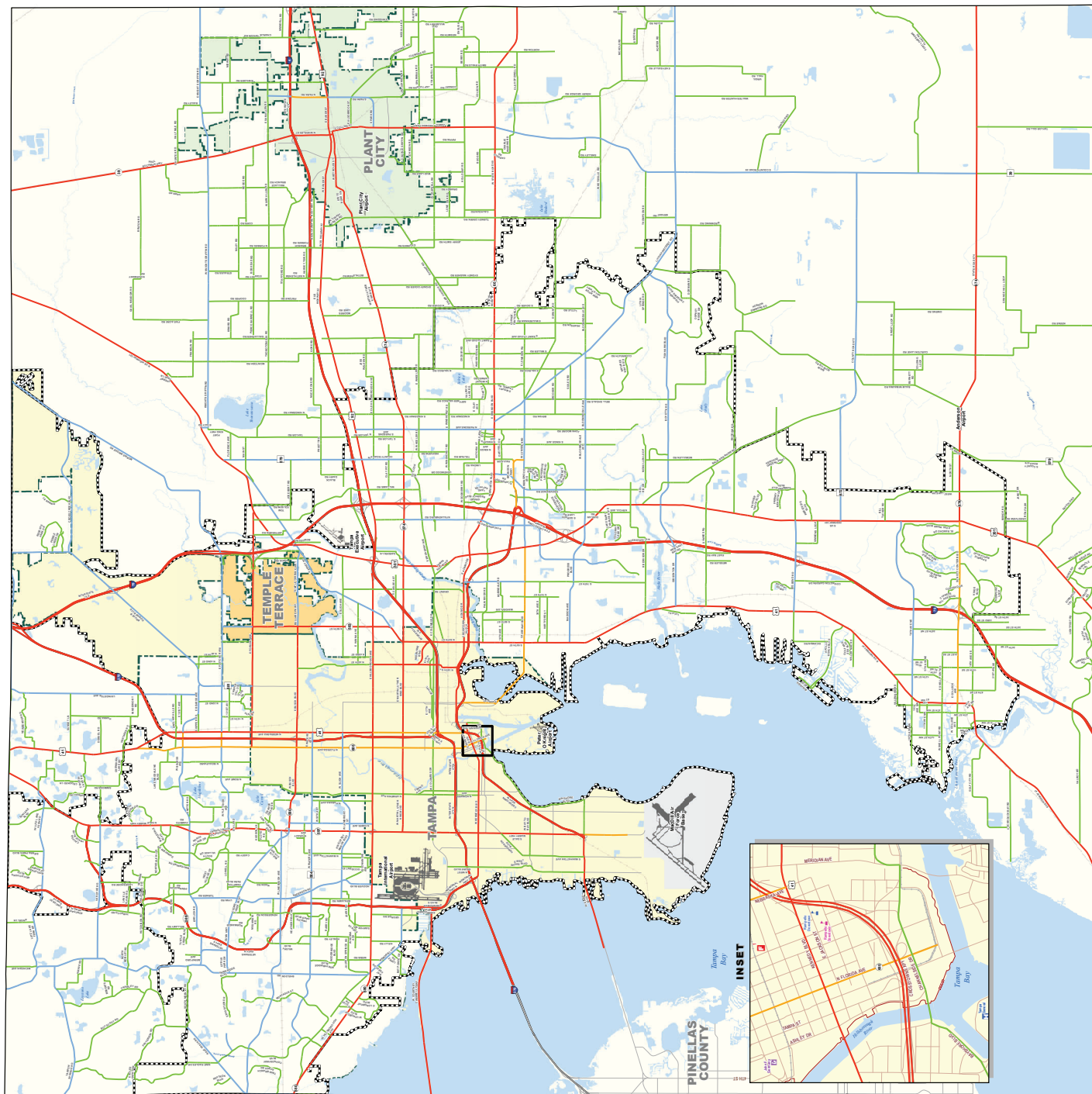
In addition to subject matters in the LDC, Functional Classification of roads plays an important role in administering the Residential Traffic Control Program and the Neighborhood Traffic Calming Program.



NOTE: Every reasonable effort has been made to assure the accuracy of this map. Hillsborough County does not warrant the accuracy of the map. The map is provided for informational purposes only and does not constitute a contract or any other legal instrument. The map is not to be used for any purpose other than that for which it was prepared. The map is not to be used for any purpose other than that for which it was prepared.

SOURCE: This map has been prepared for the inventory of road property found within Hillsborough County and is not to be used for any other purpose. The map is not to be used for any purpose other than that for which it was prepared. The map is not to be used for any purpose other than that for which it was prepared.

801 E. Kennedy Blvd
Tampa, FL 33602
(813) 272-5610
printroom@hillsboroughcounty.org



HILLSBOROUGH COUNTY LDC
SECTION 6.04.04



required by the permit but installed off the public right-of-way shall be maintained by the permittee in a condition satisfactory to the County's Director of Public Works. The permittee shall be responsible for correcting any on-site deficiencies in an appropriate and timely manner.

Sec. 6.04.07. - Table: Minimum Spacing

MINIMUM SPACING			
ACCESS CLASSIFICATION(See Notes)	MINIMUM CONNECTION SPACING	MINIMUM MEDIAN; OPENING SPACING (Directional)	MINIMUM MEDIAN OPENING SPACING (Full)
CLASS 1	(See Federal Highway Administration and FDOT Requirements)		
Roadway providing for high speed, high volume traffic movement serving interstate, interregional and intercity needs as well as some intracity travel. These roadways do not provide direct property connections.			
CLASS 2			
A specially protected corridor distinguished by an extensive existing or planned system of access roads and restrictive median treatments.	>45 mph 1320 ft ≤ 45 mph 660 ft	>45 mph 1320 ft ≤ 45 mph 660'	>45 mph 2640 ft ≤ 45 mph 1320 ft
CLASS 3			

New and existing roadways primarily in areas without extensive development or extensive subdivided properties. These corridors will be distinguished by existing or desired restrictive median treatments. Two lane highways with a desired high degree of access management should also be included.	>45 mph 660 ft ≤45 mph 330 ft	>45 mph 1320 ft ≤45 mph 660 ft	>45 mph 2640 ft ≤45 mph 1320 ft
CLASS 4			
New and existing roadways primarily in areas without extensive development or extensive subdivided properties. These corridors will be distinguished by nonrestrictive median treatments or highways with two-way left turn lanes.	>45 mph 660 ft ≤45 mph 330 ft	N.A.	N.A.
CLASS 5			
Existing roadways primarily in areas with moderate or extensive development or where the land is extensively subdivided. These corridors will be distinguished by existing or desired restrictive median treatments.	>45 mph 330 ft ≤45 mph 245 ft	All Speeds 660 ft	>45 mph 1320 ft ≤45 mph 660 ft
CLASS 6			
Existing roadways primarily in areas with extensive development or where the land is extensively subdivided. These corridors will be distinguished by existing or expected non restrictive medians, such as an undivided two or four lane highway or multi-lane highways with two-way left turn lanes.	>45 mph 330 ft ≤45 mph 245 ft	N.A.	N.A.

CLASS 7			
Subdivision roads and all other local roadways functioning as subdivision roads.	TYPE I = 10 ft Type II = 50 ft (<5000 vpd*) 175 ft (≥ 5000 vpd*)	ALL SPEEDS 330 ft	ALL SPEEDS 330 ft
March 1, 1991	Type III = 50 ft (<5000 vpd*) 250 ft (≥ 5000 vpd*) * refers to volume on adjacent roadway		

NOTES AND SPECIAL REQUIREMENTS

1. Access road systems in Access Class 2 assumes the provision of an access road system or adequate internal property circulation through existing or new public and private roads in transportation and comprehensive plans and through local land development regulations.
2. Minimum connection and directional median spacing openings specified here may not be adequate if extensive right or left-turn storage is required. Greater distances may be required to provide sufficient site-specific storage.
3. Connections and median openings on the public roadway system located up to ¼ mile from an interchange area or up to the first intersection with an arterial roadway, whichever distance is less, shall be regulated to protect the safety and operational efficiency of the limited access facility and the interchange area. The ¼ mile distance shall be measured from the end of the taper of the ramp furthest from the interchange.
 - a. The distance to the first connection shall be at least 660 feet where the posted speed limit is greater than 45 mph or 440 feet where the posted speed limit is 45 mph or less. The distance will be measured from the end of the taper for the particular quadrant of the interchange. If the above connection spacing cannot be provided, a single connection per

property will be provided if no other reasonable access to the property exists and the issuing authority determines that the connection does not create a safety, operational or weaving hazard.

- b. The minimum distance to the first median opening shall be at least 1,320 feet as measured from the end of the taper of the egress ramp.
- c. Connections and median openings meeting the above spacing standards still may not be permitted in the location requested in the permit application, when the issuing authority determines, based on traffic engineering principles, that the safety or operation of the interchange or the limited access highway would be adversely affected.

(Ord. No. 00-21, § 2, 5-18-00; Ord. No. 08-15, § 2, 6-12-08, eff. 10-1-08)

Sec. 6.04.08. - Table: Corner Clearance at Intersections

CORNER CLEARANCE AT INTERSECTIONS For Isolated Corner Properties Only		
Position	Access Allowed	Minimum Clearance
With Restrictive Median		
Approaching Intersection	Right In/Out	115'
Approaching Intersection	Right In Only	75'
Departing Intersection	Right In Out	230' (125)*
Departing Intersection	Right Out Only	100'
Without Restrictive Median		
Approaching Intersection	Full Access	230' (125)*
Approaching Intersection	Right In Only**	100'
Departing Intersection	Full Access	230' (125)*
Departing Intersection	Right Out Only**	100'

Isolated corner properties that, because of size or configuration cannot meet the above spacing requirements may apply for a variance as provided in 6.04.02 C.

* Access Class 7 may use the measurements in parenthesis if the posted speed limit is 35 MPH or less.

** Right In/Out Right in Only and Right Out Only connections on roadways without restrictive medians shall, by design of the connection, effectively eliminate unpermitted movements.



**Hillsborough
County Florida**
Development Services

Supplemental Information for Transportation Related Administrative Reviews

Instructions:

- This form must be provided separately for each request submitted (including different requests of the same type).
- This form must accompany all requests for applications types shown below. Staff will not log in or assign cases that are not accompanied by this form, or where the form is partially incomplete.
- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.
- Please contact Eleonor de Leon at deleone@HCFL.gov or via telephone at (813) 307-1707 if you have questions about how to complete this form.

Request Type (check one)	☒ Section 6.04.02.B. Administrative Variance ☐ Technical Manual Design Exception Request ☐ Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) ☐ Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	☒ New Request ☐ Revised Request ☐ Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	☒ 1. Substandard Road - Alafia Drive ☐ 4. ☐ 2. ☐ 5. ☐ 3. ☐ 6.
Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.	
Project Name/ Phase	Alafia Bend
Important: The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.	
Folio Number(s)	75509.5266, 75509.5264, 75509.5262
☐ Check This Box If There Are More Than Five Folio Numbers	
Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").	
Name of Person Submitting Request	Steven J. Henry, P.E.
Important: All Administrative Variances (AV) and Design Exceptions (DE) must be Signed and Sealed by a Professional Engineer (PE) licensed in the State of Florida.	
Current Property Zoning Designation	PD 13-0125
Important: For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html . For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.	
Pending Zoning Application Number	MM 25-0694
Important: If a rezoning application is pending, enter the application number proceeded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.	
Related Project Identification Number (Site/Subdivision Application Number)	N/A
Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".	



May 27, 2025

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

Re: Alafia Gardens
MM 25-0694
Folio 75509.5266, 75509.5264, 75509.5262
Lincks Project Number: 25029

The purpose of this letter is to request a Section 6.04.02.B Administrative Variance to Section 6.04.03L of the Hillsborough County Land Development Code, which requires improvement of projects taking access to a substandard road to improve the roadway to current County standards between the project driveway and the nearest standard road.

The project is currently zoned Planned Development (PD) for the following land uses:

- Assisted Living Facility – 60 Beds
- Single Family – 3 Dwelling Units

The developer proposes to modify the existing Planned Development to allow up to 33 Single Family Homes. The access for the project is proposed to be via one (1) full access to Alafia Drive.

The subject property is within the Urban Service Area and as shown on the Hillsborough County Roadways Functional Classification Map, Alafia Drive is a local roadway.

Table 1 provides the trip generation for the approved and proposed land uses.

The following provides a description of the segment of Alafia Drive from the project access to Riverview Drive:

- The pavement is approximately 20 feet wide
- There are speed bumps along the roadway
- No sidewalks along the roadway

The request is to waive the requirement to improve Alafia Drive (between the project access and Riverview Drive) to current County TS-3 standards, the standards for which

5023 West Laurel Street
Tampa, FL 33607
813 289 0039 Telephone
813 287 0674 Telefax
www.Lincks.com Website

Mr. Mike Williams
May 27, 2025
Page 2

are found within the Hillsborough County Transportation Technical Manual. The specific waivers are as follows:

1. Miami Curb – The existing road is a rural section
2. Sidewalk – There are no sidewalks along the roadway

(a) there is an unreasonable burden on the applicant,

Adding the miami curb and sidewalk would be an unreasonable burden on the applicant for the following reasons:

1. Alafia Drive is an established residential street.
2. There are a number of speed bumps along the roadway to slow traffic.
3. The property has limited frontage along Alafia Drive.
4. Based on recent traffic counts there is less than 200 vehicles, per day on Alafia Drive.

(b) the variance would not be detrimental to the public health, safety and welfare,

There are a number of speed bumps along the roadway to slow traffic and improve the safety of the roadway. In addition, the existing and proposed volumes are less. Therefore, the variance would not be detrimental to the public health, safety and welfare.

(c) without the variance, reasonable access cannot be provided. In the evaluation of the variance request, the issuing authority shall give valid consideration to the land use plans, policies, and local traffic circulation/operation of the site and adjacent areas.

Alafia Drive is the only access for the project. Without the access to Alafia Drive, reasonable access for the project could not be provided.

Mr. Mike Williams
May 27, 2025
Page 3

Please do not hesitate to contact us if you have any questions or require any additional information.

Best Regards,

Steven J Henry
President
Lincks & Associates, LLC
A TMC Company
P.E. #51555



Based on the information provided by the applicant, this request is:

_____ Disapproved
_____ Approved
_____ Approved with Conditions

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

Date _____

Sincerely,

Michael J. Williams
Hillsborough County Engineer

TABLE 1

PROJECT TRAFFIC (1)

Scenario	Land Use	ITE LUC	Size	Daily Trip Ends	AM Peak Hour Trip Ends			PM Peak Hour Trip Ends		
					In	Out	Total	In	Out	Total
Approved	ALF	254	60 Beds	156	7	4	11	5	9	14
	Single Family	210	3 DU's	28	1	1	2	2	1	3
			Sub-Total	184	8	5	13	7	10	17
Proposed	Single Family	210	33 DU's	364	7	20	27	22	13	35
			Difference	180	<1>	15	14	15	3	18

(1) Source: ITE Trip Generation Manual, 11th Edition, 2021.

APPENDIX



EXISTING
PD PLAN





PROPOSED
PD PLAN



PROJECT LOCATION	HILDEBRAND COUNTY, TEXAS
FIELD NO.	75029.766, 75029.764, AND 75029.762
COMMUNITY PLANNING AREA	RENEWAL COMMUNITY PLAN AND INTERMEDIATE ALTERNATE STUDIES
UTAHAS SERVICE AREA	YES
FLOOD ZONE	"X" AND "AE" ARE FEMA MAPS 75029.766 AND 75029.764 DATED OCTOBER 7, 2021
EXISTING LEASE DEDICATED TO	AGRICULTURE
PROPOSED LEASE DEDICATED TO	SOLAR ENERGY DEVELOPMENT
FUTURE LEASE DEDICATED TO	RENEWABLE (R-4)
EXISTING ZONING	PLANNED DEVELOPMENT (PD-0125)
PROPOSED ZONING	PLANNED DEVELOPMENT (PD)
TOTAL SITE AREA	310.604 ACRES
ALLOWABLE DENSITY	42 UNITS/4.00 ACRES
PROPOSED DENSITY	27 UNITS/1.25 ACRES

1. PRESENTLY ZONED, PLANNED DEVELOPMENT (PD 13-0125)
2. PROPERTY IS WITHIN THE RIVERVIEW COMMUNITY PLAN
3. AND SOUTHWEST ARIZONA WATERSHED SERVICE PLAN
4. PROPERTY IS WITHIN THE URBAN SERVICE AREA
5. BUFFERING AND SCREENING SHALL BE PROVIDED IN ACCORDANCE WITH THE LDC UNLESS OTHERWISE SPECIFIED IN THE CONDITIONS OF APPROVAL
6. NO PUBLIC PARK LANDS OR SCHOOL SITES ARE PROPOSED
7. STORMWATER POOL LOCATIONS SHALL BE DETERMINED AT DETAILED SITE DESIGN AND PERMITTING INTO ANY OF THE DEVELOPMENT AREAS
8. NO OVERLAY DISTRICTS, SPECIAL ZONES, DESIGNATED CORRIDORS OR OTHER HISTORICAL OR ARCHAEOLOGICAL SITES AND STRUCTURES ARE LOCATED WITHIN THE PROJECT BOUNDARIES
9. ALL EXISTING AND PROPOSED WATERWAYS ARE LOCATED AT LEAST 100 FEET OF THE PROJECT BOUNDARY
10. THE AMOUNTS OF RIGHTS-OF-WAY TO BE DEDICATED AND/OR RESERVED BY THE PROJECT ARE SPECIFIED IN THE CONDITIONS OF APPROVAL
11. INTERNAL STREETS WILL BE PRIVATE AND NOT GATED
12. THE LOCATION OF ALL WATER COURSES, LAKES, CONSERVATION AREAS, PRESERVATION AREAS, WOODED NATURAL PHYSICAL FEATURES WITHIN THE PROJECT BOUNDARIES ARE AS DEPICTED ON THE PLAN
13. PLATS AND PARCEL LINES ARE AS DEPICTED ON THE SITE PLAN
14. KNOWN ENCUMBRANCES ON THE PROPERTY ARE AS DEPICTED ON THE PLAN
15. ALL OF THE PROJECT IS WITHIN THE COASTAL HIGH HAZARD ZONE
16. THE PROJECT IS WITHIN THE WELLSBOROUGH RESOURCE PROTECTION AREA, SURFACE WATER RESOURCE PROTECTION AREA, OR POTABLE WATER WELLDRAW PROTECTION AREA
17. POTABLE WATER PROVIDED BY WILLSBOROUGH COUNTY
18. SANITARY SEWER WILL BE PROVIDED BY HILLBOROUGH
19. HILLBOROUGH

PROJECT PLANNING			
DEVELOPER:	LEGAL COUNSEL:	SURVEY:	
Hampton Homes, LLC 1037 Oakdale Post Office Riverside, FL 33576	M/V West Harrison 101 E. Kennedy Ave. Suite 200 Tampa, FL 33602	Geodetic Surveyors, Inc. 213 N. Broadway Tampa, FL 33616	
ENGINEER & PLANNER:	TRANSPORTATION		
Lowell Companies, LLC 500 E. Jackson Street, Suite 200 Tampa, FL 33602	Units and Associates 8023 W. Laurel St. Tampa, FL 33607		

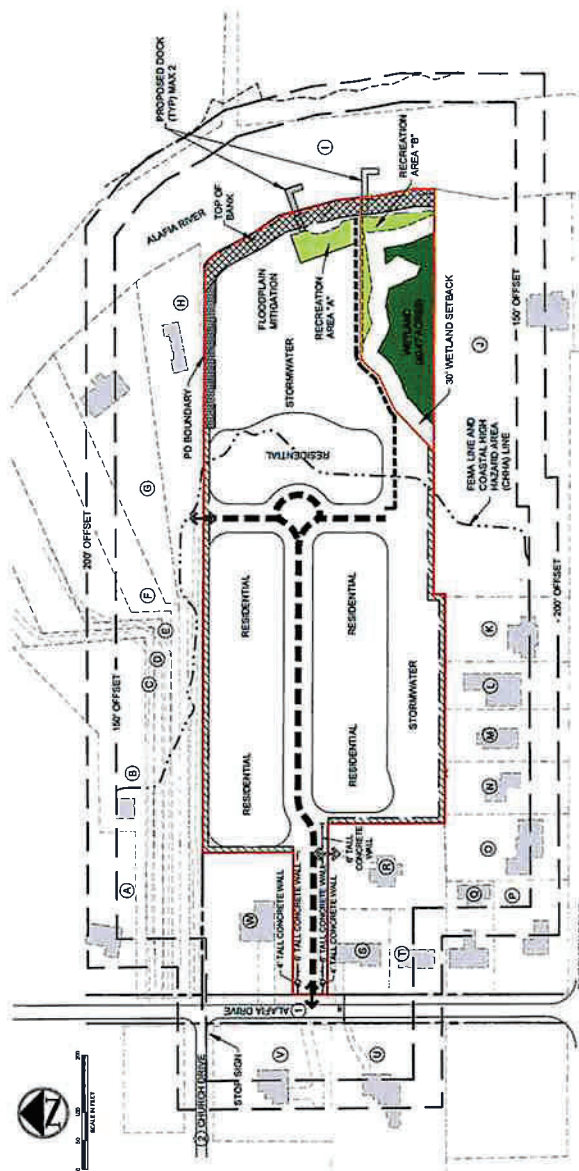
MATTAMY HOMES

PD SITE PLAN

ALAFIA BEND

LEVELUP
CONSULTING, LLC

505 E. JACKSON STREET
SUITE 200
TAMPA, FLORIDA 33602
OFFICE 813-375-0616
WWW.LEVELUPFLORIDA.COM



An aerial photograph of a river bend with a proposed bridge crossing it. A red dashed line indicates the 'PROPOSED BRIDGE LOCATION'. A blue shaded area along the riverbank is labeled 'PRIVATE USE AND LEAP'. In the upper right corner, there is a small inset map showing the broader geographical context. Text at the bottom left reads 'U.S. ARMY CORPS OF ENGINEERS'.

MINIMUM LOT WIDTH	50 FEET
MINIMUM LOT AREA	6,000 SQUARE FEET
MINIMUM FRONT YARD SETBACK	10 FEET
MINIMUM GARAGE SETBACK	30 FEET
MINIMUM SIDE-YARD SETBACK	5 FEET
MINIMUM REAR-YARD SETBACK	15 FEET
MINIMUM CONCRETE SIDE-YARD SETBACK	33 FEET
MINIMUM HEIGHT	65%
MAXIMUM BUILDING COVERAGE	65%
INTERIOR OR CORNER LOT	

[illegible]

TO BOUNDARY
MINIMUM BUFFER AREA
VEGETATION
WINDMILL & PLYSTHANE CIRCULATION - 50'
PRIVATE ROAD
SHARED ACCESS ENLIGHTEN
TEMA AND CHINA LINE
WETLAND
REGULATORY TRACT
70' TYPE B LANDSCAPE BUFFER TRACT WITH 6' PVC
PORT OF SAILOR
THE PRESENTATION
30' CONSERVATION SETBACK
MINIMUM BUFFER AREA
FUTURE PORTHOLE ACCESS CONNECTION
DRIVEWAY ACCESS

HILLSBOROUGH COUNTY ROADWAYS
FUNCTIONAL CLASSIFICATION MAP



HILLSBOROUGH COUNTY ROADWAYS FUNCTIONAL CLASSIFICATION

Infrastructure & Development Services



Legend

Functional Classifications
Authority Classification

State, Principal Arterial

State, Arterial

Hillsborough, Arterial

Hillsborough, Collector

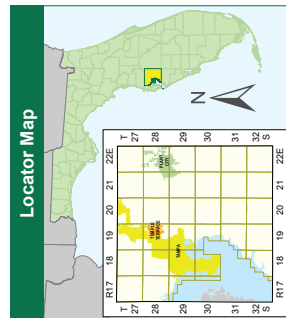
Urban Service Area Boundary

City Limits

The Hillsborough County Roadway Functional Map will be used in all matters in the Hillsborough County Land Development Code (LDC) that relate to functional classification of roads. Some, but not all, examples of those matters are as follows:

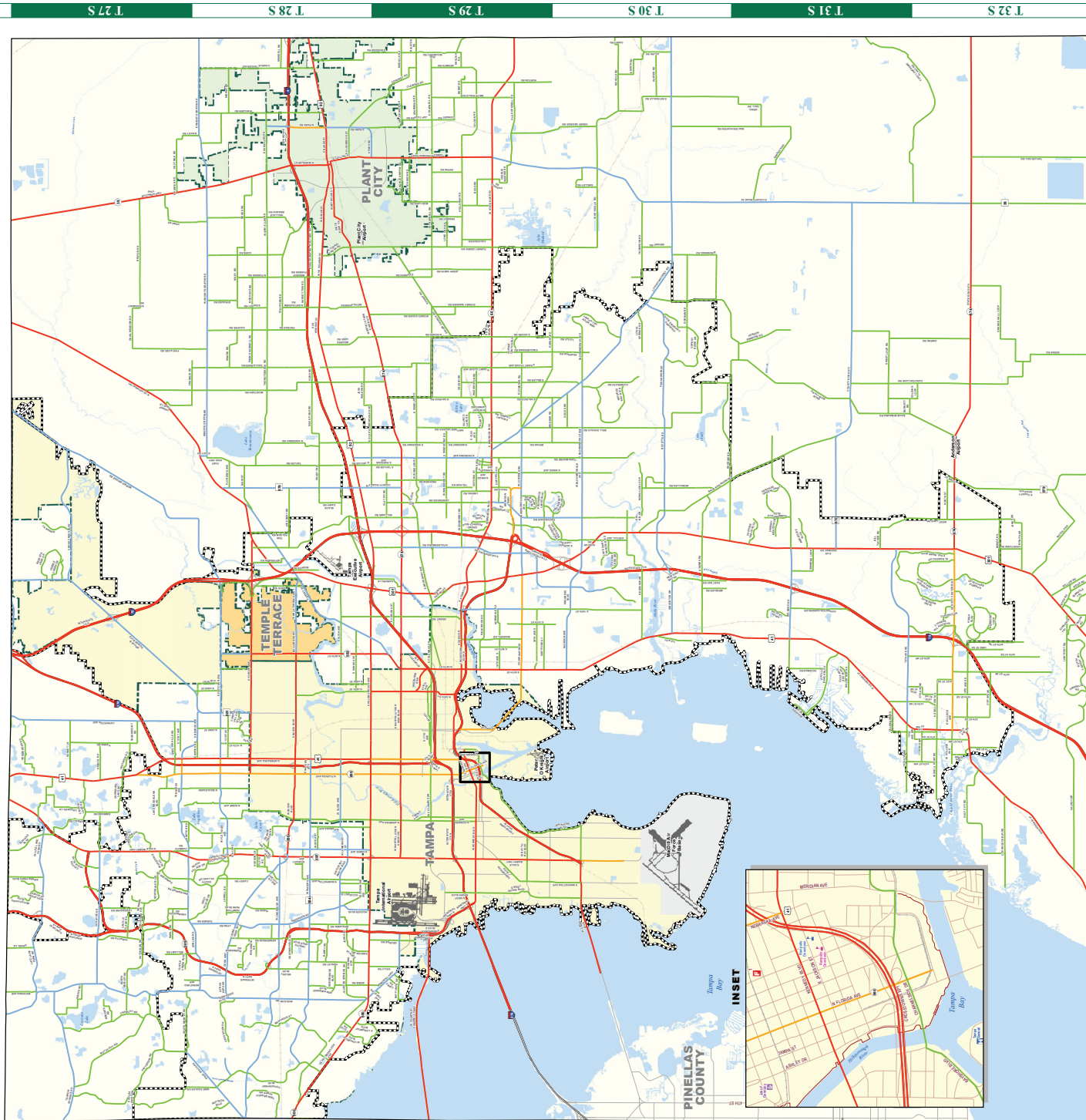
- PART 3.02.00 INTERSTATE-75 PLANNED DEVELOPMENT DISTRICTS
- PART 3.03.00 SUBDIVISION STANDARDS AND GUIDELINES
- PART 5.03.00 PLANNED DEVELOPMENT DISTRICTS
- PART 6.02.00 SUBDIVISION STANDARDS AND GUIDELINES
- PART 6.07.00 FENCES AND WALLS
- PART 12.01.00 DEFINITIONS
- OTHER PARTS OF THE LDC NOT LISTED ABOVE

In addition to subject matters in the LDC, Functional Classification of roads plays an important role in administering the Residential Traffic Control Program and the Neighborhood Traffic Calming Program.



NOTE: Every reasonable effort has been made to assure the accuracy of this map. Hillsborough County does not warrant the accuracy of this map. The map is provided for informational purposes only and does not constitute a contract or any other legal instrument. The map is not to be used for any purpose other than that for which it was prepared. The map is not to be used for any purpose other than that for which it was prepared. The map is not to be used for any purpose other than that for which it was prepared.

601 E. Kennedy Blvd
Tampa, FL 33602
(813) 272-5610
printroom@hillsboroughcounty.org



TS-3





N.T.S.

LESS THAN 5,000 AADT

MAX. ALLOWABLE DESIGN SPEED - 35 MPH

1. ALL DIMENSIONS SHOWN ARE MINIMUM.
2. SEE APPROPRIATE SECTIONS OF TECHNICAL MANUAL FOR DESIGN PARAMETERS.
3. PROVIDE 2' MINIMUM CLEARANCE FROM FENCES, WALLS, HEDGES, ABOVEGROUND UTILITIES OR IMPROVEMENTS, DROP OFFS, OR FROM THE TOPS OF BANKS WITH SLOPES STEEPER THAN 1 TO 4, THAT INTERFERE WITH THE SAFE, FUNCTIONAL USE OF THE SIDEWALK. INTERMITTENT ABOVEGROUND UTILITIES, OR MATURE TREES, 2' OR LESS IN DIAMETER MAY BE PLACED IN THIS 2' STRIP AS FAR FROM THE SIDEWALK AS POSSIBLE, IF NOT IN THE CLEAR ZONE.
4. SEE SIDEWALK PROTECTION OPTIONS, DRAWING NO. TD-16 SHEET 7 OF 7 FOR USE WHEN TREES ARE PLANTED IN THE PARKWAY AREA (BETWEEN THE BACK OF CURB AND SIDEWALK).
5. SOD SHALL BE PLACED IN TWO ROWS STAGGERED. (BOTH TEMPORARY AND PERMANENT)

REVISION DATE:

10/17

TRANSPORTATION TECHNICAL MANUAL

Hillsborough
County Florida

LOCAL URBAN ROADS (2 LANE UNDIVIDED) TYPICAL SECTION

DRAWING NO.

SHEET NO. 1 OF

COMMISSION

Gwendolyn "Gwen" W. Myers CHAIR
Harry Cohen VICE-CHAIR
Chris Boles
Donna Cameron Cepeda
Ken Hagan
Christine Miller
Joshua Wostal



DIRECTORS

Janet D. Lorton EXECUTIVE DIRECTOR
Elaine S. DeLeeuw ADMIN DIVISION
Sam Elrabi, P.E. WATER DIVISION
Diana M. Lee, P.E. AIR DIVISION
Michael Lynch WETLANDS DIVISION
Rick Muratti, Esq. LEGAL DEPT
Steffanie L. Wickham WASTE DIVISION

AGENCY COMMENT SHEET

REZONING	
HEARING DATE: 7/21/2025	COMMENT DATE: 5/5/2025
PETITION NO.: 25-0694	PROPERTY ADDRESS: Alafia Dr., Riverview
EPC REVIEWER: Dessa Clock	FOLIO #: 075509-5262, 075509-5264, 075509-5266
CONTACT INFORMATION: (813) 627-2600 x 1158	STR: 16-30S-20E
EMAIL: clockd@epchc.org	
REQUESTED ZONING: PD Modification	
FINDINGS	
WETLANDS PRESENT	YES
SITE INSPECTION DATE	N/A
WETLAND LINE VALIDITY	EXPIRED
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Wetlands located in the eastern portion of the property.
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. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included: • Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals. • The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property. • Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The	

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

wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).

- Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.

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.

- The subject property may contain wetland/OSW areas, which have expired wetlands lines. Knowledge of the actual extent of the wetland and OSW are necessary in order to verify the avoidance of wetland impacts pursuant to Chapter 1-11. Prior to the issuance of any building or land alteration permits or other development, the wetlands/OSWs must be field delineated in their entirety by EPC staff or Southwest Florida Water Management District staff (SWFWMD) and the wetland line surveyed. Once delineated, surveys must be submitted for review and formal approval by EPC staff.
- Chapter 1-11 prohibits wetland impacts unless they are necessary for reasonable use of the property. Staff of the EPC recommends that this requirement be taken into account during the earliest stages of site design so that wetland impacts are avoided or minimized to the greatest extent possible. The size, location, and configuration of the wetlands may result in requirements to reduce or reconfigure the improvements depicted on the plan.
- The site plan depicts two proposed docks within Alafia River. The proposed activities as depicted shall be reviewed by EPC separately under a Minor Work Permit (MWP) application.
- The Hillsborough County Land Development Code (LDC) defines wetlands and other surface waters as Environmentally Sensitive Areas. Pursuant to the LDC, wetlands and other surface waters are further defined as Conservation Areas or Preservation Areas and these areas must be designated as such on all development plans and plats. A minimum setback must be maintained around the Conservation/Preservation Area and the setback line must also be shown on all future plan submittals.
- Any activity interfering with the integrity of wetland(s) or other surface water(s), such as clearing, excavating, draining or filling, without written authorization from the Executive Director of the EPC or authorized agent, pursuant to Section 1-11.07, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of Chapter 1-11.

dc/cb

ec: mac.mccraw@mattamycorp.com, kami.corbett@hwhlaw.com

Environmental Excellence in a Changing World

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



Adequate Facilities Analysis: Rezoning

Date: May 12, 2025

Acreage: 10.6 (+/- acres)

Jurisdiction: Hillsborough County

Proposed Zoning: Planned Development

Case Number: 25-0694

Future Land Use: R-4

HCPS #: RZ-694

Maximum Residential Units: 33

Address: East of Alafia Drive and North of Riverview Dr

Residential Type: Single family detached

Parcel Folio Number(s): 75509.5266
75509.5264 75509.5262

School Data	Riverview Elementary	Giunta Middle	Riverview High
FISH Capacity Total school capacity as reported to the Florida Inventory of School Houses (FISH)	914	1558	2736
2024-25 Enrollment K-12 enrollment on 2024-25 40 th day of school. This count is used to evaluate school concurrency per Interlocal Agreements with area jurisdictions	387	980	2393
Current Utilization Percentage of school capacity utilized based on 40 th day enrollment and FISH capacity	42%	63%	87%
Concurrency Reservations Existing concurrency reservations due to previously approved development. Source: CSA Tracking Sheet as of 5/12/2025	32	108	91
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	7	3	5
Proposed Utilization School capacity utilization based on 40 th day enrollment, existing concurrency reservations, and estimated student generation for application	47%	70%	91%

Notes: At this time, adequate capacity exists at Riverview Elementary, Giunta Middle, and Riverview 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: andrea.stingone@hcps.net
P: 813.272.4429 C: 813.345.6684



**Hillsborough
County Florida**
Development Services

AGENCY REVIEW COMMENT SHEET

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

TO: Zoning Review, Development Services

DATE: 07/07/2025

REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: Mac McCraw - Mattamy Homes

PETITION NO: 25-0694

LOCATION: E of Alafia Dr, N of Riverview Dr

FOLIO NO: 75509-5266 75509-5262 75509-5264

Estimated Fees:

Single Family Detached (Fee estimate is based on a 2,000 s.f.)

Mobility: $\$9,183 * 27 = \$247,941$

Parks: $\$2,145 * 27 = \$57,915$

School: $\$8,227 * 27 = \$222,129$

Fire: $\$335 * 27 = \$9,045$

Total per House: $\$19,890 * 27 = \$537,030$

Project Summary/Description:

Urban Mobility, Central Parks/Fire - 27 Single Family Homes



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:** 4/22/2025

REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 5/6/2025

PROPERTY OWNER: Terry Payne **PID:** 25-0694

APPLICANT: Mac McCraw - Mattamy Homes USA

LOCATION: East of Alafia Dr., North of Riverview Dr. in Riverview, FL 33578

FOLIO NO.: 75509.5266, 75509.5264, 75509.5262

AGENCY REVIEW COMMENTS:

At this time, according to the Hillsborough County BOCC approved maps adopted in the Comprehensive Plan, the site is not 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 Environmental Services Division has no objections to the applicant's request.

AGENCY COMMENT SHEET

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

FROM: **Reviewer:** Andria McMaugh **Date:** 05/06/2025

Agency: Natural Resources **Petition #:** 25-0694

☐ This agency has **no comment**

☐ This agency has **no objections**

☒ This agency has **no objections, subject to listed or attached conditions**

☐ This agency **objects, based on the listed or attached issues.**

1. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. Every effort must be made to avoid the removal of and design the site around these trees. The site plan may be modified from the Certified Site Plan to avoid tree removal. **This statement should be identified as a condition of the rezoning.**
2. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the condition of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas.
3. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
4. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.

5. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 18 Apr. 2025

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

APPLICANT: Kami Corbett

PETITION NO: MM 25-0694

LOCATION: Riverview, FL 33578

FOLIO NO: 75509.5266, 75509.5264, 75509.5262

SEC: 34 **TWN:** 28 **RNG:** 18

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

COMMENTS: _____.

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

PETITION NO.: MM 25-0694 REVIEWED BY: Clay Walker, E.I. DATE: 4/18/2025

FOLIO NO.: 75509.5262, 75509.5264, 75509.5266

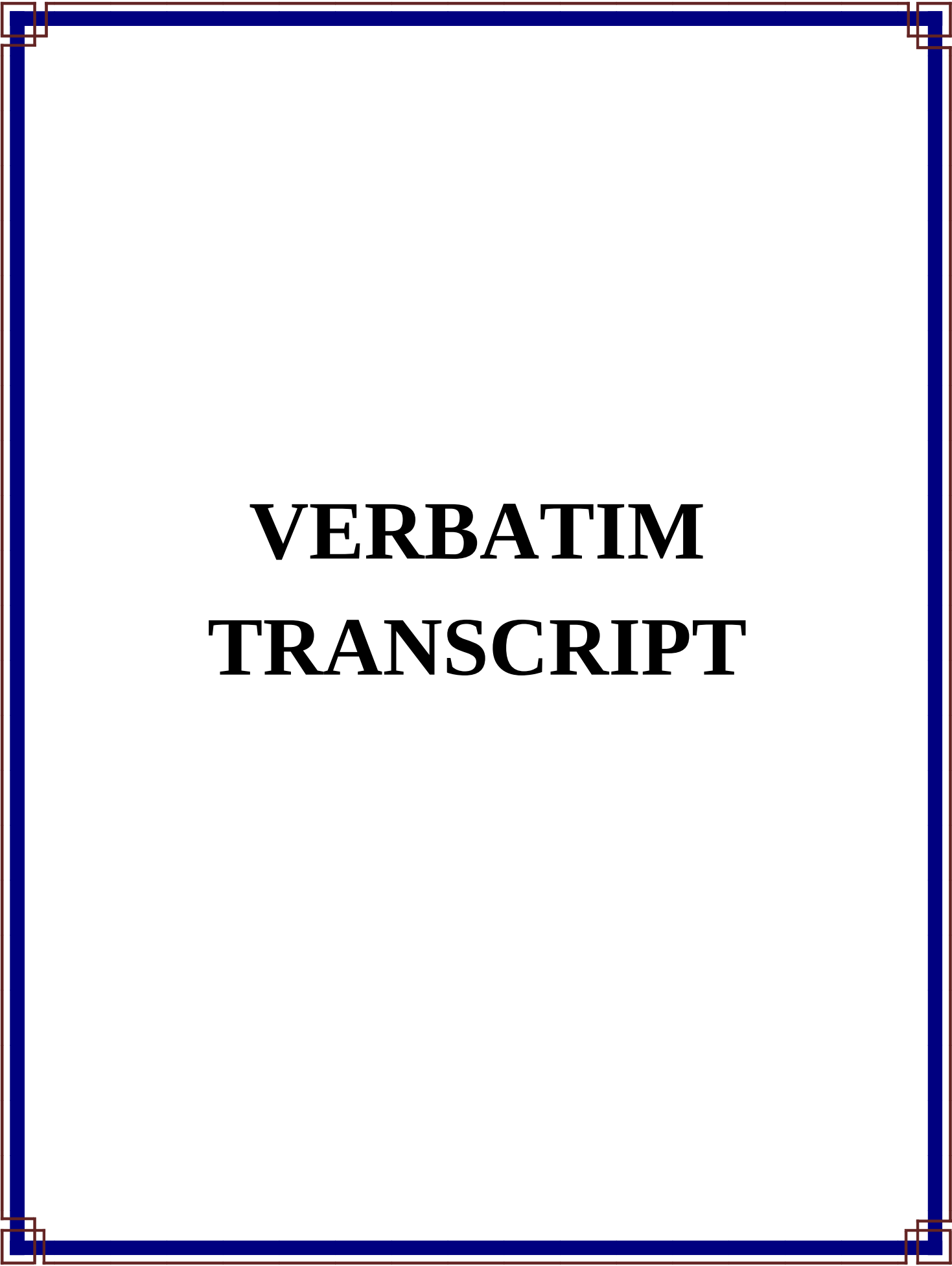
WATER

- ☐ The property lies within the _____ Water Service Area. The applicant should contact the provider to determine the availability of water service.
- ☒ A 6 inch water main exists ☐ (approximately ___ feet from the site), ☒ (adjacent to the site), and is located west of the subject property within the west Right-of-Way of Alafia Drive. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- ☐ Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

WASTEWATER

- ☐ The property lies within the _____ Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
- ☒ A 8 inch wastewater forcemain exists ☒ (approximately 1,350 feet from the project site), ☐ (adjacent to the site) and is located west of the subject property within the west Right-of-Way of Providence Road. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- ☐ Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

COMMENTS: The subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's potable water and wastewater systems. The subject area is located within the Hillsborough County Wastewater Service Area and will be served by the Falkenburg Wastewater Treatment Plant. If all of the development commitments for the referenced facility are added together, they would exceed the existing reserve capacity of the facility. However, there is a plan in place to address the capacity prior to all of the existing commitments connecting and sending flow to the referenced facility. As such, an individual permit will be required based on the following language noted on the permits: The referenced facility currently does not have, but will have prior to placing the proposed project into operation, adequate reserve capacity to accept the flow from this project.



VERBATIM TRANSCRIPT

Transcript of Proceedings
July 21, 2025

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

IN RE:

ZONE HEARING MASTER
MEETING

ZONE HEARING MASTER MEETING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: Susan Finch
Zone Hearing Master

Pamela Jo Hatley
Zone Hearing Master

DATE: Monday, July 21, 2025

TIME: Commencing at 6:01 p.m.
Concluding at 10:06 p.m.

LOCATION: Hillsborough County BOCC - Development
Services Dept. (LUHO, ZHM, Phosphate)
601 East Kennedy Boulevard
Second Floor Boardroom
Tampa, Florida 33601

Reported by:
Diane DeMarsh, AAERT No. CER-1654
Digital Reporter

1 MS. HEINRICH: Our next application is item D.9.
2 Major Mod 25-0694.

3 The applicant is requesting a Major Modification in PD
4 13-0125. James Baker with Development Services will provide
5 staff findings after the applicant's presentation.

6 MS. CORBETT: Good evening. Kami Corbett with the law
7 firm of Hill Ward Henderson, representing Mattamy Homes this
8 evening.

9 Subject property is located in the Riverview area.
10 It's along the Alafia River, east of 301. It's got a land
11 use -- Future Land Use category of R-4. And it -- there is R-6
12 to the east and R-2 and R-4 -- oh, I'm sorry. R-6 to the west
13 and R-2 and R-4 to the east. And you'll see there are a variety
14 of zones ranging from RFC-6 to RFC-4 and PD in the immediate
15 area.

16 This is an infill development, much like many of the
17 infill developments are right in this immediate area that have
18 been recently approved and recently developed. You'll see to
19 the north there's Riverside Bluffs, there's Spring Rose, which
20 is 3.18 units to the acre. I can't pronounce that -- k-
21 something, K Homes there, which was developed at 3.61 dwelling
22 units per acre.

23 You have -- and then you go further south and you'll
24 see some older developments but also infill in the 2.75 dwelling
25 units to the acre, to 2.53. And what we are proposing is 2.55

1 dwelling units to the acre. So there are other developments,
2 infill developments in this area that are consistent with what
3 we're requesting.

4 This site is already approved for development.
5 There's an existing Planned Development for a 60-bed assisted
6 living facility with three single-family detached lots directly
7 on the river, and with three docks.

8 This is our proposed PD site plan. We are asking for
9 27 single-family lots. You'll see all of the development
10 impacts are directed away from the Alafia River. We're asking
11 for minimum lot size of 50 feet -- I mean, minimum lot width of
12 50 feet and a minimum lot size of 6,000 square feet. And we are
13 proposing two docks in those -- those locations.

14 This was our original site plan, which you see was
15 more intense. It was at 3.11 units per acre and it had an
16 internal loop road. But after receiving input from the
17 community and looking at our design, we actually reduced the
18 density. And actually, we're highlighting the natural features
19 and we've added some plantings and buffering that's not
20 otherwise required.

21 We've committed to a 100-foot dock setback from the
22 property line, from where the dock is located, to where the
23 property line is. So you have direct that away from the
24 existing lots to the north. That's on the northern side of the
25 site. We're providing enhanced landscaping of ten-foot Type B

1 buffer with a six-foot perimeter fence along the south side.
2 And along the north side we're providing native plantings in the
3 areas where indicated on the site plan. To the north, most of
4 the lots abut driveways. You'll see the single-family homes
5 that are served by those driveways are -- all of those homes are
6 oriented towards the river. And then our lots will be developed
7 adjacent to their driveways. And on the south side you'll see
8 that our lots are buffered by stormwater ponds.

9 So on the northernmost side, we have a 125 minimum
10 setback to the existing structure. And on the south side again,
11 125 minimum setback from the nearest residential structure.

12 We've also committed to doing very specific landscape
13 standards along the entry road. That's intended so that the
14 outward appearance of the development is -- remains sort of in
15 line with the character it buffer -- it is buffered and screened
16 from the existing development. And those are -- these details
17 are referenced in the conditions and they're commitments that we
18 have made.

19 We are also providing water and sewer improvements for
20 the development. And then lastly, these are just some
21 renderings of the types and quality of homes that Mattamy will
22 be developing in this surrounding area. Again, there are
23 multiple Future Land Use policies that support a finding of
24 consistency. We have no objections for reviewing agencies. The
25 Planning Commission has found this compatible with the existing

1 area and consistent with the Comprehensive Plan. And
2 Development Services has found approvable subject to conditions.
3 We do have our development team, our project engineer, our
4 project planner, and our traffic engineer should you have any
5 questions.

6 HEARING MASTER: All right. Thank you. No questions
7 for you.

8 MR. BAKER: James Baker, Development Services.

9 This subject property is zoned PD 13-0125. It is plus
10 or minus 10.6 acres. It's located on the east side of Alafia
11 Drive, approximately 200 feet south of Church Drive from
12 Agricultural Sustainable Family Conventional ASC-1 to
13 Residential Single-Family Conventional RSC-4 to a Planned
14 Development to allow for a six-square foot, 60-bed assisted
15 living facility and three single-family detached lots adjacent
16 to the Alafia River with ASC-1 development standards.

17 This Major Modification proposes to provide for a
18 master planned, small scale suburban infill residential
19 community, and to remove the assisted living facility as a
20 permitted use and to increase the single-family detached use
21 from 3 to 27 lots.

22 Although smaller lots are proposed than the lots that
23 are immediately adjacent to the subject property, all proposed
24 lots in this PD are internalized, fronting on private streets to
25 maintain the character of existing development in the area. The

1 applicant proposes landscape buffer tracks to be maintained by
2 homeowner association as follows. Northern buffer, 10-foot Type
3 B and 20-foot native planting area on the easternmost plus or
4 minus 250 feet. Southern buffer ten-feet Type B and western
5 buffer. These setbacks are provided, although, they are not
6 required by the Land Development Code.

7 Based upon the above considerations, staff finds the
8 request is approvable subject to conditions.

9 HEARING MASTER: All right. Thank you. No questions
10 for you. Thank you. Planning Commission?

11 MR. ROYAL: Good evening. Tyreck Royal, Planning
12 Commission staff. Policy 3.1.3 requires all new developments to
13 be compatible with the surrounding area. The proposed single-
14 family use is compatible with the existing single-family
15 residential character and density of the surrounding area.

16 Additionally, the proposal meets the intent of
17 Neighborhood Protection Policies in the Future Land Use Section
18 FLU Objective 4.4. and FLU Policy 4.4.1 requires all new
19 development to be compatible with the surrounding neighborhood.

20 The proposed modification is compatible with the
21 surrounding area. Residential 4 Future Land Use category allows
22 for a consideration of up to four dwelling units per proposed
23 acre. With approximately 10.6 acres, the subject site can be
24 considered up to 42 dwelling units. The proposal of 27 single-
25 family units meets the requirement of Objective 2.1 and its

1 accompanying policies of the RES-4 category.

2 Overall, staff finds that the proposed Major
3 Modification for 27 single-family units is compatible with the
4 existing development pattern within the area. Based upon those
5 considerations, the goals, objectives, and policies the Planning
6 Commission staff find that proposed modification is consistent
7 with the Hillsborough County Comprehensive Plan. Thank you.

8 HEARING MASTER: All right. Thank you. All right.
9 Is there anyone here or online who wishes to speak in support of
10 this application? All right. I do not hear anyone. Is there
11 anyone here or online who wishes to speak in opposition to this
12 application? All right. Please come forward. How many
13 speakers do we have? Raise your hand. Looks like there's five.
14 We have five speakers. Or are there six?

15 MR. MORAN: I think five speakers.

16 HEARING MASTER: All right. So you have three minutes
17 apiece. Well, is there anyone online who wishes to speak in
18 opposition to this case? I think -- I don't think so. All
19 right -- five minutes -- three minutes apiece.

20 MR. MORAN: Absolutely. My name is Dr. Colton Moran,
21 and I am a resident directly attached to the parcel of land
22 associated with Major Modification 25-0694. I live at 11204
23 Riverview Drive, Riverview, Florida, 33578. I'm speaking with
24 you today to strongly oppose this effort, which will tangibly
25 degrade the character of our long-standing community with

1 limited to no benefits provided to said community. Outside of
2 alignment with the broader community and opposition to this
3 effort this request is simply not consistent with -- with
4 Unincorporated Hillsborough County Comprehensive Plan.

5 I will also note that the statement regarding the
6 assisted living facility is a little bit of a straw comparison,
7 since that's been built somewhere else, and that is not
8 currently being developed and/or utilized.

9 I want to give a quick overview of these concerns, as
10 I know my fellow neighbors will have specific passions they want
11 to speak to in more detail. But the first goal of the
12 Comprehensive Plan states this, maintain a land use pattern that
13 concentrates growth in the Urban Service Area and is supported
14 by existing or planned public facilities and services. The
15 homes of this community are all on septic tanks, and the roads
16 we have are heavily taxed with current traffic density and no
17 sidewalks. The original water lines are faltering and require
18 significant maintenance that is ongoing.

19 This modification is targeting growth in an area that
20 is not in line with goal 1. As admitted by the developer during
21 the public meeting they had with us, it would require
22 significant infrastructure to connect this development to enable
23 their utilities. This community needs fostering, not to be
24 replaced.

25 The second goal states, ensure the character,

1 compatibility, and location of land uses optimize the combined
2 potential for economic benefit, fiscal sustainability,
3 protection of natural resources, and maintaining viable
4 agriculture. This is an area that is inhabited by peacocks and
5 gopher tortoises that are dwindling. They have been there for
6 generations. The deconstruction of this land and subsequent
7 building not only exacerbates the faltering survivability of
8 these species, but it erodes the character of the environment
9 that people have actively sought out to live and contribute to,
10 including myself.

11 Goal 3, ensure the land uses decisions considered
12 local contexts, impacts on disadvantaged, underserved
13 communities, promotes cohesiveness between new development and
14 existing communities, reinforce community identity, and promote
15 an overall more livable community. The development of the
16 housing in this plan is in direct contrast to the existing
17 community infrastructure, which is oversized lots, no HOA's, no
18 large six-foot six walls running along perimeters. And
19 deconstruction of said identity for this community does not
20 promote cohesion.

21 Overall, this proposed plan is a step in the wrong
22 direction for the families in this area and is posed to only
23 lead to a communal conflict and tension. I, along with the
24 community, urge you to deny this request on the grounds
25 outlined, specifically in the Comprehensive Plan. Appreciate

1 your time.

2 HEARING MASTER: All right. Thank you. Next speaker,
3 please? Okay. Ma'am, are you ready? You can go ahead.

4 MS. DASHLER: Yes.

5 HEARING MASTER: We need your name and address.

6 MS. DASHLER: Good evening. My name is Jacqueline
7 Dashler, and I live at 7808 Alafia Drive, which is adjacent to
8 the proposed development on the north side of my property.
9 Sorry.

10 I have appeared at these hearings many times in the
11 past 25 years for the same purpose of objecting to a proposed
12 development. In 2002, a variance was requested by the owners,
13 which was subsequently denied. The property was then sold. In
14 2006 and 2007 the Land Use Officer recommended denial for RZ 06-
15 0753 for a Planned Development by Greenvview Properties, based on
16 incompatibility with the character of the surrounding area and
17 the number of homes requested.

18 Some of the reasons cited by the Hearing Officer when
19 recommending denials, were presented in my opposition letter
20 previously submitted. In summary, he said, well, the proposal
21 has been modified somewhat. The request is still found to be
22 inconsistent with the prevailing pattern of development within
23 the immediate area. A maximum of 3 riverfront lots and 15 lots
24 on the overall site would be more in keeping with the
25 development of adjacent properties.

1 I believe these reasons are still relevant. A lot
2 size of 50 feet by 100 feet is certainly not compatible with the
3 character of the surrounding area. We believe, as was stated by
4 Kathy Castor (ph) during a previous hearing, that 12 to 15 homes
5 would be compatible with the existing surrounding area. In
6 2013, an amicable agreement was reached between Greenview
7 Properties and the neighborhood that their plan for three lots
8 on the river and the ALF would create less impact on the
9 surrounding properties, which would include issues such as lot
10 size, noise, traffic, roadwork, lightning, and potential crime.

11 We therefore withheld our objections. However, the
12 plan never came to fruition. The property was subsequently sold
13 in 2022 to the current owner, who told us he intended to build
14 one single-family home on it.

15 Now we are here in '25 revisiting these same issues.
16 The developer has submitted a concept plan MM 25-0694 to modify
17 the previously approved PD to build 27 homes on postage-sized
18 lots of 50 by 120, which is .14 acres per lot with only ten feet
19 between the homes. It goes against all previous rulings
20 regarding the character of the surrounding community, and all
21 our other objections listed in our letter of objection filed on
22 July 7th, 2025. And those are considerable.

23 I also note that the size of the wetland, which the PD
24 13-0125 were .9 plus or minus acres, that have now been reduced
25 on this -- on this plan to .4 plus or minus. Is that an

1 indication that our precious wetlands are disappearing? We
2 need to protect them at all costs.

3 In addition, please consider that Alafia Drive is a
4 substantial, substandard roadway and deteriorating with many
5 potholes. The adverse impact of over two years of land clearing
6 and home construction, and the integrity of the road, and the
7 increase in additional traffic once completed would be
8 considerable. The average number of vehicles per household in
9 the United States is 1.83, but for Florida it's 2.0. Multiply
10 that times the number of trips per day, it would be extremely
11 burdensome not only to Alafia Drive, but to Providence and
12 Riverview Drive --

13 HEARING MASTER: All right, ma'am --

14 MS. DASHLER: -- which are already overtaxed.

15 HEARING MASTER: Thank you.

16 MS. DASHLER: I respectfully request that you
17 recommend denial of this project.

18 HEARING MASTER: Thank you very much. All right.
19 Next speaker, please?

20 MS. MORRIS: Good evening. My name is Susan Morris.
21 My husband and I reside at 7508 Alafia Drive, which is next to
22 the property described in 25-0694. Our property borders for the
23 forest, the Alafia, and shares the entire northern border of the
24 Planned Development for approximately 1,300 feet. The current
25 application proposes, as you've heard, 27 homes on lots

1 measuring 50 by 120 and in our opinion, the -- that lot size,
2 which is about .14 acres, are out of character with the
3 surrounding neighborhood.

4 Our neighborhood is a quiet, stable, low-density rural
5 residential community -- it hasn't changed much at all. I've
6 been there for 32 years -- of single and two-story houses.
7 There's a lot of open green spaces, mature trees, and provisions
8 for abundant wildlife.

9 The side setbacks are much larger than the proposed by
10 the Planned Development. Large lot sizes are crucial -- are a
11 crucial element in establishing the character of the community.
12 Previously, we submitted an analysis which assessed the existing
13 lot sizes in the surrounding neighborhood for a half mile. The
14 findings, and they are part of the record, indicate that the
15 average lot size in the community is .9 acres. For lots located
16 along the river, the average size is 1.8 acres.

17 This analysis indicates that fewer than one percent of
18 the current lots are one-quarter of an acre or smaller. One
19 percent. The proposed 0.14 acres therefore represent a
20 significant departure from the prevailing lot sizes in the area,
21 and do not align with the established character of the
22 neighborhood.

23 With respect to mitigation, the development proposes a
24 ten-foot buffer utilizing Florida native plants and PVC fencing.
25 However, my husband and I are concerned that there are no plans

1 to install fencing along the easternmost northern boundary for
2 about 250 feet. Instead, a native planting areas for proposed
3 adjacent to a recreational area which is located 100 feet from
4 our home.

5 We have requested and -- the installation of a fence
6 in this area to reduce noise and block visual and lighting
7 disturbances, and to prevent unauthorized access to our property
8 and dock. The developer has not agreed to our request.

9 As been mentioned, there was a similar rezoning
10 application 06-0753, that was denied in 2007 with a 6-1 vote.
11 It should be noted that the original application proposed 24
12 homes on quarter-acre lots -- may I finish?

13 HEARING MASTER: Finish.

14 MS. MORRIS: And then later --

15 HEARING MASTER: That's is just saying it's 30
16 seconds.

17 MS. MORRIS: Yes. It should be noted that the
18 original application proposed 24 homes on quarter-acre lots and
19 then amended to 19 homes on approximately 0.4 acre lots. I'll
20 finish. In summary, we ask you to consider the long-term
21 implications of this development on our community and
22 respectfully request your recommendation of denial.

23 HEARING MASTER: All right. Thank you. Next speaker,
24 please?

25 MR. FREELAN: Good evening. My name is Richard

1 Freelan. My wife and I own and reside at 7428 Alafia Drive,
2 Riverview, Florida, 33578. Which is just three houses down to
3 the entrance from the proposed development and really two away
4 from a practical sense, as you can see on the proposed diagram.

5 We strongly oppose this proposal and echo the concerns
6 of our neighbors. My wife and her two brothers have lived in
7 our neighborhood for nearly 40 years. They, as well as their
8 mom, now occupy four separate homes in the immediate area
9 affected by the project.

10 For as long as they can remember this has been a
11 peaceful area in which they, and now our children, can play
12 safely. Traffic and safety is our primary concern. We have two
13 school-aged children and two nephews just one street away.

14 If you consider there's an average of more than 1.8
15 cars per household, according to the Federal Highway
16 Administration 2022, this equates to roughly 50 additional cars
17 traveling our streets, likely multiple times per day. As you
18 can see from the diagram, there's essentially only one exit from
19 the neighborhood directly onto the street in which our private
20 drive resides there.

21 We ask you to keep in mind that our street has no
22 sidewalks, no street lights, and are also already in disrepair
23 with many potholes on the intersection of Alafia and Church
24 Street. As concerned parents, we know there are many other
25 children like ours in the neighborhood and we struggle to

1 understand how this development does not pose a significant
2 safety risk to our children.

3 Flooding is also a real risk. Our home, like many
4 others, flooded during Hurricane Helene. We've been through so
5 much this year already, and our concern with the added risk that
6 this neighborhood. A storm, that I will remind everyone was
7 followed immediately by another just a few weeks later. The
8 property for the proposed development is currently grassy
9 wetlands, which I would assume absorbs most of the runoff from
10 the Alafia drive as well as our neighbors. Given that the front
11 of our property is at a lower elevation than the proposed
12 development, we believe that a lot of that runoff will have
13 nowhere to go and pose an increased additional risk to our home
14 as well as our neighbors.

15 The developer has stated that they have factored in
16 retention ponds and appropriate easements for drainage. The
17 question becomes whether this is enough to mitigate the risks
18 involved with a major hurricane, let alone two. This concludes
19 my comments. Thank you.

20 HEARING MASTER: Thank you, sir. All right. Next
21 speaker please?

22 MS. MOORE: Good evening. My name is Patricia Moore.
23 I live at 8204 Mays Avenue, Riverview, Florida, 33578. My
24 husband, Lawrence Dodson (ph), has been on the property for 61
25 years. I've been there for 30. We -- you have heard from the

1 other speakers why we object to this application MM 25-0694.

2 It -- we do have poor roads. We don't have the
3 infrastructure. And what I would like to say tonight, just very
4 briefly, is you can unbuild -- you can't unbuild the houses or
5 return the wildlife or the community once you approve this. Now
6 is the time to say no to this unneeded development that places
7 demands on inadequate infrastructure, leading to more decline of
8 the neighborhood's quality of life.

9 We don't need more houses. We have plenty of them
10 sitting vacant. Please oppose this application. Thank you.

11 HEARING MASTER: Thank you. Ma'am. All right. Next
12 speaker, please? Was that it? Is that all the speakers? Okay.

13 MS. MORRIS: Yeah. If I may? There was another --

14 HEARING MASTER: All right. I can't hear you right
15 back there. You have to be on the record, please. So come to
16 the microphone and state your name and go ahead.

17 MS. MORRIS: Yes. Susan Morris, 7508 Alafia Drive. I
18 just want to say, there's a lot of people that have been sitting
19 here all night, and they are in opposition, but they didn't want
20 to speak. Could we recognize them? Could they stand?

21 HEARING MASTER: If they wish. All who wish to
22 express their opposition, please stand. Thank you.

23 MS. MORRIS: Thank you.

24 HEARING MASTER: Okay. Thank you. Ma'am. All right.
25 So we're going to move on then, if there are no further

1 speakers.

2 development services, anything further?

3 MS. HEINRICH: No, ma'am.

4 HEARING MASTER: All right. Thank you. Applicant?

5 MS. CORBETT: Kami Corbett, for the record. You heard
6 Mr. Baker in his testimony, talking about the compatibility of
7 the proposed development and specifically how the development is
8 internalized to address the compatibility issues with respect to
9 the larger lots. You also heard the Planning Commission in
10 their expert testimony testifying as to the compatibility of
11 the -- this proposed development with the surrounding area. And
12 you saw the map that I put up comparing or showing you the other
13 infill developments in and around this area. So I think
14 those -- all those things rebut the competing analysis that was
15 provided by the opposition.

16 There was a lot of discussion about a 2006 Planned
17 Development that was denied. That development -- that Planned
18 Development came forward without Planning Commission support,
19 without Development Services support, without EPC support.
20 There was too much intensity on the river. It was not
21 supported.

22 So it is not a surprise that the Board of County
23 Commissioners did not support that application at that time,
24 because there were findings in the record from experts that that
25 was -- whatever was being proposed at that time was

1 incompatible. So that's again, because it was denied, it's
2 largely irrelevant.

3 The PD for the assisted living is very much relevant
4 because although that particular user may have moved on from the
5 site, the site does have development rights and that could be
6 developed there.

7 And again, the -- I think there was a reference as to
8 being a rural area. This is not a rural area. This is squarely
9 within the Urban Service Boundary. It's been planned for
10 Residential 4 and Residential 6 in the immediate area for many,
11 many years. It has remained undeveloped, largely because we're
12 at the point in the cycle where people are going looking for
13 infill development because there is a lack of available land to
14 develop for single-family housing.

15 Our -- I was not at the community meeting. There was
16 a community meeting. There have been a lot of side meetings and
17 side discussions. We tried really hard to come up with a site
18 plan that demonstrates the -- our sensitivity to the surrounding
19 area, and we are providing buffering and screening that's not
20 otherwise required.

21 As far as drainage and stormwater problems. As you
22 know, those issues are largely handled at the time of site
23 development. We would need to comply with any rules that would
24 be -- that are in place at that time. So if the rules get more
25 stringent because of the storms and we come in to develop, we'd

1 have to comply with that.

2 We do have our civil engineer here, should you have
3 any specific questions about drainage, but I don't really think
4 that they're particularly relevant to this stage of the
5 development. This is just the rezoning.

6 And with respect to the substandard roadway comments
7 with respect to Alafia, that's one of -- because it does not
8 have sidewalks, it's one of the reasons why it makes it
9 substandard. It's not necessarily substandard because of the
10 drive miles, And I think I would like to have Steve Henry come
11 up and just testify with respect to what he has observed
12 regarding Alafia Road.

13 MR. HENRY: Good evening. Steve Henry, Lincks &
14 Associates, 5023 West Laurel, Tampa, 33607.

15 So we did do the traffic analysis for the project
16 actually wasn't even required given the scale and the size of
17 it. But we did do a detailed traffic analysis for the project,
18 which showed that it only increased the traffic from what is
19 currently approved by 9 trips during the a.m. peak hour, and
20 about 12 during the p.m. So a very minor increase over what is
21 currently approved.

22 But as far as the design exception, we did do a
23 administrative variance that was deemed approvable by the County
24 Engineer for Alafia Drive. It's a 20-foot wide -- as indicated
25 it doesn't have sidewalks, that's the main purpose for why it is

1 deemed to be a substandard road. Thank you.

2 HEARING MASTER: All right. Thank you.

3 MS. CORBETT: And that is our presentation.

4 HEARING MASTER: All right. And this closes the
5 hearing on Major Modification 25-0694.

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**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO

Susan Finch PAGE 1 OF 8

DATE/TIME: 7/21/25, 6PM

HEARING MASTER: Pamela Jo Hatley

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APPLICATION # RZ-24-1155	PLEASE PRINT NAME <u>Todd Pressman</u> MAILING ADDRESS <u>200 2nd Ave S # 451</u> CITY <u>St Pete</u> STATE <u>FL</u> ZIP <u>33709</u> PHONE <u>727-899-1700</u>
APPLICATION # RZ 0867 25-0867	PLEASE PRINT NAME <u>Annie Barnes</u> MAILING ADDRESS <u>401 E Jackson St Ste 2100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-294 4800</u>
APPLICATION # RZ 24-1116	PLEASE PRINT NAME <u>Jim Porter</u> MAILING ADDRESS <u>401 E. Jackson St. Suite 17</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>(813) 340-0511</u>
APPLICATION # RZ 24-1116	PLEASE PRINT NAME <u>Hayla Harrell</u> MAILING ADDRESS <u>2841 Executive Dr. Suite 220</u> CITY <u>Clewer</u> STATE <u>FL</u> ZIP <u></u> PHONE <u></u>
APPLICATION # RZ 24-1116	PLEASE PRINT NAME <u>JOSE # OMILA</u> MAILING ADDRESS <u>1950 HAMMOCKS AVE</u> CITY <u>LUTZ</u> STATE <u>FL</u> ZIP <u>33549</u> PHONE <u>(813) 812-6500</u>
APPLICATION # RZ 24-1116 US	PLEASE PRINT NAME <u>Ash Alonzo</u> MAILING ADDRESS <u>2434 10th AVE N</u> CITY <u>St. Pete</u> STATE <u>FL</u> ZIP <u>33713</u> PHONE <u>727-459-3283</u>

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APPLICATION # <u>R2</u> <u>24-1116</u>	PLEASE PRINT NAME <u>Jesie Felipe</u> MAILING ADDRESS <u>6909 N Fremont Ave</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33604</u> PHONE <u>813 4181848</u>
APPLICATION # <u>R2</u> <u>24-1116</u>	PLEASE PRINT NAME <u>Julie Feliciano</u> MAILING ADDRESS <u>2824 W. Union St.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813 203095</u>
APPLICATION # <u>R2</u> <u>24-1116</u> <u>VS</u>	PLEASE PRINT NAME <u>Sage Marcelin</u> MAILING ADDRESS <u>8545 Central Ave</u> CITY <u>St. Pete</u> STATE <u>FL</u> ZIP <u> </u> PHONE <u> </u>
APPLICATION # <u>R2</u> <u>24-1116</u>	PLEASE PRINT NAME <u>FRASER HENDERSON</u> MAILING ADDRESS <u>12115 SAN GHALFORD CT</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33626</u> PHONE <u>813 712 9824</u>
APPLICATION # <u>R2</u> <u>24-1116</u>	PLEASE PRINT NAME <u>JOHN RESTAINO</u> MAILING ADDRESS <u>14602 TUDOR CHASE DR</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33626</u> PHONE <u>813-766-9364</u>

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APPLICATION # RZ 24-1116	PLEASE PRINT NAME <u>Abigail Cronin</u> MAILING ADDRESS <u>12111 San Chab fun Ct</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33624</u> PHONE <u>813/334-0747</u>
APPLICATION # RZ 24-1116 VS	PLEASE PRINT NAME <u>Leigh Slement</u> MAILING ADDRESS <u>2753 State RD 580 Suite 202</u> CITY <u>Clearwater</u> STATE <u>FL</u> ZIP <u>33761</u> PHONE <u>727-687-1894</u>
APPLICATION # RZ 24-1116 VS	PLEASE PRINT NAME <u>Bruce Derby</u> MAILING ADDRESS <u>16301 Byrnwyck LN</u> CITY <u>Odessa</u> STATE <u>FL</u> ZIP <u>33556</u> PHONE <u>813-956-7029</u>
APPLICATION # RZ 24-1116	PLEASE PRINT NAME <u>MICHAEL YATES, PAUL TRAFFIC</u> MAILING ADDRESS <u>4006 S. MAC DILL AVE</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33611</u> PHONE <u>813 3598341</u>
APPLICATION # MM 25-0025	PLEASE PRINT NAME <u>William J Mollly</u> MAILING ADDRESS <u>375 S Blvd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33606</u> PHONE <u></u>

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APPLICATION # mm 25-0025 VS	PLEASE PRINT NAME <u>Erik Swart</u> MAILING ADDRESS <u>9302 Barrington Oaks Dr</u> CITY <u>DOVER</u> STATE <u>FL</u> ZIP <u>33527</u> PHONE <u>386 249 3021</u>
APPLICATION # mm 25-0025	PLEASE PRINT NAME <u>Alexandra Swart</u> MAILING ADDRESS <u>9302 Barrington Oaks Dr</u> CITY <u>DOVER</u> STATE <u>FL</u> ZIP <u>33527</u> PHONE _____
APPLICATION # mm 25-0025	PLEASE PRINT NAME <u>MICHAEL YATES, PALM TRAFFIC</u> MAILING ADDRESS <u>4006 S. MacDill Ave</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33611</u> PHONE <u>813 359 8341</u>
APPLICATION # RZ 25-0371	PLEASE PRINT NAME <u>Kami Corbett</u> MAILING ADDRESS <u>101 E Kennedy Blvd. St 3700</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-227-8411</u>
APPLICATION # RZ 25-0371	PLEASE PRINT NAME <u>JOHN REGAN</u> MAILING ADDRESS <u>5051 SANDY BROOK CIR</u> CITY <u>WIMBORNE</u> STATE <u>FL</u> ZIP <u>33598</u> PHONE <u>813-938-4058</u>

DATE/TIME: 7/21/2025, 6PM HEARING MASTER: Pamela Jo HatleyPLEASE **PRINT CLEARLY**. THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # RZ 25-0371	PLEASE PRINT NAME <u>Augie Grace</u> MAILING ADDRESS <u>15821 Cobble Mill Dr</u> CITY <u>Wimauma</u> STATE <u>FL</u> ZIP <u>33588</u> PHONE <u>781-799-7299</u>
APPLICATION # RZ 25-0371	PLEASE PRINT NAME <u>Chris O'Kelley</u> MAILING ADDRESS <u>3010 W Azalee St Ste 150</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33604</u> PHONE <u>813 223-3911</u>
APPLICATION # RZ 25-0452	PLEASE PRINT NAME <u>SIDNEY CALLOWAY</u> MAILING ADDRESS <u>3201 E Bryscoff Road Tampa</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33</u> PHONE <u>954 843-8823</u>
APPLICATION # RZ 25-0452	PLEASE PRINT NAME <u>Alexander Baum</u> MAILING ADDRESS <u>429 SW 195th Ave</u> CITY <u>Pembroke Pines</u> STATE <u>FL</u> ZIP <u>33023</u> PHONE <u>954-283-0815</u>
APPLICATION # RZ 25-0452	PLEASE PRINT NAME <u>Danny Kushner</u> MAILING ADDRESS <u>6107 Adamsville RD</u> CITY <u>Gibsonton</u> STATE <u>FL</u> ZIP <u>33534</u> PHONE <u>352 238-1956</u>
APPLICATION # RZ 25-0452	PLEASE PRINT NAME <u>JAMES KUSHNER</u> MAILING ADDRESS <u>6123 ADAMSVILLE RD</u> CITY <u>GIBSONTON</u> STATE <u>FL</u> ZIP <u>33534</u> PHONE <u>813-369-1370</u>

DATE/TIME: 7/21/2025, 6PMHEARING MASTER: Pamela Jo HatleyPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # RZ 25-0452	PLEASE PRINT NAME <u>Michele P. Sanchez</u> MAILING ADDRESS <u>4101 Adamsville Rd.</u> CITY <u>Orlando</u> STATE <u>FL</u> ZIP <u>32834</u> PHONE <u>2072-72-9960</u>
APPLICATION # RZ 25-0457	PLEASE PRINT NAME <u>Justyna Gale</u> MAILING ADDRESS <u>200 Pinewind Blvd</u> CITY <u>Oldsmar</u> STATE <u>FL</u> ZIP <u>34677</u> PHONE <u>352-514-0158</u>
APPLICATION # RZ 25-0469	PLEASE PRINT NAME <u>Kami Corbett</u> MAILING ADDRESS <u>101 E Kennedy Blvd, Ste 3700</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-227-8421</u>
APPLICATION # RZ 25-0469	PLEASE PRINT NAME <u>JOHN REGAN</u> MAILING ADDRESS <u>5052 SANDY BROOK CIRCLE</u> CITY <u>WIMBURN</u> STATE <u>FL</u> ZIP <u>33598</u> PHONE <u>813-938-4088</u>
APPLICATION # RZ 25-0469	PLEASE PRINT NAME <u>Ange Grace</u> MAILING ADDRESS <u>15821 Cobble Mill Dr</u> CITY <u>Wimbourne</u> STATE <u>FL</u> ZIP <u>33598</u> PHONE <u>781-799-7299</u>
APPLICATION # mm 25-0583	PLEASE PRINT NAME <u>Kami Corbett</u> MAILING ADDRESS <u>101 E Kennedy Blvd Ste 3700</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-227-8421</u>

DATE/TIME: 7/21/2025, 6PM HEARING MASTER: Pamela Jo Hatley

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # RZ 25-0587	PLEASE PRINT NAME <u>Isabelle Albert</u> MAILING ADDRESS <u>100 N. Ashley Dr. # 960</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE ⁸¹³ <u>331 0276</u>
APPLICATION # MM 25-0694	PLEASE PRINT NAME <u>Kami Corbett</u> MAILING ADDRESS <u>101 E Kennedy Blvd Ste 3700</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE ⁸¹³ <u>227 8421</u>
APPLICATION # MM 25-0694	PLEASE PRINT NAME <u>Colton Moran</u> MAILING ADDRESS <u>11204 River View Dr.</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP ³³⁵¹⁸ <u>33518</u> PHONE <u>37-218227</u>
APPLICATION # MM 25-0694	PLEASE PRINT NAME <u>Jacqueline Spashka</u> MAILING ADDRESS <u>7808 Celafio Dr.</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>813-765-0872</u>
APPLICATION # MM 25-0694	PLEASE PRINT NAME <u>Susan Morris</u> MAILING ADDRESS <u>7508 Alafia Dr.</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>904-655-6609</u>
APPLICATION # MM 25-0694	PLEASE PRINT NAME <u>Richard Freelan</u> MAILING ADDRESS <u>7428 Alafia Dr</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>813-464-5977</u>

DATE/TIME: 7/21/2025 6PM HEARING MASTER: Pamela Jo HatleyPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # mm 25-0694	PLEASE PRINT NAME <u>Patricia Moore</u> MAILING ADDRESS <u>8201 Mays Ave</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>813-677-6824</u>
APPLICATION # mm 25-0694	PLEASE PRINT NAME <u>Steve Henry</u> MAILING ADDRESS <u>5013 W. LAUREL ST</u> CITY <u>TPA</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-289-0039</u>
APPLICATION # RZ 25-0744	PLEASE PRINT NAME <u>Kami Corbett</u> MAILING ADDRESS <u>101 E Kennedy Blvd Ste 3700</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-227-8421</u>
APPLICATION # mm 25-0745	PLEASE PRINT NAME <u>Kami Corbett</u> MAILING ADDRESS <u>101 E Kennedy Blvd Ste 3700</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-227-8421</u>
APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____
APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____

HEARING TYPE:

ZHM, PHM, VRH, LUHO

DATE: July 21, 2025

HEARING MASTER:

Susan Finch/Pamela Jo Hatley

PAGE: 1 OF 1

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
RZ 24-1155	Todd Pressman	1. Applicant Presentation Packet	No
RZ 24-1116	Kayla Harrell	1. Applicant Presentation Packet	No
RZ 24-1116	Fraser Henderson	2. Opposition Presentation Packet	No
RZ 24-1116	Amanda Siftar	3. Opposition Presentation Packet	No
MM 25-0025	Tim Lampkin	1. Revised Staff Report	Yes – Copy
MM 25-0025	Isabelle Albert	2. Applicant Presentation Packet	Yes – Copy
RZ 25-0371	Kami Corbett	1. Applicant Presentation Packet	No
RZ 25-0371	John Regan	2. Opposition Presentation Packet	No
RZ 25-0371	Augie Grace	3. Opposition Presentation Packet	No
RZ 25-0371	Kami Corbett	4. Applicant Presentation Packet	No
RZ 25-0452	Sidney Calloway	1. Applicant Presentation Packet	No
RZ 25-0457	Justyna Gale	1. Applicant Presentation Packet	No
RZ 25-0469	Kami Corbett	1. Applicant Presentation Packet	No
RZ 25-0469	John Regan	2. Opposition Presentation Packet	No
RZ 25-0469	Augie Grace	3. Opposition Presentation Packet	No
RZ 25-0469	Kami Corbett	4. Applicant Presentation Packet	No
RZ 25-0469	Jared Follin	5. Revised Staff Report	Yes – Copy
MM 25-0583	Kami Corbett	1. Applicant Presentation Packet	No
MM 25-0583	Chris Grandlienard	2. Revised Staff Report	Yes – Copy
MM 25-0694	Jacqueline Dashler	1. Opposition Presentation Packet	No
MM 25-0694	Susan Morris	2. Opposition Presentation Packet	No
RZ 25-0744	Kami Corbett	1. Applicant Presentation Packet	No
RZ 25-0744	Jared Follin	2. Revised Staff Report	Yes – Copy
MM 25-0745	Kami Corbett	1. Applicant Presentation Packet	No
MM 25-0745	Jared Follin	2. Revised Staff Report	Yes – Copy

JULY 21, 2025 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, July 21, 2025, at 6:00 p.m., in the Boardroom, Frederick B. Karl County Center, Tampa, Florida, and held virtually.

▶ Pamela Jo Hatley, ZHM, called the meeting to order at 6:01 p.m. and led in the pledge of allegiance to the flag.

A. WITHDRAWALS AND CONTINUANCES

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

▶ Pamela Jo Hatley, ZHM, overview of ZHM process.

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

▶ Pamela Jo Hatley, ZHM, Oath.

B. REMANDS:

B.1. RZ-24-1155

▶ Michelle Heinrich, DS, called RZ-24-1155.

▶ Testimony provided.

▶ Susan Finch, ZHM, closed RZ-24-1155.

C. REZONING STANDARD (RZ-STD):

C.1. RZ-25-0867

▶ Michelle Heinrich, DS, called RZ 25-0867.

▶ Testimony provided.

▶ Pamela Jo Hatley, ZHM, closed RZ 25-0867.

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

D.1. RZ 24-1116

▶ Michelle Heinrich, DS, called RZ 24-1116.

▶ Testimony provided.

▶ Pamela Jo Hatley, ZHM, closed RZ 24-1116.

MONDAY, JULY 21, 2025

D.2. MM 25-0025

- ▶ Michelle Heinrich, DS, called MM 25-0025.
- ▶ Testimony provided.
- ▶ Pamela Jo Hatley, ZHM, closed MM 25-0025.

D.3. RZ 25-0371

- ▶ Michelle Heinrich, DS, called RZ 25-0371.
- ▶ Testimony provided.
- ▶ Pamela Jo Hatley, ZHM, closed RZ 25-0371.

D.4. RZ 25-0452

- ▶ Michelle Heinrich, DS, called RZ 25-0452.
- ▶ Testimony provided.
- ▶ Pamela Jo Hatley, ZHM, closed RZ 25-0452.

D.5. RZ 25-0457

- ▶ Michelle Heinrich, DS, called RZ 25-0457.
- ▶ Testimony provided. ▶ Pamela Jo Hatley, ZHM, continued the case until later in the hearing. ▶ Pamela Jo Hatley, ZHM, resumed the application.
- ▶ Pamela Jo Hatley, ZHM, closed RZ 25-0457.

D.6. RZ 25-0469

- ▶ Michelle Heinrich, DS, called RZ 25-0469.
- ▶ Testimony provided.
- ▶ Pamela Jo Hatley, ZHM, closed RZ 25-0469.

D.7. MM 25-0583

- ▶ Michelle Heinrich, DS, called MM 25-0583.
- ▶ Testimony provided.
- ▶ Pamela Jo Hatley, ZHM, closed MM 25-0583.

D.8. RZ 25-0587

- ▶ Michelle Heinrich, DS, called RZ 25-0587.
- ▶ Testimony provided.
- ▶ Pamela Jo Hatley, ZHM, closed RZ 25-0587.

MONDAY, JULY 21, 2025

D.9. MM 25-0694

- ▶ Michelle Heinrich, DS, called MM 25-0694.
- ▶ Testimony provided.
- ▶ Pamela Jo Hatley, ZHM, closed MM 25-0694.

D.10. RZ 25-0744

- ▶ Michelle Heinrich, DS, called RZ 25-0744.
- ▶ Testimony provided.
- ▶ Pamela Jo Hatley, ZHM, closed RZ 25-0744.

D.11. MM 25-0745

- ▶ Michelle Heinrich, DS, called MM 25-0745.
- ▶ Testimony provided.
- ▶ Pamela Jo Hatley, ZHM, closed MM 25-0745.

E. ZHM SPECIAL USE - None.

ADJOURNMENT

- ▶ Pamela Jo Hatley, ZHM, adjourned the meeting at 10:06 p.m.

ORAL ARGUMENTS AGAINST MM25-0694 JULY 21, 2025

Good evening,

My name is Jacqueline Suzanne Dashler and I live at 7808 Alafia Drive which is adjacent to the proposed development on the south side of their property and is the north side of my property.

I have appeared before these hearings many times over the past 25 years for the same purpose of objecting to a proposed development. In 2002 a variance was requested by the owners, the Higgs, and was subsequently denied. They then sold the property.

In 2006 and 2007 the Land Use Officer recommended denial for RZ06-0753 for a planned development by Dreamview Properties based on incompatibility with the character of the surrounding area and the number of homes requested. Some of the reasons cited by the Hearing Officer when recommending the denials were:

- Existing lots within the ASC-1 zone containing the subject property are one acre or more in size, while lots within other zoning districts surrounding the property are generally ½ acre or more.
- The application is found to be in non-compliance with Policy B-1.8 of the Future Land Use Element "Application of Densities to Lands Fronting Water Bodies".
- The request is concluded to conflict with general zoning criteria and principles of zoning law relating to consistency with the zoning of similarly situated property.
- While the proposal has been modified somewhat, the request is still found to be inconsistent with the prevailing pattern of development within the immediate area. A maximum of three riverfront lots and fifteen lots on the overall site would be more in keeping with the development of adjacent properties.

I believe these reasons still to be relevant. A lot size of 50' x 120' is certainly not compatible with the character of the surrounding area. We believe that as was stated by Kathy Castor during a previous hearing 12 to 15 homes would be compatible with the existing surrounding area.

In 2013 an amicable agreement was reached between Dreamview Properties and the neighborhood that their plan for three lots on the river and an ALF would create less impact on the surrounding properties which would include issues such as lot size, noise, traffic, roadwork, lighting, and potential crime. Therefore, we withheld our objections. However, their plan never came to fruition. The property was subsequently sold in 2022 to the current owner who told us he intended to build one single family home on it.

Application No. MM 25-0694
Name: Jacqueline Dashler
Entered at Public Hearing: 2HM
Exhibit # 1 Date: 7/21/2025

ORAL ARGUMENTS AGAINST MM25-0694 JULY 21, 2025

Now here we are in 2025 revisiting the same issues. This developer has submitted a concept plan, MM25-0694, to modify the previously approved PD to build 27 homes on postage size lots of 50' x 120' (0.14 ac lots) with only 10 feet between the homes. It goes against all previous rulings regarding the character of the surrounding community and all our other objections listed in our letter of objection filed on July 7, 2025, and they are considerable.

We believe that in evaluating a new development, consideration should be given to not only the written land use policies but also the lifestyle and use of the land of the current residents. This includes preserving our neighborhood's character, which is a combination of physical and visual qualities developed over decades. These qualities include the sizes of the lots, the variation of housing styles, the setbacks from the streets and other houses, open spaces, and the presence of mature trees, and wildlife. These are the reasons we, the neighbors, chose to live here.

I also note that the size of the wetland which in PD 13-0125 were 0.9 +/- acres have now been reduced to 0.4 +/- . Is that an indication that our precious wetlands are disappearing? We need to protect them at all costs.

In addition, please consider that Alafia Drive is a substandard roadway already deteriorating with many potholes. The adverse impact of over two years of land clearing and home construction on the integrity of the road and the increase in additional traffic once completed would be considerable. The average number of vehicles per household for the U.S. 1.83 but for Florida is 2.0. Multiple that by the number of trips per day, it would be extremely burdensome not only to Alafia Drive but also Providence and Riverview Drive, which are already overtaxed. Also, the negative impact on the school system should be considered. The U.S. average number of children under 18 is 1.94 but for Florida it is 2.07. That would mean 55-60 additional children in the school system.

I will close now as others have or will state their reasons as to why we feel this plan should be denied. I respectfully request that you recommend denial of this proposal.

Thank you for your time and consideration,

Jacqueline S. Dashler

Oral Presentation July 21, 2025 MM 25-0674

Application No. MM 25-0694
Name: Susan Morris
Entered at Public Hearing: ZHM
Exhibit # 2 Date: 7/21/2025

Good evening.

My name is Susan Morris. My husband and I reside at 7508 Alafia Drive, which is next to the property described in MM 25-0694. Our property borders the Alafia River and shares the entire northern boundary of the planned development for approximately 1300 feet. The current application proposes the construction of 27 homes on lots measuring 50' x 120'. In our opinion the proposed 0.14 acre lots are out of character with the surrounding neighborhood.

The established character of our neighborhood is that of a stable, low-density, rural - residential community with single- and two-story houses. There are green open spaces, mature trees, and provisions for abundant wildlife. Side setbacks are much larger than the Planned Developments proposed five feet.

Large lot sizes are a crucial element in establishing the character of our community. An analysis, which has been submitted to the Party of Record, assessed existing lot sizes in the surrounding neighborhood within approximately half a mile radially to the north and south of the proposed development. The findings indicate that the average lot size in the community is 0.98 acres, (with a median of 0.60 acres). For lots located along the river, the average size is approximately 1.8 acres (with the median of 0.9 acres). (Reference for design was Policy B-1.8, Application of Densities to Lands Fronting Water Bodies).

The analysis indicated that fewer than 1% of the current lots are one quarter acre or smaller. The proposed 0.14-acre lots therefore represent a significant departure from the prevailing lot sizes in the area and do not align with the established character of the neighborhood.

The development's application hardly addresses the significant differences in lot sizes. Page 6 states "Although smaller lots are proposed than what is immediately adjacent, the allowable building height is the same, and the building setbacks are similar".

A quick recalculation of lot sizes was carried out to include only those lots within four streets of the development. This area was selected as it is most likely to be affected both during and after construction, and included homes facing Riverview, Church, Hannaway, and Desoto Drives and those facing the Alafia River. The results closely align with the previous analysis with the average lot size of 0.8 acres (and a median of 0.60 acres). For lots located along the river, the average size is approximately 1.6 acres, (and the median is 1.1 acres). This confirms there is a significant reduction in the development's lot size with respect to the immediately adjacent area. The front and side setbacks of the development are very different than those in the community.

With respect to mitigation, the development proposes a 10-foot buffer utilizing Florida Friendly plants and PVC fencing around some of the perimeter. However, my husband and I are concerned that there are no plans to install fencing along +/- 250 feet of the easternmost northern boundary. Instead, a Native Planting Area is proposed adjacent to the Recreational Area which is located 100 ft from our home. This area will include a dock, picnic tables, a fire pit, kayaks/kayak storage racks and the possible location of a community bath house in the future. Newly planted landscaping can be expected to take years to reach maturity and will not provide adequate screening during those years. We have requested the installation of a fence in this area to reduce noise, and block any visual and lighting disturbances in compliance with Policy 3.1.4 and 4.4.8, and to prevent unauthorized access to our property and dock. The developer has not agreed to our request citing "aesthetic reasons".

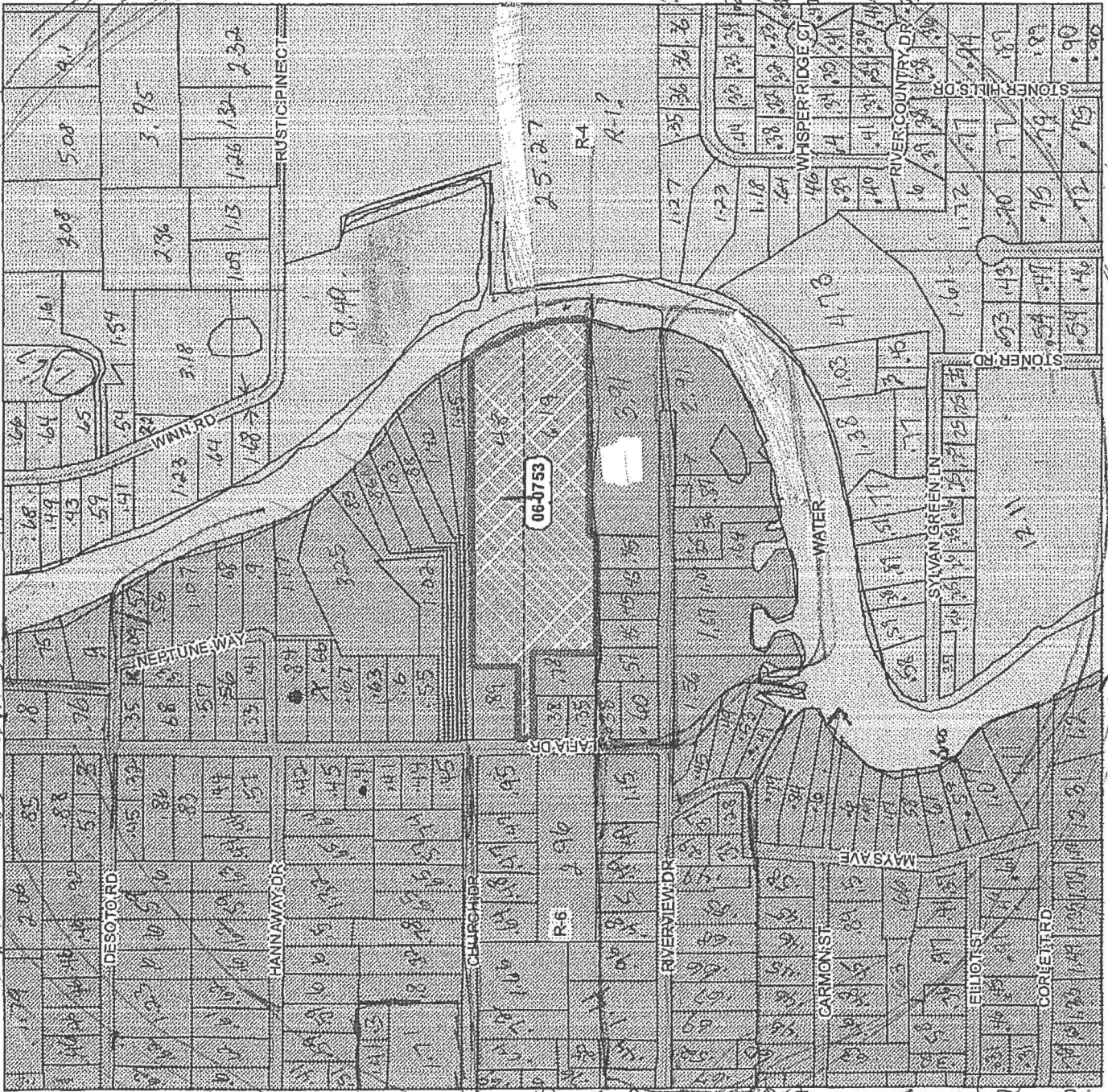
Lastly, as others have mentioned, a similar rezoning application, RZ 06-0753, was denied in 2007 with a 6-1 vote. It should be noted that the original application proposed 24 homes on 0.25-acre lots, then later amended to 19 homes on approximately 0.40 acre lots. The primary reasons for denial were that the permitted land uses in the PD were considered incompatible with surrounding existing land uses, and the rezoning was found inconsistent with the goals and policies of the Comprehensive Plan.

In summary, we believe the proposed planned development does not reflect the character and established lifestyle of the surrounding area and does not align with the Compatibility and Neighborhood Protection Goals and Objectives of the Future Land Use Element. In our opinion, is not an enhancement to the neighborhood and will negatively impact residents' quality of life and likely lower home values. We recognize the right of the property owner to develop his property, but the approval of this petition would also undermine the established character, tranquility and privacy that current and future residents value. We ask that you consider the long-term implications of this development on our community and respectfully request your recommendation of denial of this petition. Thank you for the opportunity to share our concerns.

Susan B. Morris
Charles W. Morris

MM 25-0794 LOT SIZE REASSESSMENT WITHIN FOUR BLOCKS
IMMEDIATE AREA – FOUR BLOCKS RELATIVE TO PROJECT SITE
(3 STREETS NORTH/ONE STREET SOUTH)

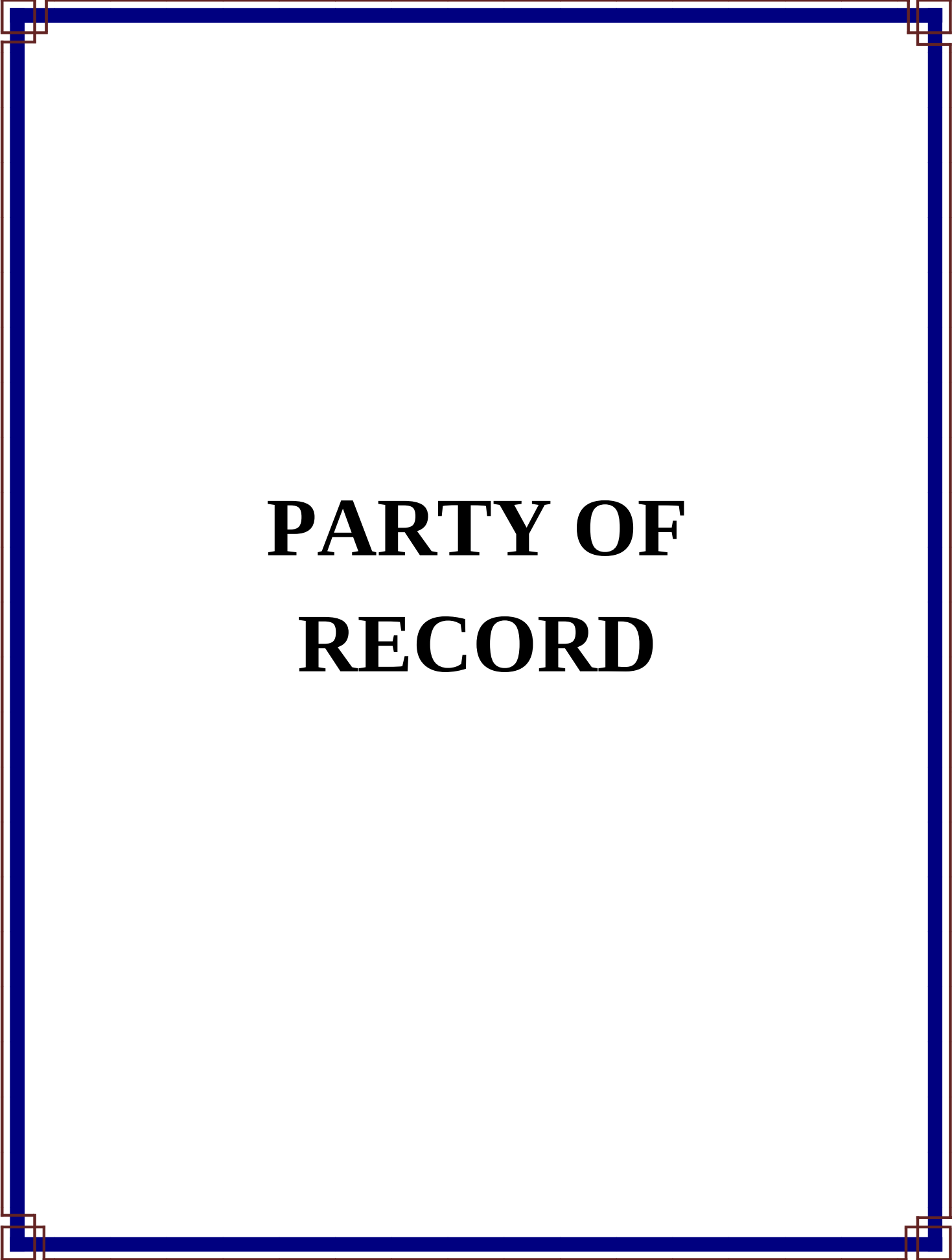
	West of Alafia Dr	East of Alafia Dr			Riverfront West side only	
					0.57	
1	0.46	0.76	0.80	average	0.56	1.68 average
2	0.46	0.9	0.6	median	1.07	1.07 median
3	0.46	0.35			0.68	
4	0.46	1.09			0.9	
5	0.46	0.57			1.17	
6	0.92	0.56			3.25	
7	0.51	0.68			0.83	
8	0.3	0.3			0.86	
9	0.32	0.57			1.03	
10	0.45	1.07			0.88	
11	0.6	0.56			1.42	
12	0.59	0.68			1.45	
13	0.6	0.9			4.8	
14	0.6	0.41			6.19	
15	1.23	0.33				
16	0.62	0.84			3.91	
17	0.62	1.17			2.91	
18	0.86	3.25			0.87	
19	0.83	0.66			0.56	
20	0.49	0.67			0.35	
21	0.57	0.63			1.07	
22	0.44	0.6			1.67	
23	0.44	0.55			1.56	
24	0.63	1.02				
25	0.59	0.83				
26	0.62	0.86				
27	0.6	1.03				
28	0.62	0.88				
29	0.61	1.42				
30	0.62	1.45				
31	0.61	0.89				
32	0.41	0.38				
33	0.51	0.35				
34	0.59	0.78				
35	0.59	0.38				
36	0.6	0.6				
37	0.6	0.57				
38	0.5	0.45				
39	1.32	0.45				
40	0.65	0.45				
41	0.64	0.45				
42	0.42				3.91	
43	0.45	2.91				
44	0.41	0.87				
45	0.41	0.56				
46	0.41	0.35				
47	0.44	0.64				
48	0.45	1.07				
49	0.41	1.67				
50	0.31	1.56				
51	1.71	4.8				
52	0.8	6.19				
53	0.82					
54	0.78					
55	0.65					
56	0.65					
57	0.57					
58	0.74					
59	0.95					
60	0.47					
61	0.47					
62	0.48					
63	0.64					
64	1.66					
65	0.72					
66	0.64					
67	0.69					
68	0.5					
69	0.76					
70	0.25					
71	2.96					
72	1.15					
73	0.49					
74	0.49					
75	0.5					
76	0.48					
77	0.96					
78	1.4					
79	0.49					
80	0.45					
81	0.67					
82	0.52					
83	0.69					
84	0.67					
85	0.66					
86	0.68					
87	0.85					
88	0.49					
89	0.29					
90	0.31					
91	0.37					

[illegible]

Map Printed from Reporting System: 03/30/2018

Author: Turlin, M. G.
 Mod: G. R. e-mail: gromov@math.uchicago.edu
 Date: 1999

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PARTY OF RECORD

Rivas, Keshia

From: Hearings
Sent: Thursday, July 3, 2025 3:50 PM
To: Rome, Ashley; Baker, James; Rivas, Keshia
Subject: FW: Zoning hearing for application MM 25-0694
Attachments: Opposition letter - MM 25-0694.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

From: Eddie Burton <eddieburtonrealty@gmail.com>
Sent: Monday, June 30, 2025 11:46 AM
To: Kami.corbett@hwhlaw.com; Hearings <Hearings@hcfl.gov>
Subject: Zoning hearing for application MM 25-0694

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

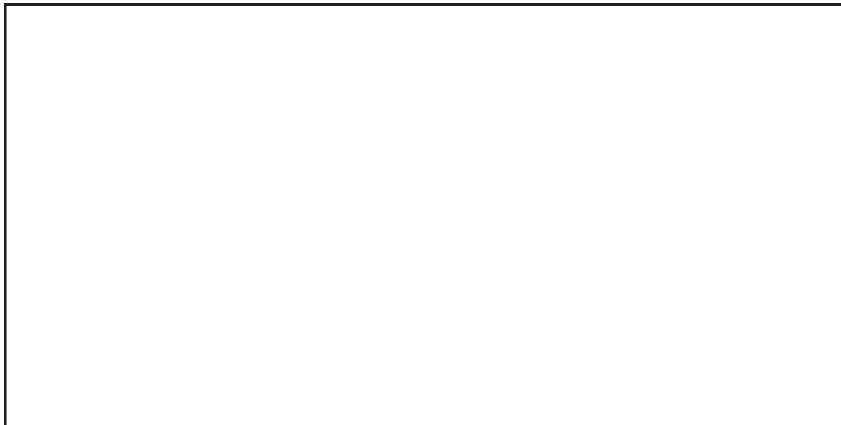
To whom it may concern,

Please see my attached opposition letter for hearing MM 25-0694. This development will ruin our community along with the hundreds of protected tortoises that currently live on the property.

Thank you for your consideration,

Eddie Burton
7407 Alafia Drive
Riverview, FL 33578

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Eddie Burton
7407 Alafia Drive
Riverview, FL 33578
EddieBurtonRealty@gmail.com
(813) 728-3045
June 30th 2025

**RE: Opposition to Major Modification of Planned Development PD 13-0125 –
Riverview, FL [Application number MM 25-0694]**

Dear Zoning Hearing Master / Board of County Commissioners,

My name is Eddie Burton, and I have been a resident of the community for over 38 years. We as a collective community have been fighting for 30 years to stop further development of this area and believe that this PD-13-0125 modification poses to degrade the character and compatibility of our community. I am writing to express my **strong opposition** to the proposed modification to the Planned Development located on Alafia Drive.

As a neighbor and homeowner directly impacted by this change, I have serious concerns about the potential consequences this will have on our quality of life, house of value, and the local environment, including but not limited to:

- **Character and compatibility of Community Goal 2 of the counties**
Unincorporated Future land Use Section update on 12/1/24 states *"Ensure that the character, compatibility and location of land uses optimize the combined potential for economic benefit, fiscal sustainability, protection of natural resources and maintaining viable agriculture."* This development plan is not inline with the community around it. This community is a collective of overside lots (RSC 3 & 4 and ASC-1 zoning). This 27-house development in the heart of this collective contradicts the character of the entire community setting a stage to **forcibly gentrify** the neighborhood. A similar plan was denied on 6/12/2007 and this precedence should be considered as the continued will of the community. **Figure-1 and Figure-2** in this document show that this plan would overwhelm the current residents by functionally doubling the constrained community between Alafia Dr and Alafia River.

- **Increased traffic congestion** on already overburdened roads, particularly during peak hours. This PD plan will significantly impact daily transit of all local residents which will directly decrease the quality of daily life.
- **Environmental impacts**, including potential harm to nearby wetlands, wildlife, and green spaces. We have a large population of protected gopher tortoises and peacocks in the area that will be devastated by this development.
- **Strain on public infrastructure and services**, Riverview is regularly impacted by rising water from the Alafia River, hurricanes and floodwater. This build would add more strain on water pipes that are already requiring repairs, create challenges for emergency services, and utilities in all instances with increase congestion.
- **Decreased property values** and quality of life for existing residents. This modification is inconsistent with the surrounding properties and aesthetics and should be considered a substantial deviation. With all neighbors bordering and extending beyond this property strongly opposed, this addition will create resentment amongst the community further dimensioning local quality of life.

I respectfully urge you to **deny this modification** and preserve the integrity of our community's development standards. We understand growth is occurring in Hillsborough county, and we are encourage by this, however we want to ensure that such growth does not diminish the character and lives of people who are already here.

For your reference, I have included a map of the community for visual demonstration of how this plan is a massive departure from the long-standing community.

Thank you for your time and consideration.

Sincerely,



Figure 2. Bunta: Map of Community

Reference Images



Figure 1: Google Earth Image of Community

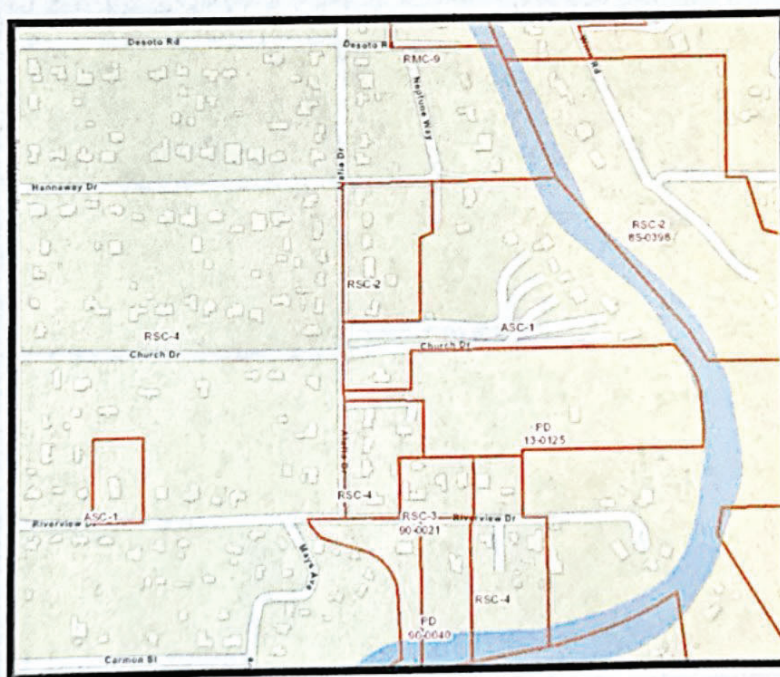


Figure 2: Zoning Map of Community

Rivas, Keshia

From: Hearings
Sent: Wednesday, July 9, 2025 12:03 PM
To: Rome, Ashley; Baker, James; Rivas, Keshia
Subject: FW: Opposition to app# MM 25-0694

Follow Up Flag: Follow up
Flag Status: Completed

From: Juliann Burton <juliannhburton@yahoo.com>
Sent: Saturday, July 5, 2025 1:24 PM
To: Hearings <Hearings@hcfl.gov>
Subject: RE: Opposition to app# MM 25-0694

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

RE: Opposition to Major Modification of Planned Development PD 13-0125 – Riverview, FL [Application number MM 25-0694]

Juliann Burton - 35 year resident of neighborhood
11110 Desoto rd Riverview FL 33578
813-786-2345

Dear Zoning Hearing Master / Board of County Commissioners,

My name is Juliann Burton, and I have been a resident of the community for over 35 years and raised my family here. We as a collective community have been fighting for 30 years to stop further development of this area and believe that this PD-13-0125 modification poses to-degrade the character and compatibility of our community. I am writing to express my **strong opposition** to the proposed modification to the Planned Development located on Alafia Drive.

As a neighbor and homeowner directly impacted by this change, I have serious concerns about the potential consequences this will have on our quality of life, house value, and the local environment, including but not limited to:

- ☐ **Character and compatibility of Community** Goal 2 of the counties Unincorporated Future land Use Section update on 12/1/24 states “*Ensure that the*

character, compatibility and location of land uses optimize the combined potential for economic benefit, fiscal sustainability, protection of natural resources and maintaining viable agriculture.” This development plan is not inline with the community around it. This community is a collective of overside lots (RSC 3 & 4 and ASC-1 zoning). This 27-house development in the heart of this collective contradicts the character of the entire community setting a stage to **forcibly gentrify** the neighborhood. A similar plan was denied on 6/12/2007 and this precedence should be considered as the continued will of the community. **Figure-1 and Figure-2** in this document show that this plan would overwhelm the current residents by functionally doubling the constrained community between Alafia Dr and Alafia River.

- **Increased traffic congestion** on already overburdened roads, particularly during peak hours. This PD plan will significantly impact daily transit of all local resident which will directly decrease the quality of daily life.
- **Environmental impacts**, including potential harm to nearby wetlands, wildlife, and green spaces. We have a large population of protected gopher tortoises and peacocks in the area that will be devastated by this development.
- **Strain on public infrastructure and services**, Riverview is regularly impacted by rising water from the Alafia River, hurricanes and floodwater. This build would add more strain on water pipes that are already requiring repairs, create challenges for emergency services, and utilities in all instances with increase congestion.
- **Decreased property values** and quality of life for existing residents. This modification is inconsistent with the surrounding properties and aesthetics and should be considered a substantial deviation. With all neighbors bordering and extending beyond this property strongly opposed, this addition will create resentment amongst the community further dimensioning local quality of life.

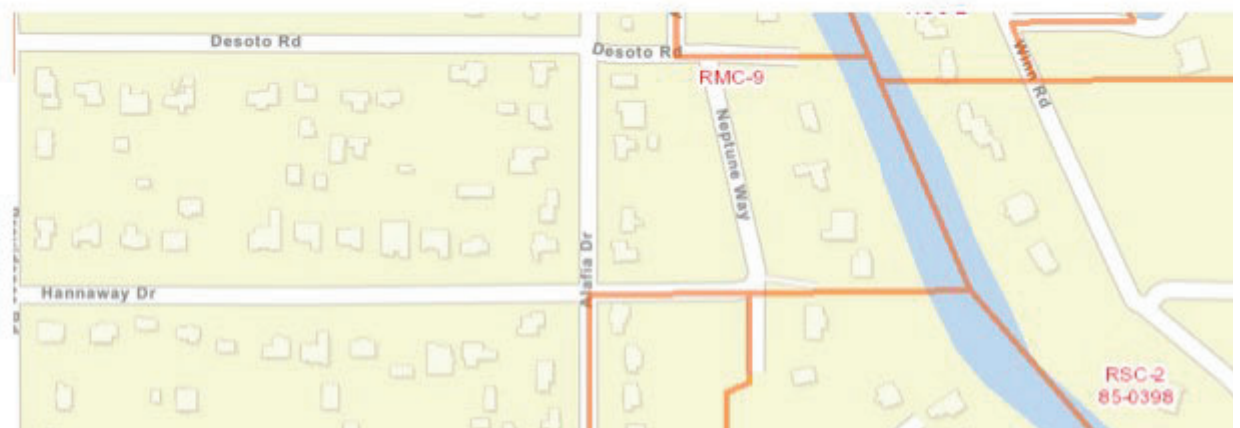
I respectfully urge you to **deny this modification** and preserve the integrity of our community's development standards. We understand growth is occurring in Hillsborough county, and we are encourage by this, however we want to ensure that such growth does not diminish the character and lives of people who are already here.

For your reference, I have included a map of the community for visual demonstration of how this plan is a massive departure from the long-standing community.

Reference Images



Figure 1: Google Earth Image of Commun



Thank you for your time and consideration.

Sincerely,
JuliAnn Baggett-Burton

Sincerely, JuliAnn Baggett-Burton

Rivas, Keshia

From: Hearings
Sent: Wednesday, July 9, 2025 12:02 PM
To: Rome, Ashley; Baker, James; Rivas, Keshia
Subject: FW: Application number: MM 25-0694
Attachments: KB-MM 25-0694 Zoning opposition template 6 28 25.docx

Follow Up Flag: Follow up
Flag Status: Flagged

From: Kristie Burton <kristie.burton92@gmail.com>
Sent: Saturday, July 5, 2025 1:15 PM
To: Hearings <Hearings@hcfl.gov>
Subject: Application number: MM 25-0694

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

Hello,

Please see the attached letter in reference to the above application number MM25-0694.

Thank you,

Kristie Burton

Kristie Burton
11138 Hannaway Dr.
Riverview, FL 33578
k.burton92@gmail.com
813-424-6595
07/05/25

RE: Opposition to Major Modification of Planned Development PD 13-0125 – Riverview, FL [Application number MM 25-0694]

Dear Zoning Hearing Master / Board of County Commissioners,

My name is Kristie Burton, and I have been a resident of the community for over 10 years. We as a collective community have been fighting for 30 years to stop further development of this area and believe that this PD-13-0125 modification poses to degrade the character and compatibility of our community. I am writing to express my **strong opposition** to the proposed modification to the Planned Development located on Alafia Drive.

As a neighbor and homeowner directly impacted by this change, I have serious concerns about the potential consequences this will have on our quality of life, house value, and the local environment, including but not limited to:

- **Character and compatibility of Community** Goal 2 of the counties Unincorporated Future land Use Section update on 12/1/24 states *“Ensure that the character, compatibility and location of land uses optimize the combined potential for economic benefit, fiscal sustainability, protection of natural resources and maintaining viable agriculture.”* This development plan is not inline with the community around it. This community is a collective of overside lots (RSC 3 & 4 and ASC-1 zoning). This 27-house development in the heart of this collective contradicts the character of the entire community setting a stage to **forcibly gentrify** the neighborhood. A similar plan was denied on 6/12/2007 and this precedence should be considered as the continued will of the community. **Figure-1 and Figure-2** in this document show that this plan would overwhelm the current residents by functionally doubling the constrained community between Alafia Dr and Alafia River.
- **Increased traffic congestion** on already overburdened roads, particularly during peak hours. This PD plan will significantly impact daily transit of all local resident which will directly decrease the quality of daily life.

- **Environmental impacts**, including potential harm to nearby wetlands, wildlife, and green spaces. We have a large population of protected gopher tortoises and peacocks in the area that will be devastated by this development.
- **Strain on public infrastructure and services**, Riverview is regularly impacted by rising water from the Alafia River, hurricanes and floodwater. This build would add more strain on water pipes that are already requiring repairs, create challenges for emergency services, and utilities in all instances with increase congestion.
- **Decreased property values** and quality of life for existing residents. This modification is inconsistent with the surrounding properties and aesthetics and should be considered a substantial deviation. With all neighbors bordering and extending beyond this property strongly opposed, this addition will create resentment amongst the community further dimensioning local quality of life.

I respectfully urge you to **deny this modification** and preserve the integrity of our community's development standards. We understand growth is occurring in Hillsborough county, and we are encourage by this, however we want to ensure that such growth does not diminish the character and lives of people who are already here.

For your reference, I have included a map of the community for visual demonstration of how this plan is a massive departure from the long-standing community.

Thank you for your time and consideration.

Sincerely,

Kristie Burton

Kristie Burton

Reference Images



Figure 1: Google Earth Image of Community

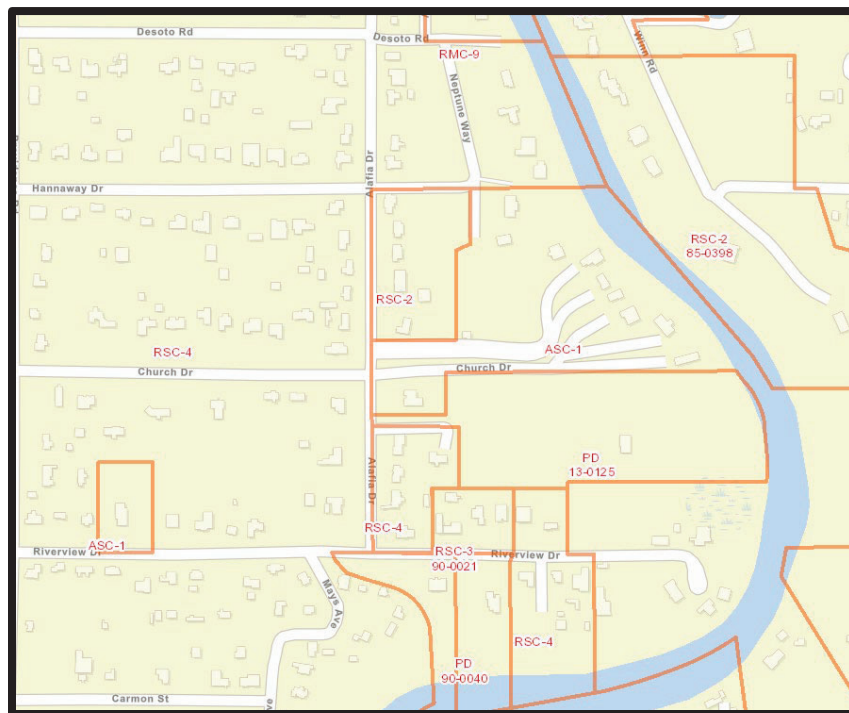


Figure 2: Zoning Map of Community

Rivas, Keshia

From: Hearings
Sent: Wednesday, July 9, 2025 12:04 PM
To: Rome, Ashley; Baker, James; Rivas, Keshia
Subject: FW: Letter of Opposition MM25-0694
Attachments: Dashler Signed Letter of Opposition MM25-0694.pdf

Follow Up Flag: Follow up
Flag Status: Completed

From: fldashlers@verizon.net <fldashlers@verizon.net>
Sent: Monday, July 7, 2025 2:50 PM
To: Hearings <Hearings@hcfl.gov>
Subject: Letter of Opposition MM25-0694

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

Dear Sir/Madam,

Attached is my letter of opposition and concerns regarding the above request for modification of an existing PD13-0125.

Sincerely,

Jacqueline S. Dashler
7808 Alafia Drive
Riverview, FL 33578
813.765.0872

Jacqueline S. Dashler
7808 Alafia Drive
Riverview, Florida 33578
Fldashlers@verizon.net
813.765.0872

July 3, 2025

**Letter of Opposition to Major Modification of Planned Development PD 13-0125 –
Riverview, FL [Application number MM 25-0694]**

To the Zoning Hearing Master / Board of County Commissioners,

My name is Jacqueline S. Dashler, and I have been a resident of the community for over 25 years. We as a collective community have been fighting for those 25 years to stop further development of this area and believe that this PD-13-0125 modification poses to degrade the character and compatibility of our community. I am writing once more to express my strong opposition to the proposed modification to the Planned Development located on Alafia Drive.

As a neighbor and homeowner directly impacted by this change since my property is adjacent, I have serious concerns about the potential consequences this will have on our quality of life, house value, and the local environment, the foremost being the following:

The Character and compatibility of Community “**FLU 3.1.3** Any density increase shall be compatible with existing, proposed or planned surrounding development. Compatibility is defined as the characteristics of different uses or activities or designs which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean “the same as.” Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.” This development plan is not in line with the community around it. Two similar PD’s in early 2000 and again in 2007 with fewer houses proposed were denied and this precedence should be considered as the continued will of the community. When we, the residents with whom we discussed this matter, purchased our property and homes it was for the purpose of obtaining a lifestyle in the rural community with large lots, space for ourselves and space to enjoy nature. It was to get away from the crowded city with their subdivisions and high-density living areas. We enjoy the park-like settings of most of our homes, the wildlife, which includes peafowls, rabbits, a large variety of birds, and many generations of endangered gopher tortoises.

I would also like to call your attention to the Future Land Use Sections 4.4.7 and 4.4.8

4..4.7 Application of Densities to Lands Fronting Water Bodies Lands fronting a water body shall have density and/or intensity comparable and compatible with other development parcels and lots fronting the water body outside of the Urban Service Area. This is to ensure

Jacqueline S. Dashler
7808 Alafia Drive
Riverview, Florida 33578
Fldashlers@verizon.net
813.765.0872

the continuation and protection of established large lots, lower-density residential land uses and the character of lands fronting on lakes, streams and rivers and to prevent the application of other provisions in the Future Land Use Section as granting higher densities in locations outside of the Urban Service Are. *It should be noted that the project site and surrounding areas do not benefit from county sewer services.*

4.4.8 New development and redevelopment must mitigate the adverse impacts to include, but not limited to noise, visual, odor and vibration impacts created by that development upon all adjacent land uses.

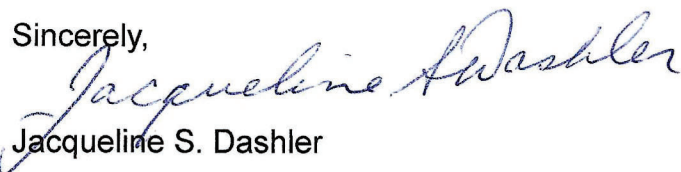
The following are some additional issues that concern all the residents in this area:

- Proposed lot size of 50' x 120' is inconsistent with existing home sites in the neighborhood
- Loss of quiet, semi-rural, family atmosphere
- Loss of wildlife habitat
- Increase in Alafia River pollution: increased land/pavement run-off into river
- Possible Boat Dock/Ramp further impacting the Alafia River
- Increase in boat/jet ski/air boat traffic on the river in No Wake Zone. Increase danger to manatees.
- Increased noise, lights, crime, road work (sewer and waters lines will have to be installed thus impacting already overcrowded streets)
- Increased traffic (200-300 extra car/trips per day on quiet residential streets). Alafia Drive is not a thru road. It only services those living on it.
 - Entering Providence from any of the side streets is already difficult (all roads from Hackney to Riverview Drive will be affected)
 - The intersection of Providence and Hackney is already a hazard with a 4-way stop sign which is often ignored
 - Increased traffic back-ups at US 301 and Riverview Drive (already a 2-3 cycle wait)
 - Additional cars/families needing to evacuate in the event of hurricane

I respectfully and strongly urge you to deny this modification and preserve the integrity of our community's development standards. We understand growth is occurring in Hillsborough County; however, we want to ensure that such growth does not diminish the character and lives of people who are already here.

Thank you for your time and consideration.

Sincerely,


Jacqueline S. Dashler

Rivas, Keshia

From: Hearings
Sent: Thursday, July 10, 2025 4:02 PM
To: Rome, Ashley; Baker, James; Rivas, Keshia
Subject: FW: Opposition Letter [Application number MM 25-0694]
Attachments: JP Pace MM 25-0694 Zoning opposition template 6 28 25.pdf; Amarilis Pace MM 25-0694 Zoning opposition template 6 28 25.pdf

From: Amarilis DeJesus <ms.amarilisdejesus@gmail.com>
Sent: Wednesday, July 2, 2025 9:25 AM
To: Kami.Corbett@hwhlaw.com
Cc: Hearings <Hearings@hcfl.gov>
Subject: Opposition Letter [Application number MM 25-0694]

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

Jean-Paul Pace
11137 Hannaway Drive
Riverview, FL 33578
JeanPaulPace@outlook.com
(813) 570-0357
June 30th, 2025

RE: Opposition to Major Modification of Planned Development PD 13-0125 – Riverview, FL [Application number MM 25-0694]

Dear Zoning Hearing Master / Board of County Commissioners,

My name is Jean-Paul Pace, and I have been a resident of the community for over 2 years. We as a collective community have been fighting for 30 years to stop further development of this area and believe that this PD-13-0125 modification poses to degrade the character and compatibility of our community. I am writing to express my **strong opposition** to the proposed modification to the Planned Development located on Alafia Drive.

As a neighbor and homeowner directly impacted by this change, I have serious concerns about the potential consequences this will have on our quality of life, house value, and the local environment, including but not limited to:

- **Character and compatibility of Community** Goal 2 of the counties Unincorporated Future land Use Section update on 12/1/24 states *“Ensure that the character, compatibility and location of land uses optimize the combined potential for economic benefit, fiscal sustainability, protection of natural resources and maintaining viable agriculture.”* This development plan is not inline with the community around it. This community is a collective of overside lots (RSC 3 & 4 and ASC-1 zoning). This 27-house development in the heart of this collective contradicts the character of the entire community setting a stage to **forcibly gentrify** the neighborhood. A similar plan was denied on 6/12/2007 and this precedence should be considered as the continued will of the community. **Figure-1 and Figure-2** in this document show that this plan would overwhelm the current residents by functionally doubling the constrained community between Alafia Dr and Alafia River.
- **Increased traffic congestion** on already overburdened roads, particularly during peak hours. This PD plan will significantly impact daily transit of all local resident which will directly decrease the quality of daily life.

- **Environmental impacts**, including potential harm to nearby wetlands, wildlife, and green spaces. We have a large population of protected gopher tortoises and peacocks in the area that will be devastated by this development.
- **Strain on public infrastructure and services**, Riverview is regularly impacted by rising water from the Alafia River, hurricanes and floodwater. This build would add more strain on water pipes that are already requiring repairs, create challenges for emergency services, and utilities in all instances with increase congestion.
- **Decreased property values** and quality of life for existing residents. This modification is inconsistent with the surrounding properties and aesthetics and should be considered a substantial deviation. With all neighbors bordering and extending beyond this property strongly opposed, this addition will create resentment amongst the community further dimensioning local quality of life.

I respectfully urge you to **deny this modification** and preserve the integrity of our community's development standards. We understand growth is occurring in Hillsborough county, and we are encourage by this, however we want to ensure that such growth does not diminish the character and lives of people who are already here.

For your reference, I have included a map of the community for visual demonstration of how this plan is a massive departure from the long-standing community.

Thank you for your time and consideration.

Sincerely,
Jean-Paul Pace

A handwritten signature in black ink, appearing to be 'JP' with a stylized flourish.

Reference Images



Figure 1: Google Earth Image of Community

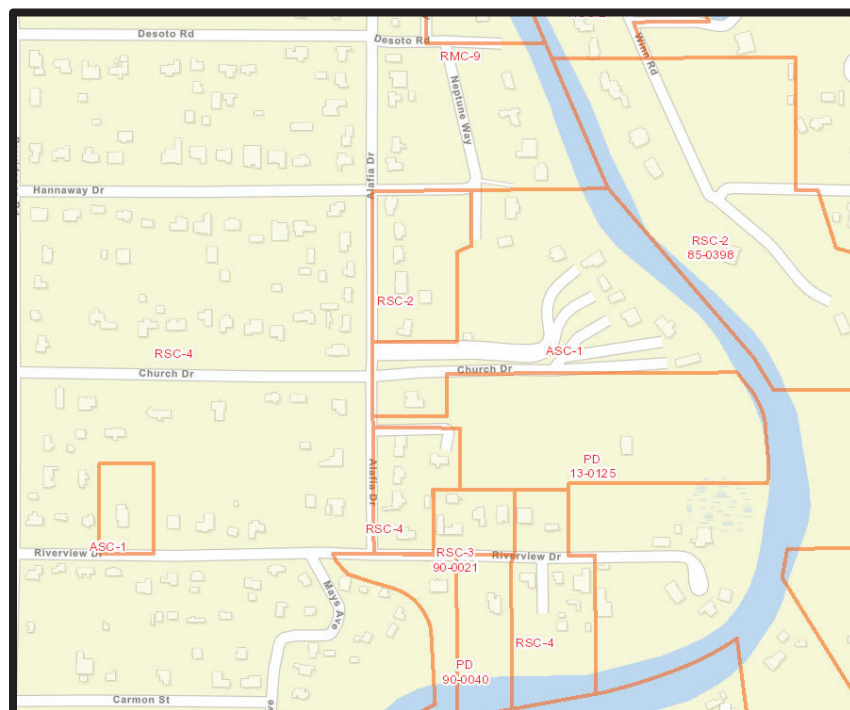


Figure 2: Zoning Map of Community

Amarilis Pace DeJesus
11137 Hannaway Drive
Riverview, FL 33578
Ms.Amarilisdejesus@gmail.com
(813) 451-1350
July 2nd, 2025

RE: Opposition to Major Modification of Planned Development PD 13-0125 – Riverview, FL [Application number MM 25-0694]

Dear Zoning Hearing Master / Board of County Commissioners,

My name is Amarilis Pace DeJesus, and I have been a resident of the community for over 2 years. We as a collective community have been fighting for 30 years to stop further development of this area and believe that this PD-13-0125 modification poses to degrade the character and compatibility of our community. I am writing to express my **strong opposition** to the proposed modification to the Planned Development located on Alafia Drive.

As a neighbor and homeowner directly impacted by this change, I have serious concerns about the potential consequences this will have on our quality of life, house value, and the local environment, including but not limited to:

- **Character and compatibility of Community** Goal 2 of the counties Unincorporated Future land Use Section update on 12/1/24 states *“Ensure that the character, compatibility and location of land uses optimize the combined potential for economic benefit, fiscal sustainability, protection of natural resources and maintaining viable agriculture.”* This development plan is not inline with the community around it. This community is a collective of overside lots (RSC 3 & 4 and ASC-1 zoning). This 27-house development in the heart of this collective contradicts the character of the entire community setting a stage to **forcibly gentrify** the neighborhood. A similar plan was denied on 6/12/2007 and this precedence should be considered as the continued will of the community. **Figure-1 and Figure-2** in this document show that this plan would overwhelm the current residents by functionally doubling the constrained community between Alafia Dr and Alafia River.

- **Increased traffic congestion** on already overburdened roads, particularly during peak hours. This PD plan will significantly impact daily transit of all local resident which will directly decrease the quality of daily life.
- **Environmental impacts**, including potential harm to nearby wetlands, wildlife, and green spaces. We have a large population of protected gopher tortoises and peacocks in the area that will be devastated by this development.
- **Strain on public infrastructure and services**, Riverview is regularly impacted by rising water from the Alafia River, hurricanes and floodwater. This build would add more strain on water pipes that are already requiring repairs, create challenges for emergency services, and utilities in all instances with increase congestion.
- **Decreased property values** and quality of life for existing residents. This modification is inconsistent with the surrounding properties and aesthetics and should be considered a substantial deviation. With all neighbors bordering and extending beyond this property strongly opposed, this addition will create resentment amongst the community further dimensioning local quality of life.

I respectfully urge you to **deny this modification** and preserve the integrity of our community's development standards. We understand growth is occurring in Hillsborough county, and we are encourage by this, however we want to ensure that such growth does not diminish the character and lives of people who are already here.

For your reference, I have included a map of the community for visual demonstration of how this plan is a massive departure from the long-standing community.

Thank you for your time and consideration.

Sincerely,
Amarilis Pace DeJesus



Reference Images

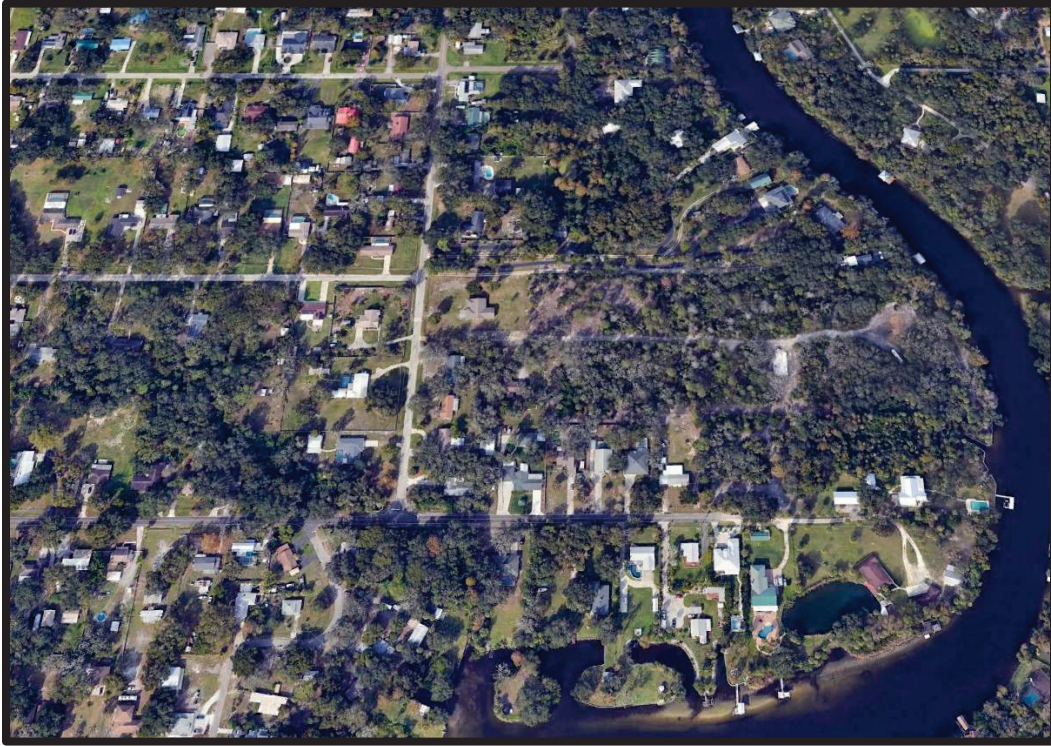


Figure 1: Google Earth Image of Community

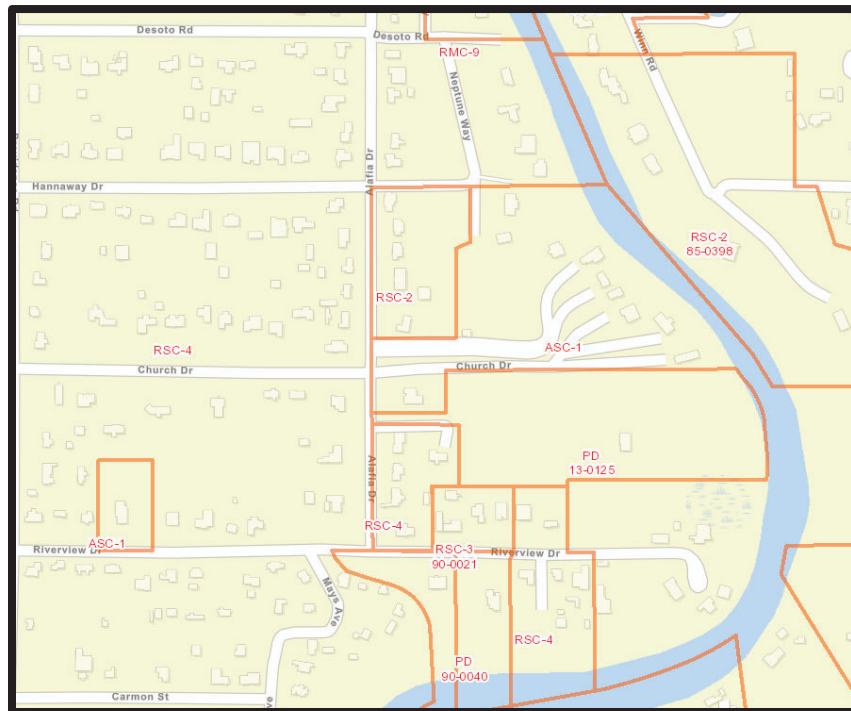


Figure 2: Zoning Map of Community

Rivas, Keshia

From: Hearings
Sent: Wednesday, July 9, 2025 12:02 PM
To: Rome, Ashley; Baker, James; Rivas, Keshia
Subject: FW: Opposition regarding the application number MM 25-0694

Follow Up Flag: Follow up
Flag Status: Flagged

From: Larry Dodson <ldodsonfamily@yahoo.com>
Sent: Thursday, July 3, 2025 11:17 AM
To: Hearings <Hearings@hcfl.gov>
Subject: Opposition regarding the application number MM 25-0694

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

Dear Zoning Hearing Master/Board of County Commissioners,

I'm sure that by now you are aware of the over development of south Hillsborough County and all the issues associated with that over development. This is your chance to say "NO" to more development.

We, Lawrence Dodson and Patricia Moore, have lived at 8204 Mays Ave, Riverview for 61 years and 30 years, respectively. We have been fighting these planned developments for over 17 years as they are not in keeping with character of the community.

We **Strongly Oppose** the proposed modification to the Planned Development PD 13-0125 located on Alafia Drive that is filed under Application number MM 25-0694.

- We already struggle with extreme traffic congestion on Providence Dr, Riverview Dr and 301 to the point that health and safety are major concerns. We have witnessed emergency vehicles unable to proceed because no lanes are open. Imagine being the one waiting for the ambulance that is stuck on Riverview Dr.
- Riverview Drive is considered a failed road because it is unable to handle the existing traffic. Cars back up on Riverview Dr, then onto Providence. Does it make sense to add more houses that bring more cars to an already failed road?
- Manatees use the upper areas of the Alafia River to find quiet for their calves. More houses close to the river, as proposed in the development, would create more pollution for the manatees, turtles, and fish. The Alafia River is also a source of drinking water for Hillsborough County and we don't need more polluted water from fertilizer and herbicides used on yards.
- Barred Owls, Bluebirds, Sandhill Cranes, Gopher tortoises, and Snapping turtles are found throughout our neighborhood and will be greatly impacted by more development. They struggled through hurricane season as we humans did and don't need you to put more houses on what little of their habitat remains. They also struggle with the car traffic and have lost their lives crossing roads. Witnessing an animal losing its life as I tried to rescue it will always be a very sad memory for me. Seeing the dead body of our resident Sandhill Crane killed by a vehicle strike was also devastating.
- Infrastructure and services such as sewer and updated water lines are non existent near this planned development. Also, under infrastructure would be the unrepaired roads which have more potholes than road. I guess the positive is anyone speeding will damage their car!
- Currently there are many houses on the market or sitting empty so we don't need to add to the glut of houses for sale.

We respectfully urge you to **deny this modification** and preserve the character of the community.

Thank you for your time and consideration.

Sincerely,
Lawrence Dodson
Patricia Moore

8204 Mays Ave
Riverview, FL 33578
813-677-6424
July 3, 2025

Rivas, Keshia

From: Hearings
Sent: Wednesday, July 9, 2025 12:03 PM
To: Rome, Ashley; Baker, James; Rivas, Keshia
Subject: FW: Opposition to MM 25-0694

Follow Up Flag: Follow up
Flag Status: Completed

From: Richard Freelan <richard.freelan@gmail.com>
Sent: Saturday, July 5, 2025 1:32 PM
To: Hearings <Hearings@hcfl.gov>
Subject: Opposition to MM 25-0694

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

RE: Opposition to Major Modification of Planned Development PD 13-0125 – Riverview, FL [Application number MM 25-0694]

Richard Freelan - 15 year resident of neighborhood

7428 Alafia dr Riverview FL 33578

813-464-5974

Dear Zoning Hearing Master / Board of County Commissioners,

My name is Richard Freelan, and I have been a resident of the community for over 14 years, my wifes family, two brothers and mom each own houses in this tight knit neighborhood and all raising our families here. We as a collective community have been fighting for 30 years to stop further development of this area and believe that this PD-13-0125 modification poses to-degrade the character and compatibility of our community. I am writing to express my **strong opposition** to the proposed modification to the Planned Development located on Alafia Drive.

As a neighbor and homeowner directly impacted by this change, I have serious concerns about the potential consequences this will have on our quality of life, house value, and the local environment, including but not limited to:

- ☐ **Character and compatibility of Community** Goal 2 of the counties Unincorporated Future land Use Section update on 12/1/24 states “*Ensure that the*

character, compatibility and location of land uses optimize the combined potential for economic benefit, fiscal sustainability, protection of natural resources and maintaining viable agriculture.” This development plan is not inline with the community around it. This community is a collective of overside lots (RSC 3 & 4 and ASC-1 zoning). This 27-house development in the heart of this collective contradicts the character of the entire community setting a stage to **forcibly gentrify** the neighborhood. A similar plan was denied on 6/12/2007 and this precedence should be considered as the continued will of the community. **Figure-1 and Figure-2** in this document show that this plan would overwhelm the current residents by functionally doubling the constrained community between Alafia Dr and Alafia River.

- **Increased traffic congestion** on already overburdened roads, particularly during peak hours. This PD plan will significantly impact daily transit of all local resident which will directly decrease the quality of daily life.
- **Environmental impacts**, including potential harm to nearby wetlands, wildlife, and green spaces. We have a large population of protected gopher tortoises and peacocks in the area that will be devastated by this development.
- **Strain on public infrastructure and services**, Riverview is regularly impacted by rising water from the Alafia River, hurricanes and floodwater. This build would add more strain on water pipes that are already requiring repairs, create challenges for emergency services, and utilities in all instances with increase congestion.
- **Decreased property values** and quality of life for existing residents. This modification is inconsistent with the surrounding properties and aesthetics and should be considered a substantial deviation. With all neighbors bordering and extending beyond this property strongly opposed, this addition will create resentment amongst the community further dimensioning local quality of life.

I respectfully urge you to **deny this modification** and preserve the integrity of our community's development standards. We understand growth is occurring in Hillsborough county, and we are encourage by this, however we want to ensure that such growth does not diminish the character and lives of people who are already here.

For your reference, I have included a map of the community for visual demonstration of how this plan is a massive departure from the long-standing community.

Reference Images



Figure 1: Google Earth Image of Community



Figure 2: Zoning Map of Community

Thank you for your time and consideration.

Richard Freelan

Rivas, Keshia

From: Hearings
Sent: Wednesday, July 9, 2025 12:03 PM
To: Rome, Ashley; Baker, James; Rivas, Keshia
Subject: FW: Opposition to app mm 25-0694

Follow Up Flag: Follow up
Flag Status: Completed

From: Tiffany Freelan <tiffanyfreelan@yahoo.com>
Sent: Saturday, July 5, 2025 1:28 PM
To: Hearings <Hearings@hcfl.gov>
Subject: Opposition to app mm 25-0694

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

RE: Opposition to Major Modification of Planned Development PD 13-0125 – Riverview, FL [Application number MM 25-0694]

Tiffany Freelan - 35 year resident of neighborhood

7428 Alafia dr Riverview FL 33578

813-966-2331

Dear Zoning Hearing Master / Board of County Commissioners,

My name is Tiffany Freelan, and I have been a resident of the community for over 35 years since I was 7, and then after getting married moved my own family back to this neighborhood to raise them here 14 years ago. We as a collective community have been fighting for 30 years to stop further development of this area and believe that this PD-13-0125 modification poses to-degrade the character and compatibility of our community. I am writing to express my **strong opposition** to the proposed modification to the Planned Development located on Alafia Drive.

As a neighbor and homeowner directly impacted by this change, I have serious concerns about the potential consequences this will have on our quality of life, house value, and the local environment, including but not limited to:

- ☐ **Character and compatibility of Community** Goal 2 of the counties Unincorporated Future land Use Section update on 12/1/24 states “*Ensure that the*

character, compatibility and location of land uses optimize the combined potential for economic benefit, fiscal sustainability, protection of natural resources and maintaining viable agriculture.” This development plan is not inline with the community around it. This community is a collective of overside lots (RSC 3 & 4 and ASC-1 zoning). This 27-house development in the heart of this collective contradicts the character of the entire community setting a stage to **forcibly gentrify** the neighborhood. A similar plan was denied on 6/12/2007 and this precedence should be considered as the continued will of the community. **Figure-1 and Figure-2** in this document show that this plan would overwhelm the current residents by functionally doubling the constrained community between Alafia Dr and Alafia River.

- **Increased traffic congestion** on already overburdened roads, particularly during peak hours. This PD plan will significantly impact daily transit of all local resident which will directly decrease the quality of daily life.
- **Environmental impacts**, including potential harm to nearby wetlands, wildlife, and green spaces. We have a large population of protected gopher tortoises and peacocks in the area that will be devastated by this development.
- **Strain on public infrastructure and services**, Riverview is regularly impacted by rising water from the Alafia River, hurricanes and floodwater. This build would add more strain on water pipes that are already requiring repairs, create challenges for emergency services, and utilities in all instances with increase congestion.
- **Decreased property values** and quality of life for existing residents. This modification is inconsistent with the surrounding properties and aesthetics and should be considered a substantial deviation. With all neighbors bordering and extending beyond this property strongly opposed, this addition will create resentment amongst the community further dimensioning local quality of life.

I respectfully urge you to **deny this modification** and preserve the integrity of our community's development standards. We understand growth is occurring in Hillsborough county, and we are encourage by this, however we want to ensure that such growth does not diminish the character and lives of people who are already here.

For your reference, I have included a map of the community for visual demonstration of how this plan is a massive departure from the long-standing community.

Reference Images



Figure 1: Google Earth Image of Community



Figure 2: Zoning Map of Community

Thank you for your time and consideration.

Tiffany Freelan

Thomas Glancy
11210 Riverview Dr
Riverview, FL 33578

July 11, 2025

Hillsborough County Board of County Commissioners
Attn: DSD Community Development Division
P.O. Box 1110
Tampa, FL 33601

RE: PD-25-0694 - Mattamy Homes Major Modification

Dear Commissioners,

I am writing as the owner of the property at 11210 Riverview Drive to express that I am **not in opposition** to the proposed major modification (PD-25-0694) submitted by Mattamy Homes for the development of 27 single-family homes. My property is directly adjacent to the subject property.

Although I was unable to attend the recent Mattamy-hosted community meeting, I've reviewed the materials and understand that there has been some opposition within the neighborhood. However, I personally appreciate the thoughtful approach Mattamy has taken with this plan.

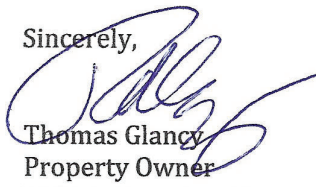
Their proposed cluster site layout, which maintains approximately 300 feet of separation from the Alafia River, shows a mindful respect for the natural environment and surrounding properties. Additionally, the placement of homes farther from the western boundary demonstrates a thoughtful effort to minimize impacts to the closest adjacent homeowners.

The landscaped buffer and fencing plan, with shade trees every 20 feet on center, provides a welcome transition between the existing larger lots and the proposed development. It's a reasonable (and appreciated) compromise that reflects community input.

While others may prefer alternative uses for the site, I believe a well-planned residential development is far preferable to a higher-impact use such as the already approved Assisted Living Facility. It's also worth noting that Mattamy has shown a willingness to work with neighbors, and a future developer may not be as receptive or empathetic. In this case, the old adage rings true; "better the devil you know."

Thank you for the opportunity to provide this input. I hope my letter helps balance the conversation around this proposal.

Sincerely,



Thomas Glancy
Property Owner
11210 Riverview Dr
Riverview, FL 33578

Rivas, Keshia

From: Hearings
Sent: Thursday, July 10, 2025 3:37 PM
To: Rome, Ashley; Baker, James; Rivas, Keshia
Subject: FW: Opposition to Major Modification 025-0694

From: Stephanie Hannett <stephaniehannett@yahoo.com>
Sent: Sunday, June 15, 2025 12:35 PM
To: Hearings <Hearings@hcfi.gov>
Subject: Opposition to Major Modification 025-0694

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

To Whom it May Concern,

I am writing to formally express my opposition to the proposed development of 27 new homes along the Alafia River (MM 25-0694). While growth and development can be beneficial when thoughtfully planned, this particular project raises significant concerns regarding environmental impact, infrastructure strain, and the preservation of our neighborhood's character.

Preservation of Community Character

Our neighborhood is cherished for its peaceful atmosphere away from the extreme growth of the Southshore Area. Comparison to the Southshore area is not an appropriate benchmark for our community. A large-scale development would drastically alter this character, introducing a level of density that is inconsistent with the existing homes and landscape. The construction of modern homes in an area known for its older, traditional residences could diminish the aesthetic and historical value of the community. In fact, our home is one of the oldest in the community as it was built in 1925.

Traffic and Infrastructure Concerns

Our community is defined by its quiet streets and older homes, with roads that were not designed to accommodate the increased traffic that a 27-home development would bring. The existing infrastructure (our community does not have public sewers and uses septic systems) is already aging, and the additional strain from construction vehicles and future residents will likely lead to congestion, road deterioration, and safety hazards for pedestrians and current homeowners (we do not have sidewalks in our community).

Environmental Impact

The proposed site is located along the Alafia River, which plays a vital role in our local ecosystem. Increased development in this area could lead to soil erosion, water pollution, and disruption of wildlife habitats. Additionally, stormwater runoff from new homes and paved surfaces may contribute to additional flooding risks, further endangering both the natural environment and existing properties, on both sides of the river.

Request for Reevaluation

I urge the planning board and developers to reconsider this project and explore alternative solutions that align with the scale and integrity of our neighborhood. A smaller, more sustainable development or preservation of the land as a green space would be far more beneficial to both current residents and future generations.

I appreciate your time and consideration of these concerns. I hope that community voices will be heard, and that responsible planning will guide future decisions. Please feel free to contact me at StephanieHannett@yahoo.com or 813-541-4101 should you wish to discuss this matter further.

Respectfully,

Stephanie Hannett, Ph.D.
11115 Hackney Drive
Riverview, FL 33578

Rivas, Keshia

From: Hearings
Sent: Wednesday, July 9, 2025 12:01 PM
To: Rome, Ashley; Baker, James; Rivas, Keshia
Subject: FW: Opposition to Major Modification of Planned Development PD 13-0125 -Riverview, FL (Application number MM 25-0694)
Attachments: Development .pdf

Follow Up Flag: Follow up
Flag Status: Flagged

From: joh hug <sonadorllc@gmail.com>
Sent: Monday, June 30, 2025 2:09 PM
To: Hearings <Hearings@hcfl.gov>
Subject: Opposition to Major Modification of Planned Development PD 13-0125 -Riverview, FL (Application number MM 25-0694)

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

Sent from my iPad

John and Sonya Hughes
7801 Alafia Drive
Riverview, FL 33578
sonadorllc@gmail.com
813-539-1255
06/30/2025

**RE: Opposition to Major Modification of Planned
Development PD 13-0125 – Riverview, FL [Application
number MM 25-0694]**

Dear Zoning Hearing Master / Board of County Commissioners,

My name is John and Sonya Hughes, and we have been a resident of the community for over 6 years. We as a collective community have been fighting for 30 years to stop further development of this area and believe that this PD-13-0125 modification poses to degrade the character and compatibility of our community. I am writing to express my **strong opposition** to the proposed modification to the Planned Development located on Alafia Drive.

As a neighbor and homeowner directly impacted by this change, I have serious concerns about the potential consequences this will have on our quality of life, house value, and the local environment, including but not limited to:

- **Character and compatibility of Community** Goal 2 of the counties Unincorporated Future land Use Section update on 12/1/24 states *“Ensure that the character, compatibility and location of land uses optimize the combined potential for*

economic benefit, fiscal sustainability, protection of natural resources and maintaining viable agriculture.” This development plan is not inline with the community around it. This community is a collective of overside lots (RSC 3 & 4 and ASC-1 zoning). This 27-house development in the heart of this collective contradicts the character of the entire community setting a stage to **forcibly gentrify** the neighborhood. A similar plan was denied on 6/12/2007 and this precedence should be considered as the continued will of the community. **Figure-1 and Figure-2** in this document show that this plan would overwhelm the current residents by functionally doubling the constrained community between Alafia Dr and Alafia River.

- **Increased traffic congestion** on already overburdened roads, particularly during peak hours. This PD plan will significantly impact daily transit of all local resident which will directly decrease the quality of daily life.

- **Environmental impacts**, including potential harm to nearby wetlands, wildlife, and green spaces. We have a large population of protected gopher tortoises and peacocks in the area that will be devastated by this development.

- **Strain on public infrastructure and services**, Riverview is regularly impacted by rising water from the Alafia River, hurricanes and floodwater. This build would add more strain on water pipes that are already requiring challenges for emergency services, and utilities in all instances with increase congestion.

- **Decreased property values** and quality of life for existing residents. This modification is inconsistent with the surrounding properties and aesthetics and should be considered a substantial deviation. With all neighbors bordering and extending beyond this property strongly opposed, this addition will create

resentment amongst the community further dimensioning local quality of life.

I respectfully urge you to **deny this modification** and preserve the integrity of our community's development standards. We understand growth is occurring in Hillsborough county, and we are encourage by this, however we want to ensure that such growth does not diminish the character and lives of people who are already here.

For your reference, I have included a map of the community for visual demonstration of how this plan is a massive departure from the long-standing community.

Thank you for your time and consideration.

Sincerely,
John and Sonya Hughes

Reference Images



Figure 1: Google Earth Image of Community

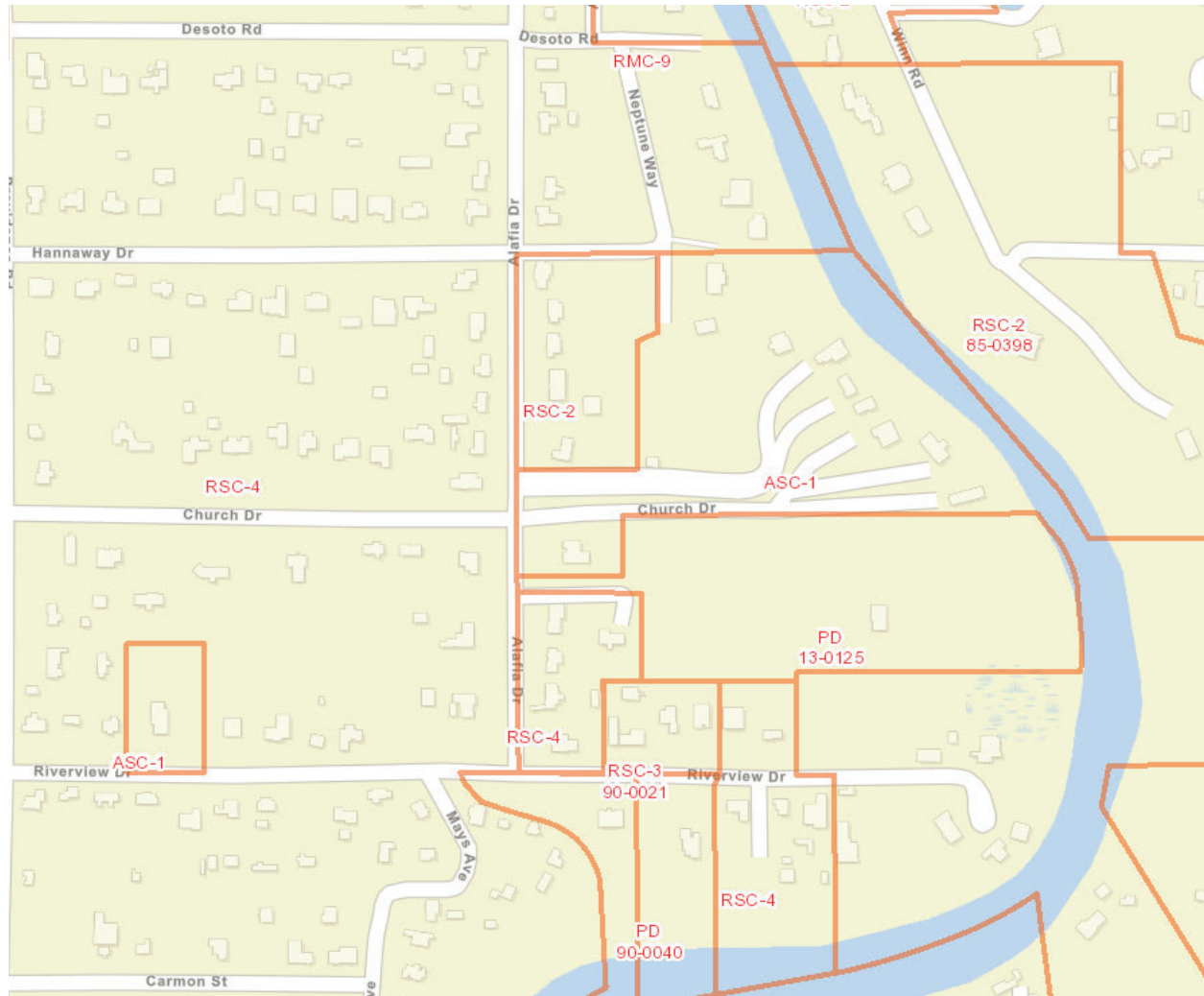


Figure 2: Zoning Map of Community

Rivas, Keshia

From: Hearings
Sent: Thursday, July 3, 2025 4:54 PM
To: Rome, Ashley; Baker, James; Rivas, Keshia
Subject: FW: Opposition to major modifications of planned development PD 13-0125 - Riverview, FL (Application MM 25-0694)

Follow Up Flag: Follow up
Flag Status: Flagged

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

From: Sonya Hughes <maestra4him@yahoo.com>
Sent: Monday, June 30, 2025 1:46 PM
To: Hearings <Hearings@hcfl.gov>
Subject: Opposition to major modifications of planned development PD 13-0125 - Riverview, FL (Application MM 25-0694)

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

John and Sonya Hughes
7801 Alafia Drive
Riverview FL 33578
Sonadorllc@gmail.com
813-539-1255
June 30, 2025

Re: Opposition to Major Modification of Planned Development PD 13-0125 - Riverview, FL (Application number

Sent from my iPad

Rivas, Keshia

From: Hearings
Sent: Wednesday, July 9, 2025 12:03 PM
To: Rome, Ashley; Baker, James; Rivas, Keshia
Subject: FW: Opposition to Major Modification of Planned Development PD 13-0125 – Riverview, FL [Application number MM 25-0694]
Attachments: Zoning opposition ALAFIA DRIVE.docx

Follow Up Flag: Follow up
Flag Status: Flagged

From: D. Jackson <dgija@yahoo.com>
Sent: Saturday, July 5, 2025 2:20 PM
To: Hearings <Hearings@hcfl.gov>
Subject: Opposition to Major Modification of Planned Development PD 13-0125 – Riverview, FL [Application number MM 25-0694]

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

Joe and Dava Jackson
11230 Riverview Drive
Riverview, FL 33578
dgija@yahoo.com
703-399-1481
7/05/2025

RE: Opposition to Major Modification of Planned Development PD 13-0125 – Riverview, FL [Application number MM 25-0694]

Dear Zoning Hearing Master / Board of County Commissioners,

My name is Dava Jackson, and I have been a resident of the community for over 4 years. We as a collective community have been fighting for 30 years to stop further development of this area and believe that this PD-13-0125 modification poses to degrade the character and compatibility of our community. I am writing to express my **strong opposition** to the proposed modification to the Planned Development located on Alafia Drive.

As a neighbor and homeowner directly impacted by this change, I have serious concerns about the potential consequences this will have on our quality of life, house value, and the local environment, including but not limited to:

- **Character and compatibility of Community** Goal 2 of the counties Unincorporated Future land Use Section update on 12/1/24 states *“Ensure that the character, compatibility and location of land uses optimize the combined potential for economic benefit, fiscal sustainability, protection of natural resources and maintaining viable agriculture.”* This development plan is not inline with the community around it. This community is a collective of overside lots (RSC 3 & 4 and ASC-1 zoning). This 27-house development in the heart of this collective contradicts the character of the entire community setting a stage to **forcibly gentrify** the neighborhood. A similar plan was denied on 6/12/2007 and this precedence should be considered as the continued will of the community. **Figure-1 and Figure-2** in this document show that this plan would overwhelm the current residents by functionally doubling the constrained community between Alafia Dr and Alafia River.
- **Increased traffic congestion** on already overburdened roads, particularly during peak hours. This PD plan will significantly impact daily transit of all local resident which will directly decrease the quality of daily life.

- **Environmental impacts**, including potential harm to nearby wetlands, wildlife, and green spaces. We have a large population of protected gopher tortoises and peacocks in the area that will be devastated by this development.
- **Strain on public infrastructure and services**, Riverview is regularly impacted by rising water from the Alafia River, hurricanes and floodwater. This build would add more strain on water pipes that are already requiring repairs, create challenges for emergency services, and utilities in all instances with increase congestion.
- **Decreased property values** and quality of life for existing residents. This modification is inconsistent with the surrounding properties and aesthetics and should be considered a substantial deviation. With all neighbors bordering and extending beyond this property strongly opposed, this addition will create resentment amongst the community further dimensioning local quality of life.

I respectfully urge you to **deny this modification** and preserve the integrity of our community's development standards. We understand growth is occurring in Hillsborough county, and we are encourage by this, however we want to ensure that such growth does not diminish the character and lives of people who are already here.

For your reference, I have included a map of the community for visual demonstration of how this plan is a massive departure from the long-standing community.

Thank you for your time and consideration.

Sincerely,
Dava Jackson

Reference Images

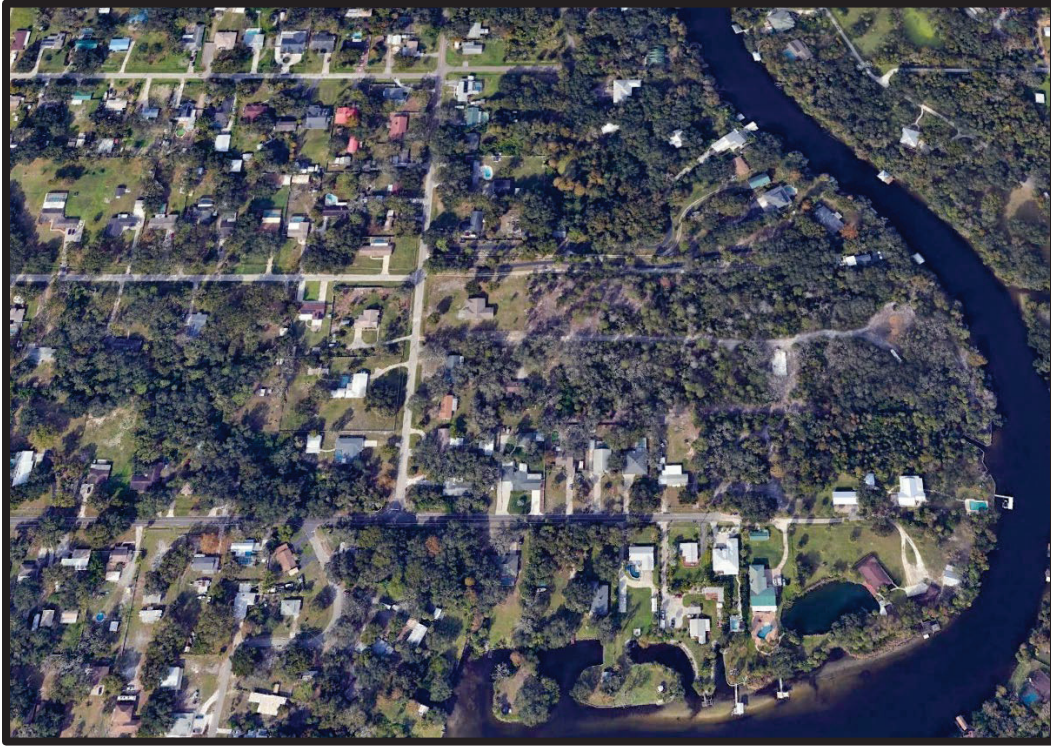


Figure 1: Google Earth Image of Community

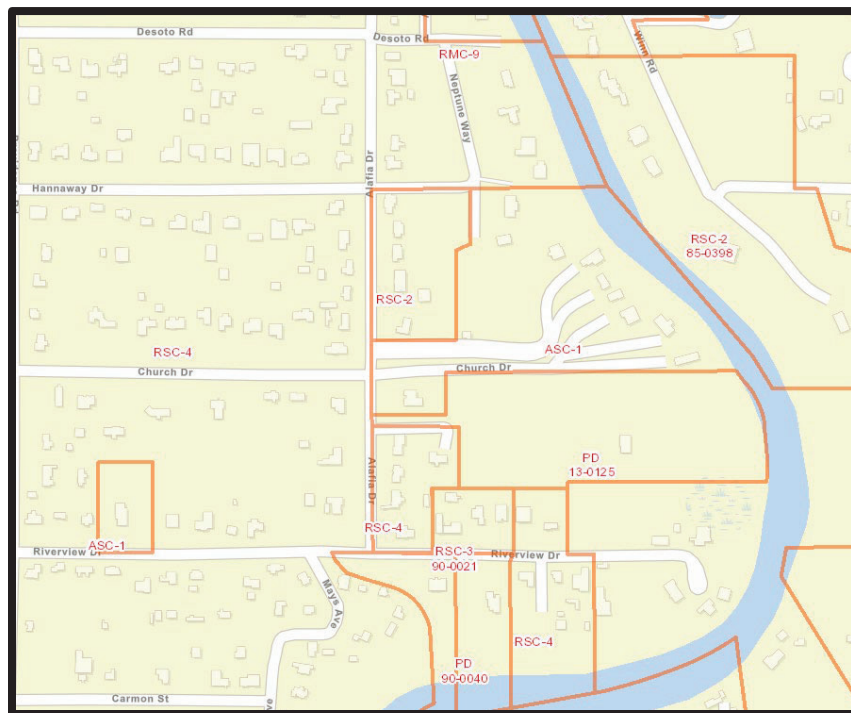


Figure 2: Zoning Map of Community

Dr. Colton and Kirsti Moran
11204 Riverview Dr.
Riverview, FL 33578
yateskirsti@gmail.com
6-28-25

RE: Opposition to Major Modification of Planned Development PD 13-0125 – Riverview,
FL [Application number MM 25-0694]

Dear Zoning Hearing Master / Board of County Commissioners,

Our names are Colton and Kirsti Moran, and we just moved into this community due to its unique character and wonderful community. This collective community have been fighting for 30 years to stop further development of this area and we believe that this PD-13-0125 modification poses to degrade the character and compatibility of our community. We are writing to express strong opposition to the proposed modification to the Planned Development located on Alafia Drive.

As a neighbor and homeowner directly impacted by this change, there are serious concerns about the potential consequences this will have on our quality of life, house value, and the local environment, including but not limited to:

- Character and compatibility of Community Goal 2 of the counties Unincorporated Future land Use Section update on 12/1/24 states *“Ensure that the character, compatibility and location of land uses optimize the combined potential for economic benefit, fiscal sustainability, protection of natural resources and maintaining viable agriculture.”* This development plan is not inline with the community around it. This community is a collective of overside lots (RSC 3 & 4 and ASC-1 zoning). This 27-house development in the heart of this collective contradicts the character of the entire community setting a stage to forcibly gentrify the neighborhood. A similar plan was denied on 6/12/2007 and this precedence should be considered as the continued will of the community. Figure-1 and Figure-2 in this document show that this plan would overwhelm the current residents by functionally doubling the constrained community between Alafia Dr and Alafia River.
- Increased traffic congestion on already overburdened roads, particularly during peak hours. This PD plan will significantly impact daily transit of all local resident which will directly decrease the quality of daily life.

- Environmental impacts, including potential harm to nearby wetlands, wildlife, and green spaces. We have a large population of protected gopher tortoises and peacocks in the area that will be devastated by this development.
- Strain on public infrastructure and services, Riverview is regularly impacted by rising water from the Alafia River, hurricanes and floodwater. This build would add more strain on water pipes that are already requiring repairs, create challenges for emergency services, and utilities in all instances with increase congestion.
- Decreased property values and quality of life for existing residents. This modification is inconsistent with the surrounding properties and aesthetics and should be considered a substantial deviation. With all neighbors bordering and extending beyond this property strongly opposed, this addition will create resentment amongst the community further dimensioning local quality of life.

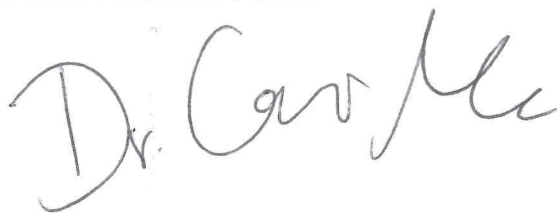
We respectfully urge you to deny this modification and preserve the integrity of our community's development standards. We understand growth is occurring in Hillsborough County, and we are encourage by this, however we want to ensure that such growth does not diminish the character and lives of people who are already here.

For your reference, I have included a map of the community for visual demonstration of how this plan is a massive departure from the long-standing community.

Thank you for your time and consideration.

Sincerely,

Dr. Colton and Kirsti Moran

A handwritten signature in dark ink, appearing to read "Dr. Colton". The signature is fluid and cursive, with the "Dr." and "Colton" written in a single continuous stroke.A handwritten signature in dark ink, appearing to read "Kirsti Moran". The signature is written in a cursive style, with the first name "Kirsti" and the last name "Moran" clearly distinguishable.

Reference Images

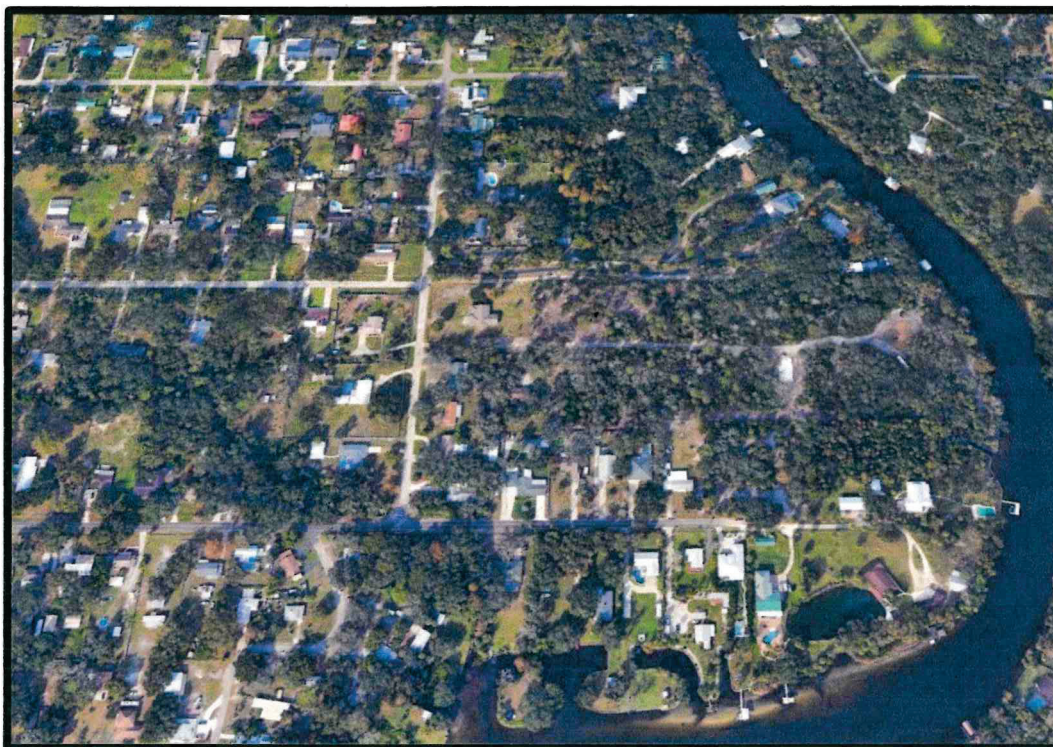


Figure 1: Google Earth Image of Community

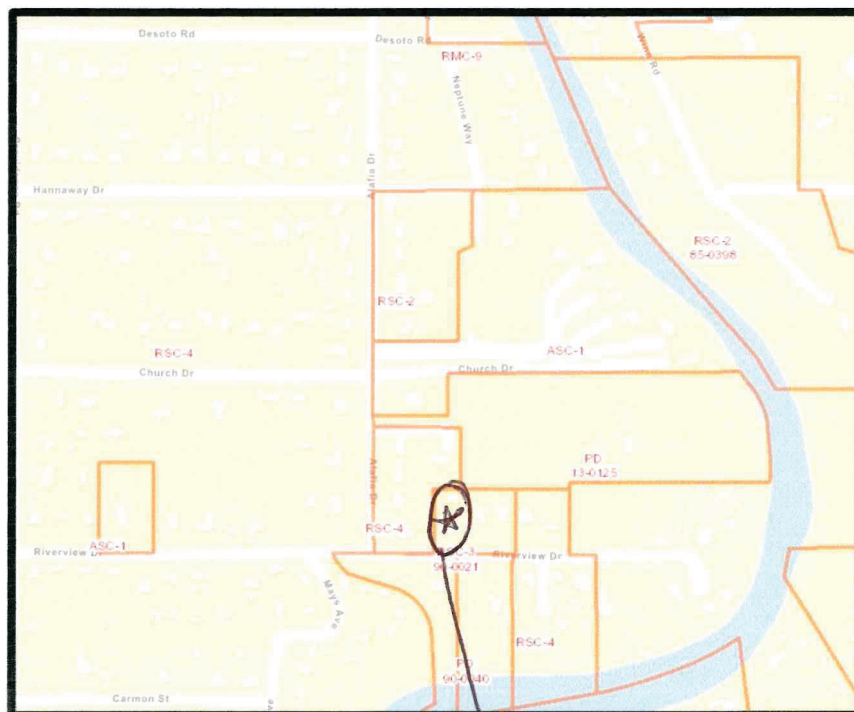


Figure 2: Zoning Map of Community

US

Hadi and Cotton Moran
11204 Riverside Dr
Riverside, FL 88578

DSD Community Development Division
P.O. BOX 1110
Tampa, FL 33601

TAMPA FL 335
SAINT PETERSBURG FL
30 JUN 2025 PM 3 L



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07102 102

33601-111010



Rivas, Keshia

From: Hearings
Sent: Wednesday, July 9, 2025 12:04 PM
To: Rome, Ashley; Baker, James; Rivas, Keshia
Subject: FW: MM 25-0694 Testimony/Evidence
Attachments: Map with handwritten riverfront lot sizes half mile.pdf; Morris Opposition 7 7 2025 Final Signed.pdf; PROPERTY ACREAGE Data Sorted 7 3 25 workbook.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

From: Susan Morris <sb.morris@yahoo.com>
Sent: Monday, July 7, 2025 2:50 PM
To: Hearings <Hearings@hcfl.gov>
Subject: MM 25-0694 Testimony/Evidence

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

Dear Sir/Madam
Please see attached Letter of Opposition/Attachments to MM 25-0694
Thank You

Susan Morris
7508 Alafia Dr
Riverview, FL
sb.morris@yahoo.com
904-655-6609

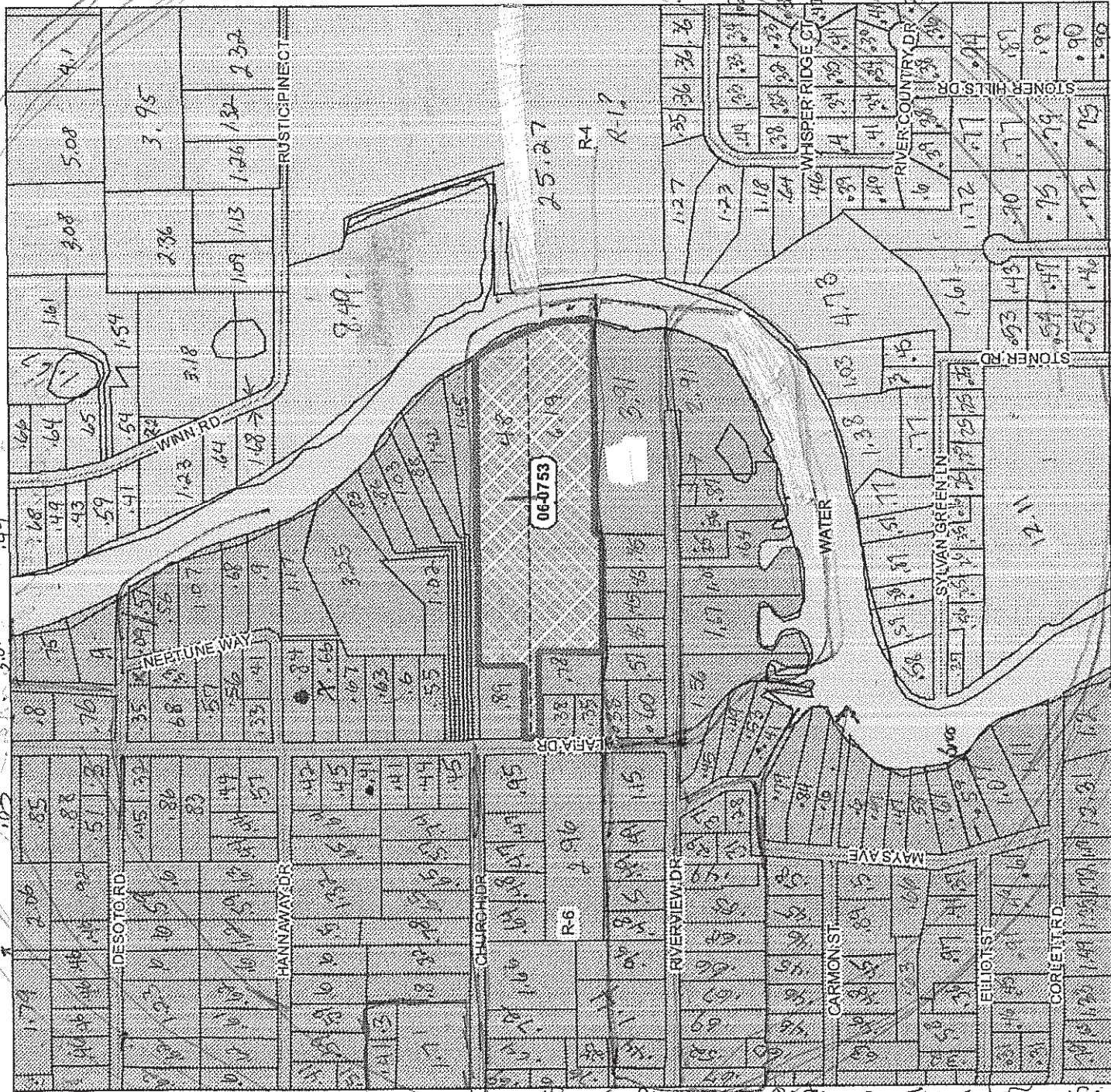
HILLSBOROUGH COUNTY
S16 T30 R20 RZ06-0753

- Reasonings
<all other values>
- STATUS
- APPROVED
 - CONTINUED
 - DENIED
 - PENDING
 - WITHDRAWN
 - CITRUS PARK VILLAGE
 - AGRICULTURAL / MINING
 - AGRICULTURAL
 - AGRICULTURAL / RURAL
 - AGRICULTURAL ESTATE
 - RESIDENTIAL - 1
 - RESIDENTIAL - 2
 - RESIDENTIAL PLANNED - 2
 - RESIDENTIAL - 4
 - RESIDENTIAL - 6
 - RESIDENTIAL - 9
 - RESIDENTIAL - 12
 - RESIDENTIAL - 16
 - RESIDENTIAL - 20
 - NEIGHBORHOOD MIXED USE - 4
 - SUBURBAN MIXED USE - 6
 - COMMUNITY MIXED USE - 12
 - URBAN MIXED USE - 20
 - REGIONAL MIXED USE - 35
 - OFFICE COMMERCIAL - 20
 - RESEARCH CORPORATE PARK
 - LIGHT INDUSTRIAL
 - HEAVY INDUSTRIAL
 - PUBLIC / QUASI-PUBLIC
 - NATURAL PRESERVATION
 - WATER
- Tampa Service Area
Urban Service Area
Shoreline
County Boundary
Jurisdiction Boundary
Parcel

0 150 300 450 600 Feet

Map Printed from Reasoning By Date: 03/03/2023
Author: Tony McGa

MSD: 03/03/2023 10:40:10 AM
Map Date: 03/03/2023 10:40:10 AM



**Susan and Charles Morris
7508 Alafia Drive
Riverview, Florida 33578
904-655-6609
Sb.morris@yahoo.com**

LETTER OF OPPOSITION

MM 25-0694

7806 Alafia Drive, Riverview, Florida 33578

7/3/2025

Zoning Hearing Officer

Dear Sir or Madam:

Our property is next to the property described in MM 25-0694, and we are writing to express our strong opposition to the Planned Development (PD). Due to the geometry of both parcels (long, narrow lots) our property shares the *entire* northern boundary of the subject property (~1000 ft). The application proposes the construction of 27 homes on lots sized 50' x 120' (6000 sq ft). In our opinion the proposed 0.14 acre lots are grossly incompatible with the existing residential lot sizes and setbacks.

The application references an excerpt of Policy 3.1.3 of the Future Land Use Element, Community Context. The overall objective of 3.1 states "New development should recognize the existing community and be designed in a way that is compatible with the established character of the surrounding neighborhood".

3.1.3 states "Any density increase shall be compatible with existing, proposed or planned surrounding development. Compatibility is defined as the characteristics of different uses or activities or designs which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor, and architecture".

The established character of our neighborhood is that of a stable, low-density, semi-rural neighborhood, with a mixture of modest, single- and two-story houses. It is safe. It is family oriented, and it is common to see residents of all ages walking and enjoying outside activities. Most homes are on generous lots and the side setbacks are generally much larger than the 5-foot setbacks proposed in the PD.

An analysis was conducted to determine the existing lot sizes of the surrounding neighborhood radially within ~ ½ mile north, and south, of the proposed

Zoning Hearing Officer
July 6, 2025
Page 2

development. The analysis shows that in the overall community, the average lot size of all lots, is 0.98 acres (median 0.60 acres). The average size on the river is ~1.8 acres (median 0.9 acres).

It shows that less than 1% of the existing lots are 0.25 acre or less. Less than 8% of the existing lots are 0.32 acres or less. This comparison demonstrates that the proposed 0.14-acre lots are in stark contrast to the lot sizes in the surrounding area and not compatible with the existing characteristics of the neighborhood.

Policy 4.4.3 States “Lot size and density of new and redeveloped residential projects shall reflect the character of the surrounding residential area and where appropriate, shall reflect efforts to encourage gopher tortoise and other Significant and Essential Wildlife Habitat protection.

Policy 4.4.7 states “Lands fronting a water body shall have density and/or intensity comparable or compatible with other development parcels and lots fronting the water body outside of the Urban Service Area. This is to ensure the continuation and protection of the established large lots, lower density residential land uses and the character of lands fronting on lakes, streams and rivers and to prevent the application of other provisions in the future Land Use Section as granting higher densities in locations outside of the Urban Service Area.” (The project site and surrounding areas do not benefit from county sewer services.)

4.4.8 New development and redevelopment must mitigate the adverse impacts to include, but not limited to noise, visual, odor and vibration impacts created by that development upon all adjacent land uses.

Furthermore, the project site for this Planned Development (7806 Alafia Dr. Riverview, FL) has been the subject of a similar rezoning application. The Zoning Hearing Officer heard testimony on June 19, 2006 (24 homes), and April 30, 2007 (19 homes) for application RZ 06-0753. The Zoning Hearing Officer filed a recommendation for denial. The BOCC heard testimony on June 12, 2007, and denied the PD, with a vote of 6-1. Some of the reasons cited for recommending denial included:

- The established character of the surrounding area is that of a low density rural residential area.
- Existing lots within the ASC-1 zone containing the subject property are one acre or more in size, while lots within other zoning districts surrounding the property are generally ½ acre or more.
- The overall density and lot size of the requirements being proposed do not reflect the character and lifestyle established within the surrounding area.
- The application is found to be in non-compliance with Policy B-1.8 of the Future Land Use Element “Application of Densities to Lands Fronting Water Bodies”.
- The request is concluded to be in conflict with general zoning criteria and principles of zoning law relating to consistency with the zoning of similarly-situated property.

Zoning Hearing Officer
July 6, 2025
Page 3

- While the proposal has been modified somewhat, the request is still found to be inconsistent with the prevailing pattern of development within the immediate area. A maximum of three riverfront lots and fifteen lots on the overall site would be more in keeping with the development of adjacent properties.

In summary, the proposed land use is neither compatible nor harmonious with the surrounding area. Our neighborhood is quiet, has large yards, safe streets, open green spaces, and abundant wildlife. While we recognize the right of the property owner to develop his/her property, the approval of this petition would undermine the established sense of tranquility and privacy that residents have come to value. We respectfully urge denial of this petition.

Please include this letter in the official record for the upcoming hearing on July 21, 2025.

Thank you for your consideration of our concerns and opposition.

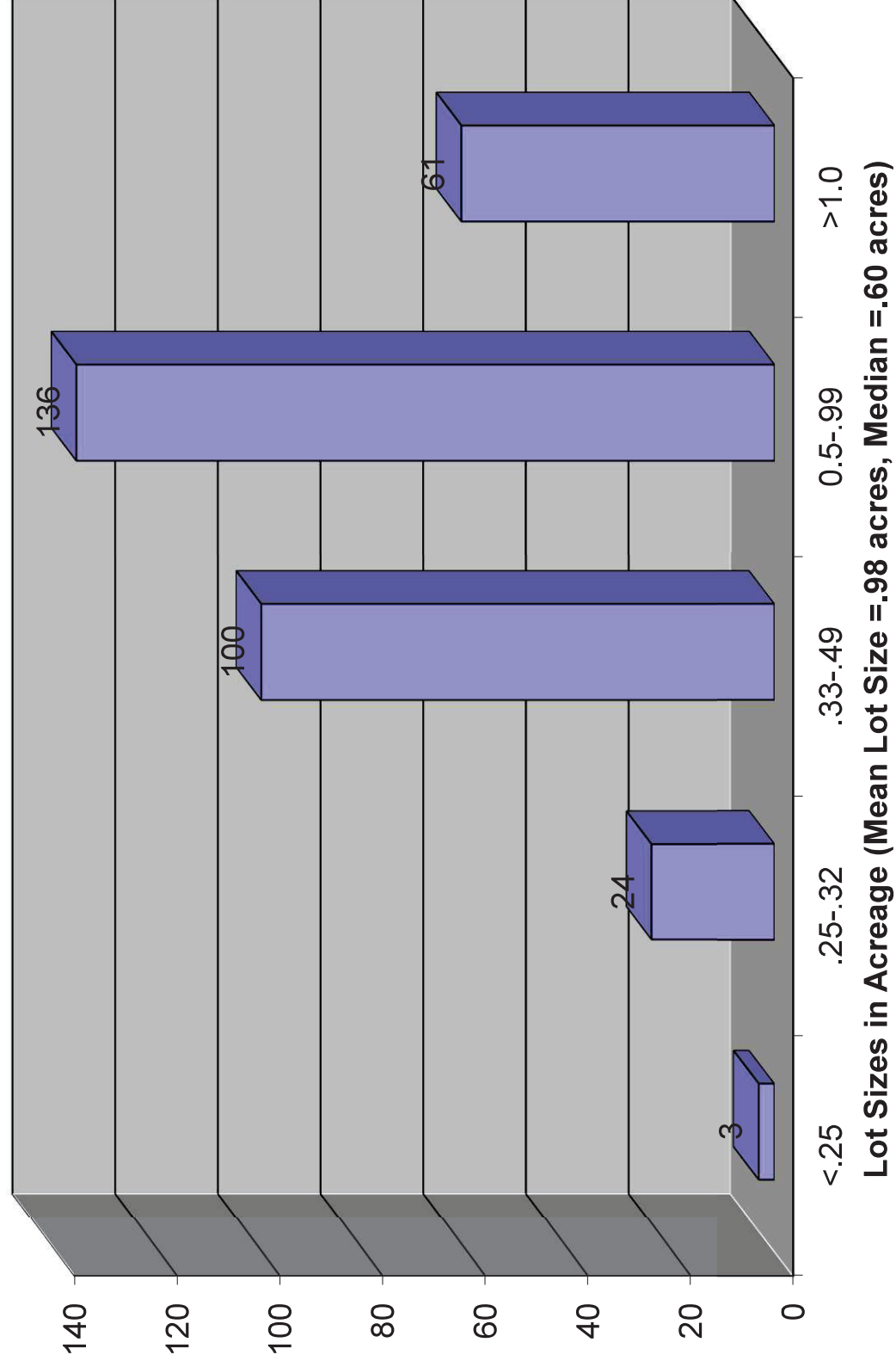


Susan B. Morris

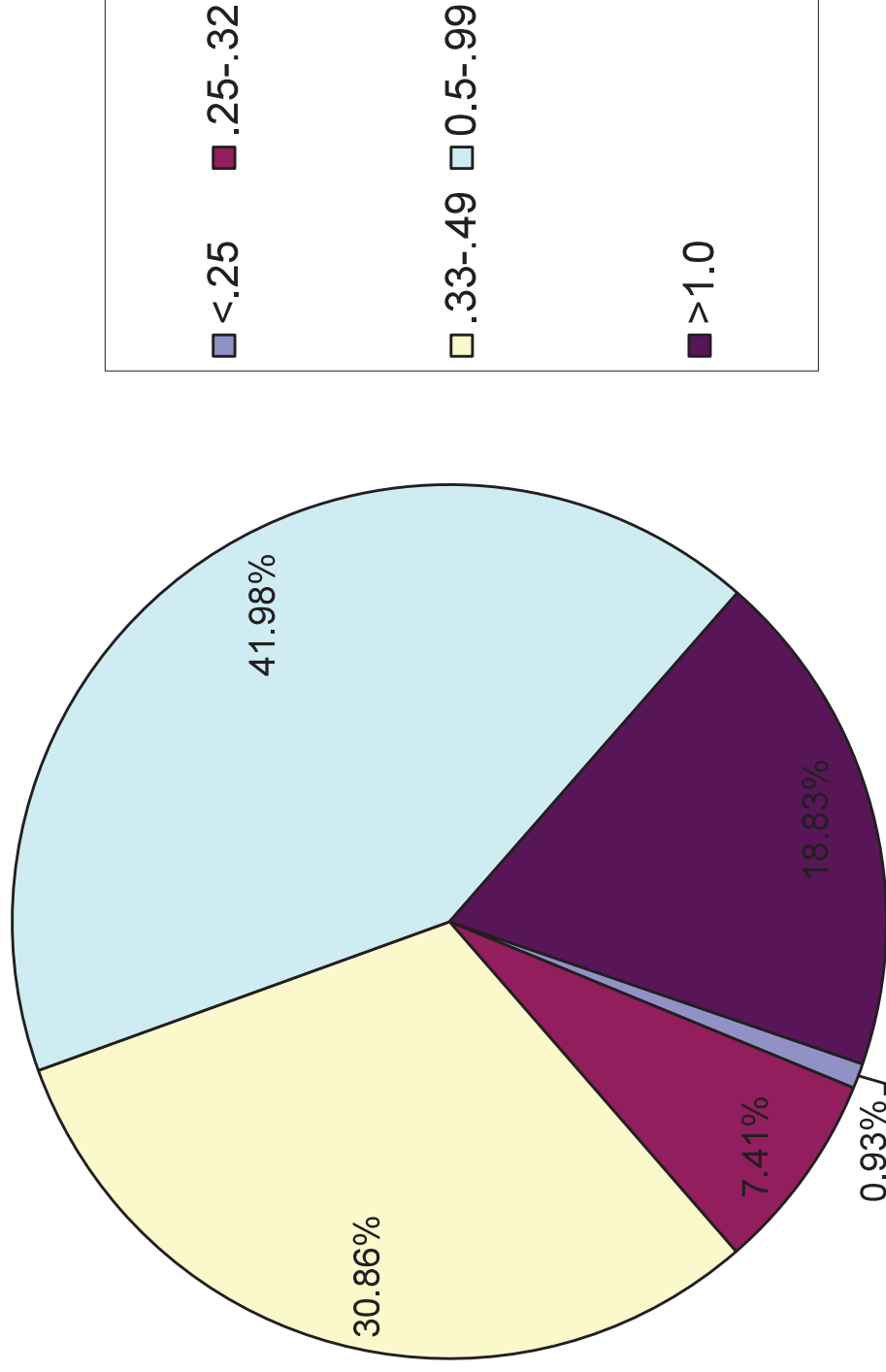


Charles W. Morris

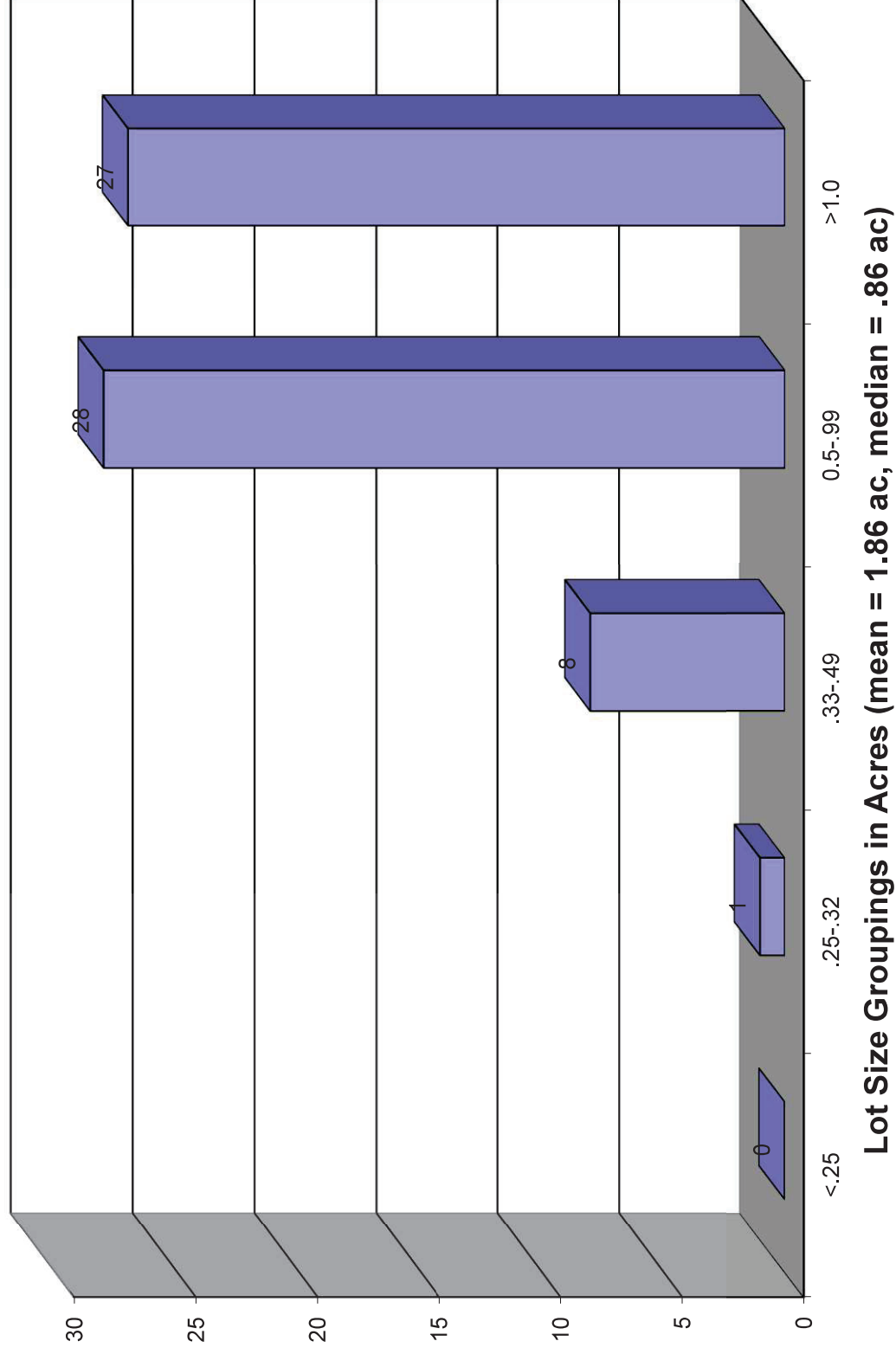
Number of Lots Per Acreage Grouping w/in 1/2 Mile Radius of Proposed Rezoning



Lot Sizes w/in 1/2 mile Radius of Proposed Rezoning By Percentage (n=324)

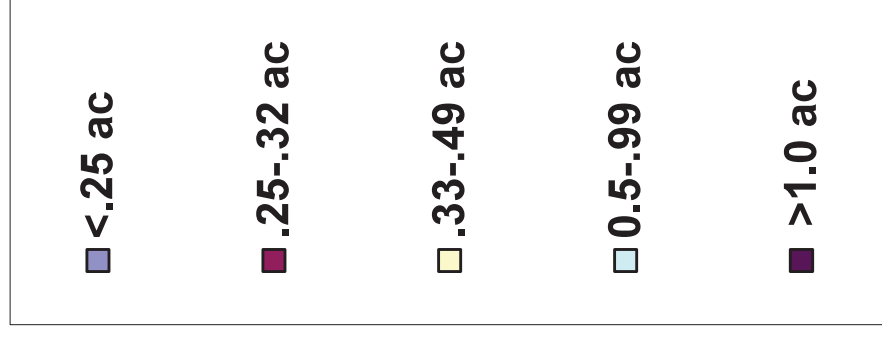
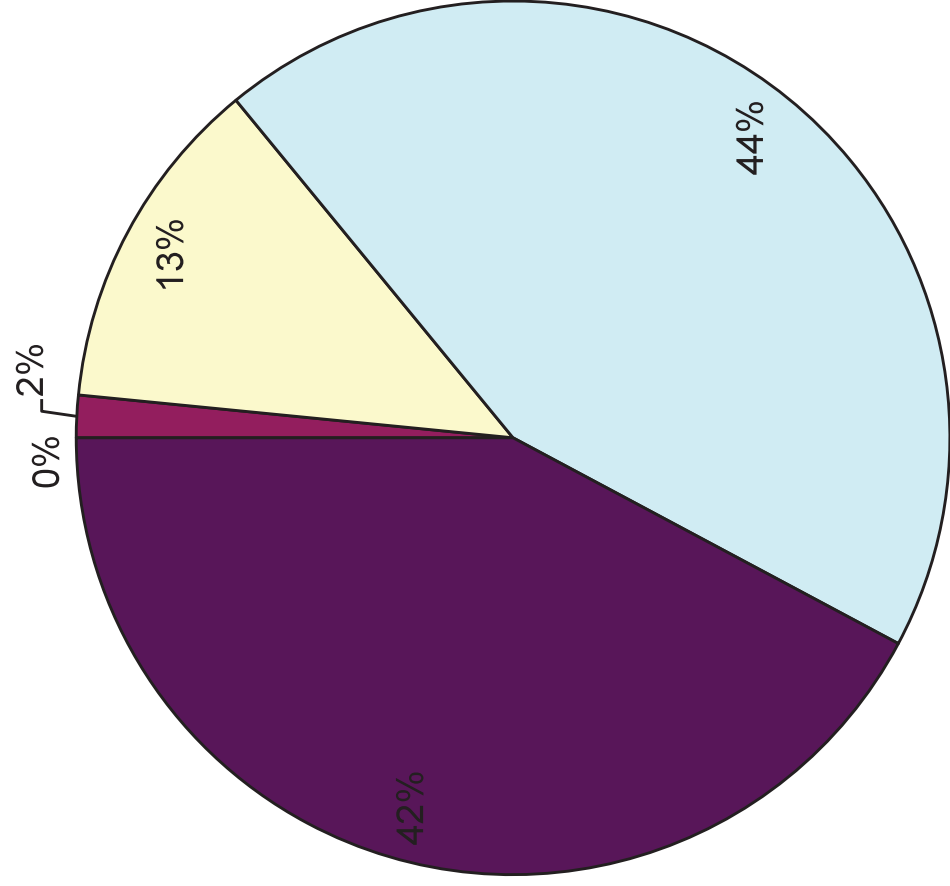


Lots Per Acreage Grouping Along Both Sides of the Alafia River w/in 1/2 Mile of Proposed Rezoning



Percentage of Lots Along River Per Size Group w/in 1/2 Mile of the Proposed Rezoning

Mean Lot Size = 1.86 acres
Median Lot Size = .86 Acres



Acreage 1/2 mide radius of RZ 06-0753

Start top to bottom, left to right on map(more or less)

The Planning Commission Map (attachment to staff report)

Acres	On River	E/W
0.16 N		E
0.21 N		W
0.22 N		E
0.25 N		W
0.25 N		E
0.25 N		E
0.25 N		E
0.25 N		E
0.25 N		E

All Parcels w/in 1/2 mile radius

Range 0.16ac to 25.27ac

Mean 0.99 ac

Median 0.60 ac

Lots w/in 1/2 mile Radius

<u>Parcel</u>	<u>Number</u>	<u>% of</u>	<u>Parcel</u>	<u>% of</u>
<u>Size</u>	<u>of</u>	<u>% of</u>	<u>Size</u>	<u>% of</u>
<u>Groups</u>	<u>parcels</u>	<u>parcels</u>	<u>Groups</u>	<u>parcels</u>
0.26 N	E		<.25	0.93%
0.28 N	W	<.25	3	0.93%
0.28 N	E	.25-.32	24	7.41%
0.29 N	W	.33-.49	100	30.86%
0.3 N	W	0.5-.99	136	41.98%
0.3 N	W	>1.0	61	18.83%
0.3 N	E			
0.3 N	E			

River Parcels w/in 1/2 Mile of Both Sides of I

<u>Parcel</u>	<u>Number</u>	<u>% of</u>	<u>Parcel</u>	<u>% of</u>
<u>Size</u>	<u>of</u>	<u>% of</u>	<u>Size</u>	<u>% of</u>
<u>Groups</u>	<u>parcels</u>	<u>parcels</u>	<u>Groups</u>	<u>parcels</u>
0.31 N	W	<.25	0	0.00%
0.31 N	W	.25-.32	1	1.56%
0.31 N	W	.33-.49	8	12.50%
0.31 N	E	0.5-.99	28	43.75%
0.32 N	W	>1.0	27	42.19%
0.32 N	W			
0.32 N	E	Range	0.27ac to 25.27ac	
0.32 N	E	Mean	1.866094	
0.33 N	E	Median	0.865	
0.33 N	E			
0.33 N	E			
0.34 N	E			
0.34 N	E			
0.34 N	E			
0.34 N	E			
0.35 N	W			
0.35 N	E			
0.35 N	E			
0.35 N	E			
0.35 N	E			
0.36 N	W			
0.36 N	E			

0.36 N	E
0.36 N	E
0.36 N	E
0.37 N	W
0.37 N	W
0.38 N	E
0.38 N	E
0.38 N	E
0.38 N	E
0.38 N	E
0.39 N	E
0.39 N	E
0.4 N	E
0.4 N	E
0.41 N	W
0.41 N	W
0.41 N	W
0.41 N	W
0.41 N	W
0.41 N	W
0.41 N	E
0.41 N	E
0.41 N	E
0.42 N	W
0.42 N	W
0.42 N	W
0.42 N	E
0.43 N	E
0.44 N	W
0.44 N	W
0.44 N	W
0.44 N	W
0.44 N	W
0.44 N	E
0.45 N	W
0.45 N	W
0.45 N	W
0.45 N	W
0.45 N	W
0.45 N	W
0.45 N	W
0.45 N	W
0.45 N	W
0.45 N	W
0.45 N	W
0.45 N	E
0.46 N	W
0.46 N	W
0.46 N	W
0.46 N	W

0.46 N	W
0.46 N	W
0.46 N	W
0.46 N	W
0.46 N	W
0.46 N	W
0.46 N	W
0.46 N	E
0.46 N	E
0.47 N	W
0.47 N	W
0.47 N	E
0.48 N	W
0.48 N	W
0.48 N	W
0.49 N	W
0.49 N	W
0.49 N	W
0.5 N	W
0.5 N	W
0.5 N	W
0.51 N	W
0.51 N	W
0.52 N	W
0.53 N	E
0.54 N	E
0.54 N	E
0.54 N	E
0.56 N	W
0.57 N	W
0.57 N	W
0.57 N	W
0.58 N	W
0.58 N	W
0.59 N	W
0.59 N	W
0.59 N	W
0.59 N	W
0.6 N	W
0.6 N	W
0.6 N	W
0.6 N	W
0.6 N	W
0.6 N	W
0.6 N	W
0.6 N	W
0.6 N	E
0.61 N	W
0.61 N	W
0.62 N	W
0.62 N	W
0.62 N	W

0.62 N	W
0.62 N	W
0.63 N	W
0.63 N	W
0.63 N	W
0.63 N	W
0.64 N	W
0.64 N	W
0.64 N	W
0.64 N	E
0.65 N	W
0.65 N	W
0.65 N	W
0.65 N	E
0.66 N	W
0.66 N	W
0.66 N	E
0.67 N	W
0.67 N	W
0.68 N	W
0.69 N	W
0.69 N	W
0.69 N	W
0.7 N	E
0.72 N	W
0.72 N	W
0.72 N	E
0.74 N	W
0.75 N	E
0.75 N	E
0.76 N	W
0.77 N	W
0.77 N	E
0.77 N	E
0.77 N	E
0.78 N	W
0.78 N	W
0.79 N	E
0.8 N	W
0.82 N	W
0.83 N	W
0.84 N	W
0.85 N	W
0.85 N	W
0.85 N	W
0.85 N	W
0.86 N	W
0.86 N	W
0.87 N	E
0.88 N	W
0.89 N	W
0.89 N	E

0.9 N	E	
0.9 N	E	
0.91 N	W	HIGGS
0.92 N	W	HIGGS
0.94 N	E	
0.95 N	W	
0.95 N	W	
0.96 N	W	
0.97 N	W	
1.02 N	W	
1.09 N	E	
1.15 N	W	
1.17 N	W	
1.23 N	W	
1.26 N	E	
1.27 N	W	
1.32 N	W	
1.32 N	E	
1.33 N	W	
1.35 N	W	
1.4 N	W	
1.49 N	W	
1.54 N	E	
1.61 N	E	
1.61 N	E	
1.66 N	W	
1.67 N	E	
1.71 N	W	
1.72 N	W	
1.72 N	E	
1.79 N	W	
2.06 N	W	1.866094
2.32 N	E	
2.36 N	E	
2.96 N	W	
3.08 N	E	
3.18 N	E	
3.95 N	E	
4.1 N	E	
5.08 N	E	
6.4 N	E	
0.27 Y	E	
0.38 Y	E	
0.41 Y	W	
0.41 Y	E	
0.43 Y	E	
0.47 Y	W	
0.47 Y	W	
0.49 Y	E	
0.49 Y	E	
0.51 Y	E	
0.53 Y	W	

0.56 Y	W
0.56 Y	W
0.56 Y	E
0.58 Y	W
0.58 Y	E
0.59 Y	W
0.59 Y	E
0.59 Y	E
0.6 Y	W
0.6 Y	W
0.6 Y	W
0.61 Y	W
0.64 Y	W
0.64 Y	E
0.68 Y	W
0.68 Y	E
0.75 Y	W
0.77 Y	E
0.83 Y	W
0.84 Y	W
0.86 Y	W
0.87 Y	W
0.87 Y	E
0.88 Y	W
0.9 Y	W
0.9 Y	W
1.03 Y	W
1.03 Y	E
1.07 Y	W
1.09 Y	W
1.11 Y	W
1.17 Y	W
1.18 Y	E
1.2 Y	W
1.23 Y	E
1.23 Y	E
1.27 Y	E
1.38 Y	E
1.42 Y	W
1.45 Y	W
1.56 Y	W
1.67 Y	W
1.68 Y	E
2.91 Y	W
3.01 Y	W
3.25 Y	W
3.91 Y	W
4.73 Y	E
4.8 Y	W
6.19 Y	W
8.49 Y	E
12.11 Y	E

25.27 Y	E
0.33	W
0.33	W
0.35	W
0.35	W
0.38	W
0.38	W
0.41	W
0.45	W
0.49	W
0.55	W
0.56	W
0.57	W
0.6	W
0.6	W
0.63	W
0.66	W
0.67	W
0.68	W
0.76	W
0.8	W
0.84	W
0.89	W
1.07	W
12.31	W

River

Acreage 1/2 mile radius of RZ 06-0753

Start top to bottom, left to right on map(more or less)
The Planning Commission Map (attachment to staff report)

Acres		On River?	E/W
1	0.16 N	E	
2	0.21 N	W	
3	0.22 N	E	
4	0.25 N	W	
5	0.25 N	E	
6	0.25 N	E	

PD Lots

On River?

0.34
0.34
0.34
0.34
0.34
0.34

All Existing Lot Sizes w/in 1/2 mile radius	
Range	0.16ac to 25.27ac
Mean	0.99 ac
Median	0.60 ac

# of Lots per size		Group		% at size		Cumulative %	
Lot Size	Groups	Size	Group	Size	% at size	Size	% at size
<.25	3	0.9%					
.25-.32	24	7.4%					
.33-.42	50	15.4%					
.43-.99	186	57.4%					
1.0-2.0	40	12.3%					
>2.0	21	6.5%					

67

20.7%

All PD Parcels

Range:	0.34 ac to 0.81 ac
Mean	0.42 ac
Median	0.41 ac

Acreage 1/2 mile radius of RZ 06-0753

Start top to bottom, left to right on map(more or less)
The Planning Commission Map (attachment to staff report)

River Parcels w/in 1/2 Mile of Both Sides of River	
Range	0.27ac to 25.27ac
Mean	1.23 ac
Median	1.17 ac

# of Lots per size		Group		% at size	
Lot Size	Groups	Size	Group	Size	% at size
<.25	0	0.0%			
.25-.32	1	1.6%			
<0.42	4	6.3%			
.33-.49	40	62.5%			
<0.41					
<0.5	9	14.1%			
0.5-.99	28	43.8%			
>1.0	27	42.2%			

River PD Parcels

Range: 0.35 ac to 0.81 ac
Mean 0.50 ac
Median 0.41 ac

Range: 0.35 ac to 0.41 ac
Mean 0.39 ac
Median 0.41 ac

Rivas, Keshia

From: Hearings
Sent: Wednesday, July 9, 2025 12:02 PM
To: Rome, Ashley; Baker, James; Rivas, Keshia
Subject: FW: MM 25-0694

Follow Up Flag: Follow up
Flag Status: Flagged

From: Diane Brabant <sushigirlrn@aol.com>
Sent: Tuesday, July 1, 2025 8:55 PM
To: Hearings <Hearings@hcfl.gov>
Subject: MM 25-0694

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

Diane O'Connor-Brabant

11119 Riverview Dr.
Riverview, FL 33578
sushigirlrn@aol.com
813-601-0744
July 1, 2025

**RE: Opposition to Major Modification of Planned Development PD 13-0125 – Riverview, FL
[Application number MM 25-0694]**

Dear Zoning Hearing Master / Board of County Commissioners,

My name is Diane O'Connor-Brabant, and I have been a resident of the community for over 25 years. We as a collective community have been fighting for 30 years to stop further development of this area and believe that this PD-13-0125 modification poses to degrade the character and compatibility of our community. I am writing to express my **strong opposition** to the proposed modification to the Planned Development located on Alafia Drive.

As a neighbor and homeowner directly impacted by this change, I have serious concerns about the potential consequences this will have on our quality of life, house value, and the local environment, including but not limited to:

- **Character and compatibility of Community** Goal 2 of the counties Unincorporated Future land Use Section update on 12/1/24 states *“Ensure that the character, compatibility and location of land uses optimize the combined potential for economic benefit, fiscal sustainability, protection of natural resources and maintaining viable agriculture.”* This development plan is not inline with the community around it. This community is a collective of overside lots (RSC 3 & 4 and ASC-1 zoning). This 27-house development in the heart of this collective contradicts the character of the entire community setting a stage to **forcibly gentrify** the neighborhood. A similar plan was denied on 6/12/2007 and this precedence should be considered as the continued will of the community. **Figure-1 and Figure-2** in this document show that this plan would overwhelm the current residents by functionally doubling the constrained community between Alafia Dr and Alafia River.

- **Increased traffic congestion** on already overburdened roads, particularly during peak hours. This PD plan will significantly impact daily transit of all local resident which will directly decrease the quality of daily life.
- **Environmental impacts**, including potential harm to nearby wetlands, wildlife, and green spaces. We have a large population of protected gopher tortoises and peacocks in the area that will be devastated by this development.
- **Strain on public infrastructure and services**, Riverview is regularly impacted by rising water from the Alafia River, hurricanes and floodwater. This build would cause additional strain on water pipes that are already requiring repairs, and create challenges for emergency services, and utilities in all instances with increase congestion. The Roads in the neighborhood are already in dire need of repair, and there are no sidewalks for safety. This plan would require adding sewers line to accommodate the new build which would require tearing up the already crumbling roads that lead to the new neighborhood.
- **Decreased property values** and quality of life for existing residents. This modification is inconsistent with the surrounding properties and aesthetics and should be considered a substantial deviation. With all neighbors bordering and extending beyond this property strongly opposed, this addition will create resentment amongst the community further dimensioning local quality of life.

I respectfully urge you to **deny this modification** and preserve the integrity of our community’s development standards. We understand growth is occurring in Hillsborough County, and we are encouraged by this, however we want to ensure that such growth does not diminish the character and lives of people who are already here.

For your reference, I have included a map of the community for visual demonstration of how this plan is a massive departure from the long-standing community.

Thank you for your time and consideration.

Sincerely,
Diane O'Connor- Brabant

Reference Images

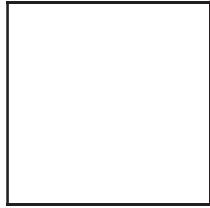


Figure 1: Google Earth Image of Community

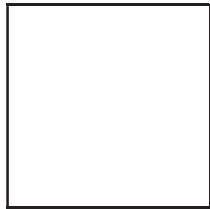


Figure 2: Zoning Map of Community