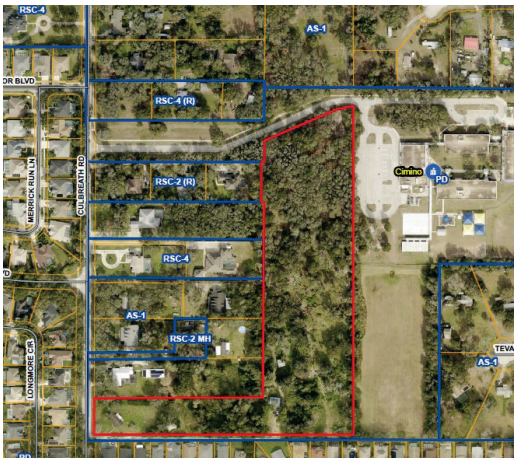
Rezoning Application:	PD 25-0802
Zoning Hearing Master Date:	August 18, 2025
BOCC Land Use Meeting Date:	October 7, 2025

Hillsborough County Florida

Development Services Department

1.0 APPLICATION SUMMARY

Applicant:	Potomac Land Company William Sullivan, President
FLU Category:	RES-4
Service Area:	Urban
Site Acreage:	10.97 AC
Community Plan Area:	Brandon
Overlay:	None



Introduction Summary:
The existing zoning is AS-1 (Single-Family Residential/Agricultural), which permits single family residential and agricultural uses, pursuant to the development standards in the table below. The proposed zoning is for Planned Development (site plan controlled district) to allow 33 single family residential lots, pursuant to the development standards in the table below and site plan depicted in 2.4 of the report.

Zoning:	Existing	Proposed
District(s)	AS-1	PD 25-0802
Typical General Use(s)	Single-Family Residential/Agricultural	Single-Family Residential (Conventional Only)
Acreage	10.97 AC	10.97 AC (477,853.2 SF)
Density/Intensity	1 DU/AC	33 DU/ 477,853.2 SF = 3 DU/AC
Mathematical Maximum*	10 DU	33 DU

*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	AS-1	PD
Lot Size / Lot Width	43,560 sf / 150’	~~6,600~~ 6,900 sf / 50’
Setbacks/Buffering and Screening	50’ Front 50’ Rear 25’ Sides	20’ Front 20’ Rear 5’ Sides
Height	50’	35’

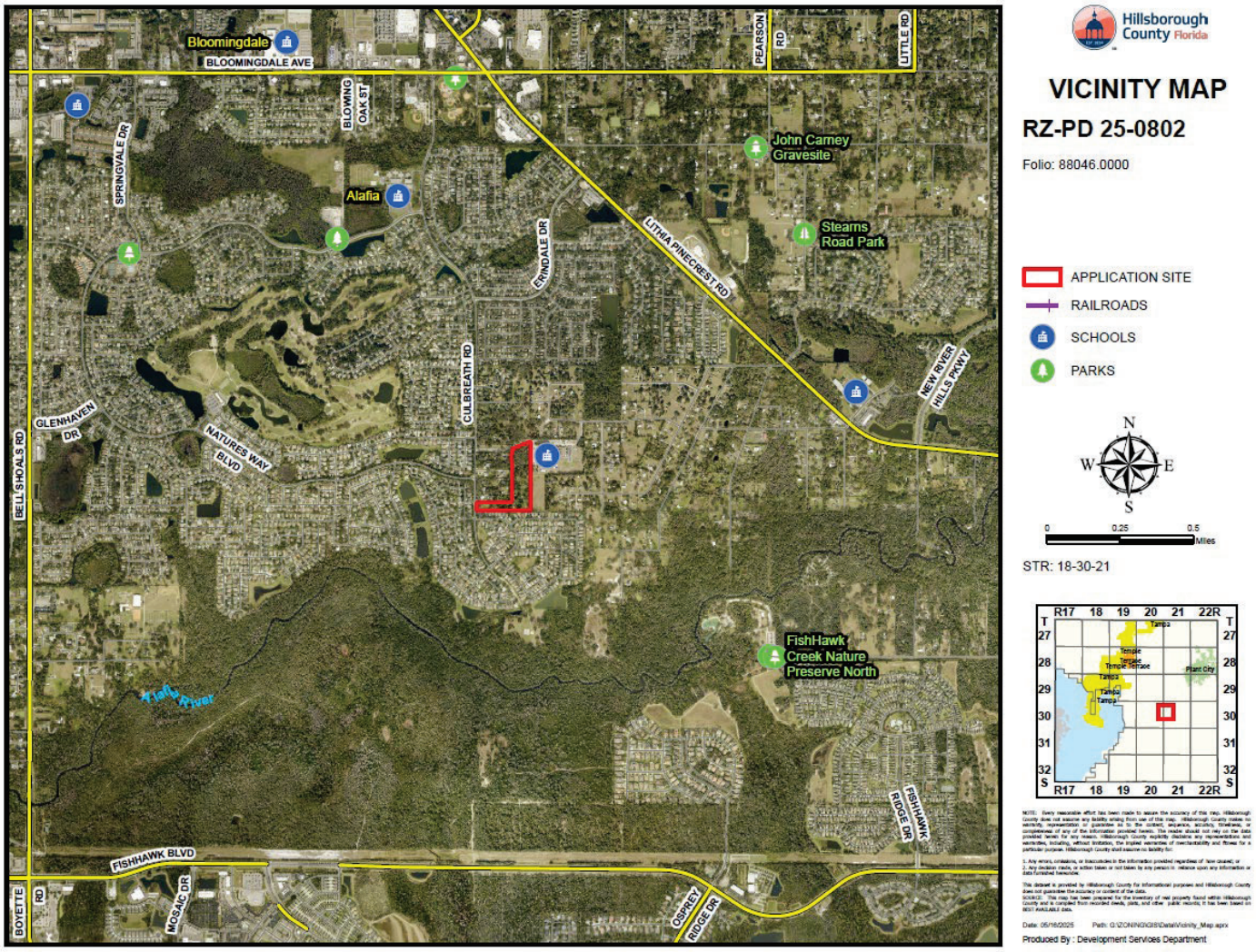
Additional Information:	
PD Variation(s)	None requested as part of this application
Waiver(s) to the Land Development Code	None requested as part of this application

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

Template created 8-17-21

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

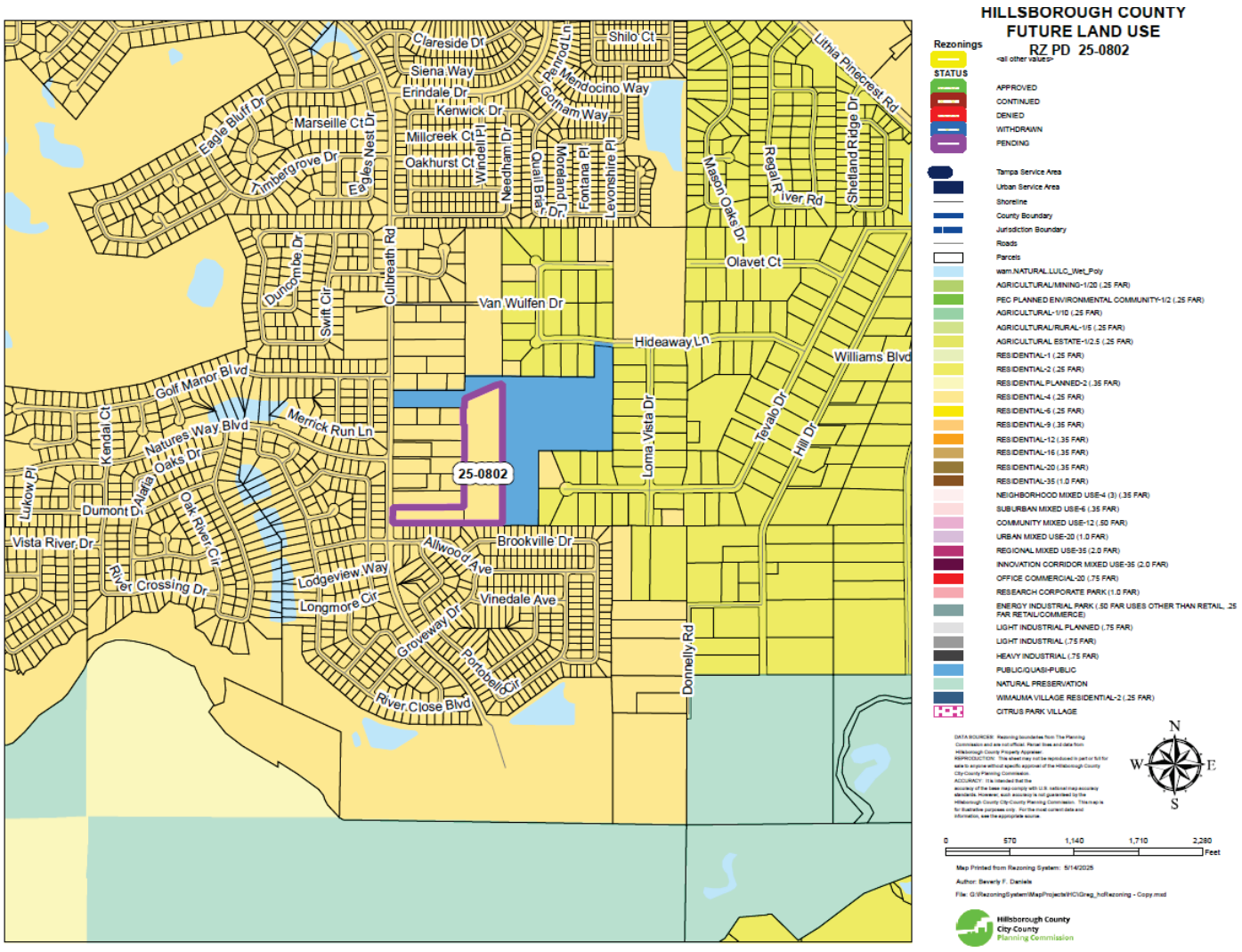


Context of Surrounding Area:

The parcel is situated along Culbreath Road, a two-lane roadway. The surrounding area features institutional uses to the north and east, while single-family residential uses are located to the west and south.

2.0 LAND USE MAP SET AND SUMMARY DATA

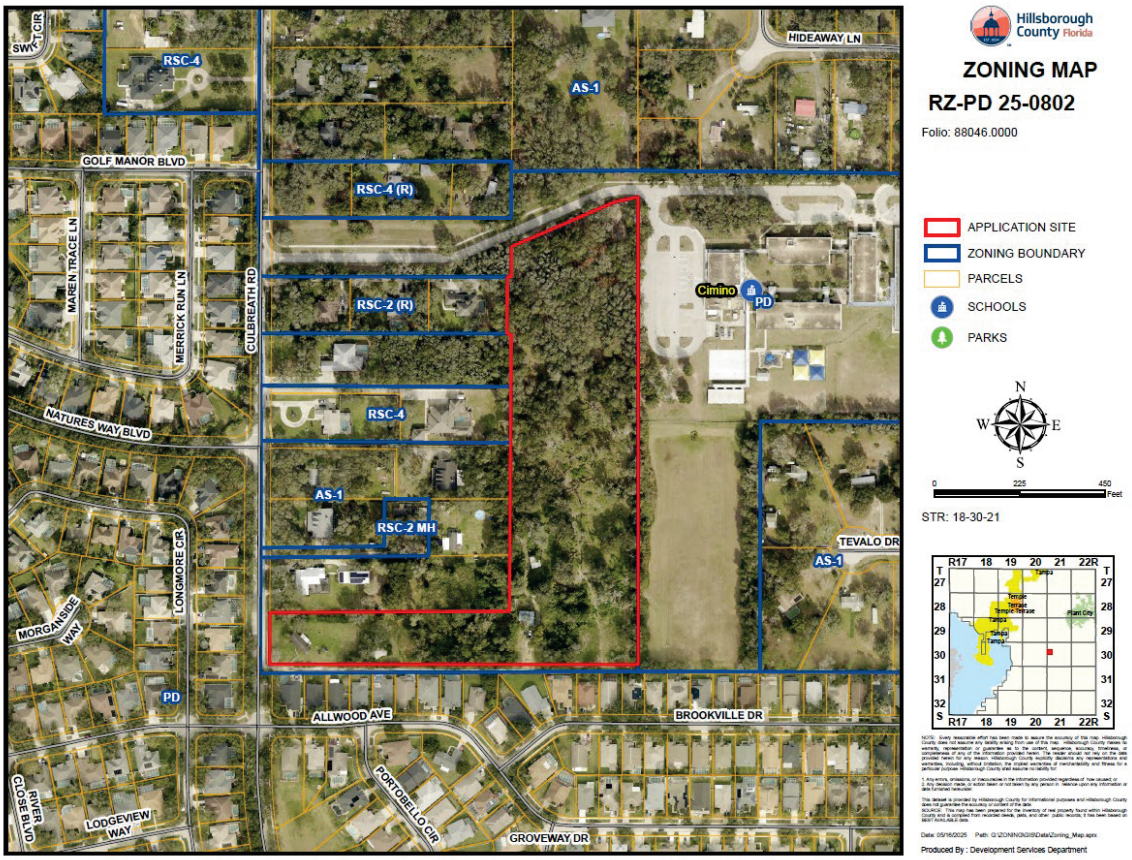
2.2 Future Land Use Map



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

2.0 LAND USE MAP SET AND SUMMARY DATA

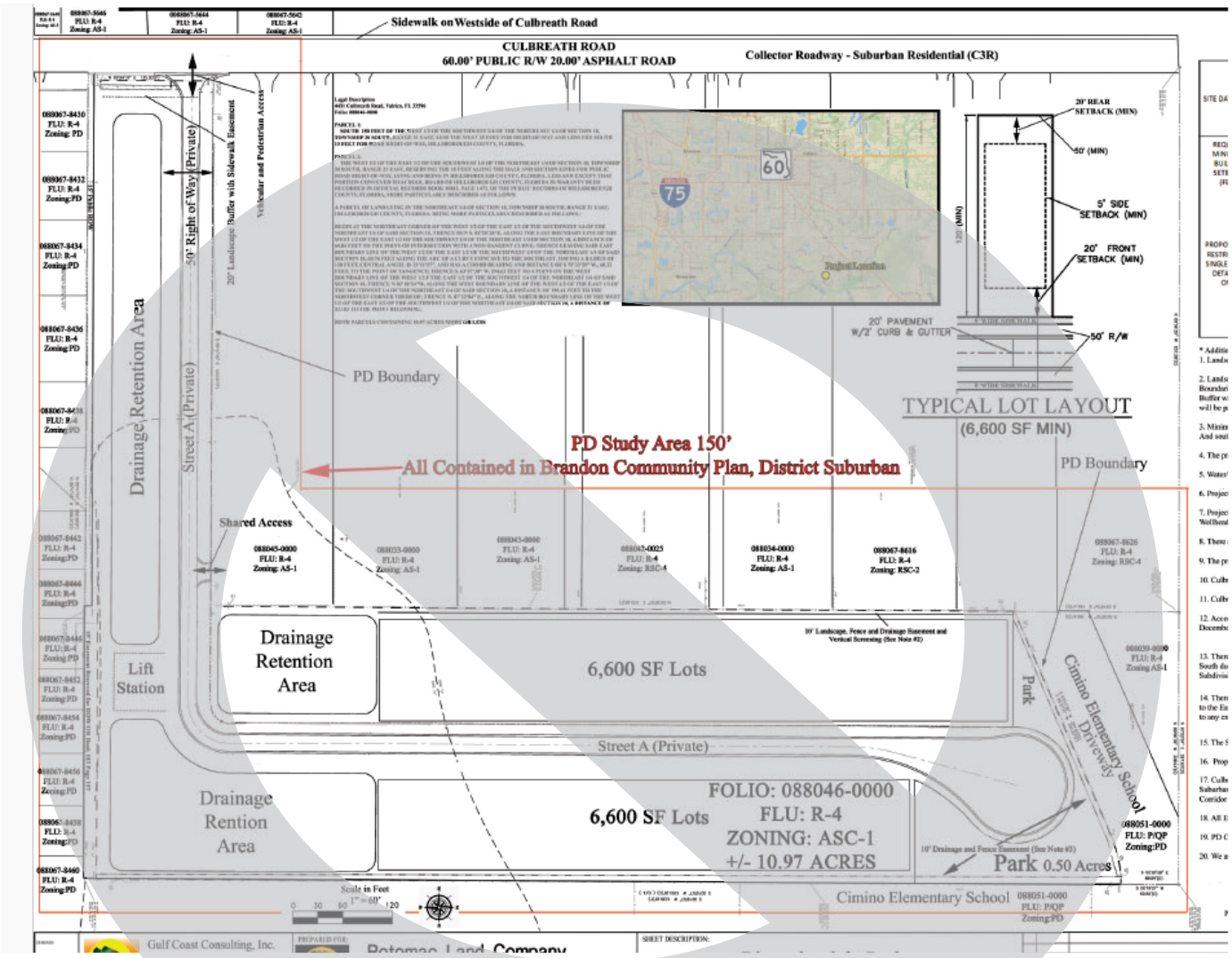
2.3 Immediate Area Map



Adjacent Zonings and Uses				
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD 01-0335	n/a	Elementary School	Public School
South	PD 92-0382	3.58 DU/AC	Single-Family Residential (Conventional Only)	Single-Family Residential (Conventional Only)
East	PD 01-0335	n/a	Elementary School	Public School
West	RSC-2 AS-1 RSC-4	RSC-2: 2 DU/AC AS-1: 1 DU/AC RSC-4: 4 DU/AC	Single-Family Residential (Conventional Only) Single-Family Residential/Agricultural	Single-Family Residential (Conventional Only) Single-Family Residential/Agricultural

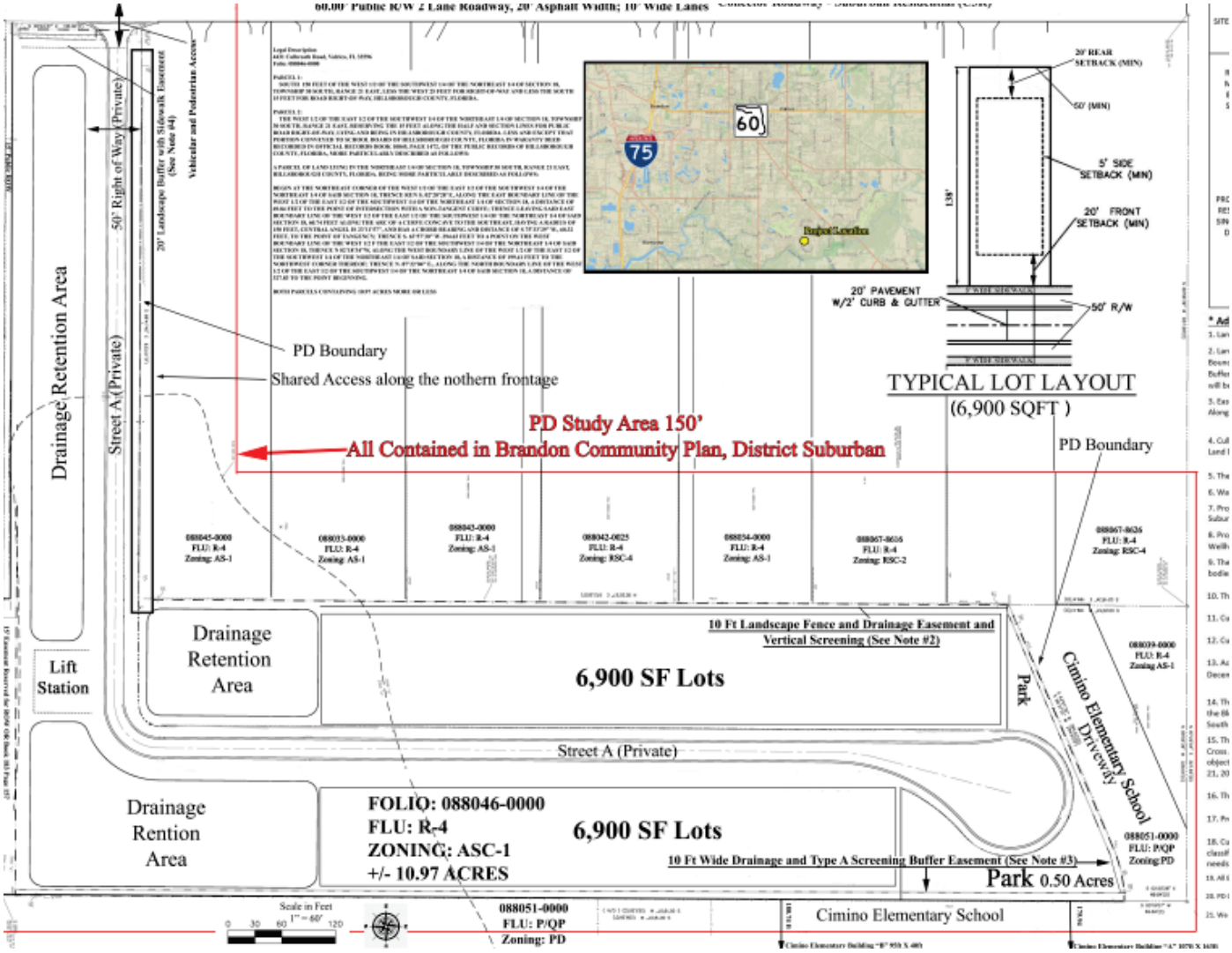
~~2.0 LAND USE MAP SET AND SUMMARY DATA~~

~~2.4 Proposed Site Plan~~ ~~(partial provided below for size and orientation purposes. See Section 8.0 for full site plan)~~



2.0 LAND USE MAP SET AND SUMMARY DATA

2.4 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.0 for full site plan)



3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 OF STAFF REPORT)

Adjoining Roadways (check if applicable)			
Road Name	**Classification**	**Current Conditions**	**Select Future Improvements**
Culbreath Rd	County Collector - Urban	2 Lanes ☒Substandard Road ☐Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☒ Substandard Road Improvements ☐ Other

Project Trip Generation			
	Average Annual Daily Trips	**A.M. Peak Hour Trips**	**P.M. Peak Hour Trips**
Existing	94	7	9
Proposed	364	27	35
Difference (+/1)	+270	+20	+26

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

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

Design Exception/Administrative Variance		
Road Name/Nature of Request	**Type**	**Finding**
Culbreath Rd./Substandard ~~Rodway~~ Roadway	Design Exception Requested	Approvable
Culbreath Rd./Access Spacing	Design Exception Requested	~~Previously approved~~ Approvable
Notes:		

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	**Comments Received**	**Objections**	**Conditions Requested**	**Additional Information/Comments**
Environmental Protection Commission	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
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 * 33 = $303,039 Parks: $2,145 * 33 = $70,785 School: $8,227 * 33 = $271,491 Fire: $335 * 33 = $11,055 Total per House: $19,890 * 33 = $656,370				
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 proposed uses are comparable with the surrounding single family residential development. Furthermore, the proposed 3 DU/AC density is under the 4 DU/AC Maximum density allowable in the RES-4 Comprehensive Plan category.

The surrounding area is a residential development with single-family conventional homes along Culbreath Road with AS-1, RSC-2, RSC-4, and PD Zoning Districts, within the RES-4 Future Land Use category. The adjacent single-family residential subdivision to the south, within PD 92-0382, is recorded as the Bloomingdale Section "DD" subdivision plat. While the plat includes parcels of varying sizes, several lots—particularly some adjacent to the PD boundary—measure approximately 60 feet by 110 feet (about 6,600 square feet), ~~matching~~ smaller than the minimum lot size proposed for the subject development.

The private roadway portion of the project will provide ~~a 20-foot wide buffer with tree plantings along the north and~~ stormwater areas along the south. The single family residence to the north of the private street is approximately 50 feet from the common property line. A 20-foot wide buffer with ~~T~~tree plantings ~~and fencing~~ will be provided along the western PD boundary (Culbreath Road). Given the proposed use, none of these buffers and screening are required.

Given the above, staff finds the proposed modification to be compatible with the surrounding properties and in keeping the general development pattern of the area.

5.2 Recommendation

Staff recommends approval of the applicant's request

6.0 PROPOSED CONDITIONS

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted July 31, 2025.

- Prior to certification, the applicant shall revise the PD site plan the Culbreath Rd. roadway information which states "20' Asphalt Width" to state "24' Asphalt Width".

1. The project shall allow 33 single family residential lots.

2. The location of structures shall be as generally shown on the site plan. Project development standards for the project shall be as following:

   Minimum Lot Size: ~~6,600~~ 6,900 sf
   Minimum Lot Width: 50-Feet
   Minimum Front Setback: 20-Feet (Porches 15-feet)
   Minimum Side Building Setbacks: 5-Feet
   Minimum Rear Yard Setback: 20-Feet
   Maximum building coverage: 70%
   Maximum building Height: 35- feet

3. Buffering and screening shall be provided where depicted on the site plan.
   3.a. A 10-foot wide easement shall be provided where depicted on the western PD boundary. Screening within this easement shall include a 6-foot high PVC opaque fence and 3" caliper trees 10' high every 40 feet on centers ~~plantings planted at a height of 10 feet and 3-inch caliper on 40-foot centers~~. The easement shall be granted to the homeowners association or similar entity for installation and maintenance.
   3.b. A 10-foot wide easement with screening shall be provided where depicted on the eastern and northern PD boundaries. Screening Standard A will consist of minimum 6-foot high PVC fence (finished side out) ~~Screening shall consist of a 6-foot high PVC fence~~. The easement shall be granted to the homeowners association of similar entity for installation and maintenance.
   3.c. A 20-foot wide buffer with screening shall be provided along the western frontage along Culbreath Road ~~north of the private street where delineated on the site plan~~. Within this buffer, screening shall consists of tree plantings in accordance with Land Development Code Section 6.06.06.C.4.b. ~~Screening shall consist of tree plantings in accordance with Type B screening standards.~~

4. The project shall be permitted one full access connection on Culbreath Rd. as shown on the PD site plan.

5. The project shall establish a shared access facility along the southern boundary of folio#88045.0000 for the existing residential use and any future residential subdivision, generally where shown on the PD site plan. Notwithstanding anything shown on the PD site plan or herein conditions of approval to the contrary, no intervening common area or other parcel (i.e. "spite strip") shall be platted between the project's internal roadway and folio#88045.0000 such that it would prevent vehicular and pedestrian access to be taken. The shared access facility shall include all necessary easements to allow the adjacent property to construct residential vehicular and pedestrian access connections to the project's internal roadway and utilize it for ingress and egress.

6. If PD 25-0802 is approved, the County Engineer will approve the Design Exception (dated August 4, 2025, and found approvable on August 12, 2025), for Culbreath Rd. substandard road improvements. As Culbreath Rd. is a substandard roadway, the developer will be required to construct two pedestrian crossings with Rectangular Rapid Flashing Beacons (RRFB) along Culbreath Rd. consistent with the Design Exception.

7. If PD 25-0802 is approved, the County Engineer will approve an administrative variance (dated August 11, 2025), which was found approvable on August 12, 2025. Approval of this Administrative Variance will permit a reduction of the minimum access spacing (between the Culbreath Rd. access and the next three existing driveway connections to the north) such that a minimum spacing of +/- 103 feet is permitted to the north.

8. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.

9. All construction ingress and egress shall be limited to the Culbreath Rd. project access. The developer shall include a note in each site/construction plan submittal which indicates same.

10. 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.

11. Any interim agricultural operations shall not result in the destruction of trees or the natural plant community vegetation on the property. Any application to conduct land alteration activities on the property must be submitted to the Natural Resources Team of the Development Services Department for review and approval. Use of the agricultural exemption provision to the Land Alteration regulations is prohibited.

12. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.

13. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.

14. 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.

15. 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.

16. 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.

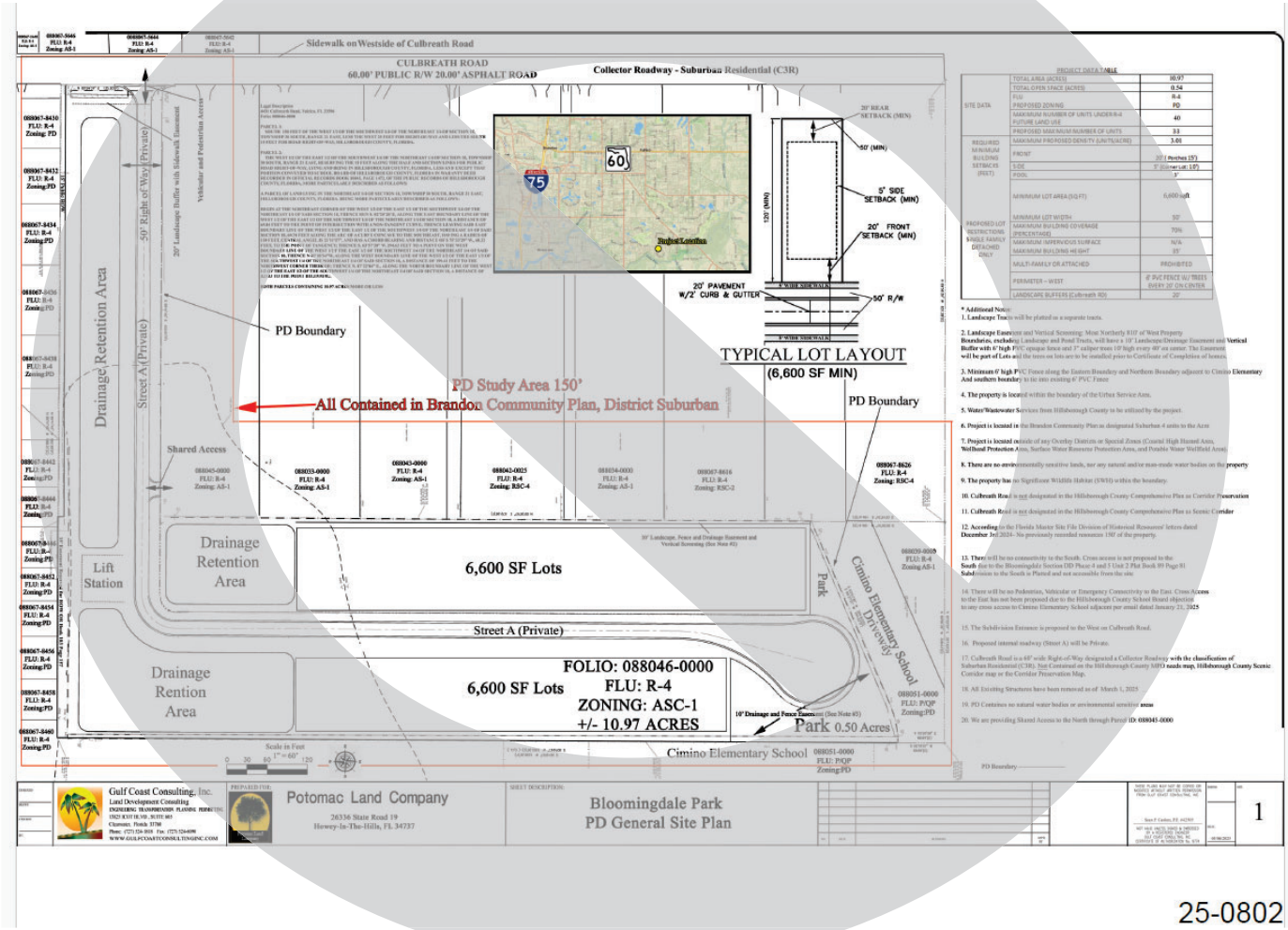
Zoning Administrator Sign Off:	J. Brian Grady

SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

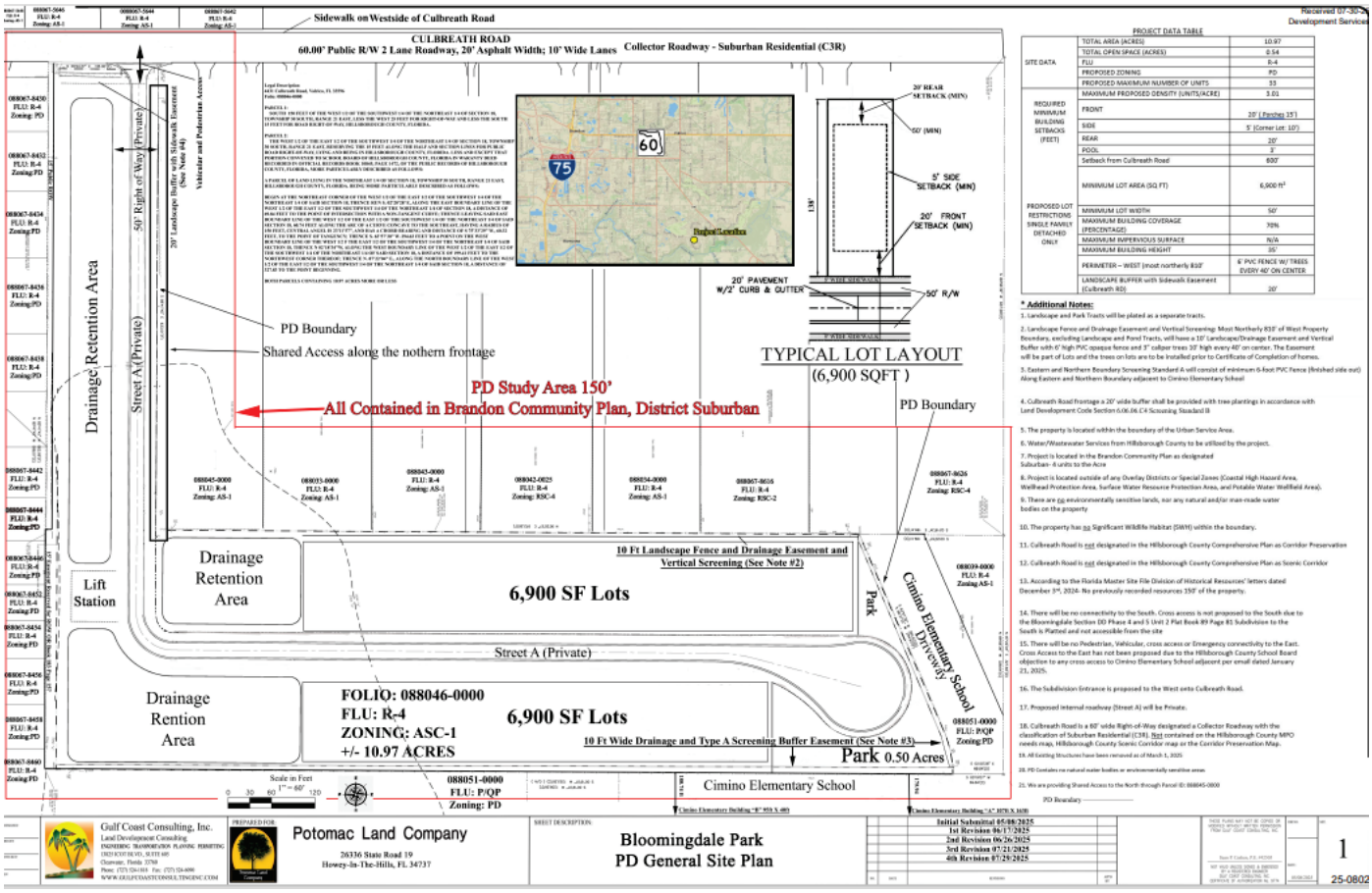
Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are 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

~~8.0 PROPOSED SITE PLAN (FULL)~~



8.0 PROPOSED SITE PLAN (FULL)



7.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department **DATE:** 08/12/2025

REVIEWER: Richard Perez, AICP, Executive Planner **AGENCY/DEPT:** Transportation

PLANNING AREA: Brandon (BR) **PETITION NO:** PD 25-0802

☐ 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.

CONDITIONS OF APPROVAL

- The project shall be permitted one full access connection on Culbreath Rd. as shown on the PD site plan.

- The project shall establish a shared access facility along the southern boundary of folio#88045.0000 for the existing residential use and any future residential subdivision, generally where shown on the PD site plan. Notwithstanding anything shown on the PD site plan or herein conditions of approval to the contrary, no intervening common area or other parcel (i.e. "spite strip") shall be platted between the project's internal roadway and folio#88045.0000 such that it would prevent vehicular and pedestrian access to be taken. The shared access facility shall include all necessary easements to allow the adjacent property to construct residential vehicular and pedestrian access connections to the project's internal roadway and utilize it for ingress and egress.

- If PD 25-0802 is approved, the County Engineer will approve the Design Exception (dated August 4, 2025, and found approvable on August 12, 2025), for Culbreath Rd. substandard road improvements. As Culbreath Rd. is a substandard roadway, the developer will be required to construct two pedestrian crossings with Rectangular Rapid Flashing Beacons (RRFB) along Culbreath Rd. consistent with the Design Exception.

- If PD 25-0802 is approved, the County Engineer will approve an administrative variance (dated August 11, 2025), which was found approvable on August 12, 2025. Approval of this Administrative Variance will permit a reduction of the minimum access spacing (between the Culbreath Rd. access and the next three existing driveway connections to the north) such that a minimum spacing of +/- 103 feet is permitted to the north.

- Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.

- All construction ingress and egress shall be limited to the Culbreath Rd. project access. The developer shall include a note in each site/construction plan submittal which indicates same.

OTHER CONDITIONS:

- Prior to certification, the applicant shall revise the PD site plan the Culbreath Rd. roadway information which states "20' Asphalt Width" to state "24' Asphalt Width".

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone a single +/-10.97-acre parcel, from Agricultural, Single Family 1 (AS-1) to Planned Development (PD) to construct 33 single-family detached units. The site is located on the east side of Culbreath Rd. The Future Land Use designation is Residential 4 (R-4).

Trip Generation Analysis

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

Existing Zoning

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AS-1:10 Single Family Detached Units (ITE Code 210)	94	7	9

Proposed Rezoning

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD:33 Single Family Detached Units (ITE Code 210)	364	27	35

Trip Generation Difference

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	**(+)270**	**(+)20**	**(+)26**

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Culbreath Rd. is a 2-lane, substandard, urban collector roadway. The roadway is characterized by +/-24-foot-wide pavement in fair condition, lying within +/-60 feet of right-of-way. There is a +/-5 foot sidewalk on the west side and curb and gutter on both sides within the vicinity of the project.

This segment of Culbreath Rd. is designated a School Zone, as identified by signage and pavement markings, to serve Cimino Elementary to the north.

SITE ACCESS AND CONNECTIVITY

The PD site plan proposes a full access vehicular and pedestrian connection on Culbreath Rd., and a shared access facility to allow connection to folio# 88045.0000 in the event that the adjacent property was to choose to take access or subdivide into multiple residential lots.

The project access does not meet the minimum 245-foot spacing required from the existing residential driveways to the north pursuant to County LDC, Sec. 6.04.07 access spacing. The closest driveway is +/-60 feet from the proposed project access.

Additional site access analysis may be required at the time of site/subdivision construction due to Culbreath Rd. being a dead-end road and essentially all project will ingress and egress the site to and from the north.

The proposed shared access connection along the first +/-600 feet of the internal roadway from the project Culbreath Rd. access will serve the purpose of meeting the LDC, Sec.6.02.01. A. connectivity requirements, meeting LDC, Sec. 6.04.01. H. emergency access requirements and allow for an alternative

access to the adjacent parcel (folio#88045.0000) in the event property was to choose to take access or subdivide into multiple residential lots.

No additional connectivity to the north, east or south is proposed due to the adjacent School property and platted subdivision.

Internal project roadways will be private and constructed consistent with the County Transportation Technical Manual TS-3, typical section local roadway.

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

Construction access shall be limited to Culbreath Rd. project access to minimize disruption to adjacent residential neighborhoods.

REQUESTED DESIGN EXCEPTION: CULBREATH RD.

As Culbreath Rd. is a substandard roadway, the applicant's Engineer of Record (EOR) submitted a Design Exception request for the roadway (dated August 11, 2025) to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer found the Design Exception request approvable (on August 12, 2025). The developer will be required to construct two pedestrian crossings with Rectangular Rapid Flashing Beacons (RRFB) along Culbreath Rd. consistent with the Design Exception. One crossing with RRFB shall be constructed at north side of the entrance of the proposed development to allow for safe pedestrian travel to/from the existing sidewalk on the west side of Culbreth Road. The second crossing with RRFB shall be constructed across Culbreath in the existing location of the present crosswalk at the entrance to Cimino Elementary School so that pedestrians can cross to and from the Culbreath sidewalk to the existing sidewalk that runs to Cimino Elementary School along the Schools entrance driveway.

If this zoning is approved, the County Engineer will approve the Design Exception request.

REQUESTED ADMINISTRATIVE VARIANCE: ACCESS SPACING.

The applicant's Engineer of Record (EOR) submitted a Section 6.04.02.B. Administrative Variance Request (dated August 4, 2025) from the Section 6.04.07. LDC requirement, governing spacing for the proposed Culbreath Ave. access. Per the LDC, Culbreath Rd. is a collector roadway, which requires minimum connection spacing of 245 feet. The applicant is proposing the project access in a location which is within +/- 103 feet, +/-158 feet, and +/-200 feet, respectively, from three existing residential driveways connections to the north. As such, the applicant is seeking a variance of +/-142 feet to the north of the project access. Based on factors presented in the Administrative Variance Request, the County Engineer found the request approvable on August 12, 2025.

If this rezoning is approved, the County Engineer will approve the Administrative Variance Request.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Culbreath Rd. is not a regulated roadway in the County's Roadway Level of Service (LOS) report.

From: Williams, Michael
Sent: Tuesday, August 12, 2025 5:00 PM
To: Sean Cashen
Cc: Elizabeth Rodriguez; Bill Sullivan (billsullivan@potomacland.com); Chapela, Tania; Perez, Richard; Drapach, Alan; Tirado, Sheida; PW-CEIntake; De Leon, Eleonor
Subject: FW: RZ-PD 25-0802 -Administrative Variance & Design Exception Review
Attachments: 25-0802 AVReq 08-11-25.pdf; 25-0802 DEReq 08-05-25.pdf

Sean,
I have found the attached Section 6.04.02.B. Administrative Variance (AV) and Design Exception (DE) for PD 25-0802 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Eleonor De Leon (DeLeonE@hillsboroughcounty.org 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@hillsboroughcounty.org

Mike

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

P: (813) 307-1851
M: (813) 614-2190
E: Williamsm@HillsboroughCounty.org
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: Tuesday, August 12, 2025 7:36 AM
To: Williams, Michael <WilliamsM@hcfl.gov>
Cc: Perez, Richard <PerezRL@hcfl.gov>; Drapach, Alan <DrapachA@hcfl.gov>
Subject: RZ-PD 25-0802 -Administrative Variance & Design Exception Review

Hello Mike,

The attached Administrative Variance and Design Exception are **Approvable** to me, please include the following people in your response:

libbytraffic@yahoo.com
libbytraffic@yahoo.com
billsullivan@potomacland.com
chapelat@hcfl.gov
perezrl@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

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Hillsborough County Florida

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

Received August 11, 2025
Development Services

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. AV Driveway Spacing, - Culbreath Rd. ☐ 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 Bloomingdale Park

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) 088046-0000

☐ 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 Elizabeth Rodriguez

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 AS-1

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 PD 25-0802

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".*

03/2025
25-0802

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Development Services

Gulf Coast Consulting, Inc.
Land Development Consulting
ENGINEERING TRANSPORTATION PLANNING PERMITTING
13825 ICOT Boulevard, Suite 605
Clearwater, Florida 33760
Phone: (727) 524-1818
Fax: (727) 524-6090

August 11, 2025

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

Dear Mr. Williams:

RE: Administrative Variance for Driveway Spacing – Bloomingdale Park - PD 25-0802
Folio number 088046-0000

Please accept this letter as a formal request for your approval of an administrative variance to Section 6.04.03.07 of the Hillsborough County Land Development Code (LDC), which states:

Regarding Culbreath Road - **"Sec. 6.04.07. - Table: Minimum Spacing** –

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		

The subject property is in for rezoning, as is shown on the attached **Site Plan** and **Location Map**. The property is being rezoned to allow for the development of 33 Single Family Dwelling Units (SFDUs). This variance is to request that the developer not be required to meet LDC driveway spacing.

The LDC allows for relief of certain standards of Section 6.04 Access Management, subject to providing the following information and justifications.

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1. Site Information: *FOLIO # 088046-0000*

2. Associated Application Numbers: *PD 25-0802*

3. Type of Request: *Administrative variance per Section 6.04.02B.*

4. Section of the LDC from which the variance is being sought, as well as any associated zoning conditions which require said improvements: *Relief from LDC Section 6.04.07 is sought.*

5. Description of what the LDC/zoning conditions require: *Section 6.04.07 requires the proposed driveway to be 245 feet from other driveways, as the posted speed on Culbreath Road is 30 mph. As the attached Spacing Exhibit shows, the proposed driveway on Culbreath Road does not meet required spacing relative to the following other existing access driveways: (a) To the north along Culbreath Road, the first driveway is 103 feet from the proposed driveway. (b) Continuing north, the second driveway serves the same single family house as the first – the house has a "U" shaped driveway with two existing access driveways, and this northern access driveway is 158 feet from the proposed driveway. (c) Continuing northward, the existing access driveway for the second house to the north is 200 feet from the proposed driveway, (d) All other driveways/roadways meet spacing relative to the proposed new access driveway.*

6. Description of existing roadway conditions (e.g., Pavement width, lane width, condition, number of lanes, bicycles/sidewalk facilities): *The site has frontage on, and proposes access to, Culbreath Road. Culbreath Road is an urban (curb and gutter) road section, and includes: (a) Pavement width/lane width measurements are attached. They depict about 24 feet of pavement, and 12 foot lanes. (b) The ROW width is about 60 feet in the vicinity of the proposed driveway. See exhibit, and also see attached survey. (c) There are sidewalks on the (opposite) west side of Culbreath Road, but not along the (subject) east side of Culbreath Road in the vicinity of the proposed project. (d) Culbreath Road does not have bike lanes. (e) The pavement appears to be in fair/average condition (See exhibit.). (f) There are no paved shoulders.*

7. Justification for the request and any information you would like considered such as cost/benefit analysis, land use plans, policies, and local traffic circulation/operation of the site and adjacent areas. Justification must address Section 6.04.02B.3 criteria (a), (b), and (c). In consideration of the variance request, the issuing authority shall determine to the best of its ability whether the following circumstances are met:

   a. There is an unreasonable burden on the applicant. *Because of the configuration of the parcel, the applicant does not have enough frontage on Culbreath Road to shift his driveway away from the driveways of adjacent parcels such that it will meet spacing. It*

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would be unreasonable to deny access because of the configuration of the site.

b. The variance would not be detrimental to the public health, safety, and welfare. *Culbreath Road is a low speed, 30 mph roadway within a relatively densely populated residential area. The low speeds reduce the possibility of conflicts resulting from substandard driveway spacing.*

c. Without the variance, reasonable access cannot be provided. *This access point allows for critically needed infill housing to be developed in Hillsborough County. It is reasonable to grant this variance request so that access can be provided to this new infill housing development.*

8. Documentation/other attachments: *Attached are site plan; location map; spacing exhibit and trip generation.*

If you have any questions/comments regarding this letter, please call me at (813) 545-3316.

Sincerely,

sean p cashen

Digitally signed by sean p cashen
Date: 2025.08.11 11:59:17 -04'00'

SEAN P. CASHEN
LICENSE
No. 42505
STATE OF FLORIDA
PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Sean P. Cashen, P.E., on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Sean P. Cashen, P.E.

Based upon the information provided by the application, this request is:

_____ Disapproved

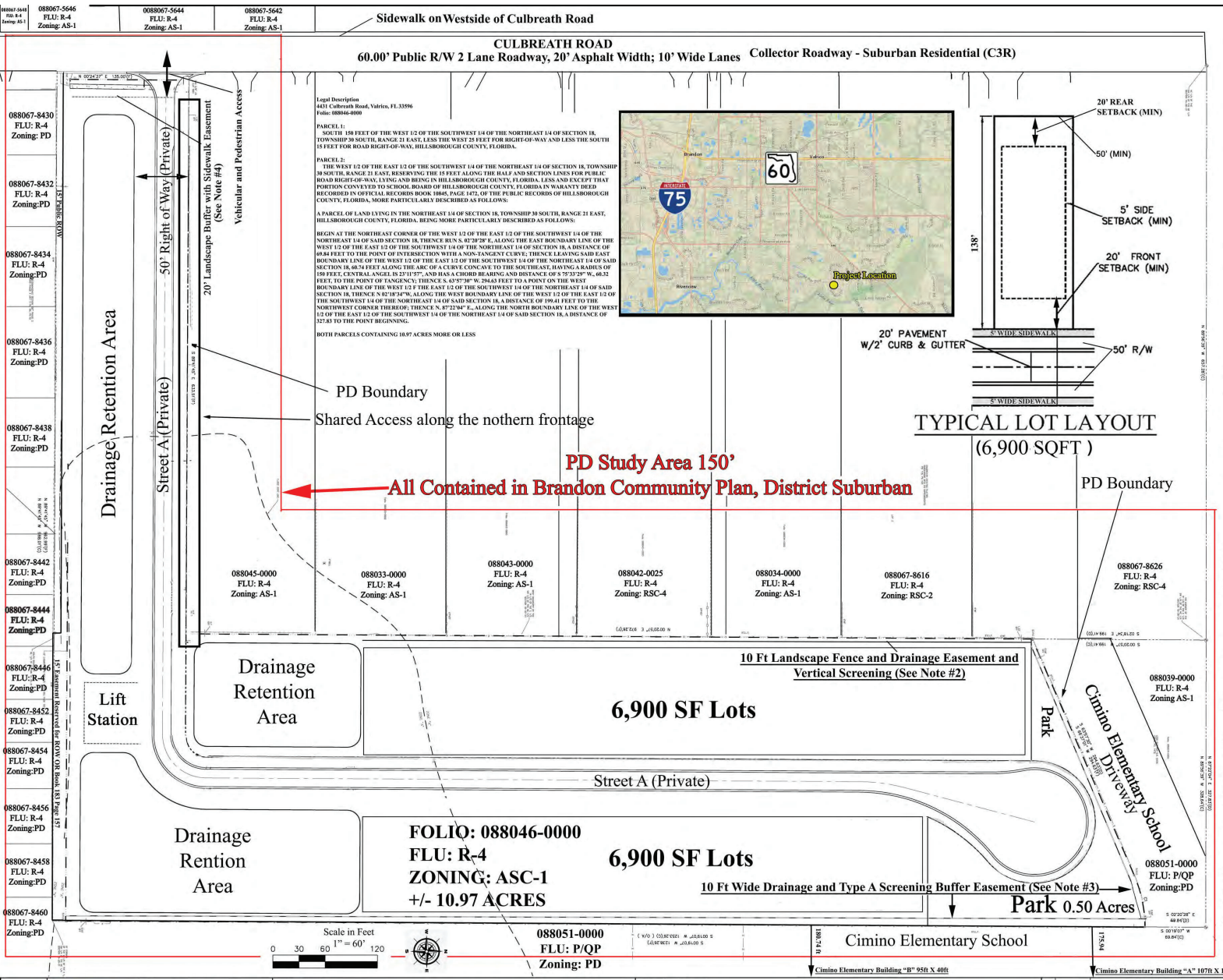
_____ Approved with Conditions

_____ Approved

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

Sincerely,

Michael J. Williams, P.E.
Hillsborough County Engineer



Legal Description
4431 Culbreath Road, Valrico, FL 33596
Folio: 088046-0000

PARCEL 1:
SOUTH 150 FEET OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 30 SOUTH, RANGE 21 EAST, LESS THE WEST 25 FEET FOR RIGHT-OF-WAY AND LESS THE SOUTH 15 FEET FOR ROAD RIGHT-OF-WAY, HILLSBOROUGH COUNTY, FLORIDA.

PARCEL 2:
THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 30 SOUTH, RANGE 21 EAST, RESERVING THE 15 FEET ALONG THE HALF AND SECTION LINES FOR PUBLIC ROAD RIGHT-OF-WAY, LYING AND BEING IN HILLSBOROUGH COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION CONVEYED TO SCHOOL BOARD OF HILLSBOROUGH COUNTY, FLORIDA IN WARANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 10845, PAGE 1472, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 30 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 18, THENCE RUN S. 02°20'28" E, ALONG THE EAST BOUNDARY LINE OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, A DISTANCE OF 69.84 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE; THENCE LEAVING SAID EAST BOUNDARY LINE OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 18, 60.74 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 150 FEET, CENTRAL ANGEL IS 23°11'57", AND HAS A CHORD BEARING AND DISTANCE OF S 75°33'29" W., 60.32 FEET, TO THE POINT OF TANGENCY; THENCE S. 63°57'30" W. 294.63 FEET TO A POINT ON THE WEST BOUNDARY LINE OF THE WEST 1/2 F THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 18, THENCE N 02°18'34"W, ALONG THE WEST BOUNDARY LINE OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 18, A DISTANCE OF 199.41 FEET TO THE NORTHWEST CORNER THEREOF; THENCE N. 87°22'04" E., ALONG THE NORTH BOUNDARY LINE OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 18, A DISTANCE OF 327.83 TO THE POINT BEGINNING.

BOTH PARCELS CONTAINING 10.97 ACRES MORE OR LESS

PROJECT DATA TABLE

SITE DATA	TOTAL AREA (ACRES)	10.97
	TOTAL OPEN SPACE (ACRES)	0.54
	FLU	R-4
	PROPOSED ZONING	PD
	PROPOSED MAXIMUM NUMBER OF UNITS	33
REQUIRED MINIMUM BUILDING SETBACKS (FEET)	MAXIMUM PROPOSED DENSITY (UNITS/ACRE)	3.01
	FRONT	20' (Porches 15')
	SIDE	5' (Corner Lot: 10')
	REAR	20'
	POOL	3'
	Setback from Culbreath Road	600'
PROPOSED LOT RESTRICTIONS SINGLE FAMILY DETACHED ONLY	MINIMUM LOT AREA (SQ FT)	6,900 ft²
	MINIMUM LOT WIDTH	50'
	MAXIMUM BUILDING COVERAGE (PERCENTAGE)	70%
	MAXIMUM IMPERVIOUS SURFACE	N/A
	MAXIMUM BUILDING HEIGHT	35'
	PERIMETER – WEST (most northerly 810'	6' PVC FENCE W/ TREES EVERY 40' ON CENTER
	LANDSCAPE BUFFER with Sidewalk Easement (Culbreath RD)	20'

*** Additional Notes:**

1. Landscape and Park Tracts will be plated as a separate tracts.
2. Landscape Fence and Drainage Easement and Vertical Screening: Most Northerly 810' of West Property Boundary, excluding Landscape and Pond Tracts, will have a 10' Landscape/Drainage Easement and Vertical Buffer with 6' high PVC opaque fence and 3" caliper trees 10' high every 40' on center. The Easement will be part of Lots and the trees on lots are to be installed prior to Certificate of Completion of homes.
3. Eastern and Northern Boundary Screening Standard A will consist of minimum 6-foot PVC Fence (finished side out) Along Eastern and Northern Boundary adjacent to Cimino Elementary School
4. Culbreath Road frontage a 20' wide buffer shall be provided with tree plantings in accordance with Land Development Code Section 6.06.06.C4 Screening Standard B
5. The property is located within the boundary of the Urban Service Area.
6. Water/Wastewater Services from Hillsborough County to be utilized by the project.
7. Project is located in the Brandon Community Plan as designated Suburban- 4 units to the Acre
8. Project is located outside of any Overlay Districts or Special Zones (Coastal High Hazard Area, Wellhead Protection Area, Surface Water Resource Protection Area, and Potable Water Wellfield Area).
9. There are no environmentally sensitive lands, nor any natural and/or man-made water bodies on the property
10. The property has no Significant Wildlife Habitat (SWH) within the boundary.
11. Culbreath Road is not designated in the Hillsborough County Comprehensive Plan as Corridor Preservation
12. Culbreath Road is not designated in the Hillsborough County Comprehensive Plan as Scenic Corridor
13. According to the Florida Master Site File Division of Historical Resources' letters dated December 3rd, 2024- No previously recorded resources 150' of the property.
14. There will be no connectivity to the South. Cross access is not proposed to the South due to the Bloomingdale Section DD Phase 4 and 5 Unit 2 Plat Book 89 Page 81 Subdivision to the South is Platted and not accessible from the site
15. There will be no Pedestrian, Vehicular, cross access or Emergency connectivity to the East. Cross Access to the East has not been proposed due to the Hillsborough County School Board objection to any cross access to Cimino Elementary School adjacent per email dated January 21, 2025.
16. The Subdivision Entrance is proposed to the West onto Culbreath Road.
17. Proposed internal roadway (Street A) will be Private.
18. Culbreath Road is a 60' wide Right-of-Way designated a Collector Roadway with the classification of Suburban Residential (C3R). Not contained on the Hillsborough County MPO needs map, Hillsborough County Scenic Corridor map or the Corridor Preservation Map.
19. All Existing Structures have been removed as of March 1, 2025
20. PD Contains no natural water bodies or environmentally sensitive areas
21. We are providing Shared Access to the North through Parcel ID: 088045-0000

PD Boundary

Gulf Coast Consulting, Inc.
Land Development Consulting
ENGINEERING TRANSPORTATION PLANNING PERMITTING
13825 ICOT BLVD., SUITE 605
Clearwater, Florida 33760
Phone: (727) 524-1818 Fax: (727) 524-6090
WWW.GULFCOASTCONSULTINGINC.COM

PREPARED FOR:
Potomac Land Company
26336 State Road 19
Howey-In-The-Hills, FL 34737

SHEET DESCRIPTION:
Bloomingdale Park
PD General Site Plan

NO.	DATE	REVISIONS:	APP'D BY
		Initial Submittal 05/08/2025	
		1st Revision 06/17/2025	
		2nd Revision 06/26/2025	
		3rd Revision 07/21/2025	
		4th Revision 07/29/2025	

THESE PLANS MAY NOT BE COPIED OR MODIFIED WITHOUT WRITTEN PERMISSION FROM GULF COAST CONSULTING, INC.
Sean P. Cashen, P.E. #42505
NOT VALID UNLESS SIGNED & EMBOSSED BY A REGISTERED ENGINEER
GULF COAST CONSULTING, INC.
CERTIFICATE OF AUTHORIZATION No. 9774

DATE: 05/08/2025

25-0802

Received August 11, 2025
Development Services

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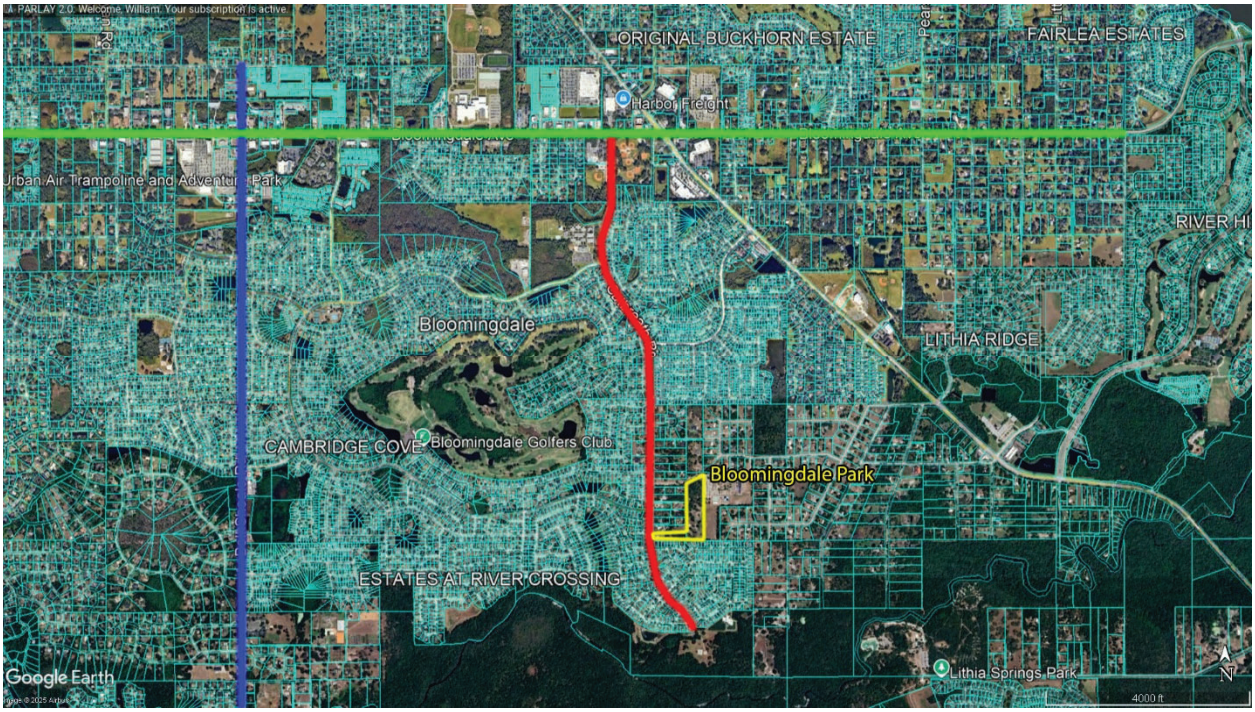

LOCATION MAP

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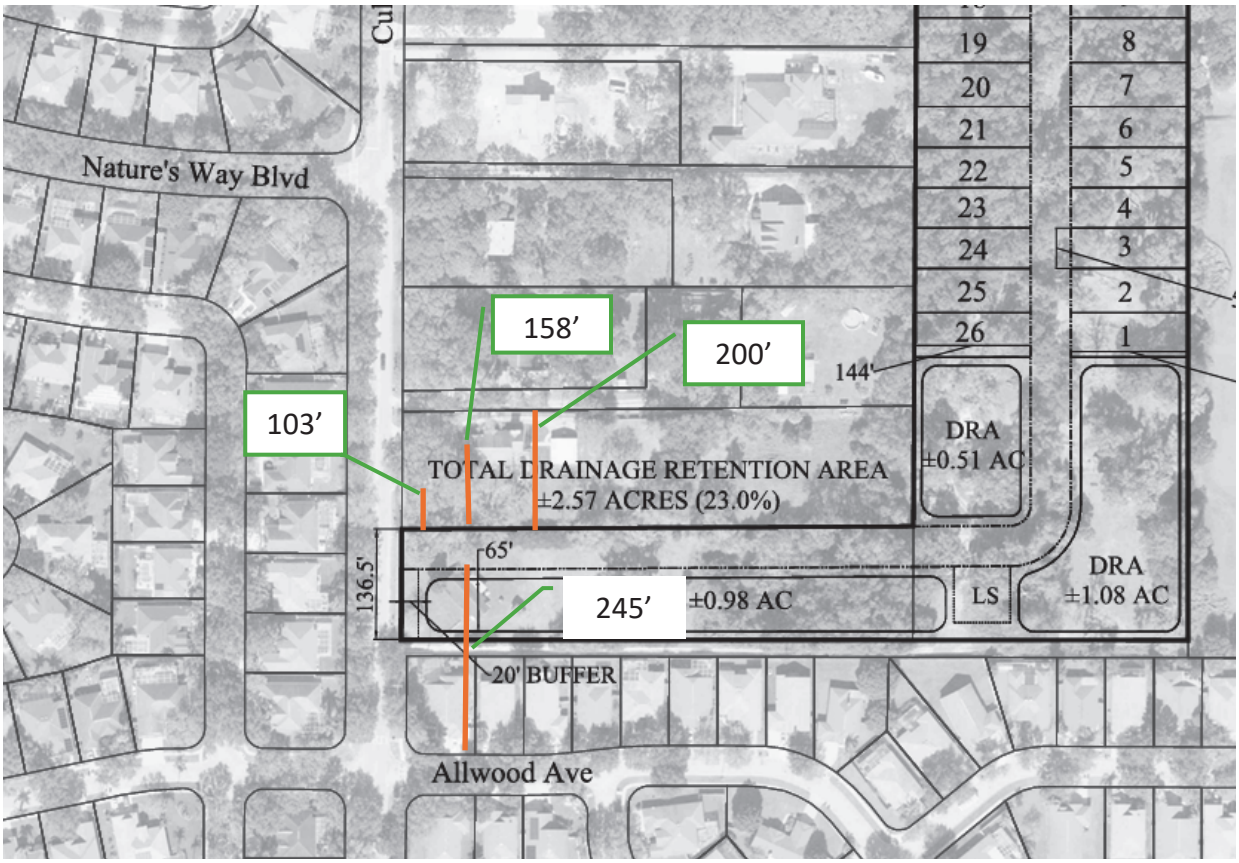

DRIVEWAY SPACING EXHIBIT

Received August 11, 2025
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TABLE 1: Trip Generation

ITE Code	Land Use Type	Units	Daily Trips	AM Peak-Hour Trips In	AM Peak-Hour Trips Out	PM Peak-Hour Trips In	PM Peak-Hour Trips Out
210	Single Family Detached Housing	33	364	7	20	22	13
	TOTAL	**-**	**364**	**7**	**20**	**22**	**13**

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Single-Family Detached Housing
(210)

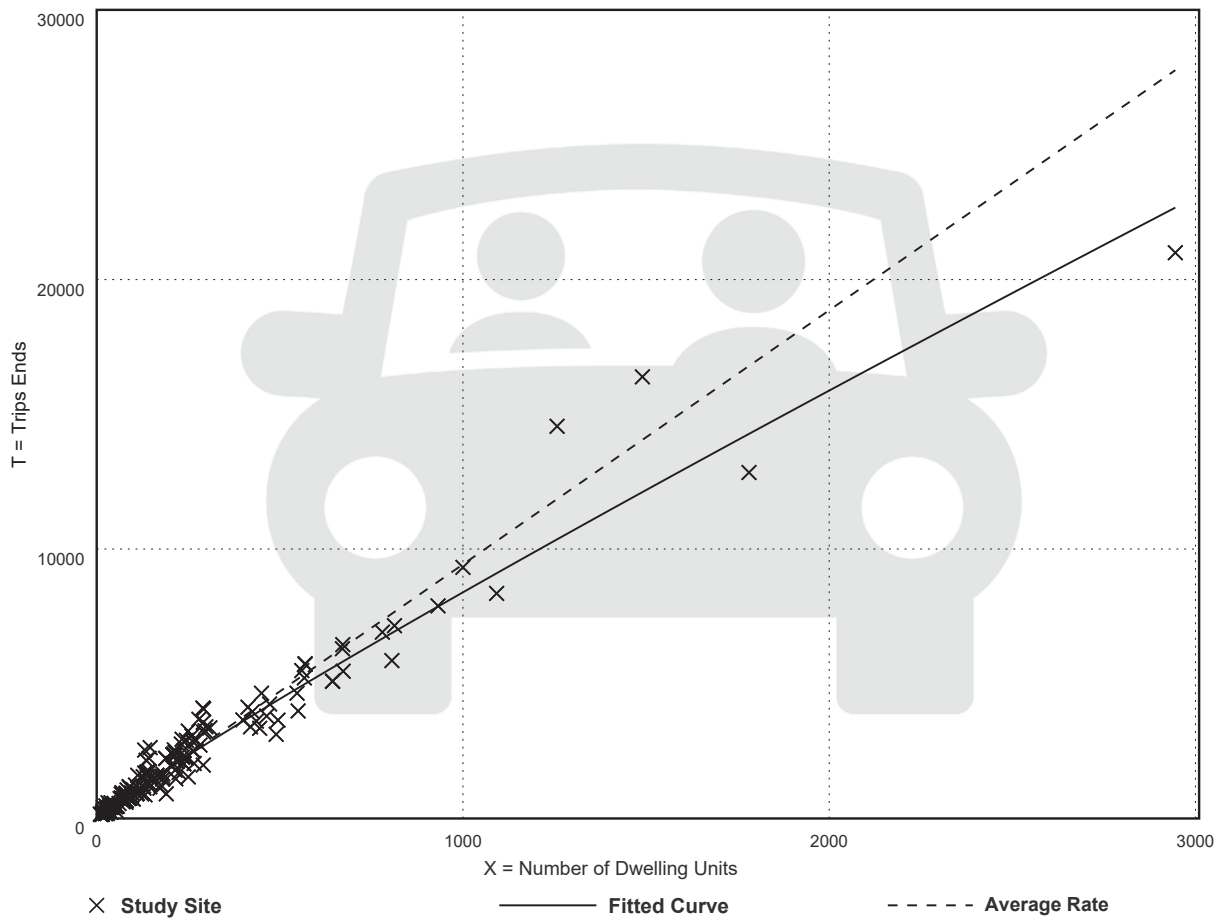
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 174
Avg. Num. of Dwelling Units: 246
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.43	4.45 - 22.61	2.13

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.92 Ln(X) + 2.68

R^2= 0.95

25-0802

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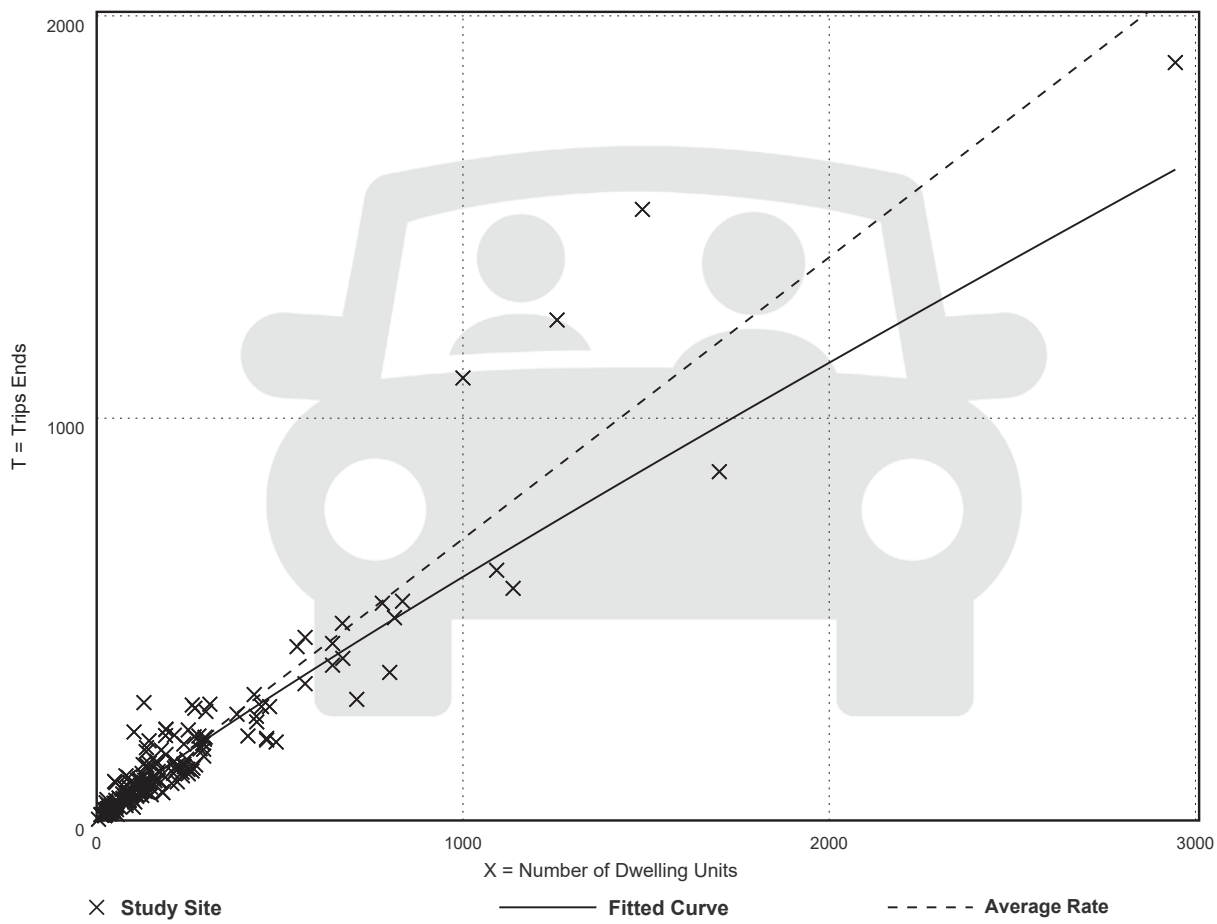
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 192
Avg. Num. of Dwelling Units: 226
Directional Distribution: 26% entering, 74% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.70	0.27 - 2.27	0.24

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.91 Ln(X) + 0.12 **R^2= 0.90**

25-0802

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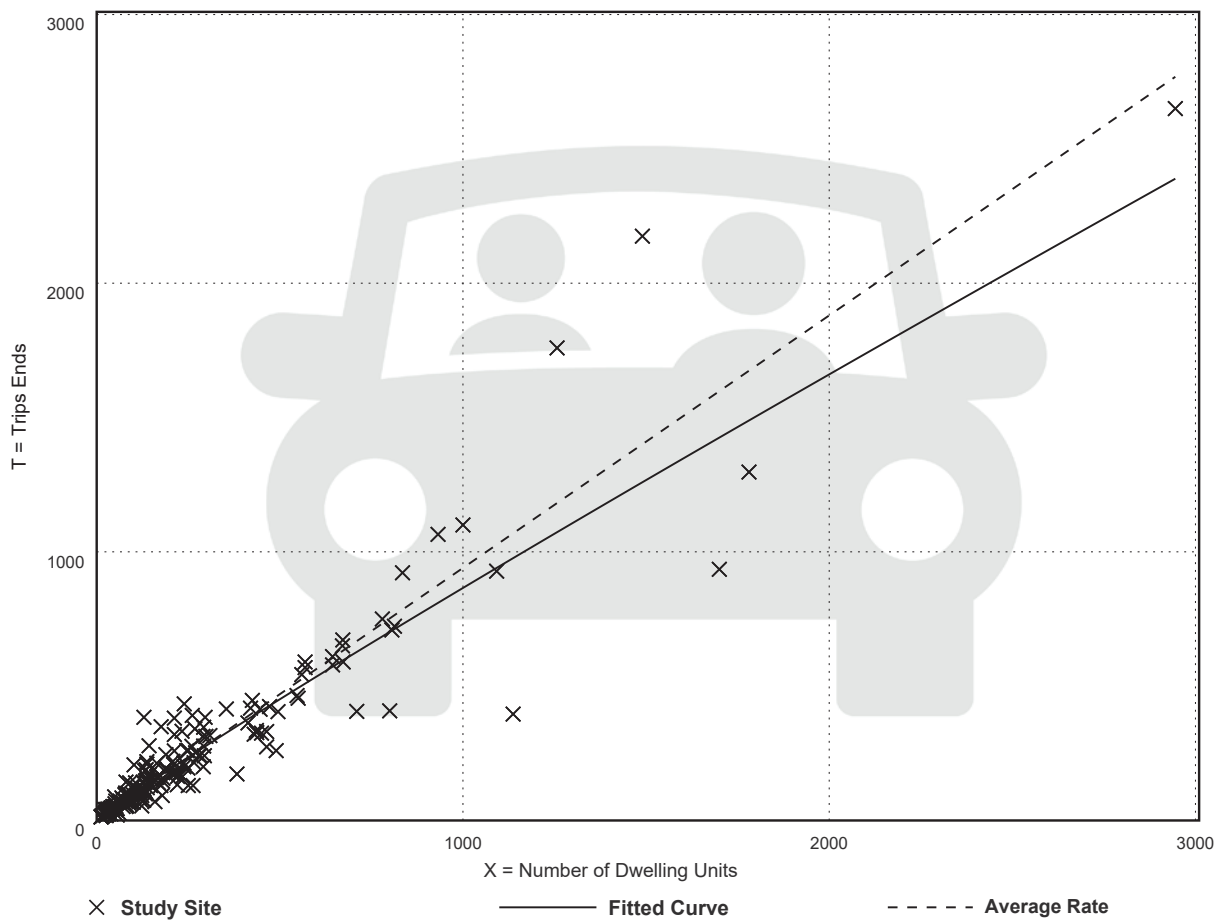
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 208
Avg. Num. of Dwelling Units: 248
Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.94	0.35 - 2.98	0.31

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.94 Ln(X) + 0.27

R^2= 0.92

25-0802

Hillsborough County Florida
Development Services

Supplemental Information for Transportation Related Administrative Reviews

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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. DE Substandard/Culbreath Rd. ☐ 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	Bloomingdale Park
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)	088046-0000 ☐ 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	Elizabeth Rodriguez
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	AS-1
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	PD 25-0802
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".*	

Gulf Coast Consulting, Inc.
Land Development Consulting
ENGINEERING TRANSPORTATION PLANNING PERMITTING
13825 ICOT Boulevard, Suite 605
Clearwater, Florida 33760
Phone: (727) 524-1818
Fax: (727) 524-6090

August 4, 2025

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

Dear Mr. Williams:

RE: Design Exception for Substandard Roadway (Culbreath Road) – Bloomingdale Park - PD 25-0802 Folio number 088046-0000

The subject property is being rezoned, as shown on the attached **Site Plan** and **Location Map**. The rezoning is to allow for the development of 33 Single Family Dwelling Units (SFDUs). This design exception, per Transportation Technical Manual Section 1.7 to meet requirements of Land Development Code 6.04.03.L: Existing Facilities, is to request that the developer not be required to bring Culbreath Road *fully* up to County standards for a C3-2U-SL Typical Section (TS), but to instead allow for some reasonable improvements as described herein.

EXISTING CONDITIONS - The site has frontage on, and proposes access to, Culbreath Road. Culbreath Road is an urban (curb and gutter) road section, and includes:

(a) Pavement width/lane width measurements are attached. They depict about 24 feet of pavement, and 12 foot lanes. A C3-2U-SL TS (attached) requires 25 feet of pavement with 10 foot travel lanes and 2.5 foot marked bike lanes.

(b) The ROW width is about 60 feet in the vicinity of the proposed driveway. See exhibit and also see attached survey. On the subject/east side of the street, the right-of-way between the back of curb and right-of way line varies in width from 4'6" to 6' and includes utility poles and mailboxes. A C3-2U-SL TS requires 66 feet of right-of-way.

(c) There are sidewalks on the (opposite) west side of Culbreath Road, but not along the (subject) east side of Culbreath Road in the vicinity of the proposed project. A C3-2U-SL TS requires sidewalk on both sides of the roadway.

(d) Culbreath Road does not have bike lanes. A C3-2U-SL TS requires bike lanes.

(e) The pavement appears to be in fair/average condition (See exhibit.).

(f) There are no paved shoulders. A C3-2U-SL TS is a curb and gutter section.

PROPOSED IMPROVEMENTS – Two crosswalks along Culbreath Road shall be built to allow a safe walking path from the proposed development to Cimino Elementary School. These crosswalks are within two miles of a school, so count warrants are not required per the FDOT Traffic Engineering Manual. One pedestrian crossing with Rectangular Rapid Flashing Beacons (RRFB) shall be constructed near the entrance of the proposed development to allow for safe pedestrian travel to/from the existing sidewalk on the west side of Culbreth Road. The second pedestrian crosswalk with RRFB shall be constructed near the entrance to Cimino Elementary School so that pedestrians can cross from the school to the existing sidewalk on the west side on Culbreath Road.

JUSTIFICATION FOR THE REQUEST – The applicant is making a significant improvement, given his low trip generation (attached) and low impact on Culbreath Road. The roadway cannot be brought fully to C3-2U-SL standards as a minimum of 66 feet of right of way would be required to construct the roadway to full C3-2U-SL standards, and only 60 feet of right of way is available.

If you have any questions/comments regarding this letter, please call me at 813.545.3316.

Sincerely,

sean p cashen

Digitally signed by sean p cashen
Date: 2025.08.05 10:58:25 -04'00'

SEAN P. CASHEN LICENSE No. 42606 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Sean P. Cashen, P.E., on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Sean Cashen, P.E.

Based upon the information provided by the application, this request is:

_____ Disapproved

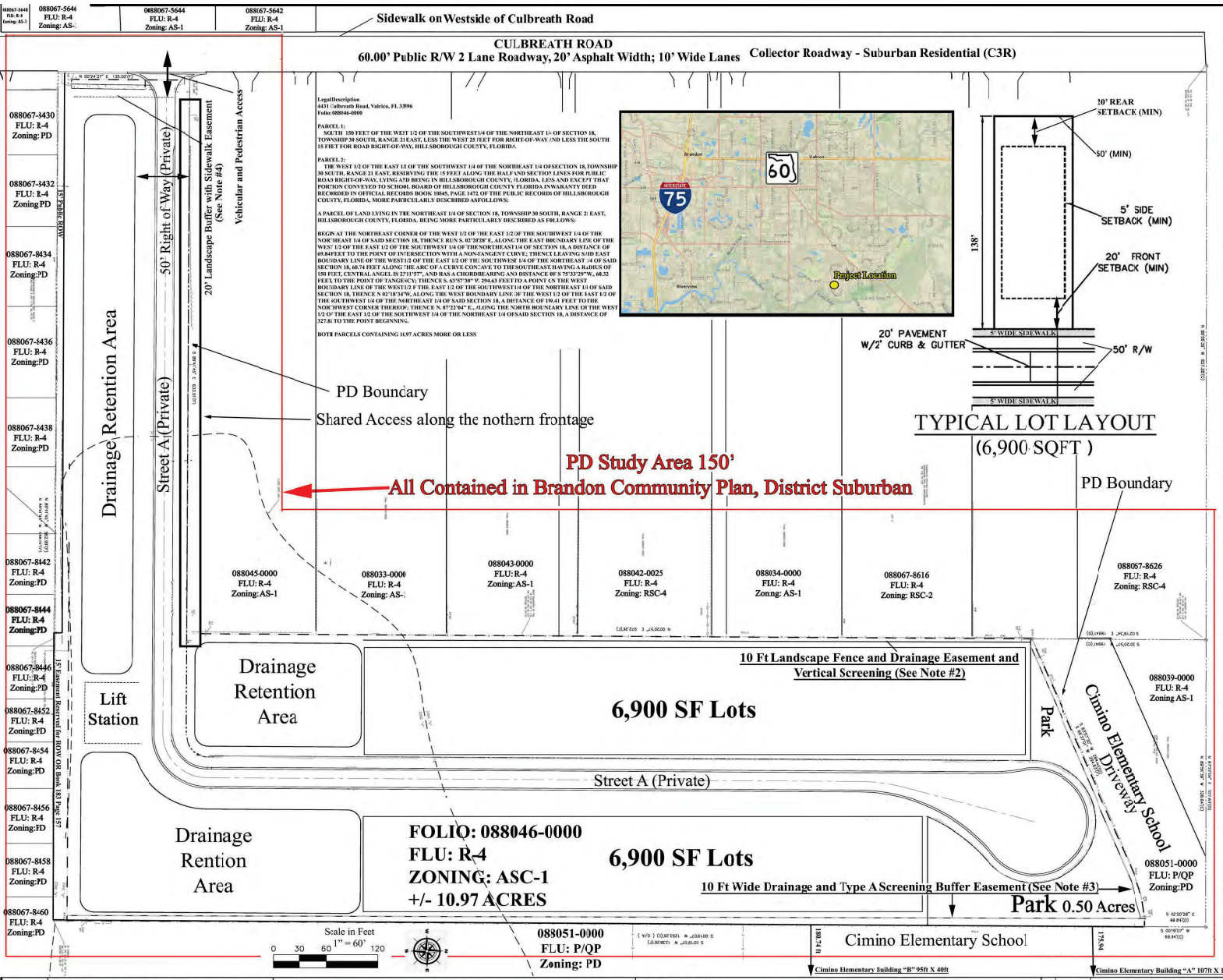
_____ Approved with Conditions

_____ Approved

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

Sincerely,

Michael J. Williams, P.E.
Hillsborough County Engineer



LegalDescription
4431 Culbreath Road, Valrico, FL 33596
Folio: 088046-0000

PARCEL 1:
SOUTH 150 FEET OF THE WEST 1/2 OF THE SOUTHWEST1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 30 SOUTH, RANGE 21 EAST, LESS THE WEST 25 FEET FOR RIGHT-OF-WAY AND LESS THE SOUTH 15 FEET FOR ROAD RIGHT-OF-WAY, HILLSBOROUGH COUTSY, FLORIDA.

PARCEL 2:
THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OFSECTION 18,TOWNSHIP 30 SOUTH, RANGE 21 EAST, RESERVING THE 15 FEET ALONG THE HALF AND SECTION LINES FOR PUBLIC ROAD RIGHT-OF-WAY, LYING AND BEING IN HILLSBOROUGH COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION CONVEYED TO SCHOOL BOARD OF HILLSBOROUGH COUNTY FLORIDA INWARANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 10845, PAGE 1472 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUSTY, FLORIDA, MORE PARTICULARLY DESCRIBED ASFOLLOWS:

A PARCEL OF LAND LYING IN THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 30 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 18, THENCE RUN S. 02°20'28" E, ALONG THE EAST BOUNDARY LINE OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THENORTHEAST1/4 OF SECTION 18, A DISTANCE OF 69.84FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE; THENCE LEAVING SAID EAST BOUNDARY LINE OF THE WEST1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 18, 60.74 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 150 FEET, CENTRAL ANGEL IS 27°11'57", AND HAS A CHORDBEARING AND DISTANCE 0F S 75°33'29"W., 60.32 FEET, TO THE POINT OF TANGENCY; THENCE S. 63°57'30" W. 294.63 FEETTO A POINT ON THE WEST BOUNDARY LINE OF THE WEST1/2 F THE EAST 1/2 OF THE SOUTHWEST1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 18, THENCE N 02°18'34"W, ALONG THE WEST BOUNDARY LINE OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 18, A DISTANCE OF 199.41 FEET TO THE NORTHWEST CORNER THEREOF; THENCE N. 87°22'04" E., ALONG THE NORTH BOUNEARY LINE OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OFSAID SECTION 18, A DISTANCE OF 327.8 TO THE POINT BEGINNING.

BOTH PARCELS CONTAINING 10.97 ACRES MORE OR LESS

PROJECT DATA TABLE

SITE DATA	TOTAL AREA (ACRES)	10.97
	TOTAL OPEN SPACE (ACRES)	0.54
	FLU	R-4
	PROPOSED ZONING	PD
	PROPOSED MAXIMUM NUMBER OF UNITS	33
	MAXIMUM PROPOSED DENSITY (UNITS/ACRE)	3.01
REQUIRED MINIMUM BUILDING SETBACKS (FEET)	FRONT	20' (Porches 15')
	SIDE	5' (Corner Lot: 10')
	REAR	20'
	POOL	3'
	Setback from Culbreath Road	600'
PROPOSED LOT RESTRICTIONS SINGLE FAMILY DETACHED ONLY	MINIMUM LOT AREA (SQ FT)	6,900 ft²
	MINIMUM LOT WIDTH	50'
	MAXIMUM BUILDING COVERAGE (PERCENTAGE)	70%
	MAXIMUM IMPERVIOUS SURFACE	N/A
	MAXIMUM BUILDING HEIGHT	35'
	PERIMETER – WEST (most northerly 810'	6' PVC FENCE W/ TREES EVERY 40' ON CENTER
	LANDSCAPE BUFFER with Sidewalk Easement (Culbreath RD)	20'

*** Additional Notes:**

1. Landscape and Park Tracts will be plated as a separate tracts.
2. Landscape Fence and Drainage Easement and Vertical Screening: Most Northerly 810' of West Property Boundary, excluding Landscape and Pond Tracts, will have a 10' Landscape/Drainage Easement and Vertical Buffer with 6' high PVC opaque fence and 3" caliper trees 10' high every 40' on center. The Easement will be part of Lots and the trees on lots are to be installed prior to Certificate of Completion of homes.
3. Eastern and Northern Boundary Screening Standard A will consist of minimum 6-foot PVC Fence (finished side out) Along Eastern and Northern Boundary adjacent to Cimino Elementary School
4. Culbreath Road frontage a 20' wide buffer shall be provided with tree plantings in accordance with Land Development Code Section 6.06.06.C4 Screening Standard B
5. The property is located within the boundary of the Urban Service Area.
6. Water/Wastewater Services from Hillsborough County to be utilized by the project.
7. Project is located in the Brandon Community Plan as designated Suburban- 4 units to the Acre
8. Project is located outside of any Overlay Districts or Special Zones (Coastal High Hazard Area, Wellhead Protection Area, Surface Water Resource Protection Area, and Potable Water Wellfield Area).
9. There are no environmentally sensitive lands, nor any natural and/or man-made water bodies on the property
10. The property has no Significant Wildlife Habitat (SWH) within the boundary.
11. Culbreath Road is not designated in the Hillsborough County Comprehensive Plan as Corridor Preservation
12. Culbreath Road is not designated in the Hillsborough County Comprehensive Plan as Scenic Corridor
13. According to the Florida Master Site File Division of Historical Resources' letters dated December 3rd, 2024- No previously recorded resources 150' of the property.
14. There will be no connectivity to the South. Cross access is not proposed to the South due to the Bloomingdale Section DD Phase 4 and 5 Unit 2 Plat Book 89 Page 81 Subdivision to the South is Platted and not accessible from the site
15. There will be no Pedestrian, Vehicular, cross access or Emergency connectivity to the East. Cross Access to the East has not been proposed due to the Hillsborough County School Board objection to any cross access to Cimino Elementary School adjacent per email dated January 21, 2025.
16. The Subdivision Entrance is proposed to the West onto Culbreath Road.
17. Proposed internal roadway (Street A) will be Private.
18. Culbreath Road is a 60' wide Right-of-Way designated a Collector Roadway with the classification of Suburban Residential (C3R). Not contained on the Hillsborough County MPO needs map, Hillsborough County Scenic Corridor map or the Corridor Preservation Map.
19. All Existing Structures have been removed as of March 1, 2025
20. PD Contains nonatural water bodies or environmentally sensitive areas
21. We are providing Shared Access to the North through Parcel ID: 088045-0000

PD Boundary

Gulf Coast Consulting, Inc.
Land Development Consulting
ENGINEERING TRANSPORTATION PLANING PERMITING
13825 ICOT BLVD., SUITE 605
Clearwater, Florida 33760
Phone: (727) 524-1818 Fax: (727) 524-6090
WWW.GULFCOASTCONSULTINGINC.COM

PREPARED FOR:
Potomac Land Company
26336 State Road 19
Howey-In-The-Hills, FL 34737

SHEET DESCRIPTION:
Bloomingdale Park
PD General Site Plan

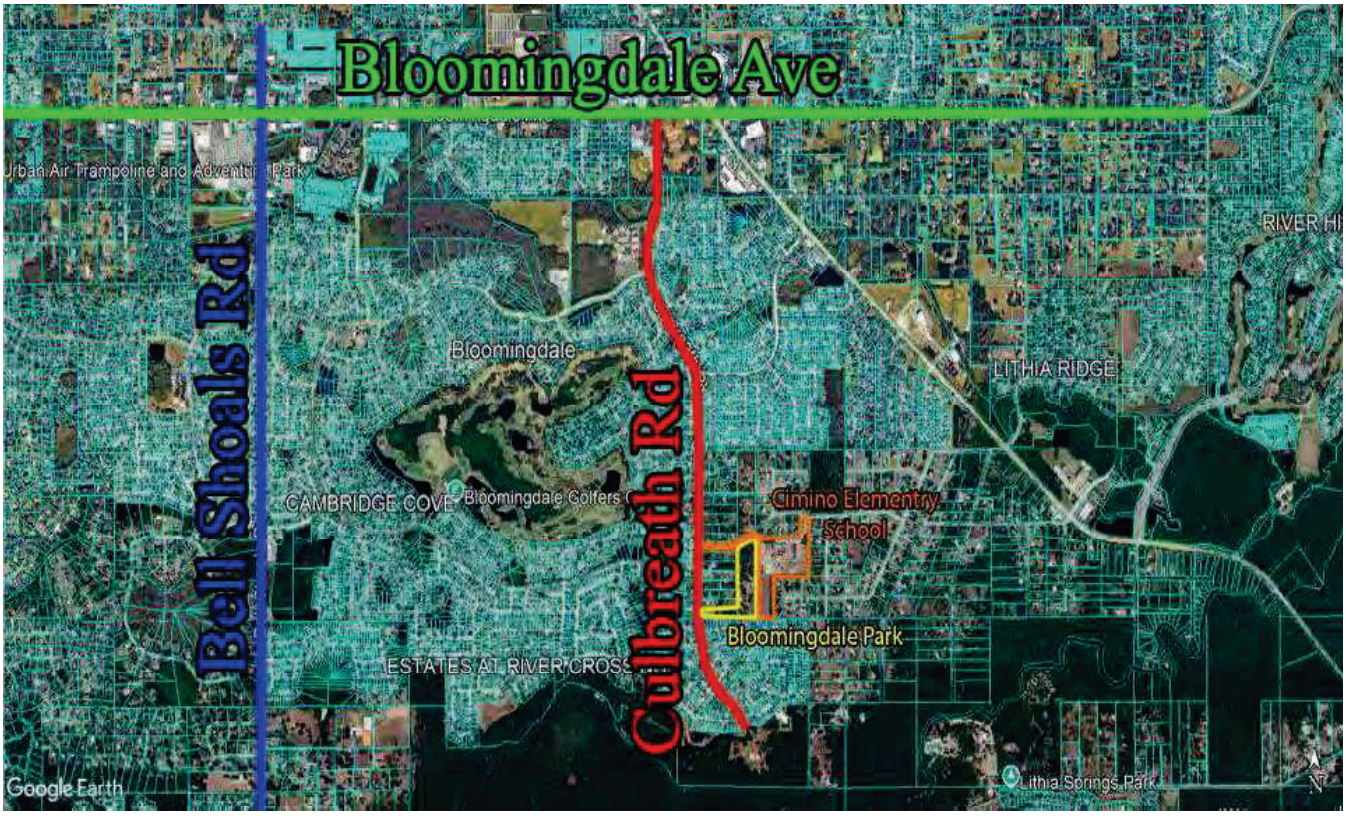
MO.	DATE	REVISIONS	APP'D BY
		Initial Submittal 05/08/2025	
		1st Revision 06/17/2025	
		2nd Revision 06/26/2025	
		3rd Revision 07/21/2025	
		4th Revision 07/29/2025	

THESE PLANS MAY NOT BE COPIED OR MODIFIED WITHOUT WRITTEN PERMISSION FROM GULF COAST CONSULTING, INC.

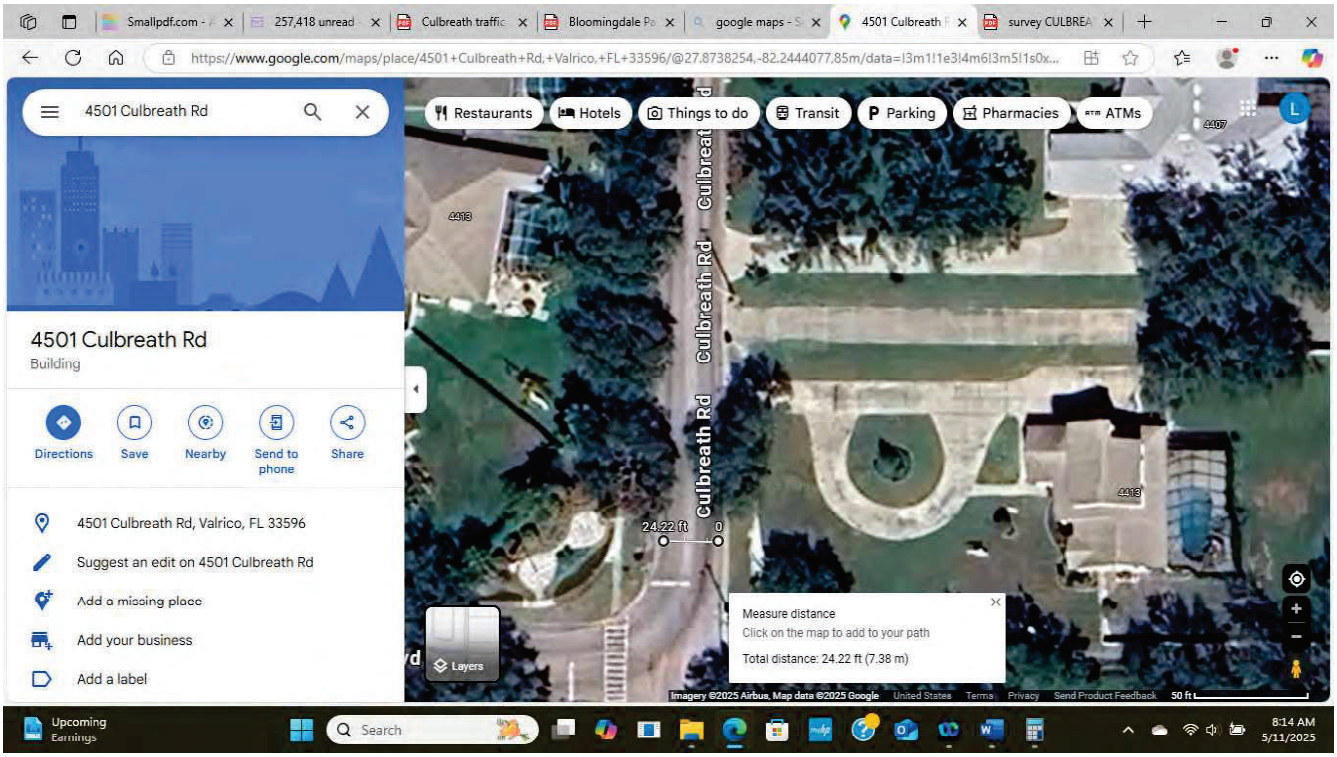
Sean P. Cashen, P.E. #42505
NOT VALID UNLESS SIGNED & EMBOSSED BY A REGISTERED ENGINEER
GULF COAST CONSULTING, INC.
CERTIFICATE OF AUTHORIZATION No. 9774

DATE: 05/08/2025

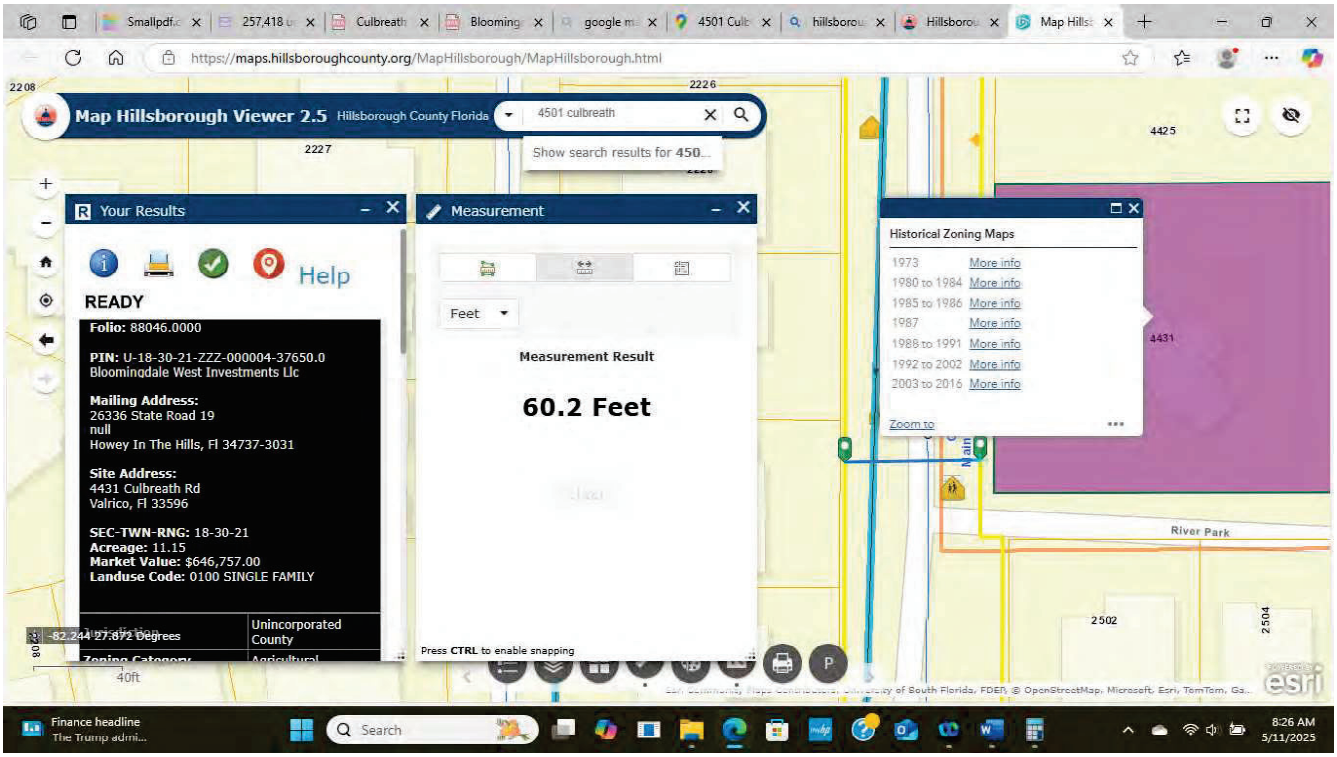
SHT. 1



LOCATION MAP



24 feet of pavement – or 12 foot lane widths



Right of way width – 60 feet

Pavement Condition – FairAverage

TABLE 1: Trip Generation

ITE Code	Land Use Type	Units	Daily Trips	AM Peak-Hour Trips In	AM Peak-Hour Trips Out	PM Peak-Hour Trips In	PM Peak-Hour Trips Out
210	Single Family Detached Housing	33	364	7	20	22	13
	TOTAL	**-**	**364**	**7**	**20**	**22**	**13**

Single-Family Detached Housing
(210)

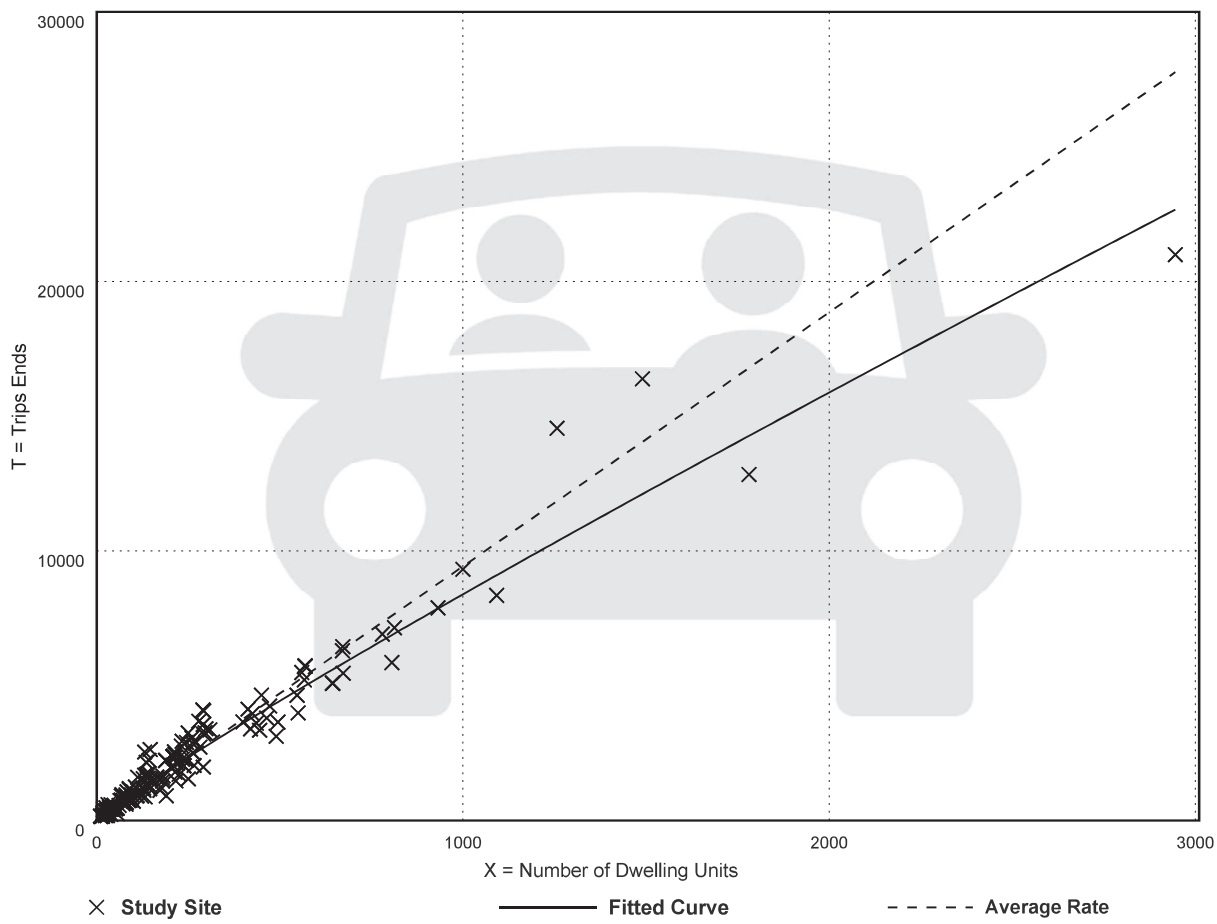
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 174
Avg. Num. of Dwelling Units: 246
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.43	4.45 - 22.61	2.13

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.92 Ln(X) + 2.68

R^2= 0.95

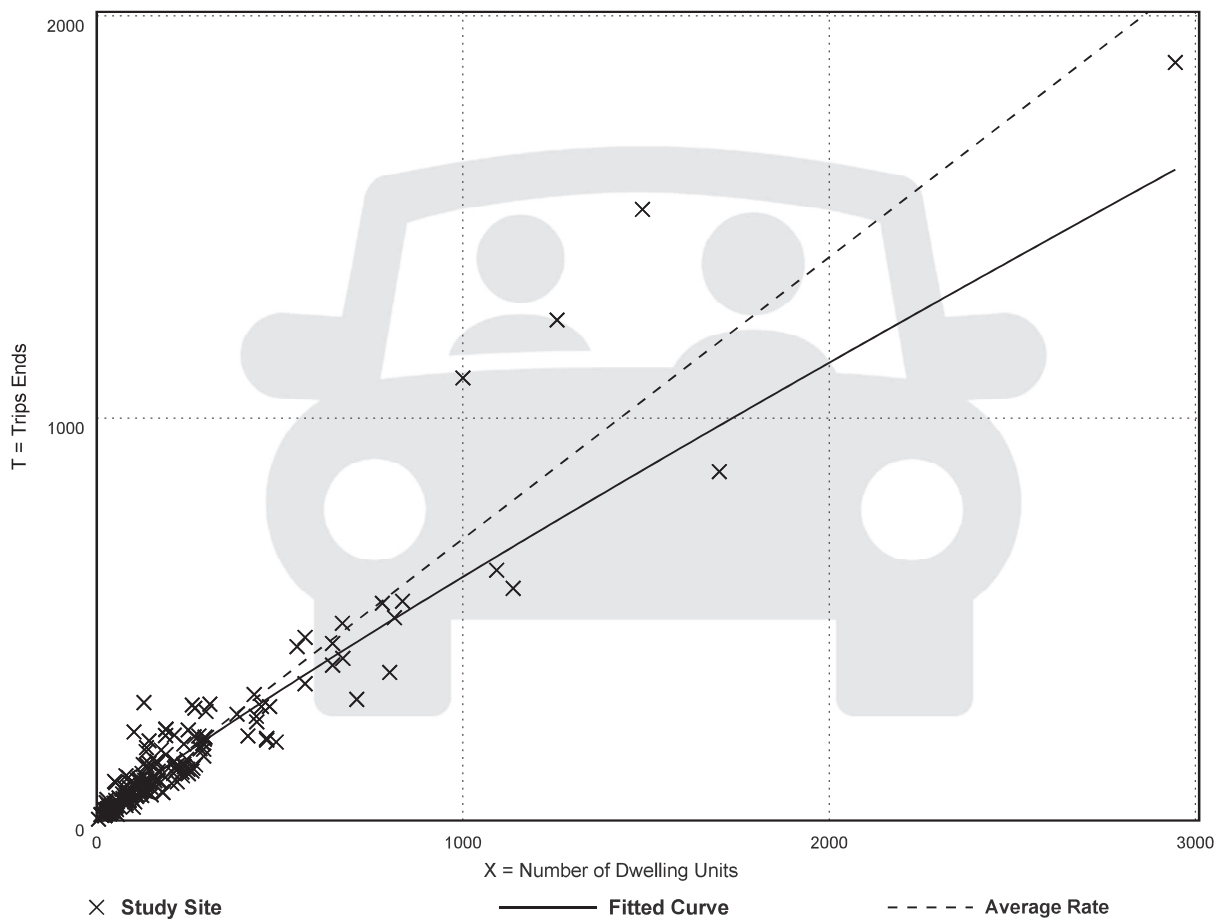
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 192
Avg. Num. of Dwelling Units: 226
Directional Distribution: 26% entering, 74% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.70	0.27 - 2.27	0.24

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.91 Ln(X) + 0.12

R^2= 0.90

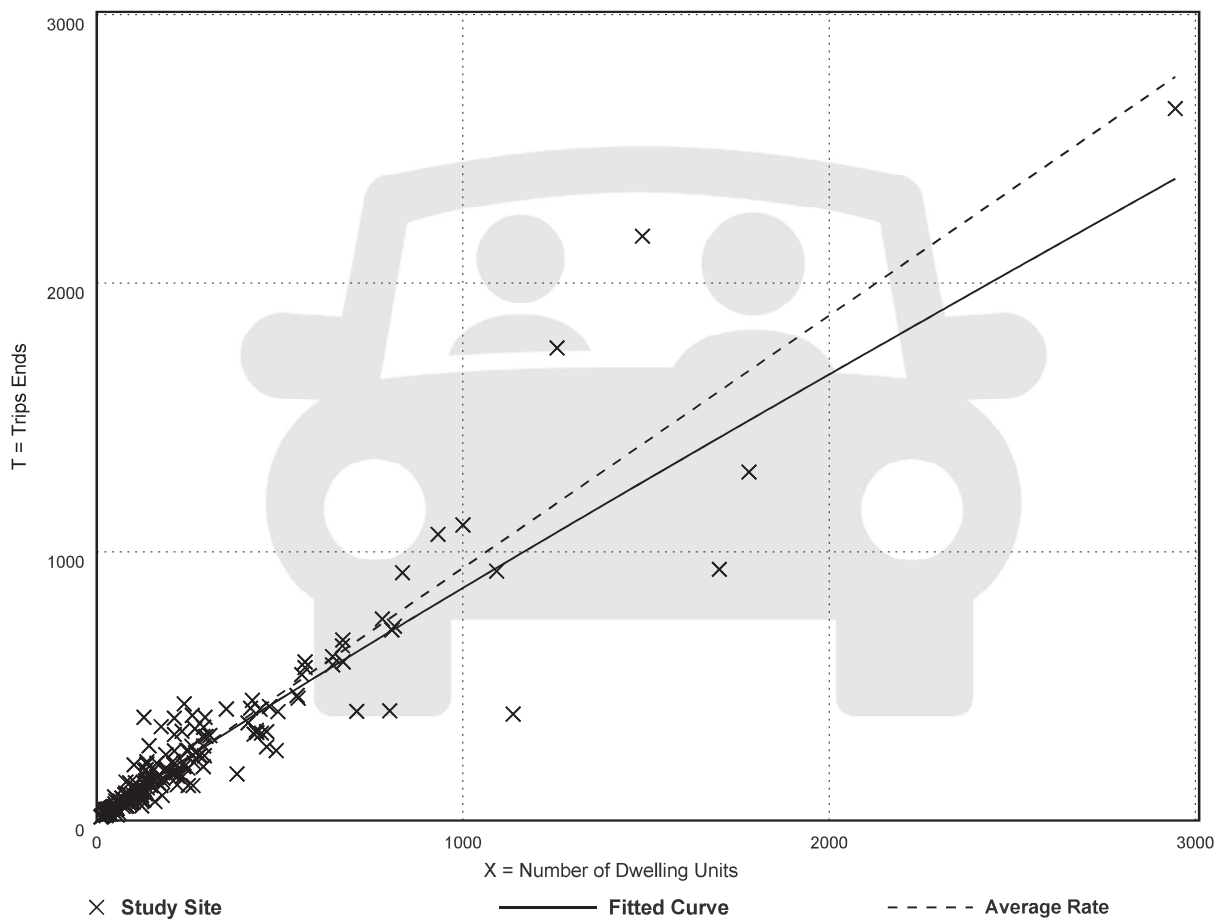
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 208
Avg. Num. of Dwelling Units: 248
Directional Distribution: 63% entering, 37% exiting

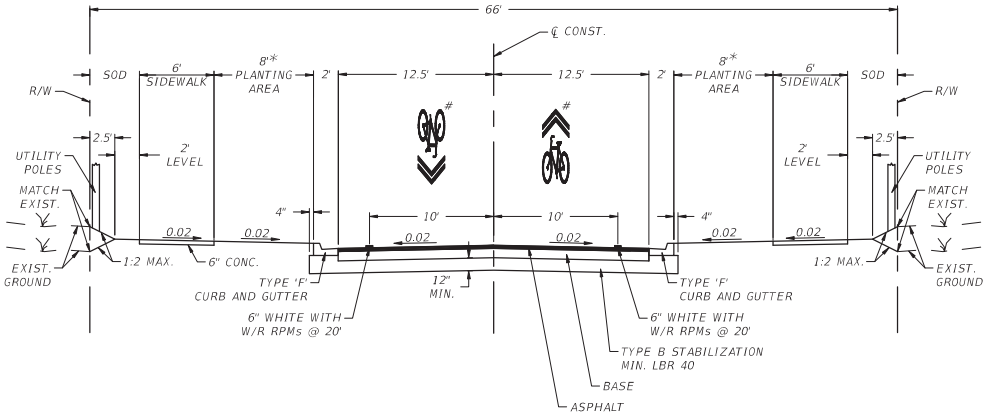
Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.94	0.35 - 2.98	0.31

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.94 Ln(X) + 0.27 **R^2= 0.92**



NOTES:

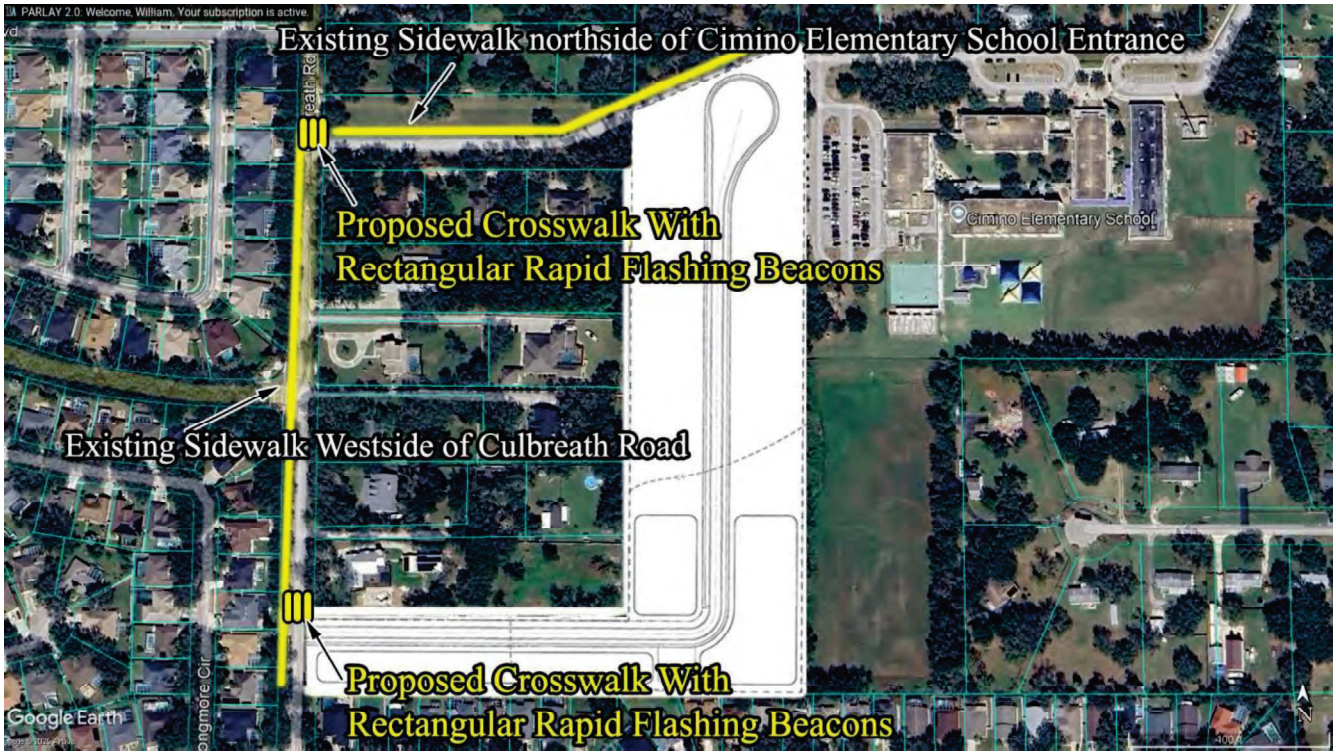
DESIGN SPEED = POSTED SPEED

FOR DESIGN SPEED ≤30 MPH AND MAXIMUM 5,000 AADT.

ILLUSTRATION ONLY. ALL PAVEMENT MARKINGS FOLLOW MUTCD.

* POTENTIAL AREA TO CONSIDER GREEN INFRASTRUCTURE TECHNIQUES. SEE HCTDM FOR GREEN INFRASTRUCTURE SECTION.

REVISION DATE				DRAWING NO.	SHEET NO.
10/2023	TRANSPORTATION DESIGN MANUAL	Hillsborough County Florida	SUBURBAN 2 LANE UNDIVIDED TYPICAL SECTION	C3-2U-SL	3 OF 15



Proposed Crosswalk Improvements

COUNTY OF HILLSBOROUGH

RECOMMENDATION OF THE LAND USE HEARING OFFICER

APPLICATION NUMBER:	RZ PD 25-0802
DATE OF HEARING:	August 18, 2025
APPLICANT:	Potomac Land Company / William Sullivan
PETITION REQUEST:	The request is to rezone a parcel of land from AS-1 to PD
LOCATION:	4431 Culbreath Road
SIZE OF PROPERTY:	10.97 acres m.o.l.
EXISTING ZONING DISTRICT:	AS-1
FUTURE LAND USE CATEGORY:	RES-4
SERVICE AREA:	Urban
COMMUNITY PLANNING AREA:	Brandon

DEVELOPMENT REVIEW STAFF REPORT

Rezoning Application:	PD 25-0802
Zoning Hearing Master Date:	August 18, 2025
BOCC Land Use Meeting Date:	October 7, 2025

Hillsborough County Florida
Development Services Department

1.0 APPLICATION SUMMARY

Applicant:	Potomac Land Company William Sullivan, President
FLU Category:	RES-4
Service Area:	Urban
Site Acreage:	10.97 AC
Community Plan Area:	Brandon
Overlay:	None

Introduction Summary:
The existing zoning is AS-1 (Single-Family Residential/Agricultural), which permits single family residential and agricultural uses, pursuant to the development standards in the table below. The proposed zoning is for Planned Development (site plan controlled district) to allow 33 single family residential lots, pursuant to the development standards in the table below and site plan depicted in 2.4 of the report.

Zoning:	Existing	Proposed
District(s)	AS-1	PD 25-0802
Typical General Use(s)	Single-Family Residential/Agricultural	Single-Family Residential (Conventional Only)
Acreage	10.97 AC	10.97 AC (477,853.2 SF)
Density/Intensity	1 DU/AC	33 DU/ 477,853.2 SF = 3 DU/AC
Mathematical Maximum*	10 DU	33 DU

*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	AS-1	PD
Lot Size / Lot Width	43,560 sf / 150’	~~6,600~~ 6,900 sf / 50’
Setbacks/Buffering and Screening	50’ Front 50’ Rear 25’ Sides	20’ Front 20’ Rear 5’ Sides
Height	50’	35’

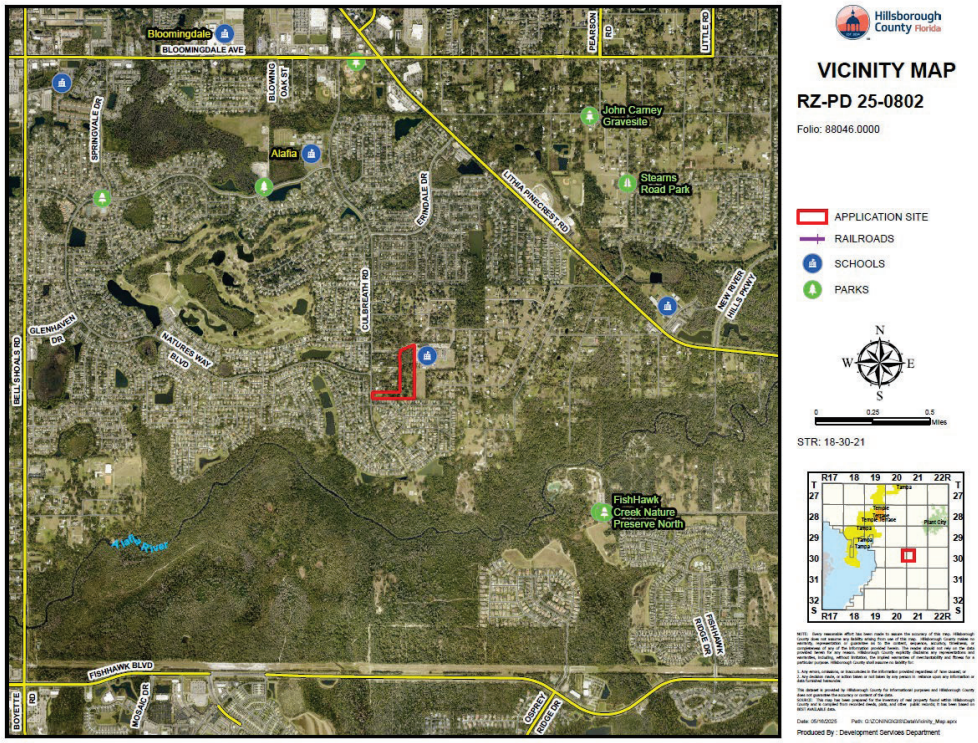
Additional Information:	
PD Variation(s)	None requested as part of this application
Waiver(s) to the Land Development Code	None requested as part of this application

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

Template created 8-17-21

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

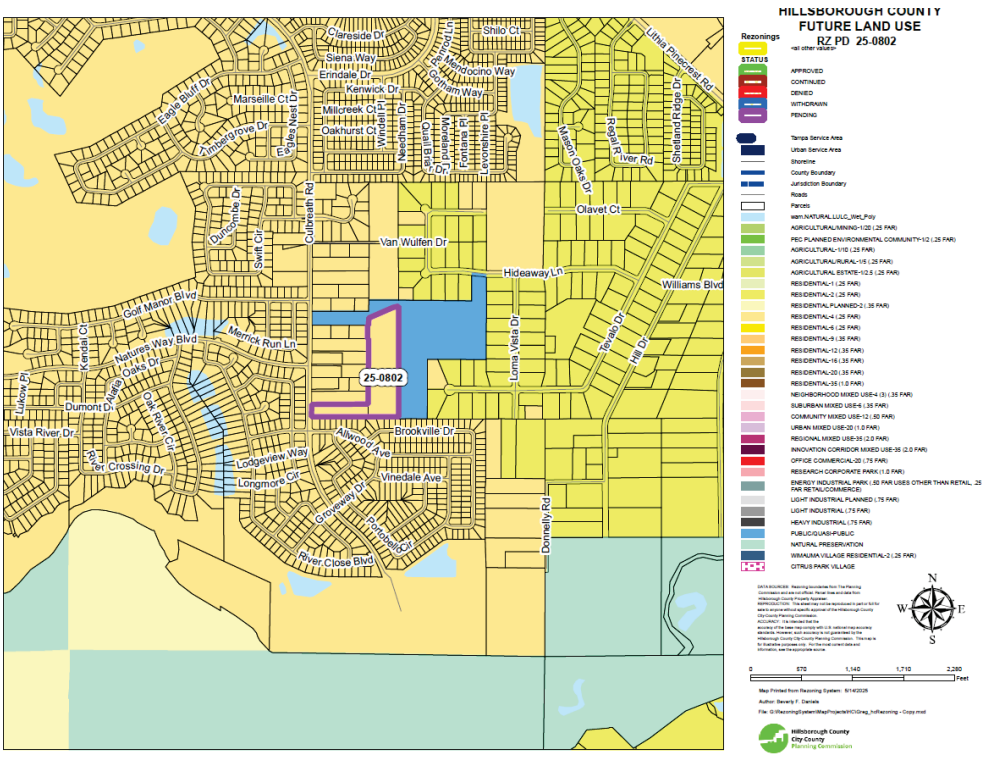


Context of Surrounding Area:

The parcel is situated along Culbreath Road, a two-lane roadway. The surrounding area features institutional uses to the north and east, while single-family residential uses are located to the west and south.

2.0 LAND USE MAP SET AND SUMMARY DATA

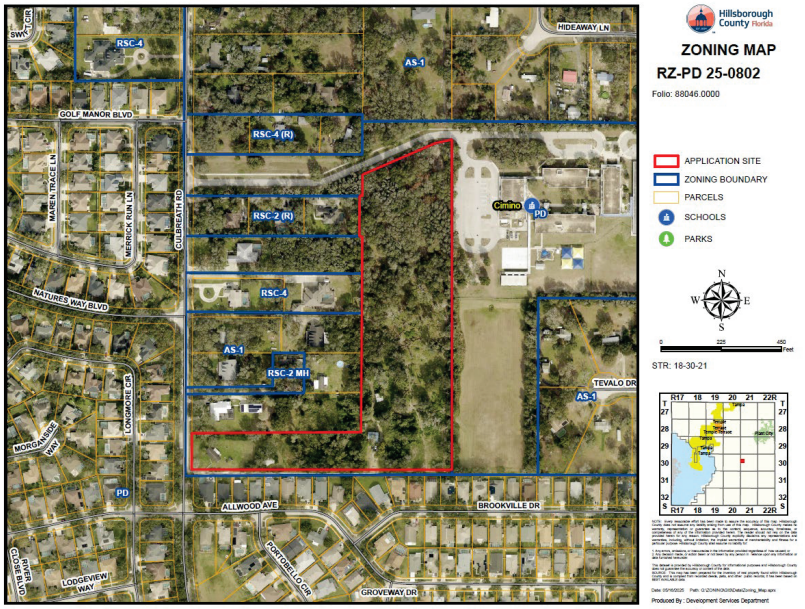
2.2 Future Land Use Map



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

2.0 LAND USE MAP SET AND SUMMARY DATA

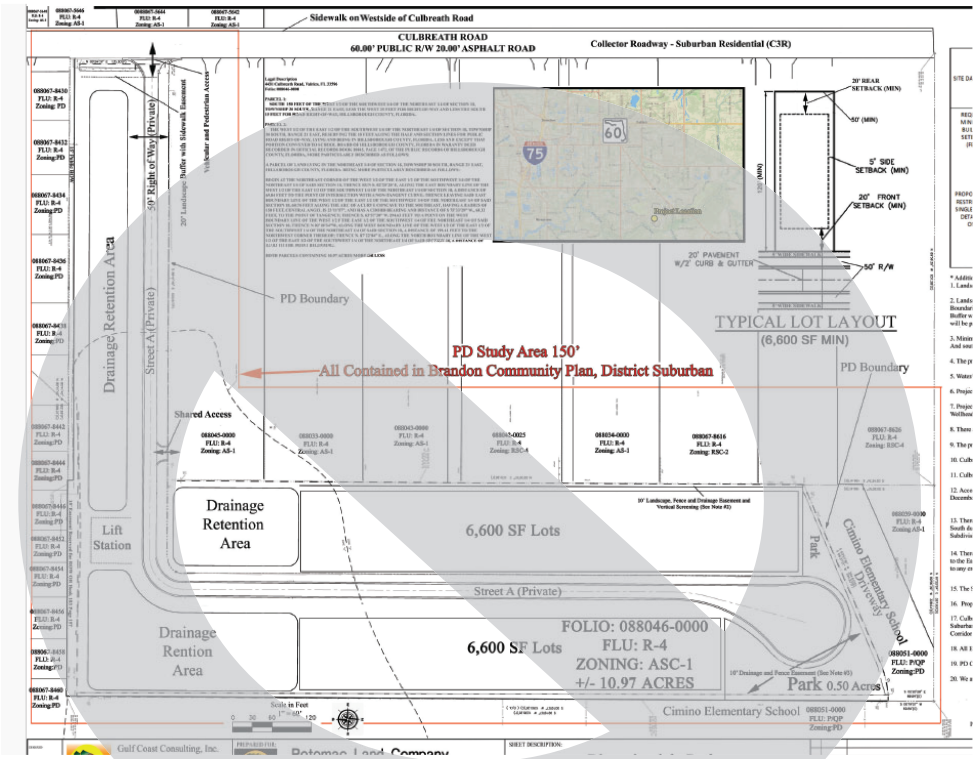
2.3 Immediate Area Map



Adjacent Zonings and Uses				
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD 01-0335	n/a	Elementary School	Public School
South	PD 92-0382	3.58 DU/AC	Single-Family Residential (Conventional Only)	Single-Family Residential (Conventional Only)
East	PD 01-0335	n/a	Elementary School	Public School
West	RSC-2 AS-1 RSC-4	RSC-2: 2 DU/AC AS-1: 1 DU/AC RSC-4: 4 DU/AC	Single-Family Residential (Conventional Only) Single-Family Residential/Agricultural	Single-Family Residential (Conventional Only) Single-Family Residential/Agricultural

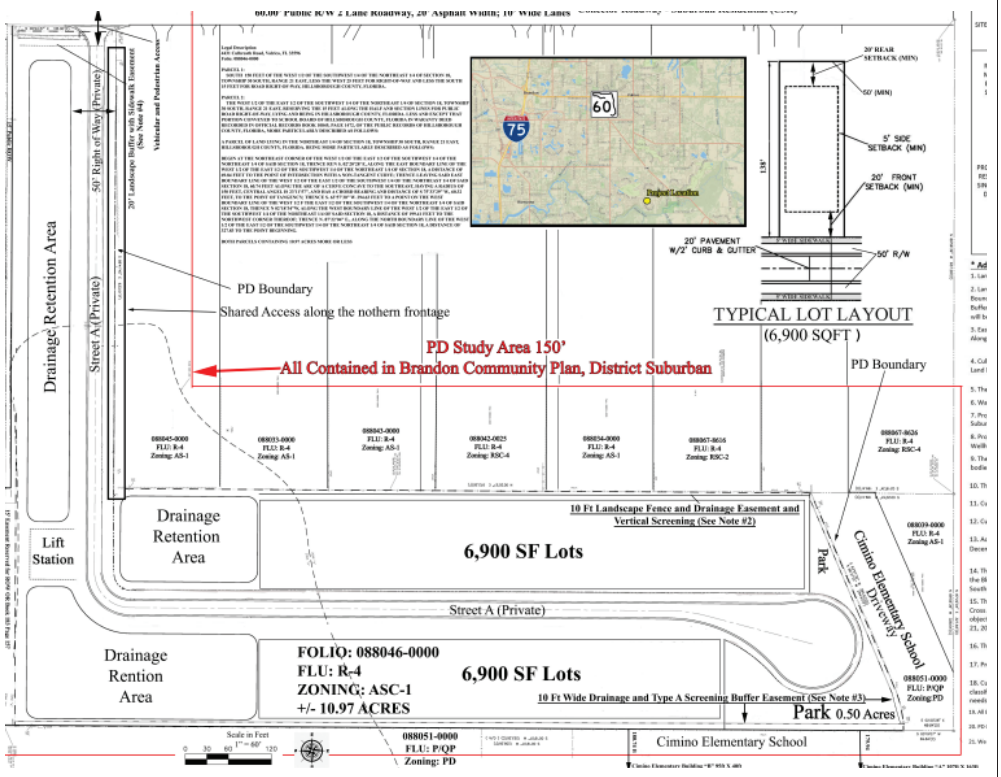
~~2.0 LAND USE MAP SET AND SUMMARY DATA~~

~~2.4 Proposed Site Plan~~ ~~(partial provided below for size and orientation purposes. See Section 8.0 for full site plan)~~



2.0 LAND USE MAP SET AND SUMMARY DATA

2.4 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.0 for full site plan)



3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 OF STAFF REPORT)

Adjoining Roadways (check if applicable)			
Road Name	**Classification**	**Current Conditions**	**Select Future Improvements**
Culbreath Rd	County Collector - Urban	2 Lanes ☒Substandard Road ☐Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☒ Substandard Road Improvements ☐ Other

Project Trip Generation			
	Average Annual Daily Trips	**A.M. Peak Hour Trips**	**P.M. Peak Hour Trips**
Existing	94	7	9
Proposed	364	27	35
Difference (+/1)	+270	+20	+26

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

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

Design Exception/Administrative Variance		
Road Name/Nature of Request	**Type**	**Finding**
Culbreath Rd./Substandard ~~Rodway~~ Roadway	Design Exception Requested	Approvable
Culbreath Rd./Access Spacing	Design Exception Requested	~~Previously approved~~ Approvable
Notes:		

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

APPLICATION NUMBER:	PD 25- 0802
ZHM HEARING DATE:	August 18, 2025
BOCC LUM MEETING DATE:	October 7, 2025

Case Reviewer: Tania C. Chapela

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 * 33 = $303,039 Parks: $2,145 * 33 = $70,785 School: $8,227 * 33 = $271,491 Fire: $335 * 33 = $11,055 Total per House: $19,890 * 33 = $656,370				
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 proposed uses are comparable with the surrounding single family residential development. Furthermore, the proposed 3 DU/AC density is under the 4 DU/AC Maximum density allowable in the RES-4 Comprehensive Plan category.

The surrounding area is a residential development with single-family conventional homes along Culbreath Road with AS-1, RSC-2, RSC-4, and PD Zoning Districts, within the RES-4 Future Land Use category. The adjacent single-family residential subdivision to the south, within PD 92-0382, is recorded as the Bloomingdale Section "DD" subdivision plat. While the plat includes parcels of varying sizes, several lots—particularly some adjacent to the PD boundary—measure approximately 60 feet by 110 feet (about 6,600 square feet), ~~matching~~ smaller than the minimum lot size proposed for the subject development.

The private roadway portion of the project will provide ~~a 20-foot wide buffer with tree plantings along the north and~~ stormwater areas along the south. The single family residence to the north of the private street is approximately 50 feet from the common property line. A 20-foot wide buffer with ~~T~~tree plantings ~~and fencing~~ will be provided along the western PD boundary (Culbreath Road). Given the proposed use, none of these buffers and screening are required.

Given the above, staff finds the proposed modification to be compatible with the surrounding properties and in keeping the general development pattern of the area.

5.2 Recommendation

Staff recommends approval of the applicant's request

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

SUMMARY OF HEARING

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on August 18, 2025. Ms. Michelle Heinrich of the Hillsborough County Development Services Department stated that the applicant would like a continuance.

Mr. William Sullivan 26336 State Road 19, Howey in the Hills testified as the applicant. Mr. Sullivan requested a continuance of the rezoning application based upon a 220-page document from the opposition being filed in the County's Optix system the prior Friday and he stated that he has not had time to process it as he became aware of it the same day as the Zoning Hearing Master hearing. He requested a continuance to the September 15th Zoning Hearing Master hearing.

Ms. Heinrich of the Development Services Department stated that the date did not provide sufficient time for notice therefore the application could continue to October 20th.

Hearing Master Finch asked if there was anyone in the audience that would like to speak to the continuance.

Ms. Kathleen Reres testified on behalf of the Bloomingdale Special Tax District. Ms. Reres stated that she uploaded the document on the previous Thursday before the deadline for submittal and was with 43 residents at the hearing. She added that the submittal was timely.

Ms. Suzy Watts testified regarding the continuance and stated that she was the President of the Bloomingdale Neighborhood Association and represents 27,000 neighbors in the Bloomingdale. She stated that she opposed the continuance as 44 neighbors were at the hearing.

Ms. Reres read into the record an email from the County which confirmed receipt of the document in opposition dated Thursday August 14th.

Hearing Master Finch stated that the opposition document was filed in a timely manner and that it was unfortunate that the applicant had not reviewed it, that was not a sufficient basis to grant the continuance.

Mr. Sullivan stated that the party was an unusual objector as it is a special taxing district. Hearing Master Finch replied than an objector is an objector and that the document met the filing requirement therefore the case will be heard as originally

scheduled.

Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the agenda item. Ms. Heinrich stated that staff did find the document in objection which was filed under the first name of the representative's assistant and confirmed that it was filed in the County's Optix system.

Mr. William Sullivan 26336 State Road 19 Howey in the Hills testified on behalf of Potomac Land Company. Mr. Sullivan showed a PowerPoint presentation to identify the location of the property on Valrico Road. He discussed the surrounding land uses and residential lots sizes and stated that the property is currently zoned AS-1 and designated RES-4 by the Comprehensive Plan. He talked about the Brandon Community Plan and that the subject property is located in the suburban area of the Plan.

Mr. Sean Cashin 13825 Icot Blvd. testified on behalf of the applicant and stated that he is a licensed Professional Engineer. Mr. Cashin showed a copy of a topographical map to state that the property is located in flood zone A within the 100-year FEMA flood designation. He testified that the Land Development Code requires that stormwater is to be stored pre and post 100-year volume rates to ensure that the 100-year base flood elevation which in this case is 43.9 is lower than the elevation in the post development scenario. He added that their preliminary calculations show that is the case with the project. Mr. Cashen stated that water and sewer connections are on Culbreath Road.

Mr. Sullivan showed a graphic to discuss the surrounding density. He pointed to lots on the east of Culbreath Road that are 6,600 square feet in size and that he is proposing lots that are 6,900 square feet in size. He stated that lots on the west side of Culbreath are 7,800 to 8,050 square feet in size.

Mr. Cashin continued the presentation by stating that access is proposed to Culbreath Road and the drainage retention will be concentrated at the southeast corner of the site.

Mr. Sullivan discussed the proposed buffering and screening.

Mr. Cashen described a 15-foot remnant right-of-way and easement along the southern portion of the site. He stated that SWFWMD has confirmed that there are no wetlands on-site nor surface waters within the property. He also discussed the concept plan and connectivity map.

Mr. Sullivan testified that the School Board did not want the project to have any access to Cimino Elementary.

Mr. Cashin described the administrative variance to the required driveway spacing and design exception substandard roads which have both been deemed approvable by the County Engineer. A traffic analysis was not required as the traffic did not meet the minimum threshold.

Mr. Sullivan testified that a sidewalk is proposed with crosswalk improvements at Culbreath Road at the school entrance. He stated that the environmental survey found nothing and that he held two community meetings and knocked on every adjacent property door.

Ms. Tania Chapela, Development Services staff, testified regarding the County's staff report. Ms. Chapela stated that the applicant is requesting a rezoning from AS-1 to Planned Development for 33 single-family lots. She detailed the surrounding zoning districts and stated that there are residential lots to the south which are smaller (6,600 square feet) than the proposed 6,900 square foot lots. Ms. Chapela described the proposed buffering and screening. She concluded her remarks by stating that staff recommended approval.

Ms. Lilyann Linehan, Planning Commission staff testified regarding the Planning Commission staff report. Ms. Linehan stated that the property is located in the Residential-4 Future Land Use category, the Urban Service Area and the Brandon Community Planning Area. She cited numerous Objectives and Policies that the request for 33 single-family lots complies with and stated that the RES-4 category permits a maximum density of up to 43 dwelling units therefore the request is under the RES-4 density. Ms. Linehan stated that staff found the rezoning compatible with the development pattern and consistent with both the Brandon Community Plan and the Hillsborough County Comprehensive Plan.

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

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

Mr. Tom Leech testified in opposition and stated that he is the President of the Bloomingdale Special Taxing District which was established by the County Commissioners in 1985. Mr. Leech stated that an attorney would testify on their behalf along with a few citizens in the 15-minute time frame. He testified that there were nearly 50 people in attendance at the hearing in opposition. He added that he represents nearly 5,000 families and 25,000 people in the Bloomingdale Special Taxing District. Mr. Leech stated that the rezoning application contains misleading and erroneous assumption and that the residents of Bloomingdale oppose the request as it offers no enhancement to the community.

Ms. Kathleen Reres 1511 North Westshore Blvd., Suite 1000 Tampa testified on behalf of the Special Taxing District. Ms. Reres showed a PowerPoint presentation and then explained the quasi-judicial legal standard for the rezoning application which is to be supported with competent substantial evidence. She added that the residents believe the evidence is lacking for the request for 33 residential lots which are proposed to be constructed on 5.25 acres which represents less than half the area proposed for the rezoning. The lots are proposed to be 6,900 square feet in size. There are larger lots to the west. Ms. Reres testified that the Taxing District retained 3 experts that all reached the conclusion that the application does not comply with the Land Development Code. She cited Ms. Patricia Ortiz as the certified land use planner with over 20 years of experience. Ms. Ortiz found a lack of compatibility with the surrounding neighborhood and a deficit in the design and unmitigated health, welfare and safety concerns. Ms. Reres cited Mr. Drew Roark as an engineer who is certified in transportation logistics with over 30 years of experience. Mr. Roark found problems with the variance for access distance requirement and the access point for the project. He also found problems with the requested design exception and misstatements in the report. Ms. Reres testified that Mr. Richard Diaz was in attendance at the hearing to answer questions regarding project planning and engineering design as well as public works improvement projects. Mr. Diaz found unmitigated strains on infrastructure which pose a serious risk of drainage problems and flooding. Ms. Reres stated that the proposed density of 3.01 dwelling units per acre for the 33 lots is really 6.26 units per acre because the lots are being developed on less than half the parcel. She cited larger lots in the area. She stated that the lots are clustered which requires them to be in accordance with LDC Section 5.09.00 on a conservation subdivision. Ms. Reres discussed a lack of innovative design and the developer's intent to increase profit on a sliver of property. Ms. Reres disputed the applicant's assertion that the density meets the 75 percent minimum density requirement and stated that it isn't a requirement by citing LDC section 2.44. She asserted that the project would create serious flood risks which will result in access being cut off to the proposed lots. She discussed drainage as well as traffic concerns and stated that the buffering and screening is deficient. She stated that the request violates the Brandon Community Plan. She detailed errors found by Mr. Roark regarding the variance and design exception. She discussed the school traffic queuing issues that will be worsened by the increase in traffic. Ms. Reres stated that there is a lack of a turn lane. Ms. Reres concluded her presentation that there are major objections in the record from three experts and 44 residents in attendance that oppose the rezoning request.

It is noted that residents yielded their time to Ms. Reres for her to complete her presentation.

Ms. Heinrich of the Development Services Department testified that a revised staff report was being submitted into the record to reflect information about increased lot sizes. She stated that density is reviewed in terms of gross density

and not net density.

Mr. Ratliff of the County's Transportation review section testified that design exceptions and variances are a separate and administrative process and not applicable to the zoning hearing. He added that he did not know if the opposition contacted the County Engineer regarding their issues. Mr. Ratliff stated that the applicant is only required to construct sidewalk along their project frontage. He stated that the applicant was not required to provide a traffic study in order to process a rezoning. He stated that a traffic study may be required at site review which could result in a requirement for a turn lane.

Mr. Cashin testified during the rebuttal period that the information was provided in the narrative and the PD site plan. The design exception and administrative variance was deemed approvable by the County Engineer Mr. Mike Williams. Regarding potential flooding and drainage, there is no drainage information provided on the general site plan as that information comes later when the construction plans and drainage report is submitted to the County. He added that he is aware that there is a base flood elevation per the Alafia River drainage model. The construction plans and drainage report will be reviewed by the County and SWFWMD in accordance with all applicable regulations. Mr. Cashin disputed the photo shown by the opposition that the roadway is not an urban roadway with curb and gutter and stated that the photo showed the crown road gutter on the side sloping toward the gutter with the sidewalk on the site therefore it is a curb and gutter roadway. He discussed the traffic pattern and stated that it is their practice to have a 10-foot-wide drainage easement with the swale and trees.

Mr. Sullivan testified during the rebuttal period that the term clustering was just a term used to describe the lots and not meant to meet the planning standard. He added that the lots are planned as far away from Culbreath Road as possible to impact the least number of adjacent lots. Mr. Sullivan stated that the density is the lowest in 25 years and that the proposed screening will be more significant than what is required. He stated that he wants to make the road safer for kids to walk to school and if he can install a turn lane if possible.

The hearing was then concluded.

EVIDENCE SUBMITTED

Ms. Rome submitted a revised staff report into the record.
Mr. Sullivan submitted a copy of his PowerPoint presentation into the record.
Mr. Leech submitted a letters of objection, photos and a PowerPoint presentation into the record.
Ms. Reres submitted a copy of a transcript from a neighborhood meeting into the record.
Mr. Rate submitted a letter of objection into the record.

The Clerk noted that Mr. Jason Emory submitted an opposition presentation packet into the record.

PREFACE

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

FINDINGS OF FACT

1. The subject property is 10.97 acres in size and is currently zoned Agricultural Single Family-1 (AS-1) and is designated Residential-4 (RES-4) by the Comprehensive Plan. The property is located within the Urban Service Area and the Brandon Community Planning Area.

2. The applicant is requesting a rezoning to the Planned Development (PD) zoning district to develop 33 single-family residential lots.

3. No Planned Development Variations or waivers are requested.

4. The Planning Commission staff supports the rezoning request. Staff found the request for 33 single-family lots is less than maximum number of 43 dwelling units that could be considered under the RES-4 land use category. Further, staff stated that the request is compatible with the existing residential character and density of the surrounding area. The Planning Commission staff testified that the site includes a 20-foot landscaped buffer with a sidewalk along Culbreath Road and a 5-foot-wide sidewalk on both sides of the internal road which meets the intent of Goal 1 of the Brandon Community Plan. Staff stated that the application meets Goal 6 of the Brandon Community Plan which identifies the subject property within the Suburban district that is generally described as being primarily residential with single-family homes on lots one-quarter acre or less. Staff found the application to be consistent with both the Brandon Community Plan and the Comprehensive Plan.

5. The Development Services Department supports the rezoning request. Staff found that the proposed density of 3 dwelling units per acre is less than the maximum permitted in the RES-4 land use category which permits the consideration of up to 4 dwelling units per acre. Further, staff found that the surrounding area is zoned AS-1, RSC-2, RSC4 and Planned Development which permits lots that are approximately 60'X100' (6,600 sq. ft.) which is the same as the proposed lot size for the subject 33 single-family lots. Development Services staff testified that the internal private roadway would have a 20-foot buffer with trees planted along the north and stormwater retention to the south. The trees and fencing along the northern boundary will be provided but are not required by the Land Development Code.

6. The County's transportation review staff had no objection to the rezoning application subject to the proposed zoning conditions.

7. The applicant has requested an Administrative Design Exception as Culbreath Road is a substandard roadway. The applicant proposes to install two pedestrian crossings with Rectangular Rapid Flashing Beans (RRFB) along Culbreath Road to 1) allow safe pedestrian travel to/from the existing sidewalk on the west side of Culbreath Road, and 2) to allow pedestrians to cross from the Culbreath Road sidewalk to the existing sidewalk that runs to Cimino Elementary School. The County Engineer found this request approvable subject to the approval of the rezoning application.

8. The applicant has requested an Administrative Variance to the required access spacing standard for the Culbreath Road access point. The County Engineer found this request approvable subject to the approval of the rezoning application.

9. The Environmental Protection Commission (EPC) reviewed the rezoning request and found no wetlands or surface waters on-site.

10. The County's Conservation and Environmental Lands Management Section had no comments regarding the proposed rezoning application.

11. The County's Natural Resources section had no objection to the rezoning application subject to the conditions. Staff noted that every effort should be made to avoid the removal of the on-site trees including a potential Grand Oak and that the site should be designed around the trees.

12. The Hillsborough County School Board found that there is adequate school capacity at both Cimino Elementary and Burns Middle School for the proposed rezoning. Staff stated that "…although Bloomingdale High School is projected to be at capacity given existing approved development and the proposed rezoning, state law requires the school district to consider whether capacity exists in adjacent concurrency service areas…At this time, additional capacity exists in adjacent concurrency service areas at the high school level."

13. The surrounding area is zoned for residential land uses. The property abuts Cimino Elementary school and a large open area and is zoned PD to the east. The property to the north is zoned AS-1 and RSC-4-Restricted to the north and is developed with residential land uses. The property to the west is zoned RSC-2-Restricted, RSC-4 and RSC-2 Mobile Home and developed residentially. The property to the south is zoned PD and developed with residential land uses. It is noted that Development Services staff testified that the lots to the south are approximately 60'X100' (6,600 sq. ft.) which is the same as the proposed lot size for the subject 33 single-family lots.

14. Testimony in opposition was provided at the Zoning Hearing Master hearing and submitted into the record. Concerns pertained to the incompatibility of the proposed 33 single-family lots with the surrounding lot sizes, the possible negative impact of the proposed development regarding traffic, flooding, the environmental condition of the site and no demonstrated need for the residential subdivision.

    The opposition include legal representation of the Bloomingdale Special Taxing District who retained three experts to evaluate the proposed rezoning and provide their professional analysis. The analyses were submitted into the record.

    The first analysis was from an AICP certified land use planner who found that the proposed 33 single-family clustered lots are incompatible with the existing development pattern and that approval of the request will extend the existing suburban/urban boundary northward which is contrary to the specific Goals, Objectives and Policies of the Comprehensive Plan. The analysis stated that the "feels like" or net density is actually 6.26 dwelling units per acre instead of the 3-dwelling unit per acre stated gross density when improvements such as stormwater retention, roads and a park are removed from the acreage calculation. Other issues were stated pertaining to the clustering of lots, preservation of open space, consistency with the Comprehensive Plan and Brandon Community Plan, flood protection and an increase in traffic.

In response to the opposition presentation, Ms. Heinrich of the Development Services Department testified that Hillsborough County calculates residential density in terms of gross density and not net density. The applicant testified that he proposes to cluster the lots to allow additional buffering and screening as well as placing the proposed stormwater retention ponds adjacent to a majority of the adjacent residential development to increase compatibility. Both the Development Services Department and Planning Commission support the request and no reviewing agencies including environmental and transportation opposed the rezoning application.

The second analysis was from a Registered Professional Engineer that reviewed the Administrative Design Exception and Administrative Variance.

It is emphasized that the Administrative Design Exception and Administrative Variance are administrative applications that are approved by the County Engineer and not through the rezoning application process. The County Engineer reviewed the subject administrative applications and found them approvable subject to the approval of the rezoning application.

The third analysis was provided by a Registered Professional Engineer that reviewed density, drainage, flooding, administrative waivers and the possible Homeowner Association consequences for the proposed 33 single-family lots.

In response, the applicant's Professional Engineer testified that there was no drainage information provided on the general site plan because that information comes later when the construction plans and drainage report is submitted to the County after the rezoning process has concluded. The Professional Engineer stated that the construction plans and drainage report will be reviewed by the County and SWFWMD in accordance with all applicable regulations. No waivers or variations are being requested regarding drainage and stormwater retention. Both the Development Services Department and Planning Commission support the request and no reviewing agencies including environmental and transportation opposed the rezoning application.

It is emphasized that the Administrative Design Exception and Administrative Variance are administrative applications that are approved by the County Engineer and not through the rezoning application process. The County Engineer reviewed the subject administrative applications and found them approvable subject to the approval of the rezoning application.

Information regarding Homeowner Associations is not pertinent to the rezoning decision as Homeowner Associations are private entities.

15. A review of the Property Appraiser records for the lots immediately to the south of the subject property show that they are approximately 60 feet by 100 feet (6,600 sq. ft.) which is the same lot size proposed for the 33 single family lots.

16. The subject property is located within the Urban Service Area which, according to Comprehensive Plan Future Land Use Policy 1.1 is where 80 percent of the County's growth is to be directed.

    The proposed 33 residential lot subdivision does not extend the urban boundary northward as asserted by the opposition's land use planner.

17. The site plan has been designed to locate the stormwater retention areas as well as the proposed buffering and screening in locations that ensure compatibility with the adjacent land uses. The applicant has agreed to provide landscaping and fencing that is not required by the Land Development Code.

18. The majority of the issues identified by the opposition are detailed subdivision issues that will be analyzed at the next stage of review by Hillsborough County and all other required reviewing agencies. These issues include drainage and stormwater retention. It is emphasized that the application does not request any Planned Development Variations or waivers and will be required to adhere to all applicable land use regulations.

19. The rezoning request to PD for the development of 33 single-family homes is compatible with the area. The request is consistent with the Land Development Code and the Comprehensive Plan as stated by both the Development Services Department and Planning Commission and no reviewing agencies including environmental and transportation opposed the rezoning application.

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

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

CONCLUSIONS OF LAW

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

SUMMARY

The applicant is requesting a rezoning from AS-1 to the PD zoning district for the development of 33 single-family homes. No Planned Development variations or waivers are requested.

The Planning Commission staff supports the rezoning request and found it compatible with the development pattern in the area and the Comprehensive Plan.

The Development Services Department supports the rezoning request and also found it compatible with the development pattern in the area.

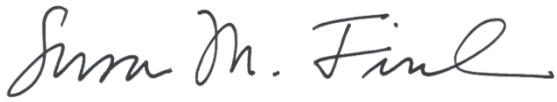
Testimony in opposition was provided at the Zoning Hearing Master hearing and submitted into the record. Concerns expressed pertained the incompatibility of the proposed 33 single-family lots with the surrounding lot sizes, the possible negative impact of the proposed development regarding traffic, flooding, the environmental condition of the site and no demonstrated need for the residential subdivision. The opposition included legal representation of the Bloomingdale Special Taxing District who retained three experts to evaluate the proposed rezoning and provide their professional analysis. The analyses were submitted into the record.

The majority of the issues identified by the opposition are detailed subdivision issues that will be analyzed at the next stage of review by Hillsborough County and all other required reviewing agencies. These issues include drainage and stormwater retention. It is emphasized that the application does not request any Planned Development Variations or waivers. The project will be required to adhere to all applicable land use regulations.

The rezoning request to PD for the development of 33 single-family homes is compatible with the area. The request is consistent with the Land Development Code and the Comprehensive Plan as stated by both the Development Services Department and Planning Commission and no reviewing agencies including environmental and transportation opposed the rezoning application.

RECOMMENDATION

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



September 9, 2025

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

Hillsborough County City-County Planning Commission

Plan Hillsborough
planhillsborough.org
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813 – 272 – 5940
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18th floor
Tampa, FL, 33602

Unincorporated Hillsborough County Rezoning Consistency Review	
Hearing Date: August 18, 2025 **Report Prepared**: August 7, 2025	**Case Number**: PD 25-0802 **Folio(s)**: 88046.0000 **General Location**: North of Allwood Avenue and east of Culbreath Road
Comprehensive Plan Finding	**CONSISTENT**
Adopted Future Land Use	Residential – 4 (4 du/ga; 0.25 FAR)
Service Area	Urban
Community Plan(s)	Brandon
Rezoning Request	Planned Development (PD) to allow 33 single family lots
Parcel Size	+/- 10.97
Street Functional Classification	Culbreath Road – **County Collector** Allwood Avenue – **Local Road**
Commercial Locational Criteria	Not applicable
Evacuation Area	None

Table 1: COMPARISON OF SURROUNDING PROPERTIES			
Vicinity	**Future Land Use Designation**	**Zoning**	**Existing Land Use**
Subject Property	Residential-4	AS-1	Single-family
North	Residential-4, Residential-2, + Public/Quasi-public	AS-1, PD, RSC-2 + RSC-4	Single-family, Vacant, + Educational
South	Residential-4	PD	Single-family + HOA/Common Property
East	Residential-4, Residential-2, + Public/Quasi-public	PD + AS-1	Single-family, Vacant, + Educational
West	Residenital-4	AS-1, PD, RSC-2 + RSC-4	Single-family + Educational

Staff Analysis of Goals, Objectives, and Policies:

The 10.97 ± acre subject site is north of Allwood Avenue and east of Culbreath Road. The site is in the Urban Service Area (USA) and is located within the limits of the Brandon Community Plan. The applicant is requesting to rezone to a Planned Development (PD) and develop 33 single-family dwelling units.

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 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 that requires new development to be compatible with the surrounding neighborhood (FLUS Policies 4.4.1 and 4.8.1). The proposed Planned Development and single-family lots 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 FLU category allows for the consideration of up to 4 dwelling units per gross acre. With 10.97 acres, the subject site can be considered for up to 43 dwelling units. The request for 33

single-family units is under the maximum allowable density; therefore, the proposal meets the requirements of Objective 2.1 and its accompanying policies and the RES-4 category.

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). However, 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 county to be consistent with the Comprehensive Plan. The site is within the limits of the Brandon Community Plan. Goal 1 of this plan seeks to establish a balanced transportation system by prioritizing options to serve local and regional needs. More specifically, number 5, letter A under Goal 1 states new development and transportation infrastructure investments should place emphasis on proximity to community and social services, walkability and creating a healthy street life. The proposed development includes a 20-foot landscape buffer with a sidewalk easement along Culbreath Road and includes a 5-foot sidewalk along both sides of the proposed internal private roadways of the development. This meets the intent of Goal 1 by providing additional means of transportation and connectivity within the Brandon community area. Additionally, according to Goal 6 provides general design characteristics for each Brandon Character District. The site is located within the "Suburban" district which is generally described as a primarily residential area of single-family detached homes with side and perimeter yards on one-quarter acre or less. The proposed single family detached plan aligns directly with the general character of the Suburban District and, therefore, meets the intent of the visions and goals of the Brandon Community Plan.

Overall, staff finds that the proposed Planned Development for a 33 single-family home development is compatible with the existing development pattern found within the surrounding area and supports the vision and goals of the Brandon Community Plan. The proposed Planned Development 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 Planned Development **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*, subject to the conditions proposed by the Development Services Department.

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

FUTURE LAND USE 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.*

Community Planning

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.*
Relationship to Land Development Regulations

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 communityspecific 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.*

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 beintegrated 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

LIVABLE COMMUNITIES ELEMENT: BRANDON

Goal 1: *Establish a balanced transportation system by prioritizing options to serve local and regional needs and facilitating multi-modal choices.*

> *5. As roads are improved, require the addition of amenities for pedestrians and bicyclists. Provide intersection improvements, turn lanes, bicycle lanes, traffic signalization, roadway maintenance,*

crosswalks, and landscape improvements that maintain the adopted level of service and reflect the best practices of the Livable Roadways Guidelines.

a. New development and transportation infrastructure investments should place emphasis on proximity to community and social services, walkability and creating a healthy street life.

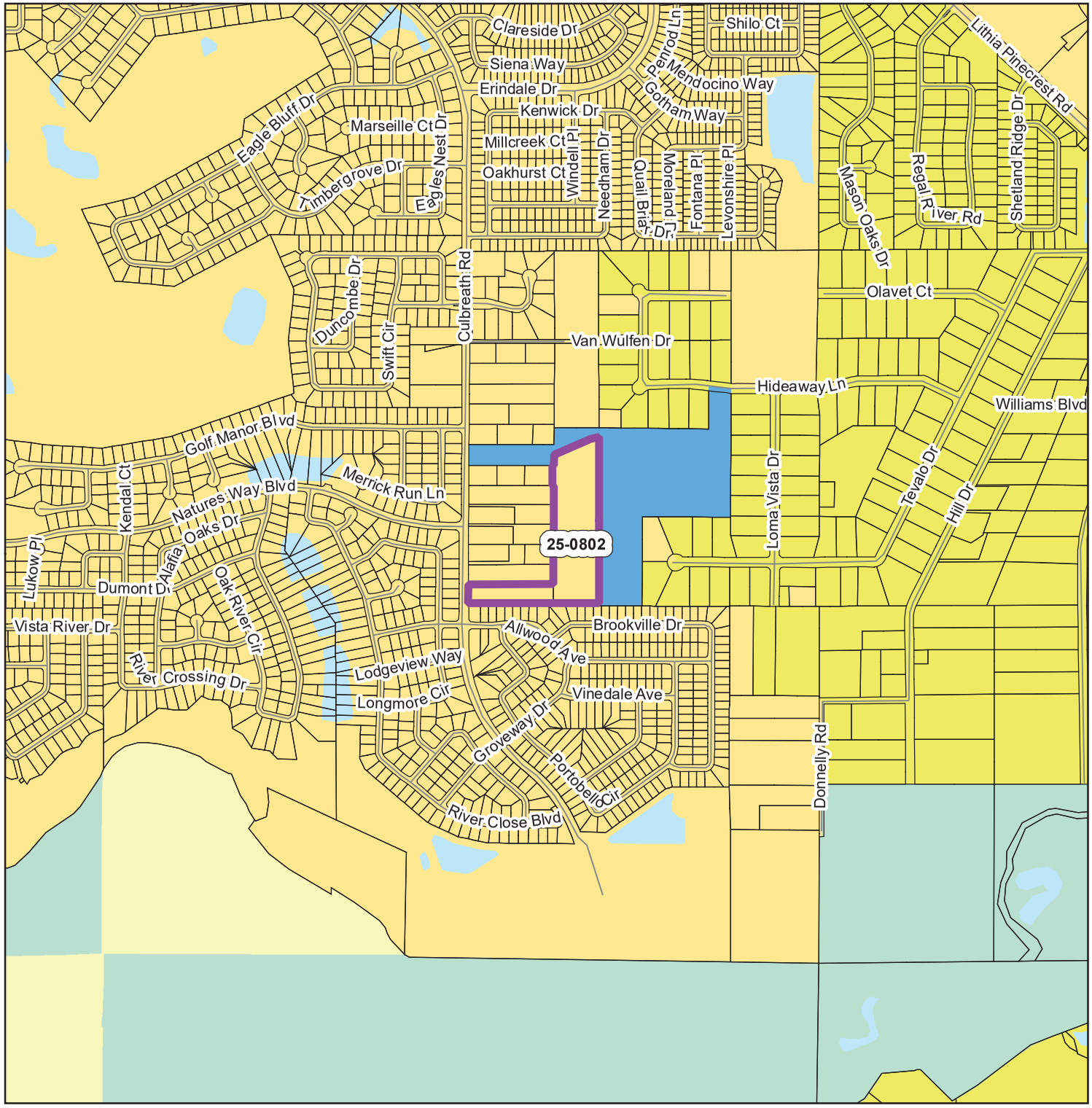
Goal 6: *Re-establish Brandon's historical, hospitable, and family oriented character through thoughtful planning and forward thinking development practices by concentrating density in certain areas to preserve the semi-rural lifestyle of other areas. Attempt to buffer and transition uses in concentric circles where possible with most intense uses in an area at a node (intersection) and proceeding out from there. Create a plan for how areas could be developed and redeveloped for the future. Each of these areas would have potential for different building heights, parking configurations, fencing, buffering, landscape requirements, special use limitations, and design standards. These standards apply to new construction on infill property, redevelopment of undesirable areas and renovation of existing buildings. The primary consideration of all changes should be compatibility with existing structures to ensure neighborhood preservation.*

5. General design characteristics for each Brandon Character District are described below. The design characteristics are descriptive as to the general nature of the vicinity and its surroundings and do not affect the Future Land Use or zoning of properties in effect at the time of adoption of the Brandon Community Plan. Any proposed changes to the zoning of property may proceed in accordance with the Land Development Code.

d. Suburban - Primarily residential area of single-family detached homes with side and perimeter yards on one-quarter acre or less. Mixed-use is usually confined to certain intersection locations. This district has a wide range of residential building types: single-family detached, single-family attached and townhouses. Setbacks and street canopy vary. Streets typically define medium-sized blocks. New development/redevelopment would be required to build internal sidewalks and connect to existing external sidewalks or trails.

HILLSBOROUGH COUNTY FUTURE LAND USE

RZ PD 25-0802



Rezonings

<all other values>

STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

- Tampa Service Area
- Urban Service Area
- Shoreline
- County Boundary
- Jurisdiction Boundary
- Roads
- Parcels
- wam.NATURAL.LULC_Wet_Poly
- AGRICULTURAL/MINING-1/20 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
- AGRICULTURAL-1/10 (.25 FAR)
- AGRICULTURAL/RURAL-1/5 (.25 FAR)
- AGRICULTURAL ESTATE-1/2.5 (.25 FAR)
- RESIDENTIAL-1 (.25 FAR)
- RESIDENTIAL-2 (.25 FAR)
- RESIDENTIAL PLANNED-2 (.35 FAR)
- RESIDENTIAL-4 (.25 FAR)
- RESIDENTIAL-6 (.25 FAR)
- RESIDENTIAL-9 (.35 FAR)
- RESIDENTIAL-12 (.35 FAR)
- RESIDENTIAL-16 (.35 FAR)
- RESIDENTIAL-20 (.35 FAR)
- RESIDENTIAL-35 (1.0 FAR)
- NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)
- SUBURBAN MIXED USE-6 (.35 FAR)
- COMMUNITY MIXED USE-12 (.50 FAR)
- URBAN MIXED USE-20 (1.0 FAR)
- REGIONAL MIXED USE-35 (2.0 FAR)
- INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)
- OFFICE COMMERCIAL-20 (.75 FAR)
- RESEARCH CORPORATE PARK (1.0 FAR)
- ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)
- LIGHT INDUSTRIAL PLANNED (.75 FAR)
- LIGHT INDUSTRIAL (.75 FAR)
- HEAVY INDUSTRIAL (.75 FAR)
- PUBLIC/QUASI-PUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE

DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser.
REPRODUCTION: This sheet may not be reproduced in part or full for sale to anyone without specific approval of the Hillsborough County City-County Planning Commission.
ACCURACY: It is intended that the accuracy of the base map comply with U.S. national map accuracy standards. However, such accuracy is not guaranteed by the Hillsborough County City-County Planning Commission. This map is for illustrative purposes only. For the most current data and information, see the appropriate source.

N
W E
S

0 570 1,140 1,710 2,280 Feet

Map Printed from Rezoning System: 5/14/2025

Author: Beverly F. Daniels

File: G:\RezoningSystem\MapProjects\HC\Greg_hcRezoning - Copy.mxd

Hillsborough County City-County Planning Commission

GENERAL
SITE PLAN
FOR
CERTIFICATION

Hillsborough County Florida

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

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

HILLSBOROUGH COUNTY
DEVELOPMENT SERVICES DEPARTMENT

GENERAL SITE PLAN REVIEW/CERTIFICATION

Project Name: Bloomingdale Park

Zoning File: RZ-PD 25-0802 **Modification:** None

Atlas Page: None **Submitted:** 09/10/25

To Planner for Review: 09/10/25 **Date Due:** ASAP

Contact Person: Sean Cashen, Gulfcoast Consulting Inc **Phone:** (727)524-1818/scashen@gulfcoastconsultinginc.com

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

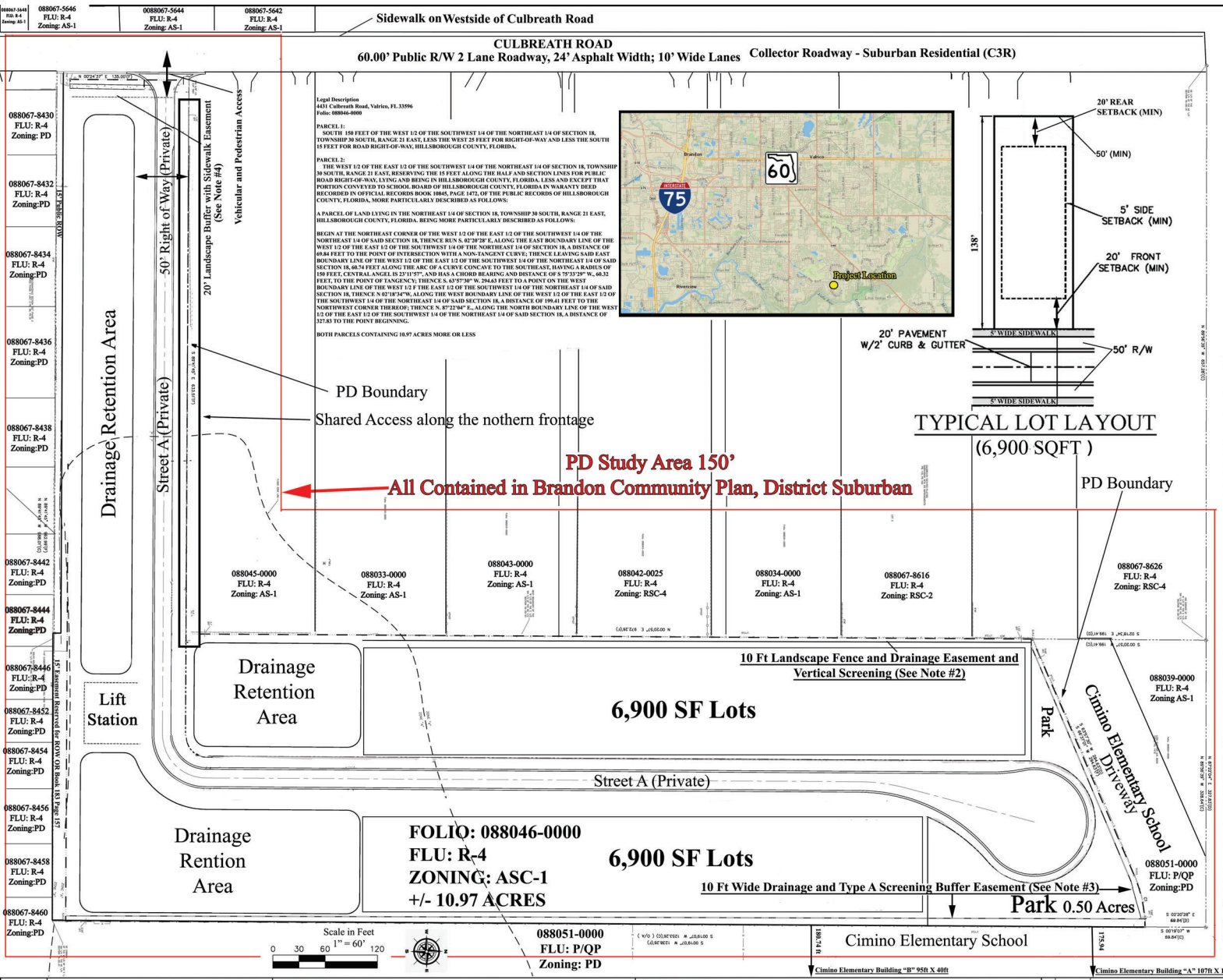
☑ The Development Services Department HAS NO OBJECTION to this General Site Plan.

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

Reviewed by: Tania C. Chapela Date: 09/11/25

Date Agent/Owner notified of Disapproval: _____

Received
September 10, 2025
Development
Services



Legal Description
4431 Culbreath Road, Valrico, FL 33596
Folio: 088046-0000

PARCEL 1:
SOUTH 150 FEET OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 30 SOUTH, RANGE 21 EAST, LESS THE WEST 25 FEET FOR RIGHT-OF-WAY AND LESS THE SOUTH 15 FEET FOR ROAD RIGHT-OF-WAY, HILLSBOROUGH COUNTY, FLORIDA.

PARCEL 2:
THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 30 SOUTH, RANGE 21 EAST, RESERVING THE 15 FEET ALONG THE HALF AND SECTION LINES FOR PUBLIC ROAD RIGHT-OF-WAY, LYING AND BEING IN HILLSBOROUGH COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION CONVEYED TO SCHOOL BOARD OF HILLSBOROUGH COUNTY, FLORIDA IN WARANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 10845, PAGE 1472, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 18, THENCE RUN S. 02°20'28" E, ALONG THE EAST BOUNDARY LINE OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, A DISTANCE OF 69.84 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE; THENCE LEAVING SAID EAST BOUNDARY LINE OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 18, 60.74 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 150 FEET, CENTRAL ANGEL IS 23°11'57", AND HAS A CHORD BEARING AND DISTANCE OF S 75°33'29" W., 60.32 FEET, TO THE POINT OF TANGENCY; THENCE S. 63°57'30" W. 294.63 FEET TO A POINT ON THE WEST BOUNDARY LINE OF THE WEST 1/2 F THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 18, THENCE N 02°18'34"W, ALONG THE WEST BOUNDARY LINE OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 18, A DISTANCE OF 199.41 FEET TO THE NORTHWEST CORNER THEREOF; THENCE N. 87°22'04" E., ALONG THE NORTH BOUNDARY LINE THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 18, A DISTANCE OF 327.83 TO THE POINT BEGINNING.

BOTH PARCELS CONTAINING 10.97 ACRES MORE OR LESS

PROJECT DATA TABLE

SITE DATA	TOTAL AREA (ACRES)	10.97
	TOTAL OPEN SPACE (ACRES)	0.54
	FLU	R-4
	PROPOSED ZONING	PD
	PROPOSED MAXIMUM NUMBER OF UNITS	33
REQUIRED MINIMUM BUILDING SETBACKS (FEET)	MAXIMUM PROPOSED DENSITY (UNITS/ACRE)	3.01
	FRONT	20' (Porches 15')
	SIDE	5' (Corner Lot: 10')
	REAR	20'
	POOL	3'
	Setback from Culbreath Road	600'
PROPOSED LOT RESTRICTIONS SINGLE FAMILY DETACHED ONLY	MINIMUM LOT AREA (SQ FT)	6,900 ft²
	MINIMUM LOT WIDTH	50'
	MAXIMUM BUILDING COVERAGE (PERCENTAGE)	70%
	MAXIMUM IMPERVIOUS SURFACE	N/A
	MAXIMUM BUILDING HEIGHT	35'
	PERIMETER – WEST (most northerly 810'	6' PVC FENCE W/ TREES EVERY 40' ON CENTER
	LANDSCAPE BUFFER with Sidewalk Easement (Culbreath RD)	20'

*** Additional Notes:**

1. Landscape and Park Tracts will be plated as a separate tracts.
2. Landscape Fence and Drainage Easement and Vertical Screening: Most Northerly 810' of West Property Boundary, excluding Landscape and Pond Tracts, will have a 10' Landscape/Drainage Easement and Vertical Buffer with 6' high PVC opaque fence and 3" caliper trees 10' high every 40' on center. The Easement will be part of Lots and the trees on lots are to be installed prior to Certificate of Completion of homes.
3. Eastern and Northern Boundary Screening Standard A will consist of minimum 6-foot PVC Fence (finished side out) Along Eastern and Northern Boundary adjacent to Cimino Elementary School
4. Culbreath Road frontage a 20' wide buffer shall be provided with tree plantings in accordance with Land Development Code Section 6.06.06.C4 Screening Standard B
5. The property is located within the boundary of the Urban Service Area.
6. Water/Wastewater Services from Hillsborough County to be utilized by the project.
7. Project is located in the Brandon Community Plan as designated Suburban- 4 units to the Acre
8. Project is located outside of any Overlay Districts or Special Zones (Coastal High Hazard Area, Wellhead Protection Area, Surface Water Resource Protection Area, and Potable Water Wellfield Area).
9. There are no environmentally sensitive lands, nor any natural and/or man-made water bodies on the property
10. The property has no Significant Wildlife Habitat (SWH) within the boundary.
11. Culbreath Road is not designated in the Hillsborough County Comprehensive Plan as Corridor Preservation
12. Culbreath Road is not designated in the Hillsborough County Comprehensive Plan as Scenic Corridor
13. According to the Florida Master Site File Division of Historical Resources' letters dated December 3rd, 2024- No previously recorded resources 150' of the property.
14. There will be no connectivity to the South. Cross access is not proposed to the South due to the Bloomingdale Section DD Phase 4 and 5 Unit 2 Plat Book 89 Page 81 Subdivision to the South is Platted and not accessible from the site
15. There will be no Pedestrian, Vehicular, cross access or Emergency connectivity to the East. Cross Access to the East has not been proposed due to the Hillsborough County School Board objection to any cross access to Cimino Elementary School adjacent per email dated January 21, 2025.
16. The Subdivision Entrance is proposed to the West onto Culbreath Road.
17. Proposed internal roadway (Street A) will be Private.
18. Culbreath Road is a 60' wide Right-of-Way designated a Collector Roadway with the classification of Suburban Residential (C3R). Not contained on the Hillsborough County MPO needs map, Hillsborough County Scenic Corridor map or the Corridor Preservation Map.
19. All Existing Structures have been removed as of March 1, 2025
20. PD Contains no natural water bodies or environmentally sensitive areas
21. We are providing Shared Access to the North through Parcel ID: 088045-0000

PD Boundary

Gulf Coast Consulting, Inc.
Land Development Consulting
ENGINEERING TRANSPORTATION PLANNING PERMITTING
13825 ICOT BLVD., SUITE 605
Clearwater, Florida 33760
Phone: (727) 524-1818 Fax: (727) 524-6090
WWW.GULFCOASTCONSULTINGINC.COM

PREPARED FOR:
Potomac Land Company
26336 State Road 19
Howey-In-The-Hills, FL 34737

SHEET DESCRIPTION:
Bloomingdale Park
PD General Site Plan

NO.	DATE	REVISIONS	APPD BY
		Initial Submittal 05/08/2025	
		1st Revision 06/17/2025	
		2nd Revision 06/26/2025	
		3rd Revision 07/21/2025	
		4th Revision 07/29/2025	
		5th Revision 09/10/2025	

THESE PLANS MAY NOT BE COPIED OR MODIFIED WITHOUT WRITTEN PERMISSION FROM GULF COAST CONSULTING, INC.

Sean P. Cashen, P.E. #42505
NOT VALID UNLESS SIGNED & EMBOSSED BY A REGISTERED ENGINEER
GULF COAST CONSULTING, INC.
CERTIFICATE OF AUTHORIZATION No. 9774

JOB NO.
DATE: 05/08/2025
SHT. 1
25-0802

AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department **DATE:** 08/12/2025

REVIEWER: Richard Perez, AICP, Executive Planner **AGENCY/DEPT:** Transportation

PLANNING AREA: Brandon (BR) **PETITION NO:** PD 25-0802

☐ 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.

CONDITIONS OF APPROVAL

- The project shall be permitted one full access connection on Culbreath Rd. as shown on the PD site plan.

- The project shall establish a shared access facility along the southern boundary of folio#88045.0000 for the existing residential use and any future residential subdivision, generally where shown on the PD site plan. Notwithstanding anything shown on the PD site plan or herein conditions of approval to the contrary, no intervening common area or other parcel (i.e. "spite strip") shall be platted between the project's internal roadway and folio#88045.0000 such that it would prevent vehicular and pedestrian access to be taken. The shared access facility shall include all necessary easements to allow the adjacent property to construct residential vehicular and pedestrian access connections to the project's internal roadway and utilize it for ingress and egress.

- If PD 25-0802 is approved, the County Engineer will approve the Design Exception (dated August 4, 2025, and found approvable on August 12, 2025), for Culbreath Rd. substandard road improvements. As Culbreath Rd. is a substandard roadway, the developer will be required to construct two pedestrian crossings with Rectangular Rapid Flashing Beacons (RRFB) along Culbreath Rd. consistent with the Design Exception.

- If PD 25-0802 is approved, the County Engineer will approve an administrative variance (dated August 11, 2025), which was found approvable on August 12, 2025. Approval of this Administrative Variance will permit a reduction of the minimum access spacing (between the Culbreath Rd. access and the next three existing driveway connections to the north) such that a minimum spacing of +/- 103 feet is permitted to the north.

- Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.

- All construction ingress and egress shall be limited to the Culbreath Rd. project access. The developer shall include a note in each site/construction plan submittal which indicates same.

OTHER CONDITIONS:

- Prior to certification, the applicant shall revise the PD site plan the Culbreath Rd. roadway information which states "20' Asphalt Width" to state "24' Asphalt Width".

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone a single +/-10.97-acre parcel, from Agricultural, Single Family 1 (AS-1) to Planned Development (PD) to construct 33 single-family detached units. The site is located on the east side of Culbreath Rd. The Future Land Use designation is Residential 4 (R-4).

Trip Generation Analysis

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

Existing Zoning

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AS-1:10 Single Family Detached Units (ITE Code 210)	94	7	9

Proposed Rezoning

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD:33 Single Family Detached Units (ITE Code 210)	364	27	35

Trip Generation Difference

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	**(+)270**	**(+)20**	**(+)26**

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Culbreath Rd. is a 2-lane, substandard, urban collector roadway. The roadway is characterized by +/-24-foot-wide pavement in fair condition, lying within +/-60 feet of right-of-way. There is a +/-5 foot sidewalk on the west side and curb and gutter on both sides within the vicinity of the project.

This segment of Culbreath Rd. is designated a School Zone, as identified by signage and pavement markings, to serve Cimino Elementary to the north.

SITE ACCESS AND CONNECTIVITY

The PD site plan proposes a full access vehicular and pedestrian connection on Culbreath Rd., and a shared access facility to allow connection to folio# 88045.0000 in the event that the adjacent property was to choose to take access or subdivide into multiple residential lots.

The project access does not meet the minimum 245-foot spacing required from the existing residential driveways to the north pursuant to County LDC, Sec. 6.04.07 access spacing. The closest driveway is +/-60 feet from the proposed project access.

Additional site access analysis may be required at the time of site/subdivision construction due to Culbreath Rd. being a dead-end road and essentially all project will ingress and egress the site to and from the north.

The proposed shared access connection along the first +/-600 feet of the internal roadway from the project Culbreath Rd. access will serve the purpose of meeting the LDC, Sec.6.02.01. A. connectivity requirements, meeting LDC, Sec. 6.04.01. H. emergency access requirements and allow for an alternative

access to the adjacent parcel (folio#88045.0000) in the event property was to choose to take access or subdivide into multiple residential lots.

No additional connectivity to the north, east or south is proposed due to the adjacent School property and platted subdivision.

Internal project roadways will be private and constructed consistent with the County Transportation Technical Manual TS-3, typical section local roadway.

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

Construction access shall be limited to Culbreath Rd. project access to minimize disruption to adjacent residential neighborhoods.

REQUESTED DESIGN EXCEPTION: CULBREATH RD.

As Culbreath Rd. is a substandard roadway, the applicant's Engineer of Record (EOR) submitted a Design Exception request for the roadway (dated August 11, 2025) to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer found the Design Exception request approvable (on August 12, 2025). The developer will be required to construct two pedestrian crossings with Rectangular Rapid Flashing Beacons (RRFB) along Culbreath Rd. consistent with the Design Exception. One crossing with RRFB shall be constructed at north side of the entrance of the proposed development to allow for safe pedestrian travel to/from the existing sidewalk on the west side of Culbreth Road. The second crossing with RRFB shall be constructed across Culbreath in the existing location of the present crosswalk at the entrance to Cimino Elementary School so that pedestrians can cross to and from the Culbreath sidewalk to the existing sidewalk that runs to Cimino Elementary School along the Schools entrance driveway.

If this zoning is approved, the County Engineer will approve the Design Exception request.

REQUESTED ADMINISTRATIVE VARIANCE: ACCESS SPACING.

The applicant's Engineer of Record (EOR) submitted a Section 6.04.02.B. Administrative Variance Request (dated August 4, 2025) from the Section 6.04.07. LDC requirement, governing spacing for the proposed Culbreath Ave. access. Per the LDC, Culbreath Rd. is a collector roadway, which requires minimum connection spacing of 245 feet. The applicant is proposing the project access in a location which is within +/- 103 feet, +/-158 feet, and +/-200 feet, respectively, from three existing residential driveways connections to the north. As such, the applicant is seeking a variance of +/-142 feet to the north of the project access. Based on factors presented in the Administrative Variance Request, the County Engineer found the request approvable on August 12, 2025.

If this rezoning is approved, the County Engineer will approve the Administrative Variance Request.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Culbreath Rd. is not a regulated roadway in the County's Roadway Level of Service (LOS) report.

From: Williams, Michael
Sent: Tuesday, August 12, 2025 5:00 PM
To: Sean Cashen
Cc: Elizabeth Rodriguez; Bill Sullivan (billsullivan@potomacland.com); Chapela, Tania; Perez, Richard; Drapach, Alan; Tirado, Sheida; PW-CEIntake; De Leon, Eleonor
Subject: FW: RZ-PD 25-0802 -Administrative Variance & Design Exception Review
Attachments: 25-0802 AVReq 08-11-25.pdf; 25-0802 DEReq 08-05-25.pdf

Sean,
I have found the attached Section 6.04.02.B. Administrative Variance (AV) and Design Exception (DE) for PD 25-0802 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Eleonor De Leon (DeLeonE@hillsboroughcounty.org 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@hillsboroughcounty.org

Mike

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

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

Hillsborough County
601 E. Kennedy Blvd., Tampa, FL 33602

Facebook | Twitter | YouTube | LinkedIn | HCFL Stay Safe

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

From: Tirado, Sheida <TiradoS@hcfl.gov>
Sent: Tuesday, August 12, 2025 7:36 AM
To: Williams, Michael <WilliamsM@hcfl.gov>
Cc: Perez, Richard <PerezRL@hcfl.gov>; Drapach, Alan <DrapachA@hcfl.gov>
Subject: RZ-PD 25-0802 -Administrative Variance & Design Exception Review

Hello Mike,

The attached Administrative Variance and Design Exception are **Approvable** to me, please include the following people in your response:

libbytraffic@yahoo.com
libbytraffic@yahoo.com
billsullivan@potomacland.com
chapelat@hcfl.gov
perezrl@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

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Hillsborough County Florida

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

Received August 11, 2025
Development Services

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. AV Driveway Spacing, - Culbreath Rd. ☐ 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 Bloomingdale Park

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) 088046-0000

☐ 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 Elizabeth Rodriguez

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 AS-1

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 PD 25-0802

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".*

03/2025
25-0802

Received August 11, 2025
Development Services

Gulf Coast Consulting, Inc.
Land Development Consulting
ENGINEERING TRANSPORTATION PLANNING PERMITTING
13825 ICOT Boulevard, Suite 605
Clearwater, Florida 33760
Phone: (727) 524-1818
Fax: (727) 524-6090

August 11, 2025

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

Dear Mr. Williams:

RE: Administrative Variance for Driveway Spacing – Bloomingdale Park - PD 25-0802
Folio number 088046-0000

Please accept this letter as a formal request for your approval of an administrative variance to Section 6.04.03.07 of the Hillsborough County Land Development Code (LDC), which states:

Regarding Culbreath Road - **"Sec. 6.04.07. - Table: Minimum Spacing** –

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		

The subject property is in for rezoning, as is shown on the attached **Site Plan** and **Location Map**. The property is being rezoned to allow for the development of 33 Single Family Dwelling Units (SFDUs). This variance is to request that the developer not be required to meet LDC driveway spacing.

The LDC allows for relief of certain standards of Section 6.04 Access Management, subject to providing the following information and justifications.

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1. Site Information: *FOLIO # 088046-0000*

2. Associated Application Numbers: *PD 25-0802*

3. Type of Request: *Administrative variance per Section 6.04.02B.*

4. Section of the LDC from which the variance is being sought, as well as any associated zoning conditions which require said improvements: *Relief from LDC Section 6.04.07 is sought.*

5. Description of what the LDC/zoning conditions require: *Section 6.04.07 requires the proposed driveway to be 245 feet from other driveways, as the posted speed on Culbreath Road is 30 mph. As the attached Spacing Exhibit shows, the proposed driveway on Culbreath Road does not meet required spacing relative to the following other existing access driveways: (a) To the north along Culbreath Road, the first driveway is 103 feet from the proposed driveway. (b) Continuing north, the second driveway serves the same single family house as the first – the house has a "U" shaped driveway with two existing access driveways, and this northern access driveway is 158 feet from the proposed driveway. (c) Continuing northward, the existing access driveway for the second house to the north is 200 feet from the proposed driveway, (d) All other driveways/roadways meet spacing relative to the proposed new access driveway.*

6. Description of existing roadway conditions (e.g., Pavement width, lane width, condition, number of lanes, bicycles/sidewalk facilities): *The site has frontage on, and proposes access to, Culbreath Road. Culbreath Road is an urban (curb and gutter) road section, and includes: (a) Pavement width/lane width measurements are attached. They depict about 24 feet of pavement, and 12 foot lanes. (b) The ROW width is about 60 feet in the vicinity of the proposed driveway. See exhibit, and also see attached survey. (c) There are sidewalks on the (opposite) west side of Culbreath Road, but not along the (subject) east side of Culbreath Road in the vicinity of the proposed project. (d) Culbreath Road does not have bike lanes. (e) The pavement appears to be in fair/average condition (See exhibit.). (f) There are no paved shoulders.*

7. Justification for the request and any information you would like considered such as cost/benefit analysis, land use plans, policies, and local traffic circulation/operation of the site and adjacent areas. Justification must address Section 6.04.02B.3 criteria (a), (b), and (c). In consideration of the variance request, the issuing authority shall determine to the best of its ability whether the following circumstances are met:

   a. There is an unreasonable burden on the applicant. *Because of the configuration of the parcel, the applicant does not have enough frontage on Culbreath Road to shift his driveway away from the driveways of adjacent parcels such that it will meet spacing. It*

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Development Services

would be unreasonable to deny access because of the configuration of the site.

b. The variance would not be detrimental to the public health, safety, and welfare. *Culbreath Road is a low speed, 30 mph roadway within a relatively densely populated residential area. The low speeds reduce the possibility of conflicts resulting from substandard driveway spacing.*

c. Without the variance, reasonable access cannot be provided. *This access point allows for critically needed infill housing to be developed in Hillsborough County. It is reasonable to grant this variance request so that access can be provided to this new infill housing development.*

8. Documentation/other attachments: *Attached are site plan; location map; spacing exhibit and trip generation.*

If you have any questions/comments regarding this letter, please call me at (813) 545-3316.

Sincerely,

sean p cashen

Digitally signed by sean p cashen
Date: 2025.08.11 11:59:17 -04'00'

SEAN P. CASHEN
LICENSE
No. 42505
STATE OF FLORIDA
PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Sean P. Cashen, P.E., on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Sean P. Cashen, P.E.

Based upon the information provided by the application, this request is:

_____ Disapproved

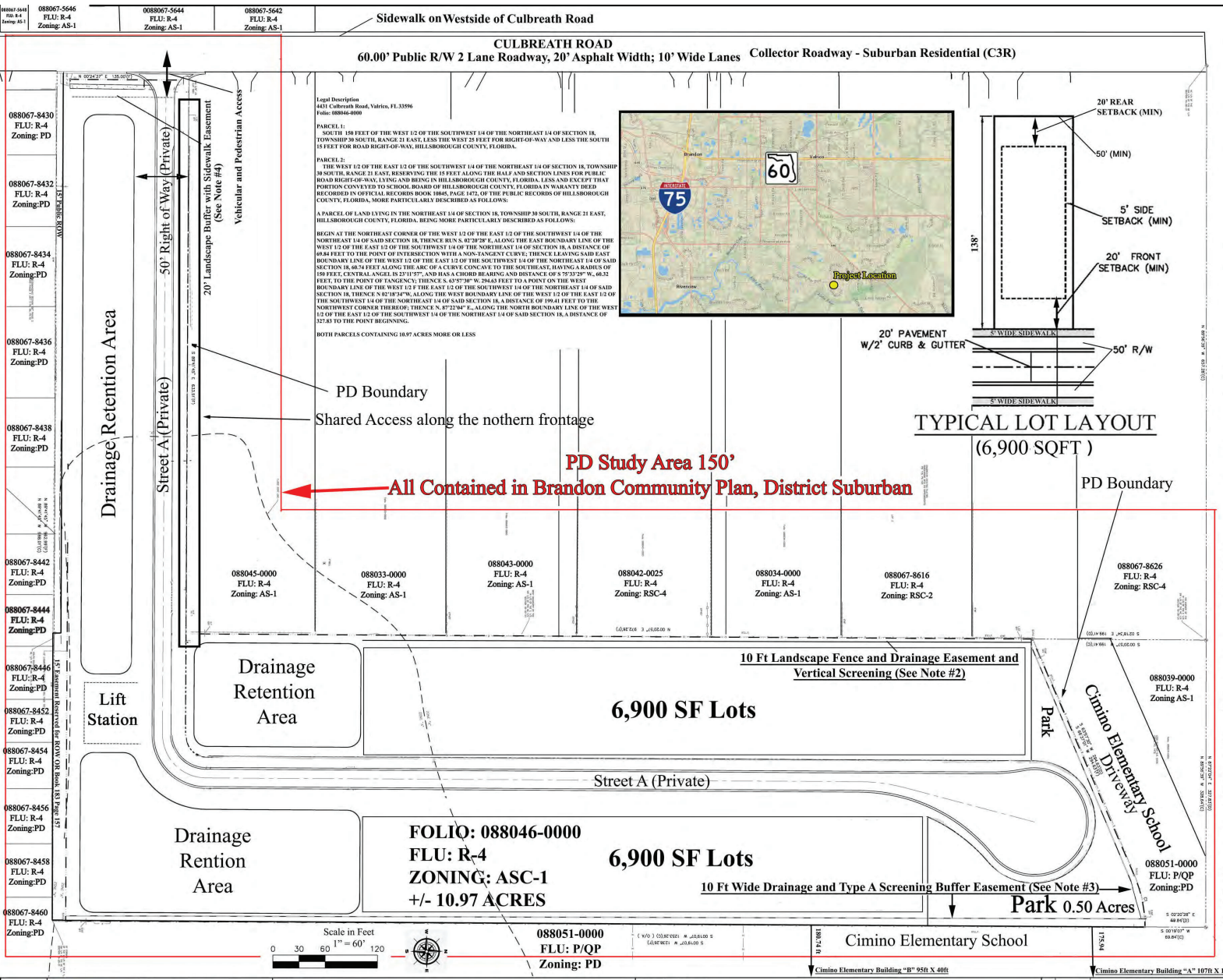
_____ Approved with Conditions

_____ Approved

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

Sincerely,

Michael J. Williams, P.E.
Hillsborough County Engineer



Legal Description
4431 Culbreath Road, Valrico, FL 33596
Folio: 088046-0000

PARCEL 1:
SOUTH 150 FEET OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 30 SOUTH, RANGE 21 EAST, LESS THE WEST 25 FEET FOR RIGHT-OF-WAY AND LESS THE SOUTH 15 FEET FOR ROAD RIGHT-OF-WAY, HILLSBOROUGH COUNTY, FLORIDA.

PARCEL 2:
THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 30 SOUTH, RANGE 21 EAST, RESERVING THE 15 FEET ALONG THE HALF AND SECTION LINES FOR PUBLIC ROAD RIGHT-OF-WAY, LYING AND BEING IN HILLSBOROUGH COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION CONVEYED TO SCHOOL BOARD OF HILLSBOROUGH COUNTY, FLORIDA IN WARANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 10845, PAGE 1472, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 30 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 18, THENCE RUN S. 02°20'28" E, ALONG THE EAST BOUNDARY LINE OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, A DISTANCE OF 69.84 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE; THENCE LEAVING SAID EAST BOUNDARY LINE OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 18, 60.74 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 150 FEET, CENTRAL ANGEL IS 23°11'57", AND HAS A CHORD BEARING AND DISTANCE OF S 75°33'29" W., 60.32 FEET, TO THE POINT OF TANGENCY; THENCE S. 63°57'30" W. 294.63 FEET TO A POINT ON THE WEST BOUNDARY LINE OF THE WEST 1/2 F THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 18, THENCE N 02°18'34"W, ALONG THE WEST BOUNDARY LINE OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 18, A DISTANCE OF 199.41 FEET TO THE NORTHWEST CORNER THEREOF; THENCE N. 87°22'04" E., ALONG THE NORTH BOUNDARY LINE OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 18, A DISTANCE OF 327.83 TO THE POINT BEGINNING.

BOTH PARCELS CONTAINING 10.97 ACRES MORE OR LESS

PROJECT DATA TABLE

SITE DATA	TOTAL AREA (ACRES)	10.97
	TOTAL OPEN SPACE (ACRES)	0.54
	FLU	R-4
	PROPOSED ZONING	PD
	PROPOSED MAXIMUM NUMBER OF UNITS	33
REQUIRED MINIMUM BUILDING SETBACKS (FEET)	MAXIMUM PROPOSED DENSITY (UNITS/ACRE)	3.01
	FRONT	20' (Porches 15')
	SIDE	5' (Corner Lot: 10')
	REAR	20'
	POOL	3'
	Setback from Culbreath Road	600'
PROPOSED LOT RESTRICTIONS SINGLE FAMILY DETACHED ONLY	MINIMUM LOT AREA (SQ FT)	6,900 ft²
	MINIMUM LOT WIDTH	50'
	MAXIMUM BUILDING COVERAGE (PERCENTAGE)	70%
	MAXIMUM IMPERVIOUS SURFACE	N/A
	MAXIMUM BUILDING HEIGHT	35'
	PERIMETER – WEST (most northerly 810'	6' PVC FENCE W/ TREES EVERY 40' ON CENTER
	LANDSCAPE BUFFER with Sidewalk Easement (Culbreath RD)	20'

*** Additional Notes:**

1. Landscape and Park Tracts will be plated as a separate tracts.
2. Landscape Fence and Drainage Easement and Vertical Screening: Most Northerly 810' of West Property Boundary, excluding Landscape and Pond Tracts, will have a 10' Landscape/Drainage Easement and Vertical Buffer with 6' high PVC opaque fence and 3" caliper trees 10' high every 40' on center. The Easement will be part of Lots and the trees on lots are to be installed prior to Certificate of Completion of homes.
3. Eastern and Northern Boundary Screening Standard A will consist of minimum 6-foot PVC Fence (finished side out) Along Eastern and Northern Boundary adjacent to Cimino Elementary School
4. Culbreath Road frontage a 20' wide buffer shall be provided with tree plantings in accordance with Land Development Code Section 6.06.06.C4 Screening Standard B
5. The property is located within the boundary of the Urban Service Area.
6. Water/Wastewater Services from Hillsborough County to be utilized by the project.
7. Project is located in the Brandon Community Plan as designated Suburban- 4 units to the Acre
8. Project is located outside of any Overlay Districts or Special Zones (Coastal High Hazard Area, Wellhead Protection Area, Surface Water Resource Protection Area, and Potable Water Wellfield Area).
9. There are no environmentally sensitive lands, nor any natural and/or man-made water bodies on the property
10. The property has no Significant Wildlife Habitat (SWH) within the boundary.
11. Culbreath Road is not designated in the Hillsborough County Comprehensive Plan as Corridor Preservation
12. Culbreath Road is not designated in the Hillsborough County Comprehensive Plan as Scenic Corridor
13. According to the Florida Master Site File Division of Historical Resources' letters dated December 3rd, 2024- No previously recorded resources 150' of the property.
14. There will be no connectivity to the South. Cross access is not proposed to the South due to the Bloomingdale Section DD Phase 4 and 5 Unit 2 Plat Book 89 Page 81 Subdivision to the South is Platted and not accessible from the site
15. There will be no Pedestrian, Vehicular, cross access or Emergency connectivity to the East. Cross Access to the East has not been proposed due to the Hillsborough County School Board objection to any cross access to Cimino Elementary School adjacent per email dated January 21, 2025.
16. The Subdivision Entrance is proposed to the West onto Culbreath Road.
17. Proposed internal roadway (Street A) will be Private.
18. Culbreath Road is a 60' wide Right-of-Way designated a Collector Roadway with the classification of Suburban Residential (C3R). Not contained on the Hillsborough County MPO needs map, Hillsborough County Scenic Corridor map or the Corridor Preservation Map.
19. All Existing Structures have been removed as of March 1, 2025
20. PD Contains no natural water bodies or environmentally sensitive areas
21. We are providing Shared Access to the North through Parcel ID: 088045-0000

PD Boundary

Gulf Coast Consulting, Inc.
Land Development Consulting
ENGINEERING TRANSPORTATION PLANNING PERMITTING
13825 ICOT BLVD., SUITE 605
Clearwater, Florida 33760
Phone: (727) 524-1818 Fax: (727) 524-6090
WWW.GULFCOASTCONSULTINGINC.COM

PREPARED FOR:
Potomac Land Company
26336 State Road 19
Howey-In-The-Hills, FL 34737

SHEET DESCRIPTION:
Bloomingdale Park
PD General Site Plan

NO.	DATE	REVISIONS:	APP'D BY
		Initial Submittal 05/08/2025	
		1st Revision 06/17/2025	
		2nd Revision 06/26/2025	
		3rd Revision 07/21/2025	
		4th Revision 07/29/2025	

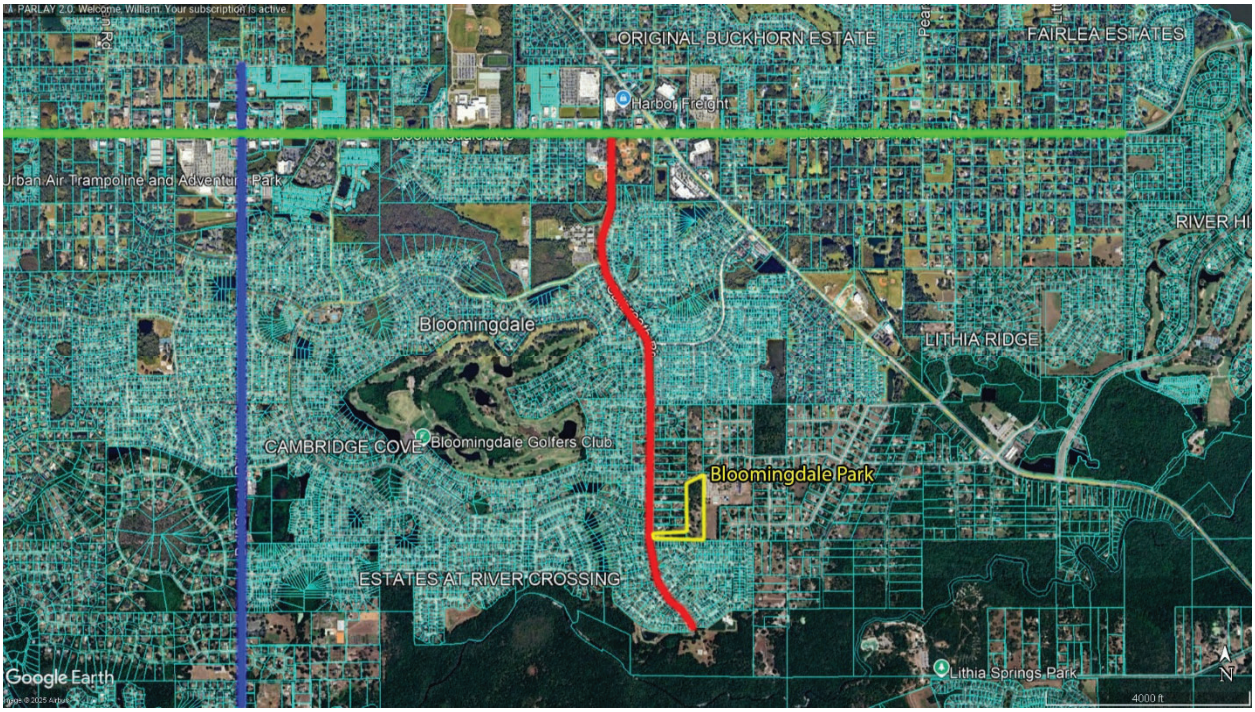
THESE PLANS MAY NOT BE COPIED OR MODIFIED WITHOUT WRITTEN PERMISSION FROM GULF COAST CONSULTING, INC.
Sean P. Cashen, P.E. #42505
NOT VALID UNLESS SIGNED & EMBOSSED BY A REGISTERED ENGINEER
GULF COAST CONSULTING, INC.
CERTIFICATE OF AUTHORIZATION No. 9774

DATE: 05/08/2025

25-0802

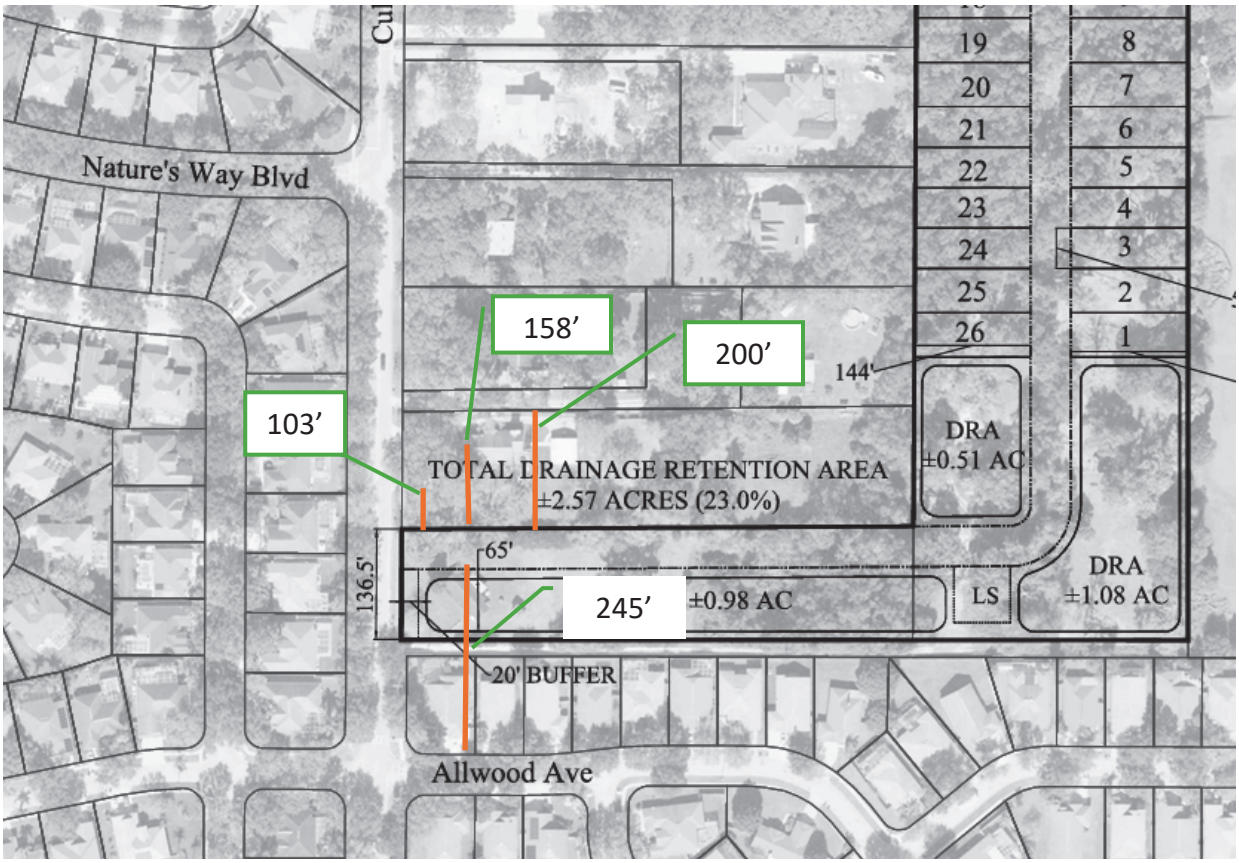
Received August 11, 2025
Development Services

Received August 11, 2025
Development Services



LOCATION MAP

Received August 11, 2025
Development Services



DRIVEWAY SPACING EXHIBIT

Received August 11, 2025
Development Services

TABLE 1: Trip Generation

ITE Code	Land Use Type	Units	Daily Trips	AM Peak-Hour Trips In	AM Peak-Hour Trips Out	PM Peak-Hour Trips In	PM Peak-Hour Trips Out
210	Single Family Detached Housing	33	364	7	20	22	13
	TOTAL	**-**	**364**	**7**	**20**	**22**	**13**

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Single-Family Detached Housing
(210)

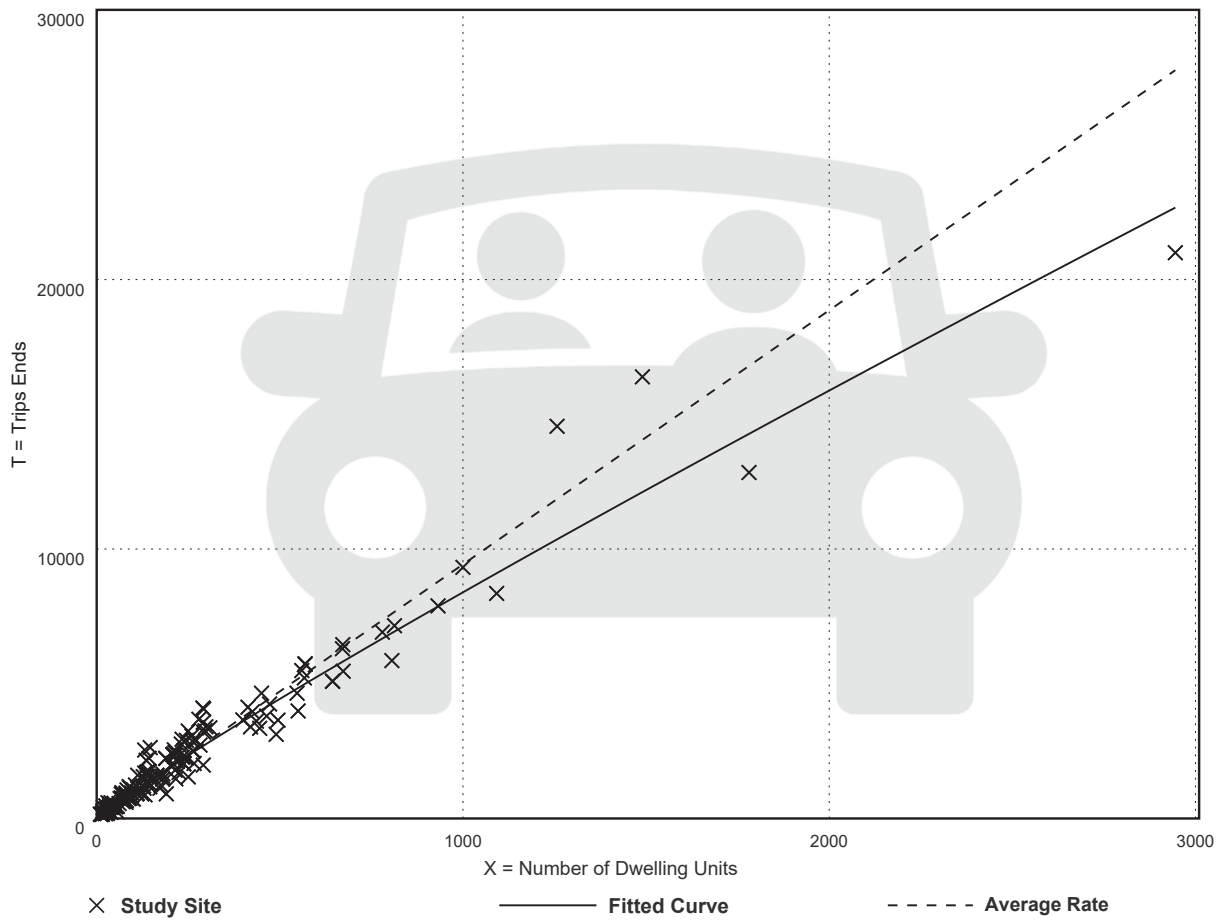
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 174
Avg. Num. of Dwelling Units: 246
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.43	4.45 - 22.61	2.13

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.92 Ln(X) + 2.68

R^2= 0.95

25-0802

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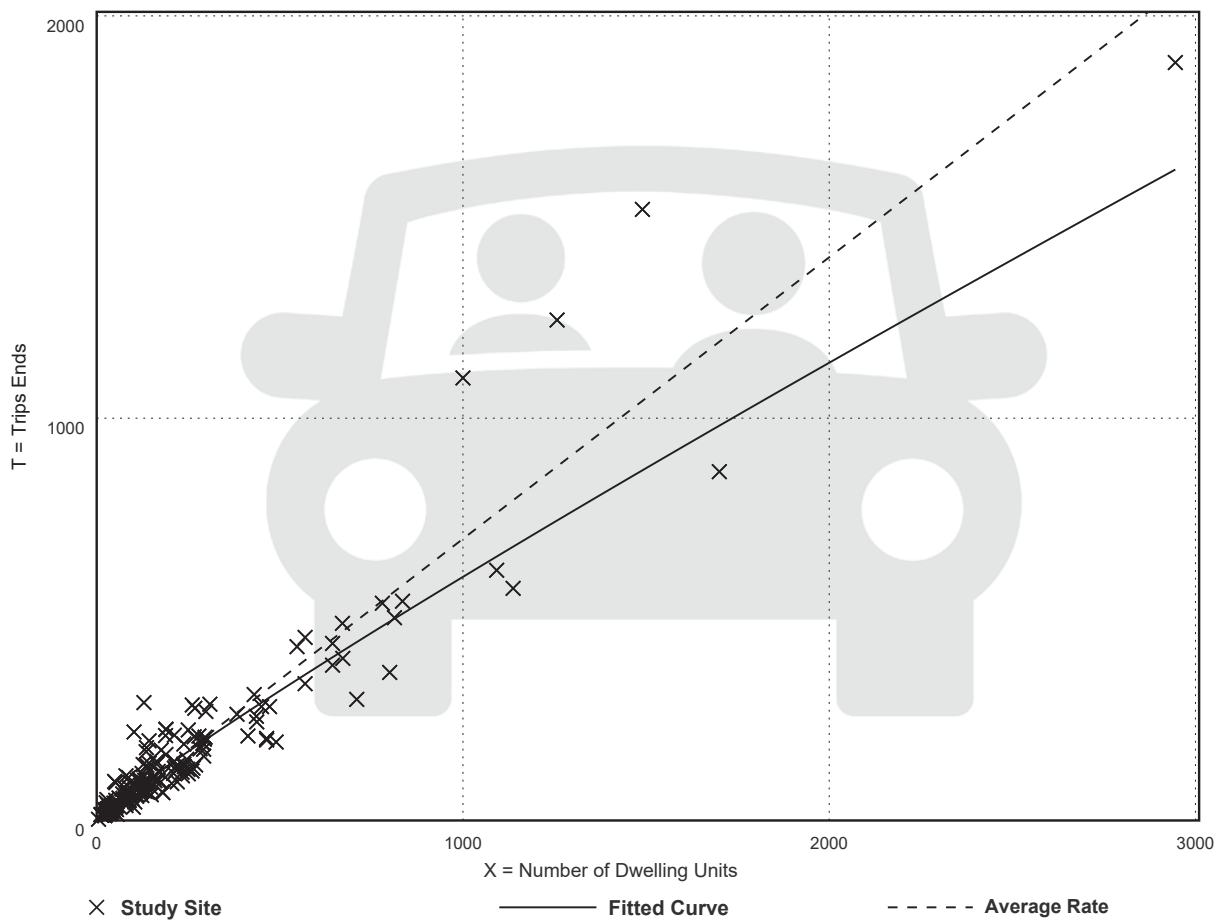
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 192
Avg. Num. of Dwelling Units: 226
Directional Distribution: 26% entering, 74% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.70	0.27 - 2.27	0.24

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.91 Ln(X) + 0.12 **R^2= 0.90**

25-0802

Received August 11, 2025
Development Services

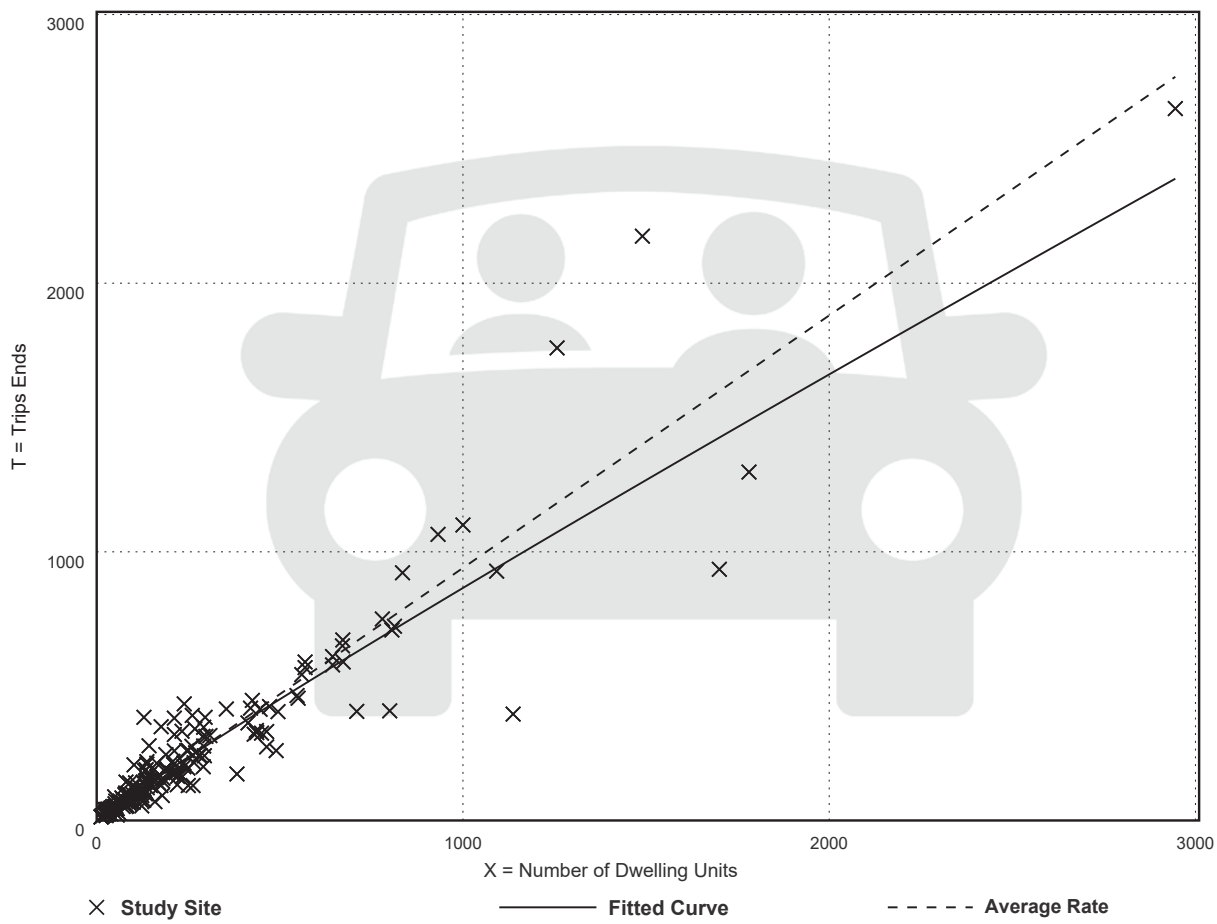
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 208
Avg. Num. of Dwelling Units: 248
Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.94	0.35 - 2.98	0.31

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.94 Ln(X) + 0.27

R^2= 0.92

25-0802

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. DE Substandard/Culbreath Rd. ☐ 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	Bloomingdale Park
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)	088046-0000 ☐ 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	Elizabeth Rodriguez
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	AS-1
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	PD 25-0802
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".*	

Gulf Coast Consulting, Inc.
Land Development Consulting
ENGINEERING TRANSPORTATION PLANNING PERMITTING
13825 ICOT Boulevard, Suite 605
Clearwater, Florida 33760
Phone: (727) 524-1818
Fax: (727) 524-6090

August 4, 2025

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

Dear Mr. Williams:

RE: Design Exception for Substandard Roadway (Culbreath Road) – Bloomingdale Park - PD 25-0802 Folio number 088046-0000

The subject property is being rezoned, as shown on the attached **Site Plan** and **Location Map**. The rezoning is to allow for the development of 33 Single Family Dwelling Units (SFDUs). This design exception, per Transportation Technical Manual Section 1.7 to meet requirements of Land Development Code 6.04.03.L: Existing Facilities, is to request that the developer not be required to bring Culbreath Road *fully* up to County standards for a C3-2U-SL Typical Section (TS), but to instead allow for some reasonable improvements as described herein.

EXISTING CONDITIONS - The site has frontage on, and proposes access to, Culbreath Road. Culbreath Road is an urban (curb and gutter) road section, and includes:

(a) Pavement width/lane width measurements are attached. They depict about 24 feet of pavement, and 12 foot lanes. A C3-2U-SL TS (attached) requires 25 feet of pavement with 10 foot travel lanes and 2.5 foot marked bike lanes.

(b) The ROW width is about 60 feet in the vicinity of the proposed driveway. See exhibit and also see attached survey. On the subject/east side of the street, the right-of-way between the back of curb and right-of way line varies in width from 4'6" to 6' and includes utility poles and mailboxes. A C3-2U-SL TS requires 66 feet of right-of-way.

(c) There are sidewalks on the (opposite) west side of Culbreath Road, but not along the (subject) east side of Culbreath Road in the vicinity of the proposed project. A C3-2U-SL TS requires sidewalk on both sides of the roadway.

(d) Culbreath Road does not have bike lanes. A C3-2U-SL TS requires bike lanes.

(e) The pavement appears to be in fair/average condition (See exhibit.).

(f) There are no paved shoulders. A C3-2U-SL TS is a curb and gutter section.

PROPOSED IMPROVEMENTS – Two crosswalks along Culbreath Road shall be built to allow a safe walking path from the proposed development to Cimino Elementary School. These crosswalks are within two miles of a school, so count warrants are not required per the FDOT Traffic Engineering Manual. One pedestrian crossing with Rectangular Rapid Flashing Beacons (RRFB) shall be constructed near the entrance of the proposed development to allow for safe pedestrian travel to/from the existing sidewalk on the west side of Culbreth Road. The second pedestrian crosswalk with RRFB shall be constructed near the entrance to Cimino Elementary School so that pedestrians can cross from the school to the existing sidewalk on the west side on Culbreath Road.

JUSTIFICATION FOR THE REQUEST – The applicant is making a significant improvement, given his low trip generation (attached) and low impact on Culbreath Road. The roadway cannot be brought fully to C3-2U-SL standards as a minimum of 66 feet of right of way would be required to construct the roadway to full C3-2U-SL standards, and only 60 feet of right of way is available.

If you have any questions/comments regarding this letter, please call me at 813.545.3316.

Sincerely,

sean p cashen

Digitally signed by sean p cashen
Date: 2025.08.05 10:58:25 -04'00'

SEAN P. CASHEN LICENSE No. 42606 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Sean P. Cashen, P.E., on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Sean Cashen, P.E.

Based upon the information provided by the application, this request is:

_____ Disapproved

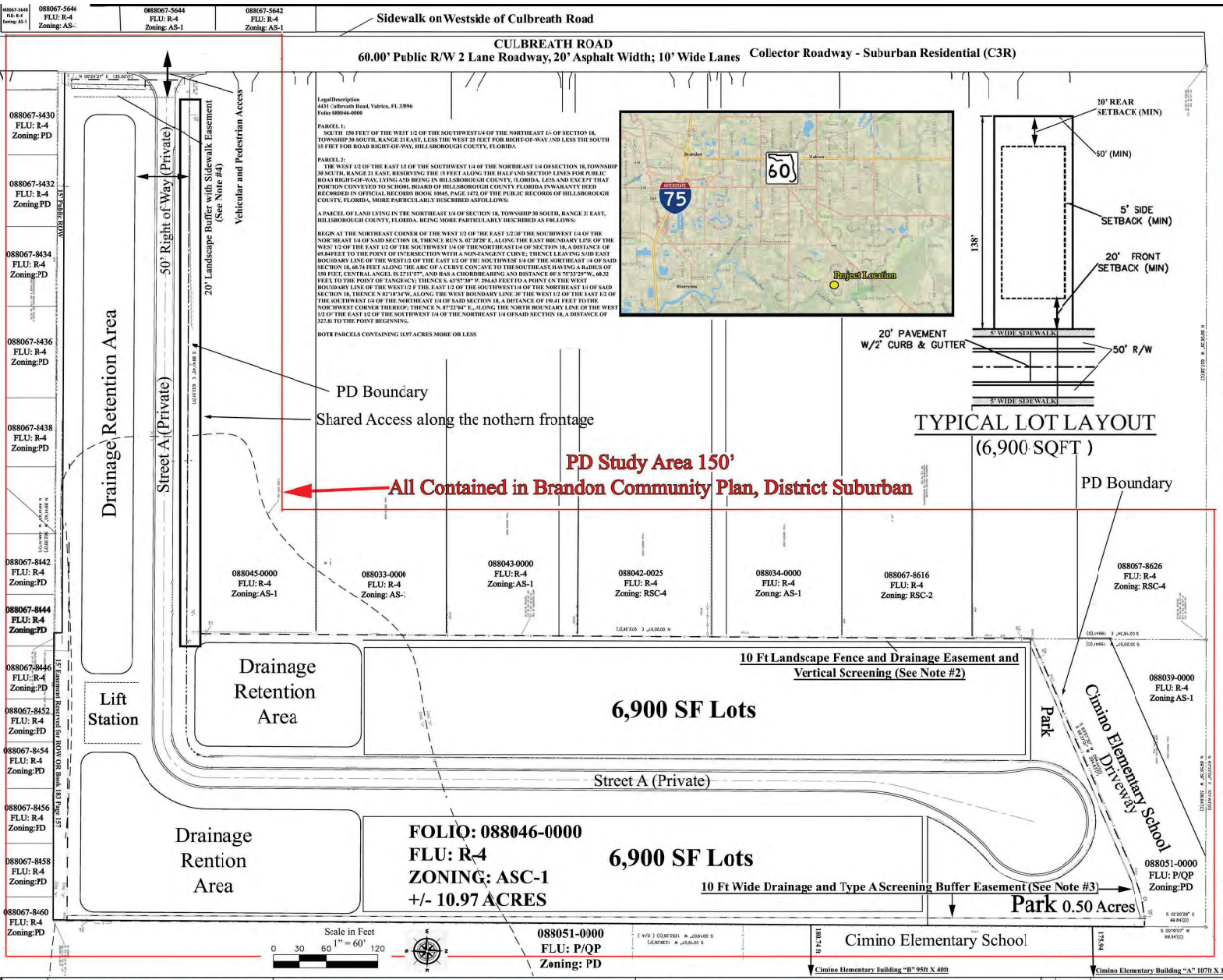
_____ Approved with Conditions

_____ Approved

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

Sincerely,

Michael J. Williams, P.E.
Hillsborough County Engineer



LegalDescription
4431 Culbreath Road, Valrico, FL 33596
Folio: 088046-0000

PARCEL 1:
SOUTH 150 FEET OF THE WEST 1/2 OF THE SOUTHWEST1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 30 SOUTH, RANGE 21 EAST, LESS THE WEST 25 FEET FOR RIGHT-OF-WAY AND LESS THE SOUTH 15 FEET FOR ROAD RIGHT-OF-WAY, HILLSBOROUGH COUTSY, FLORIDA.

PARCEL 2:
THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OFSECTION 18,TOWNSHIP 30 SOUTH, RANGE 21 EAST, RESERVING THE 15 FEET ALONG THE HALF AND SECTION LINES FOR PUBLIC ROAD RIGHT-OF-WAY, LYING AND BEING IN HILLSBOROUGH COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION CONVEYED TO SCHOOL BOARD OF HILLSBOROUGH COUNTY FLORIDA INWARANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 10845, PAGE 1472 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUSTY, FLORIDA, MORE PARTICULARLY DESCRIBED ASFOLLOWS:

A PARCEL OF LAND LYING IN THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 30 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 18, THENCE RUN S. 02°20'28" E, ALONG THE EAST BOUNDARY LINE OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THENORTHEAST1/4 OF SECTION 18, A DISTANCE OF 69.84FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE; THENCE LEAVING SAID EAST BOUNDARY LINE OF THE WEST1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 18, 60.74 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 150 FEET, CENTRAL ANGEL IS 27°11'57", AND HAS A CHORDBEARING AND DISTANCE 0F S 75°33'29"W., 60.32 FEET, TO THE POINT OF TANGENCY; THENCE S. 63°57'30" W. 294.63 FEETTO A POINT ON THE WEST BOUNDARY LINE OF THE WEST1/2 F THE EAST 1/2 OF THE SOUTHWEST1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 18, THENCE N 02°18'34"W, ALONG THE WEST BOUNDARY LINE OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 18, A DISTANCE OF 199.41 FEET TO THE NORTHWEST CORNER THEREOF; THENCE N. 87°22'04" E., ALONG THE NORTH BOUNEARY LINE OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OFSAID SECTION 18, A DISTANCE OF 327.8 TO THE POINT BEGINNING.

BOTH PARCELS CONTAINING 10.97 ACRES MORE OR LESS

PROJECT DATA TABLE

SITE DATA	TOTAL AREA (ACRES)	10.97
	TOTAL OPEN SPACE (ACRES)	0.54
	FLU	R-4
	PROPOSED ZONING	PD
	PROPOSED MAXIMUM NUMBER OF UNITS	33
	MAXIMUM PROPOSED DENSITY (UNITS/ACRE)	3.01
REQUIRED MINIMUM BUILDING SETBACKS (FEET)	FRONT	20' (Porches 15')
	SIDE	5' (Corner Lot: 10')
	REAR	20'
	POOL	3'
	Setback from Culbreath Road	600'
PROPOSED LOT RESTRICTIONS SINGLE FAMILY DETACHED ONLY	MINIMUM LOT AREA (SQ FT)	6,900 ft²
	MINIMUM LOT WIDTH	50'
	MAXIMUM BUILDING COVERAGE (PERCENTAGE)	70%
	MAXIMUM IMPERVIOUS SURFACE	N/A
	MAXIMUM BUILDING HEIGHT	35'
	PERIMETER – WEST (most northerly 810'	6' PVC FENCE W/ TREES EVERY 40' ON CENTER
	LANDSCAPE BUFFER with Sidewalk Easement (Culbreath RD)	20'

*** Additional Notes:**

1. Landscape and Park Tracts will be plated as a separate tracts.
2. Landscape Fence and Drainage Easement and Vertical Screening: Most Northerly 810' of West Property Boundary, excluding Landscape and Pond Tracts, will have a 10' Landscape/Drainage Easement and Vertical Buffer with 6' high PVC opaque fence and 3" caliper trees 10' high every 40' on center. The Easement will be part of Lots and the trees on lots are to be installed prior to Certificate of Completion of homes.
3. Eastern and Northern Boundary Screening Standard A will consist of minimum 6-foot PVC Fence (finished side out) Along Eastern and Northern Boundary adjacent to Cimino Elementary School
4. Culbreath Road frontage a 20' wide buffer shall be provided with tree plantings in accordance with Land Development Code Section 6.06.06.C4 Screening Standard B
5. The property is located within the boundary of the Urban Service Area.
6. Water/Wastewater Services from Hillsborough County to be utilized by the project.
7. Project is located in the Brandon Community Plan as designated Suburban- 4 units to the Acre
8. Project is located outside of any Overlay Districts or Special Zones (Coastal High Hazard Area, Wellhead Protection Area, Surface Water Resource Protection Area, and Potable Water Wellfield Area).
9. There are no environmentally sensitive lands, nor any natural and/or man-made water bodies on the property
10. The property has no Significant Wildlife Habitat (SWH) within the boundary.
11. Culbreath Road is not designated in the Hillsborough County Comprehensive Plan as Corridor Preservation
12. Culbreath Road is not designated in the Hillsborough County Comprehensive Plan as Scenic Corridor
13. According to the Florida Master Site File Division of Historical Resources' letters dated December 3rd, 2024- No previously recorded resources 150' of the property.
14. There will be no connectivity to the South. Cross access is not proposed to the South due to the Bloomingdale Section DD Phase 4 and 5 Unit 2 Plat Book 89 Page 81 Subdivision to the South is Platted and not accessible from the site
15. There will be no Pedestrian, Vehicular, cross access or Emergency connectivity to the East. Cross Access to the East has not been proposed due to the Hillsborough County School Board objection to any cross access to Cimino Elementary School adjacent per email dated January 21, 2025.
16. The Subdivision Entrance is proposed to the West onto Culbreath Road.
17. Proposed internal roadway (Street A) will be Private.
18. Culbreath Road is a 60' wide Right-of-Way designated a Collector Roadway with the classification of Suburban Residential (C3R). Not contained on the Hillsborough County MPO needs map, Hillsborough County Scenic Corridor map or the Corridor Preservation Map.
19. All Existing Structures have been removed as of March 1, 2025
20. PD Contains nonatural water bodies or environmentally sensitive areas
21. We are providing Shared Access to the North through Parcel ID: 088045-0000

PD Boundary

Gulf Coast Consulting, Inc.
Land Development Consulting
ENGINEERING TRANSPORTATION PLANING PERMITING
13825 ICOT BLVD., SUITE 605
Clearwater, Florida 33760
Phone: (727) 524-1818 Fax: (727) 524-6090
WWW.GULFCOASTCONSULTINGINC.COM

PREPARED FOR:
Potomac Land Company
26336 State Road 19
Howey-In-The-Hills, FL 34737

SHEET DESCRIPTION:
Bloomingdale Park
PD General Site Plan

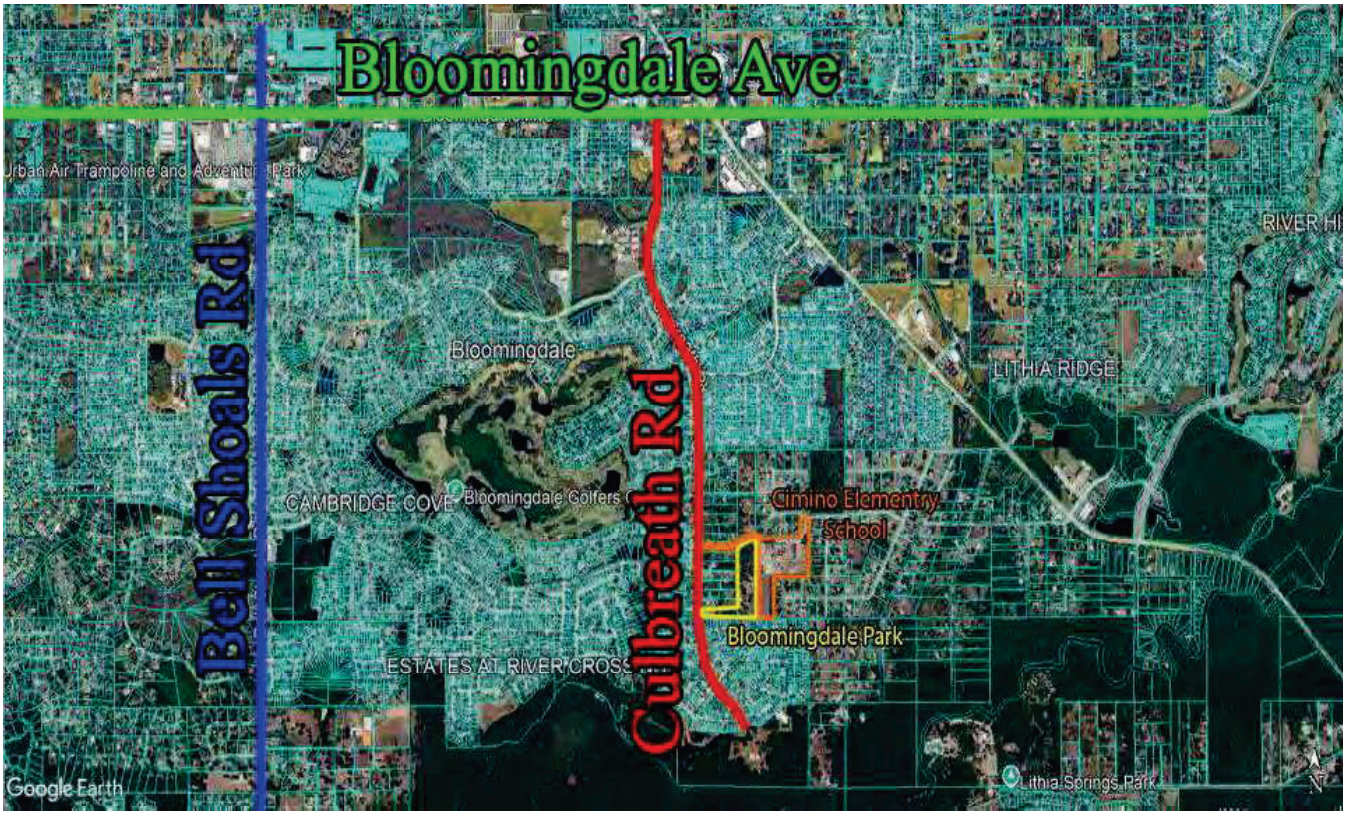
MO.	DATE	REVISIONS	APP'D BY
		Initial Submittal 05/08/2025	
		1st Revision 06/17/2025	
		2nd Revision 06/26/2025	
		3rd Revision 07/21/2025	
		4th Revision 07/29/2025	

THESE PLANS MAY NOT BE COPIED OR MODIFIED WITHOUT WRITTEN PERMISSION FROM GULF COAST CONSULTING, INC.

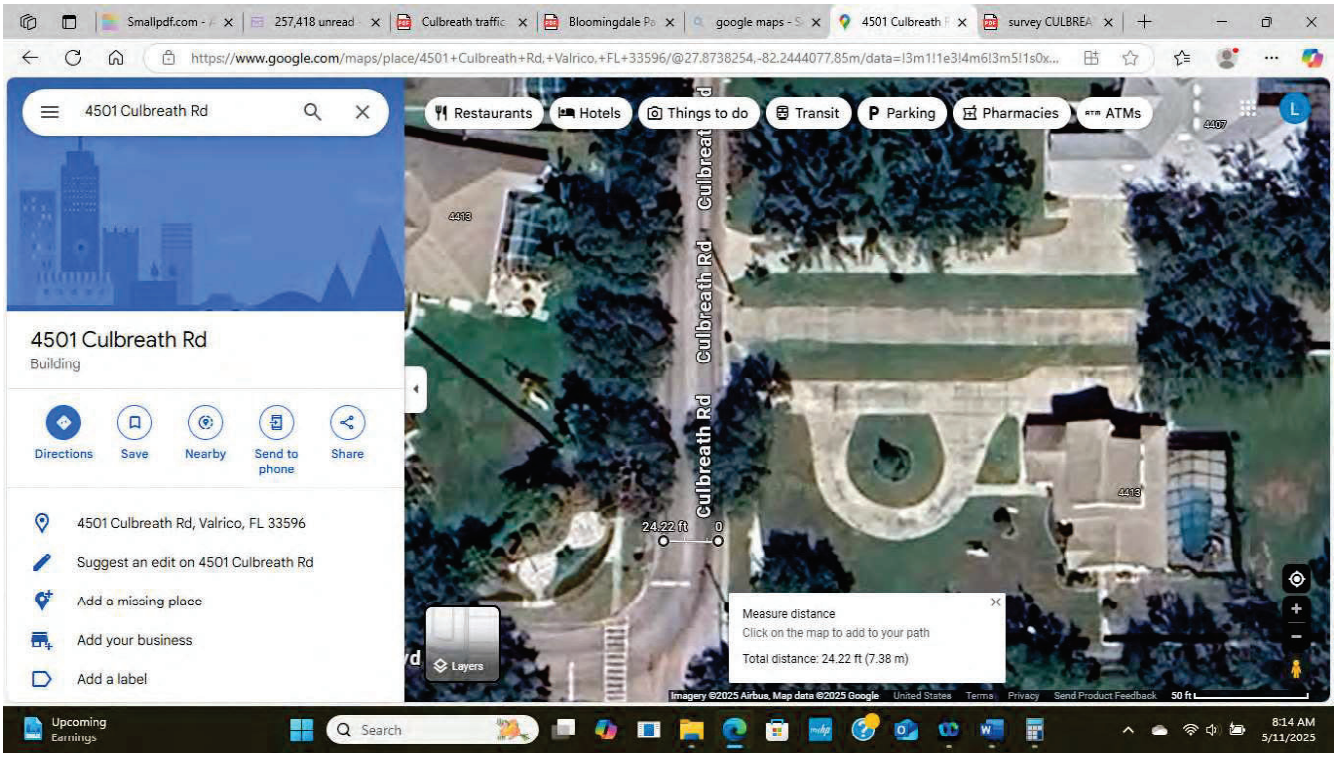
Sean P. Cashen, P.E. #42505
NOT VALID UNLESS SIGNED & EMBOSSED BY A REGISTERED ENGINEER
GULF COAST CONSULTING, INC.
CERTIFICATE OF AUTHORIZATION No. 9774

DATE: 05/08/2025

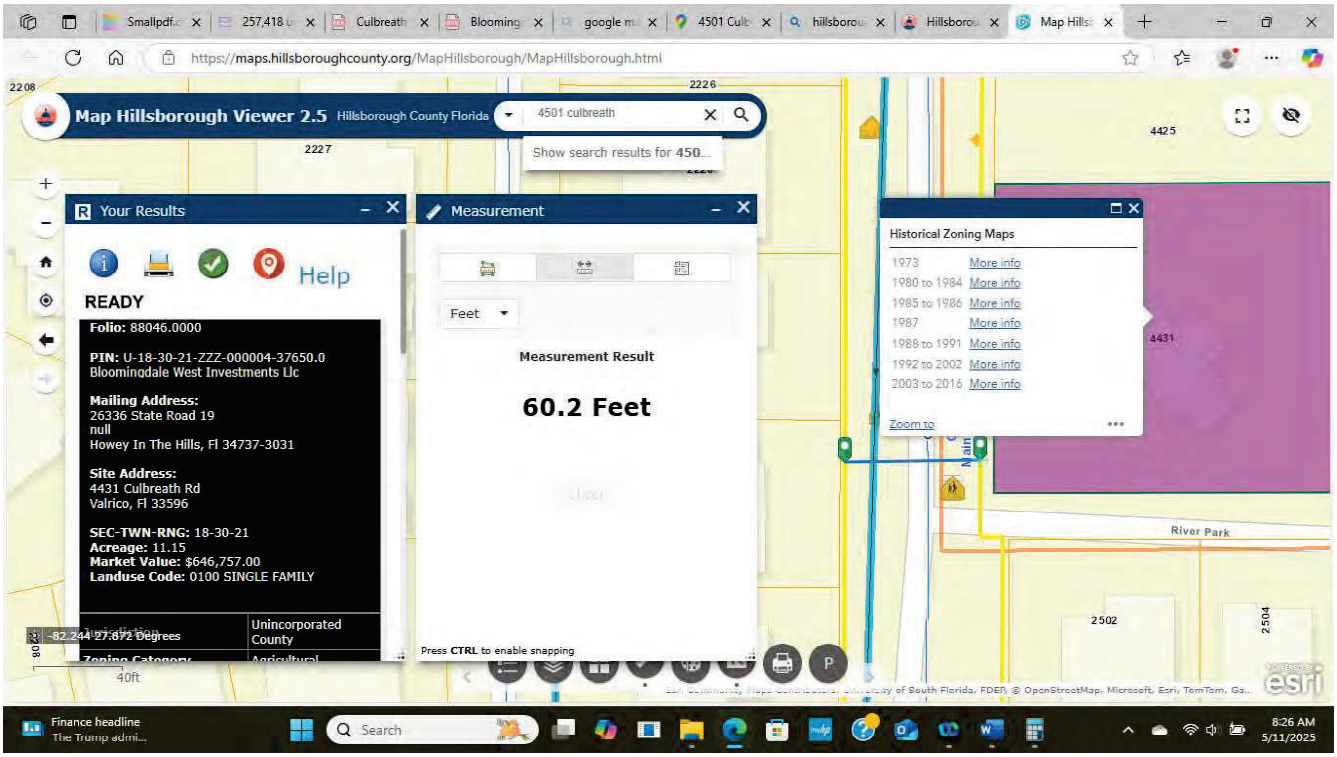
SHT. 1



LOCATION MAP



24 feet of pavement – or 12 foot lane widths



Right of way width – 60 feet

Pavement Condition – FairAverage

TABLE 1: Trip Generation

ITE Code	Land Use Type	Units	Daily Trips	AM Peak-Hour Trips In	AM Peak-Hour Trips Out	PM Peak-Hour Trips In	PM Peak-Hour Trips Out
210	Single Family Detached Housing	33	364	7	20	22	13
	TOTAL	**-**	**364**	**7**	**20**	**22**	**13**

Single-Family Detached Housing
(210)

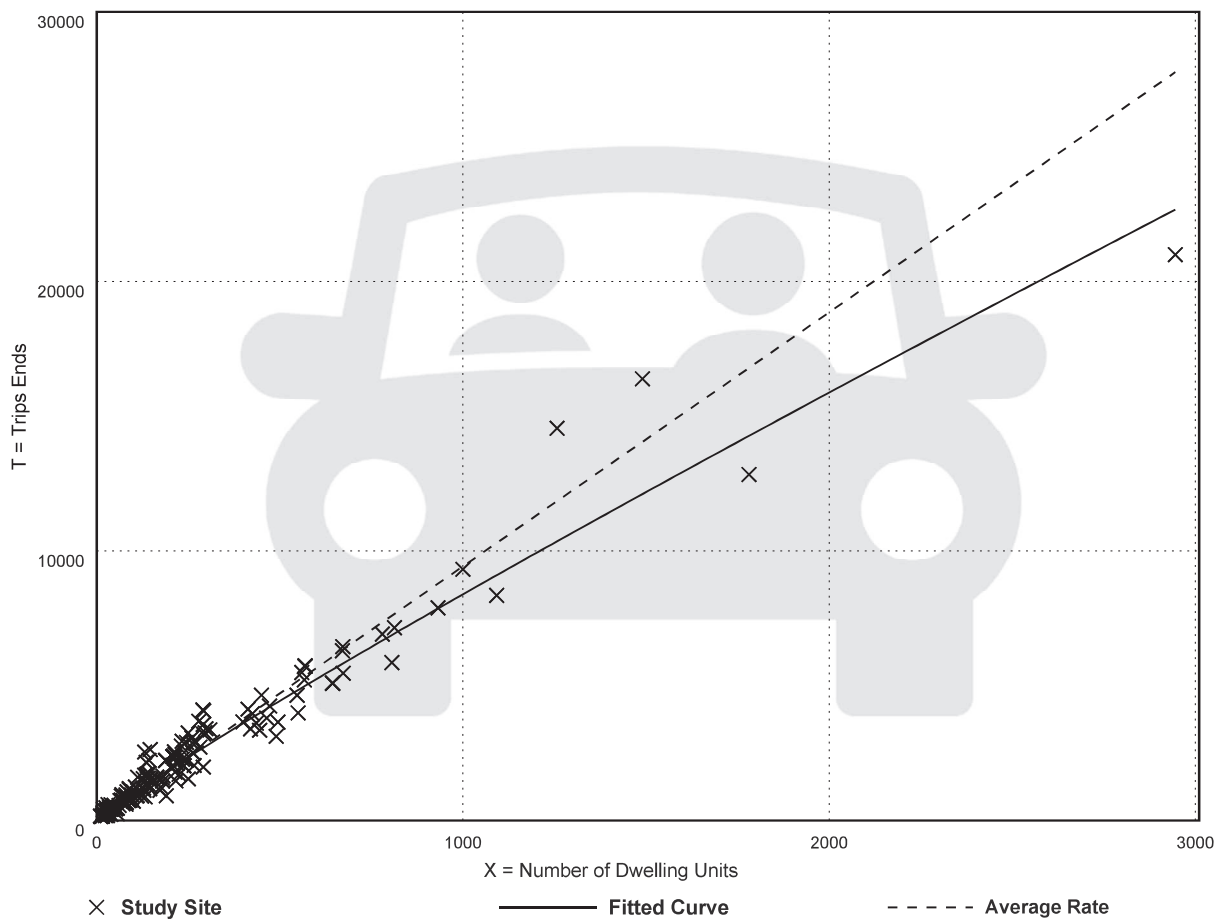
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 174
Avg. Num. of Dwelling Units: 246
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.43	4.45 - 22.61	2.13

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.92 Ln(X) + 2.68

R^2= 0.95

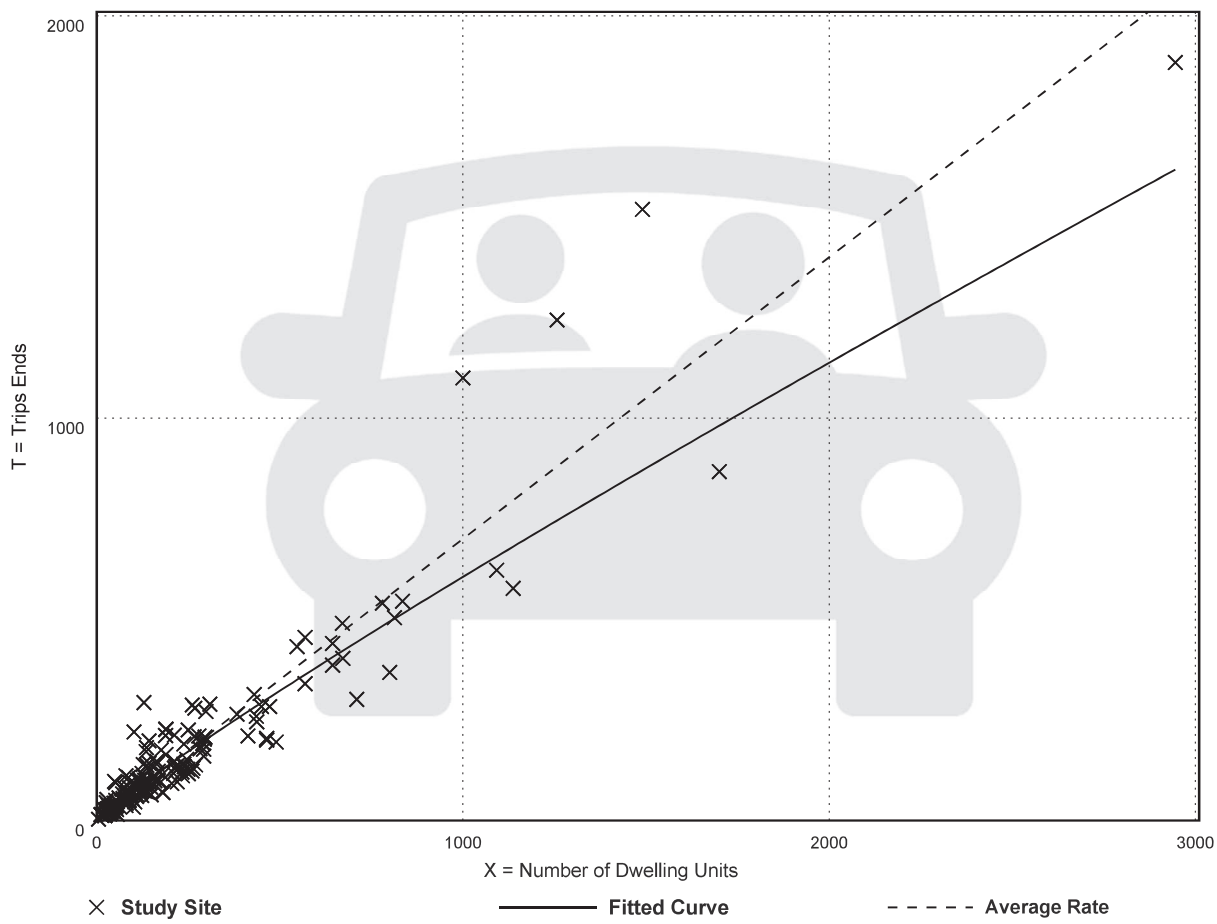
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 192
Avg. Num. of Dwelling Units: 226
Directional Distribution: 26% entering, 74% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.70	0.27 - 2.27	0.24

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.91 Ln(X) + 0.12

R^2= 0.90

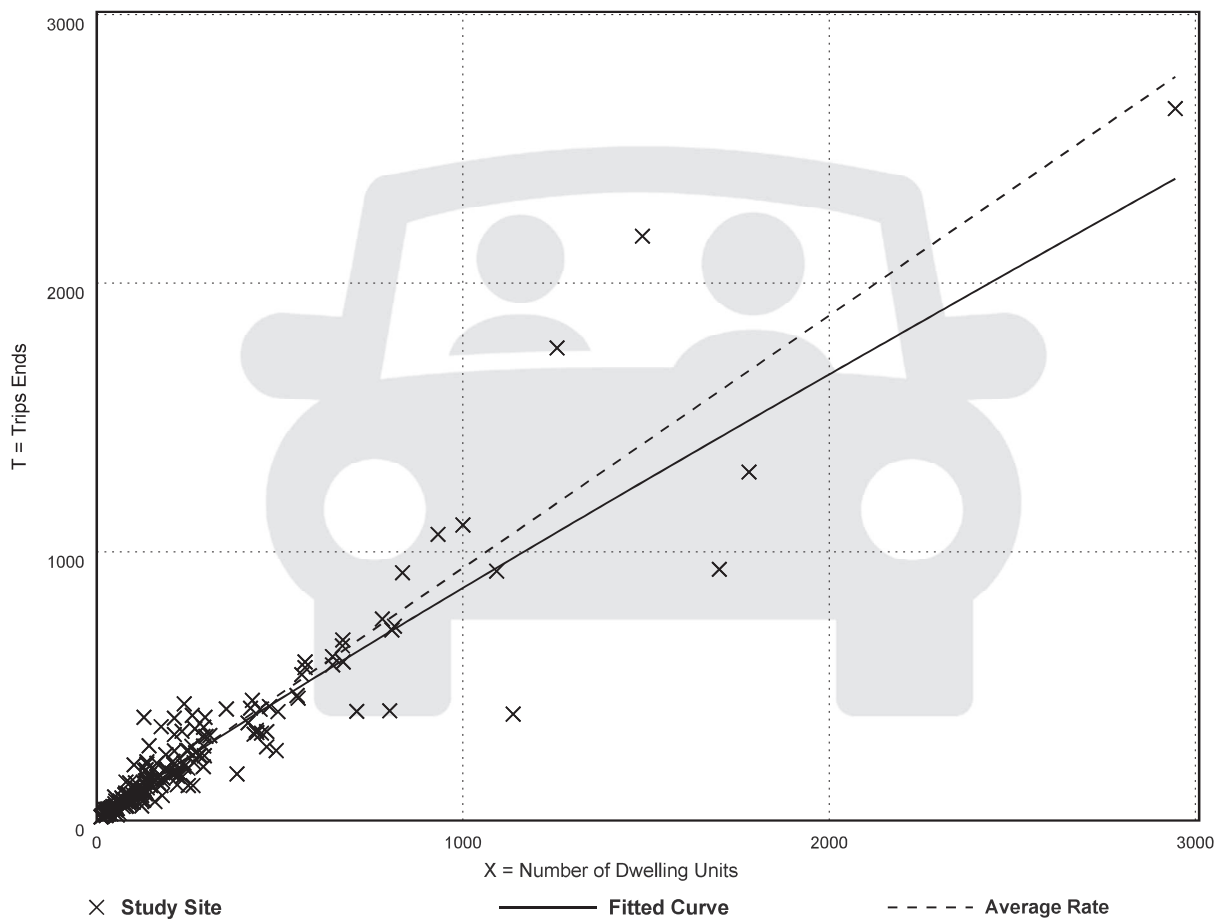
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 208
Avg. Num. of Dwelling Units: 248
Directional Distribution: 63% entering, 37% exiting

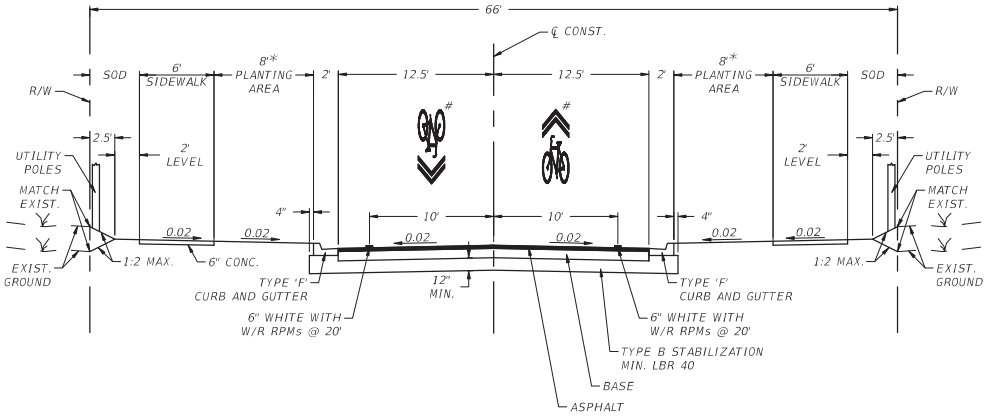
Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.94	0.35 - 2.98	0.31

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.94 Ln(X) + 0.27 **R^2= 0.92**



NOTES:

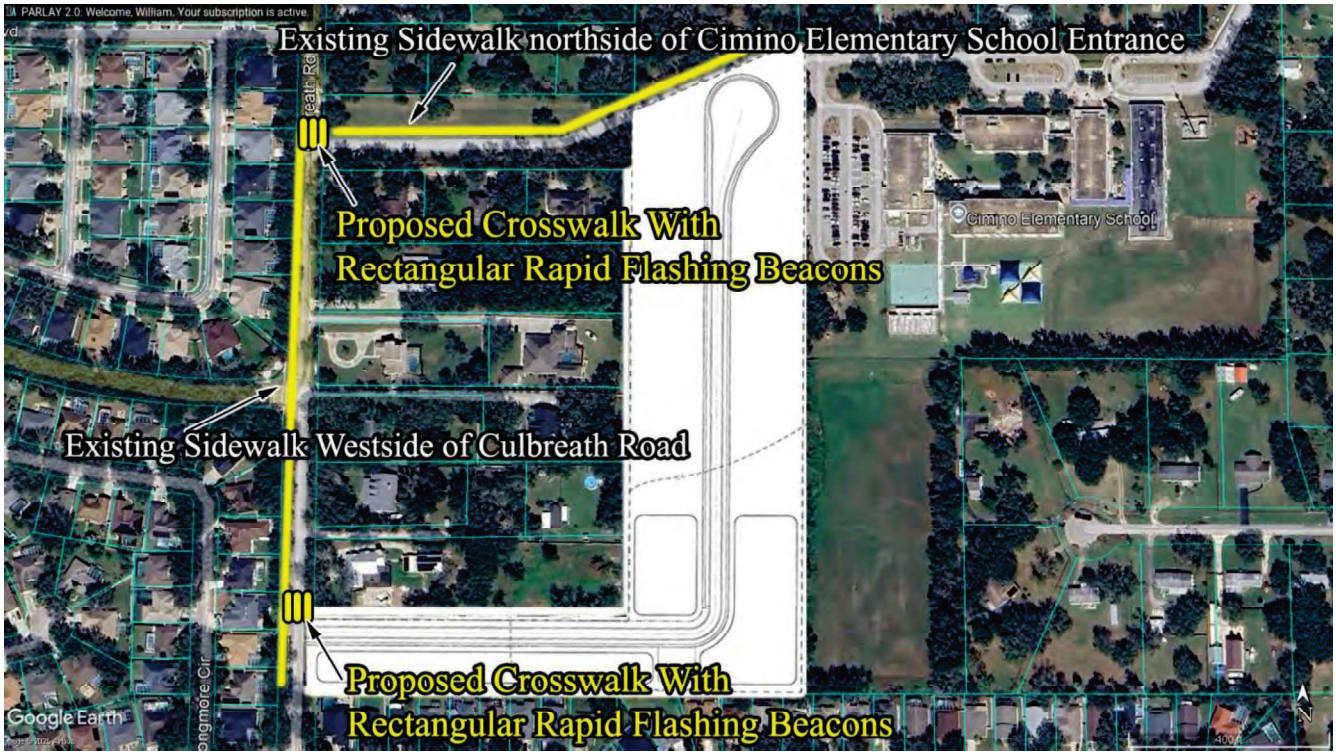
DESIGN SPEED = POSTED SPEED

FOR DESIGN SPEED ≤30 MPH AND MAXIMUM 5,000 AADT.

ILLUSTRATION ONLY. ALL PAVEMENT MARKINGS FOLLOW MUTCD.

* POTENTIAL AREA TO CONSIDER GREEN INFRASTRUCTURE TECHNIQUES. SEE HCTDM FOR GREEN INFRASTRUCTURE SECTION.

REVISION DATE				DRAWING NO.	SHEET NO.
10/2023	TRANSPORTATION DESIGN MANUAL	Hillsborough County Florida	SUBURBAN 2 LANE UNDIVIDED TYPICAL SECTION	C3-2U-SL	3 OF 15



Proposed Crosswalk Improvements

COMMISSION

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Rick Muratti, Esq. LEGAL DEPT
Steffanie L. Wickham WASTE DIVISION

AGENCY COMMENT SHEET

REZONING	
HEARING DATE: August 18, 2025 **PETITION NO.:** 25-0802 **EPC REVIEWER:** Liam Huxhold **CONTACT INFORMATION:** (813) 627-2600 x 1247 **EMAIL:** huxholdl@epchc.org	**COMMENT DATE:** May 28, 2025 **PROPERTY ADDRESS:** 4431 Culbreath Rd, Valrico, FL 33596 **FOLIO #:** 0880460000 **STR:** 18-30S-21E
REQUESTED ZONING: From AS-1 to PD	

FINDINGS	
WETLANDS PRESENT	NO
SITE INSPECTION DATE	05/21/2025
WETLAND LINE VALIDITY	NA
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	No wetlands on site

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

INFORMATIONAL COMMENTS:

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

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

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

Lh/dc

ec: William Sullivan, Potomac Land Company – billsullivan@potomacland.com
Sean Cashen, Gulf Coast Consulting, Inc. – scashen@gulfcoastconsultinginc.com

Hillsborough County
PUBLIC SCHOOLS
Preparing Students for Life

Adequate Facilities Analysis: Rezoning

Date: July 21, 2025

Jurisdiction: Hillsborough County

Case Number: 25-0802

HCPS #: RZ-703

Address: 4431 Culbreath Rd

Parcel Folio Number(s): 088046.0000

Acreage: 10.97(+/- acres)

Proposed Zoning: Planned Development

Future Land Use: R-4

Maximum Residential Units: 33

Residential Type: Single Family Detached

School Data	Cimino Elementary	Burns Middle	Bloomingdale High
FISH Capacity Total school capacity as reported to the Florida Inventory of School Houses (FISH)	*1045*	*1477*	*2220*
2024-25 Enrollment K-12 enrollment on 2024-25 40th day of school. This count is used to evaluate school concurrency per Interlocal Agreements with area jurisdictions	*758*	*1117*	*2219*
Current Utilization Percentage of school capacity utilized based on 40th day enrollment and FISH capacity	*73%*	*76%*	*100%*
Concurrency Reservations Existing concurrency reservations due to previously approved development. Source: CSA Tracking Sheet as of 7/21/2025	*7*	*32*	*1*
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 40th day enrollment, existing concurrency reservations, and estimated student generation for application	*74%*	*78%*	*100%*

Notes: At this time, adequate capacity exists at Cimino Elementary and Burns Middle Schools for the proposed rezoning. Although Bloomingdale High School is projected to be at capacity given existing approved development and the proposed rezoning, state law requires the school district to consider whether capacity exists in adjacent concurrency service areas (i.e., school attendance boundaries). At this time, additional capacity exists in adjacent concurrency service areas at the high school level.

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:**	07/21/2025
REVIEWER:	Ron Barnes, Impact & Mobility Fee Coordinator		
APPLICANT:	Potomac Land Company - William Sullivan, President	**PETITION NO:**	25-0802
LOCATION:	4431 Culbreath Rd		
FOLIO NO:	88046.0000		

Estimated Fees:

Single Family Detached (Fee estimate is based on a 2,000 s.f.)
Mobility: $9,183 * 33 = $303,039
Parks: $2,145 * 33 = $70,785
School: $8,227 * 33 = $271,491
Fire: $335 * 33 = $11,055
Total per House: $19,890 * 33 = $656,370

Project Summary/Description:

Urban Mobility, Central Parks/Fire - 33 single family homes

Hillsborough County
City-County
Planning Commission

Rezoning Sufficiency Review Meeting

Planning Commission Staff Comments

Applicant/Representative: Potomac Land Company; William Sullivan/Gulf Coast Consulting, Inc.; Sean Cashen Meeting Date: 5/28/2025

Future Land Use Map (FLUM) Designation:	Residential-4 (RES-4)		
Maximum Density/Intensity:	4 du/ga; 0.25 FAR		
Urban Service Area (USA) or Rural Area:	Urban Service Area		
Adopted Community Plan:	Brandon		
25% or more wetlands (FLUE Policy 2.3.9):	☐ Yes	☒ No	☐ Need addt'l info
FLU Flex Requested:	☐ Yes	☒ No	
Comprehensive Plan Amendment (CPA) Required:	☐ Yes	☒ No	
Commercial Locational Criteria Waiver Needed:	☐ Yes	☒ No	
Mixed Use Required (FLUE Policy 4.2.1):	☐ Yes	☒ No	
Density Bonus Requested:	☐ Yes	☒ No	Type: _____

Planning Commission Staff Comments:

- The 10.86-acre subject site is located east of Culbreath Road and north of Allwood Avenue.
- The site is in the Urban Service Area and is located within the limits of the Brandon Community Plan.
- The site is in the Residential-4 (RES-4) Future Land Use category, allowing for the consideration of agricultural, residential, neighborhood commercial, office uses and multi-purpose projects.
- Applicant seeks to rezone property from AS-1 to PD for 33 single-family lots.
- In the RES-4 Future Land Use category, the maximum dwelling units that may be considered for this site would be 43 (10.86 ac x 4 du/ga = 43 dwelling units).
- The site must adhere to (FLUS) Objective 3.1 and Policy 3.1.3, and its policies on neighborhood protection and compatibility.
- Please review the Brandon Community Plan in the Livable Communities Element. The site is located within the Suburban District of the Brandon Community Plan.
- Planning Commission Staff does not have any compatibility concerns with the request.

Planning Commission Staff: Lilyann Linehan Applicant Signature _____

Please note:

- Please be advised that additional information and revisions should **be submitted by the revised plan deadline** in order for Planning Commission staff to have adequate time for review. Items submitted **after this date** may not be reviewed and **may result in a finding of Inconsistent** with the Comprehensive Plan.
- Planning Commission staff is providing this preliminary review to highlight any potential issues or concerns. The review of the application is continuing, and other issues may arise that were not provided with this email. Any additional issues identified will be provided to the applicant as soon as possible.

AGENCY COMMENT SHEET

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

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

Agency: Natural Resources **Petition #: 25-0802**

( ) This agency has **no comment**

( ) This agency has **no objections**

(X) 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. Any interim agricultural operations shall not result in the destruction of trees or the natural plant community vegetation on the property. Any application to conduct land alteration activities on the property must be submitted to the Natural Resources Team of the Development Services Department for review and approval. Use of the agricultural exemption provision to the Land Alteration regulations is prohibited.

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:** 19 May 2025

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

APPLICANT: Sean Cashen **PETITION NO:** RZ-PD 25-0802

LOCATION: 4431 Culbreath Rd., Valrico, FL 33569

FOLIO NO: 88046.0000 **SEC:** 16 **TWN:** 30 **RNG:** 21

☒ 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: _____.

VERBATIM TRANSCRIPT

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

IN RE:

ZONING HEARING MASTER MEETING

ZONING HEARING MASTER MEETING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE:	Susan Finch Zoning Hearing Master
DATE:	Monday, August 18, 2025
TIME:	Commencing at 6:00 p.m. Concluding at 11:54 p.m.
LOCATION:	Hillsborough County BOCC - Development Services Dept. (LUHO, ZHM, Phosphate) Second Floor Boardroom Tampa, Florida 33601

Reported by:
Diane DeMarsh, AAERT No. 1654
Notary Public for the State of Florida

1 MS. HEINRICH: Ms. Finch, I've been advised that for
2 Item D.9, PD 25-0802, the applicant would like to come up and
3 discuss a continuance request with you.
4 HEARING MASTER: Okay. Yeah. Is the applicant here?
5 Good evening.
6 MR. SULLIVAN: Good evening. William Sullivan.
7 Potomac Land Company, 26336 State Road 19, Howey in the Hills,
8 Florida 34737.
9 On Friday, on Optix, and actually, we didn't receive
10 it until today, Becker -- Madison White and Becker had data
11 dumped a 220-page objection to our project. And we have not had
12 time to process it, since I only really discovered it earlier
13 today. And we would ask a continuance till the September 15th
14 meeting.
15 HEARING MASTER: All right. September 15th.
16 MS. HEINRICH: Ms. Finch.
17 HEARING MASTER: Yes.
18 MS. HEINRICH: I'm sorry. Because there's not 30 days
19 (indiscernible).
20 MR. SULLIVAN: Oh, maybe even more. Go to the next
21 one.
22 MS. HEINRICH: It would be the October hearing.
23 MR. SULLIVAN: Okay.
24 MS. HEINRICH: October 17th.
25 HEARING MASTER: October --

1 MR. SULLIVAN: October 17th.

2 MS. HEINRICH: 20th. I'm sorry.

3 MR. SULLIVAN: 20th? Sorry. October 20th.

4 HEARING MASTER: October 20th. All right. Let me --

5 Mr. Sullivan, is that correct?

6 MR. SULLIVAN: Yes.

7 HEARING MASTER: Let me ask -- if you could just step

8 aside.

9 Let me ask, if anyone is here to speak to that

10 continuance request, not the merits of the case, only the

11 continuance, if you could please come forward.

12 Good evening.

13 MS. RERES: Good evening. My name is Kathleen Reres,

14 R-E-R-E-S. I'm an attorney with Becker and Poliakoff. I'm here

15 on behalf of the Bloomingdale Special Tax District.

16 We uploaded an opposition statement on Thursday,

17 before the deadline for the submission. And I'm actually here

18 tonight with over 43 representatives of the Bloomingdale

19 Community, including Tom Leech, the President of the Board of

20 Trustees for the Bloomingdale Tax District.

21 The submission was timely. Madison White is my

22 assistant. She submitted the opposition statement on Thursday.

23 And the residents are here, ready, willing, and able to express

24 their opposition to the rezoning application. The submission

25 statement is a response to all of the submissions that should

1 have been uploaded to Optix timely, within the deadline, and the
2 District is objecting to the continuance.
3 HEARING MASTER: All right. Thank you so much. I
4 appreciate it. If you could please sign in with the Clerk's
5 Office.
6 Let me ask, Ms. Heinrich, what is the deadline for
7 submittal for information prior to the hearing?
8 MS. HEINRICH: If it is going to be transmitted to our
9 zoning hearing master, and they would not have to appear, that
10 would be Thursday. Otherwise, things could be entered into the
11 record as late as this evening.
12 HEARING MASTER: Okay. And so would that be Thursday,
13 close of business, or is that --
14 MS. HEINRICH: Yes.
15 HEARING MASTER: Okay. All right. And if you
16 could -- I'm sorry. Ms. Rayer [sic]? I believe. Did I butcher
17 that or did I --
18 MS. RERES: Reres.
19 HEARING MASTER: Reres.
20 MS. RERES: Close. Sorry.
21 HEARING MASTER: Sorry, I was close. All right. Can
22 you tell me what time that was submitted to the County? Do you
23 have evidence of that?
24 MS. RERES: I believe I have an email confirmation of
25 submission. That should have been around 4:10.

1 HEARING MASTER: Can you --
2 MS. RERES: I'd have to locate the email confirmation.
3 HEARING MASTER: Yeah, it's -- I think that's critical
4 to this continuance. So if you could provide that, I'd
5 appreciate it.
6 MS. RERES: I will.
7 HEARING MASTER: All right. While she's sorting that
8 out, is there anyone else that would like to speak to the
9 continuance?
10 All right. Thank you. Yes, ma'am. Please come
11 forward. Just keep in mind, not the merits of the case, only
12 the continuance for your comments. And give us your name and
13 address.
14 S: This is Suzy Watts. I'm President of Bloomingdale
15 Neighborhood Association.
16 I represent 27,000 neighbors in Bloomingdale. I am in
17 opposition of the continuance because we have 44 neighbors who
18 came here tonight to oppose it. And I was involved in some
19 meetings about the -- some other issues. And I've seen a
20 consistent behavior that when a lot of neighbors come out, that
21 they ask for a continuance. And I believe this is to dissuade
22 neighbors, or make it less likely that they'll come out the next
23 time, or the next time. I strongly oppose it.
24 HEARING MASTER: Thank you so much. If you could
25 please sign in with the Clerk's Office.

All right. So no one else to speak to the continuance, correct? Okay.

Do you have that documentation?

MS. RERES: My assistant is uploading the email confirmation to a thumb drive and will bring it up in just a moment.

HEARING MASTER: You can just read it. We can't take a thumb drive, but you can just read it into the record. If you could put it on the ELMO, just so I could see it.

For anybody in the audience, we typically don't take evidence that's from a phone or from some sort of tablet, but I just need to see documentation of the transmittal.

MS. RERES: I have an email from Keshia Rivas with the Planning and Zoning Tech Development Services.

HEARING MASTER: Yes.

MS. RERES: It says, "Hello. Thank you for contacting Hillsborough County Development Services. We will enter your comments included in your email into the RZ PD 25-0802 application record. Please note that audio and video files submitted via email will not be included in the record. These items must instead be placed on a USB drive, brought to the hearing, and delivered to the clerk.

This application will be heard at the August 18th, 2025 Zoning Hearing Master, ZHM, Hearing, starting at 6:00 p.m. This hearing will be held on the second floor of County Center,

1 located at 601 East Kennedy Boulevard, Tampa, Florida 33602.
2 Please be advised, if you have any further comments or
3 materials to be entered into the record, they must be submitted
4 via email by the cutoff deadline of August 14th, 2025, at 5:00
5 p.m. If you'd like to submit further comments/materials after
6 the cutoff deadline, you must submit them in person or by proxy
7 at the hearing. Materials cannot be submitted at the hearing
8 through virtual participation.
9 If you wish to speak at the hearing, either in person
10 or by virtual participation, please register here. You can
11 register starting one week prior to the hearing and up to 30
12 minutes prior to the start of the hearing," et cetera, et
13 cetera.
14 And the time of the email transmission is 5:29 p.m.,
15 is the confirmation. And the time of the submittal of our
16 information is 3:43 p.m.
17 HEARING MASTER: All right.
18 MS. RERES: On Thursday, August 14th.
19 HEARING MASTER: And that information that you
20 submitted, they're documents? It's not a video or anything like
21 that, correct?
22 MR. RERES: It is -- it is not a video. We have the
23 video on the thumb drive tonight. It is a written opposition
24 statement and exhibits.
25 HEARING MASTER: All right. Thank you so much.

1 Ms. Heinrich, or Ms. Rome, can you confirm that that
2 is, from your review of Optics, that that is when the
3 information came in?
4 HEARING MASTER: Our concern is -- I was just
5 reviewing with Ashley -- is in the party of record -- and I'm
6 seeing if it was put in any other file -- I do not see anything.
7 But what she read is what our typical response would
8 be, and you know, correctly identified it was Thursday. So I'm
9 still looking for the file to see, perhaps, it was put in
10 another file, but like I said, she could enter it tonight, if
11 she wanted to.
12 HEARING MASTER: Right. Right. Exactly. But it
13 was -- it -- Mr. Sullivan's testimony was --
14 MS. HEINRICH: Mr. Sullivan asked us for it.
15 HEARING MASTER: -- that he got it Friday night, but
16 it was submitted to the County by --
17 MS. HEINRICH: Thursday.
18 HEARING MASTER: -- Thursday. Yes. Okay. All right.
19 Thank you so much.
20 Mr. Sullivan, if you could come forward.
21 MR. SULLIVAN: Yes, ma'am.
22 HEARING MASTER: So while I understand your concern,
23 the opposition's attorney has met the requirements for submittal
24 of the documents. And that is just how those rules go. So it
25 is unfortunate that you haven't seen it until Friday, is your

1 testimony, but that doesn't give me basis to grant your
2 continuance.
3 MR. SULLIVAN: May I just add one thing, and that is
4 this is an unusual objector, and that is a taxing -- special
5 taxing district, and may have a different treatment.
6 HEARING MASTER: Not to my understanding.
7 MR. SULLIVAN: Okay.
8 HEARING MASTER: It's objector is an objector. And we
9 have 40-something people in here that met the deadline to file
10 an objection. So I'm not going to grant your continuance. The
11 case will be heard tonight.
12 MR. SULLIVAN: Thank you.
13 HEARING MASTER: Thank you so much. All right. So
14 let's go back to our regularly scheduled agenda.
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1 HEARING MASTER: All right. Everyone, if you could
2 have a seat, please. Welcome back. We are back from our break
3 to take the last two cases. If everybody can have a seat,
4 please. We're ready to start. Thank you for letting us move
5 along. Thank you so much. Ms. Heinrich, we are ready to call
6 the next case.
7 MS. HEINRICH: Our next application is Item D.9, PD
8 25-0802. The applicant is requesting to rezone property from
9 AS-1 to Planned Development. Tania Chapela with Development
10 Services will provide staff findings after the applicant's
11 presentation.
12 And before we being, it's just a, kind of,
13 housekeeping -- it was brought up before with the continuance
14 request discussion. The representative, on behalf of the
15 Special Tax District, we did find, in Optix, the information.
16 It was submitted on time. And it was uploaded. Unfortunately,
17 under first name of her assistant, which is why we were unable
18 to locate it quickly.
19 HEARING MASTER: I see.
20 MS. HEINRICH: But we have been able to locate that.
21 And so I don't think it changes your previous determination
22 because, of course, they could be submitting it tonight. But
23 just so she is aware, it is in Optix.
24 HEARING MASTER: All right. Perfect. Thank you for
25 that clarification. So we'll call for the applicant, please.

1 Is the applicant here?
2 Good evening.
3 MR. SULLIVAN: Good evening. My name is William
4 Sullivan at 26336 State Road 19, Howey in the Hills, Florida
5 34737. I'm with Potomac Land Company.
6 Just wanted to start. This is the location of the
7 property, right there on Valrico Road. And as you can see from
8 this aerial map, to the south of us is the Bloomingdale Section
9 DD. These are smaller lots. 60, 600 square foot lots. And to
10 the west -- to the east of us is Cimino Elementary. To the
11 north of us is Cimino Elementary. That's their driveway in.
12 And then to the west of us, across the street are another
13 section of Bloomingdale, and then we have some nonplatted -- or
14 not, you know, earlier lots that were subdivided earlier -- or
15 not subdivided, but you know, just broken up earlier, prior
16 to -- well, not prior to Bloomingdale, but you know, during the
17 course of Bloomingdale. They were not part of Bloomingdale.
18 There's the picture of the project location showing
19 Cimino, and then Culbreath Road and then Bloomingdale Avenue.
20 The Future Land Uses is R-4. The present zoning map is AS-1.
21 I want to spend a minute here with the Brandon
22 Community Plan. The Brandon proposed site density is 3.0 units
23 to the acre, meaning 75 percent density required by the Planning
24 Commission in the Future Land Use of R-4. And we are in the
25 suburban area of the of the Brandon Community Plan.

1 Now, I want to point this out, because there's going
2 to be discussion later that our property is not in the suburban,
3 but it's clearly marked on the map. It is in the suburban
4 district of the Brandon Community Plan. There's no real
5 hesitation. That's the school property that makes the L shape
6 and goes out to Hideaway Lane on the other side, and then goes
7 out to the front. So it is definitely in the suburban district,
8 and they're going to bring that up.
9 In this Brandon Community Plan, we looked at the
10 suburban district. And we looked at all the zonings that are
11 around it. And we have -- we are proposing the lowest density
12 in the suburban district of the Brandon Community Plan that has
13 been for the last 25 years, and since it's -- the Plans' actual
14 inception, since 2010. Most of the communities in there are --
15 you've got single-family in and storage of 100,000 square feet.
16 You've got storage of about 11 -- 19,000 square feet. You got
17 townhomes of 116 at 90 percent of capacity. You've got
18 townhomes at 83 percent of capacity, which is allowable density.
19 You've got single-family duplex/triplex, mixed use at 80 percent
20 of the duplexes.
21 The suburban plan of the Brandon Community Plan was
22 designed to allow communities to flourish that are, you know, of
23 a denser lot than large lots that you find in the Urban Estate
24 District. We're in the Urban Service Area, a hundred percent.
25 And that's, kind of, where we are. The topography map we'll get

1 back to in a minute. It was supposed to be moved a slide, but
2 we'll get back to that.
3 So I'm going to let Sean Cashin, my engineer, take
4 over from this point. And then I might come back in. Thank
5 you.
6 HEARING MASTER: Don't forget to sign in, Mr.
7 Sullivan.
8 MR. SULLIVAN: Oh, yeah.
9 HEARING MASTER: Good evening.
10 MR. CASHIN: Good evening. Sean Cashin, Gulf Coast
11 Consulting. 13825 Icot Boulevard, Clearwater, Florida. I am a
12 licensed professional engineer.
13 So the topography map -- there is a depressional area
14 that is within flood zone A, within the hundred-year flood
15 elevation -- or hundred-year flood designation for FEMA. And
16 that is located at the southeast corner of the property.
17 Hillsborough County has determined that that flood elevation is
18 at 43.9. And as we go forward with this process through the
19 County, we will have to conform to the Land Development Code and
20 the drainage criteria for the County.
21 One of the things we will have to do is store the pre-
22 post hundred-year volume and ensure that that hundred-year base
23 flood elevation, as determined by the County at 43.9, that we
24 are lower than that elevation in our post development scenario.
25 We have run some preliminary calculations, and that is the case.

1 It indicates that we are going to be at a lower elevation. And
2 of course, we will go to greater extended detail during the
3 construction plans.
4 There we have the utilities map where we have water
5 and sewer out on Culbreath Road that we would connect to
6 connected for this development.
7 MR. SULLIVAN: That was me again. Sorry about that.
8 We apologize that our slides are a little out of order. This is
9 the surrounding density in the Bloomingdale area. I wanted to
10 go back to the, you know, since we were talking about density
11 before. In the Bloomingdale area, the lots on the east side of
12 Bloomingdale are 6,600 square feet, and we are proposing 6,900
13 square feet.
14 In fact, all of them are 6,300 to 6,600 square feet on
15 the east side of Culbreath Road -- I apologize, of Culbreath
16 Road. On the west side of Culbreath Road, the lots are larger
17 and they're -- on the west side they're 88,050 to 7,800 to 8,050
18 square feet on the west side of Culbreath. So we are on the
19 east side, not on the west side of Culbreath. So that's why we
20 proposed the lot sizes that we are proposing.
21 Let's keep going down. And then we go back to the
22 general site plan. I apologize.
23 MR. CASHIN: Sean Cashin, again.
24 So general site plan layout, which shows the access
25 connection to Culbreath Road. The drainage retention areas are

1 concentrated at the southeast corner. North is to the right.
2 And that's where the existing depressional area is. And that is
3 where our drainage retention will be located as well.
4 Projects site data table. (Indiscernible) layout,
5 6,900 square foot minimum lots. Will, do you want to go through
6 this?
7 MR. SULLIVAN: Yeah. Yeah.
8 MR. CASHIN: Okay.
9 MR. SULLIVAN: This is the vertical screening and
10 landscaping. So we have a few different types of screening. So
11 we have type A screening is going to be built between the school
12 and the school's entrance and our property. We have type B
13 screening, which is going to be at the entrance of Blooming --
14 at Culbreath Road. It's a 20-foot wide, which not required, and
15 we -- but we determined after meeting with the residents to put
16 a type B screening of 20-foot wide easement with 25-foot-wide
17 landscaped track with type B screening.
18 And then on the western side of the property, we are
19 proposing a 10-foot-wide vertical landscape and drainage
20 easement, which is what you're seeing right here. And that will
21 contain a 6-foot-high PVC fence, opaque, with three inch
22 calipers, 10-foot high, every 40-foot on center, along the
23 western boundary. And for the most northerly 810 feet, because
24 that's where the houses are. And then after that, then it's the
25 ponds are back there.

1 And then in the south, we're proposing a 6-foot-high
2 PVC fence. And Sean, do you want to just talk about the south
3 for a minute, since they're going to bring it up? What's along
4 the south property, since they're saying --
5 MR. CASHIN: Oh, well. Yeah, along the south
6 property, there's a right-of-way easement and a existing right-
7 of-way, which the existing right-of-way is a 15-foot-wide
8 remnant right-of-way that's just, kind of, left over. It's not
9 proposed, you know, as part of our plan, but it is along the
10 southern boundary of the site, the right-of-way easement and the
11 existing right-of-way.
12 MR. SULLIVAN: You're doing this one.
13 MR. CASHIN: Okay. We have submitted to SFWMD, and
14 SFWMD has verified and certified that there are no existing
15 wetlands or surface waters on the site within the property.
16 That was the survey that was submitted to them.
17 Concept plan. Lots in green and the pond areas which
18 will be dry retention areas are show in a aqua color. The ponds
19 right now comprise about 22 percent of the site. The typical
20 subdivision, usually the range is 10 to 15 percent retention.
21 We do have some additional retention for this site. It is a
22 closed basin with no positive discharge, and so we need
23 additional retention area to store that hundred-year storm and
24 not raise that determined hundred-year elevation. Overall, open
25 space is 25 percent as shown.

1 Connectivity Map. Access to Culbreath, potential
2 shared access to the north to that folio number. We were
3 required to show that on the plan by the County.
4 MR. SULLIVAN: Let's go back for a second. So one of
5 the things about the Connectivity Map, just so you know, is it
6 the Cimino Elementary, and there's a slide that'll talk about
7 it. The School Board did not want us to have any access at all
8 to Cimino Elementary, so there was no -- even on the driveway
9 coming in. We proposed all kinds of directions to see if they
10 would even pedestrian access, emergency access. The answer was
11 no the whole way through. So that's what that meant.
12 To the south, we have no access because there's no
13 proposed land shared access, because there's literally a
14 subdivision is platted, so there's -- we couldn't do that.
15 MR. CASHIN: We did submit to the County
16 Administrative Variance for driveway spacing, and also a design
17 exception for substandard roads. The majority of roads in
18 Hillsborough County are substandard because they do not meet
19 current roadway or standards that are detailed on the details.
20 Case in point here. Culbreath Road is a 60-foot
21 right-of-way. To meet standards -- current standards -- the
22 right-of-way need to be 66 feet and some other things I won't go
23 into. So as a result, we did have to submit a design exception,
24 as well as the variance. Both have been deemed approvable by
25 County Engineer, Mike Williams.

1 Trip generation analysis. It was part of the design
2 exception. It shows the AM peak out trips at 20, and the PM
3 trips in at 22. In context, that's one vehicle for every three
4 minutes. The total for the PM was 35, which is less than 50.
5 That is subthreshold. So as a result, we did not have to
6 prepare a traffic analysis. This was the subthreshold letter
7 stating that our peak trips are less than 50. That was part of
8 the design exception. Driveway spacing exhibits that were
9 submitted to the County as the design exception. I won't go
10 through all this. Want to go through that?
11 MR. SULLIVAN: Sure. This was the email
12 correspondence with the school. We sent to the pedestrian
13 connection to the driveway, sidewalk, maybe no sidewalk
14 connection without adding sidewalk -- new sidewalks and
15 crosswalks, which they basically said, no. Then they said no
16 vehicular connection, no emergency entrance, no pedestrian
17 connection sidewalk to the parking lot. No vehicle connection
18 to the parking lot. No emergency access connection to the --
19 with Knox Boxes. They were basically just -- they didn't want
20 us to come on their property, which is fine.
21 I wanted to also point out that one of the issues
22 that's going to come up is that the drive to the school is very
23 difficult and that it backs up into -- backs up onto Culbreath.
24 The driveway for the school is 1,500 feet, which is -- which if
25 it's 25 feet per car, that's a 60-foot queuing to the school. I

1 don't think there's another school in Hillsborough County that
2 has a 60 -- 1,600 foot -- or 1,500-foot queuing. And our
3 property, actually, is -- literally if you got a car, we're a
4 quarter mile from the -- or half mile from the site. So we're
5 not, like, right -- it's not, like, our entrance is right next
6 to the school.
7 And then we also are proposing in a sidewalk on the
8 design exception, we're proposing crosswalk improvements of
9 crosswalk for hanging the flashing beacons at the -- one at
10 Culbreath, right there at the school entrance, which right now
11 is just -- there's nothing there. And so we proposed it there.
12 And then we also proposed one in front of our property.
13 We were -- we asked the community if they would like
14 one at Natures Way. We got some pushback, so we didn't even --
15 we did not go that direction. But we're not opposed to building
16 one also at Natures Way, because we want the kids to be able to
17 have a good walk to get to school.
18 HEARING MASTER: Mr. Sullivan, you have less than a
19 minute left.
20 MR. SULLIVAN: Okay. Keep going. There's roadway
21 classifications, compatibility. Let's talk about this. In an
22 effort to minimize and impact the surrounding community, lots
23 were concentrated in the back of the site, away from Culbreath
24 Road, and proposed building from the setback of 600 feet.
25 Culbreth Road in the distance to the street to the first

1 proposed is 900 feet and the first proposed to the north is 400
2 feet.
3 Environmental survey. We found nothing. You know,
4 there's no tortoises on there. We had three community meetings,
5 and we also knocked on every adjacent door. And then we had
6 some changes in between. And then here's the a map of where we
7 talked to everybody, and the people that attended the different
8 meetings.
9 We had two community meetings that were noticed, and
10 then one community meeting that was a neighborhood association
11 of Bloomingdale in between. And then we also knocked on every
12 door adjacent to our project.
13 We also wanted to know the County existing parks in
14 the area because they said that there is the -- they're asking
15 for an additional -- they want our property to be a park, and
16 there's a ton of parks right in the immediate area. Okay.
17 We'll go back to that. We'll go back to that at the rebuttal.
18 HEARING MASTER: All right. Thank you. Then with
19 that we'll call on Development Services.
20 MS. CHAPELA: Good evening. Tania Chapela,
21 Development Services.
22 The existing zoning is single -- I'm sorry, it is --
23 allows for single-family residential and agricultural uses. It
24 is AS-1. The proposed zoning is Planned Development for 33
25 single-family residential lots. The proposed density is three

1 dwelling units per acre, which is below the Res-4 Future Land
2 Use Category, maximum of four dwelling units per acre.
3 The surrounding area is already developed with single-
4 family homes, zones AS-1, RSC-2, RSC-4, and PD allowable single-
5 family development. To the south we have an adjacent
6 subdivision. There's this plant, Bloomingdale, Section DD,
7 which includes some 6,600 square feet lots, which are smaller
8 than those proposed in this project, which is 6,900 square feet.
9 So it's a little bit smaller.
10 And then the proposed buffers are a 20-foot buffer
11 with tree planting along the north, storm water separation along
12 the south, 20-foot buffer with tree planting and fencing along
13 Culbreath Road to the west. So the proposed use and design are
14 consistent with surrounding development pattern. Therefore,
15 staff recommendations for approval. And this concludes my
16 presentation.
17 HEARING MASTER: Thank you so much. I appreciate it.
18 Planning Commission.
19 MS. LINEHAN: Lilyann Linehan, Planning Commission
20 staff.
21 The subject property is located in the Residential-4
22 Future Land Use Category. It is in the Urban Service Area and
23 the subject property is located within the limits of the Brandon
24 Community Plan.
25 Residential-4 Future Land Use extends to the west and

1 south of the site. To the north there is Public and Quasi-
2 Public Residential -- and Residential-4 Future Land Uses. And
3 to the east of the site there's Public/Quasi-Public,
4 Residential-4, and Residential-2 Future Land Use Categories.
5 Subject site is the Urban -- in the Urban Service
6 Area, where going to Objective 1.1 of the Future Land Use
7 Section, 80 percent of the County's growth is to be directed.
8 Policy 3.1.3 requires all new developments to be compatible with
9 the surrounding area, noting that compatibility does not mean
10 the same as. Rather, it refers to the sensitivity of
11 development proposals in maintaining the character of existing
12 development. The proposed single-family use is compatible with
13 the existing residential character and density of the
14 surrounding area.
15 FLUS Goal 2 includes Objective 2.1, and each of their
16 respective policies establish the Future Land Use Map, as well
17 as the allowable range of uses for each Future Land Use
18 Category. Residential-4 FLU Category allows for consideration
19 of up to four dwelling units per gross acre. With 10.97 acres,
20 the subject site can be considered for 43 dwelling units. The
21 request for 33 single family units is under the maximum
22 allowable density. Therefore, the proposal meets the
23 requirements of Objective 2.1 and its accompanying policies.
24 The proposal meets Goal 1 of the Brandon Community
25 Plan, which seeks to establish a balanced transportation system

1 by prioritizing options to serve local and regional needs. More
2 specifically, 5a under Goal 1 states new development and
3 transportation infrastructure investments should place emphasis
4 on proximity to community and social services, walkability, and
5 creating a healthy street life. The proposed development
6 includes a 20-foot landscape buffer with a sidewalk easement
7 along Culbreath Road, and includes a 5-foot sidewalk along both
8 sides of the proposed internal private roadways of the
9 development. This meets the intent of Goal 1 by providing
10 additional means of transportation and connectivity within the
11 Brandon Community Area.
12 Additionally, according to Goal 6 -- Goal 6 provides
13 general design characters for each Brandon Character District.
14 The site is located within the Suburban Character District,
15 which is generally described as primarily residential area of
16 single-family detached homes, with side and perimeter yards on
17 one quarter acre or less. The proposed single-family detached
18 plan aligns directly with the general character of the Suburban
19 District, and therefore, meets the intent and the visions and
20 goals of the Brandon Community Plan.
21 Based upon those considerations, Planning Commission
22 staff finds the proposed rezoning consistent with the
23 Unincorporated Hillsborough County Comprehensive Plan.
24 HEARING MASTER: Thank you so much. Is there anyone
25 in the room or online that would like to testify in support?

1 Anyone in support of this project? All right. Seeing no one.
2 Is there anyone in the room or online that would like
3 to speak in opposition? Okay. So we have one. Raise your
4 hands high so I can count. One, two, three, four, five. Is
5 there anyone online that would like to speak in opposition?
6 HTV STAFF: I don't have anyone online.
7 HEARING MASTER: Okay. All right. So that would be
8 five minutes a piece. I don't know if you have a
9 representative.
10 MR. LEECH: We have a plan.
11 HEARING MASTER: I appreciate a plan. What is it?
12 MR. LEECH: Good evening. My name is Tom Leech. I'm
13 the President of the Bloomingdale Special Taxing District. The
14 taxing district was established in 1985 by the County
15 Commissioners.
16 HEARING MASTER: Before you get into your
17 presentation, I just want to make sure for the Clerk we divvy up
18 this time. If you would like -- if you have a spokesperson that
19 would like to take longer --
20 MR. LEECH: I do
21 HEARING MASTER: -- but I'm trying to stay within that
22 15 minutes. So if you could tell me what your plan is, that
23 would be great.
24 MR. LEECH: I'm going to introduce our attorney, who
25 you've already met.

1 HEARING MASTER: Yes.
2 MR. LEECH: And then we have a couple of other folks
3 that want to speak at the end.
4 HEARING MASTER: Okay. And so are you willing to stay
5 under that 15-minute time frame? Are you taking the majority of
6 it?
7 MR. LEECH: Yes.
8 HEARING MASTER: Okay. As long as we're -- I'll give
9 you some cues so you'll make sure that we're -- we stay on
10 track.
11 MR. LEECH: Certainly. I'm going to be quick. Be
12 brief and be gone.
13 HEARING MASTER: Thank you. I appreciate that.
14 MR. LEECH: We have nearly 50 people here tonight in
15 opposition. So I represent them. I represent the nearly 5,000
16 families and 25,000 people in the Bloomingdale Special Taxing
17 District. Development associated with rezoning application 25-
18 0802 compounds community burdens without adding discernible
19 benefits. The application, itself, contains, according to
20 independent engineers and technical experts, misleading
21 analysis, erroneous assumptions, and in some cases, may fail to
22 comply with applicable laws and regulations. The residents of
23 Bloomingdale oppose the rezoning because this proposed
24 development offers no enhancement to the community. To the
25 contrary, if approved, this development will create tremendous

1 community risk without value. The weight of this risk falls on
2 the residents of Bloomingdale. At this point, I'd like to turn
3 it over to our general counsel, Kathleen Reres, whom you've met
4 earlier. Kathleen's been the counsel for the District for over
5 nine years. She's met with the District, met with the
6 Bloomingdale Homeowners Association, and other residents. And
7 she will speak for us this evening.
8 HEARING MASTER: Thank you. Don't forget to sign in.
9 Good evening.
10 MS. RERES: Good evening. And thank you for allowing
11 me to speak at the zoning hearing tonight. I want to take just
12 a moment and ask that the residents who are here in opposition
13 of this rezoning application, go ahead and raise your hand, for
14 the record. Mr. Leech stated there's almost 50 residents here.
15 The residents who were present in person, for the record, are
16 also representatives of larger neighborhoods surrounding this
17 proposed development. They represent Somerset HOA with over 185
18 lots; River Crossing Association with 180 lots; Bloomingdale
19 Cove over a hundred lots; and the Bloomingdale Neighborhood
20 Association, which has over 1,000 dues paying members and over
21 25,000 members.
22 So first, I want to talk, briefly, about the zoning
23 master in the rezoning application. The legal standard for
24 consideration of these requests for changes, because that's what
25 they're asking for. They're asking for exceptions. The legal

1 standard requires a quasi-judicial application. So to be valid
2 and upheld, quasi-judicial applications, or actions, have to be
3 supported by competent, substantial evidence. That's a higher
4 burden of proof. It means that there has to be real material,
5 pertinent and relevant evidence tending to prove each essential
6 element.
7 And we're here because the residents of Bloomingdale
8 think that that evidence is lacking. So I'm going to skip the
9 overview of the application because that was touched on by the
10 developer. But the important thing to note is that they're
11 asking for 33 residential lots. But they're only intending to
12 construct those lots on 5.25 acres. That's less than half of
13 the area that's proposed for this rezoning.
14 The proposed lot size is 6,900 square feet. And
15 that's going to be important because when you look at the lot
16 sizes for the surrounding communities, it doesn't stack up.
17 It's located in a long-established suburban neighborhood, and
18 you can see the most close -- the lots along the west side, the
19 closest neighbors are substantially larger than 6,900 square
20 feet.
21 So first, the Bloomingdale Special Taxing District did
22 its homework. They retained three experts, and they all reached
23 the same conclusion. The proposed development doesn't comply
24 with the Land Development Code. There's not substantial
25 evidence to support the rezoning application.

1 So first, Patricia Ortiz. She's a certified land
2 planner with over 20 years of experience. She found a lack of
3 compatibility with the surrounding neighborhoods, a deficit in
4 design, unmitigated health, welfare and safety concerns.
5 Drew Roark, who is an engineer and certified in
6 transportation logistics. He has over 30 years of experience,
7 and he looked at the problems with the variance for access
8 distance requirements, the access point for this neighborhood.
9 He looked at the design exception application for the roadways,
10 and he found serious problems and misstatements in those
11 reports. He found unmitigated traffic problems.
12 And Richard Diaz, who is here with us tonight to
13 answer any questions that might be raised, has over 48 years of
14 experience in project planning and engineering design, as well
15 as public works improvement projects. And he found unmitigated
16 strains on infrastructure, proposing serious risk of drainage
17 problems and flooding consequences.
18 So we're going to talk about those expert findings
19 briefly. First, the gross density proposed is 3.01 dwelling
20 units per acre. But this open spaces consisting of the
21 stormwater ponds, which you saw in the prior slides, they're
22 taking up 5.73 acres, more than half of this development. So
23 the remaining area, only 5.24 acres, is supposed to support 33
24 lots. That's creating a density that feels more like 6.26
25 dwelling units per acre.

1 That is simply not consistent with the surrounding
2 neighborhood. The surrounding lots are ranging from 0.25 acres
3 to over 2 acres. That's between 10,890 square feet and
4 87,000 -- over 87,000 square feet. So if you look at the
5 comparison of these proposed lot sizes to the immediately
6 surrounding lots, they're -- even the smallest lot is going to
7 be more than 4,000 feet larger than what's being proposed.
8 The approval is going to disrupt the suburban
9 esthetic, and it's going to set a precedent for these smaller
10 lots that is seriously disturbing for the neighborhood, and the
11 residents who showed up tonight.
12 They're proposing cluster development. But if you
13 look at the Land Development Code, clustered lots are supposed
14 to be located on conservation subdivisions. This is not a
15 conservation subdivision. This is outlined in section 5.09.00
16 of the Land Development Code. There are goals that are supposed
17 to be met when you're establishing a conservation subdivision,
18 that are simply not met here. There's no environmental
19 protection policies for scenic vistas. There's no meaningful
20 open space. The majority of this open space is dry retention
21 ponds with no water features. There's a lack of innovative
22 design, there's a lack of land use, harmony, and basically the
23 cluster design that's being used here is solely to increase
24 density. It's solely to increase profit and increase the number
25 of lots that can be squeezed into this sliver of property.

1 Now, the developer talked about this 75 percent
2 minimum density requirement, but this isn't actually a
3 requirement. The Land Development Code, if you look at Policy
4 2.44, has a minimum density requirement that only applies in
5 areas identified as centers and connectors. This subject lot is
6 not in a C and C, so this density requirement doesn't apply. So
7 because the smaller clustered lots are not justified, the
8 existing character of this community should be preserved with
9 the larger lots that are going to be consistent with an RSC-4
10 zone. Those types of lots would be 10,000 square feet. Those
11 would be consistent with the surrounding neighborhood.
12 Now, the public health and safety concerns are,
13 basically, serious flood risks. If you look at the map here,
14 there's a Zone A flood zone that's, basically, right smack in
15 the middle of this proposed development. And it's going to
16 separate the access point from the residential areas,
17 potentially, in a serious flood event, cutting off ingress and
18 egress for the proposed lots.
19 The drainage patterns for this community, they move
20 north to south, and this is causing serious concern for the
21 residents in Bloomingdale Cove, which are just on the other side
22 of those large dry retention areas, or basically, giant dirt
23 pits. So the residents here are really concerned that if those
24 drainage mitigation efforts fail, they're going to have serious
25 flooding on their hands. And that's been a problem. That's

1 already identified by the residents in this community. And it's
2 supported through the letters that have been submitted on the
3 record, and the concerns that were raised at the neighborhood
4 meetings during -- in these transcripts.
5 If you look at the traffic congestion, the developer
6 argued that the queuing area for the Cimino Elementary was going
7 to be sufficient to take care of the traffic concerns. But this
8 is a photo of Culbreath Road, and there are six videos being
9 submitted in the record tonight that illustrate the back up onto
10 Culbreath going directly in front of this neighborhood. The
11 backup basically creates gridlock for an hour in the morning and
12 an hour in the afternoon, every day during drop off and pickup.
13 And the design exception that was requested to avoid
14 building sidewalks and bike paths, due to an alleged
15 insufficient width on the roadway for Culbreath, it's not going
16 to mitigate any of these problems. There is no plan to mitigate
17 the problems. And the proximity to the school zone is only
18 going to increase risk that's associated with the developer's
19 request for a variance not to build sidewalks on the same side
20 of Culbreath Road, where the planned development is located.
21 The increased traffic from this development is only going to
22 worsen the congestion, and this hasn't been addressed in the
23 development plan.
24 You also see buffering and screening deficiencies.
25 Buffering and screening are both required when you're

1 transferring from a less dense area to a more dense area. Type
2 A screening requires 10-foot-wide buffers. They're intended for
3 landscape materials and a solid six-foot fence. Here, the
4 developer's proposing the fence, but it's basically on the other
5 side of a drainage easement that is built on the back of the
6 residential lots. So the closest 10 feet, from the back of the
7 lot to the neighboring lots, is going to be what's proposed as a
8 buffer. This isn't a buffer. It's a drainage easement area.
9 Basically, there's no buffer that's been proposed
10 between the development and the residential lots on the west
11 side of the development. You have a drainage easement that is
12 not permitted to be located within the buffer under Article 12
13 of the Land Development Code. So the drainage easement, we also
14 have concerns that it's located on private property. This
15 reduces the usable rear yard to 10 feet. It increases the
16 chance that you're going to have impermeable space installed by
17 the residents through things like sheds.
18 We've got violations of the Brandon Community Plan.
19 HEARING MASTER: Let me let me stop you, just one
20 quick minute. Michael, we are at 11 minutes; is that correct?
21 THE CLERK: Yes, ma'am
22 HEARING MASTER: So you four minutes left of your
23 complete presentation, including the others that would like to
24 speak. Go ahead.
25 MS. RERES: Thank you. So we have violations of the

1 Brandon Community Plan, which are going to be in the record.
2 I'm going to submit a copy of the slides to everyone. So I'm
3 going to go ahead and move forward.
4 Because what I really want to get to is problems with
5 the infrastructure. We have a technical review of the variance
6 and design exception from Andrew Rourke (phonetic). And he
7 pointed out that the driveway spacing violation, and the
8 application that was submitted for this variance, had
9 misrepresentations. Culbreath road is classified as Class 5.
10 It requires 245 feet spacing to the next access point. The
11 proposed access to the south is only 120 feet from the River
12 Park access road. And this was represented by the developer to
13 be consistent with the 245-foot requirement. That's simply not
14 the case.
15 There are misleading safety justifications. The
16 developer claimed that the 30 mile per hour speed reduces
17 conflict, but the speed doesn't reduce driveway conflict
18 frequency. More access points need more conflict potential.
19 We talked about the school problems. The queuing on
20 Culbreath is creating -- it's creating cut through access
21 through the neighborhoods, which is increasing traffic concerns
22 for the residents in the area. And again, there's no mitigation
23 plan here.
24 There's a roadway classification error. The Gulf
25 Coast letter calls Culbreath road urban with curb and gutter.

1 But you can see the photo here, there's no curb and gutter.
2 This is a suburban or transitioning road.
3 You've got a design exception misstatement. The
4 standard for Culbreath Road requires amenities. It requires
5 sidewalks on both sides of the road, and it requires bike
6 sharrows. Now, the developer is claiming there's not space for
7 these things, but there are alternative roadway configurations
8 that would still allow a sidewalk on both sides of the road, and
9 road sharrows.
10 There's a lack of a turn lane. And this is the most
11 concerning slide that we're coming across, because we think it
12 was overlooked by staff and by the developer. The bulk of this
13 traffic comes from the north, down to Culbreath Road, and is
14 used -- the end of Culbreath is used to access over 200 homes.
15 It's basically the primary thoroughfare and most of the traffic
16 comes from north to south.
17 Now, there's a requirement in the Land Development
18 Code for a turn lane if more than -- there's going to be more
19 than 20 left turn vehicles during peak hours. If you look at
20 the table submitted by the developer, they estimate peak trip
21 hours into the community, 22. It exceeds the maximum threshold.
22 The problem here is the site doesn't have enough frontage to
23 create a left turn lane. This has been completely left out of
24 the development plan. It's not even addressed.
25 So you have serious deficiencies here. Driveway

1 spacing violate standards, safety claims are misleading, roadway
2 classifications are incorrect, design exceptions, ignored
3 feasible alternatives, increased traffic and pedestrian risk
4 isn't addressed, and the requirement for the left turn lane is
5 completely overlooked.
6 Mr. Rourke recommended that the application either be
7 revised or completely denied. He also recommended a full
8 traffic study.
9 The last expert echoed the concerns from the priors.
10 The density and the lot compatibility simply isn't there. You
11 have lot widths being proposed of 50 feet, where the neighboring
12 communities have between 125 and 150 feet widths. That's more
13 than three times what's being proposed here.
14 Flood Zone A. Mr. Diaz discussed the serious problem.
15 He has an engineering degree. He advised that the proposed
16 drainage plan wasn't going to be sufficient because it doesn't
17 count for off flow from the neighboring units. It's only
18 calculated to have sufficient drainage areas that are going to
19 satisfy the development itself. And it's located in a closed
20 drainage basin, meaning this water is not going anywhere. And
21 part of the neighboring homes are in the same basin. So if
22 these dry retention areas fail, the surrounding neighborhoods
23 are going to be flooded. The offsite --
24 HEARING MASTER: Let me stop you here. We are at now
25 over 15 minutes. That was the agreement that you would stay

1 within the 15 minutes and allow for the others to speak. So you
2 could submit all of your documents into the record, and I will
3 see them. I would like to give the citizens a chance to talk,
4 just for a minute, if I can. How many would like to speak?
5 UNIDENTIFIED SPEAKER: Respectfully, ma'am, we yield
6 all our time to --
7 HEARING MASTER: If you'd like to yield your time,
8 that is acceptable to me.
9 All right. Then I give you another minute to wrap up.
10 MS. RERES: Thank you. And in courtesy to the
11 subsequent, I know there's one more agenda item, if the members
12 want to put their name and they brought personal statements to
13 submit into the record. If they want to add those and deliver
14 them to the Clerk after the next zoning application, I'd ask
15 that they stick around to line up and do that.
16 HEARING MASTER: We can't. We're not leaving -- once
17 I close the hearing, the hearing is closed, and we move on, and
18 no documents from a previous hearing can be submitted.
19 MS. RERES: Well, then if we could, anyone who's here
20 and has a personal statement, who wants to submit their personal
21 statement and put their name in the record, please line up and
22 be prepared to do so.
23 The final recommendation from --
24 HEARING MASTER: Excuse me. Let me ask staff.
25 Doesn't the -- if someone's going to submit something into the

1 record, don't they have to put their name and address on the
2 record?
3 MS. HEINRICH: In the past, that's been at the hearing
4 officer's discretion. It's been done both ways, but --
5 HEARING MASTER: Okay. All right. Then, we'll let
6 you all just sign in and submit your documents then, please, for
7 the record.
8 And one minute, please. Now, let's wrap this up.
9 MS. RERES: Basically, Mr. Diaz advised that the
10 misleading density calculations are based off of minimum lot
11 size. There's inaccurate data that impairs the ability to
12 analyze compatibility with the surrounding neighborhoods. And
13 there's concern raised that there's going to be disproportionate
14 HOA financial burden as the infrastructure here is going to be
15 supported by only 33 lots.
16 So there's major objections in the record from all
17 three experts, and from over 50 -- or sorry, 44 residents who
18 attended in person and who signed petitions that are also
19 submitted in the record with the District's opposition
20 statement. Thank you so much for your time.
21 HEARING MASTER: Thank you. Please sign in.
22 All right. I'm well past the time. Ms. Heinrich, do
23 you have any additional comments from Development Services?
24 MS. HEINRICH: We do have a revised staff report that
25 Tania is going to provide to you that reflects what you heard

1 tonight about the increased lot size.

2 HEARING MASTER: Okay. All right. And did you have

3 any comments about any of the testimony tonight?

4 MS. HEINRICH: For zoning, I guess I would just advise

5 everyone who participated tonight that in Hillsborough County,

6 for density, it's not a net density that's looked at. It is a

7 gross planned area density. And I know, -- I don't know if

8 James Ratliff, with Transportation, had any information he

9 wanted to put on the record.

10 HEARING MASTER: All right. Mr. Ratliff, the comments

11 that were made regarding the design exception, the

12 administrative design exception, are those applicable to this

13 hearing?

14 MR. RATLIFF: So design exceptions and administrative

15 variances, transportation related administrative reviews, are a

16 separate administrative review process. They are heard

17 concurrently, you know, or they're reviewed concurrently with

18 the zonings. But it's a separate administrative process. I'm

19 not aware if the applicant has reached out to the County

20 Engineer or the Manager of Transportation Review to discuss

21 those issues. That packet was submitted late, I believe, on

22 Thursday. So the case planner hasn't had a chance to fully

23 review that. And again, I don't know whether there's been any

24 conversations, you know, with the County Engineer on those

25 issues or not, so I can't speak to that.

1 HEARING MASTER: But so just in general, those issues
2 are applicable to an administrative process and not to this
3 hearing?
4 MR. RATLIFF: Correct. It's a separate process. I
5 mean, we bake the conditions into -- you know, whatever the
6 outcome is of that process is baked into the zoning.
7 HEARING MASTER: All right.
8 MR. RATLIFF: And then just with respect to two other
9 issues tonight, I think there was something mentioned about the
10 applicant not constructing sidewalks. Per the Land Development
11 Code, they're only required to construct sidewalks along their
12 project frontage. So I did want to just make that clear for the
13 record. They're not required to construct it north of the site,
14 or anywhere, except along their frontage.
15 And the traffic study, just because the DRPM says that
16 in order to process the zoning, but they're not required to
17 provide a traffic analysis. That doesn't mean that they're not
18 required to provide one potentially at site. And so you know,
19 if there's an issue that arises, or there's a turn lane
20 potentially that is identified as needed, you know, maybe they
21 wouldn't be able to build the number of units if it was found
22 that the distribution, you know, was such that it was going to
23 cause, you know, more trips coming in, they could build a turn
24 lane if the turn lane could fit.
25 Of course, they also have the ability to, you know,

1 seek a administrative variance to waive the turn lane
2 potentially. But you know, again, there's several outcomes that
3 could happen.
4 HEARING MASTER: All right. Thank you for those
5 comments. I appreciate it. All right. Then now, we'll go back
6 to the applicant who has five minutes for rebuttal.
7 MR. CASHIN: Thank you. Thank you. Try to get
8 through this as quickly as possible. As far as inaccurate or
9 misleading information, the information is on a PD plan, the
10 narrative. I'm not sure what that is, but it was characterized
11 as such.
12 HEARING MASTER: Mr. Cashin, could you give us your
13 name, just for the record?
14 MR. CASHIN: Oh, Sean Cashin. Yes. Thank you.
15 The traffic, the design exception, administrative
16 variance for the driveway spacing, we went through staff Teams
17 meetings. You know, this was a three-month long process.
18 Again, I'm not sure what is misleading about that. The
19 information was provided. It was deemed approvable by Mike
20 Williams, County Engineer.
21 Potential flooding, drainage. There's not really any
22 drainage information that's shown on the PD plan. I mean, that
23 will come later when we submit the construction plans and
24 drainage report to the County. I will say this. It is a closed
25 basin. We're aware of it. There is a base flood elevation

1 established per the Alafia River drainage model. We're aware of
2 that.
3 Our construction plans and drainage report is going to
4 be reviewed by the County and SFWMD. It's got to go through a
5 full review. We know what our job is. We've already done
6 preliminary (indiscernible). Our design high water, hundred-
7 year elevation, and the proposed plan will be lower than what it
8 is now, which is at elevation 43.9.
9 The one engineer -- and, you know, one of the reports
10 we got stated that this roadway's not an urban roadway with curb
11 and gutter. It's an urban roadway with curb and gutter. The
12 picture showed it. Crown road gutter on the side, sloping
13 towards the gutter, sidewalk on the west side. It's curb and
14 gutter roadway. So got that.
15 They're PE also said from a traffic standpoint, they
16 were talking about the 22, I think it was the PM peak. People
17 can turn south. Yeah, the majority of the traffic is going to
18 come from the north, but people can also come from the south and
19 then turn south, make a left out of the site. So traffic can go
20 both ways. I understand the majority of the --
21 HEARING MASTER: No, nothing from the audience,
22 please.
23 MR. CASHIN: And as far as trees having and a 10-foot-
24 wide drainage easement, with the swale and trees, do it all the
25 time. You know, you put the tree at the edge of the swale. You

1 put your swale in by your fence. It works. We haven't had any
2 issues. We do it all the time. So that is pretty much
3 standard.
4 That's what I just did, Bill, if you want to --
5 MR. SULLIVAN: Yeah, a couple more points. The one
6 thing about the traffic to the south that the audience is
7 yelling about, in their own report, they say that there's a
8 potential that people would go to cut through Allwood, and we
9 don't know if they possibly would cut down Allwood. The trips
10 will most likely most -- will be going to the north. They could
11 go south to go north to try to avoid the school traffic. So
12 there are other ways, you know, Waze can take you all different
13 directions to move around. So that's one.
14 And then two, is I want to go to the end. And just in
15 conclusion, I just want to talk about a few things. One is,
16 they mentioned that we cluster. And for clustering that's just
17 a term we're using. I mean -- it doesn't -- we're not having
18 trying to meet a planning thing of clustering. We just put the
19 lots as far away from Culbreath Road as possible so it would
20 impact -- we're only impacting five resident's houses. I mean,
21 we tried to make the impact as low as possible. And so that's
22 where we are.
23 And in closing, I'd like to say it's the lowest
24 density in 25 years, the largest lots in the area. It's tied to
25 the lowest density on either side of the Culbreath Road. The

lots are clustered 600 feet in the back of the entrance. The screening standard B along Culbreath will be a much more significant than what is required. And installing rectangular flashing beacons. We want to get the traffic for these kids to be able to walk to school. I walked to school as a kid. I'm sure a lot of you did too. It would be an opportunity for these kids to walk to school, if they have a safe path to get to school with traffic beacons. And that's why I proposed it as a thing.

And every project we ever do, we try to do sidewalks, but there's no physical room on the east side of Culbreath Road to build sidewalks, because the way it was designed by the Schoenberg's years ago and Bob Sierra was -- when they designed the project, is they made it, like, look like a boulevard. So they moved the roadway over here, and then they had the big trees, and then they have the sidewalk beyond there. And so that's why the way it is now. Our intent is not to touch the road, leave it as it is. It's a beautiful road. We don't want, you know, impair it. We'll do our best not -- I mean, I can do a left traffic lane, if possible.

HEARING MASTER: All right. Thank you, sir. I appreciate that. And with that, we'll close Rezoning 25-0802, and go to the last case.

EXHIBITS SUBMITTED

DURING THE ZHM HEARING

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

DATE/TIME: August 18, 2025 6:00pm HEARING MASTER: Susan Finch

PLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION #	PLEASE PRINT
MM 24-1141	NAME Todd Pressman MAILING ADDRESS 200 2nd Ave S. #451 CITY St. Pete STATE FL ZIP 33701 PHONE 727-897-1700
MM 24-1141 VS	NAME Chris McNeal MAILING ADDRESS 15957 N Florida Ave CITY Lutz STATE FL ZIP 33549 PHONE
MM 24-1141	NAME NASHAT SOUFAN MAILING ADDRESS 15118 Livingston AVE CITY Lutz STATE FL ZIP PHONE
MM 24-1141	NAME Debbie Hines MAILING ADDRESS 15123 N. 24th St CITY Lutz STATE FL ZIP 33549 PHONE
RZ 25-0931	NAME Todd Pressman MAILING ADDRESS 200 2nd Ave S. #451 CITY St. Pete STATE FL ZIP 33701 PHONE 727-897-1700
RZ 25-0802	NAME William Sullivan MAILING ADDRESS 26336 State Road 19 CITY Howey-in-the-Hills STATE FL ZIP 34737 PHONE

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APPLICATION #	PLEASE PRINT
RZ 25-0802	NAME Kathleen Peres MAILING ADDRESS 1511 N Westshor Blvd Suite 1000 CITY Tampa STATE FL ZIP 33607 PHONE 813-957-0544
~~25-0802~~	~~NAME~~ ~~MAILING ADDRESS~~ ~~CITY STATE ZIP PHONE~~
RZ 25-0802	NAME Susan Watts MAILING ADDRESS 3615 Cold Creek Drive CITY Valrico STATE FL ZIP 33596 PHONE 813-505-1231
RZ 25-0999	NAME Todd Pressman MAILING ADDRESS 200 2nd Ave S #451 CITY St Pete STATE FL ZIP 33701 PHONE 727-824-8762
RZ 25-1000	NAME Isabelle Albert MAILING ADDRESS 1000 N Ashley Dr #900 CITY Tampa STATE FL ZIP 33602 PHONE 813 331-0976
RZ 25-1000 VS	NAME Jonathan Edwards MAILING ADDRESS 19023 Fern Meadow Loop CITY Lutz STATE FL ZIP 33558 PHONE

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APPLICATION #	PLEASE PRINT
RZ 24-0591	NAME DAVID WRIGHT MAILING ADDRESS 20085 SABAL PALM CT CITY LAND O LAKES STATE FL ZIP 34638 PHONE 813-230-7473
RZ 24-0591	NAME Kristine Schroeder MAILING ADDRESS 4411 River Close Blvd CITY Valrico STATE FL ZIP 33596 PHONE 813-361-9370
RZ 24-0924	NAME Isabelle Albert MAILING ADDRESS 1000 N. Ashley Dr. #900 CITY Tampa STATE FL ZIP 33602 PHONE 813 331-0976
RZ 24-0924	NAME Drew Sanders MAILING ADDRESS 1000 N. ashley Dr. #900 CITY Tampa STATE FL. ZIP 33602 PHONE 813-635-5038
RZ 24-0924	NAME Cathy Moore MAILING ADDRESS 10603 DIXON Dr. CITY Riverview STATE FL ZIP 33579 PHONE 813-677-9291
RZ 24-0924	NAME John Woodack MAILING ADDRESS 10202 DIXON DR. RIVERVIEW CITY Riverview STATE FL ZIP 33578 PHONE 813 671 2141

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APPLICATION #	PLEASE PRINT
RZ 24-0924	NAME BRENT R. DAVIS MAILING ADDRESS 10609 DIXON DR. CITY RIVERVIEW STATE FL ZIP 33579 PHONE 813 853-1460
RZ 24-0924	NAME CHARLES WELDON MAILING ADDRESS 10707 DIXON DR. CITY RIVERVIEW STATE FL ZIP 33750 PHONE 727 630-2722
RZ 24-0924	NAME MICHAEL YATES / PALM TRAFFIC MAILING ADDRESS 4006 S. MacDILL AVE CITY TAMPA STATE FL ZIP 33611 PHONE 8132058057
RZ 24-1075	NAME RAM A. GOEL MAILING ADDRESS 10329 CROSS CREEK BLVD #P CITY TAMPA STATE FL ZIP 33647 PHONE 727-420-4786
RZ 24-1075	NAME Elizabeth Rodriguez MAILING ADDRESS 18156 Sandy Pointe Dr. CITY Tampa STATE FL ZIP 33647 PHONE 813.545.3314
RZ 24-1075	NAME Karen Lamberton MAILING ADDRESS 6322 Palm River Rd CITY Tampa STATE FL ZIP 33619 PHONE 813-401-3391

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

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APPLICATION #	PLEASE PRINT
RZ 24-1263	NAME Kami Corbett MAILING ADDRESS 101 E Kennedy Blvd, Ste 2700 CITY TAMPA STATE FL ZIP 33602 PHONE 813-227-8421
RZ 24-1263	NAME Isabelle Albert MAILING ADDRESS 1000 N. Ashley Dr #900 CITY Tampa STATE FL ZIP 33602 PHONE 813 331 2974
RZ 24-1263 VS	NAME Brady Harris MAILING ADDRESS 2110 Hinson rd. CITY Dover STATE FL ZIP 33527 PHONE
RZ 24-1263 VS	NAME Penny Martin MAILING ADDRESS 2030 Martin Rd CITY ~~Plant~~ Dover STATE FL ZIP 33527 PHONE
RZ 24-1263	NAME Jessie Hollis MAILING ADDRESS 2130 Martin Rd CITY Dover STATE FL ZIP 33527 PHONE
RZ 24-1263	NAME Yvette Niemann MAILING ADDRESS 4711 Dover Cliff Ct CITY Dover STATE FL ZIP 33527 PHONE

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

DATE/TIME: August 18, 2025 / 6pm HEARING MASTER: Susan Finch

PLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION #	PLEASE PRINT
RZ 24-1263	NAME GEORGE NIEMANN MAILING ADDRESS 4711 DOVER CLIFF COURT CITY DOVER STATE FL ZIP 33527 PHONE 813 662-7100
RZ 24-1263	NAME Jeremy Conl MAILING ADDRESS 17937 Huntingbow Circle CITY Lutz STATE FL ZIP 33558 PHONE 8139202005
RZ 24-1263	NAME STEVE HENRY MAILING ADDRESS 5023 W. LAUREL ST CITY TPA STATE FL ZIP 33629 PHONE 813-289-0039
RZ 25-0602	NAME Latonia Boylins MAILING ADDRESS 13444 Canopy Creek Dr CITY Tampa STATE FL ZIP 33625 PHONE 8134947116
RZ 25-0602	NAME [illegible] MAILING ADDRESS [illegible] CITY [illegible] STATE FL ZIP PHONE
RZ 25-0602	NAME BANEET STEWART MAILING ADDRESS 13128 BROOKSIDE MOSS DRIVE CITY RIVERVIEW STATE FL ZIP 33579 PHONE (904) 673-4314

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

DATE/TIME: August 18, 2025 / 6pm HEARING MASTER: Susan Finch

PLEASE **PRINT CLEARLY.** THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION #	PLEASE PRINT
RZ 25-0602	NAME Serena Stwart MAILING ADDRESS 8562 Tidal Bay Lane CITY Tampa STATE FL ZIP 33635 PHONE 9418756[illegible]
RZ 25-0602	NAME Angelett Johnson MAILING ADDRESS 10101 Sea Spray Place CITY Tmp STATE F ZIP 33694 PHONE 813 857 6402
RZ 25-0602	NAME Michael Nolan MAILING ADDRESS 2914 N Dale Mabry Blvd #A CITY Tampa STATE FL ZIP 33611 PHONE 813 237 3381
RZ 25-0602	NAME Beverly Kieny - FHNA President MAILING ADDRESS 10902 N. Edison Ave CITY Tampa STATE FL ZIP 33612 PHONE 813-625-0420
RZ 25-0602	NAME GINA MARIE ISIN MAILING ADDRESS 13108 N. Ola Ave CITY Tampa STATE FL ZIP 336[illegible] PHONE (813) 625-1101
RZ 25-0602	NAME Susan Dennis MAILING ADDRESS 13109 N Hamner CITY Tampa STATE FL ZIP 33612 PHONE 813-373-4779

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

DATE/TIME: August 18, 2025 / 6pm HEARING MASTER: Susan Finch

PLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION #	PLEASE PRINT
RZ 25-0602	NAME Jamie Fearnham MAILING ADDRESS 513 W. 129th Ave CITY Tampa STATE FL ZIP 33612 PHONE 813-391-4699
RZ 25-0700	NAME Alexandra Schafer MAILING ADDRESS 400 N. Ashley Dr. Suite 1100 CITY Tampa STATE FL ZIP 33602 PHONE 813-221-9600
RZ 25-0704	NAME Kami Corbett MAILING ADDRESS 101 East Kennedy Ave Ste 3700 CITY Tampa STATE FL ZIP 33602 PHONE 813227-8427
RZ 25-0704	NAME Isabelle Albert MAILING ADDRESS 1000 N. Ashley Dr #900 CITY Tampa STATE FL ZIP 33602 PHONE 813 331 0976
RZ 25-0709 VS	NAME Robert Lavers Sr. MAILING ADDRESS 5019 Bonita Dr. CITY Wimauma STATE FL ZIP 33598 PHONE
RZ 25-0704	NAME Bill Baier MAILING ADDRESS 5222 Lake Venice Drive CITY Wimauma STATE FL ZIP 33598 PHONE 303-717-4840

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

DATE/TIME: August 18, 2025 / 6pm HEARING MASTER: Susan Finch

PLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION #	PLEASE PRINT NAME / MAILING ADDRESS / CITY / STATE / ZIP / PHONE
RZ 25-0704	NAME: STEVE HENIZY MAILING ADDRESS: 5023 W. LAUREL ST CITY: TPA STATE: FL ZIP: 33609 PHONE: 813 789 0639
RZ 25-0801	NAME: TU MAI MAILING ADDRESS: 14031 N. Dale Mabry Hwy CITY: Tampa STATE: FL ZIP: 33618 PHONE: (813) 962-6230
RZ 25-0801	NAME: Yaismel Hernandez MAILING ADDRESS: 3265 Laurel Dale Dr CITY: TAMPA STATE: FL ZIP: 33618 PHONE: 813 335 9885
RZ 25-0801	NAME: DONALD LACEY MAILING ADDRESS: 1340 Cour Blvd #196, CITY: Clearwater STATE: FL ZIP: 33767 PHONE: 352 585 0493
RZ 25-0802	NAME: William Sullivan Potomac Land Company MAILING ADDRESS: 26336 State Road 19 CITY: Howey in the Hills STATE: FL ZIP: 34737 PHONE: 407 463 313
RZ 25-0802	NAME: Sean Cohen MAILING ADDRESS: 13825 Icot Blvd Ste 605 CITY: Clearwater STATE: FL ZIP: 33760 PHONE: 727 524-1818

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

DATE/TIME: August 18, 2025 / 6pm HEARING MASTER: Susan Finch

PLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION #	PLEASE PRINT NAME
RZ 25-0802	MAILING ADDRESS 4530 RIVER CLUB BLVD CITY VALRICO STATE FL ZIP 33596 PHONE

APPLICATION #	PLEASE PRINT NAME
RZ 25-0802	MAILING ADDRESS 4341 Culbreath Rd CITY Valrico STATE FL ZIP 33594 PHONE 860-395-7723

APPLICATION #	PLEASE PRINT NAME
RZ 25-0802	MAILING ADDRESS 2634 Allwood Ave CITY Valrico STATE FL ZIP 33594 PHONE 828-242-3006

APPLICATION #	PLEASE PRINT NAME
RZ 25-0802	MAILING ADDRESS 1511 N Westshore Blvd Suite 1000 CITY Tampa STATE FL ZIP 3360 PHONE 813 957-0544

APPLICATION #	PLEASE PRINT NAME
MM 25-0808	MAILING ADDRESS 2002 W. Cleveland St #203 CITY Tampa STATE FL ZIP 33606 PHONE 813-419-3914

APPLICATION #	PLEASE PRINT NAME
MM 25-0808	MAILING ADDRESS 401 E Jackson Street CITY Tampa STATE Fl ZIP 33601 PHONE 813 222 5010

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

DATE/TIME: August 18, 2025 / 6pm HEARING MASTER: Susan Finch

PLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION #	PLEASE PRINT NAME / MAILING ADDRESS / CITY / STATE / ZIP / PHONE
MM 25-0808	NAME David Moore MAILING ADDRESS 17310 Carriage Way CITY Odessa STATE FL ZIP 33556 PHONE 813 600 7588
MM 25-0808	NAME MICHAEL BEAM MAILING ADDRESS 6401 THOROUGHBRED LOOP CITY ODESSA STATE FL ZIP 33556 PHONE 727.452.5798
MM 25-0808	NAME Melissa Nordbeck MAILING ADDRESS 19810 Hamatha Rd CITY Odessa STATE FL ZIP 33556 PHONE 813-505-9316
MM 25-0808	NAME Beth White MAILING ADDRESS 17905 Burrell Rd CITY Odessa STATE FL ZIP 33556 PHONE 813/404-3125
MM 25-0808	NAME R. Blain Sanford MAILING ADDRESS 6613 THOROUGHBRED LP CITY ODESSA STATE FL ZIP 33556 PHONE 813.293.1044
MM 25-0808	NAME Edward Schuna Jr MAILING ADDRESS 6402 Thoroughbred Loop CITY Odessa STATE FL ZIP 33556 PHONE 813 7664434

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

DATE/TIME: August 18, 2025 / 6pm HEARING MASTER: Susan Finch

PLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION #	PLEASE PRINT
MM 25-0808	NAME Lisa Kasson MAILING ADDRESS 17005 Winner's Circle CITY Odessa STATE FL ZIP 33556 PHONE 813-505-0661
MM 25-0808	NAME Lisa Dean MAILING ADDRESS 17042 Winners Circle CITY Odessa STATE Fl ZIP 33556 PHONE 813-300-0363
MM 25-0808	NAME Dawn Bickoff MAILING ADDRESS 17106 Longacres CITY Odessa STATE FL ZIP 33556 PHONE 813-679-5842
MM 25-0808	NAME Timothy Nelden MAILING ADDRESS 5904-A Hampton Oaks Pkwy CITY Tampa STATE FL ZIP 33610 PHONE 813-253-5311
	NAME MAILING ADDRESS CITY STATE ZIP PHONE
	NAME MAILING ADDRESS CITY STATE ZIP PHONE

HEARING TYPE: **ZHM, PHM, VRH, LUHO** **DATE: August 18, 2025**

HEARING MASTER: Susan Finch **PAGE: 1 OF 2**

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
MM 24-1141	Todd Pressman	1. Applicant Presentation Packet	No
RZ 25-0931	Todd Pressman	1. Applicant Presentation Packet	No
RZ 25-0999	Todd Pressman	1. Applicant Presentation Packet	No
RZ 25-1000	Michelle Montalbano	1. Revised Staff Report	No
RZ 24-0591	David Wright	1. Applicant Presentation Packet	No
RZ 24-0924	Isabelle Albert	1. Applicant Presentation Packet	No
RZ 24-0924	Brent R. Davis	1. Revised Staff Report	No
RZ 24-1263	Ashley Rome	1. Revised Staff Report	No
RZ 24-1263	Debbie Holliday	2. Opposition Presentation Packet	No
RZ 24-1263	Yvette Niemann	3. Opposition Presentation Packet	No
RZ 24-1263	George Niemann	4. Opposition Presentation Packet	No
RZ 25-0602	Todd Pressman	1. Applicant Presentation Packet	No
RZ 25-0602	Baneet Stewart	2. Applicant Presentation Packet	No
RZ 25-0602	Latonia Boykins	3. Applicant Presentation Packet	No
RZ 25-0602	Beverly Kieny	4. Opposition Presentation Packet	No
RZ 25-0704	Ashley Rome	1. Revised Report	No
RZ 25-0801	Tu Mai	1. Applicant Presentation Packet	No
RZ 25-0802	Ashley Rome	1. Revised Staff Report	No
RZ 25-0802	William Sullivan	2. Applicant Presentation Packet	No
RZ 25-0802	Tom Leech	3. Opposition Presentation Packet	No
RZ 25-0802	Christopher Rate	4. Opposition Presentation Packet	No
RZ 25-0802	Jason Emory	5. Opposition Presentation Packet	No
RZ 25-0802	Kathleen Reres	6. Opposition Presentation Packet	No
MM 25-0808	Lily Linehan	1. Revised Staff Report	No
MM 25-0808	Sam Ball	2. Revised Staff Report	No
MM 25-0808	Jay Cremer	3. Applicant Presentation Packet	No

HEARING TYPE: **ZHM, PHM, VRH, LUHO** **DATE: August 18, 2025**

HEARING MASTER: Susan Finch **PAGE: 2 OF 2**

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
MM 25-0808	Michael Beam	4. Opposition Presentation Packet	No
MM 25-0808	Beth White	5. Opposition Presentation Packet	No
MM 25-0808	Timothy Nelden	6. Applicant Presentation Packet	No

AUGUST 18, 2025 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, August 18, 2025, at 6:00 p.m., in the Boardroom, Frederick B. Karl County Center, Tampa, Florida, and held virtually.

Susan Finch, ZHM, called the meeting to order at 6:00 p.m., led in the pledge of allegiance to the flag, and introduced Development Services (DS).

A. WITHDRAWALS AND CONTINUANCES

Michelle Heinrich, DS, introduced staff, and reviewed changes/withdrawals/continuances.

Susan Finch, ZHM, overview of ZHM process.

Mary Dorman, Senior Assistant County Attorney, overview of oral argument/ZHM process.

Susan Finch, ZHM, Oath.

B. REMANDS:

B.1. MM 24-1141

Michelle Heinrich, DS, called MM 24-1141.

Testimony provided.

Susan Finch, ZHM, closed MM 24-1141.

C. REZONING STANDARD (RZ-STD):

C.1. RZ 25-0931

Michelle Heinrich, DS, called RZ 25-0931.

Testimony provided.

Susan Finch, ZHM, closed RZ 25-0931.

C.2. RZ 25-0999

Michelle Heinrich, DS, called RZ 25-0999.

Testimony provided.

Susan Finch, ZHM, closed RZ 25-0999.

C.3. RZ 25-1000

Michelle Heinrich, DS, called RZ 25-1000.

Testimony provided.

Susan Finch, ZHM, closed RZ 25-1000.

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

D.1. RZ 24-0591

Michelle Heinrich, DS, called RZ 24-0591.

Testimony provided.

Susan Finch, ZHM, closed RZ 24-0591.

D.2. RZ 24-0924

Michelle Heinrich, DS, called RZ 24-0924.

Testimony provided.

Susan Finch, ZHM, closed RZ 24-0924.

D.3. RZ 24-1075

Michelle Heinrich, DS, called RZ 24-1075.

Testimony presented.

Susan Finch, ZHM, closed RZ 24-1075.

D.4. RZ 24-1263

Michelle Heinrich, DS, called RZ 24-1263.

Testimony provided.

Susan Finch, ZHM, closed RZ 24-1263.

MONDAY, AUGUST 18, 2025

D.5. RZ 25-0602

Michelle Heinrich, DS, called RZ 25-0602.

Testimony provided.

Susan Finch, ZHM, closed RZ 25-0602.

D.6. RZ 25-0700

Michelle Heinrich, DS, called RZ 25-0700.

Testimony presented.

Susan Finch, ZHM, closed RZ 25-0700.

D.7. RZ 25-0704

Michelle Heinrich, DS, called RZ 25-0704.

Testimony provided.

Susan Finch, ZHM, closed RZ 25-0704.

D.8. RZ 25-0801

Michelle Heinrich, DS, called RZ 25-0801.

Testimony provided.

Susan Finch, ZHM, closed RZ 25-0801.

D.9. RZ 25-0802

Michelle Heinrich, DS, called RZ 25-0802.

Applicant requested a continuance.

Susan Finch, ZHM, denied the continuance request.

Michelle Heinrich, DS, called RZ 25-0802.

Testimony presented.

Susan Finch, ZHM, closed RZ 25-0802.

D.10. MM 25-0808

Michelle Heinrich, DS, called MM 25-0808.

Testimony presented.

Susan Finch, ZHM, closed MM 25-0808.

E. ZHM SPECIAL USE - **None.**

ADJOURNMENT

Susan Finch, ZHM, adjourned meeting at 11:54 p.m.

Rezoning Application:	PD 25-0802
Zoning Hearing Master Date:	August 18, 2025
BOCC Land Use Meeting Date:	October 7, 2025

Hillsborough County Florida
Development Services Department

1.0 APPLICATION SUMMARY

Applicant:	Potomac Land Company William Sullivan, President
FLU Category:	RES-4
Service Area:	Urban
Site Acreage:	10.97 AC
Community Plan Area:	Brandon
Overlay:	None

RZ 25-0802
Ashley Rome
ZHM
Exhibit #1 8-18-2025

Introduction Summary:
The existing zoning is AS-1 (Single-Family Residential/Agricultural), which permits single family residential and agricultural uses, pursuant to the development standards in the table below. The proposed zoning is for Planned Development (site plan controlled district) to allow 33 single family residential lots, pursuant to the development standards in the table below and site plan depicted in 2.4 of the report.

Zoning:	Existing	Proposed
District(s)	AS-1	PD 25-0802
Typical General Use(s)	Single-Family Residential/Agricultural	Single-Family Residential (Conventional Only)
Acreage	10.97 AC	10.97 AC (477,853.2 SF)
Density/Intensity	1 DU/AC	33 DU/ 477,853.2 SF = 3 DU/AC
Mathematical Maximum*	10 DU	33 DU

*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	AS-1	PD
Lot Size / Lot Width	43,560 sf / 150’	~~6,600~~ 6,900 sf / 50’
Setbacks/Buffering and Screening	50’ Front 50’ Rear 25’ Sides	20’ Front 20’ Rear 5’ Sides
Height	50’	35’

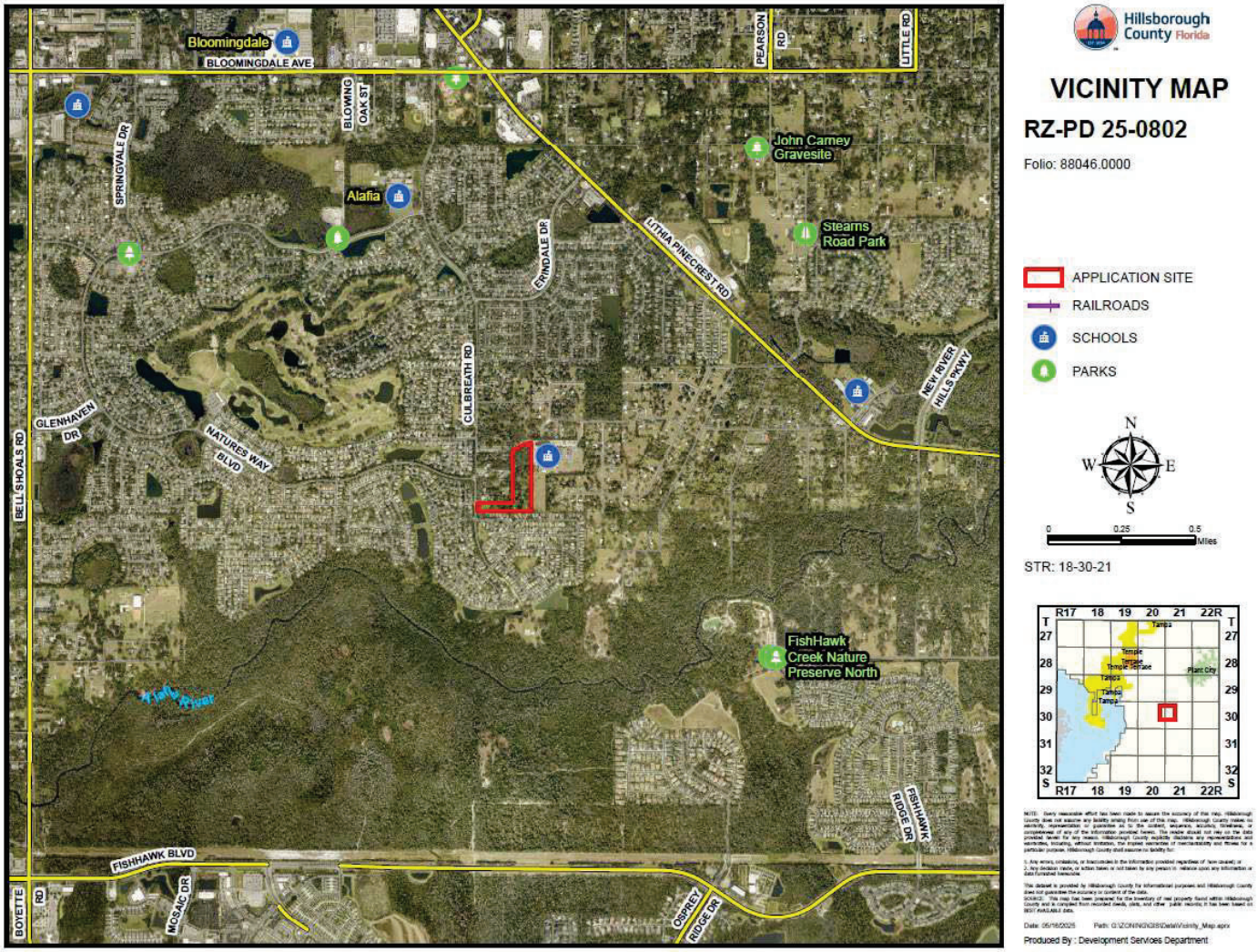
Additional Information:	
PD Variation(s)	None requested as part of this application
Waiver(s) to the Land Development Code	None requested as part of this application

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

Template created 8-17-21

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

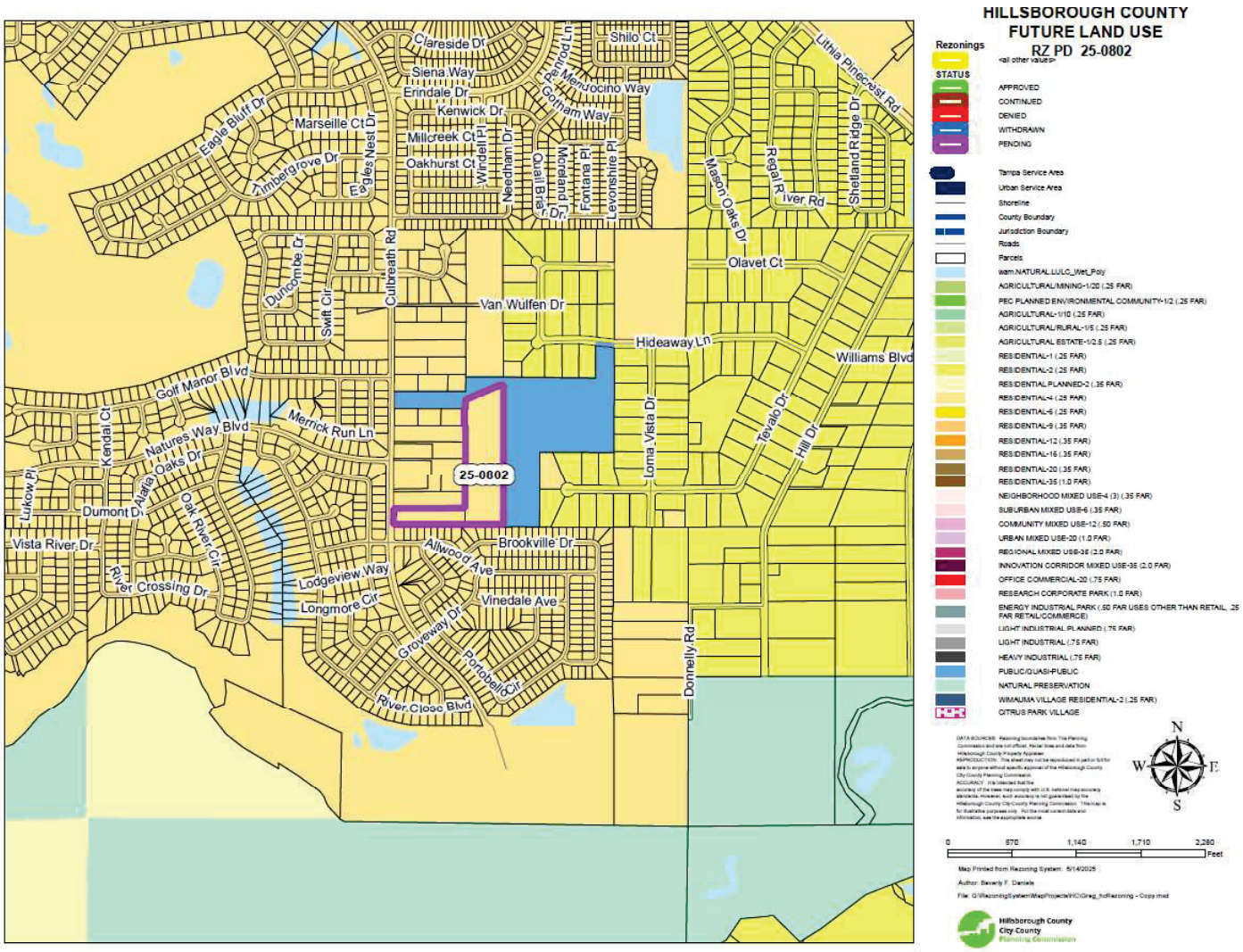


Context of Surrounding Area:

The parcel is situated along Culbreath Road, a two-lane roadway. The surrounding area features institutional uses to the north and east, while single-family residential uses are located to the west and south.

2.0 LAND USE MAP SET AND SUMMARY DATA

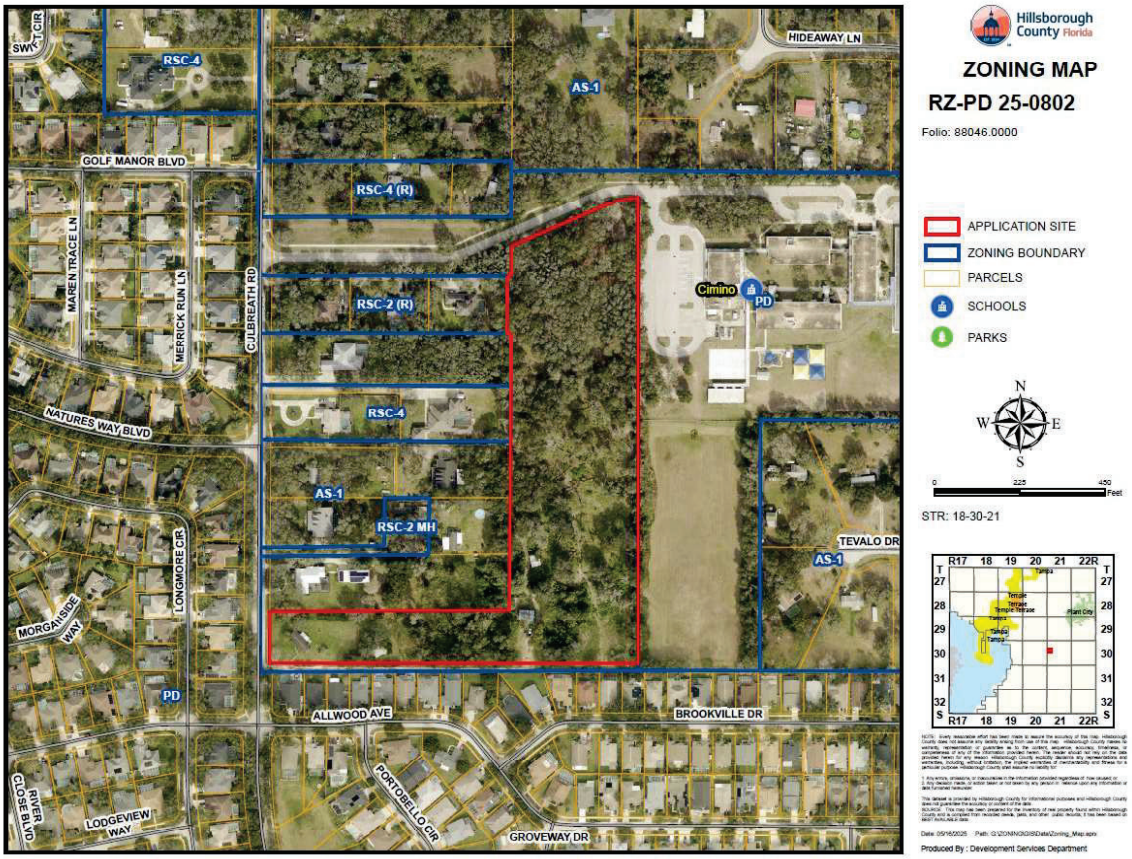
2.2 Future Land Use Map



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

2.0 LAND USE MAP SET AND SUMMARY DATA

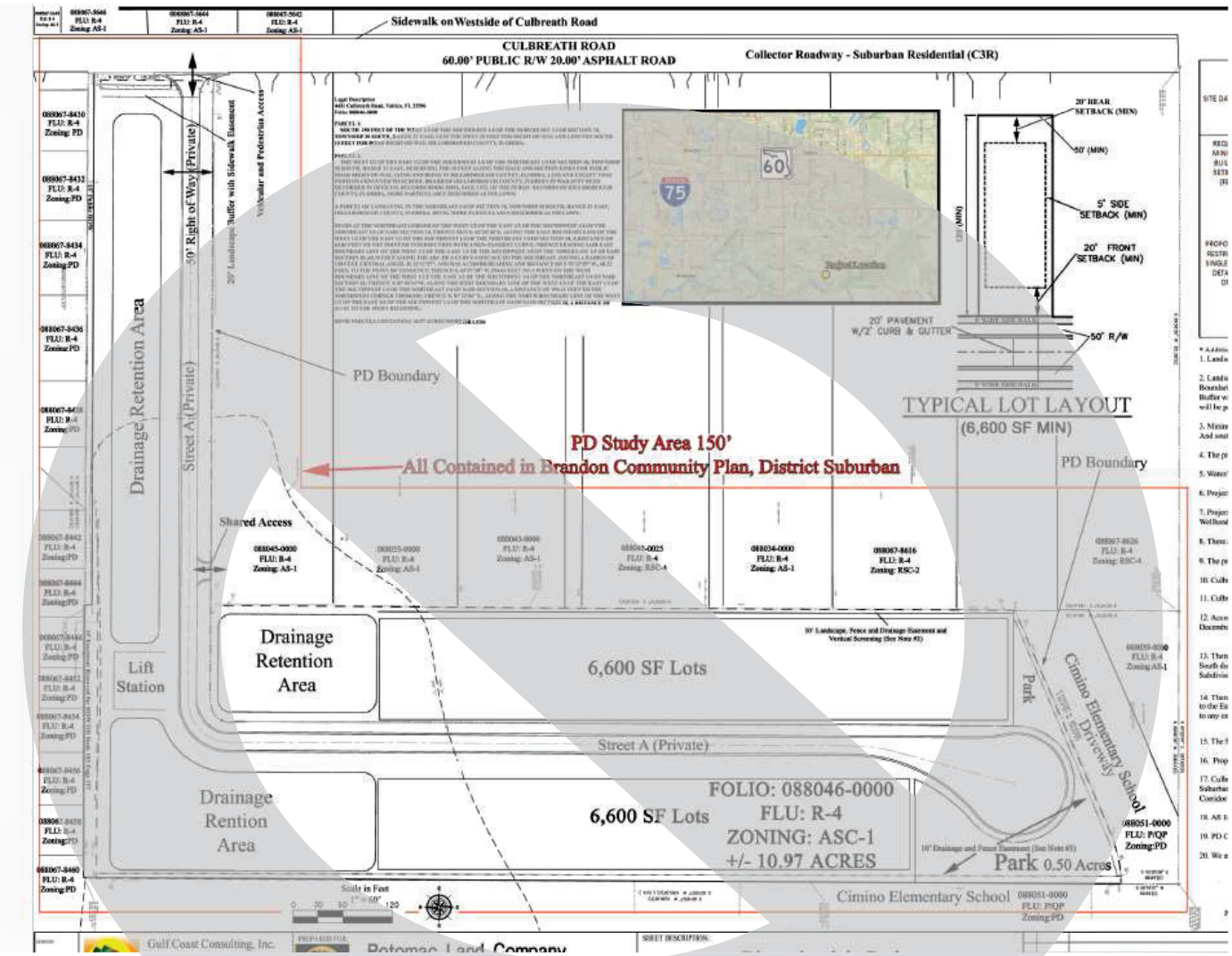
2.3 Immediate Area Map



Adjacent Zonings and Uses				
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD 01-0335	n/a	Elementary School	Public School
South	PD 92-0382	3.58 DU/AC	Single-Family Residential (Conventional Only)	Single-Family Residential (Conventional Only)
East	PD 01-0335	n/a	Elementary School	Public School
West	RSC-2 AS-1 RSC-4	RSC-2: 2 DU/AC AS-1: 1 DU/AC RSC-4: 4 DU/AC	Single-Family Residential (Conventional Only) Single-Family Residential/Agricultural	Single-Family Residential (Conventional Only) Single-Family Residential/Agricultural

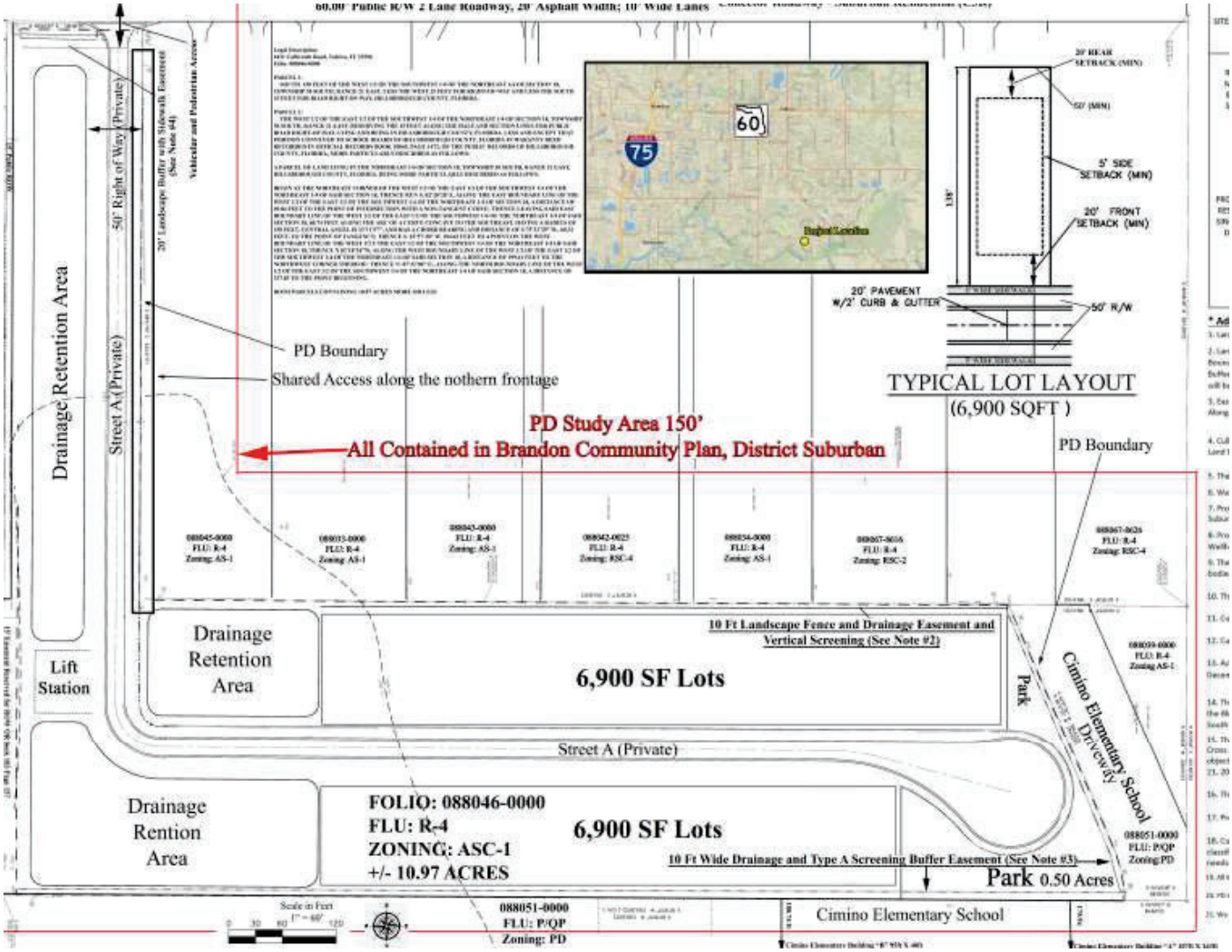
~~2.0 LAND USE MAP SET AND SUMMARY DATA~~

~~2.4 Proposed Site Plan~~ ~~(partial provided below for size and orientation purposes. See Section 8.0 for full site plan)~~



2.0 LAND USE MAP SET AND SUMMARY DATA

2.4 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.0 for full site plan)



3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 OF STAFF REPORT)

Adjoining Roadways (check if applicable)			
Road Name	**Classification**	**Current Conditions**	**Select Future Improvements**
Culbreath Rd	County Collector - Urban	2 Lanes ☒Substandard Road ☐Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☒ Substandard Road Improvements ☐ Other

Project Trip Generation			
	Average Annual Daily Trips	**A.M. Peak Hour Trips**	**P.M. Peak Hour Trips**
Existing	94	7	9
Proposed	364	27	35
Difference (+/1)	+270	+20	+26

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

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

Design Exception/Administrative Variance		
Road Name/Nature of Request	**Type**	**Finding**
Culbreath Rd./Substandard ~~Rodway~~ Roadway	Design Exception Requested	Approvable
Culbreath Rd./Access Spacing	Design Exception Requested	~~Previously approved~~ Approvable
Notes:		

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	**Comments Received**	**Objections**	**Conditions Requested**	**Additional Information/Comments**
Environmental Protection Commission	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
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 * 33 = $303,039 Parks: $2,145 * 33 = $70,785 School: $8,227 * 33 = $271,491 Fire: $335 * 33 = $11,055 Total per House: $19,890 * 33 = $656,370				
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 proposed uses are comparable with the surrounding single family residential development. Furthermore, the proposed 3 DU/AC density is under the 4 DU/AC Maximum density allowable in the RES-4 Comprehensive Plan category.

The surrounding area is a residential development with single-family conventional homes along Culbreath Road with AS-1, RSC-2, RSC-4, and PD Zoning Districts, within the RES-4 Future Land Use category. The adjacent single-family residential subdivision to the south, within PD 92-0382, is recorded as the Bloomingdale Section "DD" subdivision plat. While the plat includes parcels of varying sizes, several lots—particularly some adjacent to the PD boundary—measure approximately 60 feet by 110 feet (about 6,600 square feet), ~~matching~~ smaller than the minimum lot size proposed for the subject development.

The private roadway portion of the project will provide ~~a 20-foot wide buffer with tree plantings along the north and~~ stormwater areas along the south. The single family residence to the north of the private street is approximately 50 feet from the common property line. A 20-foot wide buffer with ~~T~~tree plantings ~~and fencing~~ will be provided along the western PD boundary (Culbreath Road). Given the proposed use, none of these buffers and screening are required.

Given the above, staff finds the proposed modification to be compatible with the surrounding properties and in keeping the general development pattern of the area.

5.2 Recommendation

Staff recommends approval of the applicant's request

6.0 PROPOSED CONDITIONS

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted July 31, 2025.

- Prior to certification, the applicant shall revise the PD site plan the Culbreath Rd. roadway information which states "20' Asphalt Width" to state "24' Asphalt Width".

1. The project shall allow 33 single family residential lots.

2. The location of structures shall be as generally shown on the site plan. Project development standards for the project shall be as following:

   Minimum Lot Size: ~~6,600~~ 6,900 sf
   Minimum Lot Width: 50-Feet
   Minimum Front Setback: 20-Feet (Porches 15-feet)
   Minimum Side Building Setbacks: 5-Feet
   Minimum Rear Yard Setback: 20-Feet
   Maximum building coverage: 70%
   Maximum building Height: 35- feet

3. Buffering and screening shall be provided where depicted on the site plan.
   3.a. A 10-foot wide easement shall be provided where depicted on the western PD boundary. Screening within this easement shall include a 6-foot high PVC opaque fence and 3" caliper trees 10' high every 40 feet on centers ~~plantings planted at a height of 10 feet and 3-inch caliper on 40-foot centers~~. The easement shall be granted to the homeowners association or similar entity for installation and maintenance.
   3.b. A 10-foot wide easement with screening shall be provided where depicted on the eastern and northern PD boundaries. Screening Standard A will consist of minimum 6-foot high PVC fence (finished side out) ~~Screening shall consist of a 6-foot high PVC fence~~. The easement shall be granted to the homeowners association of similar entity for installation and maintenance.
   3.c. A 20-foot wide buffer with screening shall be provided along the western frontage along Culbreath Road ~~north of the private street where delineated on the site plan~~. Within this buffer, screening shall consists of tree plantings in accordance with Land Development Code Section 6.06.06.C.4.b. ~~Screening shall consist of tree plantings in accordance with Type B screening standards.~~

4. The project shall be permitted one full access connection on Culbreath Rd. as shown on the PD site plan.

5. The project shall establish a shared access facility along the southern boundary of folio#88045.0000 for the existing residential use and any future residential subdivision, generally where shown on the PD site plan. Notwithstanding anything shown on the PD site plan or herein conditions of approval to the contrary, no intervening common area or other parcel (i.e. "spite strip") shall be platted between the project's internal roadway and folio#88045.0000 such that it would prevent vehicular and pedestrian access to be taken. The shared access facility shall include all necessary easements to allow the adjacent property to construct residential vehicular and pedestrian access connections to the project's internal roadway and utilize it for ingress and egress.

6. If PD 25-0802 is approved, the County Engineer will approve the Design Exception (dated August 4, 2025, and found approvable on August 12, 2025), for Culbreath Rd. substandard road improvements. As Culbreath Rd. is a substandard roadway, the developer will be required to construct two pedestrian crossings with Rectangular Rapid Flashing Beacons (RRFB) along Culbreath Rd. consistent with the Design Exception.

7. If PD 25-0802 is approved, the County Engineer will approve an administrative variance (dated August 11, 2025), which was found approvable on August 12, 2025. Approval of this Administrative Variance will permit a reduction of the minimum access spacing (between the Culbreath Rd. access and the next three existing driveway connections to the north) such that a minimum spacing of +/- 103 feet is permitted to the north.

8. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.

9. All construction ingress and egress shall be limited to the Culbreath Rd. project access. The developer shall include a note in each site/construction plan submittal which indicates same.

10. 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.

11. Any interim agricultural operations shall not result in the destruction of trees or the natural plant community vegetation on the property. Any application to conduct land alteration activities on the property must be submitted to the Natural Resources Team of the Development Services Department for review and approval. Use of the agricultural exemption provision to the Land Alteration regulations is prohibited.

12. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.

13. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.

14. 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.

15. 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.

16. 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.

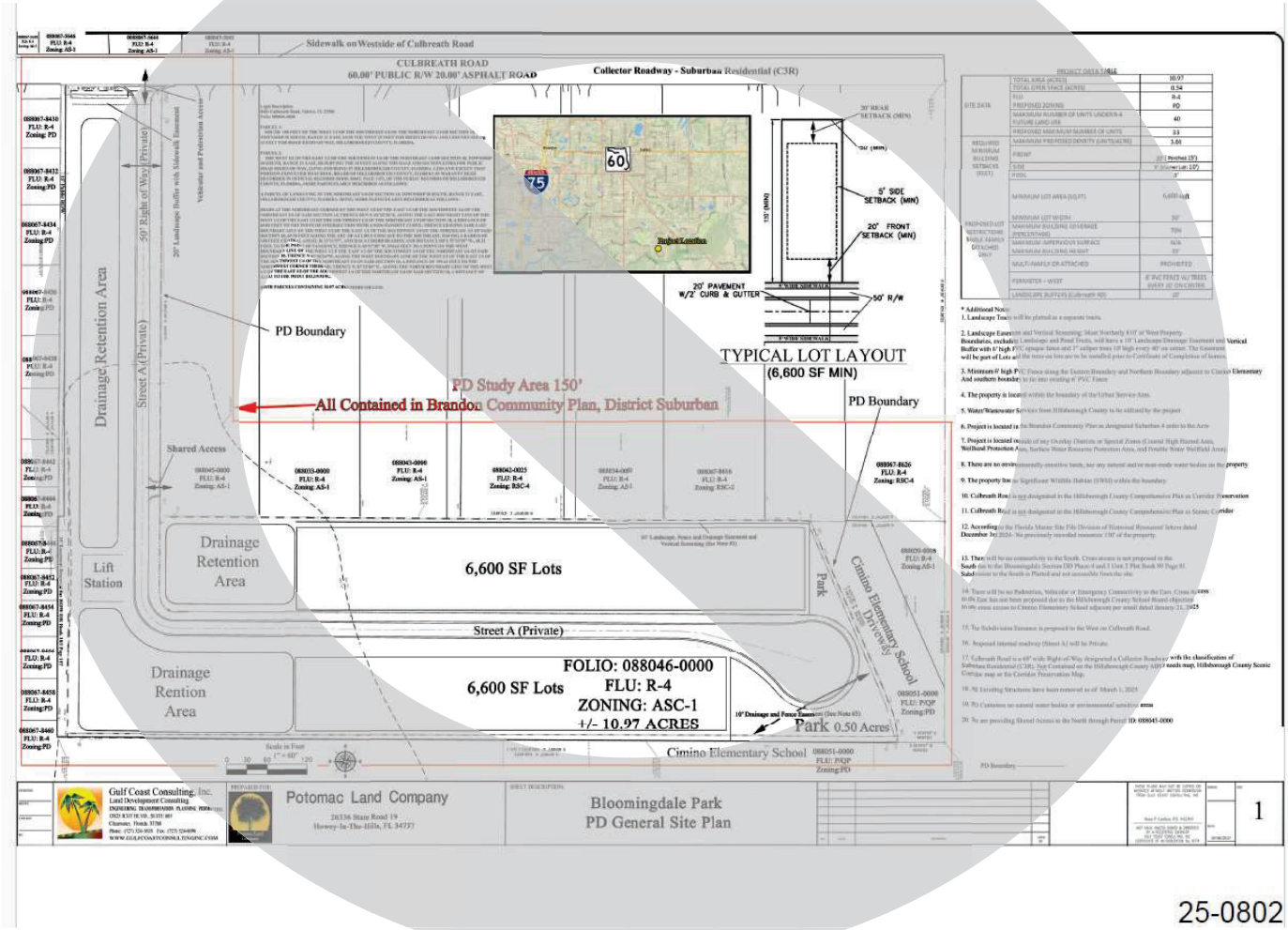
Zoning Administrator Sign Off:	J. Brian Grady

SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

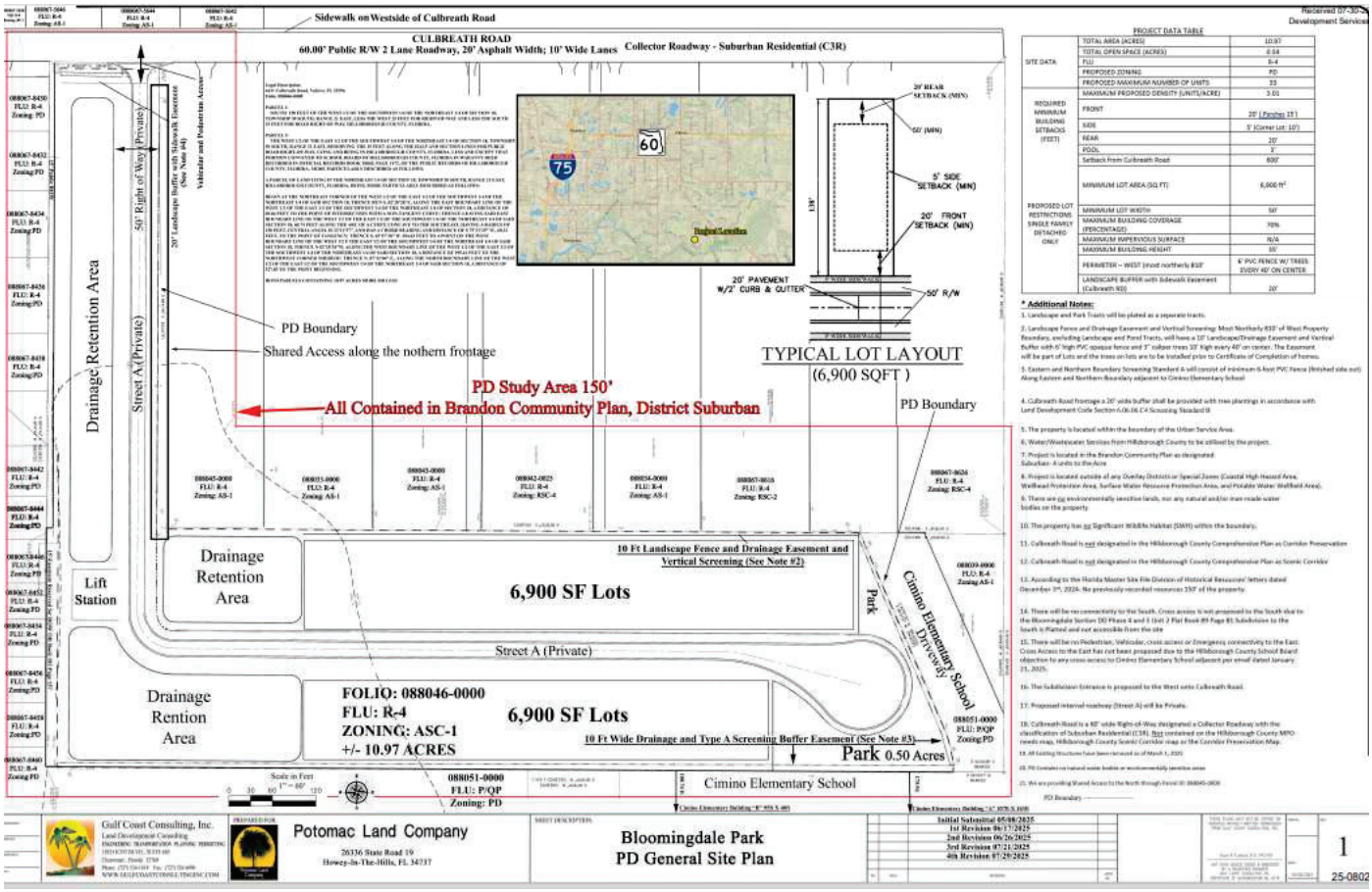
Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are 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

~~8.0 PROPOSED SITE PLAN (FULL)~~



8.0 PROPOSED SITE PLAN (FULL)



7.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department **DATE:** 08/12/2025

REVIEWER: Richard Perez, AICP, Executive Planner **AGENCY/DEPT:** Transportation

PLANNING AREA: Brandon (BR) **PETITION NO:** PD 25-0802

☐ 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.

CONDITIONS OF APPROVAL

- The project shall be permitted one full access connection on Culbreath Rd. as shown on the PD site plan.

- The project shall establish a shared access facility along the southern boundary of folio#88045.0000 for the existing residential use and any future residential subdivision, generally where shown on the PD site plan. Notwithstanding anything shown on the PD site plan or herein conditions of approval to the contrary, no intervening common area or other parcel (i.e. "spite strip") shall be platted between the project's internal roadway and folio#88045.0000 such that it would prevent vehicular and pedestrian access to be taken. The shared access facility shall include all necessary easements to allow the adjacent property to construct residential vehicular and pedestrian access connections to the project's internal roadway and utilize it for ingress and egress.

- If PD 25-0802 is approved, the County Engineer will approve the Design Exception (dated August 4, 2025, and found approvable on August 12, 2025), for Culbreath Rd. substandard road improvements. As Culbreath Rd. is a substandard roadway, the developer will be required to construct two pedestrian crossings with Rectangular Rapid Flashing Beacons (RRFB) along Culbreath Rd. consistent with the Design Exception.

- If PD 25-0802 is approved, the County Engineer will approve an administrative variance (dated August 11, 2025), which was found approvable on August 12, 2025. Approval of this Administrative Variance will permit a reduction of the minimum access spacing (between the Culbreath Rd. access and the next three existing driveway connections to the north) such that a minimum spacing of +/- 103 feet is permitted to the north.

- Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.

- All construction ingress and egress shall be limited to the Culbreath Rd. project access. The developer shall include a note in each site/construction plan submittal which indicates same.

OTHER CONDITIONS:

- Prior to certification, the applicant shall revise the PD site plan the Culbreath Rd. roadway information which states "20' Asphalt Width" to state "24' Asphalt Width".

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone a single +/-10.97-acre parcel, from Agricultural, Single Family 1 (AS-1) to Planned Development (PD) to construct 33 single-family detached units. The site is located on the east side of Culbreath Rd. The Future Land Use designation is Residential 4 (R-4).

Trip Generation Analysis

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

Existing Zoning

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AS-1:10 Single Family Detached Units (ITE Code 210)	94	7	9

Proposed Rezoning

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD:33 Single Family Detached Units (ITE Code 210)	364	27	35

Trip Generation Difference

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	**(+)270**	**(+)20**	**(+)26**

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Culbreath Rd. is a 2-lane, substandard, urban collector roadway. The roadway is characterized by +/-24-foot-wide pavement in fair condition, lying within +/-60 feet of right-of-way. There is a +/-5 foot sidewalk on the west side and curb and gutter on both sides within the vicinity of the project.

This segment of Culbreath Rd. is designated a School Zone, as identified by signage and pavement markings, to serve Cimino Elementary to the north.

SITE ACCESS AND CONNECTIVITY

The PD site plan proposes a full access vehicular and pedestrian connection on Culbreath Rd., and a shared access facility to allow connection to folio# 88045.0000 in the event that the adjacent property was to choose to take access or subdivide into multiple residential lots.

The project access does not meet the minimum 245-foot spacing required from the existing residential driveways to the north pursuant to County LDC, Sec. 6.04.07 access spacing. The closest driveway is +/-60 feet from the proposed project access.

Additional site access analysis may be required at the time of site/subdivision construction due to Culbreath Rd. being a dead-end road and essentially all project will ingress and egress the site to and from the north.

The proposed shared access connection along the first +/-600 feet of the internal roadway from the project Culbreath Rd. access will serve the purpose of meeting the LDC, Sec.6.02.01. A. connectivity requirements, meeting LDC, Sec. 6.04.01. H. emergency access requirements and allow for an alternative

access to the adjacent parcel (folio#88045.0000) in the event property was to choose to take access or subdivide into multiple residential lots.

No additional connectivity to the north, east or south is proposed due to the adjacent School property and platted subdivision.

Internal project roadways will be private and constructed consistent with the County Transportation Technical Manual TS-3, typical section local roadway.

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

Construction access shall be limited to Culbreath Rd. project access to minimize disruption to adjacent residential neighborhoods.

REQUESTED DESIGN EXCEPTION: CULBREATH RD.

As Culbreath Rd. is a substandard roadway, the applicant's Engineer of Record (EOR) submitted a Design Exception request for the roadway (dated August 11, 2025) to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer found the Design Exception request approvable (on August 12, 2025). The developer will be required to construct two pedestrian crossings with Rectangular Rapid Flashing Beacons (RRFB) along Culbreath Rd. consistent with the Design Exception. One crossing with RRFB shall be constructed at north side of the entrance of the proposed development to allow for safe pedestrian travel to/from the existing sidewalk on the west side of Culbreth Road. The second crossing with RRFB shall be constructed across Culbreath in the existing location of the present crosswalk at the entrance to Cimino Elementary School so that pedestrians can cross to and from the Culbreath sidewalk to the existing sidewalk that runs to Cimino Elementary School along the Schools entrance driveway.

If this zoning is approved, the County Engineer will approve the Design Exception request.

REQUESTED ADMINISTRATIVE VARIANCE: ACCESS SPACING.

The applicant's Engineer of Record (EOR) submitted a Section 6.04.02.B. Administrative Variance Request (dated August 4, 2025) from the Section 6.04.07. LDC requirement, governing spacing for the proposed Culbreath Ave. access. Per the LDC, Culbreath Rd. is a collector roadway, which requires minimum connection spacing of 245 feet. The applicant is proposing the project access in a location which is within +/- 103 feet, +/-158 feet, and +/-200 feet, respectively, from three existing residential driveways connections to the north. As such, the applicant is seeking a variance of +/-142 feet to the north of the project access. Based on factors presented in the Administrative Variance Request, the County Engineer found the request approvable on August 12, 2025.

If this rezoning is approved, the County Engineer will approve the Administrative Variance Request.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Culbreath Rd. is not a regulated roadway in the County's Roadway Level of Service (LOS) report.

From: Williams, Michael
Sent: Tuesday, August 12, 2025 5:00 PM
To: Sean Cashen
Cc: Elizabeth Rodriguez; Bill Sullivan (billsullivan@potomacland.com); Chapela, Tania; Perez, Richard; Drapach, Alan; Tirado, Sheida; PW-CEIntake; De Leon, Eleonor
Subject: FW: RZ-PD 25-0802 -Administrative Variance & Design Exception Review
Attachments: 25-0802 AVReq 08-11-25.pdf; 25-0802 DEReq 08-05-25.pdf

Sean,
I have found the attached Section 6.04.02.B. Administrative Variance (AV) and Design Exception (DE) for PD 25-0802 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Eleonor De Leon (DeLeonE@hillsboroughcounty.org 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@hillsboroughcounty.org

Mike

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

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

Hillsborough County
601 E. Kennedy Blvd., Tampa, FL 33602

Facebook | Twitter | YouTube | LinkedIn | HCFL Stay Safe

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

From: Tirado, Sheida <TiradoS@hcfl.gov>
Sent: Tuesday, August 12, 2025 7:36 AM
To: Williams, Michael <WilliamsM@hcfl.gov>
Cc: Perez, Richard <PerezRL@hcfl.gov>; Drapach, Alan <DrapachA@hcfl.gov>
Subject: RZ-PD 25-0802 -Administrative Variance & Design Exception Review

Hello Mike,

The attached Administrative Variance and Design Exception are **Approvable** to me, please include the following people in your response:

libbytraffic@yahoo.com
libbytraffic@yahoo.com
billsullivan@potomacland.com
chapelat@hcfl.gov
perezrl@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

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Hillsborough County Florida

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

Received August 11, 2025
Development Services

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. AV Driveway Spacing, - Culbreath Rd. ☐ 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	Bloomingdale Park
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)	088046-0000 ☐ 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	Elizabeth Rodriguez
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	AS-1
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	PD 25-0802
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".*	

03/2025
25-0802

Received August 11, 2025
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Gulf Coast Consulting, Inc.
Land Development Consulting
ENGINEERING TRANSPORTATION PLANNING PERMITTING
13825 ICOT Boulevard, Suite 605
Clearwater, Florida 33760
Phone: (727) 524-1818
Fax: (727) 524-6090

August 11, 2025

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

Dear Mr. Williams:

RE: Administrative Variance for Driveway Spacing – Bloomingdale Park - PD 25-0802
Folio number 088046-0000

Please accept this letter as a formal request for your approval of an administrative variance to Section 6.04.03.07 of the Hillsborough County Land Development Code (LDC), which states:

Regarding Culbreath Road - **"Sec. 6.04.07. - Table: Minimum Spacing –**

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		

The subject property is in for rezoning, as is shown on the attached **Site Plan** and **Location Map**. The property is being rezoned to allow for the development of 33 Single Family Dwelling Units (SFDUs). This variance is to request that the developer not be required to meet LDC driveway spacing.

The LDC allows for relief of certain standards of Section 6.04 Access Management, subject to providing the following information and justifications.

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1. Site Information: *FOLIO # 088046-0000*

2. Associated Application Numbers: *PD 25-0802*

3. Type of Request: *Administrative variance per Section 6.04.02B.*

4. Section of the LDC from which the variance is being sought, as well as any associated zoning conditions which require said improvements: *Relief from LDC Section 6.04.07 is sought.*

5. Description of what the LDC/zoning conditions require: *Section 6.04.07 requires the proposed driveway to be 245 feet from other driveways, as the posted speed on Culbreath Road is 30 mph. As the attached Spacing Exhibit shows, the proposed driveway on Culbreath Road does not meet required spacing relative to the following other existing access driveways: (a) To the north along Culbreath Road, the first driveway is 103 feet from the proposed driveway. (b) Continuing north, the second driveway serves the same single family house as the first – the house has a "U" shaped driveway with two existing access driveways, and this northern access driveway is 158 feet from the proposed driveway. (c) Continuing northward, the existing access driveway for the second house to the north is 200 feet from the proposed driveway, (d) All other driveways/roadways meet spacing relative to the proposed new access driveway.*

6. Description of existing roadway conditions (e.g., Pavement width, lane width, condition, number of lanes, bicycles/sidewalk facilities): *The site has frontage on, and proposes access to, Culbreath Road. Culbreath Road is an urban (curb and gutter) road section, and includes: (a) Pavement width/lane width measurements are attached. They depict about 24 feet of pavement, and 12 foot lanes. (b) The ROW width is about 60 feet in the vicinity of the proposed driveway. See exhibit, and also see attached survey. (c) There are sidewalks on the (opposite) west side of Culbreath Road, but not along the (subject) east side of Culbreath Road in the vicinity of the proposed project. (d) Culbreath Road does not have bike lanes. (e) The pavement appears to be in fair/average condition (See exhibit.). (f) There are no paved shoulders.*

7. Justification for the request and any information you would like considered such as cost/benefit analysis, land use plans, policies, and local traffic circulation/operation of the site and adjacent areas. Justification must address Section 6.04.02B.3 criteria (a), (b), and (c). In consideration of the variance request, the issuing authority shall determine to the best of its ability whether the following circumstances are met:

   a. There is an unreasonable burden on the applicant. *Because of the configuration of the parcel, the applicant does not have enough frontage on Culbreath Road to shift his driveway away from the driveways of adjacent parcels such that it will meet spacing. It*

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would be unreasonable to deny access because of the configuration of the site.

b. The variance would not be detrimental to the public health, safety, and welfare. *Culbreath Road is a low speed, 30 mph roadway within a relatively densely populated residential area. The low speeds reduce the possibility of conflicts resulting from substandard driveway spacing.*

c. Without the variance, reasonable access cannot be provided. *This access point allows for critically needed infill housing to be developed in Hillsborough County. It is reasonable to grant this variance request so that access can be provided to this new infill housing development.*

8. Documentation/other attachments: *Attached are site plan; location map; spacing exhibit and trip generation.*

If you have any questions/comments regarding this letter, please call me at (813) 545-3316.

Sincerely,

sean p cashen

Digitally signed by sean p cashen
Date: 2025.08.11 11:59:17 -04'00'

SEAN P. CASHEN
LICENSE
No. 42505
STATE OF FLORIDA
PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Sean P. Cashen, P.E., on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Sean P. Cashen, P.E.

Based upon the information provided by the application, this request is:

_____ Disapproved

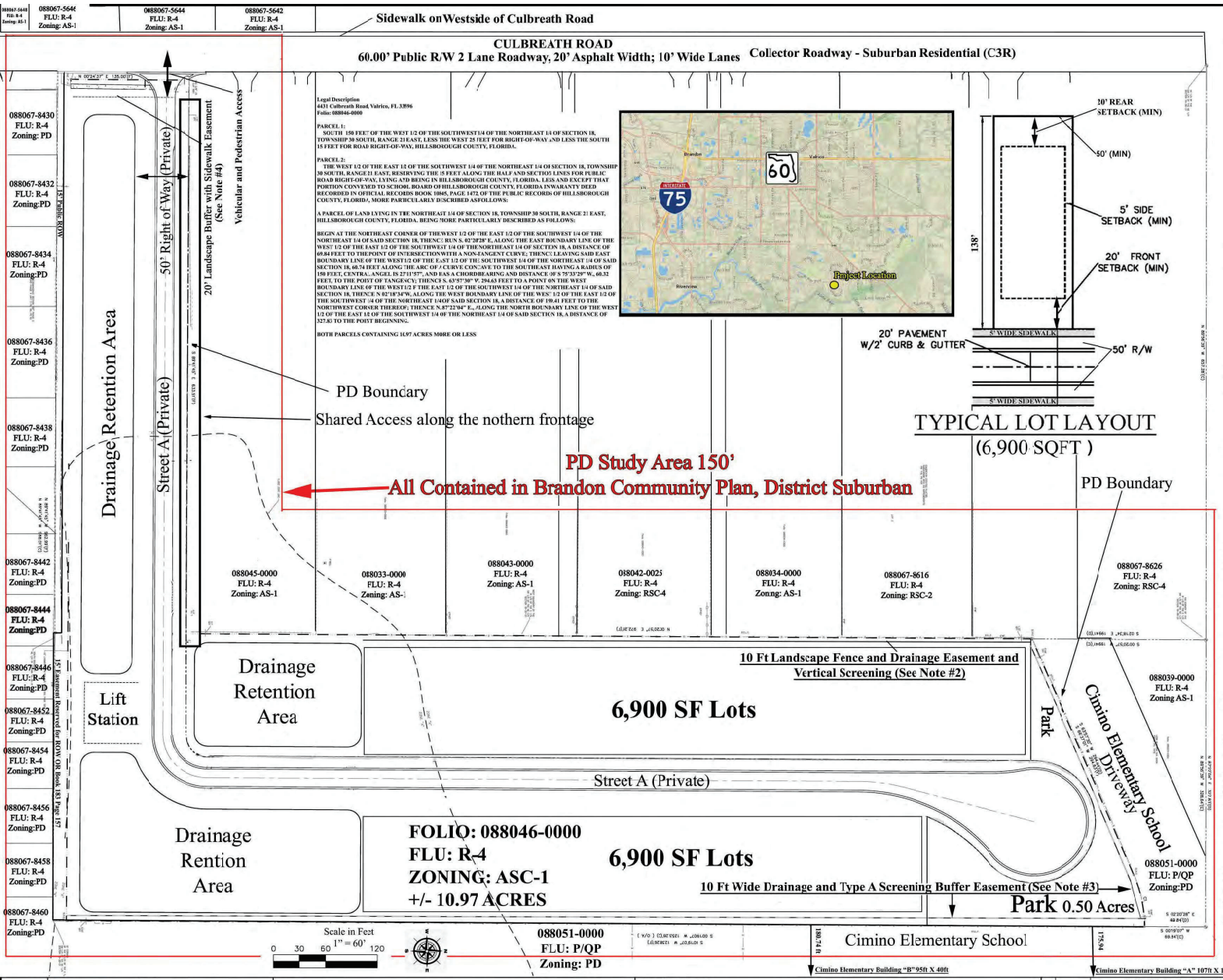
_____ Approved with Conditions

_____ Approved

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

Sincerely,

Michael J. Williams, P.E.
Hillsborough County Engineer



PROJECT DATA TABLE

SITE DATA	TOTAL AREA (ACRES)	10.97
	TOTAL OPEN SPACE (ACRES)	0.54
	FLU	R-4
	PROPOSED ZONING	PD
	PROPOSED MAXIMUM NUMBER OF UNITS	33
REQUIRED MINIMUM BUILDING SETBACKS (FEET)	MAXIMUM PROPOSED DENSITY (UNITS/ACRE)	3.01
	FRONT	20' (Porches 15')
	SIDE	5' (Corner Lot: 10')
	REAR	20'
	POOL	3'
	Setback from Culbreath Road	600'
PROPOSED LOT RESTRICTIONS SINGLE FAMILY DETACHED ONLY	MINIMUM LOT AREA (SQ FT)	6,900 ft²
	MINIMUM LOT WIDTH	50'
	MAXIMUM BUILDING COVERAGE (PERCENTAGE)	70%
	MAXIMUM IMPERVIOUS SURFACE	N/A
	MAXIMUM BUILDING HEIGHT	35'
	PERIMETER – WEST (most northerly 810'	6' PVC FENCE W/ TREES EVERY 40' ON CENTER
	LANDSCAPE BUFFER with Sidewalk Easement (Culbreath RD)	20'

*** Additional Notes:**

1. Landscape and Park Tracts will be plated as a separate tracts.
2. Landscape Fence and Drainage Easement and Vertical Screening: Most Northerly 810' of West Property Boundary, excluding Landscape and Pond Tracts, will have a 10' Landscape/Drainage Easement and Vertical Buffer with 6' high PVC opaque fence and 3" caliper trees 10' high every 40' on center. The Easement will be part of Lots and the trees on lots are to be installed prior to Certificate of Completion of homes.
3. Eastern and Northern Boundary Screening Standard A will consist of minimum 6-foot PVC Fence (finished side out) Along Eastern and Northern Boundary adjacent to Cimino Elementary School
4. Culbreath Road frontage a 20' wide buffer shall be provided with tree plantings in accordance with Land Development Code Section 6.06.06.C4 Screening Standard B
5. The property is located within the boundary of the Urban Service Area.
6. Water/Wastewater Services from Hillsborough County to be utilized by the project.
7. Project is located in the Brandon Community Plan as designated Suburban- 4 units to the Acre
8. Project is located outside of any Overlay Districts or Special Zones (Coastal High Hazard Area, Wellhead Protection Area, Surface Water Resource Protection Area, and Potable Water Wellfield Area).
9. There are no environmentally sensitive lands, nor any natural and/or man-made water bodies on the property
10. The property has no Significant Wildlife Habitat (SWH) within the boundary.
11. Culbreath Road is not designated in the Hillsborough County Comprehensive Plan as Corridor Preservation
12. Culbreath Road is not designated in the Hillsborough County Comprehensive Plan as Scenic Corridor
13. According to the Florida Master Site File Division of Historical Resources' letters dated December 3rd, 2024- No previously recorded resources 150' of the property.
14. There will be no connectivity to the South. Cross access is not proposed to the South due to the Boomingdale Section DD Phase 4 and 5 Unit 2 Plat Book 89 Page 81 Subdivision to the South is Platted and not accessible from the site
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16. The Subdivision Entrance is proposed to the West onto Culbreath Road.
17. Proposed internal roadway (Street A) will be Private.
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19. All Existing Structures have been removed as of March 1, 2025
20. PD Contains nonatural water bodies or environmentally sensitive areas
21. We are providing Shared Access to the North through Parcel ID: 088045-0000

PD Boundary

Gulf Coast Consulting, Inc.
Land Development Consulting
ENGINEERING TRANSPORTATION PLANING PERMITING
13825 ICOT BLVD., SUITE 605
Clearwater, Florida 33760
Phone: (727) 524-1818 fax: (727) 524-0090
WWW.GULFCOASTCONSULTINGINC.COM

PREPARED FOR:

Potomac Land Company

26336 State Road 19
Howey-In-The-Hills, FL 34737

SHEET DESCRIPTION:

Bloomingdale Park
PD General Site Plan

Initial Submittal	05/08/2025
1st Revision	06/17/2025
2nd Revision	06/26/2025
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Sean P. Cashen, P.E. #42505

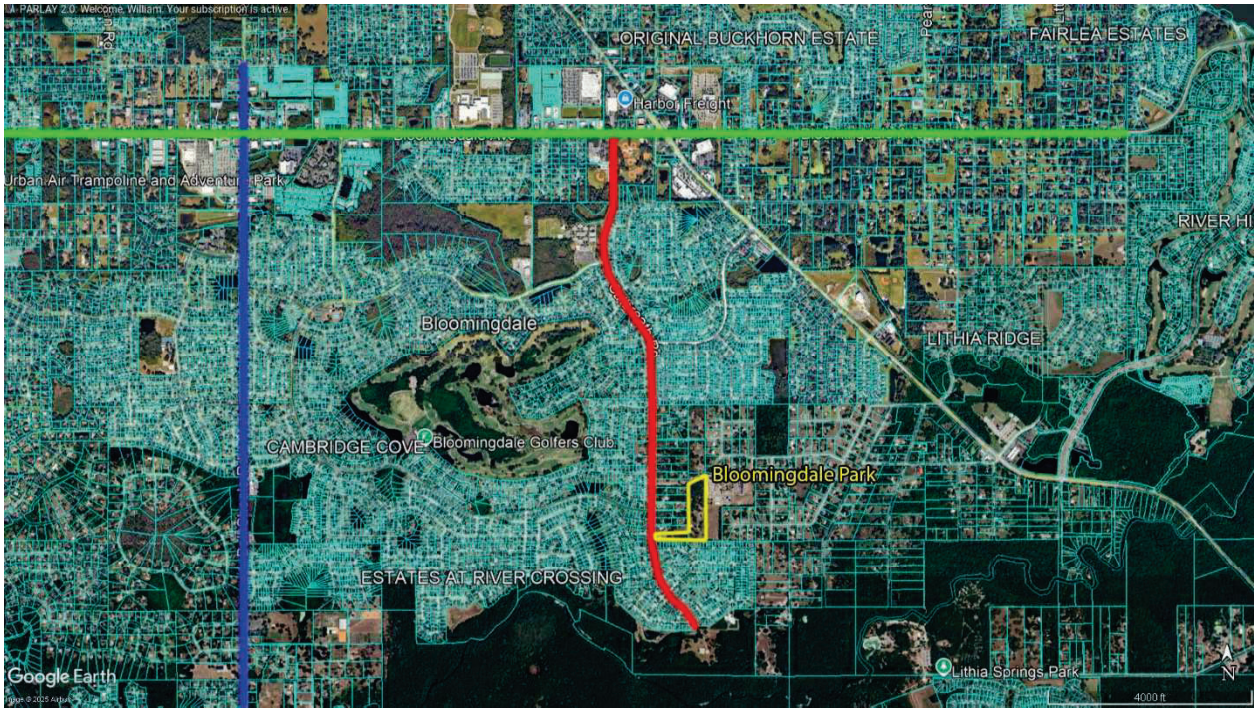
NOT VALID UNLESS SIGNED & EMBOSSED BY A REGISTERED ENGINEER
GULF COAST CONSULTING, INC.
CERTIFICATE OF AUTHORIZATION No. 9774

JOB NO.
DATE: 05/08/2025

Received August 11, 2025
Development Services

25-0802

Received August 11, 2025
Development Services



LOCATION MAP

Received August 11, 2025
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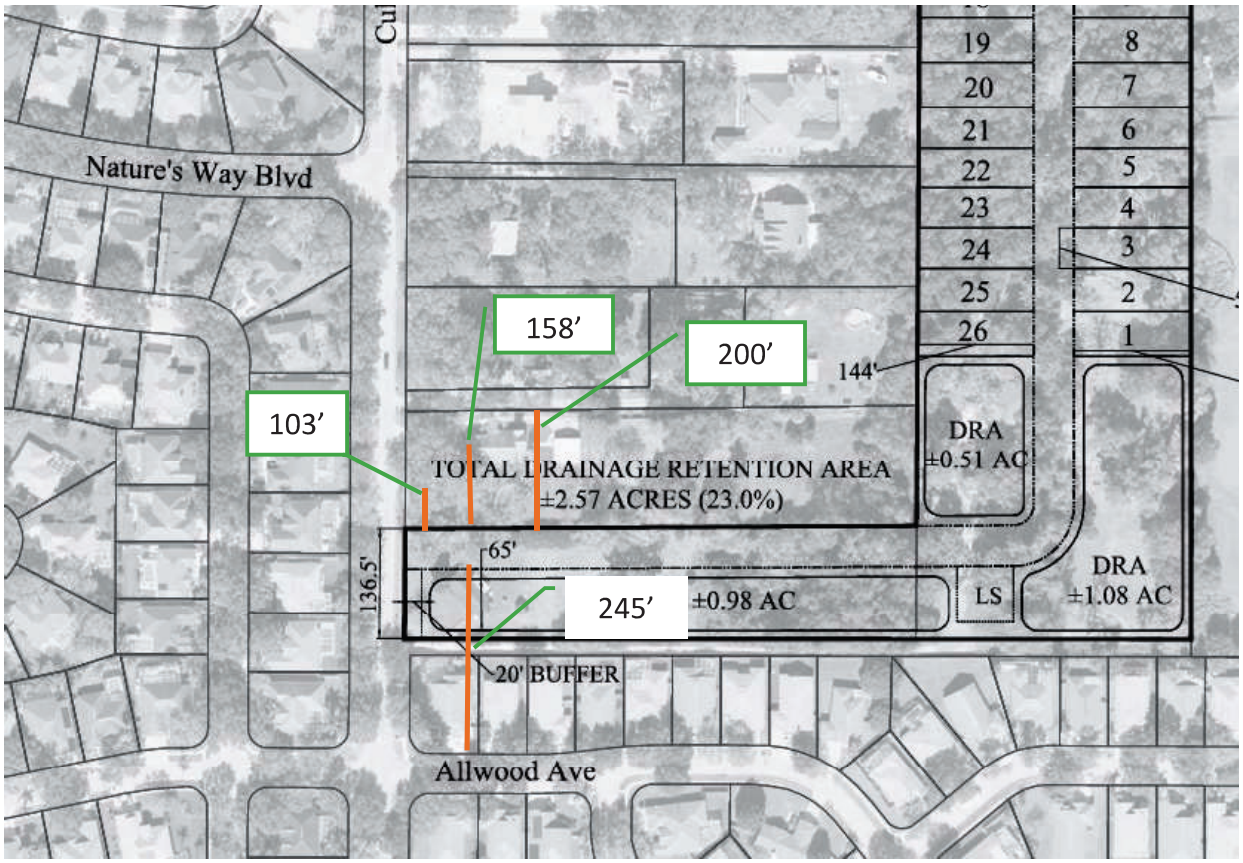

DRIVEWAY SPACING EXHIBIT

Received August 11, 2025
Development Services

TABLE 1: Trip Generation

ITE Code	Land Use Type	Units	Daily Trips	AM Peak-Hour Trips In	AM Peak-Hour Trips Out	PM Peak-Hour Trips In	PM Peak-Hour Trips Out
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	TOTAL	**-**	**364**	**7**	**20**	**22**	**13**

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Single-Family Detached Housing
(210)

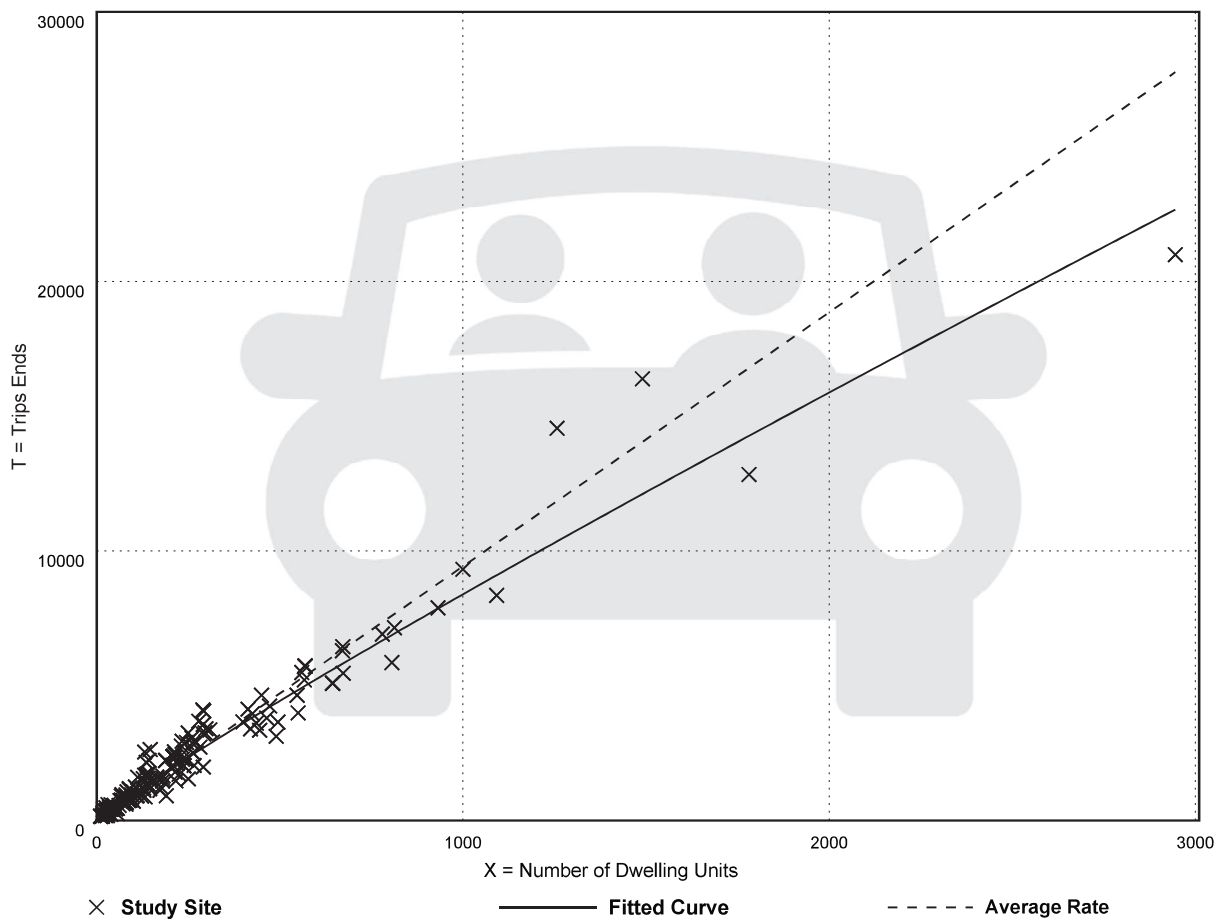
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 174
Avg. Num. of Dwelling Units: 246
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.43	4.45 - 22.61	2.13

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.92 Ln(X) + 2.68

R^2= 0.95

25-0802

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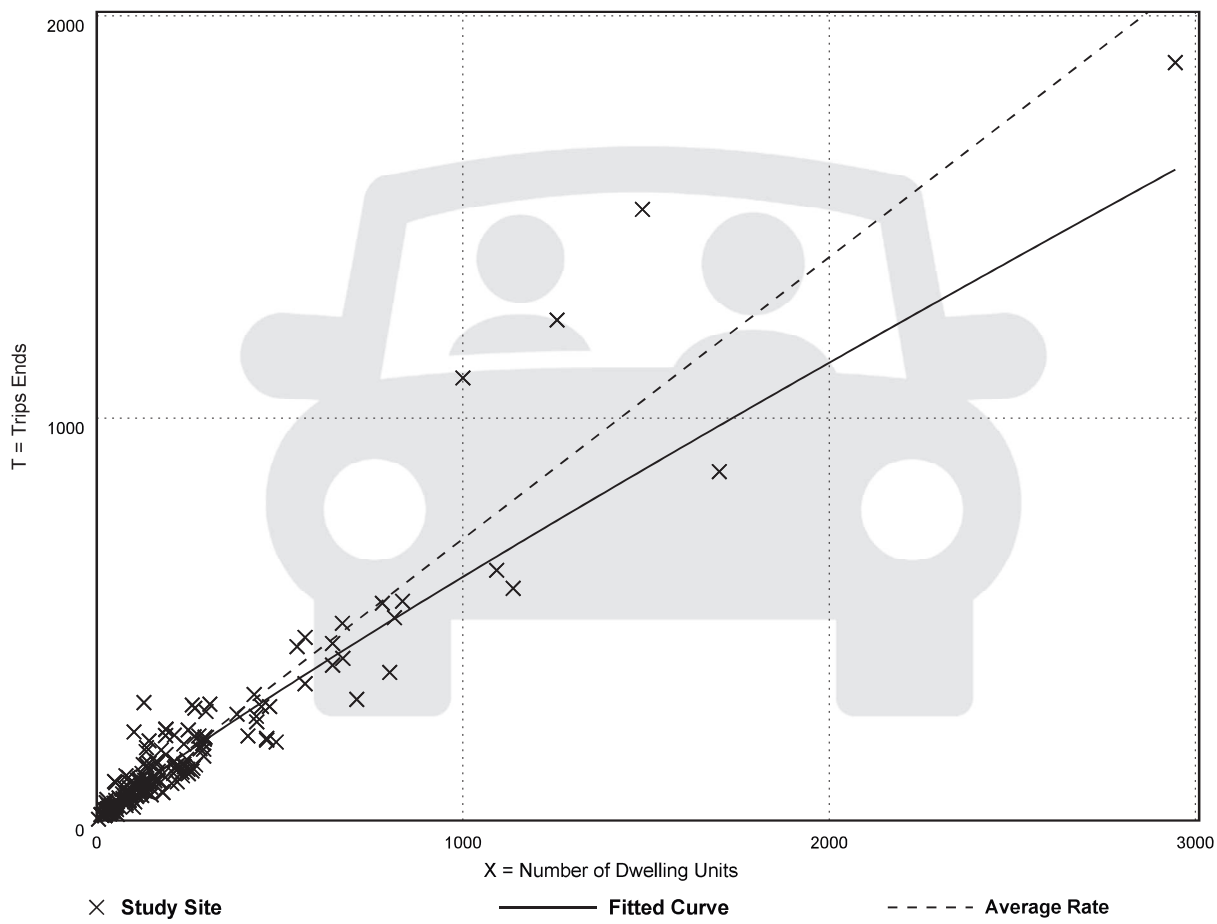

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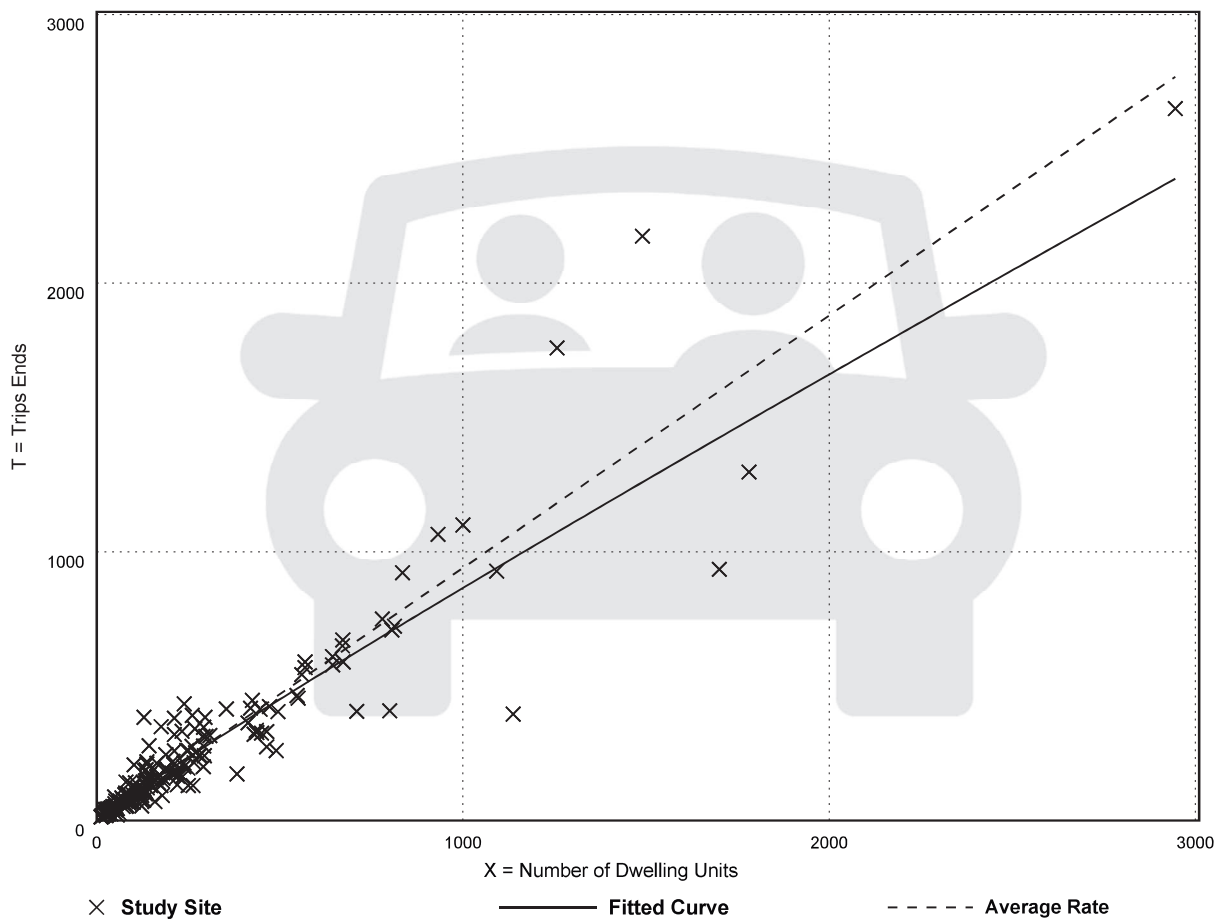

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25-0802

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. DE Substandard/Culbreath Rd. ☐ 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	Bloomingdale Park
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)	088046-0000 ☐ 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	Elizabeth Rodriguez
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	AS-1
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	PD 25-0802
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".*	

Gulf Coast Consulting, Inc.
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ENGINEERING TRANSPORTATION PLANNING PERMITTING
13825 ICOT Boulevard, Suite 605
Clearwater, Florida 33760
Phone: (727) 524-1818
Fax: (727) 524-6090

August 4, 2025

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

Dear Mr. Williams:

RE: Design Exception for Substandard Roadway (Culbreath Road) – Bloomingdale Park - PD 25-0802 Folio number 088046-0000

The subject property is being rezoned, as shown on the attached **Site Plan** and **Location Map**. The rezoning is to allow for the development of 33 Single Family Dwelling Units (SFDUs). This design exception, per Transportation Technical Manual Section 1.7 to meet requirements of Land Development Code 6.04.03.L: Existing Facilities, is to request that the developer not be required to bring Culbreath Road *fully* up to County standards for a C3-2U-SL Typical Section (TS), but to instead allow for some reasonable improvements as described herein.

EXISTING CONDITIONS - The site has frontage on, and proposes access to, Culbreath Road. Culbreath Road is an urban (curb and gutter) road section, and includes:

(a) Pavement width/lane width measurements are attached. They depict about 24 feet of pavement, and 12 foot lanes. A C3-2U-SL TS (attached) requires 25 feet of pavement with 10 foot travel lanes and 2.5 foot marked bike lanes.

(b) The ROW width is about 60 feet in the vicinity of the proposed driveway. See exhibit and also see attached survey. On the subject/east side of the street, the right-of-way between the back of curb and right-of way line varies in width from 4'6" to 6' and includes utility poles and mailboxes. A C3-2U-SL TS requires 66 feet of right-of-way.

(c) There are sidewalks on the (opposite) west side of Culbreath Road, but not along the (subject) east side of Culbreath Road in the vicinity of the proposed project. A C3-2U-SL TS requires sidewalk on both sides of the roadway.

(d) Culbreath Road does not have bike lanes. A C3-2U-SL TS requires bike lanes.

(e) The pavement appears to be in fair/average condition (See exhibit.).

(f) There are no paved shoulders. A C3-2U-SL TS is a curb and gutter section.

PROPOSED IMPROVEMENTS – Two crosswalks along Culbreath Road shall be built to allow a safe walking path from the proposed development to Cimino Elementary School. These crosswalks are within two miles of a school, so count warrants are not required per the FDOT Traffic Engineering Manual. One pedestrian crossing with Rectangular Rapid Flashing Beacons (RRFB) shall be constructed near the entrance of the proposed development to allow for safe pedestrian travel to/from the existing sidewalk on the west side of Culbreth Road. The second pedestrian crosswalk with RRFB shall be constructed near the entrance to Cimino Elementary School so that pedestrians can cross from the school to the existing sidewalk on the west side on Culbreath Road.

JUSTIFICATION FOR THE REQUEST – The applicant is making a significant improvement, given his low trip generation (attached) and low impact on Culbreath Road. The roadway cannot be brought fully to C3-2U-SL standards as a minimum of 66 feet of right of way would be required to construct the roadway to full C3-2U-SL standards, and only 60 feet of right of way is available.

If you have any questions/comments regarding this letter, please call me at 813.545.3316.

Sincerely,

sean p cashen

Digitally signed by sean p cashen
Date: 2025.08.05 10:58:25 -04'00'

SEAN P. CASHEN LICENSE No. 42605 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Sean P. Cashen, P.E., on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Sean Cashen, P.E.

Based upon the information provided by the application, this request is:

_____ Disapproved

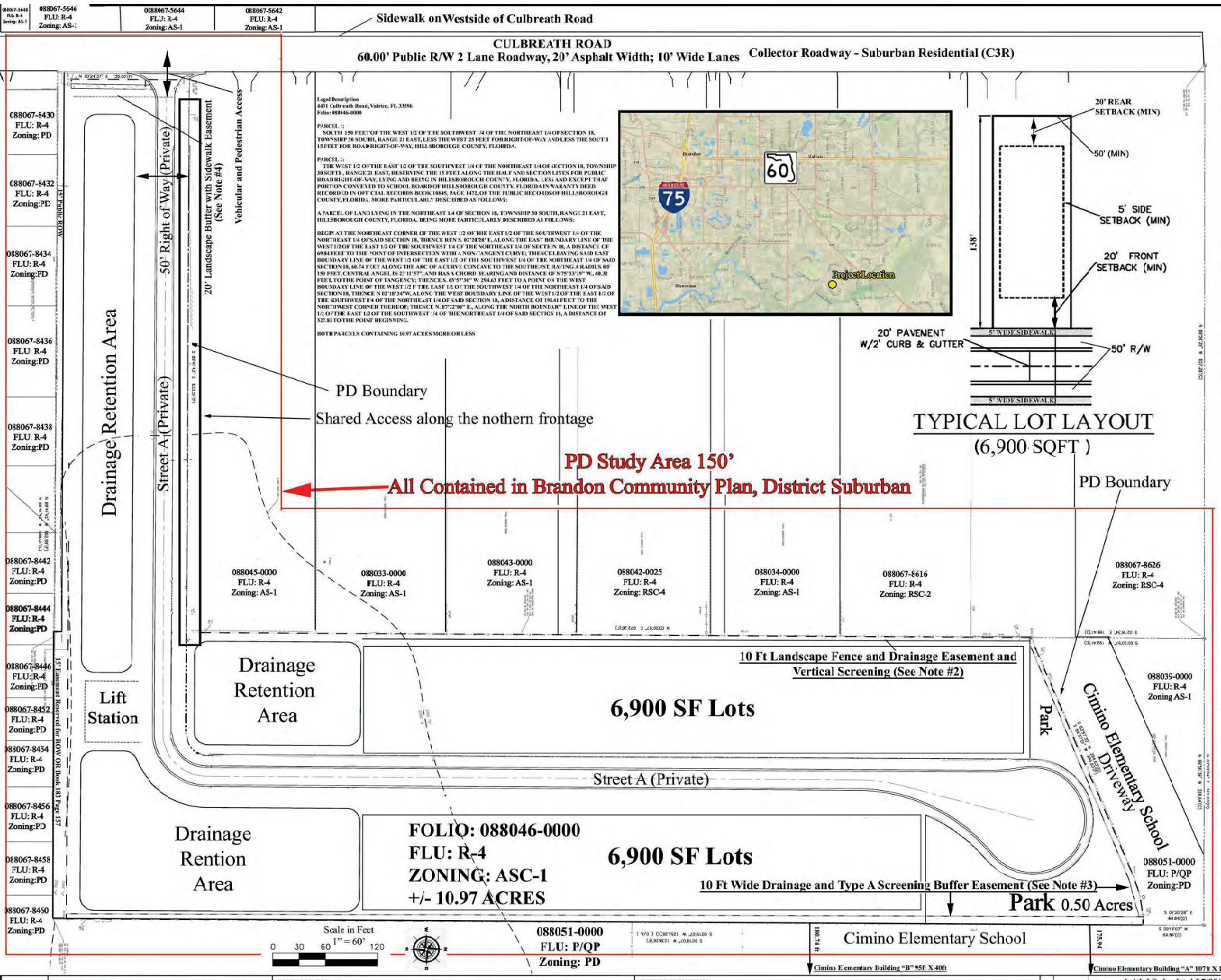
_____ Approved with Conditions

_____ Approved

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

Sincerely,

Michael J. Williams, P.E.
Hillsborough County Engineer



Legal Description
4431 Culbreath Road, Valrico, FL 33596
Folio: 088046-0000

PARCEL 1:
SOUTH 150 FEET OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 30 SOUTH, RANGE 21 EAST, LESS THE WEST 25 FEET FOR RIGHT-OF-WAY AND LESS THE SOUTH 15 FEET FOR ROAD RIGHT-OF-WAY, HILLSBOROUGH COUNTY, FLORIDA.

PARCEL 2:
THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 30 SOUTH, RANGE 21 EAST, RESERVING THE 15 FEET ALONG THE HALF AND SECTION LINES FOR PUBLIC ROAD RIGHT-OF-WAY, LYING AND BEING IN HILLSBOROUGH COUNTY, FLORIDA. LESS AND EXCEPT THAT PORTION CONVEYED TO SCHOOL BOARD OF HILLSBOROUGH COUNTY, FLORIDA IN WARANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 10045, PAGE 1472, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 30 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 18, THENCE RUN S. 02°20'28" E., ALONG THE EAST BOUNDARY LINE OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, A DISTANCE OF 698.41 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE; THENCE LEAVING SAID EAST BOUNDARY LINE OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 18, 68.74 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 158 FEET, CENTRAL ANGEL IS 27°11'57", AND HAS A CHORD BEARING AND DISTANCE OF S75°33'29"W., 68.38 FEET, TO THE POINT OF TANGENCY; THENCE S. 63°57'30" W. 294.63 FEET TO A POINT ON THE WEST BOUNDARY LINE OF THE WEST 1/2 F THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 18, THENCE N 02°18'34"W, ALONG THE WEST BOUNDARY LINE OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 18, A DISTANCE OF 198.41 FEET TO THE NORTHWEST CORNER THEREOF; THENCE N. 87°22'00" E., ALONG THE NORTH BOUNDARY LINE OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 18, A DISTANCE OF 327.83 TO THE POINT BEGINNING.

BOTH PARCELS CONTAINING 10.97 ACRES MORE OR LESS

PROJECT DATA TABLE

SITE DATA	TOTAL AREA (ACRES)	10.97
	TOTAL OPEN SPACE (ACRES)	0.54
	FLU	R-4
	PROPOSED ZONING	PD
	PROPOSED MAXIMUM NUMBER OF UNITS	33
REQUIRED MINIMUM BUILDING SETBACKS (FEET)	MAXIMUM PROPOSED DENSITY (UNITS/ACRE)	3.01
	FRONT	20' (Porches 15')
	SIDE	5' (Corner Lot: 10')
	REAR	20'
	POOL	3'
	Setback from Culbreath Road	600'
PROPOSED LOT RESTRICTIONS SINGLE FAMILY DETACHED ONLY	MINIMUM LOT AREA (SQ FT)	6,900 ft²
	MINIMUM LOT WIDTH	50'
	MAXIMUM BUILDING COVERAGE (PERCENTAGE)	70%
	MAXIMUM IMPERVIOUS SURFACE	N/A
	MAXIMUM BUILDING HEIGHT	35'
	PERIMETER – WEST (most northerly 810'	6' PVC FENCE W/ TREES EVERY 40' ON CENTER
	LANDSCAPE BUFFER with Sidewalk Easement (Culbreath RD)	20'

*** Additional Notes:**

1. Landscape and Park Tracts will be plated as a separate tracts.
2. Landscape Fence and Drainage Easement and Vertical Screening: Most Northerly 810' of West Property Boundary, excluding Landscape and Pond Tracts, will have a 10' Landscape/Drainage Easement and Vertical Buffer with 6' high PVC opaque fence and 3" caliper trees 10' high every 40' on center. The Easement will be part of Lots and the trees on lots are to be installed prior to Certificate of Completion of homes.
3. Eastern and Northern Boundary Screening Standard A will consist of minimum 6-foot PVC Fence (finished side out) Along Eastern and Northern Boundary adjacent to Cimino Elementary School
4. Culbreath Road frontage a 20' wide buffer shall be provided with tree plantings in accordance with Land Development Code Section 6.06.06.C4 Screening Standard B
5. The property is located within the boundary of the Urban Service Area.
6. Water/Wastewater Services from Hillsborough County to be utilized by the project.
7. Project is located in the Brandon Community Plan as designated Suburban- 4 units to the Acre
8. Project is located outside of any Overlay Districts or Special Zones (Coastal High Hazard Area, Wellhead Protection Area, Surface Water Resource Protection Area, and Potable Water Wellfield Area).
9. There are no environmentally sensitive lands, nor any natural and/or man-made water bodies on the property
10. The property has no Significant Wildlife Habitat (SWH) within the boundary.
11. Culbreath Road is not designated in the Hillsborough County Comprehensive Plan as Corridor Preservation
12. Culbreath Road is not designated in the Hillsborough County Comprehensive Plan as Scenic Corridor
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ISSUED
REVISE
REVISED
DEC

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PREPARED FOR:

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Sean P. Jaskes, P.E. #42501

NOT VALID UNLESS SIGNED & EMBOSSED BY A REGISTERED ENGINEER
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CERTIFICATE OF AUTHORIZATION No. 1774

DRAWN
DATE 02/08/2025
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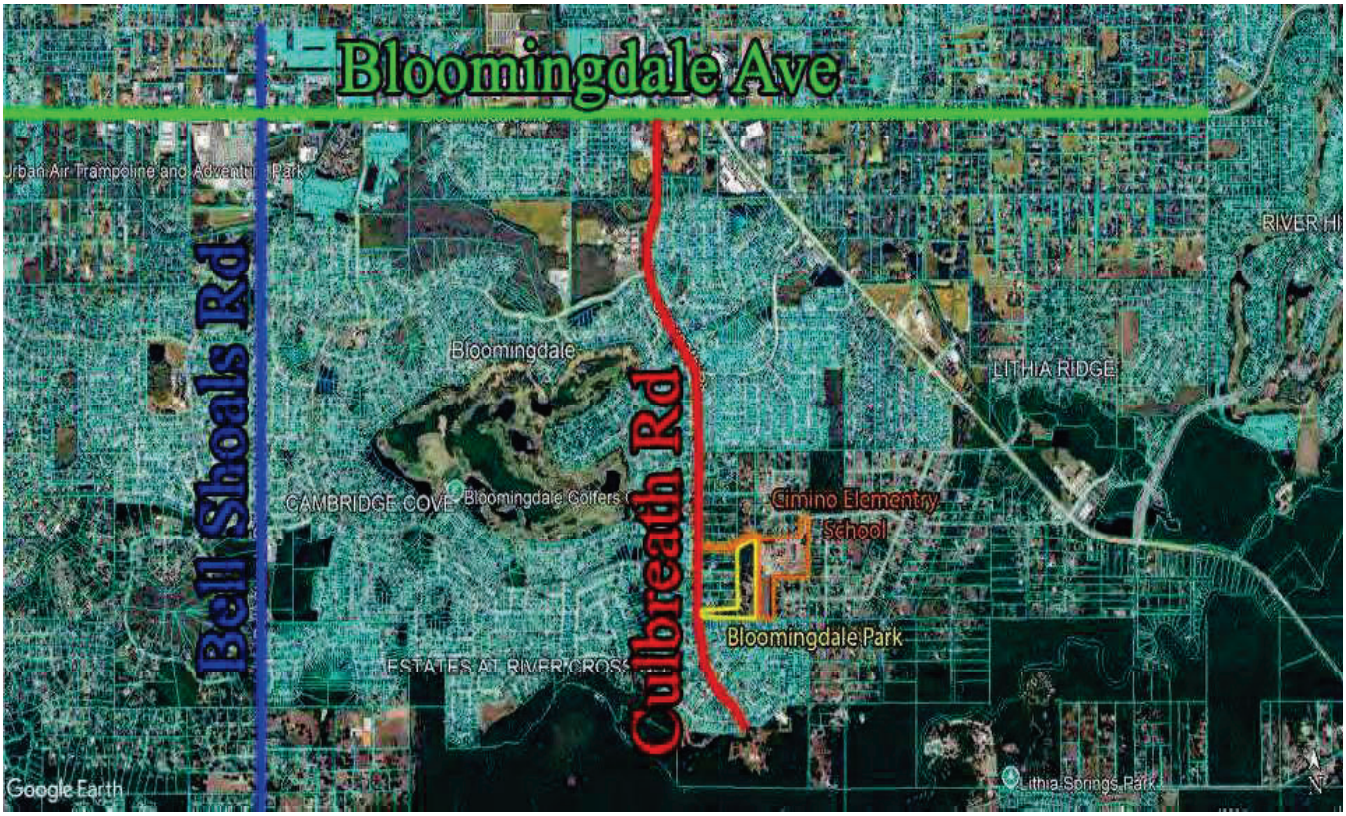

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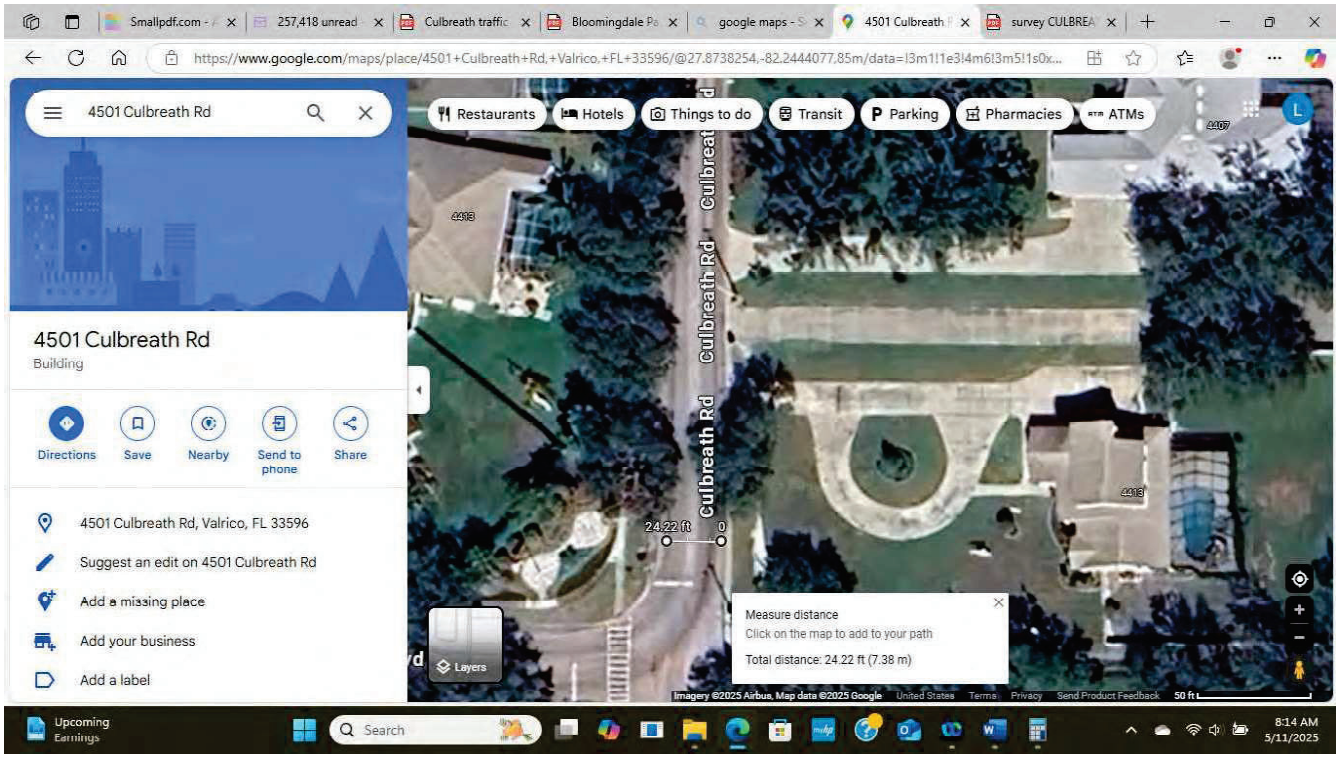
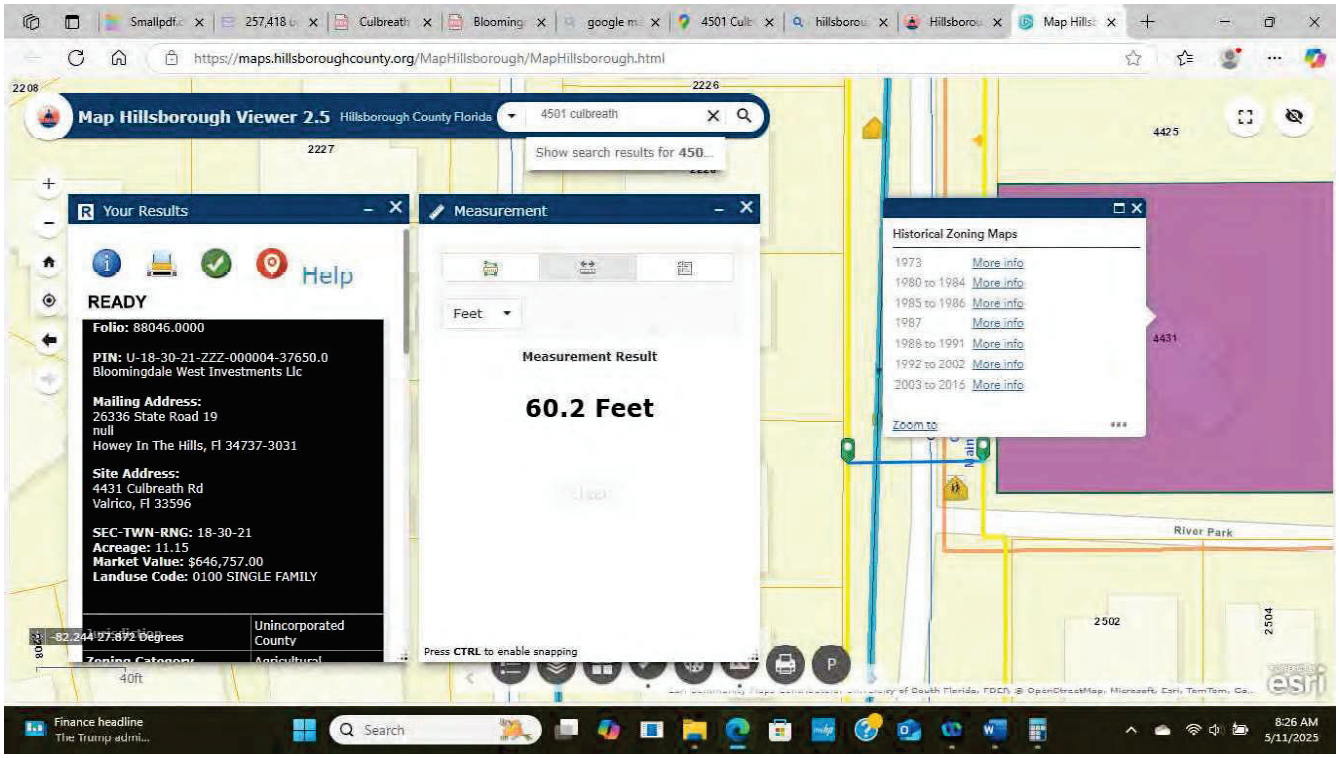


24 feet of pavement – or 12 foot lane widths



Right of way width – 60 feet

Pavement Condition – FairAverage

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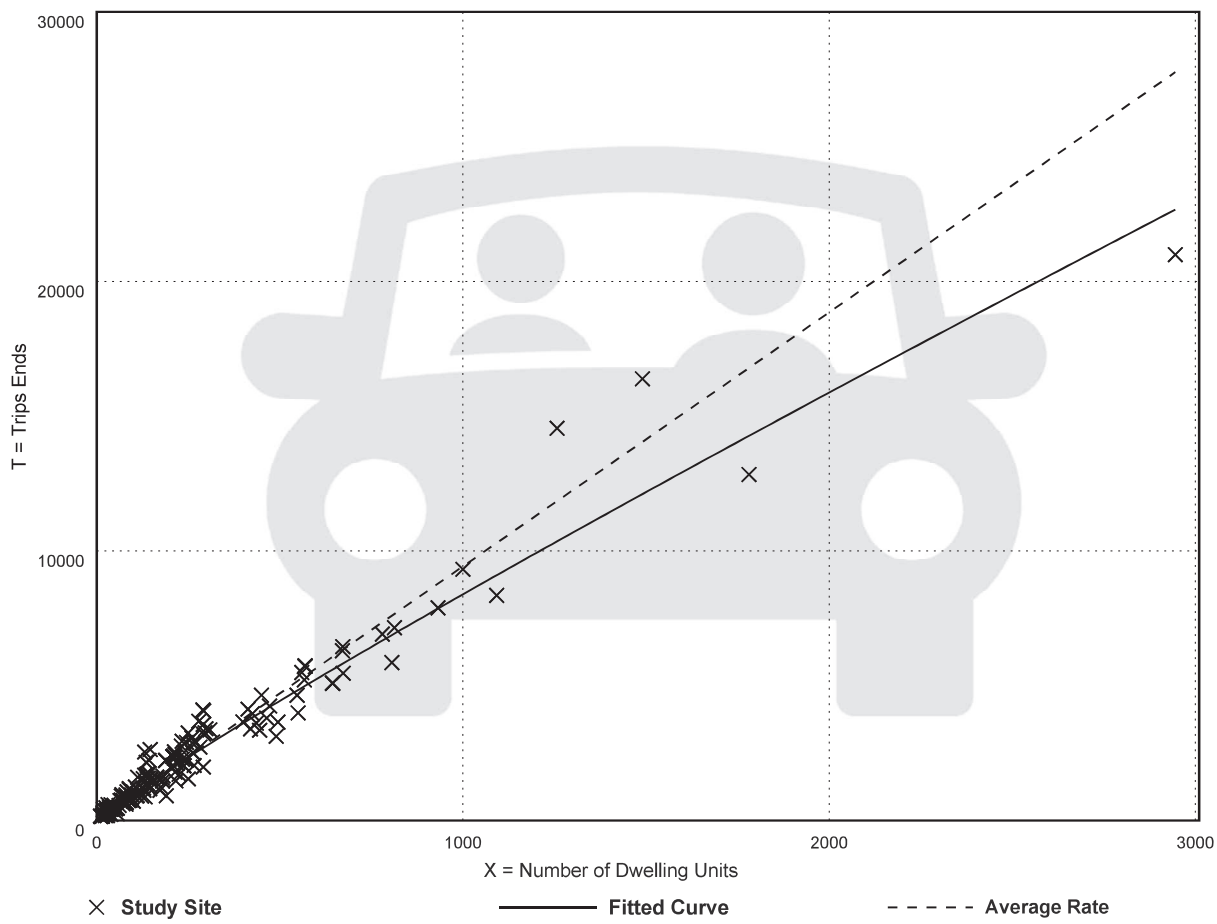

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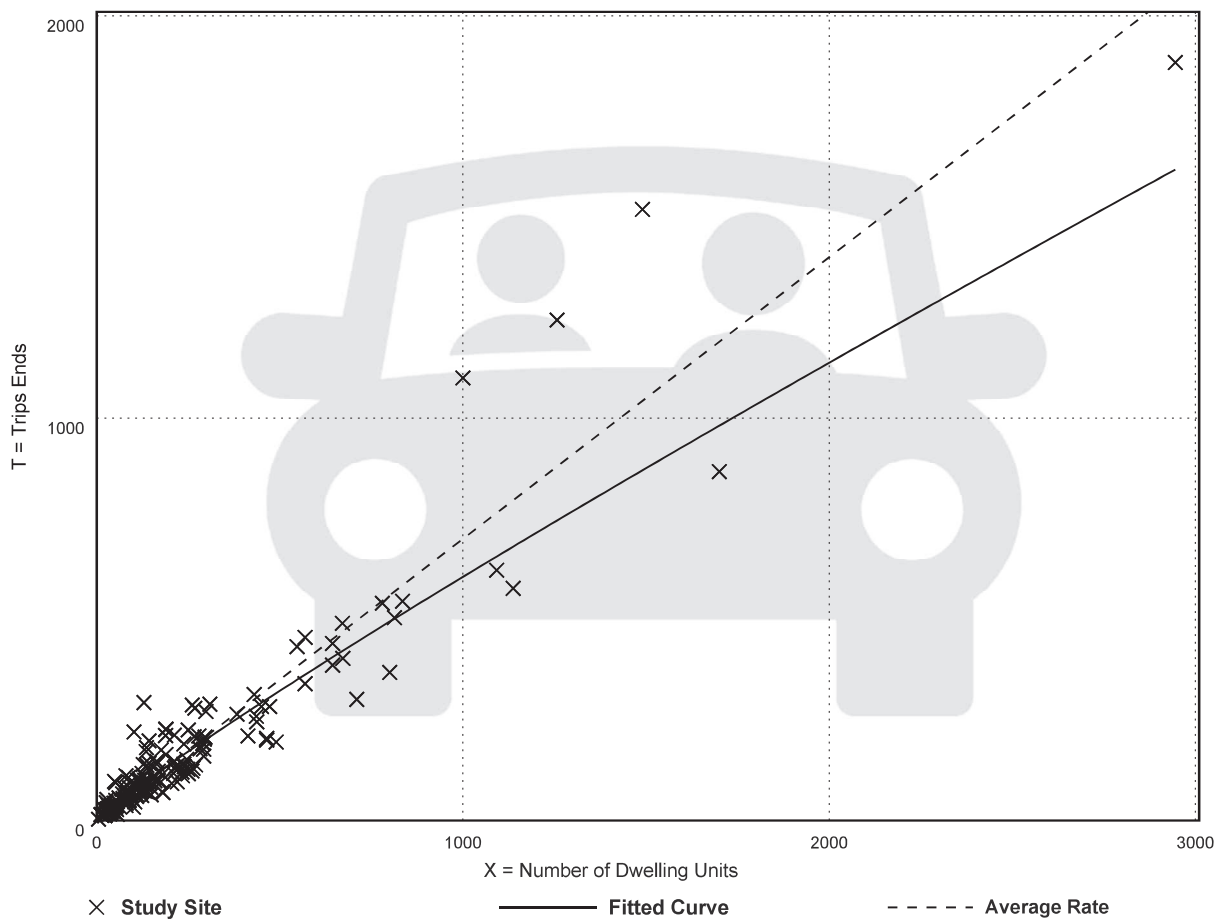

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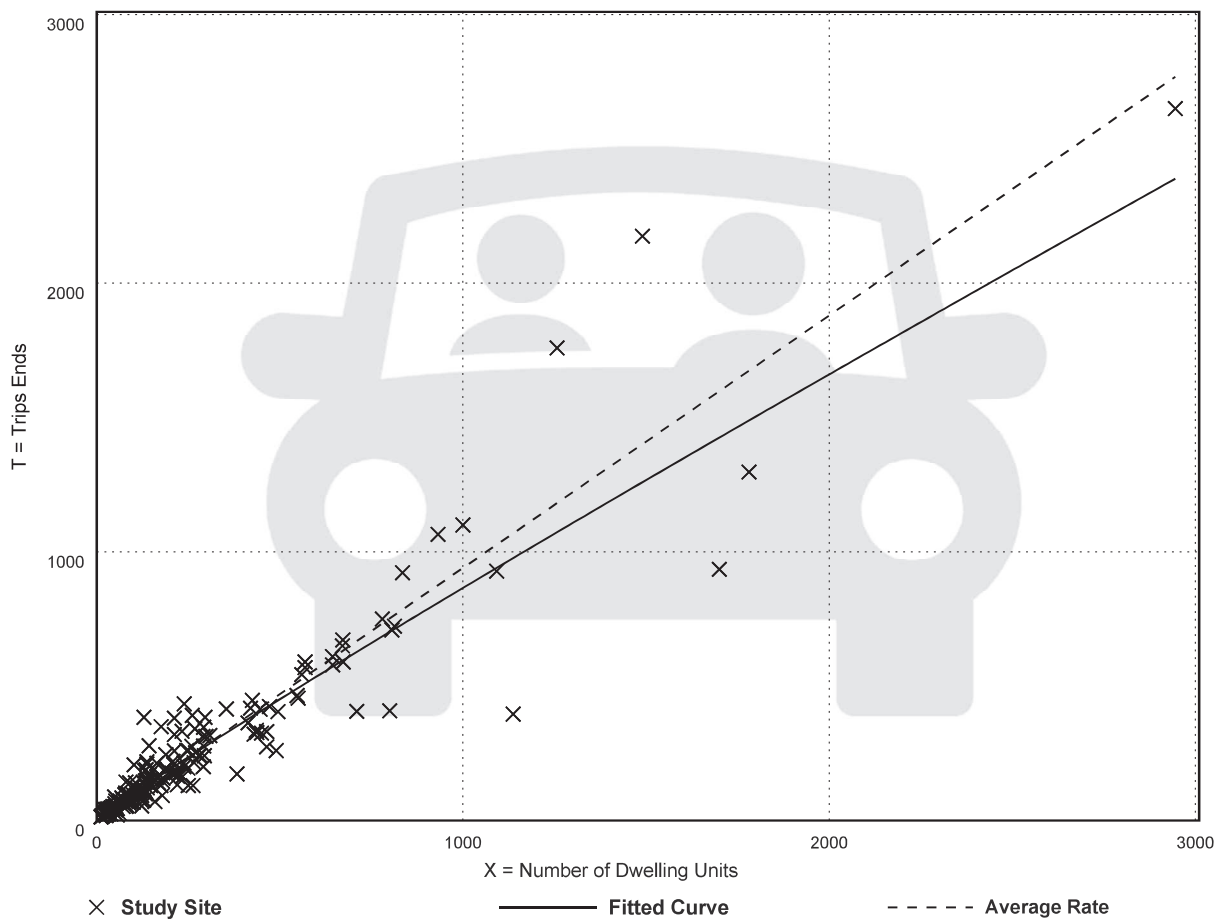
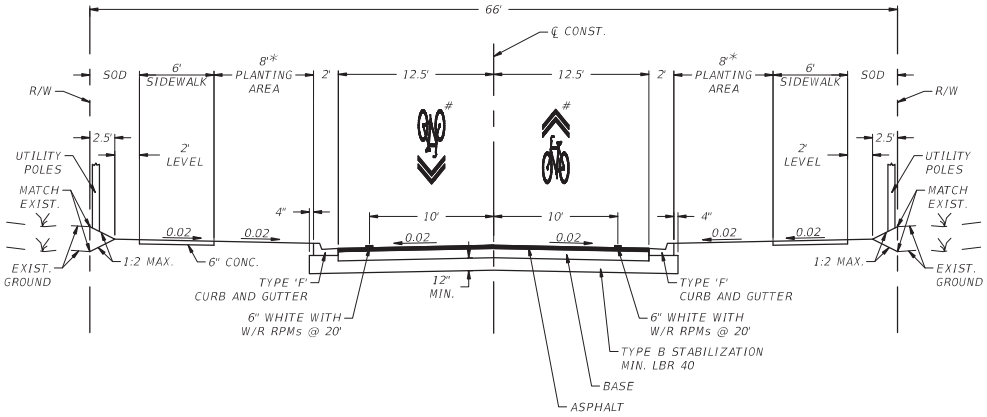
0.94	0.35 - 2.98	0.31

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.94 Ln(X) + 0.27

R^2= 0.92



NOTES:

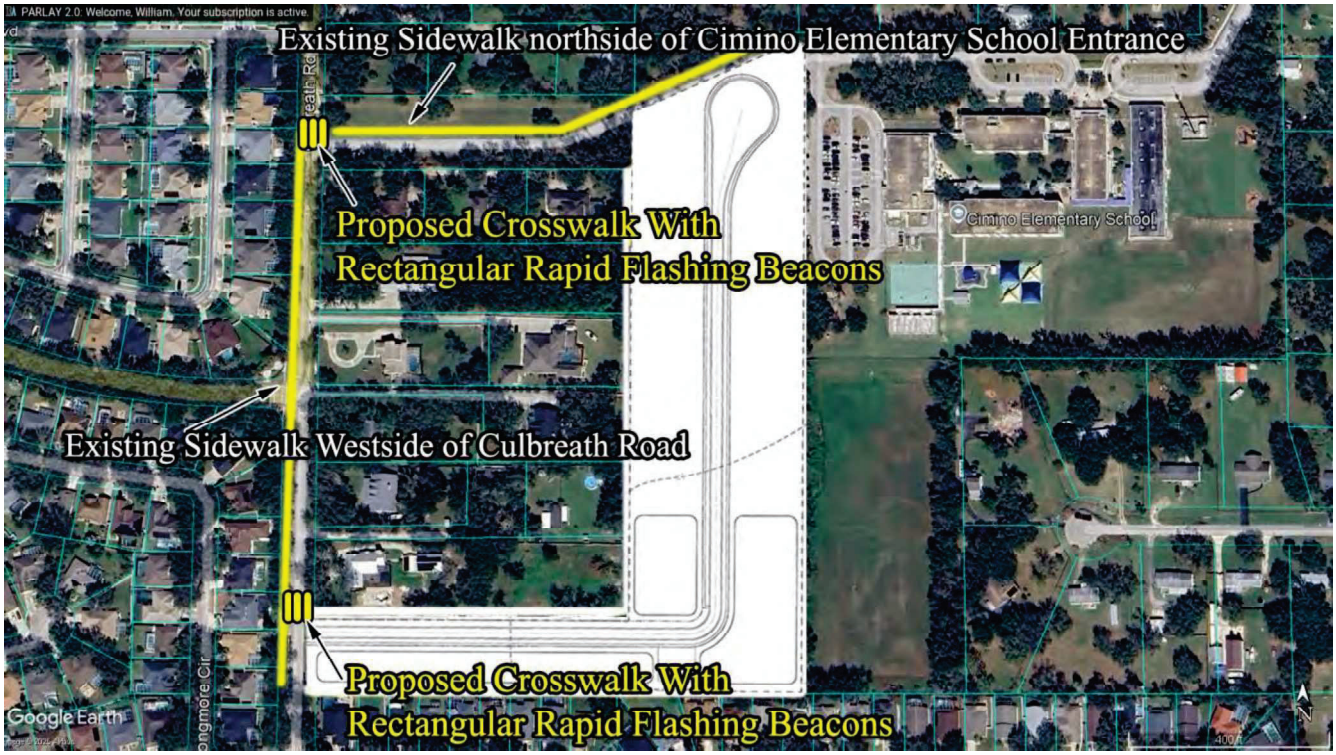
DESIGN SPEED = POSTED SPEED

FOR DESIGN SPEED ≤30 MPH AND MAXIMUM 5,000 AADT.

ILLUSTRATION ONLY. ALL PAVEMENT MARKINGS FOLLOW MUTCD.

* POTENTIAL AREA TO CONSIDER GREEN INFRASTRUCTURE TECHNIQUES. SEE HCTDM FOR GREEN INFRASTRUCTURE SECTION.

REVISION DATE				DRAWING NO.	SHEET NO.
10/2023	TRANSPORTATION DESIGN MANUAL	Hillsborough County Florida	SUBURBAN 2 LANE UNDIVIDED TYPICAL SECTION	C3-2U-SL	3 OF 15

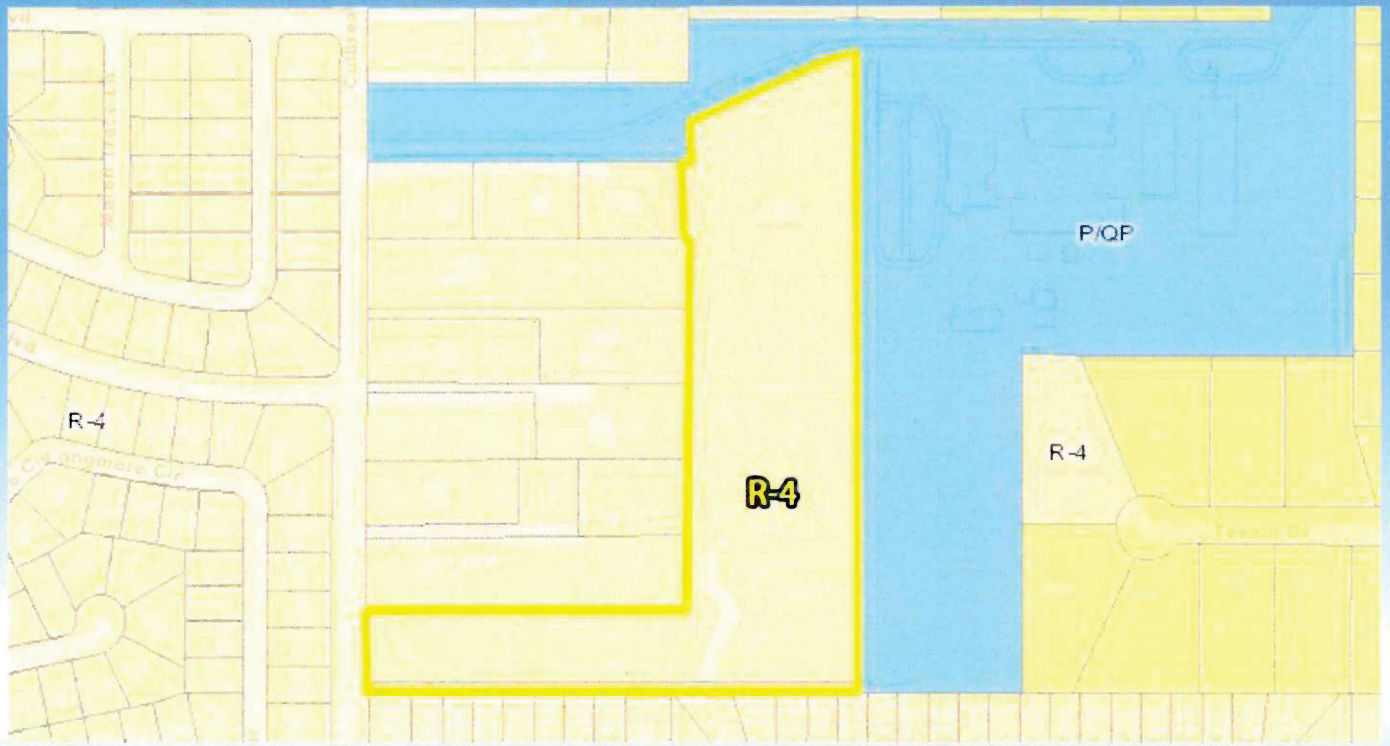


Proposed Crosswalk Improvements

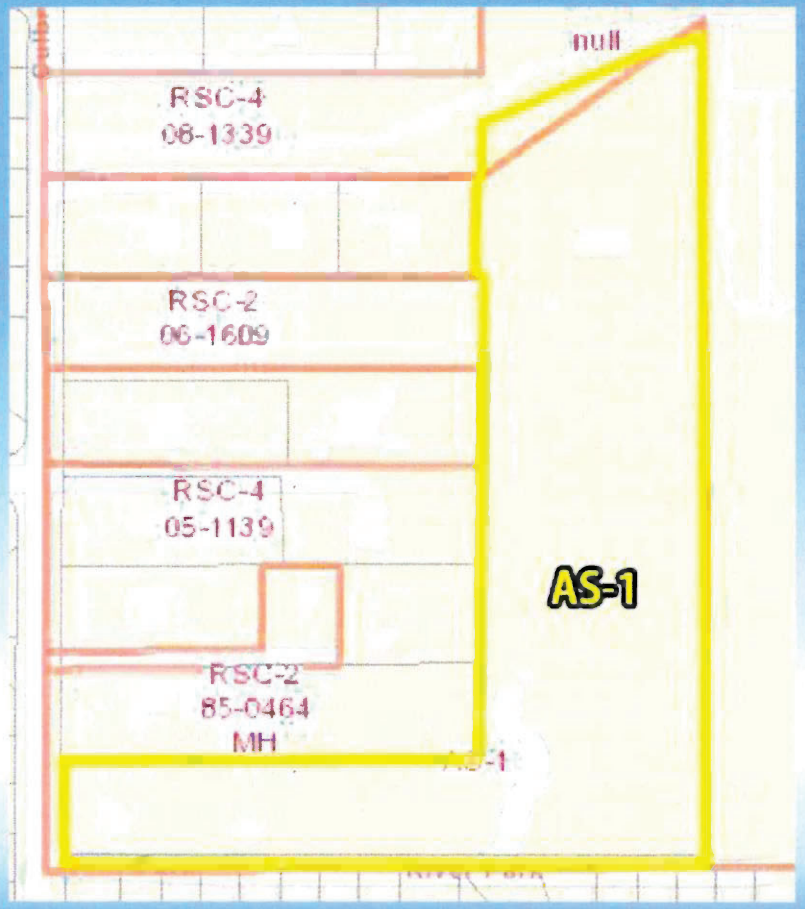
RZ 25-0802
William Sullivan
ZHM
Exhibit #2 8-18-2025

Project Location

Future Land Use Map

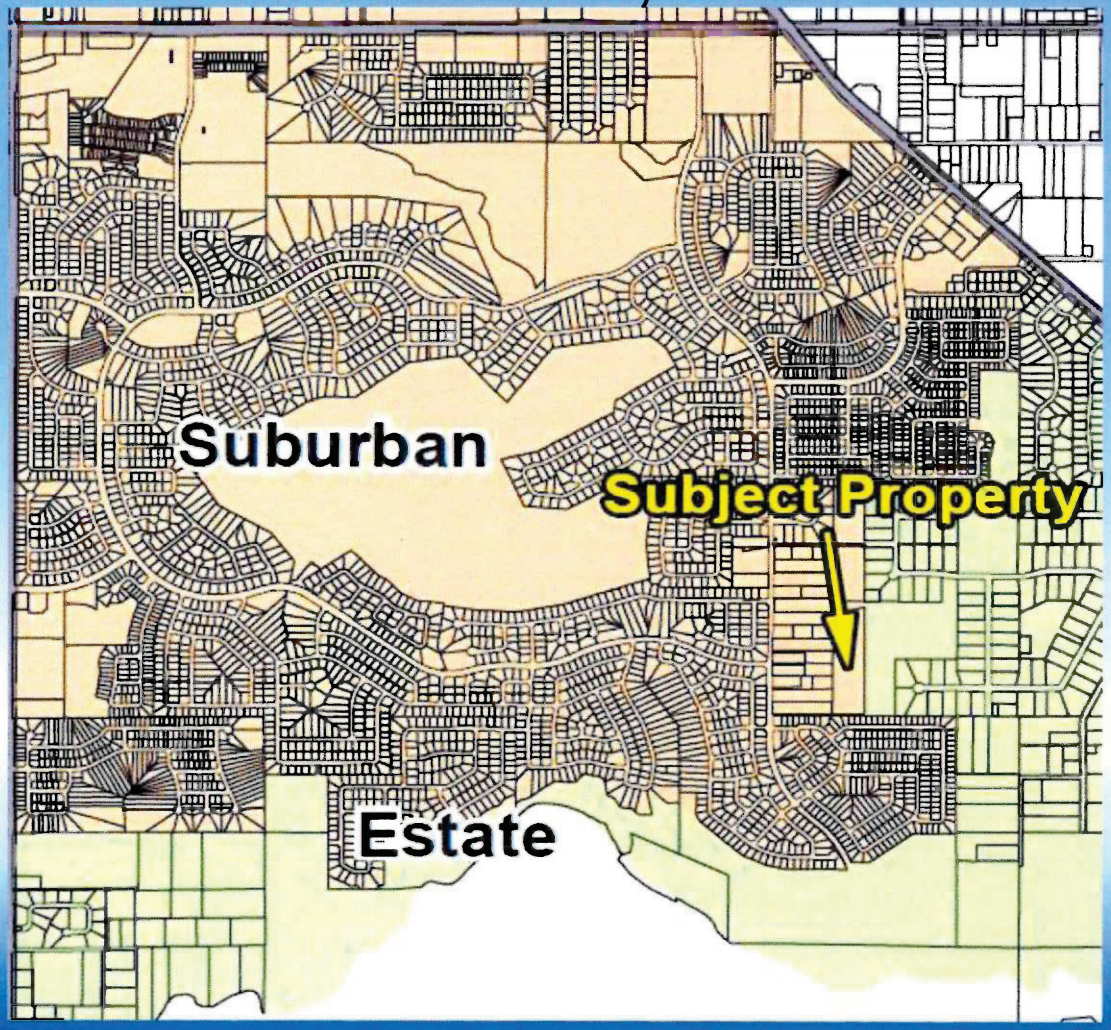


Present Zoning Map

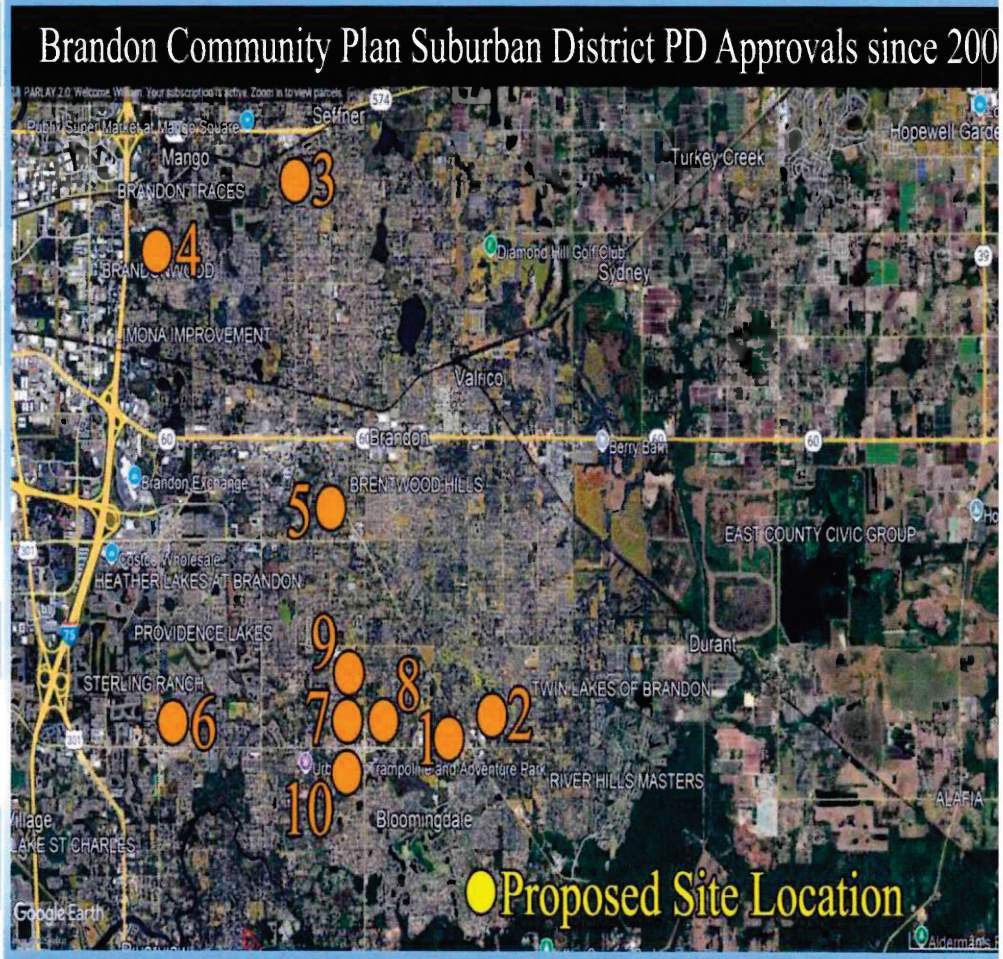


Brandon Community Plan – Suburban

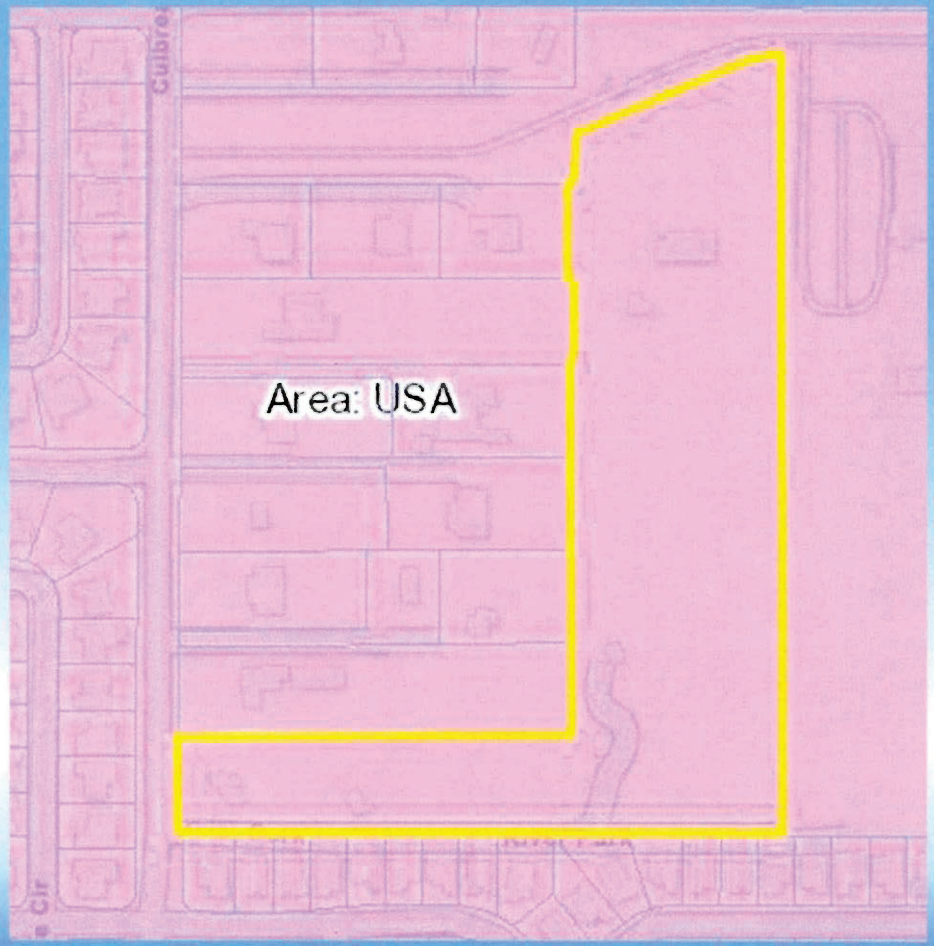
The proposed site density is 3.01 units to the acre meeting the minimum density of 75% of Future Land Use R-4 additionally meeting the criteria set in the Brandon Community Plan for Surburban.



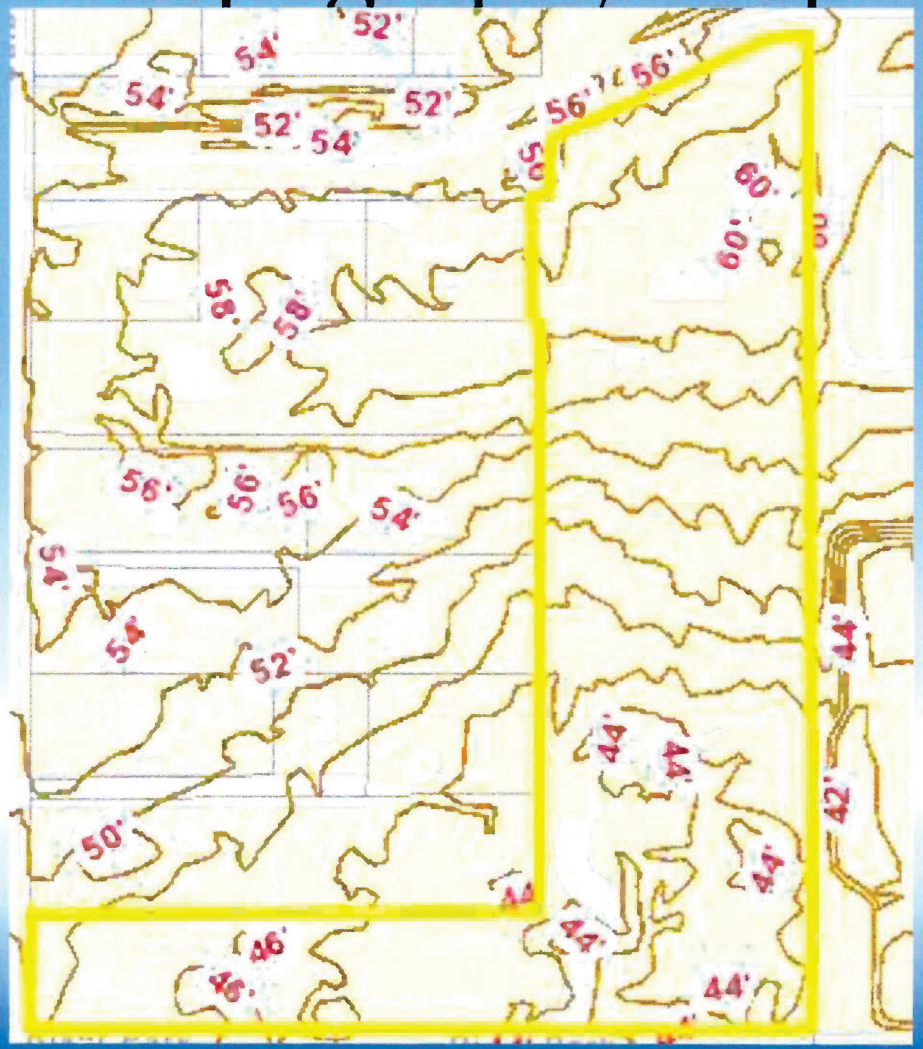
#	PD Number	Acreage	Units/ Acre	FLU	Type of Development	Building(s)	Capacity
1	03-1432	11.7	7.01	R-4	Townhomes	82 Townhomes	175%
2	20-1149	2.35	N/A	R-4	Commercial	12,425 sqft	N/A
3	21-0558	5.18	N/A	R-4	Office/Medical	55,000 sqft	N/A
4	18-0278	10.5	6	R-6	Townhomes	63 Townhomes	100%
5	22-1229	8.14	5.9	R-6	Duplex	48 Duplexes	98%
6	07-1765	12.48	4.81	R-6	Single-Family/Duplex/Triplex/Quadplex	60 Mixed Units	80%
7	20-1264	16.54	9.92	CMU-12	Townhomes	164 Townhomes	83%
8	17-0071	10.76	10.8	CMU-12	Townhomes	116 Townhomes	90%
9	21-0123	10.93	3 SFR & 3 Storage Units	CMU-12	Single-Family/Storage	92,760 sqft & 0.50 Acre Lots	N/A
10	12-0719	5.71	2 Storage Units	CMU-12	Storage	119,000 sqft	N/A
Proposed Site	25-0802	10.97	3.01	R-4	Single-Family	33 Single-Family	75%



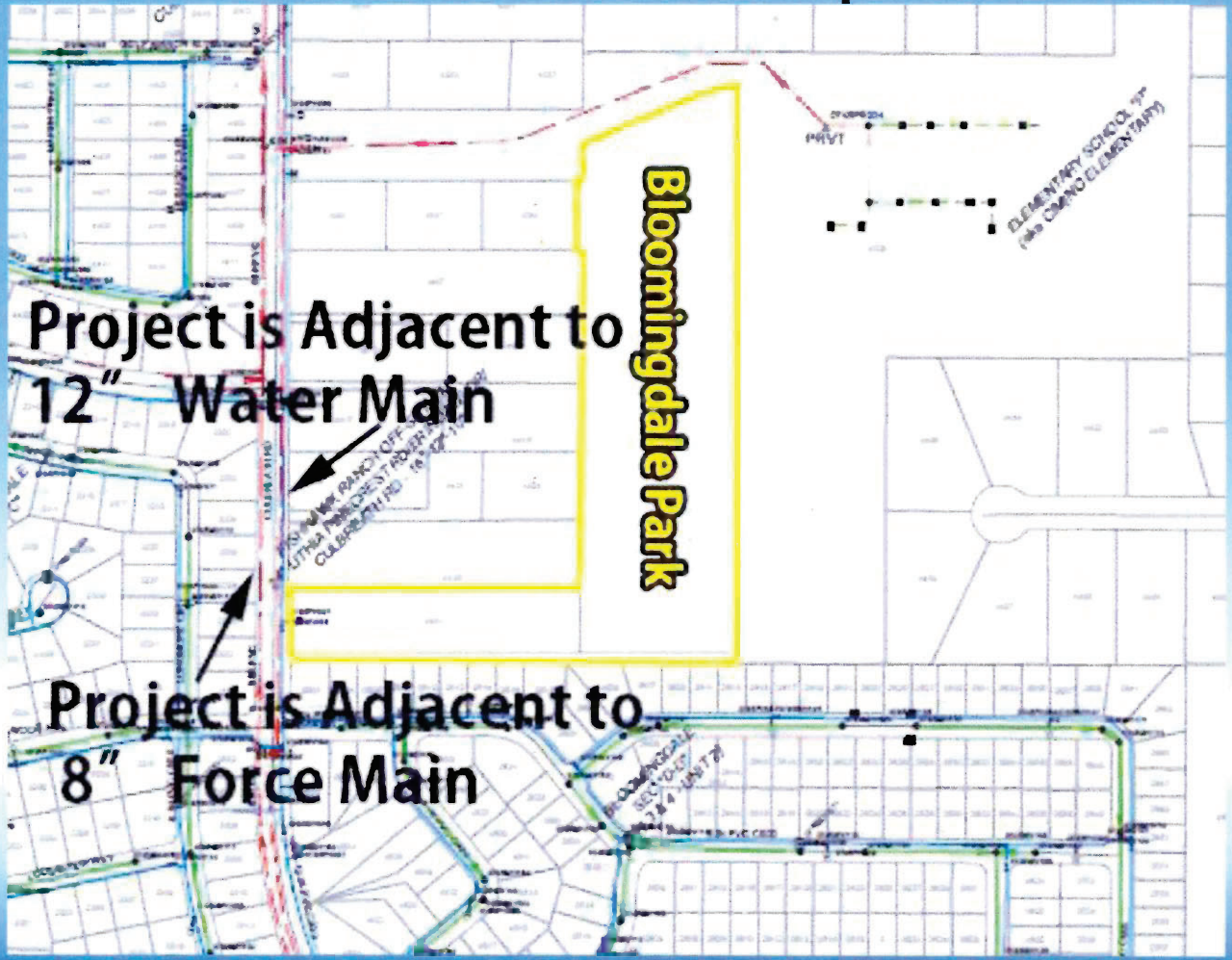
Urban Service Area Map



Topography Map



Utilities Map

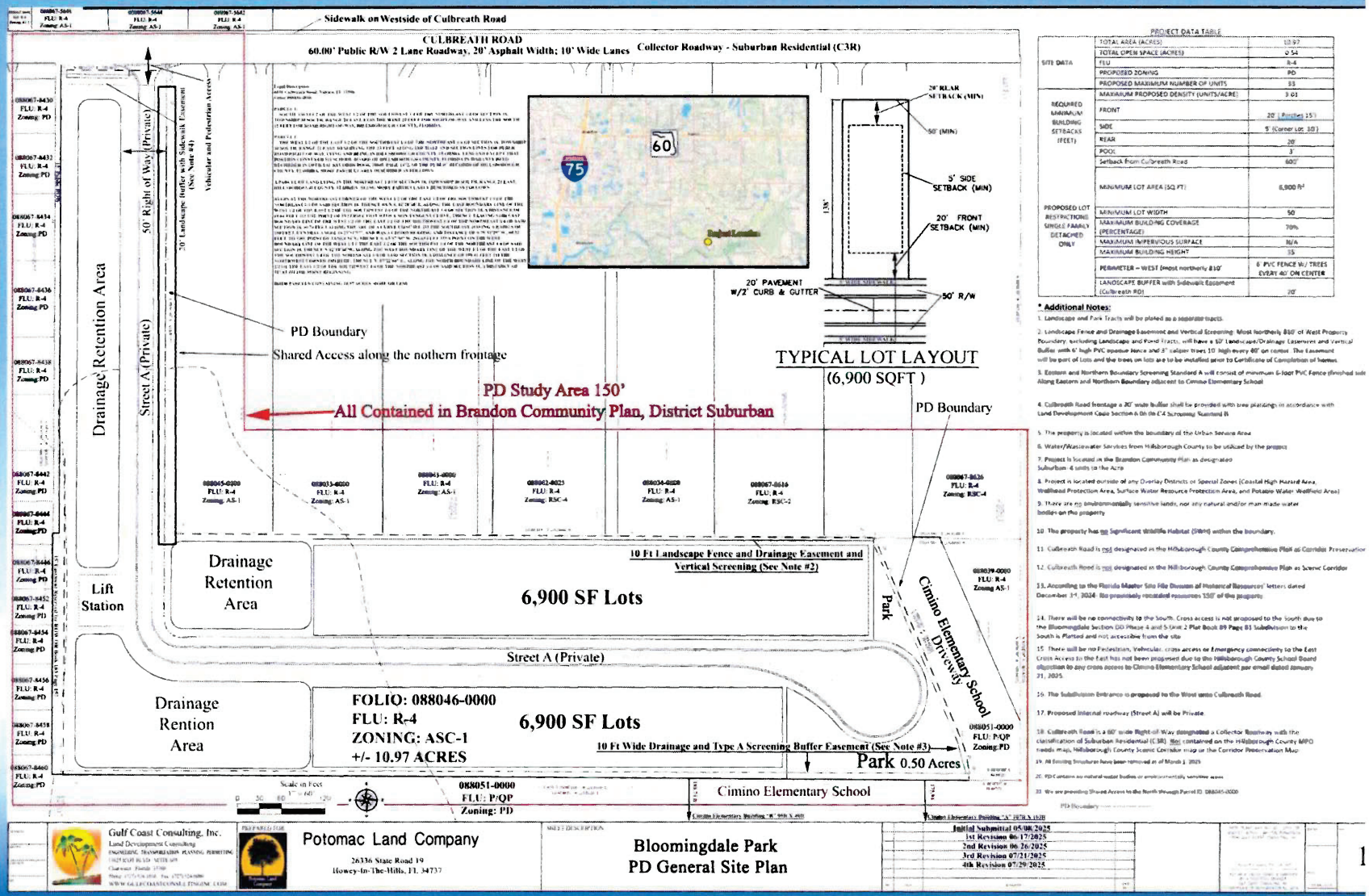


Surrounding Density Exhibit

Subdivision	Side of Culbreath Rd	Units	Acres	Units/Acres	Minimum Lot Area	Minimum Lot Width
Bloomingdale Section "R" Unit 3	East	332	70.63	4.7	6,300 sqft	60 ft
Bloomingdale Section "DD" Phase 3 and Phase 4 Unit 2	East	79	18.66	4.23	6,600 sqft	60 ft
Bloomingdale Section "DD" Phase 2	East	40	9.65	4.14	6,600 sqft	60 ft
Bloomingdale Section "DD" Phase 4 Unit 1	East	66	13.7	4.81	6,600 sqft	60 ft
Bloomingdale Section "DD" Phase 1	East	68	16.24	4.18	6,600 sqft	60 ft
Proposed Bloomingdale Park	Proposed Site (East)	33	10.97	3.01	6,900 sqft	50 ft
Bloomingdale Section "CC" Phase 1	West	74	23.28	3.18	8,050 sqft	70 ft
Bloomingdale Section "CC" Phase 2	West	110	31.96	3.44	8,050 sqft	70 ft
Bloomingdale "A/G" Unit 2 Phase 2	West	34	11.34	3.01	7,800 sqft	65 ft

General Site Plan

- 33 proposed Single-Family lots.
- 6,900 SF minimum lot size.



PROJECT DATA TABLE

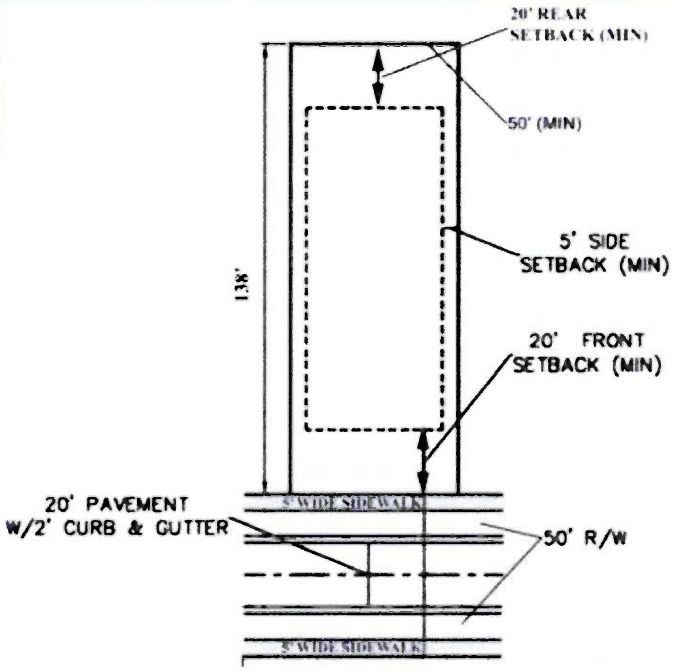
SITE DATA	TOTAL AREA (ACRES)	10.97
	TOTAL OPEN SPACE (ACRES)	0.54
	FLU	R-4
	PROPOSED ZONING	PD
	PROPOSED MAXIMUM NUMBER OF UNITS	33
	MAXIMUM PROPOSED DENSITY (UNITS/ACRE)	3.01
REQUIRED MINIMUM BUILDING SETBACKS (FEET)	FRONT	20' (Garages 25')
	SIDE	5' (Corner Lot: 10')
	REAR	20'
	POOL	3'
	Setback from Culbreath Road	60'
PROPOSED LOT RESTRICTIONS SINGLE FAMILY DETACHED ONLY	MINIMUM LOT AREA (SQ FT)	6,900 ft²
	MINIMUM LOT WIDTH	50
	MAXIMUM BUILDING COVERAGE (PERCENTAGE)	70%
	MAXIMUM IMPERVIOUS SURFACE	N/A
	MAXIMUM BUILDING HEIGHT	35
	PERIMETER – WEST (most northerly 810')	6' PVC FENCE W/ TREES EVERY 40' ON CENTER
	LANDSCAPE BUFFER with Sidewalk Easement (Culbreath RD)	20'

*** Additional Notes:**

1. Landscape and Park Tracts will be platted as a separate tracts.
2. Landscape Fence and Drainage Easement and Vertical Screening: Most Northerly 810' of West Property Boundary, excluding Landscape and Pond Tracts, will have a 10' Landscape/Drainage Easement and Vertical Buffer with 6' high PVC opaque fence and 3" caliper trees 10' high every 40' on center. The Easement will be part of Lots and the trees on lots are to be installed prior to Certificate of Completion of homes.
3. Eastern and Northern Boundary Screening Standard A will consist of minimum 6-foot PVC Fence (finished side Along Eastern and Northern Boundary adjacent to Cimino Elementary School
4. Culbreath Road frontage a 20' wide buffer shall be provided with tree plantings in accordance with Land Development Code Section 6.06.06.C.4 Screening Standard B
5. The property is located within the boundary of the Urban Service Area
6. Water/Wastewater Services from Hillsborough County to be utilized by the project
7. Project is located in the Brandon Community Plan as designated Suburban- 4 units to the Acre
8. Project is located outside of any Overlay Districts or Special Zones (Coastal High Hazard Area, Wellhead Protection Area, Surface Water Resource Protection Area, and Potable Water Wellfield Area)
9. There are no environmentally sensitive lands, nor any natural and/or man made water bodies on the property
10. The property has no Significant Wildlife Habitat (SWH) within the boundary.
11. Culbreath Road is not designated in the Hillsborough County Comprehensive Plan as Corridor Preservation
12. Culbreath Road is not designated in the Hillsborough County Comprehensive Plan as Scenic Corridor
13. According to the Florida Master Site File Division of Historical Resources' letters dated December 31, 2024 No previously recorded resources 150' of the property
14. There will be no connectivity to the South. Cross access is not proposed to the South due to the Bloomingdale Section DD Phase 4 and 5 (Unit 2 Plat Book 89 Page 81 Subdivision to the South is Platted and not accessible from the site
15. There will be no Pedestrian, Vehicular, cross access or Emergency connectivity to the East Cross Access to the East has not been proposed due to the Hillsborough County School Board objection to any cross access to Cimino Elementary School adjacent per email dated January 31, 2025.
16. The Subdivision Entrance is proposed to the West onto Culbreath Road.
17. Proposed Internal roadway (Street A) will be Private.
18. Culbreath Road is a 60' wide Right-of-Way designated a Collector Roadway with the classification of Suburban Residential (C3R). Not contained on the Hillsborough County MPO needs map, Hillsborough County Scenic Corridor map or the Corridor Preservation Map
19. All Existing Structures have been removed as of March 1, 2025
20. PD Contains no natural water bodies or environmentally sensitive areas
21. We are providing Shared Access to the North through Parcel ID: 088045-0000

PD Boundary

Project Data Table and Lot Layout



TYPICAL LOT LAYOUT
(6,900 SF MIN)

PROJECT DATA TABLE

SITE DATA	TOTAL AREA (ACRES)	10.97
	TOTAL OPEN SPACE (ACRES)	0.54
	FLU	R-4
	PROPOSED ZONING	PD
	PROPOSED MAXIMUM NUMBER OF UNITS	33
	MAXIMUM PROPOSED DENSITY (UNITS/ACRE)	3.01
REQUIRED MINIMUM BUILDING SETBACKS (FEET)	FRONT	20' (Porches 15')
	SIDE	5' (Corner Lot: 10')
	REAR	20'
	POOL	3'
	SETBACK FROM CULBREATH ROAD	600'
	MINIMUM LOT AREA (SQ FT)	6,900 ft²
	MINIMUM LOT WIDTH	50'
PROPOSED LOT RESTRICTIONS SINGLE FAMILY DETACHED ONLY	MAXIMUM BUILDING COVERAGE (PERCENTAGE)	70%
	MAXIMUM IMPERVIOUS SURFACE	N/A
	MAXIMUM BUILDING HEIGHT	35'
	PERIMETER – WEST (most northerly 810')	6' PVC FENCE W/ TREES EVERY 40' ON CENTER
	LANDSCAPE BUFFER with Sidewalk Easement (Culbreath RD)	20'

Vertical Landscape Screening

Culbreath Road Frontage: Culbreath Road frontage a 20' wide buffer shall be provided with tree plantings in accordance with Land Development Code Section 6.06.06.C4 Screening Standard B.

Screening Standard "A"

Required screening shall consist of the following: Evergreen plants, at the time of planting, shall be six feet in height and provide an overall screening opacity of 75 percent; or A masonry wall six feet in height and finished on all sides with brick, stone or painted/pigmented stucco; or a solid wooden or PVC fence six feet in height (finished side out); or a berm in combination with 1, 2, or 3 above, to achieve a minimum height of six feet and 75 percent opacity at the time of installation; and Lawn, low growing evergreen plants, evergreen ground cover, or rock mulch covering the balance of the buffer. **Screening Standard "B"** Required screening shall consist of the following:

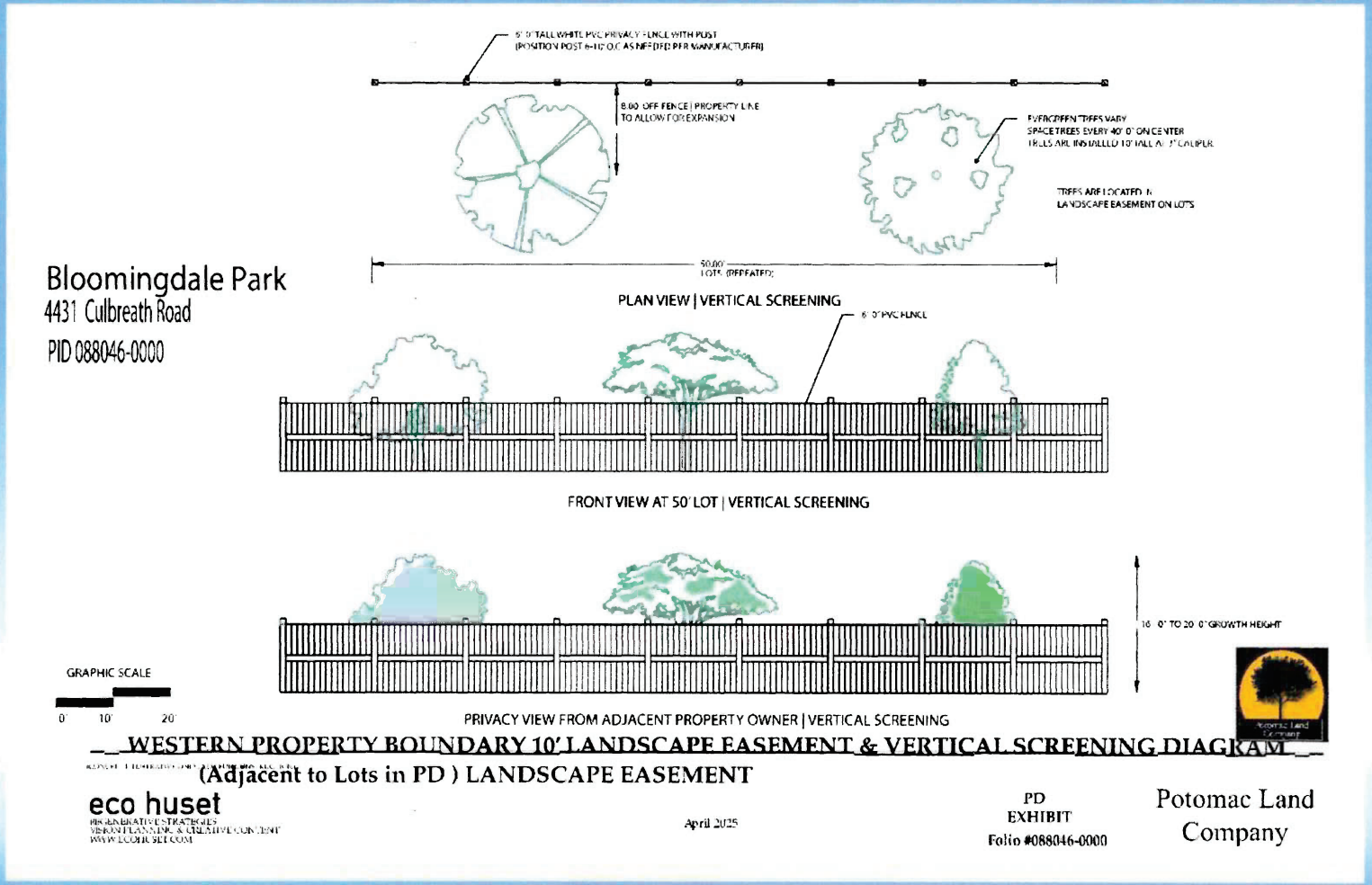
The requirements of Screening Standard "A"; and A row of evergreen shade trees which are not less than ten feet high at the time of planting, a minimum of two-inch caliper, and are spaced not more than 20 feet apart. The trees are to be planted within ten feet of the property line.

West: 10' wide Landscape/Drainage Easement and Vertical Screening: 10'-wide Landscape Easement & Vertical Screening Adjacent to Lots in PD with 6' high PVC opaque fence and 3" caliper trees, 10' high, every 40' on center along Western Boundary for the Most northerly 810', Tree(s) to be installed on lot prior to C/O of the house

North and East: 10' wide Eastern and Northern Boundary Screening Standard A will consist of minimum 6 foot PVC Fence (finished side out) along Eastern and Northern Boundary Adjacent to Cimino Elementary School

South: 6" high PVC fence on South Property line

Southern Boundary



Bloomingdale Park
4431 Culbreath Road
PID 088046-0000

WESTERN PROPERTY BOUNDARY 10' LANDSCAPE EASEMENT & VERTICAL SCREENING DIAGRAM

(Adjacent to Lots in PD) LANDSCAPE EASEMENT

eco huset
REGENERATIVE STRATEGIES
VISION PLANNING & CREATIVE CONCEPTS
WWW.ECOHUSET.COM

April 2025

PD
EXHIBIT
Folio #088046-0000

Potomac Land Company

SWFMD Formal Determination of Wetland and other Surface Waters

(Agency Verification determined no wetlands or surface water)

SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
FORMAL DETERMINATION OF WETLANDS AND OTHER SURFACE WATERS
No. 912864/42048686.000

EXPIRATION DATE:
August 6, 2030

FORMAL DETERMINATION ISSUED DATE
August 6, 2025

This Formal Determination of Wetlands and Other Surface Waters No. 912864/42048686.000 is issued under the provisions of Section 373.421, Florida Statutes, (F.S.), and 62-330.201, Florida Administrative Code, (F.A.C.). This Formal Determination consists of the District's determination of the locations on the property of the landward extent (boundaries) of wetlands and other surface waters based on the documentation consisting of a certified survey submitted by the Petitioner. This Formal Determination does not authorize any construction activities or constitute conceptual approval of any anticipated projects. Construction, alteration, operation, removal or abandonment of a surface water management system requires a permit from the District pursuant to Rule 62-330.020, Florida Administrative Code, (F.A.C.), and Section 373.413, Florida Statutes, (F.S.), unless exempt pursuant to 62-330.051 or 62-330.0511, F.A.C., or 373.406, F.S. This Formal Determination does not in any way establish boundaries of sovereign submerged lands.

PROJECT NAME: Bloomingdale Park

GRANTED TO: Bloomingdale West Investments, LLC
Attn: William Sullivan
26336 State Road 19
Howey in the Hills, FL 34737

ABSTRACT: Agency review of the site for the potential presence of wetlands and surface waters was conducted by Environmental Scientist, Lisa Bowers, during a site inspection with Brian Durnan of Biotech Consulting on April 8, 2025. Agency verification determined that no wetlands or other surface waters are present on site. A certified survey, dated May 19, 2025, signed and sealed by Donald Williamson, Professional Surveyor and Mapper, License #5649, State of Florida, was received on July 28, 2025. To view the survey, please visit http://www18.swfwmd.state.fl.us/erp/erp/search/ERPSearch.aspx to locate the formal determination record and view the documents associated with this file. The 10.97-acre site contains no wetlands or surface waters.

COUNTY: Hillsborough

SEC/TWP/RGE: S18/T30S/R21E

PROJECT ACRES: 10.97

WETLAND AND OTHER SURFACE WATER ACRES: **0**

CURRENT LAND USE: RESIDENTIAL

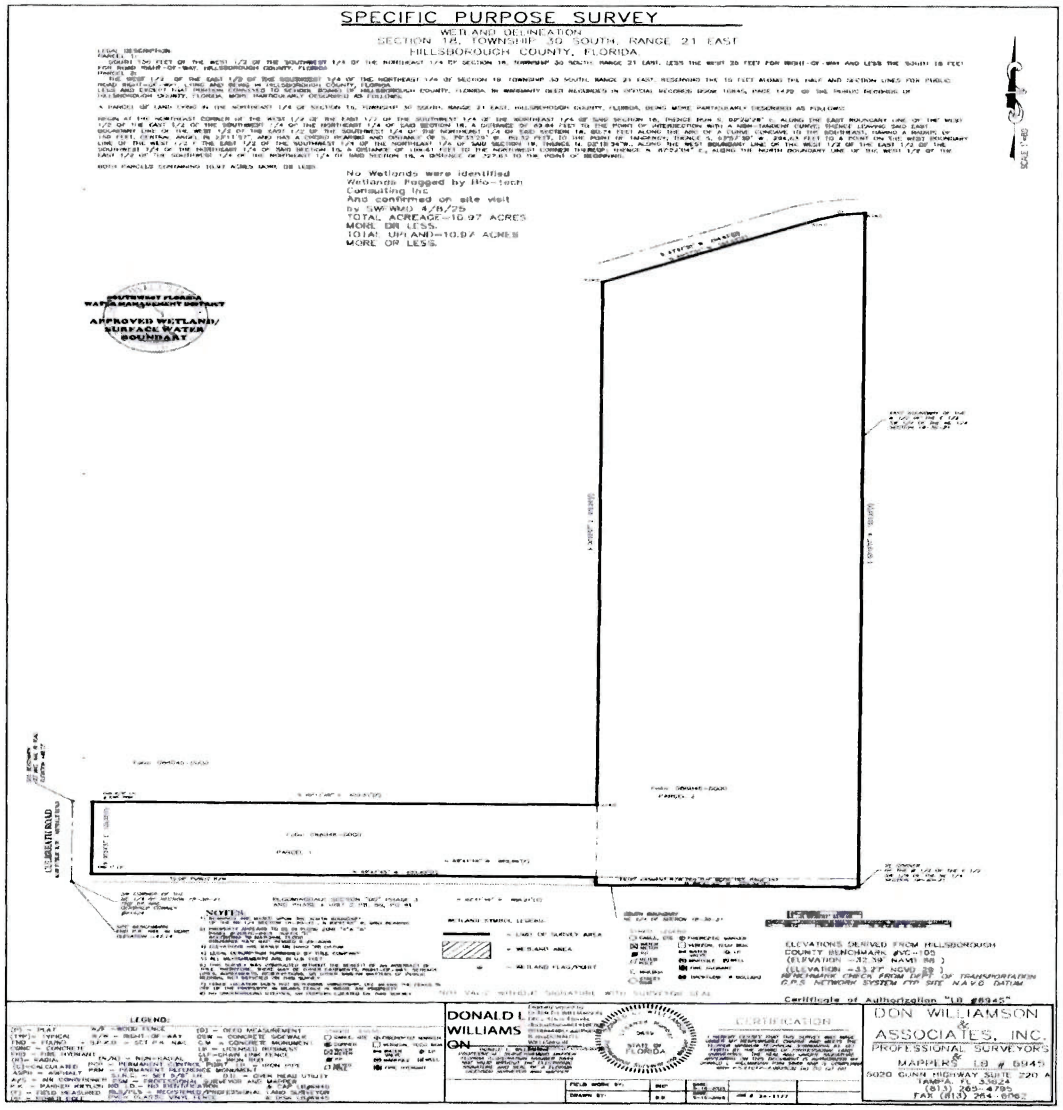
DATE PETITION FILED: March 04, 2025

Pursuant to Subsection 373.421 (4), F.S., the Governing Board may revoke the Formal Wetland Determination upon a finding that the Petitioner has submitted inaccurate information to the District.

The Formal Wetland Determination shall be binding for the stated duration provided physical conditions on the property do not change so as to alter the boundaries of wetlands and other surface waters during that period.

Approved Stamped Wetland Survey

(Showing no Wetlands)



Color Concept Plan

Park/Open Space and Drainage:

There is one recreation open space tract for a park of 0.50 acres and a 20' Landscape tract at entrance of Culbreath Road of approximately 1,700 sqft combined there is 0.54 acres of community gathering places meeting LDC 6.02.18 requirement for Community Gathering Places of a minimum of 5000 square feet.

Drainage ponds: 22% of the site will be used for ponds. Of the 10.97 Acres of land approximately 2.37 acres will be ponds.

Ponds and Open Space account for over 25% of the site.

Connectivity Map

RZ 25-0802 Roadway Design Variance and Roadway Design Exceptions

- **Administrative Variance**: Culbreath Rd Driveway Spacing by **Sean Cashen, Gulf Coast Consulting (Engineer of Record)** dated August 5, 2025.
  Deemed Approvable by Mike Williams, County Engineer 8/11/2025

- **Design Exception**: Culbreath Rd Design Exception for Substandard Roadway by **Sean Cashen, Gulf Coast Consulting (Engineer of Record)** dated August 4, 2025. Includes Two crosswalks with Rectangular Rapid Flashing Beacons (RRFB) along Culbreath Road to be built to allow a safe and continuous walking path from the Proposed Development to Cimino Elementary School.
  Deemed Approvable by Mike Williams, County Engineer 8/11/2025

Traffic Analysis

TABLE 1: Trip Generation

ITE Code	Land Use Type	Units	Daily Trips	AM Peak-Hour Trips In	AM Peak-Hour Trips Out	PM Peak-Hour Trips In	PM Peak-Hour Trips Out
210	Single Family Detached Housing	33	364	7	20	22	13
	TOTAL	**-**	**364**	**7**	**20**	**22**	**13**

Traffic Analysis Continued

Elizabeth Rodriguez & Associates, Inc.
18156 Sandy Pointe Drive
Tampa, Florida 33647

April 25, 2025

TO WHOM IT MAY CONCERN:

RE: Culbreath UPDATED Traffic Sub-Threshold Letter - Folio number 008046-0000

This letter is to document the fact that the referenced development is expected to generate fewer than 50 peak hour trips, and is therefore, sub-threshold, and an Access Management Traffic Study is not required.

Folio numbers 008046-0000 are located at 4301 Culbreath Road, in Unincorporated Hillsborough County, Florida. See attached **Site Plan**.

Per the Eleventh Edition of the ITE "Trip Generation" Manual (See attached trip generation software output (equations).), the trip generation is estimated to be fewer than 50 peak hour trips in either the AM or PM peak hour, as is illustrated in **Table 1**, below.

TABLE 1: Trip Generation

ITE Code	Land Use Type	Units	Daily Trips	AM Peak-Hour Trips In	AM Peak-Hour Trips Out	PM Peak-Hour Trips In	PM Peak-Hour Trips Out
210	Single Family Detached Housing	33	364	7	20	22	13
	TOTAL	-	**364**	**7**	**20**	**22**	**13**

Please contact me at 813.545.3316, if you have any comments or questions.

Sincerely,
Elizabeth Rodriguez (electronic signature)
Elizabeth Rodriguez

Traffic Analysis Continued

Received August 11, 2025
Development Services

Gulf Coast Consulting, Inc.
Land Development Consulting
ENGINEERING TRANSPORTATION PLANNING PERMITTING
13825 ICOT Boulevard, Suite 605
Clearwater, Florida 33760
Phone: (727) 524-1818
Fax: (727) 524-6090

August 11, 2025

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

Dear Mr. Williams:

RE: Administrative Variance for Driveway Spacing – Bloomingdale Park - PD 25-0802
Folio number 088046-0000

Please accept this letter as a formal request for your approval of an administrative variance to Section 6.04.03.07 of the Hillsborough County Land Development Code (LDC), which states:

Regarding Culbreath Road - "**Sec. 6.04.07. - Table: Minimum Spacing** –

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		

The subject property is in for rezoning, as is shown on the attached **Site Plan** and **Location Map**. The property is being rezoned to allow for the development of 33 Single Family Dwelling Units (SFDUs). This variance is to request that the developer not be required to meet LDC driveway spacing.

The LDC allows for relief of certain standards of Section 6.04 Access Management, subject to providing the following information and justifications.

Traffic Analysis Continued

Received August 11, 2025
Development Services

1. Site Information: *FOLIO # 088046.0000*

2. Associated Application Numbers: *PD 25-0802*

3. Type of Request: *Administrative variance per Section 6.04.02B.*

4. Section of the LDC from which the variance is being sought, as well as any associated zoning conditions which require said improvements: *Relief from LDC Section 6.04.07 is sought.*

5. Description of what the LDC/zoning conditions require: *Section 6.04.07 requires the proposed driveway to be 245 feet from other driveways, as the posted speed on Culbreath Road is 30 mph. As the attached Spacing Exhibit shows, the proposed driveway on Culbreath Road does not meet required spacing relative to the following other existing access driveways: (a) To the north along Culbreath Road, the first driveway is 103 feet from the proposed driveway. (b) Continuing north, the second driveway serves the same single family house as the first – the house has a "U" shaped driveway with two existing access driveways, and this northern access driveway is 158 feet from the proposed driveway. (c) Continuing northward, the existing access driveway for the second house to the north is 200 feet from the proposed driveway. (d) All other driveways/roadways meet spacing relative to the proposed new access driveway.*

6. Description of existing roadway conditions (e.g., Pavement width, lane width, condition, number of lanes, bicycles/sidewalk facilities): *The site has frontage on, and proposes access to, Culbreath Road. Culbreath Road is an urban (curb and gutter) road section, and includes: (a) Pavement width/lane width measurements are attached. They depict about 24 feet of pavement, and 12 foot lanes. (b) The ROW width is about 60 feet in the vicinity of the proposed driveway. See exhibit, and also see attached survey. (c) There are sidewalks on the (opposite) west side of Culbreath Road, but not along the (subject) east side of Culbreath Road in the vicinity of the proposed project. (d) Culbreath Road does not have bike lanes. (e) The pavement appears to be in fair/average condition (See exhibit.). (f) There are no paved shoulders.*

7. Justification for the request and any information you would like considered such as cost/benefit analysis, land use plans, policies, and local traffic circulation/operation of the site and adjacent areas. Justification must address Section 6.04.02B.3 criteria (a), (b), and (c). In consideration of the variance request, the issuing authority shall determine to the best of its ability whether the following circumstances are met:

   a. There is an unreasonable burden on the applicant. *Because of the configuration of the parcel, the applicant does not have enough frontage on Culbreath Road to shift his driveway away from the driveways of adjacent parcels such that it will meet spacing. It*

Traffic Analysis Continued

Received August 11, 2025
Development Services

would be unreasonable to deny access because of the configuration of the site.

b. The variance would not be detrimental to the public health, safety, and welfare. *Culbreath Road is a low speed, 30 mph roadway within a relatively densely populated residential area. The low speeds reduce the possibility of conflicts resulting from substandard driveway spacing.*

c. Without the variance, reasonable access cannot be provided. *This access point allows for critically needed infill housing to be developed in Hillsborough County. It is reasonable to grant this variance request so that access can be provided to this new infill housing development.*

8. Documentation/other attachments: *Attached are site plan; location map; spacing exhibit and trip generation.*

If you have any questions/comments regarding this letter, please call me at (813) 545-3316.

Sincerely,

sean p cashen

Digitally signed by sean p cashen
Date: 2025.08.11 11:59:17 -04'00'

SEAN P. CASHEN LICENSE No. 42505 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Sean P. Cashen, P.E., on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Sean P. Cashen, P.E.

Based upon the information provided by the application, this request is:

_____ Disapproved

_____ Approved with Conditions

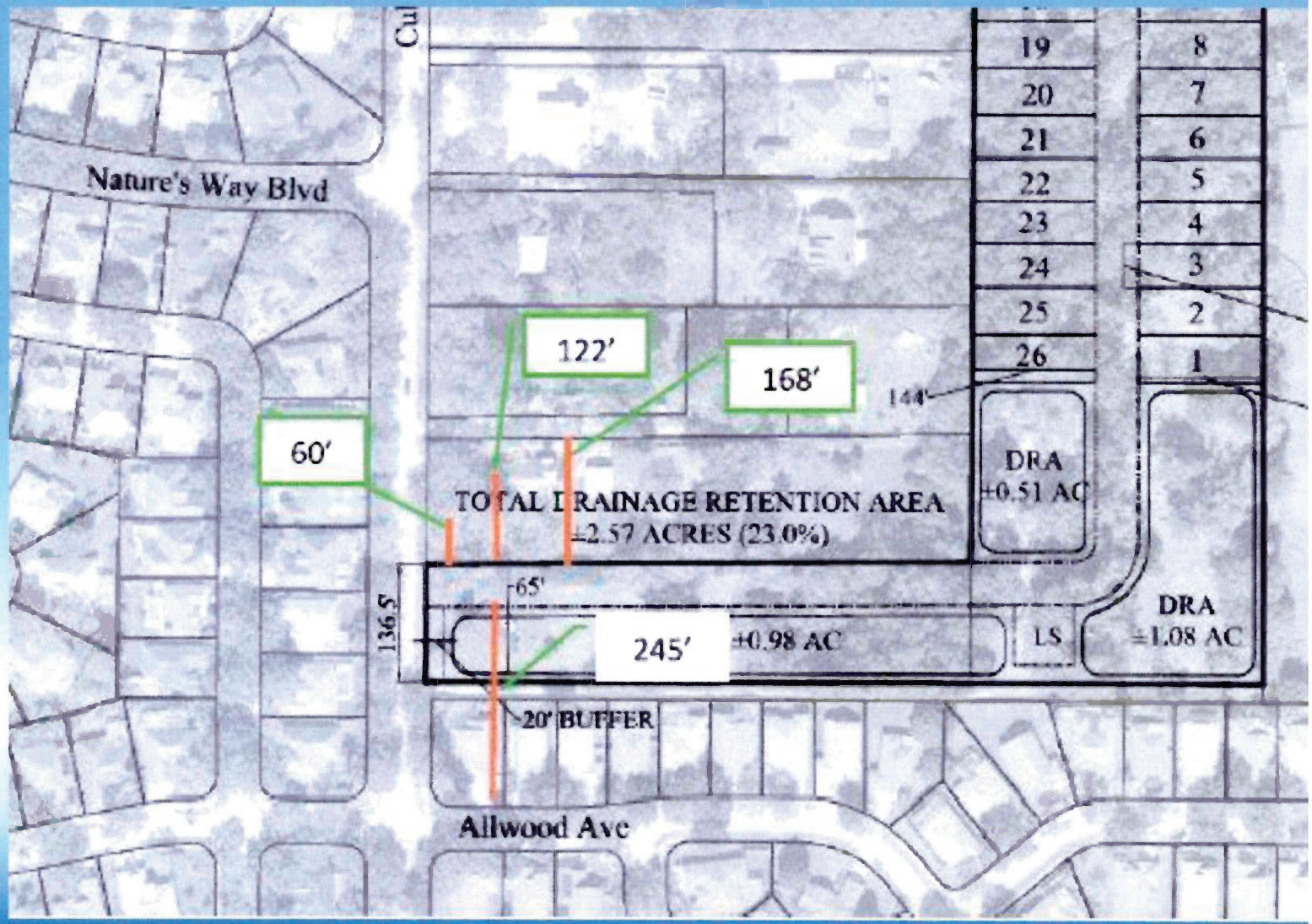
_____ Approved

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

Sincerely,

Michael J. Williams, P.E.
Hillsborough County Engineer

Drivewa y Spacing Exhibit



Traffic Analysis Continued

Gulf Coast Consulting, Inc.
Land Development Consulting
ENGINEERING TRANSPORTATION PLANNING PERMITTING
13825 ICOT Boulevard, Suite 605
Clearwater, Florida 33760
Phone: (727) 524-1818
Fax (727) 524-6090

August 4, 2025

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

Dear Mr. Williams:

RE: Design Exception for Substandard Roadway (Culbreath Road) – Bloomingdale Park - PD 25-0802 Folio number 088046-0000

The subject property is being rezoned, as shown on the attached **Site Plan** and **Location Map**. The rezoning is to allow for the development of 33 Single Family Dwelling Units (SFDUs). This design exception, per Transportation Technical Manual Section 1.7 to meet requirements of Land Development Code 6.04.03.L: Existing Facilities, is to request that the developer not be required to bring Culbreath Road *fully* up to County standards for a C3-2U-SL Typical Section (TS), but to instead allow for some reasonable improvements as described herein.

EXISTING CONDITIONS - The site has frontage on, and proposes access to, Culbreath Road. Culbreath Road is an urban (curb and gutter) road section, and includes:

(a) Pavement width/lane width measurements are attached. They depict about 24 feet of pavement, and 12 foot lanes. A C3-2U-SL TS (attached) requires 25 feet of pavement with 10 foot travel lanes and 2.5 foot marked bike lanes.

(b) The ROW width is about 60 feet in the vicinity of the proposed driveway. See exhibit and also see attached survey. On the subject/east side of the street, the right-of-way between the back of curb and right-of way line varies in width from 4'6" to 6' and includes utility poles and mailboxes. A C3-2U-SL TS requires 66 feet of right-of-way.

(c) There are sidewalks on the (opposite) west side of Culbreath Road, but not along the (subject) east side of Culbreath Road in the vicinity of the proposed project. A C3-2U-SL TS requires sidewalk on both sides of the roadway.

(d) Culbreath Road does not have bike lanes. A C3-2U-SL TS requires bike lanes.

(e) The pavement appears to be in fair/average condition (See exhibit.).

(f) There are no paved shoulders. A C3-2U-SL TS is a curb and gutter section.

Traffic Analysis Continued

PROPOSED IMPROVEMENTS – Two crosswalks along Culbreath Road shall be built to allow a safe walking path from the proposed development to Cimino Elementary School. These crosswalks are within two miles of a school, so count warrants are not required per the FDOT Traffic Engineering Manual. One pedestrian crossing with Rectangular Rapid Flashing Beacons (RRFB) shall be constructed near the entrance of the proposed development to allow for safe pedestrian travel to/from the existing sidewalk on the west side of Culbreth Road. The second pedestrian crosswalk with RRFB shall be constructed near the entrance to Cimino Elementary School so that pedestrians can cross from the school to the existing sidewalk on the west side on Culbreath Road.

JUSTIFICATION FOR THE REQUEST – The applicant is making a significant improvement, given his low trip generation (attached) and low impact on Culbreath Road. The roadway cannot be brought fully to C3-2U-SL standards as a minimum of 66 feet of right of way would be required to construct the roadway to full C3-2U-SL standards, and only 60 feet of right of way is available.

If you have any questions/comments regarding this letter, please call me at 813.545.3316.

Sincerely,

sean p cashen

Digitally signed by sean p cashen
Date: 2025.08.06 10:58:25 -04'00'

This item has been digitally signed and sealed by Sean P. Cashen, P.E., on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Sean Cashen, P.E.

Based upon the information provided by the application, this request is:

_____ Disapproved

_____ Approved with Conditions

_____ Approved

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

Sincerely,

Michael J. Williams, P.E.
Hillsborough County Engineer

Email Correspondence with School Board

From: Glorimar Belangia <Glorimar.Belangia@hcps.net>
Sent: Tuesday, January 21, 2025 9:54 AM
To: William Sullivan <billsullivan@potomacland.com>
Cc: Elizabeth Rodriguez - Elizabeth Rodriguez & Associates (Libbytraffic@yahoo.com) <Libbytraffic@yahoo.com>; Sean Cashen (scashen@gulfcoastconsultinginc.com) <scashen@gulfcoastconsultinginc.com>; Karen Lucas (klucas@gulfcoastconsultinginc.com) <klucas@gulfcoastconsultinginc.com>; Renee Kamen <renee.kamen@hcps.net>
Subject: RESPONSE: Proposed Rezoning for Folio Numbers 088050-0000 and 088046-0000 4501 and 4431 Culbreath Road adjacent to Cimino Elementary School

Hello Bill,

Attached you will find the responses from the District's Maintenance staff (Janssen Gingras) regarding your questions.

The Cimino Elementary School Property is adjacent to the North and East of the site we are petitioning to rezone (see attached) would the School Board grant permission or even want any of the following:

1. *Eastern driveway to Cimino Elementary that goes out to Culbreath Road*

1. *A pedestrian connection (sidewalk) to the driveway.* **Maybe, No sidewalk to connect to without adding new sidewalks and crosswalks.**
2. *A Vehicular Connection (road) to the Driveway* No.
3. *An Emergency Access Connection with gate and Knox Box for emergency access* No.
4. *Or any combination of the above?*

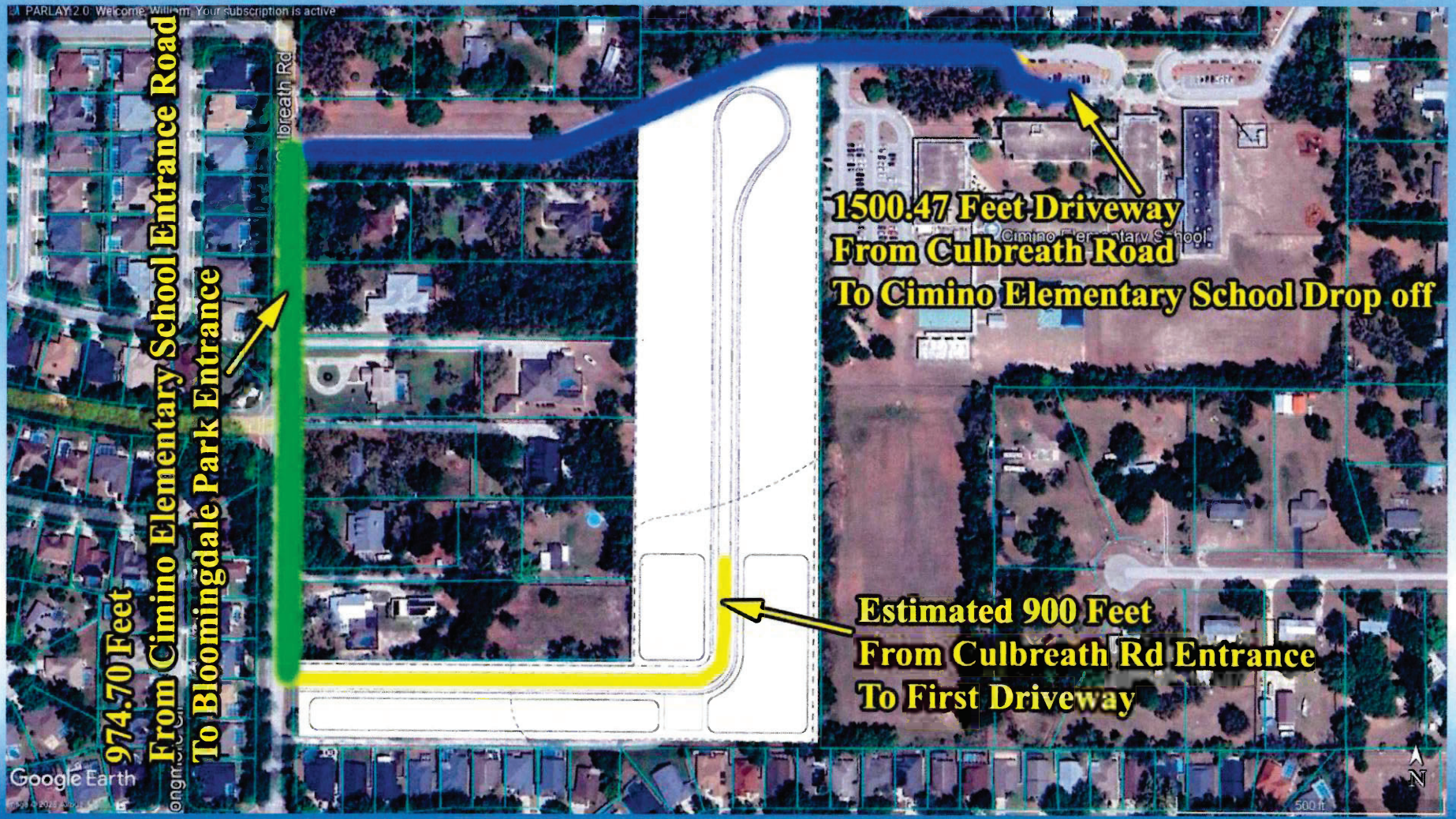
2. *Parking Lot on the western side of Cimino Elementary*

1. *A pedestrian connection (sidewalk) to the Parking Lot* No.
2. *A Vehicular Connection (road) to the Parking Lot* No.
3. *An Emergency Access Connection with gate and Knox Box for emergency access to the Parking Lot.* No.
4. *Or any combination of the above?*

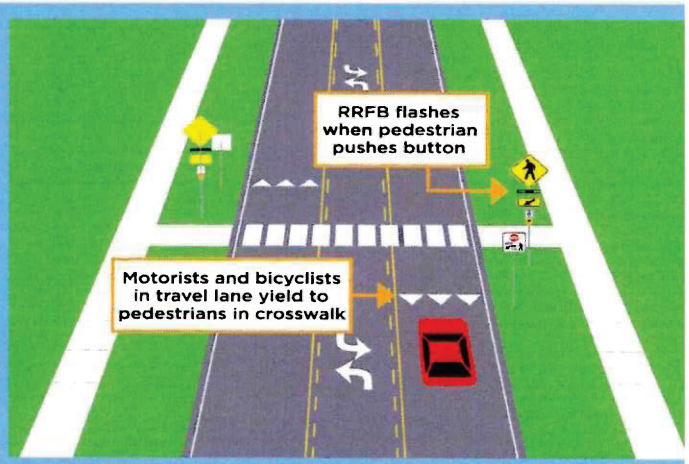
Lori Belangia, M.S.
Manager, Planning & Siting
Growth Management, Hillsborough County Public Schools
Office: 813.272.4228

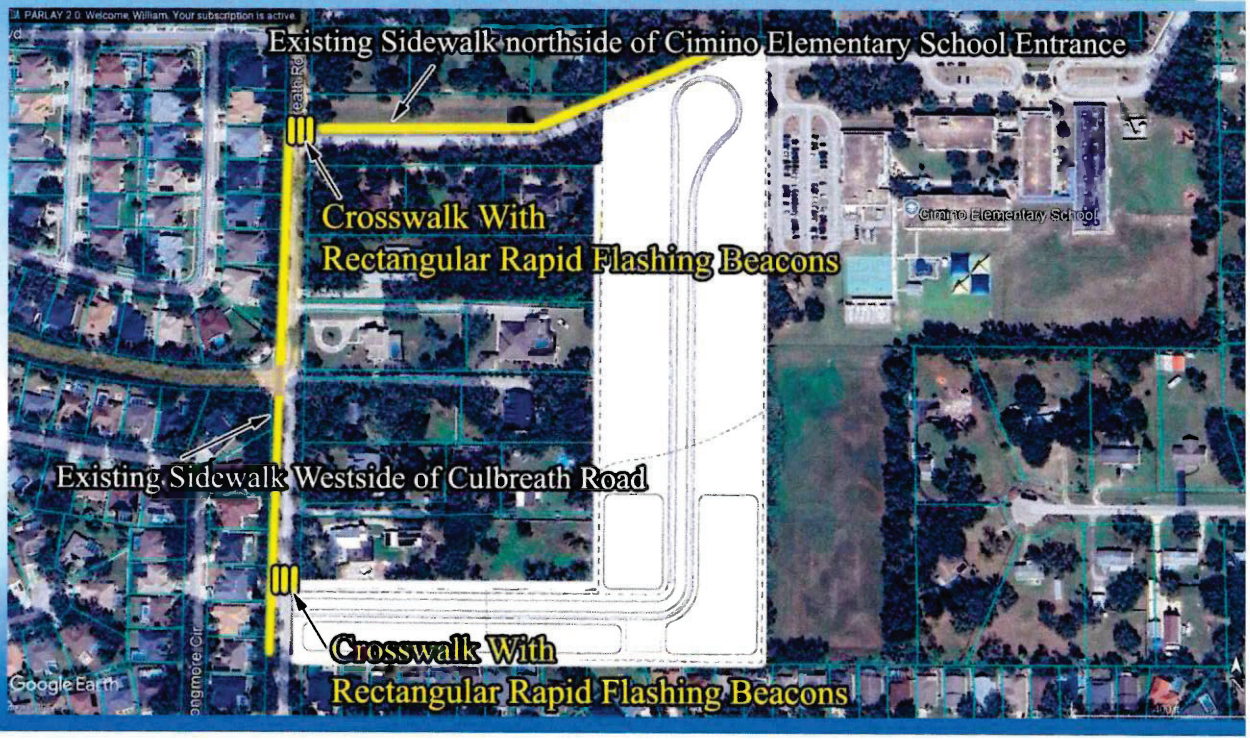
Hillsborough County Public Schools
Preparing Students for Life

Street Distance Exhibit



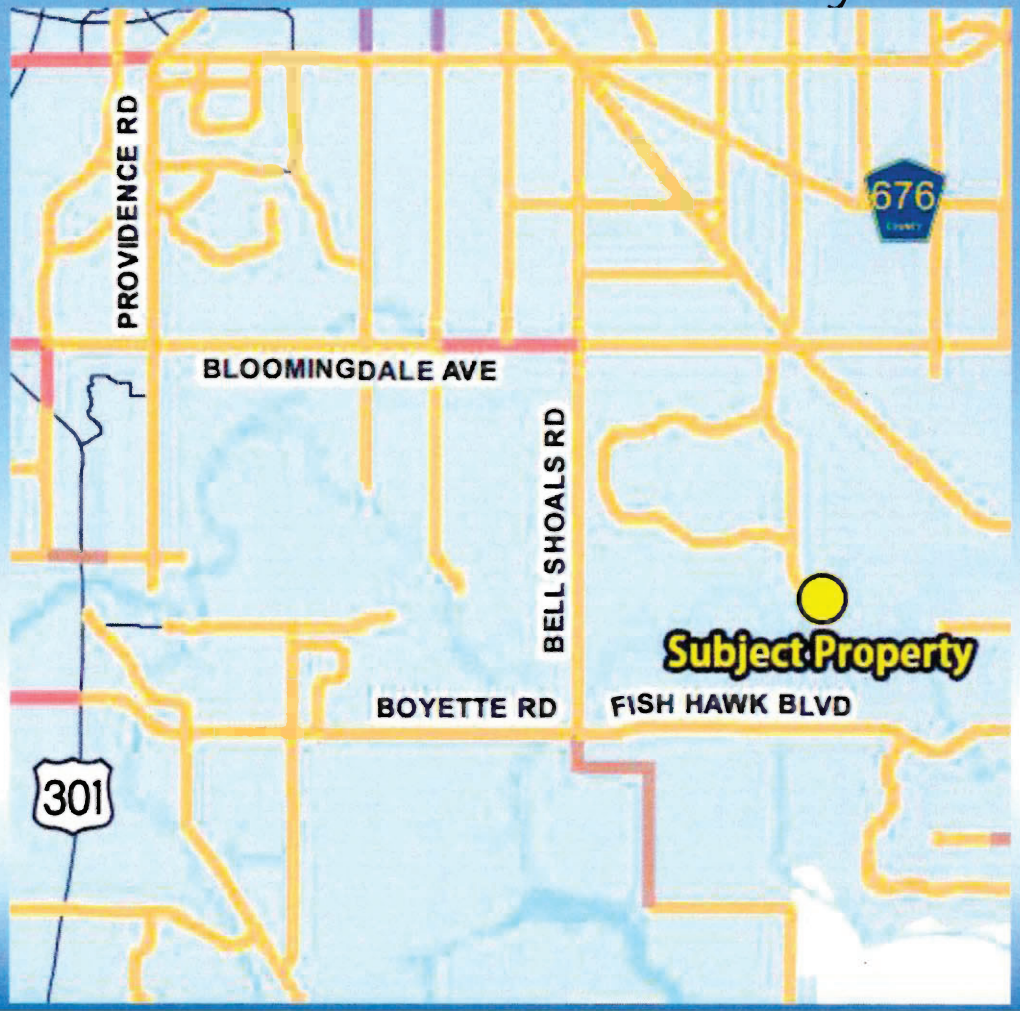
Proposed Crosswalk Improvements Exhibit



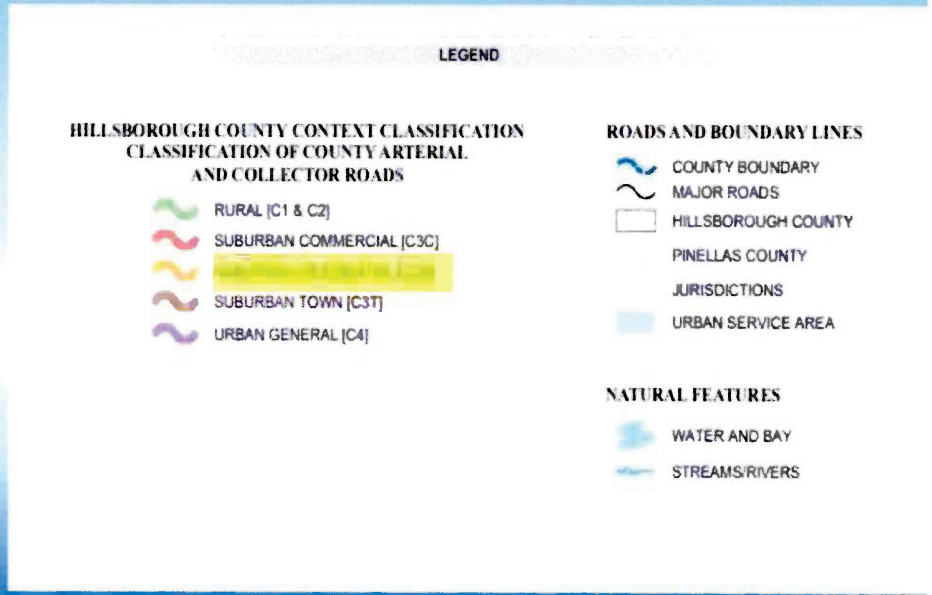


https://www.youtube.com/watch?v=tT6E3scnXWA

Roadway Classification



Culbreath Road is Classified as a Collector Road – Suburban Residential (C3R)



Compatibility

In an effort to minimize the impact on the surrounding community. The lots were concentrated in the back of the Site away from Culbreath Road. the proposed buildings have been setback minimum 600' from Culbreath Road and the distance from the Street to the first proposed building pad is 900' via by Road A. Additionally from the existing houses to the south to the first proposed lot in the north is 400'

Environmental Survey was conducted on 1/27/2025

The subject site was surveyed for the existence of gopher tortoises through the use of pedestrian transects. The survey covered approximately 75% of the suitable habitat present within the subject site boundaries. While no gopher tortoises burrows were found within or adjacent to the project boundary, future surveys should be completed to ensure that no new burrows and tortoises inhabit the site in the future

Bio-Tech Consulting
Environmental and Permitting

Bloomingdale Park Site
Hillsborough County, Florida
Figure 6A
Wildlife Survey Map

150 Feet

Project #: 655-22
Produced By: DR
Date: 1/27/2025

Community Outreach

- **June 19, 2025, 6pm Campo YMCA**
  Initial Noticed Neighborhood Meeting attended by approximately 20 Neighbors

- **June 30-July1**
  Knocked on all adjacent owner's doors, if no answer left information from Initial Neighborhood Meeting

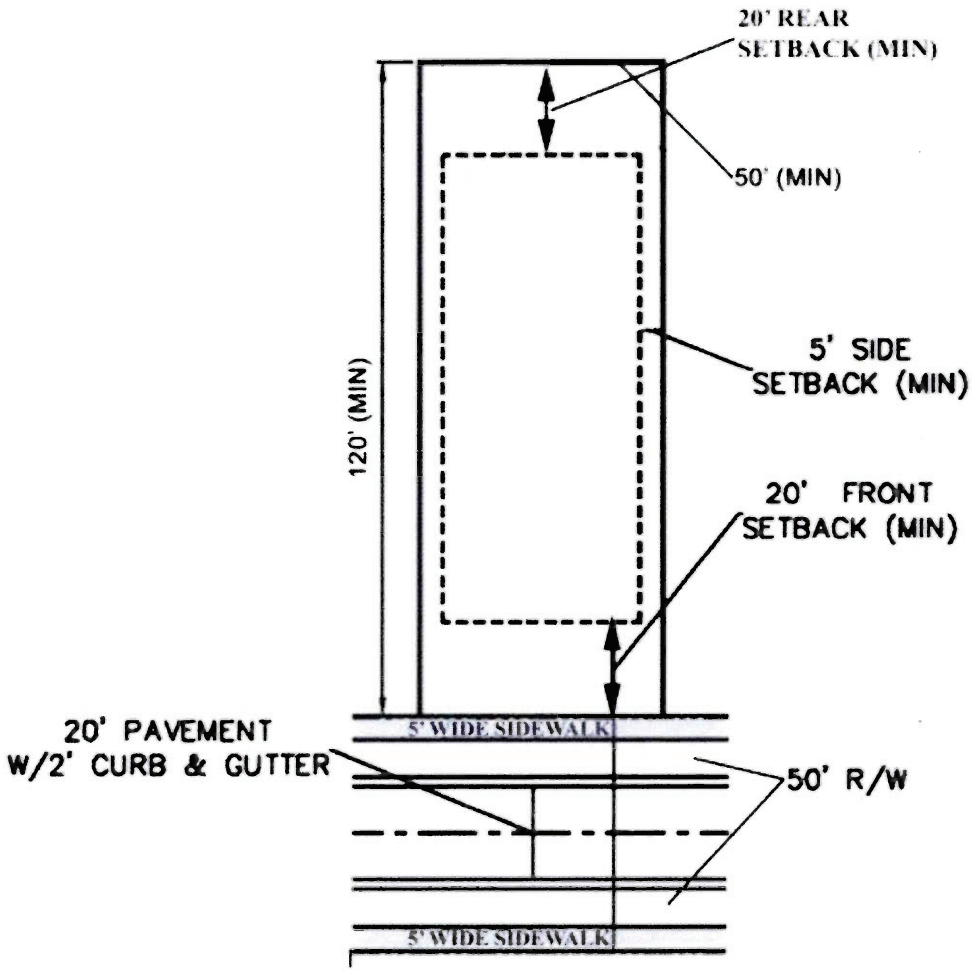
- **July 22, 2025 7pm Bloomingdale Library**
  Presented to Bloomingdale Neighborhood Association attended approximately 35 Residents

- **August 7, 2025 6pm Campo YMCA**
  2nd Neighborhood Meeting attended by approximately 25 Neighbors

- **August 10, 2025 Site Inspection**
  by Tom Leech, President of the Bloomingdale Special Taxing District and Christopher Rate, Organizer of opposition website and petition

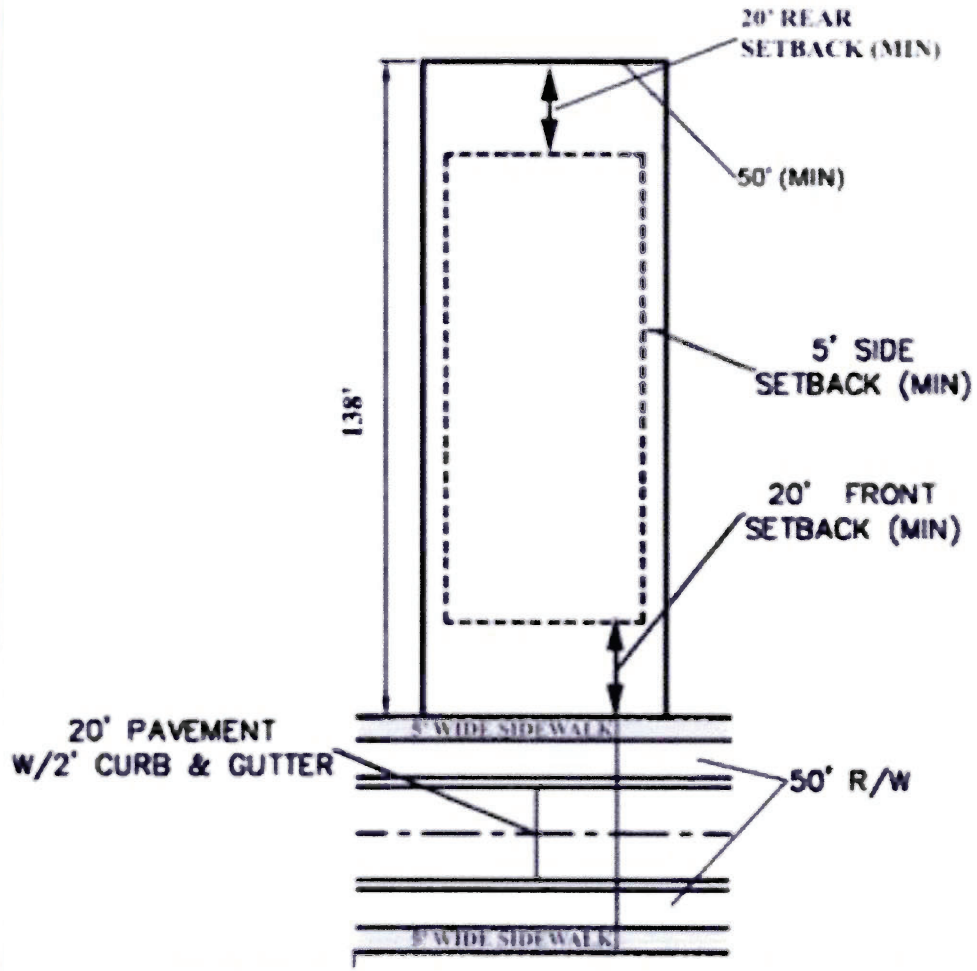
Category	Before 6/19/25 Meeting	Changes After 6/19/25 Meeting
Min Lot Area	6,600 SQFT	6,900 SQFT
Typical Lot Size	50' X 120'	50' X 138'
20' Landscape Buffer on Culbreath	Not Defined	Tree plantings in accordance with Land Development Code Section 6.06.06.C4 Screening Standard B

SEE FOLLOWING SLIDES



TYPICAL LOT LAYOUT

(6,600 SF MIN)

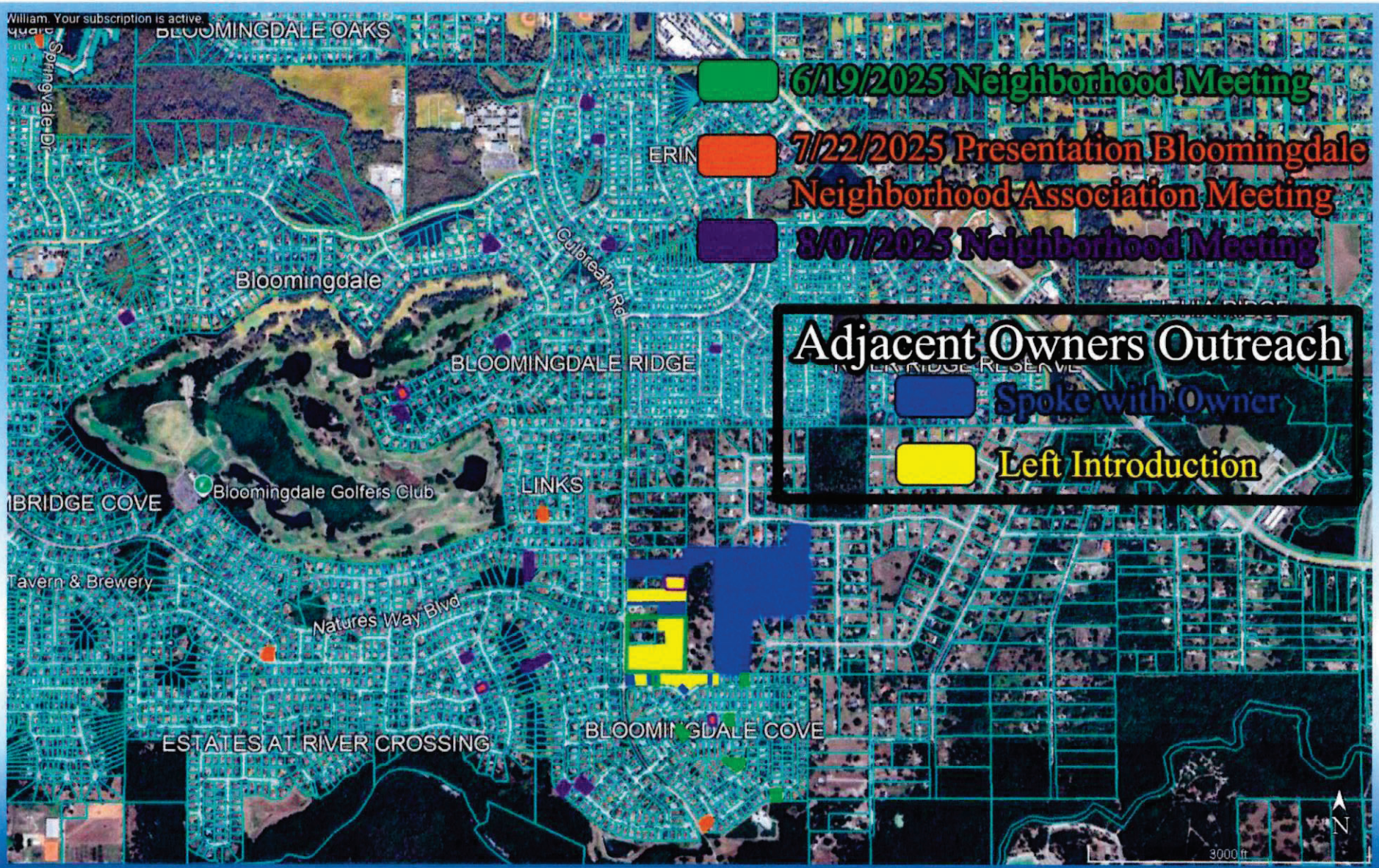


TYPICAL LOT LAYOUT

(6,900 SF MIN)

Land Development Code Section 6.06.06.C4 Screening Standard B

- **Screening Standard "A"**
- Required screening shall consist of the following:
- Evergreen plants, at the time of planting, shall be six feet in height and provide an overall screening opacity of 75 percent; or
- A masonry wall six feet in height and finished on all sides with brick, stone or painted/pigmented stucco; or a solid wooden or PVC fence six feet in height (finished side out); or a berm in combination with 1, 2, or 3 above, to achieve a minimum height of six feet and 75 percent opacity at the time of installation; and
- Lawn, low growing evergreen plants, evergreen ground cover, or rock mulch covering the balance of the buffer.
- **Screening Standard "B"**
- Required screening shall consist of the following:
- **The requirements of Screening Standard "A";** and
- A row of evergreen shade trees which are not less than ten feet high at the time of planting, a minimum of two-inch caliper, and are spaced not more than 20 feet apart. The trees are to be planted within ten feet of the property line.


William. Your subscription is active.
BLOOMINGDALE OAKS
Springvale Dr
ERIN
Culbreath Rd
Bloomingdale
BLOOMINGDALE RIDGE
Bloomingdale Golfers Club
LINKS
BRIDGE COVE
Tavern & Brewery
Natures Way Blvd
ESTATES AT RIVER CROSSING
BLOOMINGDALE COVE
6/19/2025 Neighborhood Meeting
7/22/2025 Presentation Bloomingdale Neighborhood Association Meeting
8/07/2025 Neighborhood Meeting
Adjacent Owners Outreach
Spoke with Owner
Left Introduction
3000 ft
N

Existing County Parks in and nearby Bloomingdale

#	Park	Acreage	Distance to Site
1	Bloomingdale Ridge Park	11.85	1.3 Miles
2	Bloomingdale East Park	5.75	2.3 Miles
3	Stearns Road Park	16.79	2.9 Miles
4	Campo YMCA Ball Fields	9.19	1.6 Miles
5	Bloomingdale Sports Complex	16.31	1.6 Miles

In Closing our Proposal Contains the Following:

- Lowest Density in the last 25 years in the Suburban District of the Brandon Community Plan
- Largest Lots and Lowest Density East of Culbreath Road in the Bloomingdale Neighborhood
- Tied for the Lowest density on either side of Culbreath Road in the Bloomingdale Neighborhood
- Lots are clustered 600' from Culbreath Road Entrance
- 22% of the Site will be Ponds
- Screening Standard B along Culbreath Road
- Installing Rectangular Rapid Flashing Beacons at Crosswalks on Culbreath Road

RZ 25-0802
Thomas Leech
ZHM
Exhibit #3 8-18-2025

Zoning Hearing Master Hearing for Rezoning Application 25-0802
Statement of Opposition
from
Thomas Leech
President, Bloomingdale Special Taxing District
August 18, 2025

The Bloomingdale Special Taxing District ("BSTD" or "the District") was created in 1985 by the Hillsborough County Board of County Commissioners (BOCC) "to enhance and maintain the quality of life in the Bloomingdale community."

The Bloomingdale community is established and thriving but suffers from the major symptoms of suburban sprawl. Failed roads have resulted in unabating traffic congestion. Overdevelopment has produced perpetual local flooding dangers. These conditions equate to an increased risk on safety, property, and community identity. Risk without value.

The development associated with rezoning application 25-0802 compounds community burdens without adding discernable benefit. The application itself contains, according to independent engineers and technical experts, misleading analyses, erroneous assumptions, and in some cases, may fail to applicable laws and regulations. In other words, risk without value. A few examples:

Flooding:

- The proposed subdivision includes development within FEMA-designated Flood Zone A, which is a 100-year flood zone with undetermined base flood elevation. This zone is known to have experienced flooding, and the development plan does not adequately address this risk.

- The site lies within a closed drainage basin, meaning it lacks a natural outfall for stormwater. This condition requires more stringent stormwater retention measures, especially for 100-year rainfall events. The proposed stormwater management plan appears insufficient to handle both on-site and off-site runoff, increasing the risk of flooding for adjacent properties.

Traffic and Public Safety:

- The developer seeks an administrative variance to reduce driveway spacing requirements, citing limited frontage. This configuration creates a high-conflict zone which increases the risk of accidents and impairs safe ingress and egress, especially during peak traffic hours. This is nothing less than a request to violate statutes that are designed to create safe conditions, in this case, for children walking to school.

Planning:

- The developer uses a clustered development layout without qualifying as a conservation subdivision, which is typically required to preserve environmental features or provide meaningful open space. The open space provided is primarily stormwater retention areas, not usable recreational or scenic amenities.

- The developer purports to construct a new subdivision, similar to the homes surrounding it, on nearly eleven acres of agricultural land. This image is misleading. In reality, the plans illustrate as many as 33 housing units on as little as 5.73 acres of contiguous land.

- The plan does not meet the goals of the Brandon Community Plan, which emphasizes preserving rural character, ensuring neighborhood compatibility, and thoughtful planning. The justification for increased density based on Urban Service Area policies is misapplied; the site is not within a designated Center or Connector and does not qualify for infill bonuses.

The residents of Bloomingdale oppose the rezoning because this proposed development offers no enhancement to the community. To the contrary – if approved, this development will create tremendous community risk, without value. The weight of this risk falls on the residents of Bloomingdale. The developer pockets any value.

Very Respectfully,

Thomas Leech
President, Bloomingdale Special Taxing District
Valrico, Florida

Opposition to Rezoning
Petition PD-25-0802
Bloomingdale Special Tax District

Joined by Bloomindale Residents & Various Associations

1

Overview

- Introduction & Community Response
- Legal Standard
- Application Overview
- Expert Analysis
  - Opposition to Rezoning Petition PD 25-080 (Patricia Ortiz)
  - Technical Review of Variance for Access Space & Design Exception for Substandard Road (Drew Roarke)
  - Engineering Objections (Richard Diaz)

2

Legal Standard

- Consideration of rezoning application is quasi-judicial.
- Quasi-judicial actions must be supported by competent substantial evidence, which is a higher burden of proof.
- Competent substantial evidence must "establish a *substantial basis of fact.*"
- "Substantial" means there must be "real, material, pertinent and relevant evidence "tending to prove" each essential element.
- Per § 10.03.03.E of the Land Development Code (LDC): No application for a rezoning may be recommended for approval by the ZHM if the proposed development is not in compliance with the entire Comprehensive Plan or is incompatible with the existing development and zoning pattern.

3

Overview of Application Rezoning Petition PD 25-0802

- Petition seeks rezoning of 10.97 acres zoned Agricultural, Single-Family ("AS-1")
- Requesting Planned Development ("PD") to allow 33 clustered residential lots concentrated on only 5.24 acres
- Proposed lot size: 6,900 sq ft (urban density)
- Located in a long-established suburban neighborhood
- Community strongly opposes due to incompatibility, lack of public benefit, lack of buffer, traffic impact, risk of flood and other impact to infrastructure

4

3 Experts – Same Conclusion

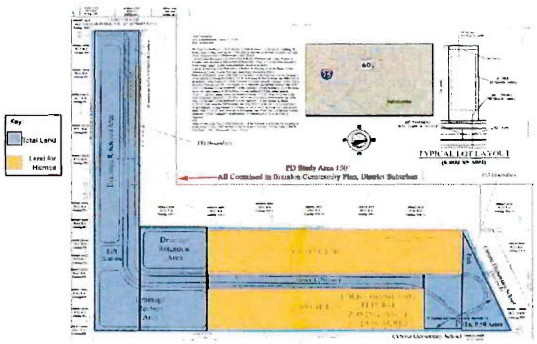
- There is not competent substantial evidence to support the rezoning application.
- Patricia Ortiz, a certified land planner w/ over 20 years of experience –
  - found a lack of compatibility w/ surrounding neighborhoods, deficit in design and unmitigated health, welfare, and safety concerns.
- Drew Roark, engineer, certified in Transportation Logistics, w/ over 30 yrs experience
  - found failure to justify variance for access distance requirements and design exception for road standards;
  - failure to mitigate traffic problems that will be exacerbated by the new development and its placement directly adjacent to the gridlock created by Cimino Elementary drop off and pick up.
- Richard Diaz, engineer w/ over 48 yrs experience in project planning, engineering design & public works improvement project
  - Found unmitigated strain on infrastructure posed serious risk of drainage problems and flooding consequences

5

Opposition to Rezoning Petition 24-0802
Patricia Ortiz

6

Incompatible Lot Sizes & Neighborhood Character

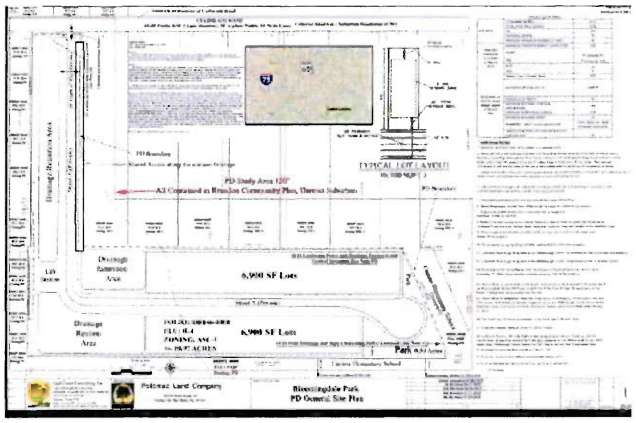


- Gross density proposed is 3.01 dwelling units per acre.
- But stormwater ponds, roads, lift station and "park" encompass 5.73 acres.
- Remaining 5.24 acres are proposed for development of 33 lots causing a "feels like" density of 6.26 dwelling units per acre.
- Surrounding lots range from 0.25 acres to over 2 acres (10,890 sq ft – 87,120 sq. ft.)
- Proposed lots are significantly smaller (6,900 sq ft)
- Approval would disrupt suburban aesthetic and set precedent
- Violates Brandon Community Plan and Comprehensive Plan policies

No Value for Bloomingdale Community

7

Clustered Development Without Conservation



- Hillsborough County LDC defines "Cluster lot" to be one located in a conservation subdivision.
- Not a conservation subdivision per §5.09.00 Land Development Code
- No environmental protection policies or scenic vistas
- No meaningful open space – majority is dry retention pond with no water features
- Lack of innovative design or land use harmony
- Clustered design used solely to increase density

No Value for Bloomingdale Community

8

No Justification for Smaller Lots

Developer claims smaller lots comply with mandate for 4 dwelling units /gross acre in Urban Service Areas.

- However, Comprehensive Plan Policy 1.1.2 only calls for such density in *new* residential and mixed use future land use categories *if supported by existing development patterns*.
- The proposed development isn't a new Comprehensive Plan Amendment. It's a rezoning.
- Surrounding development patterns don't support the smaller lots.

Developer clams density meets the 75% minimum density requirement, but this is not required.

- LDC Policy 2.4.4 min density requirement only applies in areas identified as Centers & Connectors. Subject site is not within a C&C.
- Because smaller clustered lots are not justified, existing character should be preserved with larger lots consistent with RSC-4 zone (10,000 sq ft)

No Value for Bloomingdale Community

9

Public Health & Safety: Flood Risk & Drainage Concerns

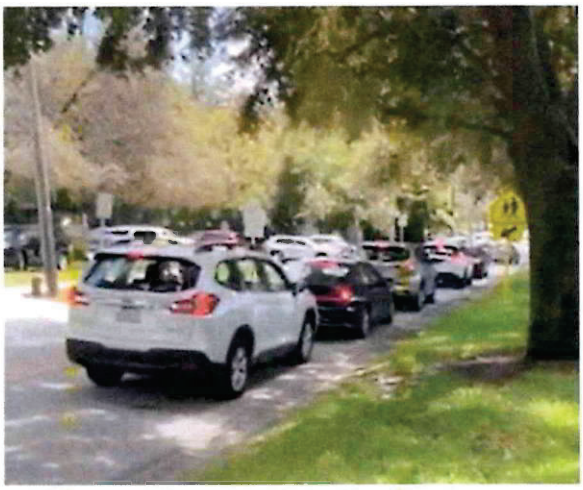
- Site includes Flood Zone A and AE areas
- Development increases impervious surfaces
- Location of flood zone A between homes and drainage pond could block egress during flood event
- Drainage patters move north to south posing risk to neighboring communities
- Drainage easement on private lots reduces usable yard space & increases changes of blockage from sheds etc.
- No clear flood mitigation strategy

No Value for Bloomingdale Community

10

Traffic Congestion & Infrastructure Deficiencies

- Culbreath Road is substandard and lacks right-of-way.
- Design Exception requested to avoid building sidewalks and bike paths due to insufficient width.
- Proximity to school zone & back ups on Culbreath during peak hours increase risk
- Driveway spacing variance requested due to limited frontage
- Increased traffic will worsen congestion and commute times
- These factors illustrate site is not appropriate for the proposed development



Safety Risk and Reduced Quality of life for Bloomingdale Residents

11

Buffering & Screening Deficiencies

- Article 12 of LDC: "Buffers and screening are used to reduce the impact of ... adjacent uses which are of significantly different character, density or intensity."
- LDC 6.06.06 Type A Screening requires 10-foot-wide buffer intended for landscape materials + solid 6 ft fence.
- Developer proposed 6-ft PVC fence within a drainage easement with 3" caliper trees every 40 ft → Fails to meet LDC requirements
- Drainage Easement is not permitted within a landscape buffer per Article 12 of LDC
- Drainage Easement should not be on private property. This reduces usable rear yard to 10 feet & increases risk of added structures (like sheds) which prevent the flow of water.
- Impacts privacy and property value of adjacent homes

Detriment to Bloomingdale Residents

12

Violations of Brandon Community Plan

- Goals of Plan include protecting & enhance natural environment and rural character of Brandon; preserving family-friendly, small-town qualities; development of recreational amenities; preserving semi-rural lifestyles by buffering and transitioning between uses.
- Change to clustered development does not preserve rural character
- Minimal useable open space
- "Park" is located in remnant cul-de-sac area where configuring will not allow a home site.
- No defined recreational features or water elements
- No pedestrian connectivity or scenic enhancement

No Value to Bloomingdale Residents

13

Violations of Comprehensive Plan & Future Land Use Policies

- FLU Policy 3.1.2 Gradual Transition of densities through buffering and screening designed to allow pedestrian penetration.
  - Plan fails to meet goal. No buffering & insufficient screening.
- FLU POLICY 3.1.2 Any density increase shall be compatible with existing, proposed or planned surrounding development.
  - Plan fails to meet goal. Lot sizes incompatible.
- FLU POLICY 3.1.4 Lots on edges adjacent to property developed at lower density should mitigate impact w/ substantial buffering and/or compatible lot sizes.
  - Plan fails to meet goal. No buffering or compatible lot sizes as transition.
- Objective 4.4 Neighborhood Protection. Enhance and preserve existing neighborhoods and communities. Design neighborhoods which are related to the predominant character of their surroundings
  - Plan fails to meet objective. Predominate character not preserved.

14

Conclusion and Recommendation

- **All risks transferred to Bloomingdale residents**
- **All value (profit) stays with developer**
- Proposed development lacks thoughtful planning
- Incompatible with surrounding neighborhood
- Insufficient infrastructure and public safety measures
- Approval would set harmful precedent
- All Risk transferred to Bloomingdale

There is no community support
Recommend Denial

15

Technical Review of Variance & Design Exception
Charles Andrew Roark, P.E. CTL

Scope of Review

- Review requested by Bloomingdale Special District
- Evaluated documents from Gulf Coast Consulting
- Focus: driveway spacing, roadway classification, pedestrian safety, and design standards

16

Driveway Spacing Violation: Inaccurate Driveway Spacing Claims

- Culbreath Road classified as Class 5: requires 245 ft spacing
- Proposed access only 120 ft from River Park access
- Gulf Coast letter incorrectly claims access points to the south comply with minimum spacing requirements
- Violates minimum spacing standards

17

Safety Misrepresentation: Misleading Safety Justification

- Gulf Coast letter claims 30 mph speed reduces conflict risk
- Speed does not reduce driveway conflict frequency
- More access points = more conflict potential
- Increased exposure for pedestrians, especially near school
- Access would not be for one driveway like access points to the north. It will be access for 33 lots.

18

School Traffic & Cut-Through Risk:

- Cimino Elementary causes gridlock on Culbreath Road twice a day.
- Proposed development will worsen congestion
- Will increase cut-through traffic via Allwood Ave & River Close Blvd.
- Not addressed in variance or exception letters

19

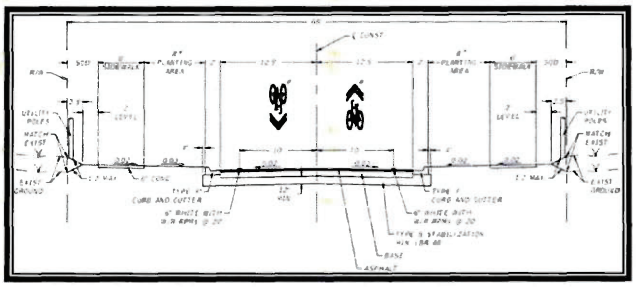
Roadway Classification Error: Incorrect Roadway Description

- Gulf Coast letter calls Culbreath Road "urban with curb and gutter"
- Road lacks curb; not urban—classified as "suburban" or "transitioning"
- Misclassification affects design standards and expectation

20

Design Exception Misstatements: Misinterpretation of Design Standards

- C3-2U-SL section cited as standard for Culbreath Road
- Developer asks to be excused from design requirements claiming Culbreath road is too narrow.
- Letter claims 2.5 ft bike lanes required—actually uses bike sharrows
- 60 ft R/W available; standard section could be modified to fit
- Sidewalks and bike sharrows can still be accommodated



21

Alternative Roadway Configuration: Feasible Modified Roadway Design

- Travel lanes can be narrowed to 12 ft
- Planting areas reduced from 8 ft to 5.5 ft
- Maintains key amenities: sidewalks, bike lanes, travel lanes
- Design exception unjustified given feasible alternative

22

Lack of Turn Lane

- Bulk of traffic will be coming from the North and turning left turn into the site
- Turn lane is required if more than 20 left turning vehicles during peak hours.
- LDC 6.04.04.D: "Developments which generate AM or PM Peak Hour Traffic which exceeds the following thresholds **shall provide** ... : If more than 20 left turning vehicles per hour on a two-lane arterial or collector roadway, then left turn lanes are warranted" (Emphasis added.)
- Applicant estimated 22 in-bound trips.

TABLE 1: Trip Generation

ITE Code	Land Use Type	Units	Daily Trips	AM Peak-Hour Trips In	AM Peak-Hour Trips Out	PM Peak-Hour Trips In	PM Peak-Hour Trips Out
210	Single Family Detached Housing	33	364	7	20	22	13
	TOTAL	-	364	7	20	22	13

- Site does not have enough frontage to create the left turn lane
- If number of units must be scaled back to reach lower trip count revised plans must be submitted. Community deserves complete picture to evaluate application.

23

Summary of Deficiencies

Key Engineering Findings

- Driveway spacing violates standards
- Safety claims are misleading
- Roadway classification is incorrect
- Design exception ignores feasible alternatives
- Increased traffic and pedestrian risk not addressed
- Requirement for Left Turn lane not addressed

24

Conclusion & Recommendation

- Both variance and exception letters contain critical errors
- Must address spacing, safety, and design deficiencies
- Approval without correction poses public safety risks

Recommend Revise or Deny Requests.
Recommend Full Traffic Study

25

Engineering Objections to Rezoning Petition PD-25-0802

Richard Diaz Jr. P E.

26

Overview of Proposed Subdivision

- 33 residential lots proposed in Bloomingdale Special Taxing District
- Area has limited infrastructure flexibility
- Known issues: flooding, power outages, restricted irrigation water
- Proposal exacerbates existing infrastructure strain

27

Density & Lot Compatibility: Incompatible Density and Lot Sizes

- Proposed 3.01 units/acre misrepresents compatibility
- Adjacent lots: 0.73 to 2.14 acres, 125–150 ft wide
- Developer's comparison table cherry-picks unrelated subdivisions
- Proposed 50 ft wide lots are inconsistent with neighborhood

28

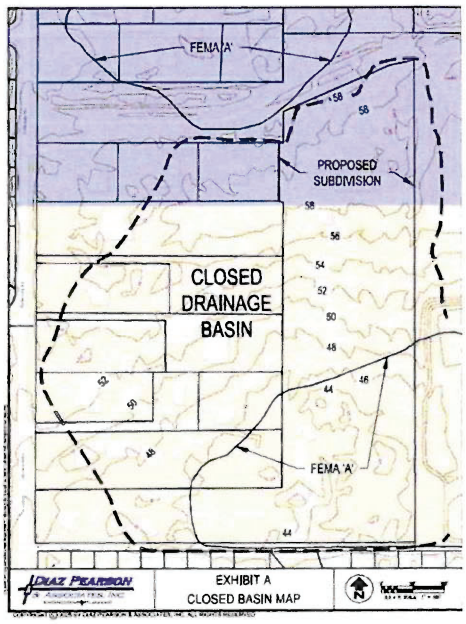
Flood Zone: Development in FEMA Flood Zone A

- Southern/eastern site in Flood Zone A (100-year flood risk)
- Adjacent Bloomingdale Cove subdivision at risk of flooding
- Conceptual stormwater ponds insufficient for mitigation
- Areas to the south already have flooding problems.
  - See transcripts from 2 community meetings, on June 13 and August 7 & letters submitted by residents illustrate serious flooding concerns of residents based on personal experiences.

29

Closed Drainage Basin

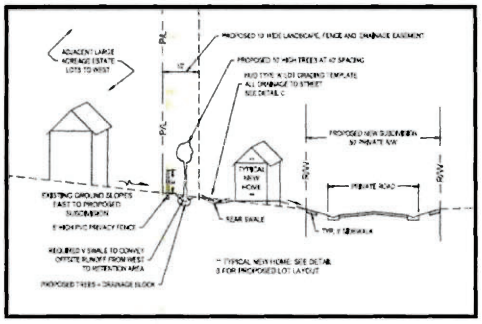
- Proposed Development located in a closed drainage basin with no outfall - stormwater has no natural surface outlet.



30

Drainage & Runoff Issues: Off-Site Runoff & Drainage Design Flaws

- Off-site runoff from west not addressed in Site Plan
- 10 ft rear drainage easement on lots are obstructed by trees and fencing
- HUD Type A grading not feasible with 5 ft side setbacks
- Side swales blocked by landscaping and fencing



31

Site Data & Lot Yield Misrepresentation: Inconsistent Site Data & Unrealistic Lot Yield

- Data table and graphics conflict on number of lots
- 33 lots proposed, but layout supports only 24–29 lots
  - 6,900 sf lots yields 16 lots (50 ft. wide) on west side of street and 13 on east side (29 total)
  - With 60 ft wide, lots 13 would fit on west side and 11 on east side (24 total) – this is 27% reduction in lot yield with 60 ft lots
- Misleading density calculations based on minimum lot size
- Inaccurate data impairs ability to analyze compatibility with surrounding neighborhood and compliance with zoning regulations.

32

HOA Burden & Financial Risk: Disproportionate HOA Burden on Homeowners

- Private subdivision requires HOA for infrastructure maintenance
- Fewer lots = higher per-unit cost for roads, drainage, pump station
- Risk of financial default and infrastructure deterioration
- Long-term threat to community quality and property values

33

Summary of Engineering Objections

Key Technical Concerns

- Incompatible density and misleading data
- Flood risk and inadequate drainage design
- Traffic congestion and unsafe road conditions
- Financial instability due to HOA burden

34

Conclusion & Recommendation

- Project is inconsistent with community character
- Engineering design lacks viability and safety
- Infrastructure strain and financial risk are unacceptable
- Approval would set a harmful precedent

Recommend Denial of Rezoning Petition

35

Procedural Due Process Violations

- LDC § 5.03.06.B.2 requires neighborhood meeting if requested
- Summary of the meeting & sign-in sheet must be submitted by the Applicant for inclusion in the staff report.
- District requested a neighborhood meeting July 2, 202
- Meeting was held August 7, 2025.
- Notes, sign-in sheets and information were transmitted to the County after the Aug 7 deadline in the ZHM Hearing Public Schedule for staff reports to maintain the August 18, 2025, ZHM hearing date
- Applicant should have scheduled prior to August 7, 2025 and had ample time to do so given the District's request of July 2, 2025.

36

Conclusion

- Rezoning application should be recommended for denial or at least remanded to start over
  - Application must be revised to reflect the correct number and size of lots.
  - Full traffic study should be required given existing traffic problems, proximity to school, and limitation of access roads to homes south of proposed development
  - There should be new opportunity for a neighborhood meeting given the inaccurate material presented.
- Applicant has not met its burden of establishing, by competent substantial evidence, that the application is consistent with the entire Comprehensive Plan
- District and surrounding neighbors have established the threat the development presents, and its incompatibility with surrounding uses
- Development is not adequately supported by existing transportation network and proposal fails to include adequate drainage plans, buffering and screening.

Christopher Rate

Prepared Statement for Hillsborough County Board of Commissioners and Zoning Hearing Master

RZ 25-0802
Christopher Rate
ZHM
Exhibit #4 8-18-2025

Christopher Rate
4341 Culbreath Rd
Valrico, FL 33596

Rezoning Petition RZ-PD-0802 – Opposition Statement

Delivered: 18 August 20025

Good evening,

I'm Christopher Rate, a retired United States Air Force Colonel and a long-time resident at 4341 Culbreath Road in Valrico. My family has lived here since 2011, and we are here to express our strong opposition to rezoning petition RZ-PD-0802. I appreciate the opportunity to speak with you today.

We are here to respectfully but firmly oppose the proposal to rezone 4431 Culbreath Road from Agricultural-Single Family (AS-1) to Planned Development (PD) to allow up to 33 residential units.

Let me start with this: we are not anti-development. We support smart, thoughtful growth that aligns with community values, protects our environment, and ensures our infrastructure is not overwhelmed. Unfortunately, this proposal fails on all of those counts.

1. Density and Neighborhood Character

The developer reports a density of 3.01 units per acre. But according to the application, only five acres of the parcel are being used for lot construction. According to common sense math, that puts the actual density closer to 6 units per acre—double what's reported and completely out of step with the established character of our neighborhood.

We moved here for the spacious lots and rural-suburban feel. The sharp increase in density would set a dangerous precedent and fundamentally change the identity of the Bloomingdale and Valrico areas. Any negative impact on our properties would, in essence, be an unfair taking of the value of our properties if the county was to approve a rezoning that negatively impacted them.

2. Traffic and Public Safety

Culbreath Road is already struggling under current traffic volumes, especially during school drop-off and pickup hours. Adding 33 homes will worsen congestion and increase safety risks, particularly with no plan to address infrastructure upgrades.

Most importantly: there have been no comprehensive traffic studies conducted to evaluate the impact of this development. This lack of data is a serious oversight and puts both current and future residents at risk.

3. Stormwater and Flooding Concerns

Our area already faces regular stormwater retention and seasonal flooding issues. The current plan includes multiple retention ponds bordering neighboring homes and other there are unknown changes to topography, yet we've seen no clear assurances that:

- Adjacent properties won't flood;
- Insurance rates won't rise;
- Property values won't decline.

If the county can't guarantee those outcomes, then this rezoning should not move forward.

4. Environmental Impact

This development would require clearing mature grand oak trees and disrupting an established wildlife corridor. We've seen this before—like the Vivr development near Bloomingdale Walmart—where dozens of lots were cleared, very few homes built, and the project stalled. The land was disrupted for nothing.

And again, no environmental impact studies have been conducted to assess the consequences for vegetation, wildlife, or groundwater. That is unacceptable.

The absence of any mitigation measures addressing the disruption of our impacted neighbors' ways of life due to the noise, dust, dirt, and pollution from a construction zone is unacceptable.

5. Lack of Demand

We're also questioning the need. With a soft local housing market and plenty of homes available, it's unclear why this development is being pushed forward now. We should not risk community integrity and environmental health for speculative construction.

Closing

Commissioners, this isn't just about one development. This is about how we grow, how we protect our neighborhoods, and whether we respect the voices of long-term residents who have invested in and cared for this community.

We urge you to reject petition RZ-PD-0802 and to champion responsible, sustainable development that benefits all residents—not just developers.

Thank you for your time and your service.

ratefam@verizon.net

From: noreply@hcfl.gov <formstack@hillsboroughcounty.org>
Sent: Friday, July 25, 2025 11:21 AM
To: ratefam@verizon.net
Subject: Contact Your Commissioner Confirmation

Your submission has been received. Below is a copy for your records.

Please select the Commissioner(s) you wish to contact (required):: 1 | Commissioner Harry Cohen (District 1)
2 | Commissioner Ken Hagan (District 2)
3 | Commissioner Gwen Myers (District 3)
4 | Commissioner Christine Miller (District 4)
5 | Commissioner Donna Cameron Cepeda (District 5)
6 | Commissioner Chris Boles (District 6)
7 | Commissioner Joshua Wostal (District 7)

Your Name: Christopher & Kimberly Rate

Address: 4341 Culbreath Rd
Valrico, FL 33596

Your Phone Number: (860) 395-7723

Your Email Address: ratefam@verizon.net

Your Subject (required): Letter of Opposition

Your Message (required): Dear Commissioners,

We are writing as nearby property owners regarding rezoning petition RZ-PD-0802 for the 10.97-acre parcel located at 4431 Culbreath Road. The applicant seeks to rezone the land from Agricultural–Single Family (AS-1) to Planned Development (PD) to allow the construction of up to 33 residential lots, each with a minimum size of 6,600 square feet.
While the application reports a density of 3.01 units per acre, this figure reflects the entire parcel. Given that only five acres are proposed for development, the actual density is closer to 6 units per acre, a significant departure from current neighborhood patterns.

We respectfully request that this rezoning petition be denied based on the following concerns:

1. Incompatibility with Community Character

The surrounding area is characterized by low-density development with large residential lots and a suburban-rural feel. The proposed project would double the typical density, eroding the established

character and potentially setting a precedent for incompatible urbanization in Bloomingdale and Valrico.

2. Traffic and Safety

Culbreath Road already experiences congestion, particularly during school and commuting hours. The additional traffic generated by 33 homes would further strain local infrastructure and raise safety risks for residents, pedestrians, and schoolchildren.

Additionally, adequate traffic impact studies have not been conducted to assess whether the surrounding roads can support the projected increase in vehicle volume. This raises concerns about the overall safety and functionality of the area's transportation network.

3. Stormwater and Flooding Concerns

Our neighborhood is subject to seasonal water retention and stormwater issues. The development plan includes multiple retention ponds adjacent to nearby homes, yet the rezoning application does not provide adequate assurance that it will not worsen drainage or flooding.

We urge the County to formally assess:

- Whether existing properties will be protected from increased flood risk
- The impact on homeowner insurance rates
- The potential for property value decline

If such assurances cannot be made and documented, the proposal should be rejected.

4. Environmental Impact

The development would require the removal of mature Grand Oak trees and displacement of wildlife, with unclear mitigation plans. The failed Vivr community near Bloomingdale Walmart—where lots were cleared but homes remain unsold—highlights the risk of unnecessary environmental disruption without sufficient demand.

Moreover, no comprehensive environmental impact studies appear to have been conducted to evaluate the potential harm to natural habitats, wildlife, and tree canopy. The long-term ecological consequences of this development remain unclear and unaddressed.

5. Lack of Demonstrated Need

Given the current availability of homes in the area and a slow housing market, there is little evidence that this project addresses a pressing housing need.

We are not opposed to growth, but we advocate for responsible development that aligns with community needs, environmental considerations, and infrastructure capacity. Unfortunately, this proposal does not meet those criteria.

We strongly urge the Board to reject petition RZ-PD-0802 and to support planning that preserves the character and livability of the Valrico community.

Thank you for your service and thoughtful consideration of our concerns.

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

Application Number: RZ-PD-25-0802

Attachment:
https://www.dropbox.com/scl/fi/970olb91c68xswe858u7x/1365285270_152422882_opposition_leter_commissioner.pdf?rlkey=uotutrx36kahm2klwpw3gn4gz&dl=0

Christopher & Kimberly Rate
4341 Culbreath Rd
Valrico, FL 33596

July 25, 2025

Commissioner Christine Miller
Hillsborough County Board of County Commissioners
601 E. Kennedy Blvd

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Thank you for your service and thoughtful consideration of our concerns.

Sincerely,

Kimberly Rate

Christopher & Kimberly Rate
4341 Culbreath Rd
Valrico, FL 33596

Jason Emory

RZ 25-0802
Jason Emory
ZHM
Exhibit #5 8-18-2025

"Good evening, Commissioners. My name is Jason Emory, and I live in Bloomingdale Cove. Thank you for the opportunity to speak. I'm here tonight to express strong opposition to the rezoning request that would allow 33 homes to be built on a very small piece of land in our community."

This proposal attempts to cram **33 homes into a parcel that is simply too small to handle it**. It's completely out of step with the surrounding neighborhoods, which were planned with space, safety, and green areas in mind. Bloomingdale's character is being threatened by this overdevelopment."

Thirty-three new homes means dozens more cars on roads that were never designed for that kind of volume. The entrance to the proposed neighborhood is one-way-in, one-way-out, which will create more congestion, more frustration, and more safety risks—especially for children and families who walk or bike to and from Cimino Elementary School, as my 7 and 9 year old boys do every day. It is a recipe for accidents and unsafe conditions.

This development would replace critical tree cover and green space with rooftops and concrete. That means less absorption of rainfall, and more stormwater runoff. We all know the flooding issues we already face in Hillsborough County. Approving 33 tightly packed homes here will only make those problems worse—not just for this parcel, but for every surrounding neighborhood as well.

Our trees and open spaces are part of what makes Bloomingdale one of the most desirable neighborhoods in Valrico. This plan bulldozes that character—literally. Once the trees are cut down and the land is covered with houses, pavement, and driveways, that green space is gone forever.

Schools, utilities, and stormwater systems are already under strain. Adding 33 homes in this tight spot piles more pressure onto systems that are stretched thin without providing any solutions. That's not smart growth—it's shortsighted.

Even more troubling, the way this rezoning is written, it doesn't permanently lock the land into single-family housing. It technically leaves the door open for future commercial use. If this is approved, there's no guarantee the land will stay residential, and that risk is too great for our community.

If this rezoning passes, it sends a message that developers can push for density that doesn't fit with the community, and even get zoning that could allow commercial creep into residential neighborhoods. That sets a dangerous precedent for Bloomingdale East's future

In closing, Commissioners, we respectfully urge you to protect our neighborhood. Thirty-three homes on this small piece of land is simply too many. It threatens traffic safety, stormwater systems, our green space, and our way of life—and it even opens the door to possible commercial development down the road. Please protect Bloomingdale Cove and reject this rezoning request. Thank you.

Kathleen Reres

RZ 25-0802
Kathleen Reres
ZHM
Exhibit #6 8-18-2025

In the Matter Of:

Zoning Hearing of Hillsborough County

NEIGHBORHOOD INFORMATIONAL MEETING

August 07, 2025

ESQUIRE
DEPOSITION SOLUTIONS

800.211.DEPO (3376)
EsquireSolutions.com

REVISED

Transcript of Audio File:

POTOMAC LAND COMPANY

ZONING HEARING OF HILLSBOROUGH COUNTY

NEIGHBORHOOD INFORMATIONAL MEETING

AUGUST 7, 2025

Audio Runtime: 1 Hour 52 Minutes 54 Seconds

1 (Beginning of Audio Recording.)
2 MR. SULLIVAN: First, thank you all for
3 being here. And I have to disclose before anything
4 else in all this that this is being transcribed by Jake
5 Coppola from Esquire and the Special Taxing District's
6 Tom Leech and your guys are paying to do that, right?
7 Correct. And as part of their -- because it's the
8 Special Taxing District, they asked us as well to have
9 this meeting. They wanted to -- they want -- they
10 needed to have it recorded. So that's why that's being
11 recorded today.
12 My name is William Sullivan. I'm the owner
13 of Potomac Land Company. This is Sean Cashen. He's
14 Gulf -- with Gulf Coast Consulting. He's our engineer
15 for the project and for the rezoning and the project
16 itself. Kevin O'Donnell is in the back. He's running
17 video. He's the young man that goes out and makes sure
18 things, hopefully, look better than they did last
19 month. We apologize. We heard that the -- or not
20 heard, but we saw that the growth had gotten out of
21 control in two months, and we now have it -- we now
22 have hired a company that will be maintaining it on a
23 monthly basis. So that's kind of where we are.
24 So that's where we're going. So Potomac
25 Land Company, just in case you all don't know, we have

1 a few brochures to pass around right in front. We
2 build high-end communities specifically in this area,
3 for the most part, in Tampa Bay. This is where we
4 concentrate in this specific area. So we've done
5 things like Hotspur (phonetic) down Boyette Road.
6 We've done every project on Boyette Road with exclusion
7 of, like, one or two south of the -- south of all the
8 way to where Boyette then goes into the outskirts of
9 the world. So we've done all those projects down
10 there, Boyette south of River -- you know, south of
11 Fish Hawk, which then turns into Riverview Drive.
12 So you know, that whole thing is -- or
13 Boyette. It's Boyette that way, too. But we've done
14 all those down there. We also have done things like
15 Fern -- not Fern Trail. Valerie Forest, which is 100
16 lot community up on St. Cloud, which has this nice
17 beautiful park as you drive in. We've done a lot of
18 other projects. Valerie Forest, Valerie Park, Summit
19 View. It -- it's kind of an endless kind of a crowd.
20 We like this area. I started my career in this area.
21 I've done work in Bloomingdale and I analyzed it a few
22 days ago.
23 Every district -- every decade of my adult
24 life, I've done work in Bloomingdale. So I used to be
25 with American Heritage Homes. I brought them into

1 Bloomingdale in the -- in the -- in the '80s. I worked
2 for Poky Homes in warranty in Bloomingdale in the '90s.
3 I brought American Heritage Homes into Bloomingdale in
4 the 2000s. I sold an apartment site in Bloomingdale in
5 the 2010s. We rezoned a piece of property called
6 Huck's (phonetic) Springs, which is adjacent to
7 Bloomingdale. So we've done a lot of things and now
8 this project in the last decade in the 2020s.
9 So we -- I've done work here in Bloomingdale
10 my entire adult life. And so I'm very protective of
11 what happens here in Bloomingdale. And I'm hoping that
12 what we present tonight and what we present to the
13 County Commission is something that will be, hopefully,
14 satisfactory to you all. If it's not, that's okay.
15 But if we're going to at least try our best to make it
16 as compatible as possible for here.
17 Let me go -- turn to the next slide. So
18 this is the location, as you know. You just drive down
19 just south of Nature's Way. It's the community right
20 there where the property was. This is an 11-acre
21 parcel and it was two parcels at one time. There was a
22 2.5-acre parcel in the front and a ten or a nine in the
23 back. It was owned by the Hire (phonetic) family for
24 many, many years. And then prior to that, I heard it
25 was a little bit on the not well used site. It was

1 kind of an eyesore in this town. I won't mention what
2 it was, but it was an eyesore, and we just --
3 You know, we -- we've cleaned it up since
4 we've owned it. The -- gotten rid of all the old
5 buildings off of it. Gotten rid of any debris that was
6 in there. We've done our best to try to make this as
7 nice as possible. We apologize, like I said, for
8 letting the grass grow too high at the -- at the
9 beginning. You know, the location, right, adjacent to
10 Cimino Elementary School. Cimino, as we all know, is
11 a, you know -- is a good school. It's a -- it's a
12 highly rated school. It's a great thing. I grew up as
13 a kid walking to elementary school, and I hope our kids
14 will be able to walk to this elementary school.
15 Its future land use is R-4. Zoning is AS-1
16 presently, and --
17 MR. MILLER: What is AS-1?
18 MR. SULLIVAN: Agriculture -- what --
19 What does AS-1 stand for, Kevin?
20 We'll look it up. I'm sorry. I --
21 agriculture something 1 Special District 1, AS-1. So
22 it's one unit to the acre kind of a thing. It's kind
23 of what most -- actually, not everything out here is
24 AS-1 either. You can see the zoning around it. Around
25 that part is not -- we're going to talk about the

1 Brandon Community Plan for a second. We'll look that
2 up --
3 MR. O'DONNELL: It's agricultural, single-
4 family, conventional district.
5 MR. SULLIVAN: Conventional district. So
6 agricultural, single-family, conventional district.
7 We'll talk about --
8 MR. MILLER: Can you tell us what that
9 means? What it means when you say agricultural,
10 single-family? What does that mean? In other words,
11 you can only build single-family houses under AS-1 --
12 MR. SULLIVAN: No. But you could build
13 single-family houses on AS-1, but very few single-
14 family houses. And then the other is is it's
15 agricultural. So it -- you know, it could be cows.
16 You could put anything you want to on it.
17 MR. MILLER: Okay.
18 MR. SULLIVAN: So -- and, you know. So this
19 is the Brandon Community Plan Suburban. Suburban is
20 what it's in, and I'm going to talk about the Brandon
21 Community Plan. So the Brandon Community Plan was set
22 up to -- oh, and the other thing is is when we talk
23 tonight because of the court reporter, the transcriber,
24 when you speak up and you ask a question or whatever,
25 we need your name just so that it's there. So what was

1 your name? I apologize.
2 MR. MILLER: David Miller.
3 MR. SULLIVAN: David Miller. Thank you,
4 David. Are you related to the -- Mr. Miller, Tom
5 Miller? Are you related to -- did you know who Tom
6 Miller was? Well, the hardware store down the street
7 is his son-in-law.
8 MR. MILLER: That was before my time,
9 probably.
10 MR. SULLIVAN: In fact, his business partner
11 was on the -- this is the name on this building, Campo,
12 and that was one of his business partners. That's
13 meant -- that's a very famous -- you know, there's a
14 Miller Road here and that's named after, actually, Tom
15 Miller.
16 MR. MILLER: Oh. I see.
17 MR. SULLIVAN: So the Brandon -- and he was
18 a really nice guy. I used to have lunch with him all
19 the time. So then the Brandon Community Plan, this is
20 a plan that was developed about 2010, I believe, is
21 when it was enacted. And it's in -- it's in there, but
22 the Brandon Community -- and it was to protect the
23 residents of the area and also protect the landowners
24 as well. So in the Brandon Community Plan, we're in
25 the Suburban district. In the Suburban district, you

1 know, we are proposing a density of 3.01 units to the
2 acre, minimum density of 75 percent of the future land
3 use for R-4 and which meeting the criteria set the
4 Brandon Community Plan Suburban.
5 In the Brandon Community Plan Suburban,
6 there is -- this is the least dense project ever
7 proposed. Every project that has been built, every
8 rezoning that has been proposed in the Brandon
9 Community Plan in the Suburban District has a higher
10 density than what we are proposing today. And one of
11 my reasons why I didn't propose a higher density than
12 what I'm proposing is because I have respect for what
13 you all are and who you all are and for the area that
14 we are in, the Brandon -- you know, the Bloomingdale
15 area. I believe Bloomingdale, you know, deserves that
16 and should have that.
17 So if you look, there's a -- this was in
18 2003, which was before the plan. There's the property
19 across the street, if you know, is a townhome deal with
20 84 townhomes at 175 percent of the R zoning capacity.
21 Here's one. Here's a duplex that somebody did in R-6,
22 which is 98 percent of capacity at 5.9. Here's another
23 one that is single-family duplexes and quadplexes, 60
24 units. It has 80 percent of the capacity. And then
25 the townhomes are 83 -- everything above it -- we're at

1 75. Everything else is way above that or went
2 commercial. For some reason, they allowed commercial
3 and I don't -- I don't quite know the zoning laws well
4 enough to know how they were able to pull it off, but
5 there's lots of commercial in the R-4 zoning category.
6 We're in the urban service area. Our
7 topography is -- and we're going to be talking -- so
8 tonight, just so you know, we have a few areas that we
9 are going to spend some time with because I think
10 they're important. We're going to be talking a little
11 bit about traffic, and another area that's very
12 important to you all is the drainage because I know you
13 guys are bringing that up. So Sean is here to talk
14 about the drainage and what we've done because we've
15 actually invested money already to figure out what the
16 drainage is out here and to make sure that we assure
17 that we've got a better situation than what's here
18 today.
19 We have utilities in front of the site. We
20 have the water main and an 8-inch force main adjacent
21 to the project. On the surrounding density, this is
22 quite interesting. So for all of those that live on
23 the west side of Culbreath, you all are -- have about,
24 you know, larger lots, 80 -- 8,000 square foot lots,
25 7,800 square foot lots. You all are bigger over on

1 this side. But on this side of -- in Bloomingdale, on
2 this side, we're actually the largest lots -- we're
3 proposing 6,900 square foot lots. So we've raised it
4 from the 66 we originally proposed and we're up to
5 6,900 square foot lots. So we -- we're proposing 6,900
6 square foot lots is what we are proposing. So this is
7 the general site plan, and I think I'm going to let
8 Sean take over from here, or at least for right now.
9 MR. CASHEN: Once again, my name is Sean
10 Cashen. My company is Gulf Coast Consulting, and as
11 Bill mentioned it, we are the civil engineer, engineer
12 of record working on this project. I think you all
13 have seen this site plan layout. One thing I will
14 point out -- well, access is off of Culbreath Road,
15 coming into the site. It's going to be a cul-de-sac
16 type of development. Here along the southeast corner
17 is where we have retention ponds proposed and a linear
18 pond here along the main access way. You're going to
19 have lots that are going to be on the east and west
20 side of this cul-de-sac road.
21 So as Bill mentioned, one thing that we've
22 done, we have drainage. The traffic is typically a
23 concern on any new projects. So this site is located
24 within the Alafia River Drainage Basin. The county has
25 modeled -- has a drainage model for this site and other

1 contributing areas that are part of the Alafia River
2 Drainage Basin model. The county has determined that -
3 - and part of the site is within the flood zone, which
4 means that it's inundated during a 100-year storm
5 event, which is typically between 11 and 12 inches over
6 a day or 24-hour period.
7 So it -- as part of this model, the county
8 has determined that the 100-year design high water in
9 this low area, if you remember the topography,
10 everything kind of drains off to the southeast corner,
11 but the 100-year design high water elevation, as
12 determined by this model in the county, is at elevation
13 43.9, 43.9. So what we have done is two things.
14 First, we went into the model, we performed our own
15 model, and verified that the county's model was
16 correct. Sometimes the models use some information and
17 it's not as accurate as you would like to be.
18 So we have verified that that 100-year, as
19 it is right now, pre-development, that that high water
20 elevation is at elevation 43.9. So what we've done, as
21 requested by Bill, we have set up this proposed
22 development and done some design work and layout of
23 these drainage retention areas. And we ran the post-
24 development model, which is the drainage model as if
25 this site was built, capturing, conveying all the

1 offsite runoff from this area that is contributing to
2 the ponds, et cetera.
3 So we've done quite an extensive drainage
4 model based on this proposed development. It's --
5 based on that, the 100-year design high water, based on
6 the proposed condition, we have it at elevation 43.4.
7 So it's about six inches lower than the current
8 condition.
9 MR. SULLIVAN: Which is an improvement, just
10 so you know.
11 MR. CASHEN: Which is an improvement. The
12 100-year elevation has gone down by six inches based on
13 the additional -- basically, based on the additional
14 storage -- or retention storage that we have provided
15 with this proposed plan.
16 So I going to add on to that, but I -- so
17 anyway, that is an improvement based on the post
18 development model. We -- we've had other -- I've been
19 working with Bill for 15 years. All these developments
20 have turned out to be, you know, extremely nice
21 developments. We -- we've had some projects that are
22 similar to this project where they're in a what's
23 called a closed basin, the water, you know, funnels
24 into a low area and has nowhere where to go. It just -
25 - it sits there.

1 On all of those projects, what we have
2 done, and what we always try to do is, under the
3 proposed or post development condition, we want to
4 improve the situation. Never do we want to create a
5 situation where water levels are raised or it adversely
6 affects any offsite properties that are adjacent to or
7 draining to our site.
8 So this is another case where we've gone in
9 and we've designed the project so that it is improving
10 the situation. It's going to lower the 100-year
11 elevation, at least based on these calculations. But
12 the design, high water, 100 elevation is lowered by six
13 inches.
14 When we get into final site plan, which is
15 more defined, refined engineering with elevations and
16 so forth, that number may go up or down, you know, in
17 introspect, but I think what we've done so far is
18 pretty accurate and pretty close to where it's going to
19 be.
20 The other issue is traffic. So --
21 MR. SULLIVAN: Let's get to those slide in a
22 minute.
23 Yes -- I mean, yes, Mr. Miller.
24 MR. MILLER: Okay. David Miller. Yeah.
25 MR. SULLIVAN: David.

1 MR. MILLER: So is this a special flood
2 hazard area than from what you were describing?
3 MR. SULLIVAN: No, it is not a special flood
4 hazard.
5 MR. MILLER: Okay. But did you have to
6 submit a runoff plan as part of the proposal? We -- we
7 MR. CASHEN: Will have to submit --
8 MR. MILLER: Or an outfall plan? Outfall or
9 runoff plan?
10 MR. CASHEN: Well, yeah. Good question. We
11 will have to -- when we get to the site permitting site
12 plan stage at Hillsborough County, we will have to
13 prepare -- well, fully engineered construction plans as
14 long -- as well as a drainage report, which we will
15 include the drainage model and some other information.
16 So that information will have the drainage modeling
17 that will detail that this elevation --
18 MR. MILLER: Okay.
19 MR. CASHEN: -- is lower (crosstalk) --
20 MR. MILLER: So we're being asked to say,
21 yeah, this is good. And we don't have all the
22 information, because we don't know what your outfall
23 plan is going to look like that you're going to put
24 into the proposal someplace, you know, down the pipe.
25 So it would be better for us to know what it's going to

1 be because we're the people who actually live here.
2 MR. CASHEN: Correct.
3 MR. MILLER: And you're asking us to say,
4 yeah, let's do this.
5 MR. CASHEN: Well, what we're required to
6 later on --
7 MR. MILLER: Yeah, but that's no good.
8 MR. CASHEN: -- to meet this criteria.
9 MR. MILLER: Because then it'll be approved.
10 MR. DONLAN: Okay. Later on is later on.
11 Not now.
12 MR. CASHEN: Well, no --
13 MR. DONLAN: We want to know now.
14 MR. MILLER: Yeah.
15 MR. CASHEN: Well, let me just -- let me
16 answer to this.
17 MR. MILLER: Because we're not going to say
18 yes to something we don't know anything about.
19 MR. CASHEN: Okay. I see your point.
20 MR. MILLER: Yeah.
21 MR. CASHEN: There's only --
22 MR. MILLER: If you were me sitting here and
23 been living here since '96, and this is going back to
24 the point you made earlier about, okay, we've had
25 bigger lots built. We've had more houses, you know,

1 built and all this kind of stuff. Imagine a glass.
2 Yeah. You poured a lot of water into it early and now
3 you are only asking us to pour a little bit more water
4 in there.
5 Well, that little bit water just went over
6 the side of the glass. That's a problem that we have
7 when you start talking about -- we're going to contend
8 many different areas here tonight that this does not
9 answer. And unless you answer these questions, we're
10 not going to support it. Go ahead and continue and
11 we'll --
12 MR. CASHEN: Okay. No. And I fully
13 understand your concerns.
14 MR. MILLER: Right.
15 MR. CASHEN: When we get to the site
16 permitting stage, construction plan stage, we have to
17 provide all that information in that model --
18 MR. SULLIVAN: We're required.
19 MR. CASHEN: We're required to --
20 MR. SULLIVAN: We're required.
21 MR. CASHEN: And we are required to through
22 this modeling exercise to prove that we are not raising
23 that 100-year design high water over that elevation
24 43.9.
25 MR. MILLER: We don't know that until we see

1 the plan.
2 MR. SULLIVAN: David, just to talk to you
3 for one sec to answer this question and make it very
4 clear for everyone.
5 MR. MILLER: Right.
6 MR. SULLIVAN: We have no one we can submit
7 the plans to. Until we have a rezoning finished, we
8 can't submit the plans to the county. The county won't
9 review it. At least they've told us they won't review
10 it.
11 MR. DONLAN: Seems like it's all backwards.
12 MR. SULLIVAN: -- no exception and change
13 it.
14 MR. MILLER: It's backwards.
15 MS. ASONY: No, you can have plans in place
16 before -- excuse me. Barbara Asony, Bloomingdale Cove,
17 which is deeply affected by this. We have retention
18 ponds. They have inflow and outflow, overflow and it
19 is approved by SWFWMD.
20 MR. SULLIVAN: No, ours will be approved by
21 --
22 MS. ASONY: But they have to be --
23 MR. CASHEN: We had SWFWMD approve it as
24 well.
25 MS. ASONY: Okay. Where are they going to

1 discharge?
2 MR. CASHEN: Well, this is a closed basin.
3 There is no discharge.
4 MS. ASONY: Ours discharge. There's an
5 overflow that discharges.
6 MR. CASHEN: There is an overflow. There is
7 an overflow.
8 MR. MILLER: In the people's yards.
9 MR. CASHEN: Well, there is --
10 MR. MILLER: That's basically what they're
11 saying isn't it?
12 MR. CASHEN: Well, and this is in the model,
13 too. This is the Alafia River model. There's an
14 overflow, which comes -- it is somewhere around in this
15 area. There's a gray inlet and it does go into an area
16 --
17 MR. MILLER: I don't see that.
18 MS. ASONY: In other words, you are
19 affecting my community.
20 MR. SULLIVAN: No, it's --
21 MR. CASHEN: No, no, no.
22 MR. SULLIVAN: We don't direction.
23 MR. CASHEN: We don't overflow. Yours comes
24 -- your water comes our -- into our property.
25 MS. ASONY: No. Ours goes into Pond A, Pond

1 B, and Pond C. Plans, I've got them with me.
2 MR. CASHEN: You -- oh, you mean this
3 property to the south?
4 MS. ASONY: Bloomingdale Cove, yes.
5 MR. CASHEN: Okay. Correct. Yeah. So
6 during the 100-year storm, our site does not overflow
7 or discharge anywhere. We are designing these ponds to
8 capture and store the 100-year pre-post volume.
9 MS. ASONY: They have overflow. You said
10 the overflow?
11 MR. CASHEN: No, the model. So the Alafia
12 River model, just so we're clear on this, they show --
13 and this because they model of the 500 year. So they
14 have a note that's showing here. So during that 500
15 year storm or 1000 year storm, eventually this would
16 fill up and it would go to that great inland, head
17 south and go to the Alafia River.
18 MS. ASONY: Up in Plant City 1000 year plan
19 just flooded these subdivisions this past year. 1000
20 year plan doesn't --
21 MR. CASHEN: Anyway, just --
22 MS. ASONY: -- doesn't mean anything.
23 MR. CASHEN: -- just so you know, it's none
24 of ours. We built subdivisions in Plant City. I was -
25 -

1 MS. ASONY: Oh, I --
2 MR. CASHEN: -- I was the developer of
3 Walden Woods and we had no flooding in any of our
4 communities in Walden Woods. None.
5 MS. ASONY: They've had 1000 year plans that
6 are in effect are effective that have flooded in the
7 past year in storms. So saying that you're coming up
8 with 1000 year flood plan backing right up to these
9 subdivisions with no place for the water to go, you are
10 threatening.
11 MR. MILLER: Sir, can I just ask -- help --
12 MS. ASONY: Over 500 and some odd homes.
13 MR. MILLER: -- help her -- let me help her
14 a little bit. Is it -- you can go and ask for
15 approval, you know, to have this changed, but we're
16 going to be there telling the county commissioners, do
17 not do this until we see what we are being asked to
18 approve.
19 MR. CASHEN: They won't approve it unless it
20 works.
21 MR. SULLIVAN: Right? They -- the county is
22 not going to approve it unless it works.
23 MR. MILLER: Unless we know -- unless you
24 know -- and here's the question. Unless you get this
25 fixed, we're not going to be in any way supporting

1 this. And we're talking about a lot of people who are
2 going to be calling their county commissioners and
3 specifically telling them why we do not support it.
4 MR. SULLIVAN: Okay.
5 MR. MILLER: So let's just move on because
6 that's -- this is not resolved here. Let's move on.
7 MR. SULLIVAN: Okay.
8 MR. MILLER: Go ahead.
9 MR. CASHEN: Well, I mean, do we have
10 performed a study. We have looked at it. We have run
11 the drainage model and I'm telling you right now that
12 it's about six inches lower than the current condition.
13 MR. MILLER: You've not submitted a plan to
14 show that, okay.
15 MR. CASHEN: There's no -- they won't review
16 it.
17 MR. MILLER: Okay. We're talking about us.
18 MR. CASHEN: But I understand that. What
19 I'm trying to -- we're trying to say is that the
20 process in the county is, is that unless for some
21 reason they'll allow it -- the process in the county
22 is, is that we get the rezoning and then we can submit.
23 And once we get the stamp things, then we can submit
24 the preliminary site plan --
25 MR. MILLER: Yeah.

1 MR. CASHEN: -- and then the final
2 engineering. We're a long way from the final
3 engineering, but we --
4 MR. SULLIVAN: Totally backwards.
5 MR. CASHEN: -- but we've already --
6 MR. SULLIVAN: The cart before horse.
7 MR. SIMMONS: So you're saying rezone and
8 then you'll submit the plan to us. Is that what you're
9 saying?
10 MR. SULLIVAN: We can't submit the plans
11 without rezoning.
12 MR. MILLER: We don't want you to submit
13 them. We just want to see them, okay? That's all I'm
14 saying. If you want us to support you when you go
15 before the board, you just let us see what it is and
16 let our people determine if yes, that will prevent the
17 kind of flooding that she's worried about --
18 MR. SULLIVAN: I will --
19 MR. MILLER: -- and we're all worried about.
20 MR. CASHEN: Well, let me -- so let me --
21 Milton, last year, October, was there any flooding --
22 MS. ASONY: Yes.
23 MR. CASHEN: -- in this area?
24 MR. MILLER: Absolutely.
25 MS. ASONY: Yes.

1 MR. ARMSTRONG: I'm just curious. I'm John
2 Armstrong. I and just one -- the reason everybody is -
3 - I live on that other side of Culbreath in a very nice
4 area, high ground. During Milton, my pool was
5 inundated. And by the grace of God, my wife goes,
6 looks out. I got -- my friends came over and we had to
7 --
8 MS. ASONY: Water on the lanai.
9 MR. ARMSTRONG: We were power sweeping,
10 pushing water. It was coming into my house and I'm on
11 high ground. So that's why everybody is sensitive.
12 MR. SULLIVAN: Well, and just --
13 MR. ARMSTRONG: We saw --
14 MR. SULLIVAN: -- just so you know, there --
15 at some point the county did or the -- FEMA did change
16 the 100-year flood elevation. And so it has been a lot
17 higher than when your house was built. So the 100-year
18 flood elevation -- and I don't know what it was, I'd
19 have to go back and look at the old -- the old -- the
20 old things. But I'm pretty sure in this area --
21 MR. ARMSTRONG: Oh yeah.
22 MR. SULLIVAN: -- and all of Hillsborough
23 County, for the most part, they raised the 100-year
24 flood elevation.
25 MR. ARMSTRONG: Well, I'm still out and

1 that's the good -- I'm out of the flood. I still buy
2 flood insurance because I've seen Katrina. Anyway, but
3 yeah, it -- my area in a -- established it's been
4 there, Fox Run Greens area, is one of the earlier homes
5 and -- but the drainage, just the way things are now it
6 inundated, overfilled my pool and it was coming into my
7 house. So --
8 MR. SIMMONS: And John, we had the same
9 thing in the Hearts of Fox Run.
10 MS. WATTS: Identify yourself.
11 MR. SIMMONS: Actually one entire street.
12 MR. ARMSTRONG: Right.
13 MS. WATTS: Identify yourself.
14 MR. SIMMONS: I'm sorry. My name is Gerald
15 Simmons. Gerald Simmons.
16 MR. CASHEN: But I just want to say this. I
17 mean that the way the county process works is in this
18 case -- I just want to explain it to you briefly. You
19 know, the first part is a rezoning approval to see if,
20 you know, this proposed development is acceptable to
21 the county and everybody else. After that, as Bill had
22 mentioned, then there's the preliminary site plan
23 approval -- review and approval process.
24 MR. MILLER: Right.
25 MR. CASHEN: After that is approved --

1 MR. MILLER: I've been -- I've done that,
2 okay. And I'm just telling you, when you go to that
3 meeting and they invite people --
4 MR. CASHEN: Okay.
5 MR. MILLER: -- who are going to come in,
6 who are going to be impacted, they're going to present,
7 you've not done this, you've not done this, and you've
8 not done this, and they're not going to approve it
9 until you come back with that information.
10 MR. CASHEN: But we will have to do that.
11 And we'll have to do that in the model and everything
12 at a later stage. But it's just not something --
13 MR. MILLER: It's just going to delay the
14 whole process. Why not do it now?
15 MR. SULLIVAN: No, I don't care. It's not a
16 question of delaying the process --
17 MR. CASHEN: No, it's --
18 MR. SULLIVAN: -- it's a question of --
19 MR. CASHEN: It's the county's process. And
20 then once -- for instance, if we receive zoning
21 approval, once we do that, then it's a nine-month
22 process to get final construction plan approval to the
23 county. And again, it's a two-step process,
24 preliminary plan and final site plan, where we have
25 detailed engineering drawings.

1 And in that drainage report, that will show
2 that we are, you know, not adverse --
3 MR. SULLIVAN: Including the --
4 MR. CASHEN: -- in lowering the 100-year
5 design high water in the proposed condition. So it's
6 just a long -- and that -- and so there's certain
7 points along where we have to submit that information
8 to them. It -- they won't accept it during the
9 rezoning. It's just -- because we're not there yet.
10 So it's just --
11 MS. LEECH: So I have -- I have a question.
12 My name is Miriam Leech. So what I'm hearing is, you
13 do not go ahead and move forward with any of those
14 plans that have to be submitted later until, you know,
15 whether or not the rezoning is approved?
16 MR. CASHEN: Correct. The rezoning process
17 and approval process.
18 MS. LEECH: So you don't -- so any --
19 MR. SULLIVAN: We're not -- we're -- there's
20 not a process.
21 MS. LEECH: I know you can't submit it -- I
22 know you can't submit it --
23 MR. SULLIVAN: Right.
24 MS. LEECH: -- but I'm just trying to
25 clarify, what I'm hearing you say is --

1 MR. SULLIVAN: Well, now the middle who will
2 review it.
3 MS. LEECH: But you can be working on it.
4 MR. SULLIVAN: Oh, we are. We have been.
5 MS. LEECH: So that's what I'm asking.
6 MR. SULLIVAN: Yes.
7 MS. LEECH: Do you wait until you know
8 whether the rezoning is approved --
9 MR. SULLIVAN: No. We have not waited at
10 all.
11 MS. LEECH: -- to work these plans? So to
12 Mr. Miller's point, I think what he's saying is, if you
13 have something in the works that would show members of
14 the public that what you're saying is going to hold
15 true, that may be helpful. He's not talking about
16 something that you've already submitted --
17 MR. MILLER: Correct.
18 MS. LEECH: -- he's talking about seeing the
19 next stages of your planning to show that there is not
20 anything to worry about.
21 MR. CASHEN: All right. So you all want to
22 see my work, what we've prepared?
23 MS. LEECH: Well --
24 MR. MILLER: We want to see the runoff and
25 the outflow plan for the proposal. The runoff and the

1 outflow plan for the proposal. So we can see that it's
2 not going into her backyard or someplace else that we
3 don't want it to go, okay? And that will make
4 everybody happy. You -- that's good. Let's move on to
5 the next one. Okay. But we're never going to support
6 this until we know what we're talking about. Simple.
7 MR. LEECH: Let me ask a related question.
8 MR. MILLER: Right?
9 MR. LEECH: Tom Leech. Do you have
10 architectural renderings of the homes you're going to
11 build?
12 MR. CASHEN: No.
13 MR. DONLAN: So you don't know what size
14 homes you're putting in?
15 MR. SULLIVAN: We have not selected a home
16 builder. We're not home builders. We build
17 communities. We usually sell Pulte Homes by WestBay,
18 various other builders. But for the most part, Pulte
19 has been our big -- so typical Pulte elevations we can
20 give you. But that would not guarantee it would go to
21 Pulte.
22 MR. LEECH: So if the -- if I understand the
23 process, it's you develop land, you clear the land, you
24 get it ready for building, turn it over to a builder,
25 put some houses right on the property --

1 MR. SULLIVAN: Correct.
2 MR. LEECH: They're going to have -- they're
3 going to have a plan.
4 MR. SULLIVAN: Correct.
5 MR. LEECH: They're going to have the
6 drawings.
7 MR. SULLIVAN: Drawings. And I'd be glad to
8 submit those drawings to the -- have them submit them
9 to the -- to the Bloomingdale Association, whatever you
10 guys -- whatever architectural controls you all have.
11 MR. LEECH: I think that would be helpful.
12 MR. SULLIVAN: Okay.
13 MR. LEECH: I mean, it's not so much the
14 architectural controls. It's when you say, we're going
15 to build up to 33 homes, and what are they going to
16 look like? They're probably not going to look like the
17 homes in Bloomingdale Cove. Probably not going to look
18 like the homes that back up to the neighborhood, there,
19 like where Chris is. They're going to -- but they're
20 going to look like something. And I think we'd like to
21 know what they're going to look like.
22 MR. SULLIVAN: No question. We can
23 absolutely submit that to you at that point.
24 MS. ASONY: Barbara Asony. I have another
25 question. The plan you've shown us, shows lots 50'

1 wide by 120' feet deep.
2 MR. SULLIVAN: No, not anymore. This is the
3 new plan. We can get -- you have the new plan -- part
4 --
5 MS. ASONY: No, I don't have the new plan.
6 MR. SULLIVAN: Did she not get a new plan,
7 Kevin? Give her that packet. Give her the new plan.
8 This is the one that is now submitted.
9 MS. ASONY: So how are you going to fit
10 bigger lots?
11 MR. SULLIVAN: We're not. We're going to --
12 there's larger -- there's -- have a look. We heard you
13 the last meeting and we made the correction.
14 MS. ASONY: Okay. So how are you going to
15 fit bigger lots in that same area?
16 MR. SULLIVAN: They're deeper. They're
17 significantly deeper than your lots. Your lots are
18 110' deep, our are 138.
19 MS. ASONY: So how can -- where is the land
20 going to come? Because 120 filled that piece of that
21 strip of land before. So how are you going to get
22 deeper? Are you going to narrow your road down?
23 MR. SULLIVAN: No. It just was a random
24 number that was put out there to begin with.
25 MS. ASONY: And then --

1 MR. SULLIVAN: Now it is not a random
2 number. Now it is an -- not an absolute, but it is
3 showing what the -- what the typical lot's going to
4 look like. It was a mistake, ma'am. I apologize.
5 MS. ASONY: And you're -- and you're still
6 going to be able to get 33 homes in there.
7 MR. SULLIVAN: We corrected it because of
8 your help. Pardon?
9 MS. ASONY: You're still going to be able to
10 get 33 homes in there.
11 MR. SULLIVAN: Physically, we cannot fit 33
12 homes. And I'll tell you that, right now. But for the
13 -- for the county and for the planning commission, we
14 have to meet a certain criteria of a maximum number of
15 units of 33, which is 75 percent threshold.
16 MS. ASONY: Okay.
17 MR. SULLIVAN: So what we can do is at the
18 Vane (phonetic) meeting, when we're at the Zoning
19 Hearing Master is, we can request a lower number if you
20 all agree to it tonight. That's fine. We can talk
21 about the potential of the lower number of going all
22 the way down to possibly 29.
23 MS. ASONY: The lower -- the southern
24 portion of the 6,900 square foot lots are in Flood Zone
25 A.

1 MR. SULLIVAN: No, they won't be.
2 MS. ASONY: Well, according to the county
3 plan, it shows them in Flood Zone A.
4 MR. CASHEN: Right. The lower corner is in
5 Flood Zone A, correct.
6 MS. ASONY: Right. But the building lots
7 are right there.
8 MR. SULLIVAN: No, they'll be taken out of
9 the 100-year flood.
10 MR. CASHEN: We'll remove them -- there's a
11 process where we can remove lots out of the 100-year
12 flood stage. You prove to FEMA that you meet the
13 requirements. You're not adversely impacting the 100-
14 year. You're going to actually lower the 100-year
15 elevation, things like that.
16 MR. SULLIVAN: It's called a letter of map
17 revision.
18 MR. CASHEN: Right. That's another process,
19 as well.
20 I think you had your hand up first, sir.
21 MR. DONLAN: Vincent Donlan. I got a couple
22 questions for you, Sean. Because you're the civil
23 engineer.
24 MR. CASHEN: Yes, sir.
25 MR. DONLAN: And I came from an area that

1 went through a significant flood in 2016. They had a
2 1,000-year flood, and it impacted greatly everybody in
3 the area. First thing I want to note is, have you done
4 an absorption rate of the dry bed reservoirs?
5 MR. CASHEN: We -- we've done testing,
6 percolation testing of the soils, correct.
7 MR. DONLAN: What is the depth of the dry
8 bed reservoirs?
9 MR. CASHEN: Proposed right now, the pond is
10 about 6' deep. That's what's being proposed.
11 MR. SULLIVAN: But the seasonal high water
12 was at 20 something feet, but then it was adjusted to
13 10.
14 MR. CASHEN: Yeah, it was adjusted 10 or 12,
15 I believe.
16 MR. SULLIVAN: 12. That report, actually --
17 we can provide that to you. We have that --
18 MR. DONLAN: My calculations -- I've done
19 calculations on it. My calculations say that you have
20 to be at 10' or above -- 10' or below.
21 MR. CASHEN: 10' above what? I'm sorry.
22 MR. DONLAN: 10' or deeper.
23 MR. CASHEN: The pond? The pond has to be
24 10'?
25 MR. DONLAN: Yeah.

1 MR. SULLIVAN: No, not the size they are.
2 They're like the big ponds. 22 percent of the site is
3 going to be ponds.
4 MR. DONLAN: Well, you're going to take that
5 dirt and you're going to place it elsewhere. Where are
6 you going to place it? Where the -- where the building
7 sites are. So therefore, you're going to take dirt
8 out, put it up on land, make the land higher. So where
9 is your runoff going to go? Into the ponds.
10 MR. SULLIVAN: Correct. It's going to go in
11 the pond. The overall storage of this proposed
12 development with the ponds, a lot more storage than
13 what is currently there now. Which is what we need,
14 too, because of the additional runoff, it's going to be
15 generated by the lots and the roads, et cetera.
16 MR. DONLAN: Have you accounted for the home
17 square footage, the water displacement from the
18 structures?
19 MR. CASHEN: We've accounted for all that.
20 Yeah. The impervious for the homes. And you know, the
21 storage area is isolated down here. This part of the
22 lot is quite a bit higher outside of flood. So yes,
23 we've done all that.
24 MR. DONLAN: You've accounted for the
25 sidewalks in the road?

1 MR. CASHEN: Yes, sir.
2 MR. DONLAN: Okay. If the area is already
3 low, which we know it's already low because they can't
4 get in there and finish cutting it. Moving dirt --
5 MR. SULLIVAN: (inaudible), sir?
6 MR. DONLAN: What's that?
7 MR. SULLIVAN: Back up for a second. What
8 did you say?
9 MR. CASHEN: I don't know if that's why
10 they're --
11 MR. SULLIVAN: The reason that we can't
12 finish cutting is because there's piles that are still
13 -- from the last hurricane, still piled up. We're
14 trying to remove those piles.
15 MR. DONLAN: Yeah. But some of the areas --
16 MR. SULLIVAN: That's what holding us up.
17 No, it wasn't anything to do with the lowness. It had
18 to do with the tiles. There's no water on the site,
19 sir. In fact, just so you know, it's -- there's a --
20 we have this water management district letter now that
21 says that there is no -- there's no -- there's no
22 surface water, or there's no storm -- there's no --
23 there's no wetlands on this property. And we got that
24 yesterday. And I'll be glad to submit that to the
25 county tomorrow.

1 MR. DONLAN: All right. What I want to see
2 is a comparison between the topo from now and the topo
3 that you all are proposing.
4 MR. CASHEN: Again, that's at the
5 construction plan stage. Not at -- not at this point.
6 MR. DONLAN: Would additional dirt be
7 trucked in? Because that's going to exacerbate the
8 situation.
9 MR. CASHEN: No, I --
10 MR. SULLIVAN: We try to balance sites.
11 MR. CASHEN: Yeah.
12 MR. SULLIVAN: They could end up being a
13 little bit off, but we try to balance them.
14 MR. CASHEN: Yeah. I anticipate there may
15 be dirt being hauled off. But we try -- as Bill said,
16 we try to balance the site. Work with what we have and
17 not have any fill being trucked in.
18 MR. DONLAN: Okay. And I got two more
19 questions. One of them is, has the study been done on
20 the -- on Culbreath and on Nature's Way as to the
21 impact of heavy equipment going down those two streets?
22 And are you aware of last year when Milton
23 came through, we had a very bad -- a very bad failure
24 of the storm system on Nature's Way that closed it down
25 for quite a while?

1 MR. CASHEN: Well, I wasn't aware of that.
2 This far -- let me answer your first question.
3 MR. SULLIVAN: Our water doesn't go that
4 direction.
5 MR. CASHEN: Yeah, our water goes --
6 MR. DONLAN: Yeah. But when you bring heavy
7 equipment in there, you're going to increase the
8 impaction on that area on those roads.
9 MR. CASHEN: Well, what --
10 MR. SULLIVAN: They're designed not to do
11 that.
12 MR. CASHEN: Yeah. It's -- these are county
13 roads.
14 MS. ASONY: Are you sure?
15 MR. CASHEN: I mean, we take pictures.
16 MR. DONLAN: We have potholes on Culbreath,
17 right now.
18 MR. SULLIVAN: I believe it. Listen, I --
19 listen, everybody has got problems in this world about
20 potholes. That's like a typical --
21 MR. DONLAN: And this is not a -- not a
22 question for engineering. Is there going to be a
23 covenant? Is there going to be an HOA? And is the
24 deed restricted?
25 MR. SULLIVAN: Yes, absolutely.

1 MR. DONLAN: On all three?
2 MR. SULLIVAN: Yeah. There will be
3 covenants, HOAs and deed restrictions, absolutely. And
4 absolutely, the primary reason that we all have HOAs,
5 first and foremost, is for the ponds. For the
6 maintenance to make sure those ponds are maintained so
7 that if there is a water event, that it's -- it was
8 taken care of. I mean, the water management district
9 is -- should -- is responsible for the ponds, but they
10 have you responsible as the HOAs to maintain those
11 ponds. And that's the primary purpose of an HOA. And
12 then after that, then it's to beautify and just look
13 pretty. But that primary purpose of the HOA is for the
14 Southwest Florida Weather Management District to make
15 sure that you take -- maintain those ponds and that
16 whole storm water system.
17 MS. WATTS: So I have a couple of questions.
18 MR. SULLIVAN: Oh, I'm sorry. Just -- did
19 you -- you've had your hand up for a while.
20 MS. WATTS: Yeah. I'm Suzie Watts,
21 Bloomingdale Neighborhood Association president. Many
22 neighbors have come up to me and they said, why do we
23 need these homes? Because they point out that all the
24 new homes across the street near Walmart, they're not
25 selling. And existing home sales in Bloomingdale have

1 doubled in the number of days they stay on the market.
2 So I don't see where there's this need. I don't know
3 that we need to develop more.
4 MR. SULLIVAN: Well, just to answer that
5 question, that is my risk. And I'm the one taking that
6 risk. And therefore, that's my problem. And it's not
7 really --
8 MS. WATTS: Okay.
9 MR. SULLIVAN: But there's definitely a need
10 for it. But there's -- it's -- that would be my risk.
11 MS. WATTS: Existing home sales, if you look
12 at the trend, it would indicate that --
13 MR. SULLIVAN: No, I understand. And it
14 could be a few years before we get to the other side of
15 that.
16 MS. WATTS: Okay.
17 MR. SULLIVAN: But that's my risk.
18 MR. REED: So to follow up on that one.
19 I'm sorry, Christine.
20 Just to -- Chris Reed. So you're saying you
21 could actually tear all that land out, basically scar
22 the land, and we could have a 10-year project because
23 you can't sell --
24 MR. SULLIVAN: No, it would be more like, I
25 wouldn't begin the project if there was a problem. I

1 would just maintain it until then.
2 MR. REED: So what study are you going to
3 use, then, to determine whether or not there's going to
4 be an issue?
5 MR. SULLIVAN: The market. The market.
6 When you take it out to market, you'll know. I mean,
7 that's the best indicator of all.
8 MR. REED: Well, I hope you pay attention to
9 it.
10 MR. SULLIVAN: I will. I'm not here to like
11 build something and leave it out there, because that
12 costs money, here.
13 MR. REED: Well, look at some of -- some of
14 your other neighborhoods. Your pictures, 2014, empty
15 lots. Unless you're not updating your pictures.
16 MR. SULLIVAN: Well, they were empty lots
17 back then, they're not empty lots anymore.
18 MR. REED: Well --
19 MR. SULLIVAN: Every single community is
20 full.
21 MR. REED: Then you need to update your
22 stuff.
23 MR. SULLIVAN: No, not necessarily. You
24 sometimes want to show the picture -- the pictures of -
25 - and then we picked that for a reason. The reason you

1 don't show it is so you -- so that there was -- that
2 what it looked like at one point. It's talking about
3 the year that it was taken, not about today. So no,
4 that's not true, at all. Because you really, you know,
5 you want to show that there was activity happening at
6 that point. So that's why the pictures don't show all
7 the houses. Every project in there, there's only -- of
8 all our communities other than one that is just now
9 getting CO'd, of all our communities, there's only a
10 few lots left in River's Edge. That's it. Everything
11 else is sold out. So yes. And then we'll get back to
12 the presentation.
13 MS. ASONY: Another question. Another
14 question.
15 MR. SULLIVAN: Yes.
16 MS. ASONY: You talk about density. But
17 you're putting approximate -- according to your plan,
18 you're putting approximately a 3,900 square foot house
19 on a 6,900 square foot lot. Which means that most of
20 the lot, without pools, will be hardscaped or paved
21 over.
22 MR. SULLIVAN: No, that's -- we can only
23 build to 70 percent of the lot, is what it says in the
24 --
25 MS. ASONY: But then your -- then your plan

with your house is --

MR. CASHEN: Oh, those are setbacks, I think, on that plan.

MR. SULLIVAN: That's all that shows is setbacks. It doesn't show what you can build.

MR. CASHEN: Right.

MR. SULLIVAN: That's just a setback line.

MS. ASONY: 5 -- 5 --

MR. SULLIVAN: Not -- 5' side yard, but the --

MS. ASONY: Which means the house could be --

MR. SULLIVAN: But everyone else has 5' side yard setback. So does your house.

MS. ASONY: No. No. We have -- my house is 10'.

MR. SULLIVAN: Oh, okay.

MS. ASONY: I live further in. And I'm on the board of --

MR. SULLIVAN: Okay. I'm on to it. I thought you lived --

MS. ASONY: I live --

MR. SULLIVAN: I thought you lived right -- okay.

MS. ASONY: -- in Bloomingdale Cove.

1 MR. SULLIVAN: Okay.
2 MS. ASONY: I am on the board of directors
3 for Bloomingdale Cove.
4 MR. SULLIVAN: Okay.
5 MS. ASONY: And on their architectural
6 committee. And --
7 MR. SULLIVAN: Apologize. I assumed -- I
8 assumed you lived right below us.
9 MS. ASONY: No. I -- well, I do.
10 MR. SULLIVAN: Okay.
11 MS. ASONY: (inaudible). But not backing
12 up.
13 MR. SULLIVAN: Right.
14 MS. ASONY: But according to that, if
15 there's -- we have -- I have 10' on either side of the
16 house.
17 MR. SULLIVAN: Okay. That's fine.
18 MS. ASONY: We have -- 6,600 square foot
19 lots are our smallest lots --
20 MR. SULLIVAN: Right.
21 MS. ASONY: We have larger lots in that
22 there.
23 MR. SULLIVAN: Right. But our smallest lot
24 is going to be 6,900 foot.
25 MS. ASONY: It's going to be interesting to

1 see how you can fit it in when you --
2 MR. SULLIVAN: I'll fit it in. We will not
3 -- the county will not approve a lot smaller than 6,900
4 feet.
5 MS. SCHRAEDER: I have a question.
6 Christine Schraeder. I'm in Somerset. So we have
7 three storm water drain retention pumps that we worked
8 with (inaudible) on, because our HOA is responsible for
9 --
10 MR. SULLIVAN: Right.
11 MS. SCHRAEDER: -- making sure they're
12 viable, clean, and all that stuff. So these would be
13 storm water drainage pumps?
14 MR. SULLIVAN: Correct. Or retention areas
15 --
16 MS. SCHRAEDER: Retention areas --
17 MR. SULLIVAN: -- or certain --
18 MS. SCHRAEDER: -- but like, there'll be
19 storm drains in your curbs that the water --
20 MR. SULLIVAN: I --
21 MS. SCHRAEDER: -- is going to feed into
22 these three --
23 MR. SULLIVAN: Right.
24 MS. SCHRAEDER: -- retentions --
25 MR. SULLIVAN: It is 22 percent --

1 MS. SCHRAEDER: -- pond.
2 MR. SULLIVAN: Correct.
3 MS. SCHRAEDER: And then it'll be that --
4 MR. SULLIVAN: -- pond --
5 MS. SCHRAEDER: -- HOA -- that community's
6 responsibility to make sure there's --
7 MR. SULLIVAN: Absolutely.
8 MS. SCHRAEDER: -- mud, and they --
9 MR. SULLIVAN: Absolutely.
10 MS. SCHRAEDER: -- qualify ponds and they're
11 --
12 MR. SULLIVAN: Absolutely. All right.
13 MS. SCHRAEDER: -- working.
14 MS. BENTLEY: Yes, I'm Nancy Bentley --
15 MR. SULLIVAN: You had your hand up before.
16 I'm sorry.
17 MS. BENTLEY: Yeah. I'm Nancy Bentley, and
18 I've been here 30 years. And we didn't have any
19 flooding, but the weather -- this global warming here,
20 all the floods in the United States, people that have
21 never gotten flooded before. Now we're getting
22 flooded. Why should we take a chance? Why should you
23 build more homes and have a -- have all ours flood? It
24 -- it's not worth the risk. The way the weather is.
25 MR. CASHEN: Well, I mean, the weather is

1 crazy. It's unpredictable. I mean, we know that from
2 Milton last year. That's -- again, that's why when we
3 work with Bill on these projects, you know, engineers
4 can go in there and they can lower the -- you know, the
5 100 year elevation by an inch. We try to substantially
6 lower it -- lower the water elevation to ensure that we
7 are significantly improving the drainage, and also to
8 prove that we are not adversely affecting people
9 adjacent to the property, or again, other properties
10 that drain, and in this case to this property. So --
11 MS. BENTLEY: Okay, I have another question.
12 With the homes having individual solid waste
13 receptacles or central community ones, and if the
14 central were on the property, will the central solid
15 waste receptacles be located over there?
16 MR. SULLIVAN: You're talking about trash
17 cans and trash?
18 MS. BENTLEY: Yes.
19 MR. SULLIVAN: I'm pretty sure trash cans
20 would be out of the curb --
21 MR. CASHEN: Right.
22 MR. SULLIVAN: -- like it is everywhere
23 else.
24 MR. CASHEN: Right.
25 MR. SULLIVAN: That's pretty much where, you

1 know -- I have to take my trash a half mile up the
2 street out to the curb. So yeah, it's -- you put it
3 out to the curb.
4 MS. BENTLEY: Okay. Half a mile?
5 MS. WATTS: Just -- this is a little one.
6 Okay, so we now have these retention ponds, and the
7 curb in all is going to funnel it into there. Is there
8 an outlet for these ponds? Because the other ones that
9 we have in the neighborhood next door have outlets. Is
10 it going to have --
11 MR. CASHEN: This does not have an outflow.
12 It's a closed basin, no outflow.
13 MS. WATTS: Okay.
14 MR. SULLIVAN: And a good example would be
15 is what's called -- what do they call it? Hawks Grove?
16 Builders changed the names of my communities from time
17 to time, but that's -- hawks started phase four, and
18 that's -- and that wasn't -- that had about the same
19 amount of land in the 100-year flood as this.
20 MS. WATTS: Okay.
21 MR. SULLIVAN: Same size, actually. Pretty
22 much the same size property. And there was no flooding
23 issue yet last year at all.
24 MS. WATTS: Okay.
25 MR. CASHEN: That's a closed basin as well?

1 MR. SULLIVAN: It's a closed basin as well
2 and had no flooding issue at all. Let me keep going
3 with the presentation in front of the board. Okay, so
4 we are the --let's go to the next slide, please, and
5 probably just gather people. So we have an open space
6 of five point -- 0.54 acres. Open space is only parks
7 and the area of the front for the entrance -- the
8 entrance area. We are proposing 33 units, maximum
9 density of 3.01. The front is going to be 20 feet.
10 The side setback will be five. The rear will be 20.
11 The pool will be three. And for all you at
12 Bloomingdale, the setback from Culbreath Road is going
13 to be 600 feet.
14 Now, we didn't build anything up in the
15 front as you saw. We -- we'll put it -- put it all in
16 the back, so we're way back there. We clustered this
17 whole community.
18 On top of that, the minimum lot area is
19 going to be 6,900 square feet. The minimum lot width
20 is 50. The maximum building coverage is 70 percent.
21 The maximum impervious is in a -- the maximum building
22 height is 35 feet. The perimeter will have a six-foot
23 PVC with trees on center every 40 feet, and a landscape
24 buffer and sidewalk easement on Culbreath Road.
25 But then on Culbreath Road, this is -- did

1 you update this data table, Kevin? Because it doesn't
2 have what we're doing on Culbreath, or do we show
3 itself --
4 MR. O'DONNELL: It's in a different slide.
5 MR. SULLIVAN: Pardon?
6 MR. O'DONNELL: Different slide.
7 MR. SULLIVAN: Okay. So here we go. So
8 here's what we're doing on -- so on Culbreath Road, we
9 heard the Brandon -- the Bloomingdale Neighborhood
10 Association, and we are now going to do a Type B
11 buffer, which is required only on scenic corridors.
12 And the Type B buffer is -- where the heck is the Type
13 B buffer?
14 Okay, it has screening of Standard A, which
15 is -- it -- for Type B is a screening -- required
16 screening shall consist of evergreen plants, six feet
17 high, that provide an overall screening of 75 percent
18 capacity, a mason or a PVC fence six foot high,
19 finished on the outside, and or a burning combination.
20 And the B screening requires the following,
21 which is then -- on the requirement -- all the A
22 standard, including a row of evergreen trees, which are
23 not less than 10 feet high at the time of planting,
24 with a minimum of two inches caliber, and their space
25 not more than 20 feet apart. The trees will be planted

1 10 feet from the property line. So that's kind of --
2 so it'll be right inside there.
3 So we heard you all the last -- from the
4 last meeting, and we wanted to make sure that we were
5 giving it a better -- a much better, you know -- what -
6 - we were going to probably do it anyway, but let's put
7 it in code. Let's put it in there.
8 MR. REED: So quick question. Chris Reed
9 again. On that fence, for those houses that are on the
10 -- what direction am I from that?
11 MS. ASONY: Southwest.
12 MR. REED: West.
13 MS. ASONY: You're here on --
14 MR. REED: Thank you. On the west -- on the
15 west side --
16 MR. SULLIVAN: West side?
17 MR. REED: -- of that --
18 MR. SULLIVAN: They actually have --
19 MR. REED: Immediately on west side.
20 MR. SULLIVAN: Immediately west --
21 MR. REED: Can you -- can you raise that
22 fence to like 20 feet?
23 MR. CASHEN: No, we're not allowed to raise
24 the --
25 MR. SULLIVAN: 20 feet?

1 MR. CASHEN: We can't even --
2 MR. REED: I'm being facetious on that one,
3 but I mean, I -- if I got to stare at the back of a
4 house rather than what's there now, let's just assume
5 that it gets approved. Can you raise that more than
6 six feet? You're asking for variances --
7 MR. SULLIVAN: No, you've got to --
8 MR. REED: -- you -- you're asking for
9 variances from the county for other things.
10 MR. SULLIVAN: No, we're not asking for a
11 single variance. No, we're not.
12 MR. REED: On traffic, right?
13 MR. SULLIVAN: No. Oh, oh, you're right.
14 MR. REED: So are you -- so again --
15 MR. SULLIVAN: You're right --
16 MR. REED: -- you are asking --
17 MR. SULLIVAN: You're right, you're right --
18 MR. REED: -- for variances.
19 MR. SULLIVAN: -- you're right, apologize,
20 that is correct.
21 MR. REED: So --
22 MR. SULLIVAN: I apologize.
23 MR. REED: So why can't you do that?
24 Because I know the house is there who have enjoyed that
25 for about two decades or so since those houses were

1 built. We don't want to stay, you know, basically look
2 at a long and skinny -- the backyard of a -- of a two-
3 story townhouse looking kind of structure.
4 MR. SULLIVAN: Well, they're not going to
5 look -- that's --
6 MR. REED: But you don't -- but you don't
7 know what they're going to look like. That's part of
8 the problem with the rendering. So is there -- is
9 there a way -- is there a way that we can increase --
10 MR. SULLIVAN: Every single house that's
11 ever been built on ours are just -- they're higher
12 quality houses, so I don't understand -- you know, we
13 build mostly high-end subdivisions, so I don't quite
14 understand your point about the townhouse look, because
15 they're not going to be townhouse looking houses.
16 MR. REED: Well --
17 MR. SULLIVAN: But I do understand what
18 you're saying, the eight feet that it is -- six feet --
19 MR. REED: Yeah, maybe a eight foot, ten
20 foot, I don't know. Either that or you get my running
21 bamboo.
22 MR. SULLIVAN: We can --
23 MR. CASHEN: We can ask.
24 MR. SULLIVAN: We can ask. We can ask.
25 It's a little bit tricky, because it's probably better

1 to go through a variance.
2 MR. DONLAN: His reference to townhouses is
3 the fact that they're -- the houses are built so close
4 together.
5 MR. REED: It's skinny and long.
6 MR. DONLAN: There's only ten feet between
7 the walls.
8 MR. SULLIVAN: Just drive to every
9 subdivision that's been built the last 20 years and
10 they're all the same. They're not all going to look
11 like that.
12 MR. DONLAN: My house I got 10 feet on each
13 side.
14 MR. SULLIVAN: Okay.
15 MS. ASONY: So do I.
16 MS. WATTS: You just mentioned the park, is
17 that going to be a shared amenity with Bloomingdale, or
18 just for your people at the cul-de-sac? Do you --
19 MR. SULLIVAN: How does the -- tom, you run
20 the --
21 MS. WATTS: This is Susie Watts, sorry.
22 MR. LEECH: I don't run -- I don't -- I
23 don't run the subdivisions, though. We run everything
24 outside the entrance.
25 MR. SULLIVAN: Okay, I would venture to say

that all the subdivisions --

MR. LEECH: If you don't have a gate --

MR. SULLIVAN: -- are private --

MR. LEECH: If there's no gate --

MR. SULLIVAN: There's no gate. Nobody is going to stop you from going in there and using it.

MS. WATTS: It's -- with -- there's going to be a park -- a park we've referred to at the end where the cul-de-sac is?

MR. SULLIVAN: Yes.

MR. LEECH: Yes.

MS. WATTS: Is other Bloomingdale people -- can I take my kids down there to play or not?

MS. BENTLEY: My guess is it's not going to be a gated --

MR. SULLIVAN: It's not going to be gated.

MS. WATTS: So then we -- it will be available for all --

MR. SULLIVAN: It's not going to be gated. It'll be open.

MS. BENTLEY: Yeah.

MS. WATTS: Okay.

MR. LEECH: We can climb up on the fence. Unless it's 22 --

MR. SULLIVAN: There might be a fence there,

1 but we -- for possible -- other reasons, which we all
2 know we can't ever --
3 MS. WATTS: Yes.
4 MR. SULLIVAN: -- use the terms.
5 MS. WATTS: Yeah.
6 MS. BERSNICK: Hi. I'm Anna Bersnick.
7 The -- where that park is, that backs up to Cimino.
8 MR. SULLIVAN: Yes.
9 MS. BERSNICK: So is that going to be open
10 to the school, or --
11 MR. SULLIVAN: No.
12 MS. BERSNICK: -- is the school going to
13 have to --
14 MR. SULLIVAN: We'll go through that slide
15 in a minute. The school has made very clear they don't
16 want anything --
17 MS. BERSNICK: No problem.
18 MS. ASONY: They can't permit you to do it
19 for security reasons.
20 MS. BERSNICK: Right.
21 MR. SULLIVAN: No, there's actually a
22 portion of our property that's outside of their gate,
23 and they still wouldn't let you put -- that's not true
24 at all. That's like --
25 MS. ASONY: The school has to secured.

1 MR. SULLIVAN: I understand, but this is
2 really beyond the school's security. It's outside the
3 gate.
4 MS. ASONY: I have a --
5 MR. SULLIVAN: Right.
6 MS. ASONY: -- family member who weekend --
7 MR. SULLIVAN: Right.
8 MS. ASONY: -- teaches, and the school has
9 to be involved --
10 MR. SULLIVAN: The school has to be secured.
11 Absolutely. Well, the school is secured. There is
12 no -- we actually just -- about eight years ago or six
13 years ago, we provided a sidewalk to an elementary
14 school through one of our communities and back then
15 they allowed it. Today they're like, no. This is only
16 like six years ago.
17 So we did. We -- and actually, it was a
18 quite novel idea, because it was an entire neighborhood
19 that couldn't get to the school by just walking, and
20 now they were able to walk to school. So it does
21 happen, but the school board has changed that policy,
22 and so we can't really do much about that.
23 So the people behind us, you're going to
24 have a fence, and then behind -- the width behind the
25 fence will be trees every 40 foot on center, which will

be, you know, canopy trees, so that will help you with your -- with your sewer situation.

MS. ASONY: I still don't understand. If the lots were only 120 foot deep --

MR. SULLIVAN: They're not anymore, ma'am.

MS. ASONY: If they were, and you're now making them 138, which is another 36 feet of depth on each side combined, both sides of the road, how do you get that size of --

MR. SULLIVAN: It was always there. Remember? I told you it was a mistake.

MS. ASONY: You said it was a mistake in your calculations.

MR. SULLIVAN: No, not a mistake in calculations. Just a mistake. There was no calculation mistake, it was just a wrong exhibit was put in a -- on a -- in the present.

MS. ASONY: So how many more mistakes were made, I guess what's in the back of our minds.

MR. SULLIVAN: I don't know. I'm sure you make some, too. Okay. This is a color concept of it. As you can see, the ponds are showing that they're blue. But in reality, the ponds are going to be designed to most likely be dry ponds --

MR. LEECH: They'll be dry ponds.

1 MR. SULLIVAN: -- and therefore they'll be
2 grass.
3 MR. LEECH: Yeah.
4 MS. ASONY: Okay.
5 MR. SULLIVAN: So they'll all be grass
6 ponds.
7 MS. ASONY: And how often will those get
8 mowed?
9 MR. SULLIVAN: With an HOA they'll be mowed
10 weekly.
11 MR. LEECH: Probably. Yeah.
12 MR. SULLIVAN: Because it's -- or every a
13 few weeks, whatever the HOA schedule does.
14 MR. LEECH: Can I ask a question? Tom Leech
15 here. I have to point it out, because I'm curious.
16 Here's your lot coming out of the Culbreath --
17 MR. SULLIVAN: Yes.
18 MR. LEECH: Where is this down here?
19 MR. SULLIVAN: Well, that's -- I'll go to
20 the final survey. Let me find the survey. That's not
21 on this this slide presentation, but the survey -- this
22 portion is -- this 15 foot is right of way to here, and
23 then from here back, it's not -- it's actually -- this
24 line is wrong, it should be right up against here.
25 MS. SCHRAEDER: There will be -- Christine

1 Schraeder. There will be land, though, usually around
2 the retention pond. There's land on the side --
3 MR. SULLIVAN: Lots of -- yeah, yeah, yeah,
4 yeah, yeah.
5 MS. SCHRAEDER: -- so you can drive around
6 with (crosstalk) --
7 MR. CASHEN: Correct. Yeah, yeah, yeah.
8 MR. SULLIVAN: Absolutely.
9 MS. SCHRAEDER: And that backs up to the
10 drier retention pond that's on the school's property?
11 MR. SULLIVAN: Yes.
12 MS. SCHRAEDER: Because the big thing is --
13 so it would --
14 MR. SULLIVAN: Yes.
15 MS. SCHRAEDER: -- it would be a drier
16 retention pond most of the time?
17 MR. SULLIVAN: Right.
18 MR. LEECH: But where it comes out, I think
19 that's that little dirt driveway there.
20 MR. SULLIVAN: Right.
21 MS. SCHRAEDER: Right.
22 MR. LEECH: So will there -- will there be a
23 fence on the north side of that driveway, between the
24 driveway and the retention pond, or --
25 MR. SULLIVAN: Yes, there will be a fence --

MS. SCHRAEDER: Around there?

MR. SULLIVAN: There'll be a fence right in the front here.

MR. LEECH: That's because -- that's what -- you know --

MR. SULLIVAN: Right on the frontage on Culbreath there'll be a fence. There won't be a fence once you get inside, but right there there's going to be a fence.

MR. LEECH: Like right now there's the fence there with Bloomingdale code --

MR. SULLIVAN: Right.

MR. LEECH: -- then there's that little dirt driveway --

MR. SULLIVAN: Right.

MR. LEECH: -- which is that strip that we just described.

MR. SULLIVAN: Right.

MR. LEECH: Will there be another fence on the other side of that, or no, will it just be grass and retention pond?

MR. SULLIVAN: No, we're putting up a fence somewhere there.

MR. LEECH: Okay, so --

MR. SULLIVAN: There will be a fence.

1 MR. LEECH: So there -- so there will be
2 two, then --
3 MR. SULLIVAN: We probably (inaudible) of a
4 right of way utilization permit to try to put it right
5 up against where they are.
6 MR. LEECH: Okay.
7 MR. SULLIVAN: So that will be a request
8 that we will ask for a right of way utilization permit
9 to then put our fence right up -- and basically
10 replacing their fence, so they'll have a much nicer
11 fence. Because their fences are falling apart.
12 MS. ASONY: Not all of them.
13 MR. SULLIVAN: No offense if you live there.
14 MS. ASONY: Not all of them. I've approved
15 many --
16 MR. SULLIVAN: A lot -- a lot of them are --
17 MS. ASONY: I have approved many --
18 MR. SULLIVAN: A lot of them are falling
19 apart.
20 MS. ASONY: I've approved many of --
21 MR. SULLIVAN: Yes ma'am.
22 MS. ASONY: -- along there --
23 MR. SULLIVAN: Right, but there --
24 there's --
25 MS. ASONY: One by one they're being

1 replaced.
2 MR. SULLIVAN: -- significant number that
3 are kind of falling down. We'll be glad to -- you
4 know, as soon as we can, we'll be glad to do what we
5 can to get a fence up there, but probably after we at
6 least clear the land, because I don't want to put it up
7 too early, otherwise it'll -- could be a mess. We'll
8 keep going. So parking -- open space, we talked about
9 it a minute ago, is that the park where we got a half
10 an acre park and then we got 1700 square feet up here
11 in the landscape buffer track right up in the front.
12 So we're going to have a total of 5.54 acres of that.
13 And the ponds take up 22 percent of the site. So we
14 have a total of open space and ponds that count for 25
15 percent of the site. And if you notice we've clustered
16 everything in the back. So it's not -- it is -- it
17 is -- it is the least amount of impact we could come up
18 with for Bloomingdale. And then --
19 MS. ASONY: That's also -- that -- what
20 happens with all those trees that are being cut down?
21 MR. SULLIVAN: Well, there's a few things
22 that happen. One is we try to preserve the ones we
23 can, and the ones we can't, we -- and if there are
24 grand trees, which are a certain caliber, is that --
25 20 --

1 MR. MILLER: The grand oaks --
2 MR. SULLIVAN: -- 24 inches and above or 36
3 inches, depending on the tree, and we -- you have to
4 pay a tree fee to get -- to pay them off. And then you
5 also have the situation where some of those trees that
6 you think are beautiful and -- are not. They're
7 sickly, and they're not doing well. They've got
8 inclusions in them. And we've had arborist -- there's
9 an arborist report that exists. And so we have already
10 had the arborist out there to write the report on what
11 trees are good and what ones aren't. So --
12 MR. MILLER: David Miller again. So they
13 did do a tree survey?
14 MR. SULLIVAN: Yes, sir.
15 MR. MILLER: Okay. That's good. That
16 was --
17 MR. SULLIVAN: And it's all been submitted
18 to the county, actually, the tree survey was. It's
19 part of the survey. If you go online on the county
20 website, and you go to optics, you can find and pull
21 down our survey, and you can review our survey.
22 MR. MILLER: Yeah. Well, see that would be
23 helpful. So you know, you're -- again, you're telling
24 us all these things, and we would like to see it. I'm
25 trying to read this stuff --

1 MR. SULLIVAN: The tree report's not in
2 there, but --
3 MR. MILLER: -- and it's hard to read --
4 MR. SULLIVAN: -- the survey --
5 MR. MILLER: -- because it's so small. I
6 took my phone out to try to read that.
7 MR. SULLIVAN: Oh, I apologize. We put it
8 on one page.
9 MR. MILLER: So you can't -- you're asking
10 us again, and that's a key point that we're not
11 destroying the trees. Talking about the grand, I think
12 it's the grand oaks, because that is what's keeping
13 the, you know, flooding down as it is. Okay. Because
14 of course the trees are very important. So I would
15 like to just see what we're saying on what trees are
16 still going to stay and what trees, you know, are going
17 to come out.
18 MR. SULLIVAN: That's --
19 MR. CASHEN: We do that at the --
20 MR. MILLER: We --
21 MR. CASHEN: -- final engineering. The
22 final site plans.
23 MR. SULLIVAN: Yes.
24 MR. CASHEN: I mean, we do try to save as
25 many trees as possible along the rear of the lots, the

1 trees in the park area, probably a lot of those will be
2 saved. There may be some additional trees here up in
3 this area.
4 MR. SULLIVAN: There's a red tree over here
5 we're trying to work around, somewhere in here.
6 MR. CASHEN: It's a little closer to the
7 road.
8 MR. SULLIVAN: Closer to the road.
9 MR. CASHEN: Yeah.
10 MR. SULLIVAN: There's a grand tree. We're
11 trying to work around that. A good example would be is
12 if you get a chance to go out to Summers K and you can
13 see how we preserved the big Grand Oak as you're
14 driving in.
15 MR. MILLER: Can we go out there --
16 MR. SULLIVAN: That's kind of the same
17 feel --
18 MR. MILLER: Can -- we can go out there now
19 and look at it if we want to?
20 MR. SULLIVAN: Yeah, you can. Go on my
21 property. I'll give you the gate code. I'm not going
22 to publish it right in front of everyone, but I'll be
23 planning on giving you the gate.
24 MR. MILLER: Well, yeah, I would like to do
25 that --

1 MR. SULLIVAN: Yeah, no problem.
2 MR. MILLER: -- because you're asking us
3 again to --
4 MR. SULLIVAN: Kevin can walk you through
5 the site, or you can go out on your own, whatever you
6 prefer.
7 MR. DONLAN: I'd suggest wait until they
8 finish cutting the grass.
9 MR. SULLIVAN: Yeah. No, the grass is cut
10 as much as it's going to be until I get the --
11 MR. DONLAN: Snakes like high grass.
12 MR. SULLIVAN: So we don't -- there's a few
13 spots that still will not cut because of the piles that
14 are still there from the hurricane debris. So as soon
15 as we have those gone, then it'll all be cleaned.
16 MR. MILLER: So you can give me a copy of
17 the plan, the survey that was done and then we -- and
18 you want me to take a look at it?
19 MR. SULLIVAN: Yes, we can give him a copy
20 of the --
21 MR. MILLER: Okay, good. Thank you. I'll
22 get our arborist to go out there with him and take a
23 look at it.
24 MR. SULLIVAN: So here's the connectivity
25 map.

1 MR. MILLER: Craig.
2 MR. SULLIVAN: Unfortunately -- not
3 fortunately, the county will require us to have one
4 proposed street entrance going to the north of us in
5 case somehow, they were able to put a bunch of these
6 together and try to do something. And so we have to
7 stub it out here. We did this at many projects where
8 the county -- it's an old clause the county wants. It
9 was from years ago when the ladies were running -- you
10 know, when the last commission pre -- prior
11 commission -- two prior commissions ago was running the
12 place. Okay.
13 And then we have an administrative variance
14 for driveway spacing, and it's dated August 5th, 2005.
15 And that's for the driveway spacing because you have to
16 have certain distances for driveways. The individual
17 driveways are where we kind of get -- kind of get a
18 little caught. So we -- they got to give you a
19 driveway. So you got to get a variance to get -- so
20 you actually have a driveway. And then the design
21 exception is for the substandard roadway.
22 And we are proposing for the design
23 exception -- we are proposing two crosswalks with
24 rectangular rapid beacons along Culbreath Road to be
25 built to allow safe continuous walking path from the

1 proposed development to Cimino Elementary. And one of
2 those will be built. Get to the one that does it.
3 We'll get back to this traffic thing in a minute here.
4 No, hold on. Where is it? Okay, one of them will be
5 built right here in front of our community, the north
6 side of our community, and the other will be built up
7 where the existing crosswalk is over here up the north.
8 Because if you notice, you can't even see the
9 crosswalk, and it's not -- the striping is bad, but a
10 triangular beacon when that flashing light comes off,
11 people actually slow down. It's very safety oriented.
12 Yes.
13 MS. WATTS: If the purpose is passage to the
14 school, why is it not at Nature's Way in Culbreath?
15 MR. SULLIVAN: Well, that's -- that is
16 actually a good question.
17 MS. WATTS: There's a lot of kids that go
18 through there.
19 MR. SULLIVAN: And there is a lot of kids
20 that go through there. We can propose putting an
21 additional one, if it is approvable, we can propose an
22 additional one just as a condition of our approval.
23 MR. MILLER: We already have crossing
24 guards.
25 MS. WATTS: Yeah, they don't --

1 MR. SULLIVAN: Then they don't -- they what?
2 MR. MILLER: We already have crossing
3 guards.
4 MR. SULLIVAN: Okay. So right -- so you
5 have -- different people want different stuff, so --
6 okay. So then I didn't look at the -- there's a thing
7 that talks about these beacons, but you know what they
8 look like. You've seen them when they flash. I don't
9 have to show the video again.
10 MS. ASONY: If you're doing -- putting that
11 flashing beacon, will you extend the sidewalk from
12 the -- where it leaves off on -- at just north of
13 Allwood, right at the edge of your property up to the
14 crossing?
15 MR. SULLIVAN: Yes. It will be extended
16 that far. Yes. We cannot extend the sidewalk any
17 further because there's not enough right of away.
18 MS. ASONY: We were not allowed --
19 MR. SULLIVAN: But there is a -- there is --
20 in the plan there is -- it -- there has to be a
21 sidewalk built. It's part of the county code to build
22 a sidewalk.
23 MS. SCHRAEDER: Okay. So I have a question
24 then. So the current crosswalk is at Allwood and
25 Culbreath.

1 MR. SULLIVAN: Right.
2 MS. SCHRAEDER: There's a flashing light
3 there. So it doesn't make sense that there would be
4 one there and also one at the end of the street --
5 MR. SULLIVAN: Well, no, that does -- it
6 actually does make sense. Let me tell you why.
7 MS. SCHRAEDER: So would one -- would that
8 one go away? Because --
9 MR. SULLIVAN: No, that one would stay.
10 MS. SCHRAEDER: -- that one was there --
11 okay.
12 MR. SULLIVAN: The reason why you would have
13 a second one here and the reason why you do it is
14 because -- I was a kid, and as a kid, I wasn't going
15 south to go north.
16 MS. SCHRAEDER: I got you.
17 MR. SULLIVAN: So I'm not going south to go
18 north. I'm going to cut across as quickly as I can to
19 get to the thing. So our kids --
20 MS. SCHRAEDER: So there's two within like
21 15 feet.
22 MR. SULLIVAN: So it doesn't really, yeah, I
23 think, going to make a difference.
24 MS. SCHRAEDER: Okay. But there would be a
25 sidewalk from your entrance down at to Allwood --

1 MR. SULLIVAN: Yes.
2 MS. SCHRAEDER: -- if somebody wanted to go
3 south before they went north, they could do that.
4 MR. SULLIVAN: Right, they could, yes.
5 MS. SCHRAEDER: Okay. So there'll be two
6 pretty closely --
7 MR. SULLIVAN: Yeah. Yeah. Yeah.
8 MS. SCHRAEDER: Okay.
9 MR. SULLIVAN: You know, but you're not a
10 kid, you're not going to go --
11 MS. SCHRAEDER: Right.
12 MR. SULLIVAN: No -- not one kid will go
13 south and go north.
14 MS. SCHRAEDER: Right.
15 MR. SULLIVAN: Maybe their mother might make
16 them, but that would be the day the mother watched them
17 go south to go north. So we are on -- let's get back
18 here. So we're going to go back and talk just for a
19 second on the traffic that we had because I know
20 everyone's concerned about traffic.
21 MS. ASONY: Yes.
22 MR. SULLIVAN: So with the ITE trip
23 generation, we have 22 a.m. peak trips -- or 22 p.m.
24 peak trips, and 20 a.m. peak trips. And so -- and P
25 hour -- peak hour has only 13. But then the 22 are

1 coming in. This number actually will be less if we
2 build less units, but I'm going to -- you know, so
3 we -- you know, it's -- the maximum it could be, would
4 be this. The number of traffic would be this. So it
5 wouldn't be, you know, it's still -- it's -- it is more
6 traffic. I will not argue with that. I'm not going to
7 say to you we don't create traffic. But the traffic
8 quieting being of putting in the beacon of the school,
9 you know, if there's one there by the school that might
10 actually help encourage more kids walk to the school to
11 their parents because now they're not only crossing at
12 the school where they have this --
13 MS. SCHRAEDER: They don't have choice
14 Line --
15 MR. SULLIVAN: -- line thing to do.
16 MS. SCHRAEDER: -- because they don't bus
17 them under two miles.
18 MS. WATTS: Yeah.
19 MS. SCHRAEDER: So you're within two miles,
20 you're walking or you're having somebody drive you.
21 MR. SULLIVAN: Or mom is taking you to work.
22 That's right.
23 MS. ASONY: It's a -- it's a choice school,
24 is it not?
25 MS. SCHRAEDER: Correct?

1 MS. WATTS: I do have information about
2 that.
3 MR. SULLIVAN: Yes.
4 MS. WATTS: Susie Watts. I spoke to the
5 administrative office of Cimino last week. They're
6 currently enrolled 758 kids. They have five buses only
7 that run. They estimate 30 kids per bus, let's say
8 150. So that leaves about 600 kids that have to either
9 walk or be dropped off by somebody driving them. So
10 it -- you are not -- you -- your impact is not that
11 great, but it's already a problem prone area with 600
12 people. So then I asked them, you know, how many walk,
13 how many drive? Vast majority drive. So 600 kids are
14 being dropped off there, and we all know we live here.
15 So I understand 33 houses, but when it's already max,
16 that's why you're hearing a lot of this feedback.
17 MS. LEECH: I would encourage you if you
18 have an opportunity, school starts next week --
19 MS. WATTS: Yeah.
20 MS. LEECH: -- one morning or one afternoon.
21 MR. SULLIVAN: I'll come out there.
22 MS. LEECH: -- come out and see what the
23 traffic is like at Cimino.
24 MR. MILLER: Because you're not going to get
25 by.

1 MR. SULLIVAN: So --
2 MS. LEECH: You'll have a front row view --
3 MR. SULLIVAN: This is --
4 MS. LEECH: -- because you won't be going
5 anywhere.
6 MR. SULLIVAN: -- Cimino has -- of all the
7 schools around here, Cimino has the best line to get
8 out here. They've got 1540 -- 1500 feet to get to
9 their drop off point.
10 MS. WATTS: Uh-huh.
11 MR. SULLIVAN: 1500 feet. 15 --
12 MS. LEECH: Just come out one morning.
13 MR. MILLER: Come out.
14 MR. SULLIVAN: It's the best of a bad
15 situation. It's the best out there.
16 MS. LEECH: Come see. It -- it's backed up
17 to --
18 MS. ASONY: Come see.
19 MR. SULLIVAN: Right. But it's the best
20 of -- the -- it's the best -- everybody that has a
21 school anywhere around here, has got a lot less room to
22 get out, in and out, than this place. This place is
23 like, you got a darn road getting into there. That's
24 like crazy.
25 MS. LEECH: So that'll tell you just how bad

1 it is because you're going to still see an awful lot of
2 overflow traffic lined up --
3 MR. SULLIVAN: Right? No, I --
4 MS. LEECH: -- backed up at the stop sign.
5 MR. SULLIVAN: Well, and you know, the funny
6 thing is there's even a secondary entrance on the other
7 side.
8 MS. SCHRAEDER: Well, Adelaide backs up just
9 as much. Anybody that goes out and a lot of the
10 afterschool programs --
11 MR. SULLIVAN: Right.
12 MS. SCHRAEDER: -- they go out the back
13 gate.
14 MS. WATTS: Yeah.
15 MS. SCHRAEDER: -- which there's a new
16 housing area back there that --
17 MS. ASONY: Which --
18 MS. SCHRAEDER: -- there's more congestion
19 will be congesting with that, too. And I would assume
20 that --
21 MR. SULLIVAN: When you're saying --
22 MS. SCHRAEDER: -- (inaudible) --
23 MR. SULLIVAN: -- where are you talking
24 about?
25 MS. SCHRAEDER: -- school. There's

1 another --
2 MR. KERMYER: From the east side.
3 MS. SCHRAEDER: -- community on the other
4 side of Cimino.
5 MR. SULLIVAN: Oh.
6 MS. SCHRAEDER: That goes out --
7 MR. SULLIVAN: Pop Springs. That's mine,
8 too.
9 MS. SCHRAEDER: Okay. So that will bring
10 kids in.
11 MR. SULLIVAN: Yes.
12 MS. SCHRAEDER: To Cimino. They'll be using
13 that --
14 MR. SULLIVAN: Actually, no, that -- they're
15 not bus -- believe it or not the other side over in
16 Hideaway, in that area in there, they're not zoned --
17 MS. SCHRAEDER: Lithia Springs.
18 MR. SULLIVAN: They go to Lithia Springs.
19 MS. SCHRAEDER: Lithia Springs. Some of
20 them will go to Lithia Springs.
21 MR. SULLIVAN: Yeah. They -- yeah, they can
22 choose to go to.
23 MS. SCHRAEDER: Right.
24 MR. SULLIVAN: They -- they're zoned for
25 Lithia Springs.

1 MR. KERMYER: If I may. Randy Kermyer.
2 Understood the traffic analysis is once the project is
3 complete. What can you tell us about the duration and
4 volume of traffic during the construction phase?
5 MR. SULLIVAN: Well, the duration --
6 MR. KERMYER: I think, frankly, I'm more
7 concerned about that than --
8 MR. SULLIVAN: You -- you're more concerned
9 about that. Well --
10 MS. ASONY: The effect on the school.
11 MR. SULLIVAN: -- it takes -- I'll kind of
12 give the time frame. So it takes usually a year from
13 permitting to finish -- to build out just the
14 construction of the
15 MS. SCHRAEDER: Infrastructure.
16 MR. SULLIVAN: The horizontal --
17 infrastructure.
18 MS. SCHRAEDER: Infrastructure.
19 MR. SULLIVAN: But then the vertical
20 probably takes another two years because, you know,
21 you've got -- depending on if it's slow or if it's
22 fast, it's basically a two-year beyond. So it's a
23 three-year situation of you have -- you'll have some
24 traffic come in and out for three year period.
25 MR. KERMYER: And then is there any way to

1 estimate the volume of traffic associated with that?
2 Obviously the longer it goes on probably the less it is
3 at any point in time. But it just seems like that
4 would be a bigger impact on our roads than once it's
5 fully developed, occupied.
6 MR. SULLIVAN: Right? And I see your point.
7 MS. ASONY: It's an impact on the school
8 during the school year, the noise.
9 MS. LEECH: It's me again. Sorry. Miriam
10 Leech. So do you know if, and I don't know how this
11 works. I don't know if it would be something that you
12 would request or have a discussion with Hillsborough
13 County, but in anticipation of the kind of construction
14 traffic we'll have for three years. Would Hillsborough
15 County resurface Culbreath? And I've asked --
16 MR. SULLIVAN: They have a resurfacing plan.
17 You got to -- I -- you got to call the county and
18 see --
19 MS. LEECH: Okay, but --
20 MR. SULLIVAN: -- if they're planning on
21 resurfacing it either --
22 MS. LEECH: -- but it's your project that's
23 going to impact Culbreath. So is there a way for you
24 to have that discussion with Hillsborough County?
25 MR. SULLIVAN: We can try to find out what

1 their capital improvements program is, and --
2 MR. MILLER: It's ten years. It is every
3 ten years. That's what it is. Ten years they
4 resurface the roads.
5 MR. CASHEN: They're surfacing every ten
6 years?
7 MR. SULLIVAN: That's pretty good.
8 MS. ASONY: But it's -- that's the plan, but
9 it's not the execution.
10 MR. SULLIVAN: It never has.
11 MS. LEECH: Have you --
12 MR. MILLER: That's their plan.
13 MS. LEECH: -- have you seen the condition
14 of Culbreath?
15 MR. SULLIVAN: That's the plan, but it
16 doesn't happen.
17 MS. LEECH: I mean, Culbreath already has
18 potholes.
19 MS. WATTS: What is the hours of
20 construction?
21 MR. MILLER: Let me make sure I understand.
22 So --
23 MR. SULLIVAN: Generally it's from 6:00 a.m.
24 or 7:00 a.m. to --
25 MR. CASHEN: 7:00 --

1 MR. SULLIVAN: -- to like 5:00 at night or
2 6:00 at night.
3 MR. CASHEN: Yeah, it's 7:00 to 5:00 or 7:00
4 to 6:00. I -- it is -- I think the earliest they can
5 start is 7:00.
6 MR. SULLIVAN: Yeah. Underneath the -- you
7 know, the rules around that.
8 MR. CASHEN: Yeah.
9 MR. MILLER: So you're required to have a
10 mitigation plan when you already have severe traffic in
11 that area. So therefore you're required to have a
12 mitigation plan when you're going to add to a bailed,
13 you know, road during that, you know, period. So your
14 mitigation plan that I heard here tonight is you plan
15 to put up two little lights and crossing, and that --
16 that's it. There's nothing --
17 MR. SULLIVAN: Well, the mitigation plan is
18 because the road -- the right of way width is 60
19 instead of 66 feet or 68 feet.
20 MR. CASHEN: Yeah, they're -- yeah.
21 MR. SULLIVAN: That's the -- that's the --
22 that's the only reason. The rest of the road is fine.
23 MR. CASHEN: Yeah. The design --
24 MR. SULLIVAN: It is 20 -- it is a
25 typical -- given a typical roadway. It's a typical

1 roadway.
2 MR. CASHEN: Well, it -- the design -- you
3 need a design exception for any development if you're
4 connecting to a county roadway that doesn't meet
5 current county standards, and probably 95 percent of
6 the roads in Hillsborough County do not meet the
7 standards. Because the standards in the code book --
8 for instance for a urban roadway like this, you have to
9 have 68 feet of right of way, you have to have, you
10 know, bike lanes, you have to have a --
11 MS. ASONY: Sidewalks --
12 MR. CASHEN: -- sidewalk on both sides, et
13 cetera, et cetera. If you do -- if you don't meet one
14 of those standards, we are required to submit a design
15 exception for a roadway -- proposed roadway connection
16 to that substandard road.
17 MR. SULLIVAN: Right. To try to improve the
18 situation that's already out there. That's what the
19 beacons are for.
20 MR. CASHEN: Right.
21 MR. MILLER: But again, that's it. That's
22 what -- that's all we're talking about is the beacon.
23 Because already you have for an hour in the morning and
24 an hour in the afternoon total gridlock. And you said
25 you haven't seen it? Go out there and see it. It is

1 total gridlock all the way back to Nature's Way, and
2 all the way back up to some part of the ridge.
3 Bloomingdale, you know, Ridge.
4 MS. ASONY: It goes further than Nature's
5 Way. It goes all the way down our side.
6 MR. MILLER: Okay. Well, whatever. It
7 goes -- it is gridlock. And so it goes back to my
8 glass. We've had, you know, people move in. The glass
9 is full of water. And it's not just a little bit more
10 water you want to put in there you're saying, but
11 you're adding to a dangerous situation. Because when
12 people get frustrated there, you know, in the morning,
13 they start doing crazy stuff. I've seen them when I'm
14 running down there or biking. Out in front of other
15 people. And it's amazing that we haven't had people
16 killed there, okay?
17 MS. WATTS: Well, we did in front of Alafia.
18 Yes.
19 MR. MILLER: I'm sorry?
20 MS. WATTS: We have -- we had -- we had a
21 runner killed in front of Alafia.
22 MR. MILLER: Yeah, we have. That's correct.
23 So this is the second thing. So we don't
24 have -- we're asking us to buy into something that we
25 know is going to make the situation worse. You're

1 saying it's just going to make it a little worse. We
2 don't know how much it really is going to make it
3 worse, okay?
4 MR. SULLIVAN: Well, we're hoping it
5 improves things.
6 MR. MILLER: There's no hope. We don't -- I
7 have -- I was in the military 30 years. There's no
8 such thing as hope.
9 MR. SULLIVAN: Okay. Then we are --
10 MR. MILLER: There is a force of action.
11 MR. SULLIVAN: -- we are improving the
12 overall situation by providing the beacon.
13 MR. MILLER: The two little beacons. That's
14 it. That's what you want us to buy into. We don't buy
15 that. I'm going to tell you, we are not going to buy
16 that.
17 MR. SULLIVAN: Okay.
18 MS. SCHRAEDER: I will -- I --
19 MR. MILLER: If you're not going to do
20 something to improve that road, and she mentioned that,
21 widen it or whatever so people can get around on one
22 side or the other, it's not going to fly.
23 MS. LEECH: No, it's not.
24 MS. SCHRAEDER: I would say for us what's
25 going to happen -- I'm in Somerset --

1 MR. MILLER: What?
2 MS. SCHRAEDER: -- on the other side.
3 MR. MILLER: Yeah. Hope.
4 MS. SCHRAEDER: -- is that most likely
5 people are going to --
6 MR. MILLER: That's not a strategy.
7 MS. SCHRAEDER: -- come down and go through
8 Allwood, go down -- go through our neighborhood --
9 MR. MILLER: So that's Number 2.
10 MS. SCHRAEDER: -- and connect to Nature's
11 Way to avoid the traffic that's all blocked. And
12 that's going to be frustrating and dangerous because
13 that's a neighborhood road. But they're going to cut
14 through Allwood, go down River Close that connects to
15 Nature's Way, and make a thoroughfare through a quiet
16 neighborhood to try to get around the school traffic.
17 MR. LEECH: Precedent is there because
18 southbound traffic from Culbreath cuts through Bristol
19 Green to avoid the northbound line on Culbreath, so
20 they can get out Nature's Way.
21 MR. SULLIVAN: Whatever ways tells them,
22 they're going to take. Yes.
23 MR. KERMYER: And just to be clear, we're
24 not blaming you for the mess that it is right now.
25 MR. MILLER: Yeah. No. We don't want you

1 to adding to it, though.
2 MS. LEECH: No. Yeah, but there's -- but
3 there's what you show in a slide, and then there's the
4 real world of what it's like there every morning and
5 afternoon. That's why I invite you to come out and see
6 it for yourselves.
7 MR. SULLIVAN: Right. I'll -- we'll come.
8 Be glad to come out. We'll be glad to even meet you
9 out there. Can do that on any Thursday. It'd be
10 great.
11 MS. WATTS: I have a quick question. Suzie
12 Watts.
13 During the construction, where are we going
14 to put all the construction trucks? Are they all going
15 to be on site, or are they going to be on Culbreath?
16 Where are they going to be? Are we going to try and --
17 because I -- if we add anything to that road, we
18 already know --
19 MR. CASHEN: They will have to be on site.
20 MS. WATTS: They will have to be on site?
21 MR. CASHEN: Yeah.
22 MS. WATTS: Nothing will be -- impact
23 Culbreath?
24 MR. CASHEN: No.
25 MS. WATTS: Okay.

1 MR. CASHEN: Nope.
2 MR. SULLIVAN: Nothing -- we're not going to
3 be having trucks sitting on the side of Culbreath
4 and --
5 MS. WATTS: Well, it already -- these
6 people, and then they do the zoom around where they
7 cross in the mid --
8 MR. SULLIVAN: Right.
9 MS. WATTS: You know. You see it.
10 MR. REED: It's a bit of a turn and dodge.
11 MR. CASHEN: People get impatient.
12 MS. WATTS: Yeah.
13 MR. CASHEN: Right.
14 MR. SULLIVAN: So the road is classified as
15 Suburban Residential, CR3, isn't it? CR -- C3R. And
16 so we -- we've identified that.
17 Compatibility in an effort to minimize the
18 impact of the surrounding community, the last one, plus
19 you're in the back of Culbreath, and the proposed
20 buildings were set back 600 feet from Culbreath. The
21 distance to the street to the proposed building pad is
22 900 feet via Road A. Additionally, the existing houses
23 to the south, the first proposed lot is 900 -- is to
24 the -- in the north, it is 900 feet -- it's 400 feet.
25 So we're -- our lots are literally 400 feet from the

1 southern one, and nine -- and 600 feet from the back.
2 But it is -- the crow flies at 600 or a little over
3 610. That's what's going on there.
4 These are the changes that were made since
5 our meeting -- from before that meeting on -- first one
6 was we had 6,600 square foot lots. We've now gone to
7 6,900. Our typical lot size was 50 by 120. Now it's
8 50 by 138. The 20 foot landscape buffer on Culbreath
9 at the last -- before the last meeting was not defined,
10 and now the tree planting in accordance to the Land
11 Development Code Section 6.06.06C for screening of
12 Standard B and the setback from Culbreath Road was 25
13 feet before, even though we weren't building anything
14 up there, and now it is 600.
15 And so we've at least made attempts. And as
16 you can see, the change in the typical lot layout and
17 the present typical lot layout.
18 ANDREW: I have a question back here.
19 MR. SULLIVAN: Yes, sir.
20 ANDREW: Andrew, on behalf of -- from
21 Windsor Woods. I'm just curious, you guys have all
22 kinds of diagrams and things like that, and you do
23 modeling. I'm assuming CAD modeling?
24 MR. SULLIVAN: Yes.
25 ANDREW: Why don't you have a CAD model that

1 shows and illustrates what this neighborhood will look
2 like with what you have right there? Because I think
3 what you're going to see is you're going to see minimum
4 lot lines, and I think people in this room are going to
5 go, well, that's ugly, and we're not sure who's going
6 to buy it.
7 MR. SULLIVAN: You're more than welcome to
8 drive through the --
9 ANDREW: No, I -- no, I shouldn't have to
10 drive through your neighborhood. You're coming into
11 our neighborhood. So I think you should be able to
12 illustrate to us if you use your typical builder that
13 you said with the -- with the variances and the
14 elevations, you should be able to illustrate to us
15 Bloomingdale Park when built out will look like this.
16 Why not? Why can't we see it? I know you know. You
17 have that already. I bet you do.
18 MR. SULLIVAN: Well, we have done a lot layout,
19 and so we know what the lots and -- you know, what the
20 lot -- how it's going to layout the lots. But in a
21 zoning request, you're not -- you -- you're not
22 supposed to -- just the bubble plan is all you're
23 responsible for.
24 MS. SCHRAEDER: I have a question. What if
25 (crosstalk) a different way if you don't get the

1 rezoning from the AS1?
2 MR. SULLIVAN: I don't really know what I
3 don't know how to address that because my belief is
4 that I'm doing the best I can for the community and the
5 best -- I'm meeting with all the requirements by the
6 county. I mean, literally all the requirements. I'm
7 trying to meet all their requirements.
8 MS. SCHRAEDER: Right.
9 MR. SULLIVAN: Like, I'm the guy that goes
10 into areas and does exactly what the county tells me.
11 You know, I'm not like trying to step out and do, you
12 know, crazy things in crazy places. I'm just staying
13 within my lane here of just --
14 MS. SCHRAEDER: Right.
15 MR. SULLIVAN: -- finding -- identifying a
16 site, and then building what is best suited for that,
17 you know, area, and meeting the county requirements.
18 Because there is a housing shortage, even though you
19 say there isn't a housing shortage.
20 MS. SCHRAEDER: No, it -- they're just not
21 selling.
22 MR. SULLIVAN: Well, they're not selling,
23 but there's still a housing shortage. And that's
24 because people aren't lowering their prices to sell
25 their houses.

1 MS. WATTS: They go somewhere else.
2 MS. SCHRAEDER: So if it's not rezoned --
3 MS. WATTS: They can move somewhere else.
4 MS. SCHRAEDER: -- you haven't thought about
5 what might happen, if you don't get rezoned?
6 MR. SULLIVAN: I mean, I can't say what I
7 would put there. I mean, I could end up putting a farm
8 of some type. I could -- you know, could raise pigs or
9 anything else out there.
10 MS. SCHRAEDER: You can't do it -- you can't
11 do a development if it stays as AS1?
12 MR. SULLIVAN: I most likely will not want
13 to do an AS1 development, no.
14 MR. REED: Mr. Sullivan, you had talked
15 about the houses in the -- in the housing market. And
16 I know you mentioned this before in one of the previous
17 meetings, but what was the price range that you thought
18 you were going to be able to sell these houses at?
19 MR. SULLIVAN: I think the prices are going
20 to be in the -- you know, the 700s and above, but I
21 don't know that. I can't guarantee that. But that's
22 pretty much where I think it will land.
23 MR. REED: And then in your market analysis,
24 where's the -- where's the shortage of houses? Of what
25 range? It's -- I can tell you it's not 700.

1 MR. SULLIVAN: Who knows where it will end
2 up pricing. But the bottom line is, I'm trying to
3 build higher end houses.
4 MS. ASONY: Nicer.
5 MR. SULLIVAN: Nicer houses. I want to
6 build nicer houses than what's here already. But we
7 can go online right now, and I can pull you up some
8 pokey plans of what they're building in our
9 communities. I mean, if you want to just look for five
10 minutes, we can do that.
11 Yes, sir.
12 MR. SIMMONS: Gerald Simmons. I -- maybe I
13 missed it, but is there any comments about the size of
14 the homes that you expect to build here? Square
15 footage?
16 MR. SULLIVAN: The square footage? My
17 belief would be somewhere between 2,500 and 3,500
18 square footage.
19 MS. ASONY: What?
20 MR. SIMMONS: That's a pretty big range.
21 MS. ASONY: I have -- to fit that on the 50
22 foot wide lot range, you're going to be building two
23 story homes.
24 MR. REED: Going to be all two stories then.
25 MS. SCHRAEDER: Yeah, I think you're right.

MS. ASONY: Yeah. But 50 foot lots do not match up with the majority of Bloomingdale. The -- what the original Bloomingdale community, Bloomingdale East, Bloomingdale West, their lots have more space between homes. That 50 foot lot is not conducive con -- the same as what is being built -- was built.

MR. SIMMONS: It will not be consistent with the surrounding --

MR. REED: I'm sorry.

MR. SIMMONS: -- both the surrounding subdivisions.

MS. ASONY: Oh, Bloomingdale Cove. The minimum lot is 60 foot wide.

MR. MILLER: Okay.

MS. ASONY: Somewhat bigger.

MR. MILLER: That looks like a town home lot.

MR. REED: Yes.

MS. ASONY: Uh-huh.

MR. MILLER: That's what it looks like. And what I'm -- what I'm afraid of -- what I'm afraid of, okay, is that we're going to get somebody to come in and say, okay, they got this size lot before for a house. Why can't we get town homes this size or Section 8 housing, you know, for this size, okay? So

1 unless we see something that is built to look like our
2 community, again, we're not going to buy into this.
3 MR. SULLIVAN: This is going to --
4 MR. REED: That's why the remark --
5 MR. SULLIVAN: -- this will look a lot
6 better than what you have in this side of -- the east
7 side of -- these houses are going to be nicer than what
8 you have on the east side.
9 MS. ASONY: Well.
10 MR. MILLER: Okay. I -- wait --
11 MR. SULLIVAN: (Inaudible)
12 MR. MILLER: -- I don't know what you're
13 talking about. But I do know that our neighborhood
14 does not look like the thing that's across the road at
15 Walmart where they're selling them for 600,000.
16 MR. SULLIVAN: Those are town homes.
17 MR. MILLER: Okay. That's what I'm telling
18 you.
19 MR. SULLIVAN: I'm not building town homes.
20 MR. MILLER: That's what I don't want to see
21 here.
22 MR. SULLIVAN: I didn't come here to build
23 town homes.
24 MR. MILLER: That looks like a town home lot
25 is what I'm trying to tell you.

1 MR. SULLIVAN: It's does not look like a
2 town home lot.
3 MR. MILLER: Mr. Sullivan, it does.
4 MR. CASHEN: Hold on. Let me -- town homes
5 are 80 foot to 120 foot long buildings. No space in
6 between. You have a common wall. That's a town home.
7 It's a big building.
8 MS. ASONY: No.
9 MR. MILLER: It says five, but you're
10 asking --
11 MR. CASHEN: These are single family lots,
12 and you're going to have 10 feet between the homes as
13 you go down the road, so.
14 MR. MILLER: It says five feet.
15 MR. CASHEN: And these will be single
16 family. Not townhomes.
17 MR. MILLER: Yeah, but it says five feet.
18 MR. SIMMONS: 10 feet between walls.
19 MR. MILLER: Still. You want to borrow some
20 sugar?
21 MR. SIMMONS: Yeah, you want some sugar?
22 MR. SULLIVAN: Homeowner's Association. We
23 will work with the community and come up with a plan
24 that everyone will be happy with. I'm not -- I'm here
25 to become part of the community, not be adverse to the

1 community.
2 MR. MILLER: Not unless you answer our
3 questions.
4 MR. SULLIVAN: What?
5 MR. MILLER: You won't be a part of this
6 community, not unless you answer the questions that we
7 are asking you tonight. Because we'll do everything we
8 can to keep this from happening, okay?
9 MS. ASONY: That's right.
10 MR. MILLER: And you -- we're just a few
11 people here today, but we're representing a vast
12 community, okay? We live here. We've grown our kids
13 up here. We have to take our grandkids down to the
14 school in the morning and walk them because you can't
15 get near it in a vehicle, okay?
16 So unless you answer the question about the
17 flooding, which we've asked, unless you do something to
18 tell us what you're going to do to mitigate, you know,
19 this traffic, unless we know that you are in fact doing
20 a survey of the trees to make sure that you keep as
21 many of the trees that are supposed to be there and not
22 just go in there and whack them out so it makes it
23 easier to be able to build, and finally, unless you
24 show us what you're actually going to build on that
25 property and that it doesn't look like that crap across

1 the street, you know --
2 MR. SULLIVAN: Today's builder may not be
3 another builder. We --
4 MR. MILLER: Okay.
5 MR. SULLIVAN: But we can tell you that
6 the -- by and large, the pool of builders we will be
7 selecting from will be the higher-end builders.
8 MR. MILLER: Okay. Listen --
9 MR. SULLIVAN: Especially in this
10 location --
11 MR. MILLER: You're not hearing me, Mr.
12 Sullivan. I'm telling you unless you do those things,
13 we're going to fight you all the way.
14 MR. SULLIVAN: Okay.
15 MR. MILLER: Okay. So you can come here
16 like you are tonight, saying, we're going to do this,
17 we're going to do this, we're going to -- we don't see
18 it, okay? And we're not going to support you, okay?
19 So I may just be speaking for David Miller, but I have
20 a lot of neighbors that think like I do.
21 MR. SULLIVAN: David, we -- we've read your
22 comments. We know what you said on --
23 MR. MILLER: Right.
24 MR. SULLIVAN: -- the petition. We are very
25 well of that. We will be happy to meet with you and --

1 privately and see what we can come up with. And then
2 you can share it with everyone.
3 MR. MILLER: No, I don't want to do that. I
4 want you to share it with everyone.
5 MR. SULLIVAN: You don't want to share --
6 MR. MILLER: I want you to come up with the
7 answers and share it with everyone.
8 MR. SULLIVAN: Okay.
9 MR. MILLER: Because all these people are
10 going to go back to the people that they represent.
11 MR. SULLIVAN: Yes.
12 MR. MILLER: And they're going to get that
13 information.
14 MR. SULLIVAN: Yes, sir.
15 Yes, ma'am?
16 MS. FORJERRY: I don't know if it's been --
17 has been addressed already --
18 MR. SULLIVAN: Okay. State your --
19 MS. FORJERRY: -- since I came in late.
20 MR. SULLIVAN: State your name. I'm sorry,
21 because we have to --
22 MS. FORJERRY: Angela Forjerry. Has it been
23 discussed how this is going to impact the children at
24 school? When the building is going to be done? What
25 the noise is going to be like? I mean, this is right

on school grounds, basically.

MR. MILLER: It's right there. Yeah. Oh, yeah.

MS. FORJERRY: Yeah. Where my kids used to pet cows on their lunch and now they're going to have builders there.

MR. SULLIVAN: The noise level for the school is -- usually is -- they're usually worked around. I mean, honestly, I think that there's some rules and so I don't know how that would work, but I don't think that the communities have -- I've built lots of communities next to schools and I've never had a problem. So I don't really know -- you know, I don't really run into that. So we build adjacent to or near schools all over Florida, actually. So you know, we try to go near schools. We like schools.

MS. FORJERRY: Have you been here in the morning during school?

MS. WATTS: We've all asked that question.

MS. ASONY: We already had that discussion.

MS. WATTS: Wait. Wait. No. We -- we've all asked the same question. That's what it was. So it -- we were laughing with you, not at you.

MS. FORJERRY: I mean, not even school. We bike in this neighborhood. We run in this

1 neighborhood. The traffic is an issue, and you know,
2 how many cars are they going to have for 3000 square
3 foot homes? Three cars? I mean, that -- that's a big
4 impact to traffic in this community when there's one
5 lane and that's all.
6 ANDREW: The maximum -- the maximum width of
7 the house that will be on the slot is what?
8 MR. SULLIVAN: 40 feet.
9 ANDREW: 40 feet. What is the -- what is
10 the current width of a standard garage?
11 MR. SULLIVAN: 22.
12 ANDREW: Okay. And that's for a two-car
13 garage?
14 MR. SULLIVAN: Yes, sir.
15 ANDREW: Okay. So more than a portion of
16 this will be the driveway. And is that the variance
17 you were referring to earlier? You mentioned something
18 about a driveway?
19 MR. SULLIVAN: No, the driveway variance has
20 to do with the space between our driveway and the
21 driveways all along Culbreath. Not our main driveway.
22 In other words, our road coming out and the distance
23 from the next driveway on Culbreath and the other
24 roads, that's what that refers to.
25 MS. LEECH: So I'm going to ask the same

1 question, but a different way. Miriam Leech. You work
2 with a few builders?
3 MR. SULLIVAN: Yes, ma'am.
4 MS. LEECH: I'm assuming you have built on
5 lots that are similar in size and shape to these?
6 MR. SULLIVAN: All over.
7 MS. LEECH: Okay.
8 MR. SULLIVAN: You can just go -- I could
9 start naming the projects and you could --
10 MS. LEECH: So --
11 MR. SULLIVAN: I mean, and it's not far from
12 here.
13 MS. LEECH: Do you have a sampling of homes
14 that have been built by the various builders that you
15 work with on lots that are the similar shape and size
16 as these that you could show?
17 MR. SULLIVAN: You mean, in other words,
18 elevation pictures that you can see on these -- you
19 want to see elevation?
20 MS. LEECH: Yeah. And that's not to lock
21 you in to say this is exactly what the house is going
22 to look like. But if you have a sampling --
23 MR. DONLAN: Not an aerial view like you --
24 like you --
25 MR. SULLIVAN: Right. I understand.

1 Kevin, did you take pictures or you never --
2 didn't go out there to do that?
3 MR. O'DONNELL: It's really just going to be
4 of entrances. We -- go to River -- our River's Edge
5 website --
6 MR. SULLIVAN: They don't want to go
7 anywhere, Kevin. They just want to look here.
8 MR. O'DONNELL: No, I'm saying you can go on
9 the website and look at the homes.
10 MR. SULLIVAN: All right. Well, I'm trying
11 to get on the website.
12 MS. ASONY: Did you build Hawks Preserve?
13 MR. SULLIVAN: I'll go right now. I'll go
14 on the website.
15 MS. ASONY: Hawks Preserve? Did you build
16 Hawks Preserve?
17 MR. SULLIVAN: Give me one second.
18 MR. O'DONNELL: Unfortunately, we all have
19 that development by Walmart in our brain.
20 MR. MILLER: That's correct.
21 MR. SULLIVAN: Yeah. I'm not -- it's not
22 going to really --
23 MR. MILLER: Have they built those?
24 MS. WATTS: Yes. It's one of their
25 subdivisions.

1 MR. MILLER: You ought to tell them how ugly
2 that is. I mean, look at the cheap windows.
3 MR. SULLIVAN: Well, we're trying to, you
4 know --
5 MR. MILLER: Oh, is that all they --
6 MR. SULLIVAN: -- just never got around to
7 building it. And I -- and I apologize.
8 MR. REED: That anyone is going to see in
9 that particular -- their home -- yeah. And it's going
10 to look like -- and that's why everyone has -- that's
11 why everyone has that -- feel about it, because you see
12 everything is so narrow. It's narrow and long. And
13 it's, like, that's the town. It's just going to be a
14 big --
15 MR. MILLER: Hey, sir?
16 MS. WATTS: Yeah. I saw it.
17 MR. SULLIVAN: Yes, sir?
18 MR. ARMSTRONG: As where -- as where I
19 began, I've said -- I've sensed kind of culminating, I
20 have -- if I can now ask the ignorant question of the
21 night.
22 MR. SULLIVAN: Yes.
23 MR. ARMSTRONG: Thank you. John Armstrong.
24 The ignorant question, and I'm just joking -- well, I'm
25 not joking around, but just, has the idea been

1 considered approaching the county, if you own the
2 property, and just perhaps selling to the county as a
3 park or a nature preserve. Now, I know it's not the
4 ideal question, but from a greater good, has that idea
5 been considered?
6 MR. SULLIVAN: I will tell you that the
7 county has park land in Bloomingdale that they're not
8 utilizing right now that they actually own -- the
9 county owns. So I'm not sure they want to own any more
10 park land in Bloomingdale if they're not maintaining
11 the park they have when they have it. And that's over
12 there on -- not far away. That's over on -- what
13 street is that?
14 MS. WATTS: Is that behind Alafia?
15 MR. SULLIVAN: No, it's over there -- it is
16 literally -- you can go --
17 MS. FORJERRY: At the end of Culbreath?
18 You're talking about the end of Culbreath?
19 MR. SULLIVAN: No, not the end of Culbreath.
20 There's a piece that's --
21 MS. ASONY: That's private.
22 MR. ARMSTRONG: Around Natures Way? You're
23 talking about out by Springvale?
24 MR. SULLIVAN: No. The other direction.
25 It's out on east --

1 MR. ARMSTRONG: On the west side?
2 Northeast?
3 MR. SULLIVAN: On the east side. Oh, it
4 is --
5 MR. ARMSTRONG: The one --
6 MR. SULLIVAN: On the east --
7 MR. ARMSTRONG: Across Bell Shoals?
8 MR. SULLIVAN: Bell -- no, no. The east
9 side across this side over here. What's the name of
10 that street, Kevin?
11 MR. O'DONNELL: I can't --
12 MR. ARMSTRONG: Well, that there has -- that
13 there has to be researched, but I'm just -- you know,
14 the idea of having some green space still to walk
15 through in our neighborhood.
16 MR. SULLIVAN: You're more than welcome to
17 ask -- I'll -- I -- I'll tell you what. I'll go send
18 an email to the county and ask them.
19 MR. ARMSTRONG: Sir, would you -- if you did
20 that for me, I would leave this meeting happy.
21 MR. MILLER: A success.
22 MR. SULLIVAN: No, I'll be glad to copy you
23 on it.
24 MR. MILLER: It was a success if he does.
25 MR. ARMSTRONG: Thank you.

1 MR. SULLIVAN: I'll be glad to copy. Give
2 me your email address. I think you signed in and --
3 MR. ARMSTRONG: I did, sir.
4 MR. SULLIVAN: Or you actually can put it
5 down here so I can do it and I'll --
6 MR. ARMSTRONG: Yes, sir.
7 MR. SULLIVAN: -- send an email out
8 tomorrow.
9 MR. ARMSTRONG: And with all sincerity,
10 I'm -- just humoring me with that right there --
11 MR. SULLIVAN: I'll be glad to. That's not
12 a problem.
13 MR. ARMSTRONG: Thank you, sir.
14 MR. SULLIVAN: I have people I can, you
15 know, write to. I can --
16 MR. ARMSTRONG: John Armstrong. Thank you
17 so much.
18 MR. SULLIVAN: I sold the county property
19 recently. And let me tell you what I sold the county.
20 I had a community that we were going to build right on
21 the other side of Bloomingdale. And they were coming
22 out with Lithia Pinecrest -- to the widening of the
23 Lithia Pinecrest. I said, the county needs a retention
24 pond for Lithia Pinecrest. I sold them that 10-acre
25 site, or 8 acres, whatever it is; that 8-acre site, I

1 sold them for retention because they needed the
2 retention. I was gone -- and plans ahead to go build
3 the community. And I went and sold it to the county
4 instead.
5 MR. ARMSTRONG: Thank you.
6 MR. SULLIVAN: So I've already done -- you
7 know, I know what you're talking about.
8 MR. ARMSTRONG: I appreciate it. Thank you.
9 Yeah.
10 MR. MILLER: That would be wonderful. Thank
11 you, Joe.
12 MR. BASKIN: My name is William Baskin.
13 I've got two questions: First, have you or will you be
14 planning on providing this documentation digitally so
15 we can actually read it?
16 MR. SULLIVAN: Oh, it goes to the county.
17 It will be on the county --
18 MR. BASKIN: So it's available so we can
19 read it?
20 MR. SULLIVAN: Yeah. Put it on the
21 county -- it'll be uploaded to optics tomorrow.
22 MR. BASKIN: Because obviously, nobody can
23 read that, right? So it's --
24 MR. SULLIVAN: And I apologize. I assumed
25 everyone would be reading --

1 MR. BASKIN: It's for show, right? But it's
2 (inaudible), right? So my second question is maybe on
3 a negative side, but so you've done multiple
4 communities like this, as you've already mentioned,
5 right?
6 MR. SULLIVAN: Right.
7 MR. BASKIN: Ten? 20? I don't know how
8 many you said.
9 MR. SULLIVAN: 20.
10 MR. BASKIN: 20?
11 MR. SULLIVAN: More -- actually, more than
12 20.
13 MR. BASKIN: So if you're taking 20 of these
14 communities that you've built thus far, and you've had
15 three, four of these meetings per community, maybe
16 more --
17 MR. SULLIVAN: No. I usually only have,
18 like, one meeting per community.
19 MR. BASKIN: Okay. So you've had at least
20 20?
21 MR. SULLIVAN: Right.
22 MR. BASKIN: Let's call it 30, maybe,
23 because you might have more?
24 MR. SULLIVAN: Yes, sir.
25 MR. BASKIN: So of the 30, hypothetically

1 speaking, have you ever had a community stand up like
2 this and have frustration and concern because we live
3 in the community, and that has overpowered your desire
4 to chase the profit to where you've actually -- not
5 from the county and not from anybody else, you've
6 actually stopped and said, this might not be a good
7 idea?
8 Now, I don't have all the facts. I've been
9 listening to everybody, and I'm just catching up to
10 some of the information, but have you ever -- in all
11 those 30 sessions, have you walked away saying, I
12 listened to everybody, and you know what? Maybe I need
13 to rethink this, or, of 100 percent of those meetings,
14 30 meetings or more, you've walked away saying, I'm
15 doing it anyway. I can fix this or I can change that
16 or I can hide that, or I'll get the community support
17 or I'll get Hillsborough County support. But I'm doing
18 it anyway.
19 So we can all stand up and say, here's our
20 point. Here's our opinion. Here's our -- what are you
21 doing for traffic? Okay. But at the end of the day,
22 you're doing it anyway. So have you ever walked away
23 from a session saying, dang, maybe I need to find
24 another property? I'm good at this because you've done
25 20.

1 MR. SULLIVAN: It's not -- it's not a
2 question of the profit. It's a question of --
3 MR. BASKIN: It's not?
4 MR. SULLIVAN: If I were to do it --
5 MR. BASKIN: Because you're saying you're
6 trying to be part of the community, but I think
7 everybody rolled their eyes, unfortunately.
8 MR. SULLIVAN: Look, if I was -- if I was
9 just -- not to push, but if I was to try to do
10 something that was going to be outrageous, I would've
11 come in originally with a town home plan. I did not do
12 that. I came in with a plan that fits into the
13 community and therefore I am trying my best to fit in
14 the community. I clustered this thing. I've put it in
15 the back. I've done everything I can to make it as
16 compatible as possible with the existing community.
17 MR. BASKIN: Okay. Of the 30 sessions that
18 you've had in your tenure --
19 MR. SULLIVAN: Yes.
20 MR. BASKIN: -- have you gotten, ever,
21 support from the community in any one of those
22 sessions? You can see there's frustration here.
23 MR. SULLIVAN: Yes.
24 Kevin, how many times have we --
25 MR. BASKIN: If there's people that are for

1 this, I apologize for speaking for you.
2 MR. SULLIVAN: -- gone around and got
3 petitions signed by the neighbors and --
4 MR. BASKIN: That ever said, yeah, please
5 build a ton --
6 MR. SULLIVAN: No, no --
7 MR. BASKIN: -- of houses.
8 MR. SULLIVAN: We have.
9 MR. BASKIN: We love it.
10 MR. SULLIVAN: How many of those --
11 MR. O'DONNELL: I mean, since I've been
12 here, at least three.
13 MR. SULLIVAN: At least three.
14 MR. BASKIN: Three of 20?
15 MR. SULLIVAN: And where they actually have
16 signed petitions and support.
17 MR. BASKIN: Is that a win for you? Do you
18 consider that a win? Three out of 20 is neighborhood
19 community people that live here, raised their kids
20 here, walk their kids to school, whatever everybody
21 said.
22 MR. SULLIVAN: Well, first and foremost --
23 MR. BASKIN: Three out of 20 --
24 MR. SULLIVAN: Sometimes, you go to
25 community meetings and there's three people. So this

1 is a big --
2 MR. BASKIN: I think you're diverting the
3 point, right?
4 MS. FORJERRY: This is a big --
5 MR. SULLIVAN: No, I'm not diverting the
6 point. Most of the community meetings are quite small.
7 MR. BASKIN: Okay.
8 MR. SULLIVAN: So this is the exception to
9 the rule, not the rule. So Bloomingdale, because --
10 MR. BASKIN: But doesn't that tell you
11 something also?
12 MR. SULLIVAN: -- it's the last piece -- no,
13 because Bloomingdale -- this is the last piece in
14 Bloomingdale. Just hear me out. It's the last piece
15 in Bloomingdale. This place is 40 years old. I had my
16 first job here over 40 years ago, or 40 years ago,
17 right here in Bloomingdale. So it's been around for 40
18 years. And, you know, when they get to the end of the
19 pieces, it's always -- there's always going to be
20 people not wanting it, because it's filling in a gap
21 that they've enjoyed for 40 years. I mean, honestly,
22 everybody wants a park next to them. They do.
23 MR. BASKIN: But every hole doesn't need to
24 be filled. Sometimes -- I get it's an investment. I
25 get it. And you're going to move on to the next one

1 when this one is done. Good. That's your business.
2 I'm fine with that. What I'm saying is, not every hole
3 has to be filled with something. We have to fill it
4 with town homes or houses or two-story with the fences.
5 And sometimes you don't have to do it. And if you have
6 enough people standing up and saying, why won't you
7 listen to us, and you always have an answer to
8 everything and none of the answers have been good to be
9 honest. And I'm not trying to be rude.
10 None of it's really lining up. And I know
11 you've done -- both done your research and work. But
12 frankly, I'm going to walk away from this saying, geez,
13 this is worse than I thought. And I don't know if
14 that's what your intent is.
15 MR. SULLIVAN: No. But if you want --
16 MR. BASKIN: No?
17 MR. SULLIVAN: -- to feel away from -- feel
18 that way, that's your decision. I mean, I cannot --
19 MR. BASKIN: Of course it is.
20 MR. SULLIVAN: -- change your mind.
21 MR. BASKIN: I control my own decisions.
22 MR. SULLIVAN: You do.
23 MR. BASKIN: But I was expecting to get more
24 information, more positivity, more, hey, let's work
25 together, instead of every single thing somebody brings

1 up, you're frustrated with them.
2 MR. SULLIVAN: Well, wait a minute. No, no,
3 no. Let's go back. Let's -- just understand that I
4 did make a lot --
5 MR. BASKIN: Listen, I don't need to --
6 MR. SULLIVAN: -- of concessions --
7 MR. BASKIN: -- pigeon hole --
8 MR. SULLIVAN: -- between now and --
9 MR. BASKIN: -- one item and two items.
10 MR. SULLIVAN: -- the first meeting with
11 you.
12 MR. BASKIN: I'm high leveling this for you.
13 MR. SULLIVAN: Okay, William --
14 MR. BASKIN: Right? I don't need to talk
15 about 6 foot fences. I'm high leveling this for you.
16 From a 40,000-foot view. Do you think this is a good
17 idea?
18 MR. SULLIVAN: Yes.
19 MR. BASKIN: With all of these people here
20 having this opinion?
21 MR. SULLIVAN: Yes.
22 MR. BASKIN: Okay. Well, I think you might
23 be one of the few.
24 MR. SULLIVAN: I think this might be, for
25 you all, the best decision that can be made. Not

1 that -- because something has to be done with that
2 property. And unless the county wants to buy it for a
3 park, this is a well-designed community. This is
4 textbook 101.
5 MS. ASONY: It should match the building
6 lots around the end, 60 foot wide lots --
7 MR. MILLER: That's the key.
8 MS. ASONY: -- should be your minimum. Not
9 50.
10 MR. SULLIVAN: You're not even going to see
11 the lots. They're in the back.
12 MS. ASONY: I don't care where they are.
13 They're crowding the neighborhood.
14 MS. SCHRAEDER: Did you find those houses?
15 MS. ASONY: You're putting stress on the
16 neighborhood.
17 MR. SULLIVAN: What?
18 MS. SCHRAEDER: Did you find those houses?
19 MR. SULLIVAN: I'm trying to get online
20 ma'am. I think the internet is down here. I think we
21 just have to --
22 MS. ASONY: Yeah. It's --
23 MR. SULLIVAN: Their whole internet is down.
24 MS. SCHRAEDER: Okay.
25 MR. SULLIVAN: I can't get on their

1 internet.
2 MR. BASKIN: Thanks so much. There's
3 nothing in there.
4 MR. SULLIVAN: I'm like trying to get on
5 internet. I can't get on the internet on my phone,
6 even. Their internet is down. And I apologize for the
7 internet being down, I should have had pictures.
8 MS. ASONY: You didn't give me email. You
9 gave me photo copies.
10 MR. SULLIVAN: I can send -- I can email
11 every single one of you guys, not only the website of
12 our company website, but pictures of these houses.
13 MS. SCHRAEDER: Could you?
14 MS. ASONY: I can pass around a picture of
15 Hawks Reserve -- Preserve, which looks like Inner City.
16 MR. SULLIVAN: Hawks Reserve does?
17 MR. LEECH: Yes.
18 MS. ASONY: Hawks Preserve.
19 MR. LEECH: Pulte Homes.
20 MS. ASONY: There -- it's a Pulte Homes and
21 they're bing, bing, bing, bing on top of one another.
22 MR. SULLIVAN: The one that's --
23 MS. ASONY: I took --
24 MR. SULLIVAN: -- most --
25 MS. ASONY: -- took it off --

1 MR. SULLIVAN: -- similar to this --
2 MS. ASONY: -- the county's website.
3 MR. SULLIVAN: -- the most similar to this
4 would be probably River's Edge. Because you drive in
5 River's Edge and in River's Edge then you've got all
6 these homes and, you know, it's got the same kind of
7 deal where you've got the nice drive in. Or Summer's
8 Cave (phonetic), but that Summer's Cave --
9 MR. MILLER: That's something --
10 MR. SULLIVAN: -- is a little lower in the
11 area. So this is --
12 MR. MILLER: -- Bill.
13 MR. SULLIVAN: -- so River's Edge would
14 probably be the best example.
15 MR. LEECH: So --
16 MS. SCHRAEDER: So what --
17 MR. LEECH: -- lots like this.
18 MS. SCHRAEDER: I understand, but 33 --
19 MS. ASONY: Right on top of each other.
20 MS. SCHRAEDER: -- is the max that you're
21 asking, right?
22 MR. LEECH: Yes.
23 MS. SCHRAEDER: But it could possibly be
24 less than that?
25 MR. SULLIVAN: Well, it's going to be less

1 because we can't fit --
2 MS. SCHRAEDER: Okay.
3 MS. ASONY: -- the county's website.
4 MS. SCHRAEDER: So would there be a happy
5 medium --
6 MR. SULLIVAN: I'm sorry?
7 MS. SCHRAEDER: -- somewhere less than 30
8 that --
9 MR. SULLIVAN: No, no.
10 MR. CASHEN: It's Riverview. It's River's
11 Edge, Pulte Homes --
12 MR. SULLIVAN: If you want --
13 MS. SCHRAEDER: -- I mean, if you want 18
14 houses or 20 houses?
15 MR. SULLIVAN: If you all want me to, when
16 we're meeting I can ask for --
17 MR. MILLER: No, we're -- I want to get with
18 this guy. We -- you and I got to get Craig.
19 MR. SULLIVAN: -- lower -- 29 --
20 MR. MILLER: We're going to walk that day --
21 MR. SULLIVAN: -- if that's acceptable --
22 MR. MILLER: -- doing the survey until
23 (inaudible) matches up, okay?
24 MR. SULLIVAN: -- to you guys, as -- you
25 know, I can ask. But I have meet minimum requirements.

1 MS. SCHRAEDER: Okay. How does that --
2 MR. SULLIVAN: Because of the Planning
3 Commission, you have to meet minimum requirements of
4 density.
5 MS. SCHRAEDER: So they --
6 MR. SULLIVAN: Because they do --
7 MS. SCHRAEDER: -- have you (inaudible)?
8 MR. SULLIVAN: Yes.
9 MS. SCHRAEDER: Is that how that works?
10 MR. SULLIVAN: Yeah. It -- it's 75
11 percent --
12 MS. SCHRAEDER: It has to.
13 MR. SULLIVAN: -- of the part of the zoning.
14 MS. SCHRAEDER: Okay. So the PD zoning
15 tells you how many you put foot per acre and then you
16 have some flexibility?
17 MR. MILLER: Thank you ma'am.
18 MR. REED: You get it?
19 MR. BASKIN: Tom grabbed it earlier.
20 MR. REED: There you go. This is River's
21 Edge Houses.
22 So Mr. Sullivan, if you were going to sell
23 this to the county, what would be that price tag?
24 MR. SULLIVAN: The appraised value. That's
25 how they buy it.

1 MS. ASONY: Yeah. They have to.
2 MS. SCHRAEDER: What is the appraised
3 values?
4 MR. REED: What's the appraised value of it?
5 MS. WATTS: A million. You paid a million
6 for it, right? You paid a million?
7 MR. REED: It's what?
8 MR. SULLIVAN: A little over a million.
9 MS. WATTS: Yeah. Right around a million.
10 Yeah. I don't remember numbers, exact.
11 MR. SULLIVAN: Whatever the appraised value
12 would be, that's what the county paid.
13 MR. MILLER: When is the Zoning Commission
14 meeting?
15 MS. WATTS: The 18th.
16 MR. SULLIVAN: The 18th.
17 MS. WATTS: A week from Monday.
18 MR. MILLER: The 10th of August? And
19 where's it going to --
20 MR. SULLIVAN: Yes.
21 MR. MILLER: -- be at?
22 MR. SULLIVAN: It's going to be at the
23 County Commission Chambers at, you know, downtown.
24 MR. MILLER: Okay.
25 MR. LEECH: 601 East Kennedy.

1 MR. SULLIVAN: 601 East Kennedy.
2 MR. MILLER: Do we get --
3 MR. SULLIVAN: Second floor.
4 MR. MILLER: -- do we get notified of where
5 that is and all that?
6 MR. SULLIVAN: We sent out notice to
7 everybody within 500 feet of us. And then we've also
8 published notice -- and the county published notice in
9 the newspaper. And there is also a sign-out in front
10 of the property that talks about the zoning dates. So
11 there's three ways that people are informed.
12 MR. MILLER: And so they'll send -- or you
13 will send a letter to each one of those people that are
14 within the 500 feet?
15 MR. SULLIVAN: We already did.
16 MR. MILLER: You already did?
17 MR. SULLIVAN: It went out almost three
18 weeks ago.
19 MR. MILLER: Okay. And so all of us other
20 people, we don't get anything? It's just those people
21 who within 500 feet?
22 MR. LEECH: You have to be within 500 feet
23 of -- I'm not sure what the point is. It's a -- it's a
24 point on the property.
25 MR. CASHEN: The boundary's --

1 MR. SULLIVAN: The boundary --
2 MR. CASHEN: -- it's --
3 MR. MILLER: Well, if you -- if you live --
4 MR. CASHEN: -- 500 feet is the boundary.
5 MR. MILLER: -- in that area, you get a
6 chance to be able to speak?
7 MR. SULLIVAN: Oh, no, you can speak, but
8 you can be anywhere and you can speak. You can live on
9 the other side of the county and come speak up against
10 my project. It's up to you. Or for it, if you want.
11 MR. MILLER: Okay.
12 MR. SULLIVAN: In fact, I encourage you all
13 to show up. I mean, I think it is part of the process
14 of people interacting and being part of it. I'm not,
15 like, here to, like, say otherwise. I think that it's
16 important.
17 MR. MILLER: Okay. Everyone here needs to
18 go to the no rezoning Bloomingdale petition.
19 MR. SULLIVAN: Did you put that together?
20 You did a good job.
21 MR. MILLER: And make -- no, I did not. It
22 was done by -- it was done by the BNA over here.
23 MS. WATTS: Well, no, it was done by Chris.
24 MR. MILLER: Okay. Everybody needs to tell
25 all their neighbors to go to that and sign the petition

1 and in the block of comments, put in there in the
2 comments that you have of why this is not good for our
3 community, okay? And then we need to get our caravan
4 together so we can all be there to tell them, if they
5 want to continue having their jobs, okay, they need to
6 turn this down because this is bad for our community.
7 MS. ASONY: Amen.
8 MR. MILLER: Right?
9 MS. ASONY: Amen.
10 MR. MILLER: And so we're just representing
11 all of our different groups. We got the different
12 communities here in here. Now we need to go back to
13 our people and make sure they understand how bad this
14 is, okay?
15 MS. ASONY: Yes. Very bad.
16 MR. MILLER: All right. Sir, thank you so
17 much. I mean, I know this is frustrating for you. I
18 did do this school rezoning one time.
19 MR. SULLIVAN: Oh, you did?
20 MR. MILLER: Yeah. It was Immanuel Lutheran
21 School over on John Moore?
22 MR. SULLIVAN: Yeah, I know where it is.
23 MR. MILLER: And to get -- to go from a
24 residential to being able to expand, you know, the
25 school. And the people there did not want to have it.

1 MR. SULLIVAN: See.
2 MR. MILLER: No, they did not. And it was
3 because it was too close to their coffee and all that
4 kind of stuff. But it was very frustrating. I know
5 that. But in this case, you know, thank you so much.
6 MR. SULLIVAN: Thank you.
7 MR. BASKIN: Thank you.
8 MS. WATTS: Thank you.
9 MR. SULLIVAN: I'm sorry. The internet was
10 down and --
11 MR. MILLER: I found --
12 MR. SULLIVAN: -- passing it around.
13 MR. MILLER: That's a good way to go on the
14 forum.
15 (End of Audio Recording.)
16
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CERTIFICATE

I, Jake Coppola, do hereby certify that I was authorized to and transcribed the foregoing recorded proceedings, and that the transcript is a true record, to the best of my ability.

Dated this 9th day, of August, 2025.

Jake Coppola
Comission no.: HH 240208
Commission expiry: March 14, 2026

1 LEGAL TRANSCRIPTIONIST'S CERTIFICATE OF REVISION

2 ZONING HEARING OF HILLSBOROUGH COUNTY
NEIGHBORHOOD INFORMATION MEETING

3 TAKEN on AUGUST 7, 2025

4

5 POTOMAC LAND COMPANY

6

7

8 I declare that I, Denise Moore, Legal

9 Transcriptionist, have reviewed the original digital

10 audio recording of the above-stated proceeding and

11 made the following changes:

12

13 Replaced "Mr. Leech" with "Mr. Sullivan on
Page 88, Lines 18-23

14

15 Having advised all attending parties in this

16 proceeding and hearing no objection, I hereby certify

17 that the revised transcript has been delivered to the

18 ordering parties:

19 Kathleen Reres, Esq.

20

Dated this 18th day of August, 2025.

21

22 Denise Moore

Denise Moore

23 Legal Transcriptionist

24

25

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White, Madison

From: Hearings <Hearings@hcfl.gov>
Sent: Thursday, August 14, 2025 5:29 PM
To: White, Madison
Subject: RE: Document Submission for 08/18/25 ZHM Hearing | Opposition to RZ PD 25-0802 | Part 2
Attachments: Participation in the ZHM Meeting 09.23.24.pdf

External email

Hello,

Thank you for contacting Hillsborough County Development Services. We will enter your comments included in your email into the RZ-PD 25-0802 application record. Please note that audio and video files submitted via email will not be included in the record. These items must instead be placed on a USB drive, brought to the hearing, and delivered to the Clerk.

This application will be heard at the 08/18/25 Zoning Hearing Master (ZHM) hearing starting at 6 p.m. This hearing will be held on the 2nd floor of County Center located at 601 E Kennedy Blvd., Tampa, FL 33602.

Be advised that if you have any further comments or materials to be entered into the record, they must be submitted via email (Hearings@HCFL.gov) by the cutoff deadline (08/14/25 at 5 p.m.). If you would like to submit further comments or materials after the cutoff deadline, you must submit them in person or by proxy at the hearing. Materials cannot be submitted at the hearing through virtual participation.

If you wish to speak at the hearing, either in person or by virtual participation, please register here. You can register starting one week before the hearing and up to 30 minutes prior to the start of the hearing. If you wish to watch the hearing without participating, you can do so here. For more details on participating in this process, view the attached document.

If you need further information regarding this application, contact the planner: Tania Chapela at ChapelaT@hcfl.gov . To access application records, visit the PGM Store using these instructions.

Please let me know if you have any questions.

Thank you,

Keshia Rivas
Planning & Zoning Tech
Development Services

E: rivask@HCFL.gov
P: (813) 829-9602 VoIP: 39402
M: (813) 272-5600

601 E. Kennedy Blvd., Tampa, FL 33602
HCFL.gov

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Hillsborough County Florida

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

From: White, Madison <MWhite@beckerlawyers.com>
Sent: Thursday, August 14, 2025 3:43 PM
To: Hearings <Hearings@hcfl.gov>; Zoning Intake-DSD <ZoningIntake-DSD@hcfl.gov>; Chapela, Tania <ChapelaT@hcfl.gov>
Cc: Reres, Kathleen <KReres@beckerlawyers.com>; Berkey, Kathleen "Katie" <KBerkey@beckerlawyers.com>; Albuernes, Milena <MAlbuernes@beckerlawyers.com>
Subject: Document Submission for 08/18/25 ZHM Hearing | Opposition to RZ PD 25-0802 | Part 2

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

Good afternoon,

Please see Part 2 and our final set of materials submitted in opposition to application RZ PD 25-0802 for the upcoming ZHM hearing on 08/18/25. Our submission was emailed to you in two parts. As stated in my previous email, the ShareFile link below contains the videos referenced in our opposition letter, as well as a copies of all of the materials submitted via email. A copy of these videos will be provided at the hearing on a USB Drive.

Please provide acknowledgement that these materials have been received.

Bloomingdale Videos - OneDrive

Thank you,

Madison M. White
Legal Assistant to Kathleen R. Reres, Esq., and
Colleen R. McInerney, Esq.

Becker

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From: White, Madison
Sent: Thursday, August 14, 2025 3:40 PM
To: 'hearings@hcfl.gov' <hearings@hcfl.gov>; 'Zoningintake-dsd@hcfl.gov' <Zoningintake-dsd@hcfl.gov>; 'chapelat@hcfl.gov' <chapelat@hcfl.gov>
Cc: Reres, Kathleen <KReres@beckerlawyers.com>; Berkey, Kathleen "Katie" <KBerkey@beckerlawyers.com>; Albuernes, Milena <MAlbuernes@beckerlawyers.com>
Subject: Document Submission for 08/18/25 ZHM Hearing | Opposition to RZ PD 25-0802 | Part 1

Good afternoon,

Please see the attached documents submitted in opposition to application RZ PD 25-0802 for the upcoming ZHM hearing on 08/18/25. Due to the size of the files, the documents will be submitted in multiple emails. Additionally, the ShareFile link below contains the videos referenced in our opposition letter, along with copies of all of the materials submitted via email. A copy of these videos will be provided at the hearing on a USB Drive.

Please provide acknowledgment that these materials have been received.

Bloomingdale Videos

Thank you for the assistance,

Exhibit 4

Name	Cleaned Address	Folio	Notes
AARON AND LAUREN CRAWFORD	4605 PORTOBELLO CIR, VALRICO, FL, 33596	880677584	
ADAM R AND STEPHANIE L WINTENBURG	2506 CLARESIDE DR, VALRICO, FL, 33596	874007818	
ALEXANDREA VOLOVAR	2404 Kenwick Dr, Valrico, FL, 33596	874006142	
AMY PEERLESS	2315 TIMBERGROVE DR, VALRICO, FL, 33596	874007668	
ANDREW AND CORTNEY ORT	403 BAYFIELD DR, BRANDON, FL 33511	747436034	
ANDREW LANGONE	3812 Hollow Wood Dr, Valrico, FL, 33596	874006936	
ANDREW W AND BARBARA E ALEXANDRE / TRUSTEES	3907 ROSEDALE DR, BRANDON, FL 33511	747435970	
ANGELA SHOFFSTALL	624 SHADY NOOK DR, BRANDON, FL 33511	747435378	
ASHLEY M LETO	2619 WRENCREST CIR, VALRICO, FL, 33596	874005616	
BARBARA ANN JOHNSON/LIFE ESTATE	622 SHADY NOOK DR, BRANDON, FL 33511	747435376	
BARBARA ASONY	2613 Allwood Ave, Valrico, FL, 33596	880678286	
BENJAMIN KEITH BELTON AND MARIA JOAQUINA LONGA	3801 HANOVER HILL DR, VALRICO, FL, 33596	747486570	
BETH S MATTHEWS	1332 PEACHFIELD DR, VALRICO, FL, 33596	747485750	
BIANCA NITSCHKE AND JARED BRESETT	2409 NEEDHAM DR, VALRICO, FL, 33596	874005750	
BRANDON DERYKE	4119 MORELAND DR, VALRICO, FL, 33596	874006236	
BRIAN SHRADER	1332 BIG PINE DR, VALRICO, FL, 33596	747482068	
CARLA CASES	2401 NEEDHAM DR, VALRICO, FL, 33596	874005742	
CHRISTIE MOSBLECH	2228 GOLF MANOR BLVD., VALRICO, FL 33596	088067-5824	Submitted an Objection Letter to the Applicant dated 8-5-25 and it is uploaded to Optix
CHRISTOPHER RATE	4341 Culbreath Rd, Valrico, FL, 33596	880678616	Submitted an Objection Letter to the County dated 8-11-25
CHRISTOPHER RICHARD AND ASHLEY MORGAN REHMANN	102 BESSEMER CIR, BRANDON, FL 33511	747435132	
DANIEL M MARTUCCI ET AL	610 EPHRATA DR, BRANDON, FL 33511	747436412	
DARLENE M CHARTIER ET AL	4023 EASTRIDGE DR, VALRICO, FL, 33596, VALRICO, FL, 33596	747485378	
DAVID CAIN	507 SANDY CREEK DR, BRANDON, FL 33511	747436254	
DAVID M AND REGINA G ADAMS	3710 GREENFORD ST, VALRICO, FL, 33596	747485282	
Deborah L Lawson/Trustee	4611 RIVER CLOSE BLVD, VALRICO, FL, 33596-7388	880677968	
DEBORAH L LAWSON/TRUSTEE	4611 RIVER CLOSE BLVD, VALRICO, FL, 33596	880677968	
DIANA PORTILLO /LIFE ESTATE	1114 SAVANNAH LANDINGS AVE, VALRICO, FL, 33596	747486904	
DIANN F SANDERS/ TRUSTEE	4019 EASTRIDGE DR, VALRICO, FL, 33596	747485374	
DONNA SKIDMORE	4330 Swift Circle, Valrico, FL, 33596	880675476	
DUSTIN BLADT	4504 PORTOBELLO CIR, VALRICO, FL, 33596	880678408	
EDWARD B O'NEIL JR	631 BOSPHOROUS AVE, TAMPA, FL 33606	874006698	
ELAINE IANTOSCA	2514 Groveway Dr, Valrico, FL, 33596	880678272	
ELENI BALIS	3911 Casaba Loop, Valrico, FL, 33596	747485308	
ELIZABETH M MCLAUGHLIN/TRUSTEE	2012 ALAFIA OAKS DR, VALRICO, FL 33596	880675228	

ERIC B KENDRICK AND NANCY JOHNSON-KENDRICK	1436 PEACHFIELD DR, VALRICO, FL, 33596	747485878	
ERICA N WALTON AND RICHARD A KERR	4406 PRESTON WOODS DR, VALRICO, FL, 33596	747624352	
FLOYD GOBLE	4401 Culbreath Rd, Valrico, FL, 33596	880678612	
FRANCES DURANCE	1115 Savannah Landing Ave, Valrico, FL, 33596	747486828	
GEORGE M AND ELAINE J IANTOSCA	2514 GROVEWAY DR, VALRICO, FL, 33596	880678272	
GEORGE TANTOSIA			
GREGORY T AND SUSAN E MONSON	3918 DUNAIRE DR, VALRICO, FL, 33596	747486038	
JACOB SMEATON	3902 PENROD LN, VALRICO, FL, 33596	874005562	
JAMES R JR AND SHIRLEY KERSHAW	3815 HOLLISTER PL, BRANDON, FL 33511	747435118	
JAMES S HARDING AND PAULA E HARDING	516 CEDAR GROVE DR, BRANDON, FL 33511	747436712	
JASON ELLIS	1204 RAINBROOK CIR, VALRICO, FL, 33596	747486302	
JAZMIN WHYTE	4439 TEVALO DR, VALRICO, FL 33596	880256144	Submitted an Objection Letter to the County dated 7-20-25 (in Optix)
JASON FERGER	3706 EAGLEWOOD ST, VALRICO, FL 33596	874006872	Submitted an Objection Letter to the County dated 7-31-25 (in Optix)
JASON W DAUGHERTY	401 VAN REED MANOR DR, BRANDON, FL 33511	747436106	
JEFF BRANNON	4708 Portobello Cir, Valrico, FL, 33596	880677528	
JENNIFER B MYERS	1412 BUCKNER RD, VALRICO, FL, 33596	747623236	
JENNIFER DUVALL	4415 Culbreath Rd, Valrico, FL, 33596	880430000	
JERRY UNDERWOOD	1103 Linfor Ct, Valrico, FL, 33596	747623830	
JESSE KYLE	2336 EAGLE BLUFF DR, VALRICO, FL, 33596	874007210	
JESSICA SHINGLETON	4304 ELLENVILLE PL, VALRICO, FL, 33596	747622850	
JOANNE MARY MARTIN AND LISA ANN MOORE	3702 KNOBCREST PL, VALRICO, FL, 33596	747485832	
JOHN AND VIVIANA DARBY	730 CALIENTE DR, BRANDON, FL 33511	747435590	
JOHN BOLA AND MARIA OMOLABAKE EMMANUEL	3606 GREENSTONE PL, VALRICO, FL, 33596	747485052	
JOHN D TUCKER	3906 SWEETLEAF DR, BRANDON, FL 33511	747436094	
JOSEPH C AND MARY F HARLESS	1204 CALLISTA AVE, VALRICO, FL, 33596	747485954	
JOY ANYONE	3812 Hollow Wood Dr, Valrico, FL, 33596	874006936	
JULIE A JOHANBOEKE	2609 WRENCREST CIR, VALRICO, FL, 33596	874005606	
JULIE MARIE FISK	718 HERLONG CT, BRANDON, FL 33511	747435040	
KAREN M JOSEPH-KEARNEY	4407 KENDAL CT, VALRICO, FL, 33596	747624014	
KATHY S WAUFORD	1302 MONTE LAKE DR, VALRICO, FL, 33596	747622722	
KENDRICK SYER	4133 Quail Briar Dr, Valrico, FL, 33596		
KEVIN SOLOMON	2813 DONNELLY RD, VALRICO, FL 33596	880030300	Submitted an Objection Letter to the County dated 7-21-25 (in Optix)
KRISTEN TARR	4437 TEVALO DR, Valrica, FL 33596	880256142	Submitted an Objection Letter to the County dated 7-20-25 (in Optix)
KIERSTEN SUTTON	3804 Casaba Loop, Valrico, Valrico, FL, 33596	874005834	
LARA AND FRANK YANOSSY	1411 PEACHFIELD DR, VALRICO, FL, 33596	747485918	
LESLIE M CARVER	624 EPHRATA DR, BRANDON, FL 33511	747436434	
LINDA VOLLMAR	1254 LORNEWOOD DR, VALRICO, FL, 33596	747622830	

LISA POWELL /TRUSTEE	2218 LONGMORE CIR, VALRICO, FL, 33596	880675632	
LYNN BAUER	4001 LEVONSHIRE PL, VALRICO, FL, 33596	874006320	
MARA NOWAK	3808 HANOVER HILL DR, VALRICO, FL, 33596	747486608	
MARK J AND ROSEANNE WESTENZWEIG/TRUSTEE	3803 HANOVER HILL DR, VALRICO, FL, 33596	747486568	
MARY L DE MOSS	1113 BRIARPARK WAY, VALRICO, FL, 33596	747481028	
MARY M DEVNEY / LIFE ESTATE	3708 KINGSFORD PL, VALRICO, FL, 33596	747485904	
MARY R AND THOMAS DAVID THURMAN	3504 GRAND MAGNOLIA PL, VALRICO, FL, 33596	747486724	
MARY S AND GEORGE W TAYLOR	3921 TURNBURY ST, VALRICO, FL, 33596	747486294	
MARY SEYMOUR	2228 LONGMORE CIR, VALRICO, FL 33596	880675642	Submitted an Objection Letter to the County dated 7-22-25 (in Optix)
MARYANN POINSETTE	4107 Quail Briar, Dr, Valrico, FL, 33596	874005808	
MATTHEW D AND ERICA ROBERTA WILLER	3805 HANOVER HILL DR, VALRICO, FL, 33596	747486566	
MATTHEW LUNDGREN	2017 ALAFIA OAKS DR, VALRICO, FL, 33596	880675020	
MATTHEW M AND TERI J MATLACH	3911 BUTTERNUT CT, BRANDON, FL 33511	747435838	
MATTHEW SCOTT AND KATHY JAYNE MCKINLEY /TRUSTEES	4321 GLENDON PL, VALRICO, FL, 33596	747623766	
MEGAN L AND JAMES CHILDERS	2517 SIENA WAY, VALRICO, FL, 33596	874008050	
MELANIE M HOLLAND/LIFE ESTATE	3604 SPRINGVILLE DR, VALRICO, FL, 33596	874006578	
MELISSA GROSS	4334 Swift Circle, Valrico, FL, 33596	880675480	
MICHAEL FRANCIS HYZIAK	1305 PEACHFIELD DR, VALRICO, FL, 33596	747485686	
MICHAEL HENRY WHITE	4018 WINDELL PL, VALRICO, FL, 33596	874006112	
MICHAEL M AND MARIA C GOMEZ	3810 HANOVER HILL DR, VALRICO, FL, 33596	747486606	
MICHELLE C AND DAVID L RITCHIE	1105 CARRIAGE PARK DR, VALRICO, FL, 33596	867158770	
MICHELLE HAZZARD	1434 Dumont Dr, Valrico, FL, 33596	747623358	
MICHELLE MONSON AND WILLIAM G HAZZARD ETAL	1434 DUMONT DR, VALRICO, FL, 33596	747623358	
NANCY M FINTAK	736 CALIENTE DR, BRANDON, FL 33511	747435596	
NICOLE BOSTICK	4002 QUAIL BRIAR DR, VALRICO, FL, 33596	874006194	
PATRICIA MIER WEYAND AND JOHN BATEMAN WEYAND JR	2521 GOTHAM WAY, VALRICO, FL, 33596	874006202	
PATRICK COUGHLAN	5860 CRANE DR, LAKELAND, FL 33809	874008074	
PAUL HARGROVE AND CRISTINA HARGROVE	3958 APPLEGATE CIR, BRANDON, FL 33511	747436006	
PAUL M JR AND REBECCA L EMBRY	3708 CASABA LOOP, VALRICO, FL, 33596	747485124	
PAULETTE DONELLAN	4613 Oak River Cir, Valrico, FL, 33596	880675108	
RACHEL KLESIUS	2610 SHILO CT, VALRICO, FL, 33596	874005432	
RAFAEL ROBERTO RABASSA VALDEZ ET AL	2315 MILLCREEK CT, VALRICO, FL, 33596	874006042	
RAMON HARRIS	4603 DAVENTRY PL, VALRICO, FL, 33596	880677574	
RANDY OCKMAN	2242 Eagle Bluff Dr, Valrico, FL, 33596	874007586	
RENGEN SMILE	608 Fieldstone Dr, Valrico, FL, 33596	747436704	

RICHARD D AND SHARON D OLSON	1507 HOLLEMAN DR, VALRICO, FL, 33596	747486644	
RICHARD J AND CAROLYN J MOOERS	712 BLOOMINGFIELD DR, BRANDON, FL 33511	747435446	
ROBERT B AND VICKI A COTNOIR	703 FENNER CT, BRANDON, FL 33511	747435106	
ROBERT BASS	3634 Cold Creek Dr, Valrico, FL, 33596	874007036	
ROBERT DAID	3670 Warmspring Way, Valrico, FL, 33596		
ROBERT H BACKMAN	530 SANDY CREEK DR, BRANDON, FL 33511	747436310	
ROBERT J JR AND SHANNA RAE KIRBY	3913 APPLEGATE CIR, BRANDON, FL 33511	747435230	
ROBERT R AND YVONNE J FITCH	PO BOX 1365, BRANDON, FL 33511	747436558	
ROBERT S AND SALLY A BETTS	4018 EASTRIDGE DR, VALRICO, FL, 33596	747485422	
ROBERT SHEDNER	4330 Swift Circle, Valrico, FL, 33596	880675476	
SCOTT F FAST	3923 TURNBURY ST, VALRICO, FL, 33596	747486296	
SCOTT FASULO	4347 Culbreath Rd, Valrico, FL, 33596	880678614	
SEAN BURNS AND AMANDA M HOLSTE	3501 PINE KNOT DR, VALRICO, FL, 33596	747480926	
SEN DONTLIE	2014 River Crossing Dr, Valrico, FL, 33596	880675130	
SHARON GOPAUL MADRAY	519 SWEETLEAF DR, BRANDON, FL 33511	747436536	
SHAWN E AND LAURA L ROBINSON	1501 DUMONT DR, VALRICO, FL, 33596	747623606	
SHELLY BESWICK	4411 Culbreath Rd, Valrico, FL, 33596	880420025	
SHIRLEY FINCH	4507 RIVER CLOSE BLVD, VALRICO, FL, 33596	880678170	
STEPHANIE MARTINELLI	1205 RAINBROOK CIR, VALRICO, FL, 33596	747486358	
STEVE ALVAREZ	4624 Preston Wood Dr, Valrico, FL, 33596	747629570	
SUSAN AND JAMES B SGROMO	1111 GEORGIA TRACE AVE, VALRICO, FL, 33596	747486850	
SUSANNE COTTY	1206 Georgia Trace Ave, Valrico, FL, 33596	747486776	
TAD WENTZELL	2516 ALLWOOD AVE, VALRICO, FL, 33596	880678444	
TERRY VAN AND DEIDRE MORGAN	2325 LONGMORE CIR, VALRICO, FL, 33596	880678128	
THOMAS C AND AMANDA OMALLEY	2016 DUMONT DR, VALRICO, FL, 33596	880675036	
THOMAS LEE AND DIANE ELIZABETH RUSSELL/LIFE ESTATE	723 HERLONG CT, BRANDON, FL 33511	747435052	
THOMAS LEECH	4530 River Close Blvd, Valrico, FL, 33596	880678156	
TIMOTHY AND SUZAN WATTS	3615 Cold Creek, Dr, Valrico, FL, 33596	874006786	Signed Petition and Submitted an Objection Letter to the County dated 7-21-25 (in Optix)
TRACY LEE AND JUSTIN SAULS	1010 HIGHGROVE CT, VALRICO, FL, 33596	747485170	
VALERIE LEAH SPELLMEYER	3704 KINGSFORD PL, VALRICO, FL, 33596	747485900	
VINCENT D ROBERSON	4820 CRAPE MYRTLE LN, VALRICO, FL, 33596	747436354	
VINCENT M. DONELLAN	4613 Oak River Cir, Valrico, FL 33596	880675108	
WILLIAM FREDERICK DONAHUE	4209 ELBA PL, VALRICO, FL, 33596	747623214	
ZORIDA AND HAROLD YACUB	3703 Eaglewood St., Valrico, FL, 33596	874006864	

SCAN ME OR CLICK No Rezoning Petition

No Rezoning Bloomingdale

Make Your Voice Heard

about

▶ For more information please send email:

NEW UPDATES:

- Bloomingdale Neighborhood Association Meeting, **Wednesday, August 13, 2025, 7:00-8:00 pm** at the Bloomingdale Regional Public Library, McLean Community Room.
- Zoning Hearing Master Meeting, Public Hearing, **Monday, August 18, 2025, 6:00 pm** at the Board of County Commissioners Boardroom, 2nd Floor, County Center, 601 E. Kennedy Blvd, Tampa, FL 33602 (View the Zoning Hearing Master Letter of Notice Below)

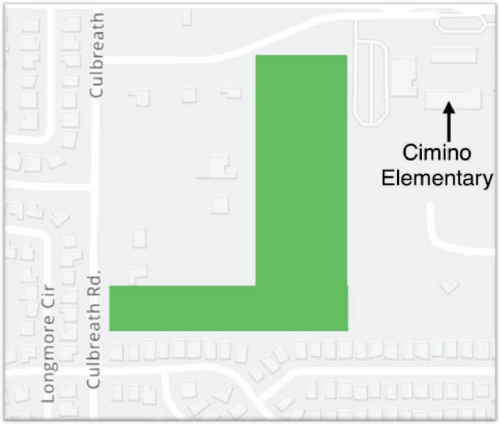
Hello Bloomingdale!

Living in Bloomingdale, Florida provides a peaceful environment surrounded by natural beauty. As residents, we cherish the close-knit community and the undisturbed land that epitomizes our neighborhood's charm. However, a proposed rezoning of agricultural land to planned development threatens this way of life, not just for individuals directly impacted, but for everyone in our community.

The rezoning plan could substantially increase traffic in our already congested streets. The influx of new residents would undoubtedly strain educational, community, and county resources. The unique landscape, home to diverse trees and wildlife, faces the risk of irreversible damage, adversely affecting our local ecosystem.

Moreover, the introduction of a high-density development is likely to generate significant noise pollution, disrupting the tranquility many of us moved here to enjoy. One of the most concerning aspects is the uncertainty over how this change could affect housing values in Bloomingdale. The character of our neighborhood is at stake here, and we must act to preserve it.

Proposed Development



NOW >> PLANNED DEVELOPMENT >> AFTERMATH

The transformation from agriculture to a densely populated development could have unknown ripple effects. The detailed environmental assessments to understand the long-term impacts on our air and water quality, wildlife, and local economy seem glossed over or entirely dismissed over a rush to approve this zoning change.

We urge the country commissioners to consider these potential consequences deeply and to disapprove this rezoning project. Our Bloomingdale community is a well-developed and established community of over 25 years (and in some sections closer to 40 years). Maintaining agricultural zoning is essential to ensuring that our community retains its character, sustainability, and quality of life. We need your support to keep Bloomingdale the way it was meant to be — a harmonious blend of human habitation and nature.

MAKE YOUR VOICE HEARD!

Posted on Cimino PTA Facebook

FYI Cimino Families and all it may impact:

Developer wants to put 33 homes behind Cimino next to Bloomingdale Cove on Culbreath. Please contact your county commissioners with your opinion. Details to follow.

Contact Bill Sullivan who is lead for the development and tell him you want a copy of his company's plan (Contact info below).

Email Tanya Chapela to voice your concerns she works for the county (Contact info below).

Name of Project:

Pending rezoning (RZ-PD-0802) from AS-1 to Planned Development (PD) of the +/- 10.97 acres at 4431 Culbreath Road, Valrico, FL 33596 to allow up to 33 lots with minimum lot size of 6,600 sf with a density of 3.01 units/acre.

Zoning Process Key Events

18-Jul: Letter Of Notice mailing deadline

25-Jul: Proof of Notice deadline

29-Jul: Deadline for Revised Site Plan Submission

4-Aug: Deadline to request Public Meeting (14 days ahead of ZHM hearing)

6-Aug: Deadline for Continuance Request as a Matter of Right

7-Aug: Staff Reports Submittal Deadline

11-Aug: Continuance Notice and Agenda Web Posting

14-Aug: Deadline to Submit Written Documents

18-Aug: ZHM Hearing

9-Sep: Hearing Officer Recommendation Deadline

19-Sep: Certification Plan Deadline

7-Oct: BOCC Hearing

1. Anyone who received a letter or who is considered impacted (within a 500ft radius of the planned development) can request a public meeting. Communities known to be impacted are Bloomingdale Cove, Bristol Green, The Links, Somerset, Bloomingdale Ridge. Each individual within these communities and the BSTD and BNA can and should individually request a neighborhood meeting.

2. The ZHM Approval Process with application submittal requirements and application review details for reference at § 6.2 and 6.2.1 are available here:

https://library.municode.com/fl/hillsborough_county/codes/development_procedures?nodeId=SUHITA_S6.0PRAMT0ZOAT_S6.2.1PLDEDIRE

3. Background on the ZHM process and how to participate virtually or in-person at the ZHM hearing and the BOCC hearing.

4. Points of Contact:

a. Hillsborough County Planner:

Tania Chapela, Phone: 813-636-7302, Email: chapelat@hcfl.gov

b. Agent for the applicant on the rezoning case:

Sean Cashen, P.E. (Gulf Coast Consulting, Inc.), Phone: 727-524-1818, Email: scashen@gulfcoastconsulting.com

Mailing Address: Gulf Coast Consulting, Inc., 13825 Icot Boulevard, Suite 605, Clearwater, Florida 33760

c. Bill Sullivan (Division President, Potomac Land Company), Phone: 407-296-6322 Email: billsullivan@potomacland.com

Mailing Address: 26336 SR 19, Howey-in-the-Hills, FL 34737

MAKE YOUR VOICE HEARD!

Commissioner Contact Information

Call all the commissioners and make your voice heard on this issue. They all vote, and so do we.

NAME	PHONE NUMBER	ASSISTANTS/AIDES
Harry Cohen	813-272-5470	Della Curry Lidia Manresa
Ken Hagan	813-272-5452	Richard Reidy Glory Burgos
Gwen Myers	813-272-5720	Wanda West Robbie Smith
Christine Miller	813-272-5740	Casaundra Marion Meagan Moser
Donna Cameron-Cepeda	813-272-5725	Isabella Rose Pike Melanie Hoyt
Chris Boles	813-272-5730	Kathleen Yates Alana Skidmore
Joshau Wostal	813-272-5735	Maria Castillo

Zoning Hearing Master Letter of Notice

No Rezoning Bloomingdale

Make Your Voice Heard

Designed with WordPress

Received August 12, 2025
Development Services

August 5, 2025

Bill Sullivan
Division President, Potomac Land Company
26336 SR 19
Howey-in-the-Hills, FL 34737

Dear Mr. Sullivan,

I am a resident in Bloomingdale that will be negatively impacted by the proposed zoning changes (RZ-PD-0802 at 4431 Culbreath Road, Valrico) and over-development near Cimino Elementary School. I live in the Bristol Green community which is directly across the street from the proposed zoning/development change area. I'm a senior citizen, as are many residents in Bristol Green. Our property here is our greatest asset. Please, don't do anything that will impact our property values.

Bristol Green is a middle-class neighborhood. It is safe, quiet, and neighbors care about the community. Wouldn't it be nice to keep it that way? Our country, as a whole, changes day by day. It is my hope that our neighborhood and community remain a haven for all of us here. We don't need any more traffic and congestion. We don't need anything here that would impact our environment. Flooding has become an issue of national concern. Don't bring that concern to our beautiful area! We are a neighborhood of beautiful trees, walking paths, bike paths, and safe streets. Please don't do anything that would change that for us!

There are probably thousands of land parcels that could be chosen for further development. Please find a place where good people don't suffer a negative impact. Our community doesn't need that. Please help us retain the quality of life we enjoy here in Bristol Green. Please don't crowd us out!

Best,
Cristie Mosblech
2228 Gold Manor Blvd.
Valrico, FL. 33596

Bloomingdale Special District
3652 Erindale Drive
Valrico, Florida 33596 (813) 684-6667
"Serving the Bloomingdale Communities"

August 12, 2025

Tania Chapela, Senior Planner
Development Services Department
Community Development Section
Hillsborough County

Subject: Opposition to Rezoning Application 25-0802

Dear Ms. Chapela,

I am the president of the Bloomingdale Special Taxing District ("BSTD" or "the District"). The District, established in 1985 by the Board of County Commissioners, services approximately 5,000 homes and over 25,000 residents. Our Board of Trustees is made up of seven members of the community who are all volunteers and who stand for election on the County ballot each four years. The District is responsible for repair, maintenance, and general upkeep of all common areas in the approximately eight square miles encompassing our community. We operate on an annual budget generated from non-ad valorem property taxes.

Bloomingdale is established and thriving. Recently, a rezoning application was filed (25-0802) that threatens to change the appeal of Bloomingdale. I am writing as a representative of our 25,000 residents to express my firm opposition to this application.

The District has engaged counsel and commissioned experts to evaluate the rezoning application and the claims put forth therein. Detailed analyses by these experts and my own observations lead me to believe that the rezoning would be negatively impact the safety of school children in the District; worsen an already terrible traffic situation; put life and property at greater risk of flooding; and ultimately change the character of Bloomingdale.

I have been approved to attend the August 18, 2025 Zoning Hearing Master Hearing and intend to convey the District's opposition. Rather than replicate our counsel's brief and arguments, I will simply state that I look forward to appearing in person and representing my community and its constituents.

Very Respectfully,

Thomas Leech
President, Bloomingdale Special Taxing District

Environmental Impact Evidence Packet

Christopher Rate
4341 Culbreath Rd
Valrico, FL 33596
ratecr1988@gmail.com
11 August 2025

Zoning Hearing Master
County Center
601 E. Kennedy Blvd
Tampa, FL 33602

Subject: Opposition to Proposed Development (RZ-PD 25-0802) - Urgent Environmental Concerns

Dear Members of the Zoning Board,

I am writing to express strong opposition to the proposed development project that would clear approximately 11 acres of mature forest within our community. This action, if approved, would permanently destroy critical wildlife habitat and eliminate one of the last significant green spaces in our area.

Despite the magnitude of this potential loss, there has been minimal effort to conduct formal environmental studies or surveys to assess the impacts on local flora and fauna. Without such research, we cannot fully understand - or responsibly mitigate - the ecological damage this project would cause.

The forested area in question is not vacant or unused land. It is a thriving ecosystem that provides shelter, food, and nesting grounds for diverse wildlife species, many of which have been directly observed and photographed by residents. These include:

- Deer grazing in the open green spaces.
- Owls perched in the treetops, serving as key indicators of a healthy ecosystem.
- Foxes, opossums, and other mammals whose survival depends on intact forest cover.
- Woodpeckers that rely on the mature canopy and understory vegetation.

(Attached photographs provide documented evidence of this wildlife in their natural habitat.)

Furthermore, this deforestation would contribute to the already alarming trend of green space elimination in our community. A recent petition signed by numerous residents underscores the value of these natural areas - not only for wildlife, but also for community well-being, stormwater control, air quality, and the preservation of scenic beauty.

I urge the Board to require a full, independent environmental impact study before any

consideration of this proposal. It is essential that the Board consider development alternatives that prioritize the protection of our remaining natural resources, rather than their destruction.

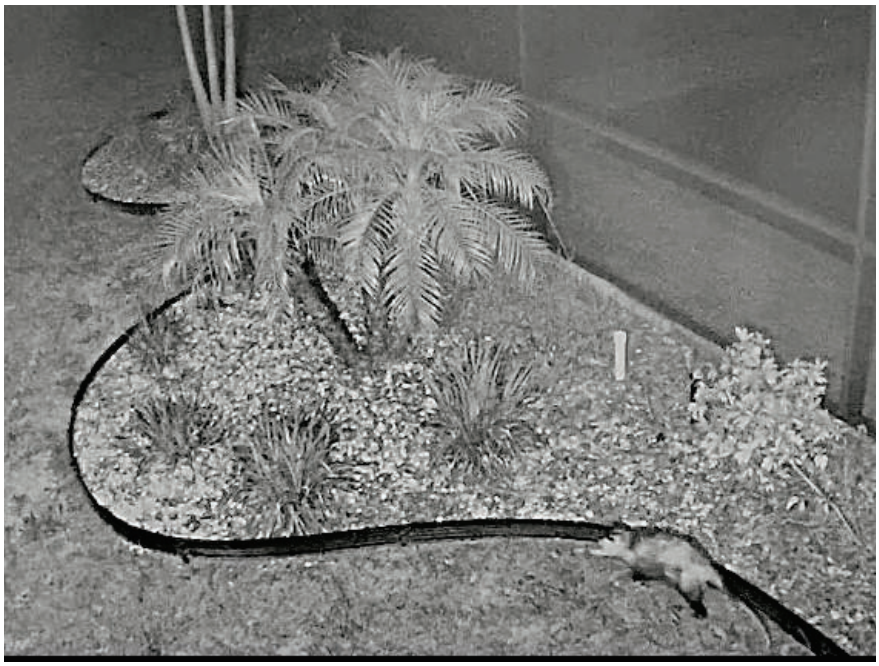
The decisions made now will determine whether future generations inherit a community with thriving wildlife and healthy ecosystems - or one where irreplaceable natural areas have been erased forever.

Thank you for your attention to this urgent matter.

Sincerely,

//SIGNED//

Christopher R. Rate



Opossum — a nocturnal mammal reliant on the forest edge for food and shelter

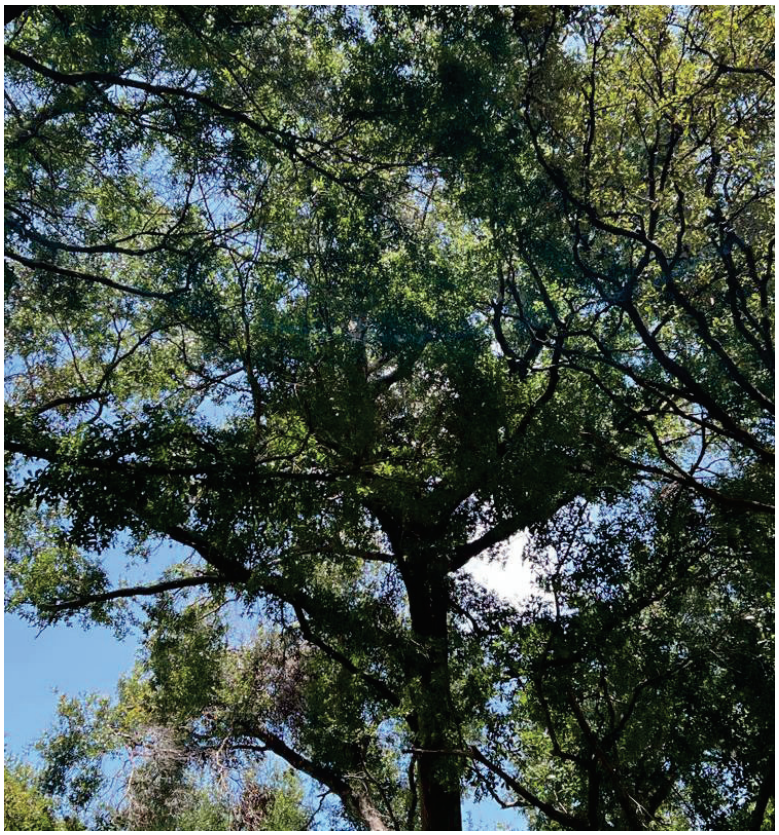
White-tailed Deer — dependent on connected green spaces for grazing

Red Fox — a key predator relying on intact habitat for survival

Pileated Woodpecker — species dependent on old-growth trees for nesting and feeding

Barred Owl — apex nocturnal predator indicating a healthy, mature woodland

Mature forest floor — critical habitat for ground-nesting birds and small mammals



Towering canopy — essential for shade, temperature regulation, and biodiversity

Dense overhead foliage — supporting pollinators, birds, and climate moderation

View of mature forest canopy — showing interconnected tree crowns that sustain wildlife

Burrow entrance — likely home to a ground-dwelling mammal or reptile (potential gopher tortoise)

Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Thursday, July 31, 2025 11:43 AM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (RZ-PD-25-0802). Please add to hearing record.

To help protect your privacy, Microsoft Office prevented automatic download of this picture from the Internet.
Permanent Link:

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 07/31/25 11:43 AM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required)::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Jason Ferger
Address:	3706 Eaglewood St Valrico, FL 33596
Your Phone Number::	8136108890
Your Email Address::	jason.ferger@gmail.com
Your Message	
Your Subject (required)::	Bloomingdale Rezoning

Your Message (required)::	Dear County Commissioners, Its not often that I have reached out to the county and each time I feel my concerns we listened to and addressed. In this case I am hoping that you take action and turn down the application for rezoning of Bloomingdale. While I am all for development this will have a negative impact on the community we chose to call home to over 13 years ago. Nearly every single green space along Bloomingdale Ave has been developed into 3/4 story apartments making the 5.5 mile drive from here to 301 more than 30 minutes depending on the time of day and then there's Lithia Pinecrest. You all have been on the dais long enough to certainly know about one. 33 homes on that lot wouldn't even match the existing neighborhood around it. Although in many cases it seems these rezoning applications just a formality and the decision made to approve prior to the public notices I hope you consider doing what I believe is right and voting no on the rezoning application. Sincerely, Jason Ferger
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	RZ-PD-25-0802

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

Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Tuesday, July 22, 2025 6:25 PM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (25-0802). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 07/22/25 6:25 PM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required)::	4 | Commissioner Christine Miller (District 4)
Your Information	
Your Name::	Mary Seymour
Address:	2228 Longmore Cir. Valrico, FL 33596
Your Phone Number::	(813) 951-8533
Your Email Address::	brseymour1@yahoo.com
Your Message	
Your Subject (required)::	Rezoning Application 25-0802
Your Message (required)::	Hi Christine. I am writing to express my strong opposition to rezoning application 25–0802, the proposed rezoning at the 4431 Culbreath Rd., Valrico, FL 33596, in the Bloomingdale Special

Taxing District. While the local community may be unable to prevent this development, that in itself will be detrimental to the area; nearly all Bloomingdale Cove, Somerset, Bristol, Green, the Links, Bloomingdale Ridge neighborhoods are completely opposed to the addition of 33 detached homes that will cause traffic and safety problems, create even more problems with schools that are already over capacity, destroy local wildlife habitat, and potentially lower property values of our existing community.

As there is only one planned exit from the community onto Culbreath Road, the normal backup of both vehicles and buses, dropping off children at Cimino Elementary will disproportionately surge during morning and afternoon periods, which will cause traffic issues during critical times for the neighborhoods. Given the additional traffic on Culbreath Rd. will also cause further damage to the roads which fails to be maintained appropriately. The traffic surge during morning rush hours will also negatively impact safety for children since students walk to school in the mornings there are no sidewalks along the eastern side of Culbreath and the applicant is asking for a variance for the planned Culbreath access since that entrance road would violate existing requirements for distance from a existing home driveway and an existing street (Allwood Dr.)

I have lived in this same home during hurricanes, Milton, Ian, and Irma and we have seen flooding become a major concern. This development will cover over nearly 11 acres that currently absorbs stormwater. Any plan development of the property should consider the continuing impact to local residents during major storms. I should also mention that with this plan development, 11 acres of natural habitat is going to be destroyed.

Property values are also likely to go down in the area if densely packed homes or townhomes are built. These types of dwellings are inconsistent with the surrounding neighborhoods developed in the area. I was very disappointed that so few notices were mailed. While the minimum is to send to those within 500 feet of the development. This rezoning will affect hundreds of families in our community.

I urge you to disapprove the proposed rezoning and from recent meetings and discussions with my neighbors, I know my opinions are shared by many who have not managed to attend meetings or write letters and emails. I thank you for your continued service and the support of our communities.

Best regards,

	Brian & Mary Seymour 2228 Longmore Circle (Somerset)
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	25-0802

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

Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Monday, July 21, 2025 12:55 PM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (RZ-PD-0802). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 07/21/25 12:54 PM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required)::	4 | Commissioner Christine Miller (District 4)
Your Information	
Your Name::	Kevin Solomon
Address:	2813 Donnelly Rd Valrico , FL 33596
Your Phone Number::	(813) 684-0668
Your Email Address::	calvranch@verizon.net
Your Message	
Your Subject (required)::	Building homes in and around this area.
Your Message (required)::	Concerning any and all proposed land development or zoning changes in this area. Totally against all due to water/flooding problems and traffic in the area. Let's do better.

Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	RZ-PD-0802

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

Rivas, Keshia

From: Chapela, Tania
Sent: Monday, July 21, 2025 11:31 AM
To: Hearings
Subject: RE: RZ PD 0802

Good morning,

Please find the email below regarding PD 25-0802.

Sincerely,

Tania C. Chapela
Senior Planner
Development Services

P: (813) 635-7302
E: chapelat@HCFLGov.net
W: HCFLGov.net

Hillsborough County
601 E. Kennedy Blvd., Tampa, FL 33602

Facebook | Twitter | YouTube | LinkedIn | HCFL Stay Safe

HILLSBOROUGH COUNTS United States Census 2020
HCFLGov.net/Census

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

From: Kristen Tarr <kmwhyte09@gmail.com>
Sent: Sunday, July 20, 2025 22:06
To: Chapela, Tania <ChapelaT@hcfl.gov>
Subject: RZ PD 0802

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

[Date]

Commissioner Chapela
Hillsborough County Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, FL 33602

Dear Commissioner Chapela,

I am writing as a concerned resident of Valrico regarding the pending rezoning petition RZ-PD-0802 for the 10.97-acre parcel located at 4431 Culbreath Road. The proposal seeks to rezone this land from Agricultural-Single Family (AS-1) to Planned Development (PD) to allow the construction of up to 33 residential lots, each with a minimum size of 6,600 square feet, and a density of 3.01 units per acre.

I respectfully urge you to oppose this rezoning request.

The character of the surrounding area is predominantly low-density, with larger residential lots and a rural-suburban feel that many families, including mine, have chosen specifically to enjoy a quieter, less congested environment. The proposed density does not align with the existing land use pattern and would set a troubling precedent for increased urbanization in this part of Valrico.

This proposal raises multiple concerns:

1. **Traffic and Safety**: Culbreath Road is already experiencing increased traffic congestion. Adding 33 homes would significantly worsen conditions, especially during peak school and commuting hours. The road infrastructure is not currently equipped to safely handle the additional volume.
2. **Stormwater and Environmental Impact**: The development could further strain the area's stormwater management systems, potentially increasing flood risks in an area already known for yearly seasonal water retention issues. Last year, my own neighborhood lost of entrance to exit our neighborgood for 2.5 days due to flood issues. Additionally, converting nearly 11 acres of low-impact land into high-density housing could negatively affect local ecosystems.
3. **School Overcrowding**: Local schools are already nearing or at capacity. This development would exacerbate overcrowding without providing any meaningful mitigation or support for additional infrastructure.
4. **Community Character**: The proposed lot sizes (6,600 sq ft) are substantially smaller than those typical in the surrounding community. This sharp increase in density would erode the character and integrity of our neighborhood and reduce the quality of life for current residents.

Smart growth is important, but it must be guided by principles that respect the existing community fabric, infrastructure limitations, and environmental stewardship. This rezoning proposal does not meet those principles. I strongly encourage the Board to reject this petition and to support development plans that are consistent with the values and needs of the Valrico community.

Thank you for your consideration and for your service to our county.

Sincerely,
Kristen Tarr

4437 Tevalo Dr.

Valrico, Fl 33596

Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Friday, July 18, 2025 2:36 PM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (TZ-PD-0802). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 07/18/25 2:36 PM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required)::	4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Suzy Watts
Address:	3615 Cold Creek Drive Valrico, FL 33596
Your Phone Number::	(813) 505-1231
Your Email Address::	SuzyWatts63@gmail.com
Your Message	
Your Subject (required)::	Bloomingdale Growth and Safety
Your Message (required)::	Please contact me to set up an in person meeting before August 18th. I have three areas of concern: Pedestrian lights omitted by mistake at Bloomingdale Avenue and Bell Shoals Road, Valrico

	Community Plan and plans to convert 11 acres from agricultural to PD in Bloomingdale. This is RZ-PD-0802.
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	TZ-PD-0802

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

Rivas, Keshia

From: Chapela, Tania
Sent: Monday, July 21, 2025 11:30 AM
To: Hearings
Subject: RE: Petition

Good morning,

Please find the email below regarding PD 25-0802.

Sincerely,

Tania C. Chapela
Senior Planner
Development Services

P: (813) 635-7302
E: chapelat@HCFLGov.net
W: HCFLGov.net

Hillsborough County
601 E. Kennedy Blvd., Tampa, FL 33602

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

From: Jazmin Whyte <jazzyjeanne09@gmail.com>
Sent: Sunday, July 20, 2025 22:38
To: Chapela, Tania <ChapelaT@hcfl.gov>
Subject: Petition

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

Commissioner Chapela
Hillsborough County Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, FL 33602

Dear Commissioner Chapela,

I am writing as a concerned resident of Valrico regarding the pending rezoning petition RZ-PD-0802 for the 10.97-acre parcel located at 4431 Culbreath Road. The proposal seeks to rezone this land from Agricultural-Single Family (AS-1) to Planned Development (PD) to allow the construction of up to 33 residential lots, each with a minimum size of 6,600 square feet, and a density of 3.01 units per acre.

I respectfully urge you to oppose this rezoning request.

The character of the surrounding area is predominantly low-density, with larger residential lots and a rural-suburban feel that many families, including mine, have chosen specifically to enjoy a quieter, less congested environment. The proposed density does not align with the existing land use pattern and would set a troubling precedent for increased urbanization in this part of Valrico.

This proposal raises multiple concerns:

1. **Traffic and Safety**: Culbreath Road is already experiencing increased traffic congestion. Adding 33 homes would significantly worsen conditions, especially during peak school and commuting hours. The road infrastructure is not currently equipped to safely handle the additional volume.
2. **Stormwater and Environmental Impact**: The development could further strain the area's stormwater management systems, potentially increasing flood risks in an area already known for yearly seasonal water retention issues. Last year, my own neighborhood lost of entrance to exit our neighborgood for 2.5 days due to flood issues. Additionally, converting nearly 11 acres of low-impact land into high-density housing could negatively affect local ecosystems.
3. **School Overcrowding**: Local schools are already nearing or at capacity. This development would exacerbate overcrowding without providing any meaningful mitigation or support for additional infrastructure.
4. **Community Character**: The proposed lot sizes (6,600 sq ft) are substantially smaller than those typical in the surrounding community. This sharp increase in density would erode the character and integrity of our neighborhood and reduce the quality of life for current residents.

My husband and I are newlyweds and are wanting to build here in the land that we already own and this would greatly affect us.

Smart growth is important, but it must be guided by principles that respect the existing community fabric, infrastructure limitations, and environmental stewardship. This rezoning proposal does not meet those principles. I strongly encourage the Board to reject this petition and to support development plans that are consistent with the values and needs of the Valrico community.

Thank you for your consideration and for your service to our county.

Sincerely,
Jazmin Whyte

4439 Tevalo Dr.

Valrico, Fl 33596

Exhibit 1

ORTIZ PLANNING SOLUTIONS, LLC

Patricia Ortiz, AICP OrtizPlanningSolutions.com OrtizPlanningSolutions@gmail.com

Opposition to Rezoning Petition 25-0802 Bloomingdale Park
Tax Folio Number 88046.0000
August 11, 2025

Background: Petition 25-0802 is a Planned Development rezoning petition on property identified as tax folio number 88046.0000 and located within the greater Brandon community. The property is 10.97 acres in size; 33 residential lots are proposed in a clustered development design with the typical lots of 6,900 square feet/ 0.158 acres.

The petition seeks to allow the encroachment of urban lot sizes into an established larger lot neighborhood. The very limited viable open space and amenity proposed and the failure to demonstrate preservation of natural resources, agricultural endeavor, or viewshed disqualifies it from consideration of a conservation subdivision, which allows a clustered development style. Furthermore, the petition does not address concerns regarding flooding or water compensation, or increased traffic.

The surrounding property owners have expressed opposition of this petition in various forms to include participation in neighborhood meetings, letters to county commissioners and by retaining development experts to provide technical reports.

This report represents the neighborhood's opposition to rezoning petition PD 25-0802 from a land use perspective and is based primarily on the following: the encroachment of urban lot sizes into an established area of larger lots and suburban density. The proposed clustered development pattern results in no viable public benefit and if approved will set a precedent for future rezonings. It is contrary to the Countywide Growth Management Strategy specifically as it relates to compatible development patterns and protection of existing land uses. Furthermore, rezoning petition PD 25-0802 does not adequately address flooding concerns or demonstrate consistency with the Brandon Community Plan.

Basis of Opposition

Part 1. Compatibility with existing development: The area surrounding the site is an established suburban neighborhood with typical lot sizes between 0.25 of an acre and 1 acre; the lots nearest the site are larger, typically ½ to 1 acre in size. Many utilize easements and flag lots for access which contributes to the suburban character. This neighborhood is generally bound on the north and west by the Bloomingdale DRI and PD zoning (92-0382) which was approved through zoning conformance; by the Alafia River on the south and Lithia Pinecrest Road on the east. See Graphic 1.

Part 2. Design and lot size proposed. The proposed 33 lot subdivision proposes a clustered development with no meaningful preservation of environmental features, viewsheds or common open space; no demonstration of 'innovative design'; no demonstration of land use compatibility or harmony with the existing established neighborhood, and Insufficient mitigation of use.

Part 3. Public Health Welfare and Safety Unanswered concerns regarding flooding/stormwater capture and traffic

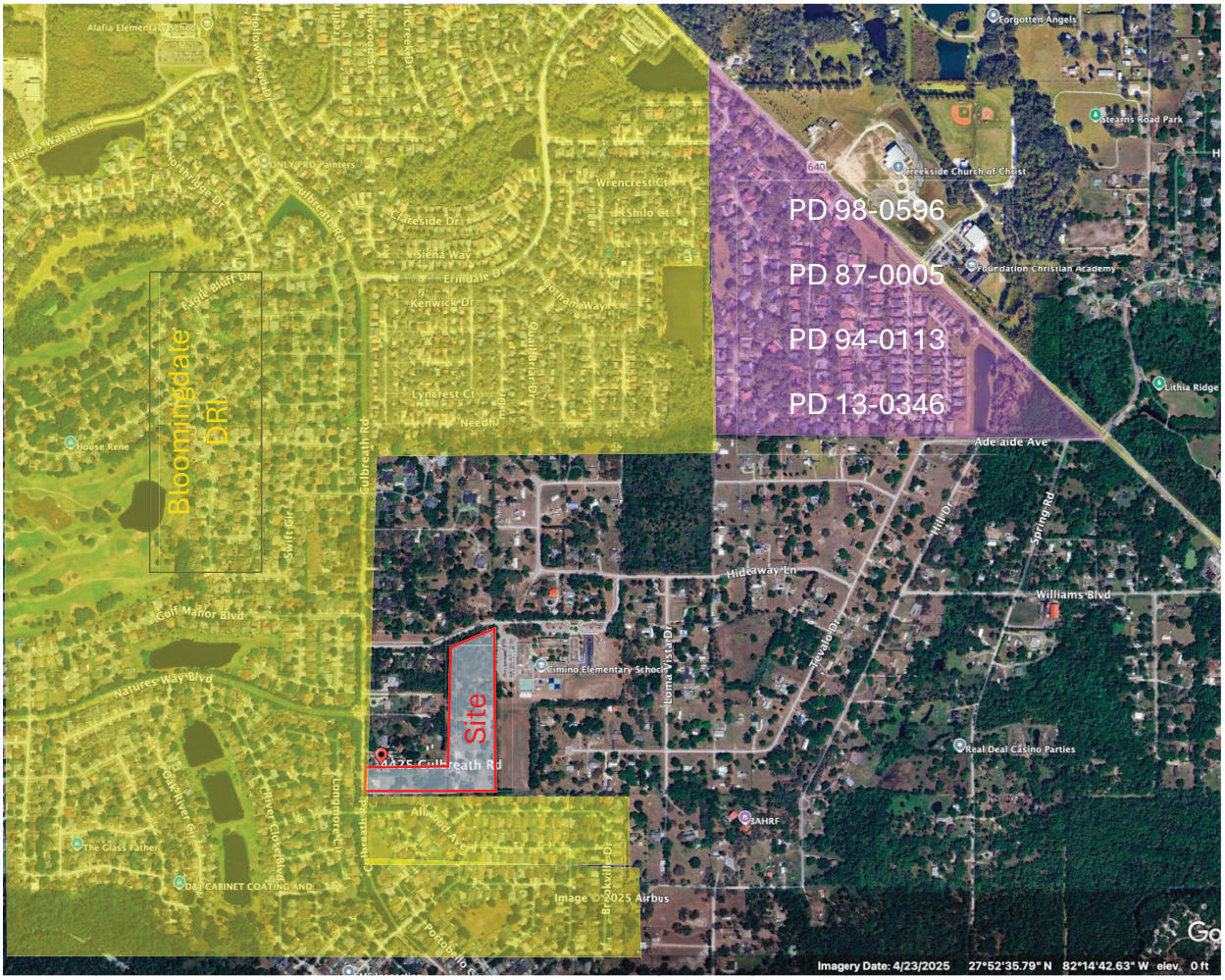
Part 1. Compatibility with existing development

The subject site is within a long-established neighborhood of mixed lot sizes (generally 0.25 acres to over 2 acres in size). It is separate from the Bloomingdale Development of Regional Impact and associated Planned Development, which was approved through zoning conformance. Google Earth images confirm that the scattered development pattern of the subject neighborhood predates the approval and development of Bloomingdale, and that over time, the once estate sized lots have been subdivided into the current configuration which is illustrative of lot sizes ranging from 0.25 acres to over 2 acres. To be

clear, this neighborhood is and always has been separate from the planned community of Bloomingdale; it has maintained a scattered development pattern since at least 1999, and the existing development pattern is intended to be retained as evidenced by several Objectives Goals and Policies of the Hillsborough County Comprehensive Plan and the Brandon Community Plan.

Approval of this Planned Development (PD 25-0802) will extend the existing suburban/ urban boundary northward and into the subject neighborhood disrupting the well-established aesthetic, reducing property values and setting a precedent for additional smaller lot rezonings with limited mitigation of use and lack of amenity. It is contrary to specific Goals, Objectives and Policies of the Comprehensive Plan and the Brandon Community Plan.

Graphic 1. Site Location; 2025 Google Maps



<u>Part 2. Design and lot size proposed</u>.

The overall gross density proposed is 3.01 dwelling units per lot (10.97 acres x 43560=477,853.2 /3 = 14,480) square feet pert lot. However, the improvements associated with the subdivision (stormwater ponds, roads, lift station and pocket park) encompass approximately 250,153 square feet or 5.73 acres. The remaining 5.24 acres are proposed for development of 33 residential lots of 6,900 square feet which

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results in a net, or "feels like" density of 6.26 dwelling units per acre and inconsistency with the established neighborhood.

The proposed lot size of 6,900 square feet is consistent with the minimum lot size of the urban density, RSC-9 zoning district, which allows a minimum lot size of 5,000 square feet; it is not characteristic of the low-density residential development intended for within the suburban intensity RES-4 land use category; or consistent with the development pattern within the subject neighborhood.

To achieve the proposed 6900 square foot lots, the developer is proposing to utilize a 'clustered' development design. The flexibility provided through clustering is typically intended for subdivisions of land which respect unusual environmental conditions or to provide usable open space.

The Hillsborough County Land Development Code defines a Cluster Lot as follows:

Cluster Lot: A lot located within a conservation subdivision (see part 5.09.00 of this Code) and which is designated for residential uses. A cluster lot is characterized by flexible lotting patterns in order to respect unusual or environmentally restrictive site conditions. Any lot in a Conservation Subdivision that is not a Buffer Lot or included in the designated Parks and Open Space shall be considered a Cluster Lot.

The use of clustering in this instance, is not associated with a conservation subdivision. As outlined in Land Development Code (LDC) Section 5.09.00 Conservation Subdivisions, the purpose of a conservation subdivision is to encourage a more efficient form of land development to fulfill the following purposes:

(A) To implement adopted land use policies, as set forth in the Hillsborough County Comprehensive Plan to propose a more efficient use of land

Response: Rezoning petition PD 25-0802 does not request a conservation subdivision or identify adopted policies within the Comprehensive Plan which demonstrate a more efficient use of the land is necessary. Instead, the Project Narrative associated with PD 25-0802 justifies the reduced lot size as being necessary to "... remain consistent with the surrounding community while fulfilling the Hillsborough County Comprehensive Plan density requirements within the Urban Service Area." It is assumed the developer is referring to Comprehensive Plan Policy 1.1.2 which states in part "... *To direct growth into the USA, all new residential or mixed-use Future Land Use categories within the USA shall have a density of 4 du/ga or greater unless environmental features or existing development patterns do not support those densities.* (emphasis added)

(B) To Implement adopted environmental protection policies as set forth in the Hillsborough County Comprehensive Plan to preserve a variety of irreplicable and environmentally sensitive resource lands, including those containing natural features such as Natural Plant Communities, wetlands, waterways and flood plains

Response: The developer does not identify relevant environmental protection policies that support clustering in this instance or address how the proposed lot size of 6,900 square feet supports the existing development pattern. The Site Plan associated with PD 25-0802 includes notes 9., 10., and 13., which state the subject property contains no environmentally sensitive lands, no significant wildlife, and not recorded Historic structures.

(C) To provide for the conservation and maintenance of open land within Hillsborough County for active or passive recreational use by its residents

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Response the majority of open land will be used for stormwater drainage and retention; the remaining open land, a remanant area in the northern portion of the site, which is of insufficient size and shape for use as a home-site, is proposed as a "park" no amenities are listed and the only linkage between the 'park' and the drainage and retention areas is along Street A (Private). The submitted site plan does very limited open area for recreation and no water features are identified.

(D) To protect and retain areas with productive agricultural soils for continued or future agricultural use by conserving blocks of land large enough for viable farming operations

Response: the developer does not identify productive agricultural soils to be retained

(E) To allow innovation and greater design flexibility and efficiency in the siting and maintenance of services and infrastructure, including the opportunity to reduce the length of roads and utility runs

Response: The developer does not identify any innovation or greater design flexibility which supports clustering. In this instance, it appears a clustered development pattern is proposed for the sole purpose of increasing density.

(F) To conserve scenic vistas and elements of the County's rural character

Response: the developer has not identified any scenic vista to be conserved

While the developer may request to 'cluster' development through the Planned Development process, to propose a clustered development pattern, he or she must demonstrate "innovative design", which requires assurance of land use compatibility, and harmony with the established development pattern to qualify.

Therefore, consideration of clustered development has been further researched

The American Planning Association publication, A Glossary of Zoning, Development, and Planning Terms, provides the following definition for a clustered development:

Clustered Development: *A residential use that divides land into not more than the number of lots permissible in a conventional subdivision of the same property in the same zone but where the size of individual lots may be reduced in order to gain common open space*

The Hillsborough County Land Development Code defines Open Spaces as follows:

Open Space: *An area reserved for landscaping and permeable open area which shall be improved and maintained accordingly. Such areas may include landscaped buffers, vegetated yards, retention areas (if permeable) and associated landscaping, xeriscape preserved upland vegetation, environmentally sensitive areas, improved recreational facilities, parking area screening, landscaped islands, mulched and vegetative play areas, and areas paved with permeable blocks. Retention areas are considered open space if they serve as a water feature and are used as a design element within the overall site design. Water features should enhance the overall aesthetic experiences of the people on the site and encourage other pedestrian uses (i.e., walks, decks, plazas and piers). Street furniture is also a component of open space. See Street Furniture. An exception to this general definition is open space in the IPD-3 District where open space may be 100% paved.*

Patricia Ortiz, AICP OrtizPlanningSolutions.com OrtizPlanningSolutions@gmail.com

Findings

- The open space proposed within PD 25-0802 is mostly identified as Drainage and Retention Area. The term "Drainage and Retention Area" implies a non-permeable stormwater pond which is not considered "open space".

- Additionally, the developer has not addressed if or how the Drainage and Retention Areas would qualify as open space or how the drainage and retention areas will serve as a water feature; no pedestrian uses associated with the Drainage and Retention Areas are illustrated or described within the petition.

- The developer has not demonstrated how the proposed clustered development pattern is creative or innovative; or how it insures and promotes land use compatibility and harmony with the existing development pattern. In fact, the very limited mitigation of use proposed along the western boundary is less than the minimum screening type outlined in the LDC, Type A.

Discussion

The developer has identified the rational for Planned Development as (1.) remaining consistent with the surrounding community and (2.) fulfilling the density requirement of the Urban Service Area as outlined in the Hillsborough County Comprehensive Plan.

About remaining consistent with the surrounding community, the proposed lot sizes are not reflective of the nearest lots to the site, or the surrounding neighborhood. To be clear, Bloomingdale is a separate and distinct community with individual neighborhoods and amenities; a planned character; and subdivision walls; easements and roadways separate it from the existing, lower density, traditional neighborhood of which the subject site is located.

In regard to fulfilling the density requirement of the Urban Service Area, it is assumed that the developer is referring to Future Land Use Goal 1. Urban Service Area, *Objective 1.1 Direct at least 80% of new population growth into the Urban Service Area (USA) and adopted Urban Expansion Area through 2045. Building Permit activity and other similar measures will be used to evaluate this objective*

and

Policy 1.1.2 *To direct growth into the USA, all new residential or mixed-use Future Land Use categories within the USA shall have a density of 4 du/ga or greater unless environmental features or existing development patterns do not support those densities. These categories are identified as Suburban and Urban land use categories in Table 2.2* (emphasis added).

The intent of both referenced policies can be achieved with a larger lot size than the urban density lot size of 6,900 square feet as proposed. Goal 1 of the Future Land Use Element intends to promote development within the Urban Service Area rather than in the Rural Service Area. This Goal would be satisfied with either a standard district (Euclidean) rezoning to RSC-4 or a Planned Development seeking lot sizes consistent with the RSC-4 zoning district which requires a minimum lot size of 10,000 square feet. The RSC-4 zone is most consistent with the RES -4 Future Land Use district.

The intent of Policy 1.1.2 is to direct growth into the Urban Service Area. It restricts *new* Comprehensive Plan Amendments within the Urban Service Area to those districts which have a minimum density of 4 dwellings per acre unless there are unique circumstances which require special consideration such as environmental features or existing development patterns. In such cases the requested land use district could be to one of a lower density. In this case, special consideration should be applied because of the

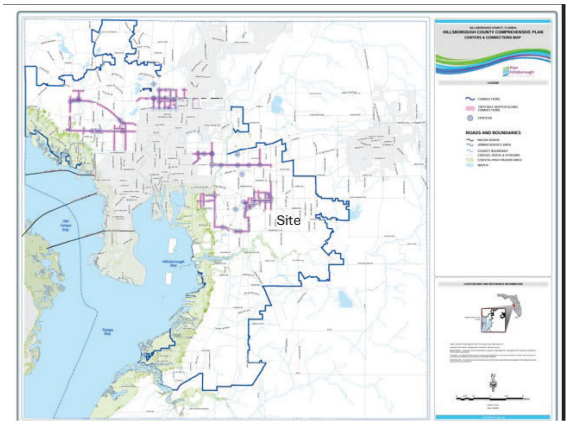
existing development pattern. Yet, this policy does not apply as the petition is **not** a new Comprehensive Plan Amendment, it is a rezoning.

Additionally, within the Project Narrative of PD 25-0802, the developer states the "… the proposed density at 3.01 units to the acre at 76% of the R-4 maximum density does meet the 75% Minimum Density Requirement." While the source of the regulation referenced is not noted, it is assumed to refer to Comprehensive Plan Objective 2.4 which addresses Centers and Connections and seeks to promote focused growth within the Urban Service Area by encouraging a variety of densities, intensities and forms of development fronting identified Connections and within Centers as shown on the Centers & Connections Map.

Policy 2.4.4 states: *Consideration of C&Cs should be given in review of Future Land Use Map amendments and rezoning applications Specifically: All new development or redevelopment shall meet a minimum density of 75% of the allowable density of the adopted FLU category unless it meets the following criteria*.

<u>The subject site is not located within a C&C therefore the development is not required to meet a minimum gross density requirement.</u>

Graphic 2 Centers & Connectors (C&C) Map with approximate location of site identified



In this instance, considering the lack of justification provided for the clustered development plan as proposed and the existing development pattern of the subject neighborhood, the configuration and lot size should **not** be supported. Instead, the focus should be on preserving the character of the existing suburban residential neighborhood and utilizing lots consistent with the RSC-4 zone and with larger lot sizes along the western boundary to provide a transition.

Minimum Lot Size: 10,000 square feet

Minimum Lot Width: 75-feet

Front and Rear Setback:25-feet

Side Setback: 7.5 feet

Discussion on Infill

While the site may be considered infill based on its proximity to existing water and sewer connections, it is not identified as an infill lot on the Hillsborough County Map Viewer 2.5, a Geographic Information

Patricia Ortiz, AICP OrtizPlanningSolutions.com OrtizPlanningSolutions@gmail.com

System that is recognized as the County's official zoning map; and it does not qualify for the Residential Infill Density Bonus as outlined in in Comprehensive Plan Policy 4.9.6. because Culbreath Road is considered a local road at the project entrance and because of the shape and configuration of the lot which places the residential area more than 660- feet from a collector or arterial roadway.

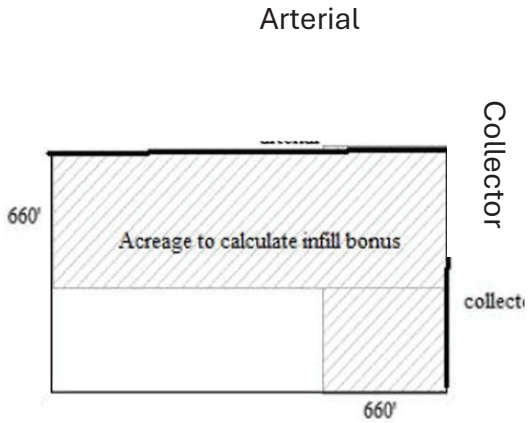
The small/urban density lot sizes proposed are not consistent with the existing, larger, suburban development pattern and density of the surrounding area. Approval of thirty-three 6,900 square foot lots is **not** appropriate regardless as to whether it is considered infill. This sentiment is captured in the Introduction to the Future Land Use Element, Countywide Growth Strategy, which is paraphrased below:

Within the current Urban Service Area (USA) boundary, vacant and developable land has become increasingly constrained. Therefore, the focus in the current USA will be on two things – opportunities for redevelopment and infill <u>in appropriate areas and preserving the character of existing suburban residential neighborhoods.</u> (emphasis added)

Furthermore, it must be considered that the purchase of a home is often the single most important purchase of a person's lifetime. The location, size and area surrounding the homesite is extremely important in assessing the future value of the home. Development of nearby properties has a profound impact on the equity of a home. When communities are thoughtfully planned with consistent uses and compatible lot sizes property values remain steady.

Graphic 3. Residential Infill Bonus

Exhibit 1. Comprehensive Plan Policy 4.9.6



Graphic from zoning map

Results/ Parcel Information as found on the GIS Zoning Map

Patricia Ortiz, AICP OrtizPlanningSolutions.com OrtizPlanningSolutions@gmail.com

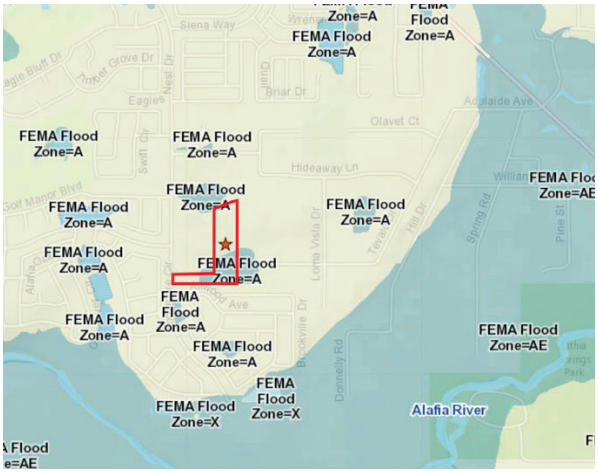
Jurisdiction	Unincorporated County
Zoning Category	Agricultural
Zoning	AS-1
Description	Agricultural - Single-Family
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
Flood Zone:A	
FIRM Panel	0530H
FIRM Panel	12057C0530H
Suffix	H
Effective Date	Thu Aug 28 2008
FIRM Panel	0415H
FIRM Panel	12057C0415H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120415C
County Wide Planning Area	Brandon
Community Base Planning Area	Brandon
Census Data	Tract: 013409 Block: 3002
Census Data	Tract: 013409 Block: 3007
Future Landuse	R-4
Future Landuse	P/QP
Urban Service Area	USA
Mobility Assessment District	Urban
Mobility Benefit District	2
Fire Impact Fee	Central
Parks/Schools Impact Fee	CENTRAL
ROW/Transportation Impact Fee	ZONE 7
Wind Borne Debris Area	Outside 140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO

<u>Part 3.a Public Health Safety and Welfare Flood Protection</u>

The subject site is in an area of increased flood concern. Floods are unpredictable because flood risk is always changing. The changes are associated with the built environment i.e. increases in impervious surfaces and changes in elevation aassociated with new development; and with the natural environment i.e. changes in weather patterns. Flooding concerns are a valid public health, safety, and wellness concern, particularly considering the recent and very active 2024 hurricane season which created significant flooding throughout Hillsborough County, and current predictions for a very active 2025 Atlantic Hurricane Season.

Within the site and the immediate vicinity, there are several areas designated as Flood Zone A, and AE; and within a short distance is the Alafia River Floodway and its fringe. These areas indicate high flood potential. Within the A and AE Flood Zones there is a 1% annual chance of flooding. The development as proposed intends to locate new impervious surfaces within an area long associated with natural flood compensation. The effects of new development on the existing development should be carefully considered.

Graphic 5 Hillsborough County Property Appraiser Flood and Water Layers with site identified.



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Graphic 6 FEMA Flood Map

Graphic 7. Topographic Map layer, Hillsborough County Map Hillsborough Viewer 2.5 with site identified

The maps depicted above indicate the site contains a significant area of Flood Zone A, and that the property drains, generally, from the north to south. The FEMA Flood Map (Graphic 6) illustrates an area of Flood Zone AE to the south of the site and the Alafia Floodway even further south.

- Flooding concerns are a valid public health, safety, and wellness concern, particularly considering the recent and very active 2024 hurricane season which created significant flooding throughout Hillsborough County and predictions for a very active 2025 Hurricane Season.

- The location of the on-site area of Flood Zone A, in the south center of the site, between the proposed residential lots and the area identified on the site plan as Drainage Retention Area demonstrates ingress and egress during a flooding event is a significant concern.

- The topographical contours of the land indicate a drainage pattern from north to south. Nearby and adjacent property owners have legitimate concern regarding development of the site which have yet to be addressed; specifically: the resulting elevation of the development, the compensation of the proposed retention and drainage areas, as well as the off-site run-off pattern. There is significant concern regarding the impact of the proposed development on property to the south, particularly those areas within Flood Zone AE and the nearest to the Alafia Floodway

- The location of the off-site Flood Zone A, northwest of the site also poses concerns, because of the lower elevations of property to the south and the increased velocity of water as it passed over paved surfaces.

Part 3 b. Public Health Safety and Welfare b. Traffic: Rezoning PD 25-0802 will generate additional traffic adding to existing traffic congestion on Culbreath Road, a substandard roadway; and several associated intersections.

The developer has requested an administrative variance to reduce driveway spacing from the driveways to the north as follows:

(a) To the north along Culbreath Road, the first driveway is 103 feet from the proposed driveway.

(b) Continuing north, the second driveway serves the same single family house as the first – the house has a "U" shaped driveway with two curb cuts, and this northern curb cut is 158 feet from the proposed driveway.

(c) Continuing northward, the driveway for the second house to the north is 200 feet from the proposed driveway,

The developer contends that there is unreasonable burden in meeting the driveway spacing requirements because of the very limited frontage along Culbreath Road, which does not provide sufficient area to shift the driveway location to a point where it could comply with the County's driveway separation regulation. Justification of the variance is based on "critically needed housing in Hillsborough County".

While there is a need for housing, this need should be balanced with the goals, objectives and policies of the Comprehensive Plan's Future Land Use Element and Livable Communities Element which were adopted to ensure protection of the character and viability of established neighborhoods and to protect property values. The recent updates to the Comprehensive Plan provided for expansion to the Urban Service and Urban Expansion Areas and additional mechanisms for increased density and intensity at appropriate locations, such as centers and connectors.

In addition, the developer is seeking design exceptions because Culbreath Road is not a sufficient roadway. It cannot be made a sufficient roadway because it does not have the required right of way- this prevents construction of sidewalks on the east side of the road and bike paths. These improvements are critical within 2 miles of a school. This and the inability to meet driveway spacing demonstrate that the site is not appropriate for development as proposed.

Furthermore, community members have attested that traffic congestion prevents traffic flow on Culbreath Road in both directions beyond the access point of the proposed subdivision during both the morning and afternoon hours associated with school day; and that this traffic adds to the rush hour congestion resulting in very long commutes which diminish quality of life. Therefore, it is appropriate for the developer to provide a full traffic study to include traffic counts while school is in session and review all intersection operations associated with Cimino Elementary School.

Part 4 Consistency with the Brandon Community Plan

Goal 2 Protect and enhance Brandon's natural environments and rural character including existing natural resources and environmentally sensitive area

Encourage the preservation of existing natural resources and rural character through increased open space requirements, natural plant community protections and the implementation of certain density credit methods such as clustering development and/or the transfer of development rights to protect rural or environmentally sensitive areas**.**

Response: This goal intends to protect the natural environment and rural character of the Brandon community. The subject property is presently within an agricultural zone, Agriculture Single Family (1 dwelling per acre), the proposed rezoning seeks to increase density though a clustered development plan which does not demonstrate preservation of existing natural resources, rural character or result in meaningful and useable open space; it does not qualify as a conservation subdivision as outlined in LDC 5.9.00 and is not eligible for an infill density bonus as outlined in Comprehensive Plan FLU Policy 4.9.6. Rezoning petition PD 25-0802 is contrary to Goal 2 of the Brandon Community

Goal 3 Revitalize (protect, reinvest, maintain) Brandon's older infrastructure and ensure that concurrency requirements are met on new development

Response: The intent of this goal is to protect long-term property values and family values. Owning a home is often the largest single investment a person will make in their lifetime. The decision to purchase a home is influenced by multiple factors including location, property size, and harmony of neighborhood. Home values decline when adjacent tracts of land are developed with lots of inconsistent size and value; and are further degraded when adjacent small lot homesites and insufficiently mitigated (i.e. landscape and buffering) and on-site amenities.

Goal 4. Preserve Brandons family friendly small-town qualities by promoting and enhancing sense of place and community.

Response: Rezoning petition 25-0802 proposes lot sizes of minimal size, no use-to-use buffering along the boundary of existing larger lot homesites; limited screening materials, and very limited on-site recreation and usable open space. The urban intensity lot sizes (6,900 square feet) are not consistent with established larger lot neighborhood, See graphic 9 below, and will not contribute to or promote a small-town quality

Goal 5: Recreational and cultural resources need to be provided to support our family friendly community.

1.Encourage new development to provide new or enhanced (to be defined) recreational amenities

Response: The proposed development provides only minimum recreational amenity and only on the remnant areas in the northern portion of the site surrounding the cul-de-sac, where the area and

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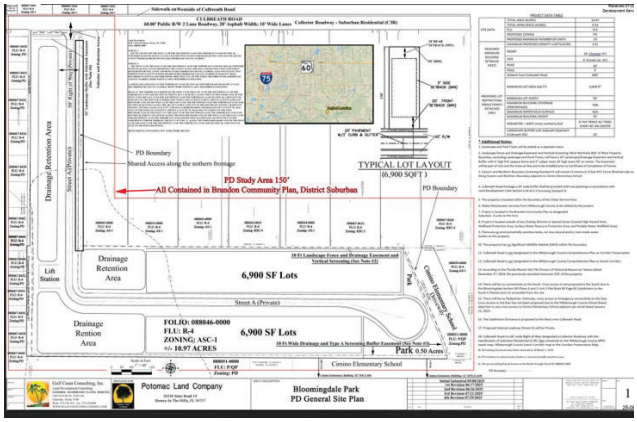
configuration of land is not sufficient for a home site. In this remnant area a "park" is proposed, however, no information regarding amenity is provided. It is assumed to be passive open space.

Graphic 8 Proposed Site Plan PD 2025-0802 demonstration of limited usable open space and recreational amenities



Goal 6: Re-establish Brandon's historical, hospitable, and family oriented character through thoughtful planning and forward-thinking development practices by concentrating density in certain areas to preserve the semi-rural lifestyle of other areas. Attempt to buffer and transition uses in concentric circles where possible with most intense uses in an area at a node (intersection) and proceeding out from there. Create a plan for how areas could be developed and redeveloped for the future. Each of these areas would have potential for different building heights, parking configurations, fencing, buffering, landscape requirements, special use limitations, and design standards. These standards apply to new construction on infill property, redevelopment of undesirable areas and renovation of existing buildings. The primary consideration of all changes should be compatibility with existing structures to ensure neighborhood preservation.

2. Implement Brandon Character Districts to protect established neighborhoods and historic patterns of development
3. Consistent with the Brandon Character District Map, develop design guidelines for the Brandon Character Districts to address at a minimum building heigh, density and intensity, building types, bulk, mass, parking, location, access, frontage, setback, buffer , landscape, streetscape and signage. Consistent with the general design characteristics listed in the Brandon Community Plan document, develop specific standards for adoption into the Land Development Code.

Response part 1:

To date, the Brandon Character Districts design guidelines have not been adopted into the Land Development Code and the Brandon Character District Map is lacking sufficient information to definitively identify the site. The best information available indicates the area of the site intended for residential development is partly or entirely within the Garden Estate District.

The current agricultural zoning of the site; its location within an established neighborhood and its proximity- abutting existing larger lot (0.60 acres to over 2 acres in size) sites, developed primarily with single family homes indicates the district is more like the Garden Estate District than the Suburban District and that the development standards of the Garden Estate District are intended and should apply.

Graphic 9., below intends to interpret the proposed layout of PD 25-0802 and its relationship to the existing, developed properties to the west. These existing properties vary in size from 0.59 acres to over 2 acres in size.

PD 25-0802 intends to develop thirty-three 6,900 square foot lots with minimal screening and buffering. As stated in Article 12 of the LDC: "Buffers and screening are used to reduce the impact of a use of land or adjacent uses which are of significantly different character, density or intensity". The proposed buffering and screening is not sufficient to protect the established neighborhood and historic pattern of development.

As outlined in LDC 6.06.06 Type A Screening requires compliance with the standards listed below and is generally coupled with a 10-foot-wide buffer intended for landscape materials

Evergreen plants, at the time of planting, shall be six feet in height and provide an overall screening opacity of 75 percent; or

A masonry wall six feet in height and finished on all sides with brick, stone or painted/pigmented stucco; or

A solid wooden or PVC fence six feet in height (finished side out); or

A berm in combination with 1, 2, or 3 above, to achieve a minimum height of six feet and 75 percent opacity at the time of installation; and.

Lawn, low growing evergreen plants, evergreen ground cover, or rock mulch covering the balance of the buffer.

Instead, the developer is proposing:

Site Plan Note 2. Landscape Fence and Drainage Easement and Vertical Screening: Most Northerly 810 feet of west Property Boundary, excluding Landscape and Pond Tracts will have a 10-Landscape/Drainage Easement and Vertical Buffer with 6' high PVC opaque fence and 3" caliper trees 10' high every 40 feet on center. The Easement will be part of the Lots and the trees on lots are to be installed prior to Certification of Completion of homes.

The proposed landscaping is insufficient and does not protect established neighborhoods and historic patterns of development

- The most minimal screening is proposed- a 6-foot-tall fence and undefined "vertical" plantings, between the existing, established, medium to large lot neighborhood and the proposed housing subdivision with significantly smaller lots- a 6-foot-tall fence.
- No buffer is proposed, instead a drainage easement is to be located eastward of the proposed screening (6-foot-tall fence) and on private property
- Drainage easements are not allowed within required buffers, as outlined in Article 12 of the Hillsborough County Land Development Code, *a buffer may only be occupied by screening, underground utilities, stormwater ponds with slopes no steeper than 4: 1; or undisturbed or appropriately managed vegetation*
- Minimal screening and elimination of a buffer is contrary to protection of established neighborhoods. The proposed perimeter landscaping and buffering along northwest boundary and the existing residential uses is not consistent with the intent or definition of a buffer as outlined in the Hillsborough County LDC: *Buffers and screening are used to reduce the impact of a use of land or adjacent uses which are of significantly different character, density or intensity*

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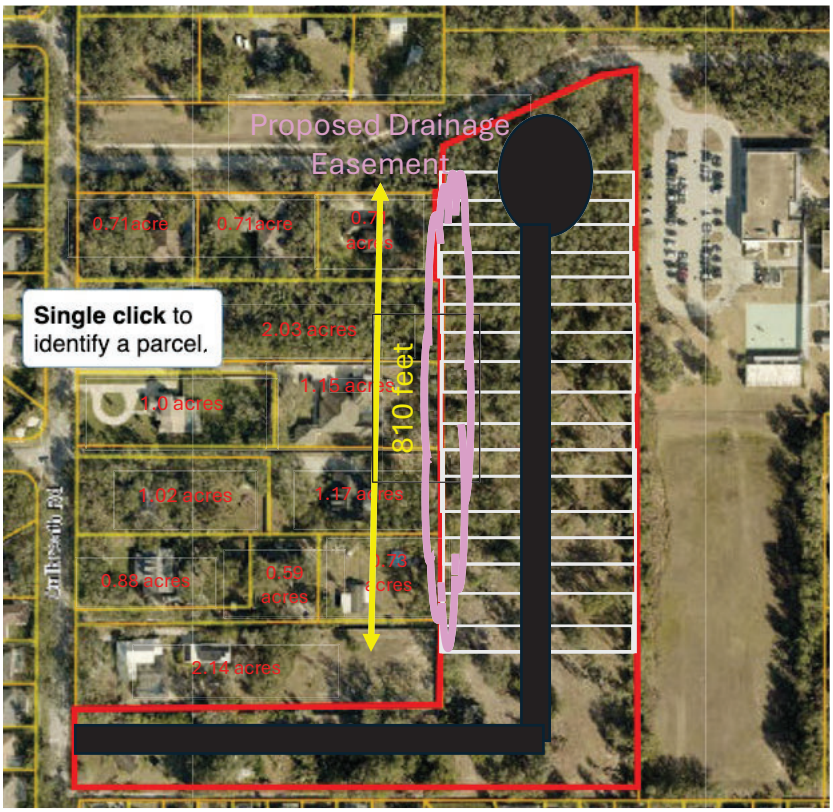
- It is not appropriate to locate a drainage easement on private property. Doing so will reduces the usable rear yard of the proposed development from 20-feet to 10 feet; and offers only limited assurance that structures (like sheds) which prevent the flow of water, located within the are of drainage easement.
- It is not appropriate to locate drainage easements on private property, instead they should be in a separate tract, and controlled by the Homeowners Association
- The actual width and conveyance capabilities of the proposed drainage easement is not known, therefore its effects on adjacent properties outside the development cannot be determined.

Graphic 9 interpretation of the proposed layout of PD 25-0802



<u>Response part 2 :</u>The site plan is provided is a bubble plan and provides minimal information as to the lot configuration, Graphic 9., above is an interpterion of the development proposed, based on information provided.

The proposed planned development does not demonstrate 'thoughtful planning or forward thinking development practices". Consistency with the development pattern and lot size adjoining lots within the established neighborhood is not proposed or mitigated for.

The clustered development and urban lot sizes proposed are significantly smaller than the abutting and nearby lots within the established neighborhood. The perimeter lots, adjacent to the existing residential development do not provide a transition; and screening proposed is of minimum quality and not sufficient for mitigation.

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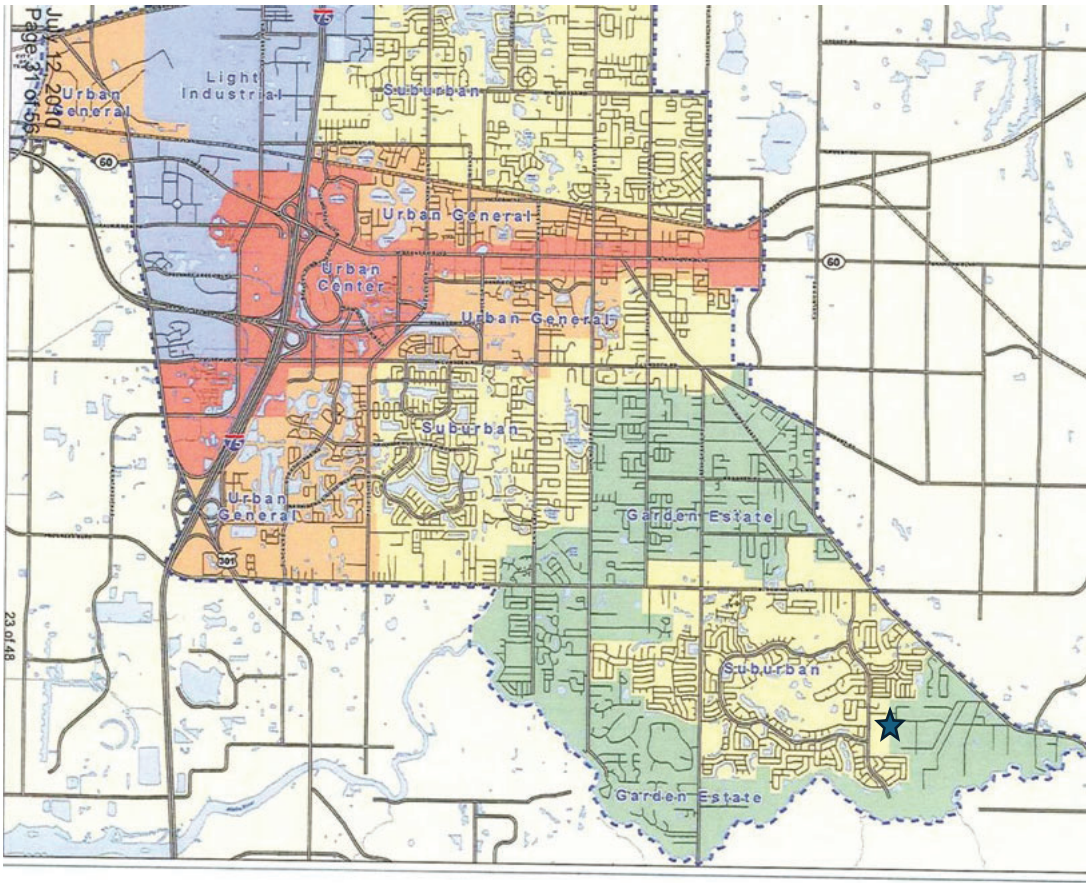
Garden Estates – Usually adjacent to "Suburban" districts or agriculturally zoned properties including a few small working farms. These areas consist predominantly of single-family homes with lot sizes of at least half-acre. They may retain agricultural zoning including related horse and farm animal ownership rights, giving the feel of a semi-rural lifestyle. Blocks may be large and the roads irregular to accommodate existing site conditions such as flag lots or large, grand oak trees. Although located within the Urban Service Area, homes may have been constructed with private wells and septic systems so that County water may or may not be available in these areas. Demand for neighborhood serving uses like Childcare and Adult Day Care is minimal. As a result, special uses should be located at intersections and would not be deemed compatible unless they meet the locational criteria for a neighborhood serving commercial use in the Land Development Code.

Response: The subject property is currently within an agricultural zone (AS-1) and surrounded by agricultural zoning; it is 10 acres in size. The Brandon Community and Special Studies Map is of limited detail, and intended for conceptual purposes. This map indicates the site is partially located within the Garden Estates district. Regardless, this map is conceptual and intended for illustrative purposes. In cases such as this, where a property is located within the transitional area between two districts, the current zoning and lot size, abutting lot sizes and neighborhood character should determine the envisioned development pattern.

Brandon Community and Special Area Studies Map and intended for continued development at lot sizes of at least half an acre.



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Part 5 Land Use Policies which DO NOT support the proposed PD 25-0802

Introduction to the Future Land Use Element, Countywide Growth Strategy, (paraphrased below)

Within the current Urban Service Area (USA) boundary, vacant and developable land has become increasingly constrained. Therefore, the focus in the current USA will be on two things – opportunities for redevelopment and infill in appropriate areas and preserving the character of existing suburban residential neighborhoods.

Response: It is not the intent to allow inconsistent lot sizes into established neighborhoods, the Urban Service Area has been expanded to allow additional area for growth and density bonuses are provided for appropriate density in appropriate areas for example centers and connectors.

COUNTY WIDE GROWTH STRATEGY

- Create compatible development patterns, recognizing land use patterns or existing communities, through design and location of land uses
  Response: *PD 25-0802 seeks to locate urban lot sizes adjacent to existing development of lower density. The development pattern is not compatible and will set a precedent for smaller lot sizes within the established neighborhood/ this is contrary to the Countywide Growth Strategy*

Future Land Use Goal 1. Urban Service Area, *Objective 1.1 Direct at least 80% of new population growth into the Urban Service Area (USA) and adopted Urban Expansion Area through 2045. Building Permit activity and other similar measures will be used to evaluate this objective*

FLU Policy 1.1.2 *To direct growth into the USA, all new residential or mixed-use Future Land Use categories within the USA shall have a density of 4 du/ga or greater unless environmental features or existing development patterns do not support those densities. These categories are identified as Suburban and Urban land use categories in Table 2.2*

FLU POLICY 3.1.2 Gradual transitions of intensities and densities between different land uses shall be provided for as new development is proposed and approved through the use of professional site planning, buffering and screening techniques and control of specific land uses. Screening and buffering used to separate new development from existing, lower density community should be designed in a style compatible with the community and allow pedestrian penetration.

Response*: The screening proposed is the less than the minimal screening and buffering allowed per code. The 10-foot Type "A" buffer is the most minimal buffer outlined in the LDC. It requires 10-feet of horizontal distance from the property line which may only be occupied by screening, underground utilities storm water ponds with slopes no steeper then 4:1 and landscape material or appropriately managed vegetation. The site development plan indicates a 10-foot-wide drainage easement will be used instead of a buffer yard; and that the proposed drainage easement will be located east of the project boundary on the individually deeded lots associated with PD 25-0802 and not controlled by a Home Owners Association (HOA).*

The LDC defines a buffer as follows:

Buffers and screening are used to reduce the impact of a use of land or adjacent uses which are of significantly different character, density, or intensity. As the term is used in Section 4.01.00, buffer means an area of undisturbed or appropriately managed vegetation surrounding a natural resource that is utilized to minimize man-induced disturbances, including the secondary impacts of development.

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FLU POLICY 3.1.2 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 existing character of development.

Response: *The proposed urban lot size and net density proposed is not compatible with the exiting, larger lot, low density development in the identified neighborhood (See graphics 1 and 9) . The justification provided for 6,900 square foot lots is minimal and not satisfactory. The proposed lot sizes are grossly disproportionate to the established development pattern of the existing neighborhood. Approval will allow the encroachment of urban lot sizes into an existing, established neighborhood and set a precedent for future rezonings of similar lot size and poor design quality.*

FLU POLICY 3.1.4 Lots on edges of new developments that have both a physical and visual relationship to the adjacent property that is parceled or developed at a lower density should mitigate such impact with substantial buffering and or compatible lot sizes

Response: *As discussed in detail the 6-foot fence PVC fence, is not sufficient screening; in place of a landscape buffer the developer is proposing a drainage easement and vertical screening. The drainage easement is proposed to be located on the residential lots, this will reduce the usable backyard from 20-feet to 10-feet. This is not consistent with the intent of Policy 3.1.4*

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 4.4.3 Lot size and density of new or 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 Wildlife Habitat protections

Response: the smallest lot size adjacent to the property is located along the western boundary, between the subject site and Culbreath Road. It is 0.71 acres/30,927.6 square feet and is more than 4 times the size of the proposed 6,900 square foot lots. On the west side of the subject property there is one lot that is 0.59 acres/27,700 square feet in size, and more than three times the size of the proposed 6,900 square foot lots. The lot sizes proposed do not reflect the character of the surrounding residential neighborhood; they are more consistent with those within the Bloomingdale Community a Development of Regional Impact approved as a PD that included significant amenity and a variety of lot sizes, than in the subject neighborhood.

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

6.3.2 For purposes of clustering in the Urban Service Area, open space may include natural preservation and mitigation areas, (non-vaulted) stormwater systems and landscape linkages that encourage passive recreational uses consistent with the goals of clustered developments to achieve open space.

6.3.3 when feasible, open space shall include all or as much as possible the most significant , productive, or sensitive natural resources areas on-site. The siting of development should be controlled to minimize fragmentation of natural habitats and limit impacts on the functions of the open space and natural resources

Response:

Except for a park with unidentified amenities in the northern portion of the site, in the remanent area that is not buildable based on its configuration; all open space is retention and detention area with no amenity to promote recreation and no identified water feature. The only linkage between the park and the drainage retention area is Street A (Private).

As stated on the site plan, notes 9., 10., and 13., There are no environmentally sensitive lands or natural water bodies on site; no significant wildlife habitat and no cultural resources on-site.

The retention and detention areas are in the southern portion of the site and include some but not all of the Flood Zone A. The location of the retention/detention areas create concerns regarding ingress and egress in a flooding event and do not demonstrate their ability to sufficiently manage on and offsite stormwater capture and runoff.

Therefore, the proposed clustered development is utilized to increase lot count, and not 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.

Conclusion:

The proposed planned development does not demonstrate 'thoughtful planning or forward-thinking development practices". It proposes a clustered development pattern, yet open space is comprised of mostly drainage and retention but also a small park. There is no linkage between the park and the retention areas, no water feature and no listed amenity. The site plan confirms that the site has no environmentally sensitive lands, no natural or man-made water bodies, no significant wildlife habitat and no cultural resources. It does not meet the intent of a clustered development.

Consistency with the development pattern and lot size of adjoining lots within the established neighborhood is not proposed or mitigated; the most minimal screening is proposed between the existing developed lots to the west. Generally, when smaller lots are proposed adjacent to existing larger lots, the perimeter lots of the proposed development are required to be larger and separated by a substantial buffer. In this instance the developer is proposing a 6-foot fence for screening and a 10-foot-wide drainage easement to be located along the western boundary of the 6,900 square foot perimeter lots in lieu of a landscape buffer yard. This will provide no mitigation of use and effectively reduce the useable backyard area of the perimeter lots of the proposed development from 20-feet to 10-feet. Additionally, it will place the responsibility of drainage maintenance in the hands of the individual homeowner.

PD 25-0802 is proposed for development of 33 single family lots of 6,900 square feet. This project will generate additional traffic adding to existing traffic congestion on Culbreath Road, a substandard roadway; and several associated intersections. The developer contends that there is unreasonable burden in meeting the driveway spacing requirements because of the very limited frontage along Culbreath Road which does not provide sufficient area to shift the driveway location to a point where it could comply with the County's driveway separation regulation. In addition, the developer is seeking design exceptions because Culbreath Road is not a standard roadway. It cannot be made a sufficient roadway because it does not have sufficient right of way- this prevents construction of sidewalks on the west side of the road and bike paths. These improvements are critical within 2 miles of a school.

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The proposed development plan is not appropriate for approval. If approved it will set a precedence for future development which is inconsistent with the intent of the clustering and neighborhood protection policies as outlined in the Comprehensive Plan.

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Professional land planner certified by the American Institute of Certified Planner (AICP) with experience in the public and private sectors specializing in zoning, eminent domain and sign regulation.

June 2009-Present
Planner Ortiz Planning Solutions
2810 N. Central Ave Tampa FL 33602
Provide land use and zoning expertise and representation to clients throughout Florida in processes including but not limited to rezoning, planned development, special exceptions and special use, alcohol beverage wet zoning, and master sign plans. Conduct pre-acquisition due diligence; facilitate development review meetings; assist with the issuance of site development and building permits, and host neighborhood meetings. Review eminent domain takings and provide planning analysis.

August 2006- March 2009
Community Planner II Hillsborough County Planning and Growth Management Division
600 E. Kennedy Blvd. Tampa FL 33602
Analyzed development proposals for consistency with the Land Development Code and Comprehensive Plan, created planning reports and presented findings to decision making boards. Reviewed site plans and annexation requests for compliance with zoning regulation. Assisted with the creation of community plans by representing Hillsborough County in neighborhood meetings and planning charettes and documenting results. Acted as staff liaison to the Historic Preservation Board.

May 2004-August 2006
Community Planner I Polk County Land Development Division
Analyzed development proposals for consistency with the Land Development Code and Comprehensive Plan, create planning reports and presented findings to decision making boards. Reviewed site plans for compliance with zoning regulation. Represented Polk County in neighborhood meetings and planning charettes. Acted as Planner on Call.

Education
University of South Florida, Bachelor of Arts, Geography.

Certification
American Institute of Certified Planners

Volunteer Experience
City of Tampa Historic Preservation Commission

Exhibit 2

August 11, 2025

Tom Leech
President, Bloomingdale Special District
3652 Erindale Drive
Valrico, FL 33596

Dear Mr. Leech,

Alex Roark Engineering has completed the review of an *Administrative Variance* and a *Design Exception* applied for the proposed Bloomingdale Park development. The variance and exception letters were prepared by Gulf Coast Consulting, Inc. for the developer. The letters are dated August 4, 2025, and August 5, 2025. This review was requested by the Bloomingdale Special District. Following is a summary of the review.

Administrative Variance Letter:

1. **The letter incorrectly states that the closest access to the south from the proposed access meets the standard.** The letter identifies the subject roadway, Culbreath Road, as a Class 5 roadway which requires a minimum access (driveway or roadway) spacing of 245 feet. After describing the substandard distances of driveways to the north, the letter states " All other driveways/roadways meet spacing relative to the proposed new curb cut." This is not accurate. The site plan shows there is an additional access between the southern boundary of the subject parcel and the homes to the south that access Allwood Avenue. This access to the south is shown below.

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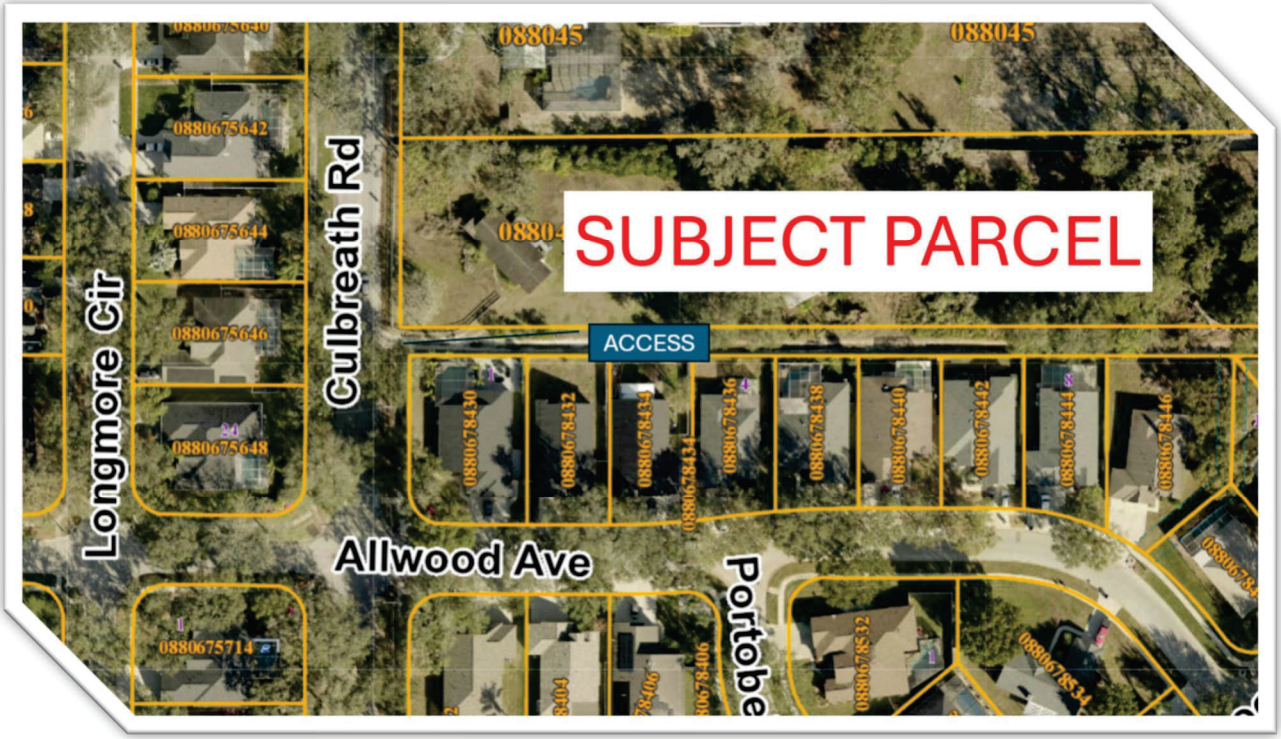

This access point is referred to as "River Park" and is identified as both a 15-foot public right-of-way (western end) and a 15-foot easement reserved for right-of-way (eastern end). This access point onto Culbreath Road is approximately 120 feet from the proposed development access, which is less than half of the minimum standard of 245 feet.

1. **The letter incorrectly states that low speeds reduce the possibilities of conflicts on Culbreath Road.** In addressing the requirement that this variation not be detrimental to the public health, safety, and welfare, it states, "Culbreath Road is a low speed, 30 mph roadway within a relatively densely populated residential area. The low speeds reduce the possibility of conflicts resulting from substandard driveway spacing." The speed of a roadway does not impact the number of conflicts at a driveway connection point or intersection. Adding any new access point will, in fact, increase the number of conflicts. Also, with the configuration of the roadway network in this area, all of the traffic south of Natures Way Boulevard and essentially Erindale have to travel north/south along Culbreath Road to access their homes. Allwood Avenue, the next appropriately spaced access road to the south, serves hundreds of homes. This proposed nonstandard access, and increased conflicts would be detrimental to the public welfare. With the proximity of the elementary school and the absence of sidewalks on the subject side of the road, more vulnerable roadway users will experience increased exposure.

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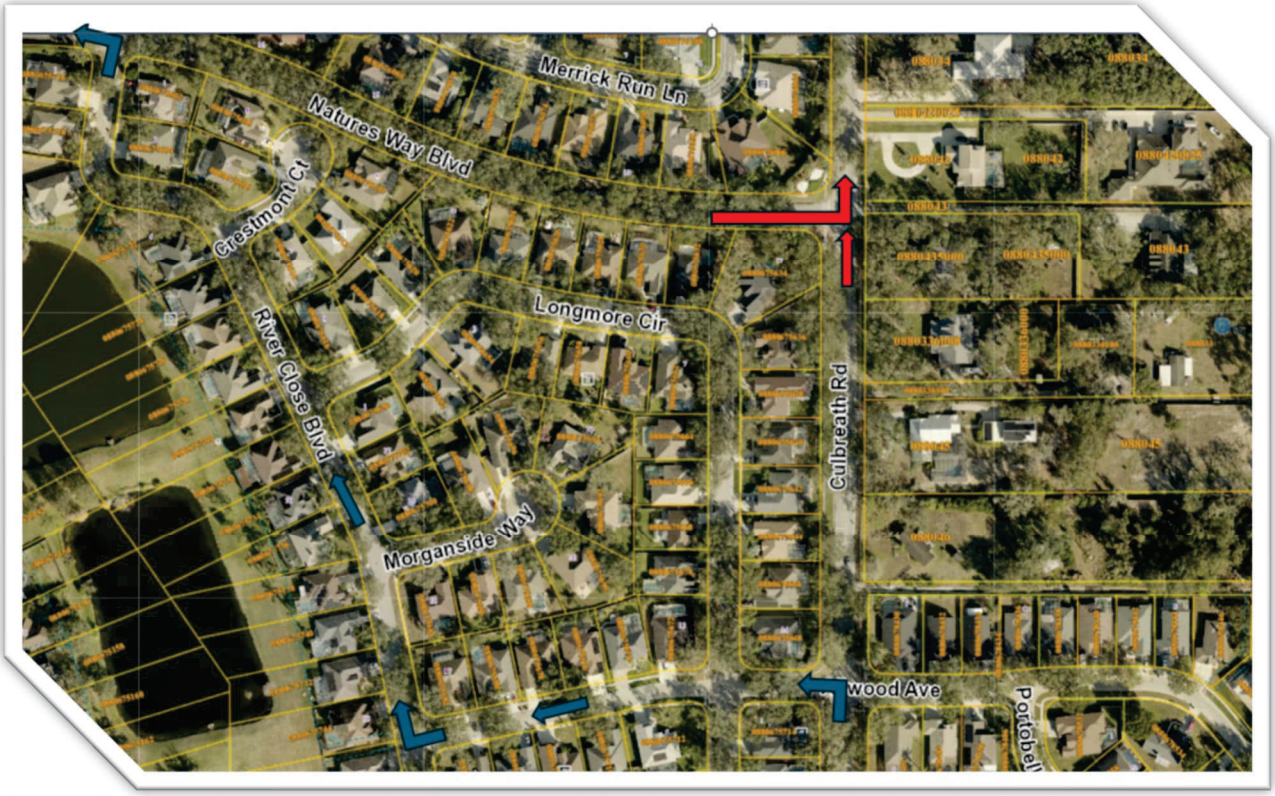
Even at 30 mph, the probability of a pedestrian fatality increases by 40% as compared to 20 mph. Also, if actual speeds are 40 mph the probability increases by 80%.

Finally, not addressed in the variation or exception letters, but another traffic related issue that may be caused by this development is cut-through traffic. According to local residents, Cimino Elementary School morning peak hour traffic causes delays and queueing on Culbreath Road to south of Natures Way Boulevard. This situation would encourage cut-through traffic at Allwood Avenue along River Close Boulevard to Natures Way Boulevard (see below).



The additional traffic generated by the proposed development would likely make this situation worse.

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Design Exception Letter:

1. **The applicant incorrectly refers to the Culbreath Road typical section as urban and having curb and gutter.** In describing the existing conditions the letter states, "Culbreath Road is an urban (curb and gutter) road section,..." However, Culbreath Road does not have a curb and is not an urban section (see Google image below). Without the curb, but with the gutter and considering the nature of the area, Culbreath Road is a "Transitioning" or "Suburban" typical section.

2. **In the justification for the design exception for the substandard Culbreath Road the letter claims that insufficient available right-of-way is justification for not bringing the Culbreath Road up to standard.** The letter refers to the Hillsborough County C3-2U-SL typical section as the standard for Culbreath Road (shown below). The letter also indicates only 60 feet of right-of-way is available. The C3-2U-SL typical section is shown below.

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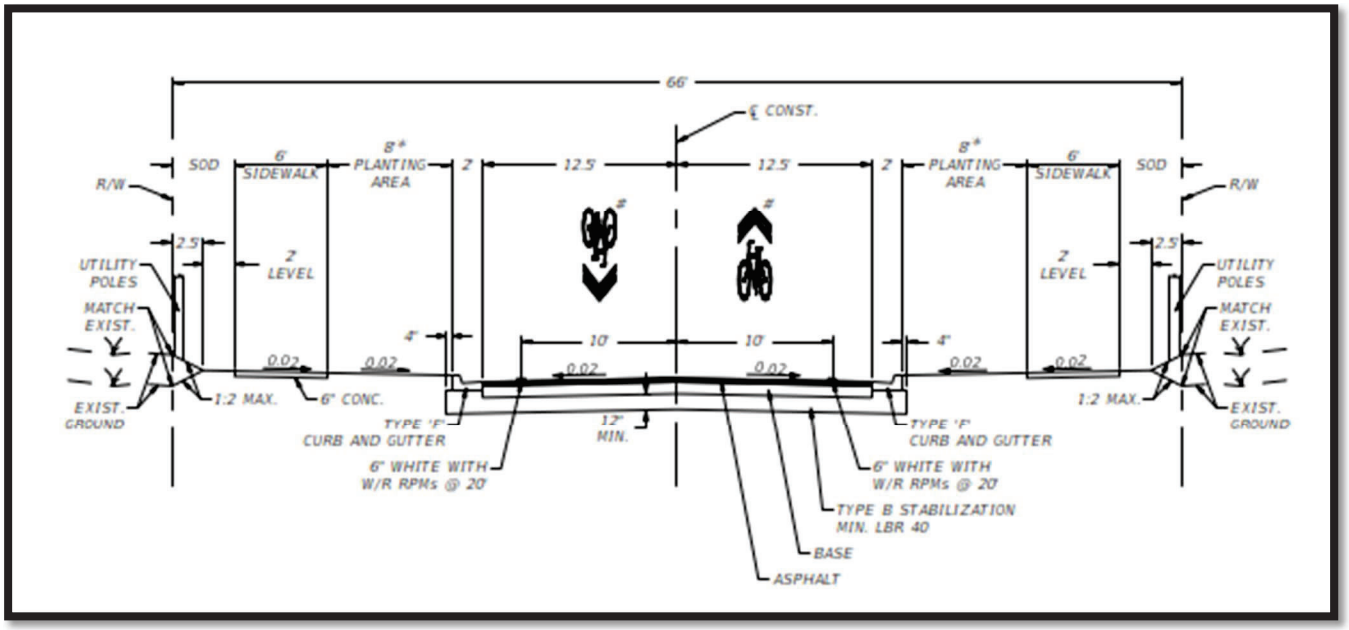

The letter incorrectly indicates that the C3-2U-SL typical section requires 2.5-foot marked bike lanes. This typical section includes bike “sharrows” as exist on Culbreath Road and other roads in the area. A 2.5-foot bike lane would be substandard.

The important aspect of a typical section is the amenities it provides within the allotted area (right-of-way). In this case, from a transportation perspective, the important amenities include the travel lanes (both directions), bike lanes (both directions), and sidewalks on both sides of the road. If only 60 feet of right-of-way is available, this typical section could be modified to narrow it while maintaining the important amenities. For example, one option may be to reduce the travel lane widths to 12’ each (as they exist now) and reduce the planting areas from 8’ to 5.5’ on each side. This would allow the typical section to fit within the available 60’ of right-of-way. Other configurations are also possible.

A modified version of this typical section could fit within the available right-of-way and provide the additional intended amenities associated with standard roadways such as sidewalks on both sides of the road.

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In summary, both the Administrative Variance request and the Design Exception request are flawed and should address the deficiencies identified in this summary.

Sincerely,

Drew Roark, PE, CTL

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Charles Andrew (Drew) Roark P.E. CTL

Alex Roark Engineering, PLLC

Mr. Roark has 30 years of experience in the transportation consulting industry with over 15 years of senior management experience in the transportation consulting industry. He has experience from traffic data collection to directing the Transportation Sector for the Southeast US for large engineering firms. As is shown below, although Mr. Roark's experience is broad in many different areas within the industry, his technical specialties are primarily in the area of traffic engineering and planning. Mr. Roark has been directly involved with multiple Project Development and Environment (PD&E) studies, managed specialty projects such as the Florida Department of Transportation Central Office Transportation Statistics Data Support project and the Florida Statewide Motor Carrier Compliance General Consultant contract. Mr. Roark is experienced in preparation and review of transportation impact studies for numerous Developments of Regional Impact (DRI) throughout the state of Florida. His experience has included preparation and supervision of data collection programs, coordination with local review agencies, preparation of traffic signal warrant reports, modeling of future traffic volumes using the FSUTMS model, calculations of projected impact fees including independent impact fee studies and preliminary roadway planning and design for maximizing safety and mobility.

RELEVANT PROJECT EXPERIENCE

- **Statewide Trip Generation Study, Florida Department of Transportation, Research Center -- Project Manager.** A statewide study investigating trip generation rates associated with Fast Food with drive through and Coffee Shops with drive through land uses. Study will compare the trip generation rates of 40 sites around the State of Florida in multiple context classifications as well as the service times and queueing from the site. The site will determine if different brands of the same land use exhibit different operating characteristics. The project is focused on the prevention of queueing into the adjacent roadway system and improving safety.

- **Motor Carrier Compliance (OMCC) General Consultant, Florida Department of Transportation, Central Office--Project Manager**. A General Consultant contract providing architectural and engineering services, including planning, environmental, building design, geotechnical, landscaping, developing design criteria for design-build, permitting and other necessary services to assist in the planning, construction and management of various projects and facilities around the state of Florida managed by the OMCC.

- **City of Tallahassee Traffic Signal Management Plan (TSMP). Tallahassee, Florida. Traffic Engineer.** The TSMP is a process developed by FHWA to provide a framework for delivery of high-quality service to the public through an efficient and well-maintained traffic signal system. The City of Tallahassee's goals were to develop a Traffic Signal Strategic Business Plan which would provide a succinct description of all activities required for City staff to manage the traffic signal program, offer a basis for introducing new staff to the processes relevant to their roles, both inside and outside the program or City, illustrate to management and outside funding agencies the structured approach to traffic signal management, specify an approach to strategically shift design, maintenance and operations from reactionary to proactive and to effectively plan for needed capital improvements, as well as other goals.

Years of Experience: 30

Education:

- Bachelor of Science in Civil Engineering, University of South Florida, 1997

Professional Registration:

- Registered Professional Engineer: Florida (No. 56826), 2001
- Registered Professional Traffic Operations Engineer: (No. 1105), 2003 - 2009

Certifications:

- Certification in Transportation and Logistics (CTL), 2014 – Lifetime Member

Professional Membership:

- Board Member, Tampa Bay Chapter Institute of Transportation Engineers, 2005 - 2007
- Member, Institute of Transportation Engineers, Planning Council
- Member, Leadership Tallahassee Class 26
- Board Member, Tallahassee Economic Development Council, 2014
- Certification in Transportation and Logistics (CTL), 2014 – Lifetime Member
- Public Relations Committee Member, ACEC FL - Current
- Transportation Committee Member, ACEC FL – Current
- Small Business Subcommittee Member, ACEC FL – Current
- Florida Engineering Society – Big Bend Chapter – Current
- Jim Moran Institute for Global Entrepreneurship – Small Business Executive Program - Class XXII

Additional Activities:

- Adjunct Professor, FAMU-FSU College of Engineering – Transportation Engineering Course – Fall 2022 – Spring 2023

- **Transportation Statistics Data Support Contract, Florida Department of Transportation, Central Office (2012-2015) (multiple selections) - Project Manager/Officer**. Involves a General Consultant contract supporting Central Office Statistics. This contract includes assignments in traffic monitoring (primarily relating to data extraction from the permanent count stations, teaching the Project Traffic Forecasting classes and development of the new Project Traffic Forecasting database), data collection (freight, RCI, RITA, SLD, Video Log, route sequencing and Quality Control processes), data analysis (HPMS, city-county mileage web site and VMT) and GIS Basemap (FREAC, Remote sensing, ArcGIS and ArcSDE application development and testing) areas.

- **US 319 at Songbird Avenue Traffic Signal Design. Crawfordville, Florida. Engineer of Record.** Project includes a traffic signal design for an intersection on US 319, Crawfordville Highway. Mast arms were required and a unique design to avoid and minimize utility conflicts as well as voids found in the soil.

- **City of Fort Myers, Florida Traffic Signal Design. Signal Design Lead.** Project included the re-design of six traffic signals. Five of the intersections included mast arms, and one was strain pole. The intersections are located on First and Second Street, which were one-way pairs and were being converted back to two-way and taken over by the City of Fort Myers. Challenges included trying to re-use as much of the existing infrastructure as possible.

- **Transportation Impact Analyses.** Conducted transportation impact analysis for the following projects as well as over a dozen others in the Tallahassee Area:

  Publix, Wakulla County, Florida
  Florida Mall DRI, Orange County, Florida
  Northbrook Development, Collier County, Florida
  Sarasota Memorial Hospital, Sarasota County, Florida
  Connerton DRI, Pasco County, Florida
  Tampa Tech Park, Hillsborough County, Florida

- **Woodville Highway Safety Study. FDOT District 3, Tallahassee, Florida. Project Manager**. Project included evaluation of five years of crash records to determine patterns and appropriate crash mitigation and crash modification factors using the Highway Safety Manual. Recommendations including conceptual designs and benefit cost analyses were included.

- **Hillsborough County Signal Warrants – Hillsborough County Government, Hillsborough County, Florida – Project Manager.** As part of an on-call contract this project included providing traffic signal warrant analyses at intersections specified by Hillsborough County. Field and traffic volume count data were collected at each intersection. Scope included analyzing dozens of intersections that were suspected of the need for a signal or were citizen inquiries.

- **US 98 (SR 30) from CR 30F(Airport Road) to the Walton County Line, Florida Department of Transportation, District 3.** Project is the design of a capacity improvement from four to six lanes including major pedestrian facilities. Our portion of the project included traffic data collection, analysis and signal design, noise analysis, landscape architecture, and permitting.

- **Bannerman Road Corridor Study, Leon County, Florida--Project Manager.** Preparation of a corridor study to analyze a two-lane divided roadway and its applicability to be widened to four lanes. Project includes traffic analysis, development of alternatives, evaluation of the preferred alignment, potential environmental impacts, public participation and documenting the analysis completed.

- **Mobility Plan, City of Destin, Florida – 3TP, Traffic Engineer.** Establishing an up-to-date mobility fee including a carrying capacity study, a full update and documentation of the City's mobility plans, an assessment of the role of land use in generating transportation demand, and mobility fee calculations tied to planned improvements.

- **Destin Traffic Signals Update, Destin, Florida – 3TP.** This project included updating the phasing, timings, and geometries of all of the traffic signals within the City of Destin. As a sub to 3TP, all of the services and deliverables including the updated Synchro files and models were provided.

- **Pensacola Bay Bridge Project Development and Engineering (PD&E) Study, Florida Department of Transportation, District 3--Project Director**. Involved a PD&E study to evaluate the widening of a four-lane bridge to six lanes. Project included development of alternatives, engineering and environmental analysis to determine impacts associated with the alternatives, public meetings, selection of preferred alternative and documentation.

- **SR 70, 34th Avenue to Berman Road Project Development and Engineering (PD&E) Study, Florida Department of Transportation, District 1--Project Manager**. Involved a PD&E study to widen SR 70 from two lanes to four lanes. Project included development of alternatives, engineering and environmental analysis to determine impacts associated with the alternatives, public meetings, selection of preferred alternative and documentation.

- **Westside Boulevard from I-4 to Osceola/Polk County Line Route Study, Polk County, Florida--Project Manager.** Preparation of a corridor study for a new segment of Westside Boulevard. Project includes traffic analysis, development of alternatives, evaluation of the preferred alignment, review of potential environmental impacts, public participation and reports documenting the analysis completed.

- **SR 54 (West of CR 579 to East of Curley Road), Pasco County Government, Pasco County, Florida--Project Manager**. Under the Pasco Continuing Professional Services Agreement, prepared a Project Development and Environment (PD&E) study to be carried forward as a State Environmental Impact Report to determine needed improvements to this roadway. Project includes traffic projection to the 2025 design year, engineering analysis to determine right-of-way requirements for alternatives developed, environmental evaluation and a public involvement program.

- **Clinton Avenue Extension (McKendree Boulevard to East of Curley Road) Pasco County, Florida--Project Manager**. Under the Pasco Continuing Professional Services Agreement, prepared a corridor study for the new segment of Clinton Avenue. Project includes traffic analysis, development of alternatives, evaluation of the best-fit alignment, review of potential environmental impacts, public participation and reports documenting the analysis completed. Right-of-way maps prepared to document existing conditions.

- **CR 54 (US 27 to US 17/92), Polk County Government, Polk County, Florida--Project Manager**. Under the Pasco Continuing Professional Services Agreement, prepared a corridor study for this segment of CR 54. Project includes traffic analysis of existing conditions, projection of traffic to the 2025 design year and determining of future laneage needs. Alternatives developed and analyzed to determine future right-of-way requirements.

- **Florida's Turnpike at the Lake Worth Road Interchange Project Development and Environment (PD&E) Study, Florida's Turnpike Enterprise, Palm Beach County, Florida--Engineering Lead**. Prepared a PD&E study to be carried forward as a State Environmental Impact Report to determine needed improvements to this Interchange. Project includes engineering and environmental analyses to determine impacts associated with alternatives developed.

- **US 27 Weigh-in-Motion (WIM) Project Development and Environment (PD&E) Study, Florida Department of Transportation, District 1, Glades and Highland Counties, Florida--Project Manager**. Prepared a PD&E study re-evaluation to locate two WIM stations on US 27 between SR 29 in Glades County and SR 70 in Highlands County. Project included a Site Selection Report and development of alternatives. The environmental evaluation included sand skink surveys to determine whether this species existed at several potential sites. The public involvement program included coordination with county officials, a Public Information Workshop and Public Hearing.

- **I-4 Weigh-in-Motion (WIM) Project Development and Environment (PD&E) Study, Florida Department of Transportation, District 1--Transportation Engineer**. Prepared a PD&E study to locate two WIM stations on I-4 between I-75 and US 27. Project included projection of traffic volumes on I-4 to the 2030 design year, preparation of a Site Selection Report, engineering analysis to determine site and ramp geometry, environmental evaluation of alternatives and public involvement program.

- **Lee Roy Selmon Expressway Project Development and Environment (PD&E) Study, Tampa Florida**. Reversible lanes on the expressway from Brandon to downtown Tampa. Responsibilities included analyses for the expressway and ramps for all alternatives.

Exhibit 3

DIAZ PEARSON
& ASSOCIATES, INC.
ENGINEERING + PLANNING

August 13, 2025

Land Development Engineering Objections
Proposed Bloomingdale Park Private Subdivision
PD-25-0802

Overview

The Bloomingdale Special Taxing District in Hillsborough County, Florida is a well-established residential area with limited infrastructure flexibility. The proposal adding 33 new residential lots will result in an unmanageable strain on infrastructure including unacceptable drainage and flooding consequences. The community has a well-documented history of power outages. Additionally, the community's relies on limited irrigation water restricted for normal use. Increasing demands to already strained infrastructure services without service improvements exacerbates intolerable conditions. The rezoning petition reveals these consequences which are briefly described as follows, with additional amplification:

1. Represents a net density incompatible with adjacent properties

2. Proposes development in a FEMA Flood Zone
    a. Identified as Zone A; a 100-year flood zone which the flood elevation has not been determined, but flooding has been recorded.

3. Represents land development within a 'closed' drainage basin

4. Suggests Drainage Retention Areas located in flood zone without mitigation

5. Fails to recognize off-site runoff onto the property

6. Suggests non-functional rear lot drainage easement with landscape obstructions
    a. Additional cause for concern being any ancillary buildings home owners may construct, such as sheds.

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7. Represents inconsistent Site Data for lot area, minimum lot width, and number of lots

8. Presents Typical Lot Layout with problematic grading, drainage and side swale consequences

9. Fails to recognize existing 15 ft. recorded public right-of way and 15 ft. easement reserved for right-of-way, **or** misrepresents same existing features

10. Proposed Driveway Administrative Waivers reflecting misrepresentations

11. Required HOA for Private Subdivision will represent a disproportionate financial burden on 33 homeowners responsible for maintenance and operation costs for roadway, drainage, stormwater management, open space/landscape management, and wastewater pump station

Detailed Analysis

Source: Developers Representations 07-30-25

1. **Density:**
    a. Any meaningful density compatibility concept must be applied and compared to those directly affected properties; namely adjacent occupied residences. Aerial photography and Property Appraiser records clearly reveal six (6) directly affected improved residential properties with significantly larger lot sizes bordering the west side of the property. These six residential lots measure 150 ft. width (with exception of one measuring 125 ft. width) with corresponding lot areas of 0.73 ac. to 2.14 ac.
    b. Thus the proposed 3.01 units/acre density is a misrepresentation compared to directly adjacent residences to the west.
    c. The Surrounding Density Map and Table (slide16/21) is a misrepresentation of suggested density compatibility suggesting the subject property's favorable density comparison. For example, five (5) subdivision lots appearing in the table represent 60 ft. widths, one (1) subdivision represents 65 ft. width, and two (2) subdivisions represent 70 ft. lot widths. This represents a fictional compatibility with the subject property's 50 ft. minimum width.
        i. Additionally, residential lots in the adjacent Bloomingdale Cove subdivisions to the south represent 60 ft. wide lots with 4.23 & 4.14 units/acre densities.

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ii. Three other suggested compatible subdivisions are to the southwest of Bloomingdale Avenue or to the north on Bloomingdale Avenue. These appear 'cherry picked' to influence an uninformed reader suggesting the proposed project fits well in the community. It does not.
    1. Bloomingdale Section AA/GG Unit 2
    2. Bloomingdale Section CC Phase 1
    3. Bloomingdale Section CC Phase 2

2. **FEMA Flood Zone:** According to FEMA FIRM Map No. 12057C0530H Effective August 28, 2018 the southern and eastern portion of the property occurs in Flood Zone A. Flood Zone A also appears just beyond the proposed subdivision's northern boundary. The subdivision's Zone **A** boundary appears within a closed drainage basin. The significance of a 'closed drainage basin' is its lack of an adequate outfall. This flood zone identification appears consistent with the Flood Zone A boundary represented by the boundary survey layer on the project's Site Plan. The balance of the property largely representing the portion earmarked for residential lots appears in Flood Zone X. Recall Flood Zone **A** represents the area subject to a 1% annual flood occurrence translated to a 100-year flood event.
    a. Please see **Exhibit A** Titled **Closed Basin Map**. This depicts the existing drainage area consisting of off-site land to the west as well as the proposed subdivision's land area contributing surface runoff into the flood zone. No outfall appears on the mapping.
    b. For the occasion where the flood zone limits are exceeded, the adjacent Bloomingdale Cove subdivision directly south of the subject subdivision would be in jeopardy of likewise flooding.

3. **Closed Basin:** Surface contour mapping disclosed (Petitioner's sheet 7 and DPA Exhibit A) reveals a closed drainage basin with no outfall. The basin includes the proposed project as well as off-site land contributing runoff onto the project. This condition requires stormwater management retention for the 100-year rainfall event as opposed to normal design conditions. This is a consequence in addition to mitigation for displaced flood plain storage for the project's design.
    a. The Site Plan proposes 'conceptual' stormwater management ponds accounting for 23% of the project's area. This appears a shortfall area representation for a realistic 'closed basin' project.
    b. It is appropriate the Developer/Petitioner provide drainage calculations that adequately represent stormwater management

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design to preclude flooding off-site land to the south as well as the project itself.

c. Customary zoning representations suggest the project will comply with Hillsborough County and SWFWMD regulations. This provides little confidence the project is viable absent appropriate engineering calculations demonstrating otherwise.

d. On the occasion this rezoning petition is approved, we strongly recommend placement of a condition requiring petitioner submit all drainage calculations to an independent third party engineering firm for review as to adequacy and conformance with accepted engineering methodology.

4. **Flood Plain Mitigation:** Stormwater ponds situated within the Flood Zone A will require mitigation of displaced storage in addition to accommodating the site's developed runoff. This design consequence does not appear reasonably accommodated for in the site's conceptual pond representations.

5. **Off-site Runoff:** Contour mapping (Petitioner's sheet 7 and DPA Exhibit A) clearly shows adjacent off-site land to the west contributing surface runoff onto the proposed site. This condition must be accommodated to assure conveyance of off-site runoff AND to preclude any blockage thereof. The Site Plan is silent addressing this design condition.

6. **Rear Lot Drainage Easement:** Site Plan proposes a 10 ft. drainage and landscape buffer easement (Petitioner's Note 3) along the west boundary adjacent to existing residences. This ostensibly accounts for a PVC visual buffer, tree placement landscaping and some feature for runoff conveyance. This concept appears flawed.

   a. The 10 ft. easement width suggests some sort of swale accommodation for drainage runoff within the easement. Detail is silent whether this concept accommodates runoff from proposed rear lot areas, or accommodates off-site runoff from adjacent property, or both. Either way the proposed rear lot drainage easement's function will be obstructed by 10 ft. high tree placement at 40 ft. spacing. (See DPA Detail A)

   b. DPA Details 'A', 'B' and 'C' depict a typical lot grading template identified as **HUD Type 'A' Lot Grading.** This accepted lot grading template calls for a site's developed runoff, sourced from roof areas, patios, sheds, etc. conveyed from the rear yard towards the front

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street. Surface runoff conveyance occurs in rear yard and side yard swales

i. DPA Detail A depicts a new rear yard's grading to result in runoff directed towards the front street.
ii. Detail B depicts the side yard area available for a swale on either side of the home with flow directed towards the front street.
iii. Detail C shows the functional limitation this concept results for the proposed subdivision. Detail C shows the dysfunctional concept for a side swale within a five (5ft.) side setback with fence and ornamental shrub obstructions.

c. This proposed condition results in NO confidence the project will effectively accommodate conveyance of either on-site runoff, or runoff generated from off-site land to the west.
d. The proposed 10 ft. easement proposed along the east boundary is similarly deficient. Its function conveying off-site runoff will obviously be obstructed with required tree planting.

7. **Site Data:** The Project Data Table appearing on the Site Plan's 4th revision presents ambiguous information as 'data'. Inconsistencies in the Data Table and the Site Plan itself discredit the project's representations.
   a. The minimum 6,900 sq. ft. lot area value is derived from 50 ft. wide lots. Thus the project's 3.01 units/acre density.
   b. The project's inconsistency with adjacent projects' density and comparable lot widths has already been established herein.
   c. The graphic 'bubble' representing proposed 6,900 sf. lots yields 16 (50 ft.) lots on the west side of the proposed street and 13 (50 ft.) lots on the east side of the proposed street. This results in 16 + 13 = 29 lots, conflicting with the maximum 33 lots proposed.
   d. Reviewing the graphic lot bubble for its developable length with 60 ft. wide lots results in 13 (60 ft.) lots on the west side of the street and 11 (60 ft.) lots on the east side of the proposed street. This results in 13 + 11 = 24 lots. This corresponds to a 27% lot yield reduction, albeit with 60 ft. wide lots still inconsistent with comparable area lots.

8. **Typical Lot Layout (Site Plan):** The Typical Lot Layout provides front, rear, and side setback dimensions. Absent from disclosure is any Typical Surface Grading concept (HUD Type A or B or otherwise modified) to identify lot grading for surface drainage. Conventional design suggests rear lot runoff

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is conveyed by side swales, on either side of proposed residences, to the front street. See DPA graphics Details A, B, & C.

a. The lack of any meaningful grading concept represents a non-functional design condition. Given the likelihood of fencing along the side property boundaries, supplemented possibly with landscape shrub materials, a 5 ft. side setback will not account for remaining area for any functional swale. See DPA Details B & C.
b. This condition, while applied in other subdivisions invariably results in obstructed drainage with many problematic experiences in comparable subdivisions.
c. This design concept with 50 ft. wide lots, five (5 ft.) side setbacks and HUD Type A grading design is the subject of a variety of Hillsborough County lawsuits representing inadequate or otherwise failed site design.
d. The proposed 10 ft. side separation between adjacent residences will not reasonably accommodate adequate lot runoff.
e. Given the 138 ft. lot depth, a minimum 7.5 ft. side setback is appropriate. This allows for a minimum side swale configuration.

9. **Existing Right-of-Way (R/W) and (R/W) Easement along South Boundary:** The site's boundary survey along with other discovered documents identifies a recorded 15 ft. existing R/W along the project's south boundary adjacent to Culbreath Road. This is followed by a similarly recorded 15 ft. easement reserved for R/W continuing to the east boundary.
   a. These disclosures occur along the project's south boundary adjacent to the Bloomingdale Cove subdivision.
   b. The exact location of this existing R/W and its companion R/W reservation is not represented in the PD plan.
   c. The presence of existing R/W or its function is thus undisclosed, as its fate or impact on the PD plan.

10. **Proposed Driveway Administrative Waivers:** Petitioner's documents suggest Administrative Waivers for a proposed driveway location and acceptable spacing compared to existing driveway locations. This appears a gross misrepresentation. The project proposes a single driveway, thus with some level of acceptance, compared to existing driveways along Culbreath Road. The proposed project amounts to the equivalent of 33 new driveways along Culbreath Road. Clearly an unacceptable condition with new traffic impacts.

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a. The existing Culbreath Road characteristics and configuration are inconsistent with current Hillsborough County Standards. The roadway is substandard in a variety of conditions.
b. Waivers and design exceptions arguably address some level of hardship, thus requiring design interpretation or standards relaxation for mitigation. There is NO hardship condition in this rezoning application. Rather, the petition simply reflects a self-imposed hardship for the applicant's private profit.
c. Culbreath Road has a documented history of traffic congestion owing to its proximity and access to the adjacent Cimino Elementary School.
d. Video documentation clearly establishes the history of cars queueing along Culbreath Road waiting for school access.
e. This condition completely clogs a single lane of Culbreath Road with waiting vehicles.
f. AM and PM traffic delays are the norm along this section of Culbreath Road. Adding 33 more residential units with associated increased daily traffic and more importantly peak traffic conditions will exacerbate an existing unacceptable condition.
g. This existing AM and PM condition represents an unacceptable level of service experience, only to be worsened by additional un-warranted traffic.

11. **HOA Issues:** The Site Plan represents a Private Subdivision. This concept represents 'lotted out' features for roadway, drainage, stormwater ponds, landscaped areas, and sewage pump station infrastructure. Ownership of these features may be vested in a Homeowner's Association (HOA) or possibly provided for by an undivided interest with each homeowner. HOA establishment is common for private infrastructure ownership, maintenance, and operation.
    a. The combination of the above described issues demonstrate the project will not reasonably achieve a 33 lot yield. Fewer lots can confidently be achieved. Refer to analysis # 7 above.
    b. The likelihood of the project yielding fewer lots, (24 to 29 lots) suggests a disproportionate cost burden for required resident HOA members shouldering the infrastructure cost burden. This consequence is compared to other larger HOA's equitably spreading maintenance and operation costs over more units.
    c. This consequence and review of associated HOA cost proformas appears beyond the zoning purview. However, it directly relates to the future of the private subdivision's financial health and

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corresponding likelihood for default. This consequence leads to a deteriorated subdivision blemishing the entire community.

Conclusion

1. The proposed private subdivision is an unacceptable infill project inconsistent with adjacent occupied properties, densities, and lot configurations.
2. Rezoning documents present misrepresented or otherwise strategically revealed information to mis-lead, mis-state, or overlook actual data. This applies to density comparisons, lot widths and realistic lot yield.
3. Proposed project lacks engineering understanding and sensitivity to drainage design to reasonably address conveyance of off-site runoff and flood risk management.
4. Project's design concept lacks any clarity for accommodating off-site and on-site drainage runoff. Reasonable concepts for mitigating flood risks are absent.
5. Proposed project will increase traffic on Culbreath Road already experiencing documented traffic delays and unacceptable level of service owing to AM and PM school traffic.
6. Additional residential units will further burden existing infrastructure for reliable electric and municipal water services.
7. Proposed private subdivision will result in a disproportionate fiscal burden on homeowners to fund infrastructure maintenance and operation costs with adequate reserve provisions for future uncertainties. This unfortunate circumstance will result in deteriorated infrastructure conditions leading to disrepair and the community's demise.

Attachments

1. Exhibit A: Closed Basin Map
2. Detail A: Cross Section Looking North
3. Detail B: HUD Type A Lot Grading Detail
4. Detail C: Typical Cross Section of Lots

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This represents our analysis of the proposed PD-25-0802 rezoning petition documentation. We appreciate the opportunity to be of service to you. Please don't hesitate to call with any questions or clarifications you may need.

Sincerely,
DIAZ PEARSON & ASSOCIATES, INC.

Richard Diaz, Jr. PE
President

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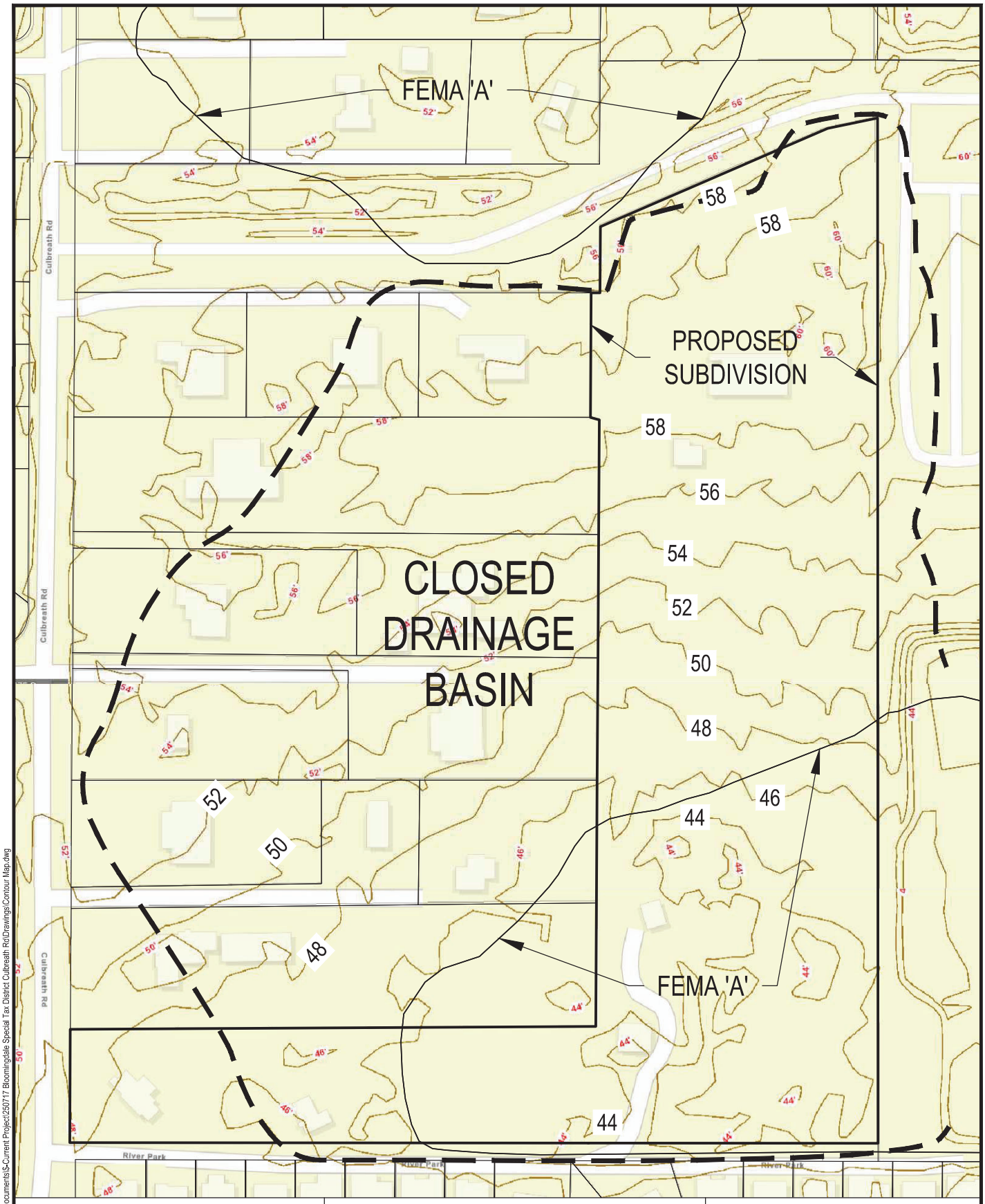

C:\Users\Tim\Documents\S-Current Project\250717 Bloomingdale Special Tax District Culbreath Rd\Drawings\Contour Map.dwg

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EXHIBIT A
CLOSED BASIN MAP

0' 80' 160'
8.5 x 11 SCALE: 1" = 160'

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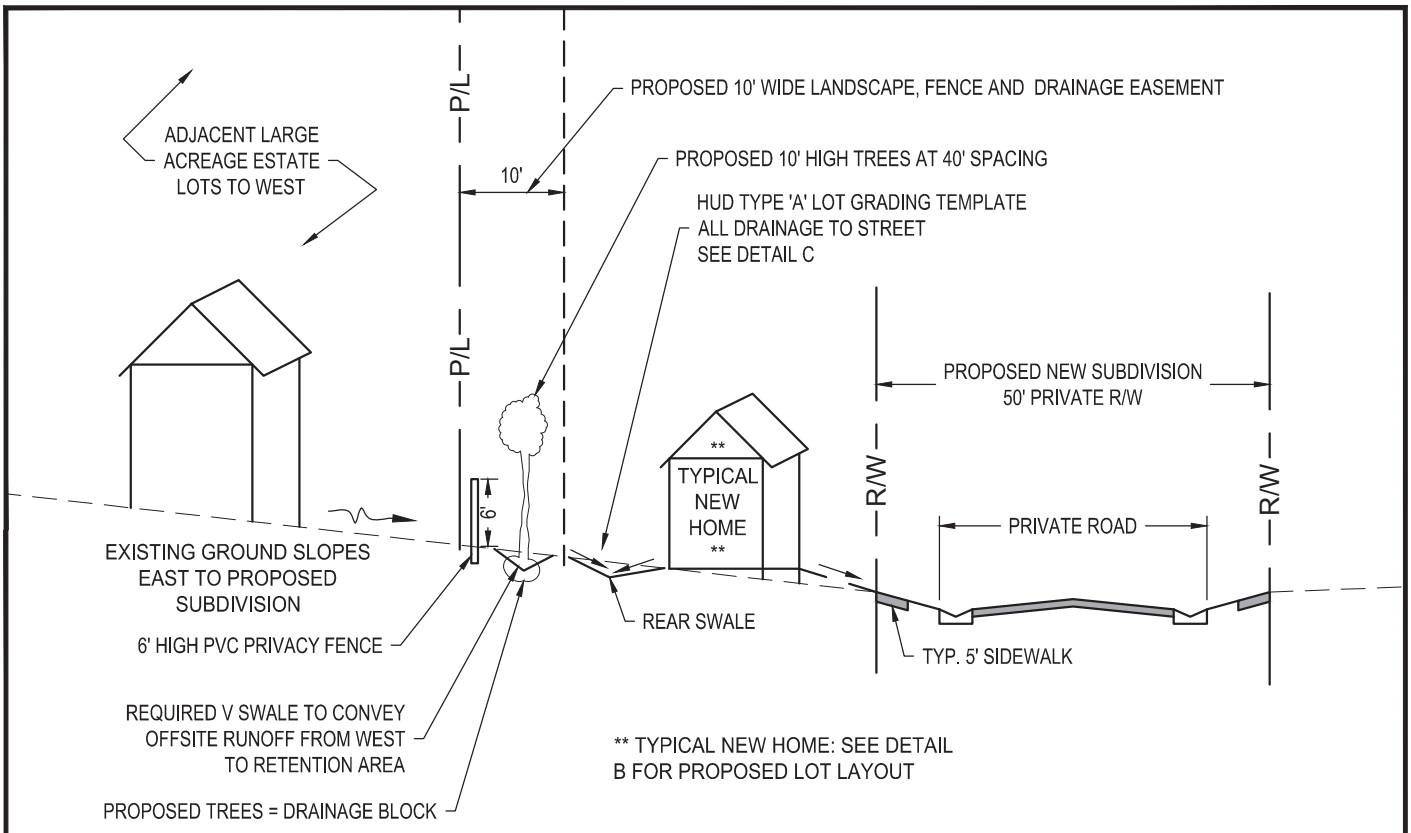

DETAIL A
CROSS SECTION VIEW LOOKING NORTH ALONG PROPOSED SUBDIVISION WEST BOUNDARY

ISSUES:

- ADJACENT LARGE ESTATE LOTS TO WEST, DRAIN ONTO PROPOSED SUBDIVISION
- EXISTING OFF-SITE RUNOFF MUST BE CONVEYED ONTO/ACROSS PROPOSED SUBDIVISION
- PROPOSED 10' LANDSCAPE, FENCE AND DRAINAGE EASEMENT WILL BLOCK OFFSITE RUNOFF FROM DISCHARGING INTO PROPOSED DRAINAGE AREA
- HUD TYPE 'A' LOT GRADING TEMPLATE REQUIRES ALL PROPOSED LOT RUNOFF TO NEW STREET.
  - •• REQUIRED REAR YARD SWALE CONNECTED TO NEW SIDE SWALES
  - •• SEE DETAIL C

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DETAIL A
CROSS SECTION LOOKING NORTH

C:\Users\Tim\Documents\S-Current Project\250717 Bloomingdale Special Tax District Culbreath Rd\Drawings\Contour Map.dwg

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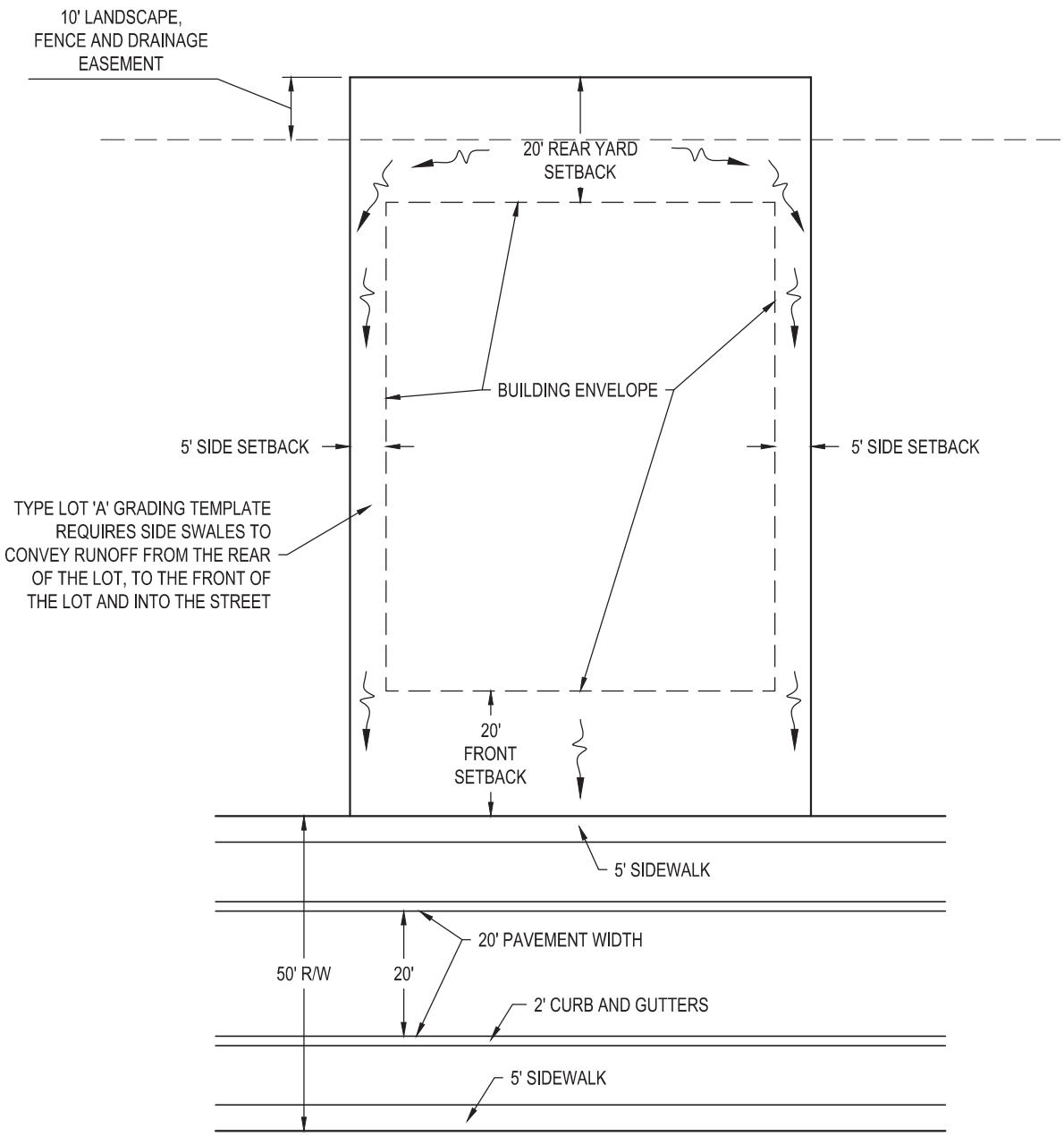

DETAIL B
HUD TYPE 'A' LOT GRADING DETAIL
TYPICAL PROPOSED SUBDIVISION LOT

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ENGINEERING ✦ PLANNING

DETAIL B
HUD TYPE 'A' LOT GRADING DETAIL

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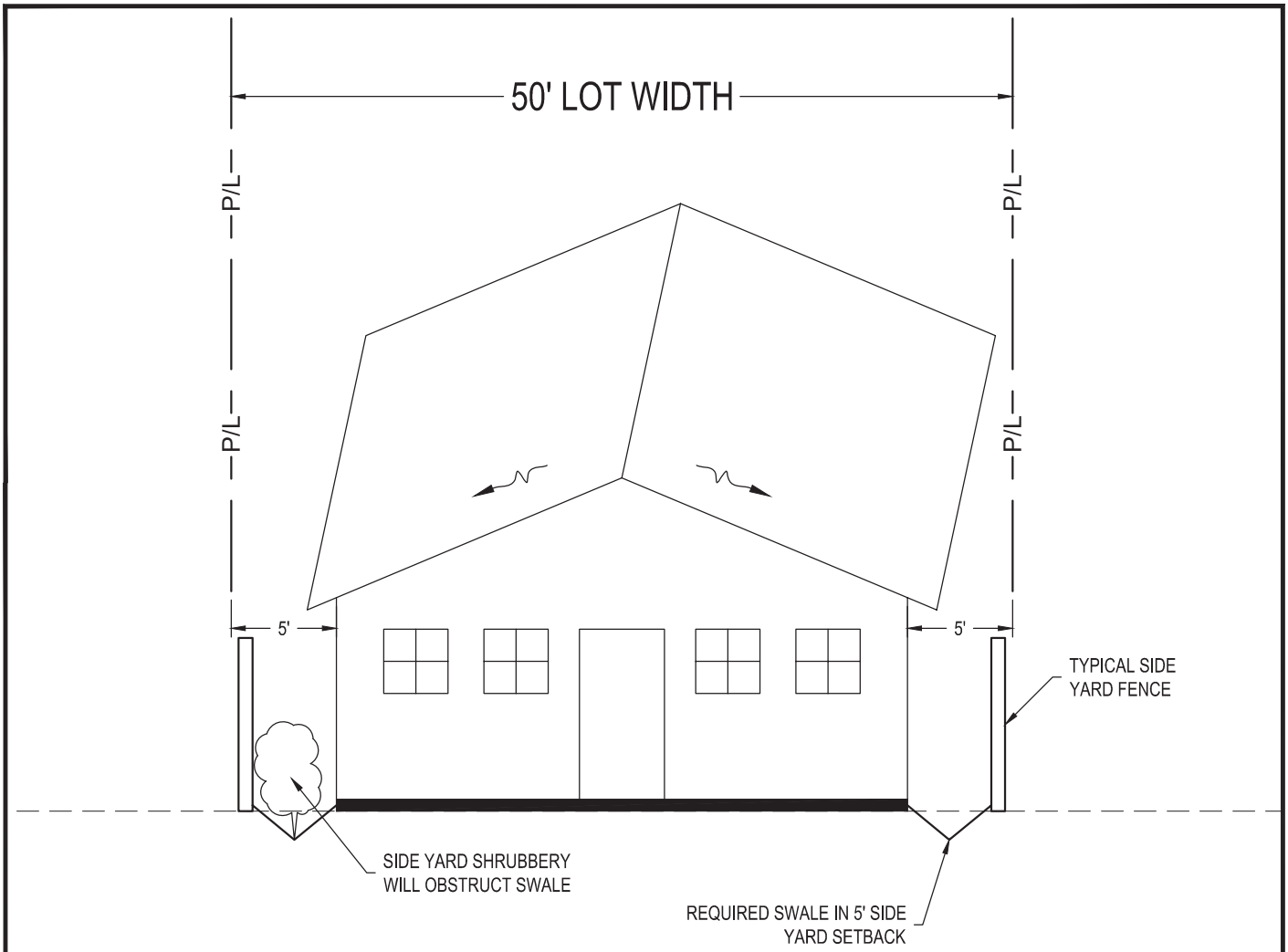

DETAIL C
TYPICAL CROSS SECTION VIEW OF LOTS
FRONT OF LOT TO REAR OF LOT

PROBLEMATIC SWALE ISSUES:

- 5' SETBACKS ARE TOO NARROW FOR SWALE TO FUNCTION AS CONVEYANCE FOR RUNOFF TO STREET.
- FENCING ON PROPERTY LINE, ALONG WITH ANY SHRUBBERY OR LANDSCAPING, WILL OBSTRUCT SWALE.
- SWALES IN 5' SIDE SETBACK WILL NOT FUNCTION AS INTENDED.

DIAZ PEARSON & ASSOCIATES, INC.
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DETAIL C
LOT CROSS SECTION

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Richard Diaz, Jr., P*E*
President
Diaz Pearson & Associates, Inc.

Overview

Richard Diaz, Jr., P.E. presents 48 years of experience in planning, project coordination, engineering design, contract administration and the construction of transportation, land development and public works improvements projects. He has served governmental, private and institutional clients in the design of transit facilities, surface transportation improvements, planning studies and permit documents. Richard's extensive land development engineering experience includes a variety of private and public work for residential, commercial, and institutional projects. His background includes more than 44 years of expert witness experience, including eminent domain, personal injury, and land use litigation.

Education

University of South Florida; BS Engineering 1973

Licenses and Registration

Florida Registered Professional Engineer, #19855 Issued 6/1977

Professional Experience

President, Diaz Pearson & Associates, Inc., Tampa, Florida

Founding partner of local DBE Engineering, Land Planning and Land Development Services firm established in 2004. Richard Diaz, Jr. has over 48 years of experience in land planning, project coordination, land development engineering design, contract administration and the construction of transportation, land development and public works improvements projects. He has served governmental, private and institutional clients in the design of transit facilities, surface transportation improvements, planning studies and permit documents. Richard's background includes over 44 years of expert witness experience, including eminent domain, personal injury, and land use litigation. He has provided depositions and jury and bench trial testimony in state and federal jurisdictions.

Mr. Diaz is an expert in the field of Public Transit and Land Development Engineering and has provided site and subdivision designs for thousands of residential, multifamily and mixed-use developments. Former transit related work includes HARTline General Planning and General Engineering Consultant contracts. Notable projects include University Park Transit Center and the Historic Ybor Electric Trolley Business Plan.

Mr. Diaz is also a recognized expert in the field of Residential and Commercial Land Development Engineering with experience with retail gasoline fueling facilities. Throughout his career he has provided commercial site designs, permit documentation and construction services for most major oil companies, jobbers, and dealers in the retail gasoline market. He has completed hundreds of site design projects for new retail facilities, rebuilds of existing stations, upgrades for underground tanks and piping, rebranding, and re-imaging for petroleum marketers. His design projects total more than 500 retail gasoline facilities throughout Florida and include sites in Alabama, Pennsylvania, and Poland. Mr. Diaz has also conducted numerous environmental assessments of existing retail gasoline stations and has prepared contamination assessment reports and remediation action plans on dozens of sites throughout Florida.

Related experience includes significant petroleum terminal work for cargo pipeline design, petroleum storage tank fire system evaluation, terminal fueling rack facilities, and aboveground storage tank improvements. Mr. Diaz provided public hearing testimony for rulemaking to the Florida Department of Environmental Protection as a member of the Petroleum Storage Tank Advisory Committee. Mr. Diaz has been a seminar participant at national conferences for Transit and Land Use Planning and the New Urbanism movement throughout the Country. Several of Mr. Diaz' notable projects have been recognized for awards by the Tampa Bay Regional Planning Council Future of the Region Awards for Transit and Land Development and for MacDill Air Force Base Phase 5 Housing; American Planning Association Distinguished Project Award of Merit for Starbuck's; Shell Oil Company; Water Pollution Control Federation; and Hydro Aerobics Project of the Year. Mr. Diaz is an active seminar presenter and lecturer to various groups including the Florida Bar Association, Florida Engineering Society, Lorman Educational Services, and The United Way.

Mr. Diaz is a retired Continuing Education Instructor for the International Right-of-Way Association since 1993 and has facilitated engineering and real estate courses in Florida, Georgia, Alabama, and California. He is also a member of the Florida Department of Transportation Greenbook Advisory Committee, responsible for the bi-annual publication of *Uniform Minimum Standards for Design, Construction and Maintenance of Streets and Highways*. He has been a Greenbook Committee member since 1995.

Representative Projects

- Eminent Domain Litigation Support for Florida Department of Transportation and various cities and county governments throughout Florida. Analysis of right-of-way acquisition impacts on over 1,000 land parcels, including jury and bench trial representation and mediations.
- Eminent Domain Litigation Support for private landowners thoughtout Florida: Analysis of right-of-way acquisition impacts for several hundred land parcels, including trial representation
- Transit Center Design, HARTline, Hillsborough County, Florida, General Planning Consultant and General Engineering Consultant for comprehensive planning, transit engineering, analysis, design, permitting and construction services

- Citrus Connection Bus Maintenance Facility, Lakeland Area Mass Transit District, Florida, Design, permitting and construction services
- Project Development and Environmental Studies, FL Dept. of Transportation, Corridor Studies and Hazardous Material Contamination Studies
- Hillsborough County Capital Improvement Program Consultant, Tampa Fl. Engineering design, project management and construction services for large scale water line and wastewater pump station projects
- The Plantation, Hillsborough County, FL, Planning, design, zoning, permitting and platting for 2,330 unit master planned residential community
- Northdale and North Lakes, Hillsborough County, FL, Domestic water supply and distribution systems, planning , design, and permitting
- Design engineering and permitting for residential subdivision, townhome, and multi-family projects is excess of 3,000 units
- Retail Gasoline and Commercial Sites, Statewide, AL, FL and PA, Planning and design of over 500 projects
- Petroleum Terminal Improvements for Shell Oil Company and Chevron Oil for aboveground storage tank fire systems and new cargo piping including three pipeline bridges
- Commercial Shopping Center Site Design and Commercial Projects, Statewide, FL, Publix, Kash n Karry, Albertsons, Winn Dixie, Walgreen's
- Automobile Dealerships, Florida, Engineering design and permitting for 15 retail brand automotive dealerships
- University of South Florida (USF) Infrastructure Master Plan, and Residence Hall, Sarasota Campus, FL
- Tampa Port Authority, Cruise Terminal No. 6, Tampa, FL, Civil engineering design and permit plans
- Mobley Road Regional Park, Hillsborough County, FL, 150 acre regional park planning and site design
- Connerton Elementary School, Pasco County, Fl.
- University Community Hospital, Pasco County, Fl. Long Term Acute Care Facility, 50 Bed Hospital
- United States Citizenship and Immigration Services (U.S.C.I.S.) Facility 50,000 SF office campus Tampa, Fl.

Publications

Public Involvement in Transit Infrastructure: The Design of a Regional Bus Transit Center for HARTline, Hillsborough County Florida
Presented at the 1997 Annual Meeting of the Florida Section, American Society of Civil Engineers, Clearwater Florida

Professional Credits

National Society of Professional Engineers, NSPE
American Society of Civil Engineers, ASCE
Florida Engineering Society; Past President Tampa Chapter
International Right-of-Way Association, IRWA, Instructor

Exhibit 5

Transcript of Audio File:

POTOMAC LAND COMPANY

ZONING HEARING OF HILLSBOROUGH COUNTY

NEIGHBORHOOD INFORMATIONAL MEETING

AUGUST 7, 2025

Audio Runtime: 1 Hour 52 Minutes 54 Seconds

(Beginning of Audio Recording.)

MR. SULLIVAN: First, thank you all for being here. And I have to disclose before anything else in all this that this is being transcribed by Jake Coppola from Esquire and the Special Taxing District's Tom Leech and your guys are paying to do that, right? Correct. And as part of their -- because it's the Special Taxing District, they asked us as well to have this meeting. They wanted to -- they want -- they needed to have it recorded. So that's why that's being recorded today.

My name is William Sullivan. I'm the owner of Potomac Land Company. This is Sean Cashen. He's Gulf -- with Gulf Coast Consulting. He's our engineer for the project and for the rezoning and the project itself. Kevin O'Donnell is in the back. He's running video. He's the young man that goes out and makes sure things, hopefully, look better than they did last month. We apologize. We heard that the -- or not heard, but we saw that the growth had gotten out of control in two months, and we now have it -- we now have hired a company that will be maintaining it on a monthly basis. So that's kind of where we are.

So that's where we're going. So Potomac Land Company, just in case you all don't know, we have

a few brochures to pass around right in front. We build high-end communities specifically in this area, for the most part, in Tampa Bay. This is where we concentrate in this specific area. So we've done things like Hotspur (phonetic) down Boyette Road. We've done every project on Boyette Road with exclusion of, like, one or two south of the -- south of all the way to where Boyette then goes into the outskirts of the world. So we've done all those projects down there, Boyette south of River -- you know, south of Fish Hawk, which then turns into Riverview Drive.

So you know, that whole thing is -- or Boyette. It's Boyette that way, too. But we've done all those down there. We also have done things like Fern -- not Fern Trail. Valerie Forest, which is 100 lot community up on St. Cloud, which has this nice beautiful park as you drive in. We've done a lot of other projects. Valerie Forest, Valerie Park, Summit View. It -- it's kind of an endless kind of a crowd. We like this area. I started my career in this area. I've done work in Bloomingdale and I analyzed it a few days ago.

Every district -- every decade of my adult life, I've done work in Bloomingdale. So I used to be with American Heritage Homes. I brought them into

1 Bloomingdale in the -- in the -- in the '80s. I worked
2 for Poky Homes in warranty in Bloomingdale in the '90s.
3 I brought American Heritage Homes into Bloomingdale in
4 the 2000s. I sold an apartment site in Bloomingdale in
5 the 2010s. We rezoned a piece of property called
6 Huck's (phonetic) Springs, which is adjacent to
7 Bloomingdale. So we've done a lot of things and now
8 this project in the last decade in the 2020s.
9 So we -- I've done work here in Bloomingdale
10 my entire adult life. And so I'm very protective of
11 what happens here in Bloomingdale. And I'm hoping that
12 what we present tonight and what we present to the
13 County Commission is something that will be, hopefully,
14 satisfactory to you all. If it's not, that's okay.
15 But if we're going to at least try our best to make it
16 as compatible as possible for here.
17 Let me go -- turn to the next slide. So
18 this is the location, as you know. You just drive down
19 just south of Nature's Way. It's the community right
20 there where the property was. This is an 11-acre
21 parcel and it was two parcels at one time. There was a
22 2.5-acre parcel in the front and a ten or a nine in the
23 back. It was owned by the Hire (phonetic) family for
24 many, many years. And then prior to that, I heard it
25 was a little bit on the not well used site. It was

kind of an eyesore in this town. I won't mention what it was, but it was an eyesore, and we just --

You know, we -- we've cleaned it up since we've owned it. The -- gotten rid of all the old buildings off of it. Gotten rid of any debris that was in there. We've done our best to try to make this as nice as possible. We apologize, like I said, for letting the grass grow too high at the -- at the beginning. You know, the location, right, adjacent to Cimino Elementary School. Cimino, as we all know, is a, you know -- is a good school. It's a -- it's a highly rated school. It's a great thing. I grew up as a kid walking to elementary school, and I hope our kids will be able to walk to this elementary school.

Its future land use is R-4. Zoning is AS-1 presently, and --

MR. MILLER: What is AS-1?

MR. SULLIVAN: Agriculture -- what --

What does AS-1 stand for, Kevin?

We'll look it up. I'm sorry. I -- agriculture something 1 Special District 1, AS-1. So it's one unit to the acre kind of a thing. It's kind of what most -- actually, not everything out here is AS-1 either. You can see the zoning around it. Around that part is not -- we're going to talk about the

1 Brandon Community Plan for a second. We'll look that
2 up --
3 MR. O'DONNELL: It's agricultural, single-
4 family, conventional district.
5 MR. SULLIVAN: Conventional district. So
6 agricultural, single-family, conventional district.
7 We'll talk about --
8 MR. MILLER: Can you tell us what that
9 means? What it means when you say agricultural,
10 single-family? What does that mean? In other words,
11 you can only build single-family houses under AS-1 --
12 MR. SULLIVAN: No. But you could build
13 single-family houses on AS-1, but very few single-
14 family houses. And then the other is is it's
15 agricultural. So it -- you know, it could be cows.
16 You could put anything you want to on it.
17 MR. MILLER: Okay.
18 MR. SULLIVAN: So -- and, you know. So this
19 is the Brandon Community Plan Suburban. Suburban is
20 what it's in, and I'm going to talk about the Brandon
21 Community Plan. So the Brandon Community Plan was set
22 up to -- oh, and the other thing is is when we talk
23 tonight because of the court reporter, the transcriber,
24 when you speak up and you ask a question or whatever,
25 we need your name just so that it's there. So what was

your name? I apologize.

MR. MILLER: David Miller.

MR. SULLIVAN: David Miller. Thank you, David. Are you related to the -- Mr. Miller, Tom Miller? Are you related to -- did you know who Tom Miller was? Well, the hardware store down the street is his son-in-law.

MR. MILLER: That was before my time, probably.

MR. SULLIVAN: In fact, his business partner was on the -- this is the name on this building, Campo, and that was one of his business partners. That's meant -- that's a very famous -- you know, there's a Miller Road here and that's named after, actually, Tom Miller.

MR. MILLER: Oh. I see.

MR. SULLIVAN: So the Brandon -- and he was a really nice guy. I used to have lunch with him all the time. So then the Brandon Community Plan, this is a plan that was developed about 2010, I believe, is when it was enacted. And it's in -- it's in there, but the Brandon Community -- and it was to protect the residents of the area and also protect the landowners as well. So in the Brandon Community Plan, we're in the Suburban district. In the Suburban district, you

1 know, we are proposing a density of 3.01 units to the
2 acre, minimum density of 75 percent of the future land
3 use for R-4 and which meeting the criteria set the
4 Brandon Community Plan Suburban.
5 In the Brandon Community Plan Suburban,
6 there is -- this is the least dense project ever
7 proposed. Every project that has been built, every
8 rezoning that has been proposed in the Brandon
9 Community Plan in the Suburban District has a higher
10 density than what we are proposing today. And one of
11 my reasons why I didn't propose a higher density than
12 what I'm proposing is because I have respect for what
13 you all are and who you all are and for the area that
14 we are in, the Brandon -- you know, the Bloomingdale
15 area. I believe Bloomingdale, you know, deserves that
16 and should have that.
17 So if you look, there's a -- this was in
18 2003, which was before the plan. There's the property
19 across the street, if you know, is a townhome deal with
20 84 townhomes at 175 percent of the R zoning capacity.
21 Here's one. Here's a duplex that somebody did in R-6,
22 which is 98 percent of capacity at 5.9. Here's another
23 one that is single-family duplexes and quadplexes, 60
24 units. It has 80 percent of the capacity. And then
25 the townhomes are 83 -- everything above it -- we're at

1 75. Everything else is way above that or went
2 commercial. For some reason, they allowed commercial
3 and I don't -- I don't quite know the zoning laws well
4 enough to know how they were able to pull it off, but
5 there's lots of commercial in the R-4 zoning category.
6 We're in the urban service area. Our
7 topography is -- and we're going to be talking -- so
8 tonight, just so you know, we have a few areas that we
9 are going to spend some time with because I think
10 they're important. We're going to be talking a little
11 bit about traffic, and another area that's very
12 important to you all is the drainage because I know you
13 guys are bringing that up. So Sean is here to talk
14 about the drainage and what we've done because we've
15 actually invested money already to figure out what the
16 drainage is out here and to make sure that we assure
17 that we've got a better situation than what's here
18 today.
19 We have utilities in front of the site. We
20 have the water main and an 8-inch force main adjacent
21 to the project. On the surrounding density, this is
22 quite interesting. So for all of those that live on
23 the west side of Culbreath, you all are -- have about,
24 you know, larger lots, 80 -- 8,000 square foot lots,
25 7,800 square foot lots. You all are bigger over on

1 this side. But on this side of -- in Bloomingdale, on
2 this side, we're actually the largest lots -- we're
3 proposing 6,900 square foot lots. So we've raised it
4 from the 66 we originally proposed and we're up to
5 6,900 square foot lots. So we -- we're proposing 6,900
6 square foot lots is what we are proposing. So this is
7 the general site plan, and I think I'm going to let
8 Sean take over from here, or at least for right now.
9 MR. CASHEN: Once again, my name is Sean
10 Cashen. My company is Gulf Coast Consulting, and as
11 Bill mentioned it, we are the civil engineer, engineer
12 of record working on this project. I think you all
13 have seen this site plan layout. One thing I will
14 point out -- well, access is off of Culbreath Road,
15 coming into the site. It's going to be a cul-de-sac
16 type of development. Here along the southeast corner
17 is where we have retention ponds proposed and a linear
18 pond here along the main access way. You're going to
19 have lots that are going to be on the east and west
20 side of this cul-de-sac road.
21 So as Bill mentioned, one thing that we've
22 done, we have drainage. The traffic is typically a
23 concern on any new projects. So this site is located
24 within the Alafia River Drainage Basin. The county has
25 modeled -- has a drainage model for this site and other

1 contributing areas that are part of the Alafia River
2 Drainage Basin model. The county has determined that -
3 - and part of the site is within the flood zone, which
4 means that it's inundated during a 100-year storm
5 event, which is typically between 11 and 12 inches over
6 a day or 24-hour period.
7 So it -- as part of this model, the county
8 has determined that the 100-year design high water in
9 this low area, if you remember the topography,
10 everything kind of drains off to the southeast corner,
11 but the 100-year design high water elevation, as
12 determined by this model in the county, is at elevation
13 43.9, 43.9. So what we have done is two things.
14 First, we went into the model, we performed our own
15 model, and verified that the county's model was
16 correct. Sometimes the models use some information and
17 it's not as accurate as you would like to be.
18 So we have verified that that 100-year, as
19 it is right now, pre-development, that that high water
20 elevation is at elevation 43.9. So what we've done, as
21 requested by Bill, we have set up this proposed
22 development and done some design work and layout of
23 these drainage retention areas. And we ran the post-
24 development model, which is the drainage model as if
25 this site was built, capturing, conveying all the

1 offsite runoff from this area that is contributing to
2 the ponds, et cetera.
3 So we've done quite an extensive drainage
4 model based on this proposed development. It's --
5 based on that, the 100-year design high water, based on
6 the proposed condition, we have it at elevation 43.4.
7 So it's about six inches lower than the current
8 condition.
9 MR. SULLIVAN: Which is an improvement, just
10 so you know.
11 MR. CASHEN: Which is an improvement. The
12 100-year elevation has gone down by six inches based on
13 the additional -- basically, based on the additional
14 storage -- or retention storage that we have provided
15 with this proposed plan.
16 So I going to add on to that, but I -- so
17 anyway, that is an improvement based on the post
18 development model. We -- we've had other -- I've been
19 working with Bill for 15 years. All these developments
20 have turned out to be, you know, extremely nice
21 developments. We -- we've had some projects that are
22 similar to this project where they're in a what's
23 called a closed basin, the water, you know, funnels
24 into a low area and has nowhere where to go. It just -
25 - it sits there.

On all of those projects, what we have done, and what we always try to do is, under the proposed or post development condition, we want to improve the situation. Never do we want to create a situation where water levels are raised or it adversely affects any offsite properties that are adjacent to or draining to our site.

So this is another case where we've gone in and we've designed the project so that it is improving the situation. It's going to lower the 100-year elevation, at least based on these calculations. But the design, high water, 100 elevation is lowered by six inches.

When we get into final site plan, which is more defined, refined engineering with elevations and so forth, that number may go up or down, you know, in introspect, but I think what we've done so far is pretty accurate and pretty close to where it's going to be.

The other issue is traffic. So --

MR. SULLIVAN: Let's get to those slide in a minute.

Yes -- I mean, yes, Mr. Miller.

MR. MILLER: Okay. David Miller. Yeah.

MR. SULLIVAN: David.

1 MR. MILLER: So is this a special flood
2 hazard area than from what you were describing?
3 MR. SULLIVAN: No, it is not a special flood
4 hazard.
5 MR. MILLER: Okay. But did you have to
6 submit a runoff plan as part of the proposal? We -- we
7 MR. CASHEN: Will have to submit --
8 MR. MILLER: Or an outfall plan? Outfall or
9 runoff plan?
10 MR. CASHEN: Well, yeah. Good question. We
11 will have to -- when we get to the site permitting site
12 plan stage at Hillsborough County, we will have to
13 prepare -- well, fully engineered construction plans as
14 long -- as well as a drainage report, which we will
15 include the drainage model and some other information.
16 So that information will have the drainage modeling
17 that will detail that this elevation --
18 MR. MILLER: Okay.
19 MR. CASHEN: -- is lower (crosstalk) --
20 MR. MILLER: So we're being asked to say,
21 yeah, this is good. And we don't have all the
22 information, because we don't know what your outfall
23 plan is going to look like that you're going to put
24 into the proposal someplace, you know, down the pipe.
25 So it would be better for us to know what it's going to

be because we're the people who actually live here.

MR. CASHEN: Correct.

MR. MILLER: And you're asking us to say, yeah, let's do this.

MR. CASHEN: Well, what we're required to later on --

MR. MILLER: Yeah, but that's no good.

MR. CASHEN: -- to meet this criteria.

MR. MILLER: Because then it'll be approved.

MR. DONLAN: Okay. Later on is later on. Not now.

MR. CASHEN: Well, no --

MR. DONLAN: We want to know now.

MR. MILLER: Yeah.

MR. CASHEN: Well, let me just -- let me answer to this.

MR. MILLER: Because we're not going to say yes to something we don't know anything about.

MR. CASHEN: Okay. I see your point.

MR. MILLER: Yeah.

MR. CASHEN: There's only --

MR. MILLER: If you were me sitting here and been living here since '96, and this is going back to the point you made earlier about, okay, we've had bigger lots built. We've had more houses, you know,

1 built and all this kind of stuff. Imagine a glass.
2 Yeah. You poured a lot of water into it early and now
3 you are only asking us to pour a little bit more water
4 in there.
5 Well, that little bit water just went over
6 the side of the glass. That's a problem that we have
7 when you start talking about -- we're going to contend
8 many different areas here tonight that this does not
9 answer. And unless you answer these questions, we're
10 not going to support it. Go ahead and continue and
11 we'll --
12 MR. CASHEN: Okay. No. And I fully
13 understand your concerns.
14 MR. MILLER: Right.
15 MR. CASHEN: When we get to the site
16 permitting stage, construction plan stage, we have to
17 provide all that information in that model --
18 MR. SULLIVAN: We're required.
19 MR. CASHEN: We're required to --
20 MR. SULLIVAN: We're required.
21 MR. CASHEN: And we are required to through
22 this modeling exercise to prove that we are not raising
23 that 100-year design high water over that elevation
24 43.9.
25 MR. MILLER: We don't know that until we see

1 the plan.
2 MR. SULLIVAN: David, just to talk to you
3 for one sec to answer this question and make it very
4 clear for everyone.
5 MR. MILLER: Right.
6 MR. SULLIVAN: We have no one we can submit
7 the plans to. Until we have a rezoning finished, we
8 can't submit the plans to the county. The county won't
9 review it. At least they've told us they won't review
10 it.
11 MR. DONLAN: Seems like it's all backwards.
12 MR. SULLIVAN: -- no exception and change
13 it.
14 MR. MILLER: It's backwards.
15 MS. ASONY: No, you can have plans in place
16 before -- excuse me. Barbara Asony, Bloomingdale Cove,
17 which is deeply affected by this. We have retention
18 ponds. They have inflow and outflow, overflow and it
19 is approved by SWFWMD.
20 MR. SULLIVAN: No, ours will be approved by
21 --
22 MS. ASONY: But they have to be --
23 MR. CASHEN: We had SWFWMD approve it as
24 well.
25 MS. ASONY: Okay. Where are they going to

1 discharge?
2 MR. CASHEN: Well, this is a closed basin.
3 There is no discharge.
4 MS. ASONY: Ours discharge. There's an
5 overflow that discharges.
6 MR. CASHEN: There is an overflow. There is
7 an overflow.
8 MR. MILLER: In the people's yards.
9 MR. CASHEN: Well, there is --
10 MR. MILLER: That's basically what they're
11 saying isn't it?
12 MR. CASHEN: Well, and this is in the model,
13 too. This is the Alafia River model. There's an
14 overflow, which comes -- it is somewhere around in this
15 area. There's a gray inlet and it does go into an area
16 --
17 MR. MILLER: I don't see that.
18 MS. ASONY: In other words, you are
19 affecting my community.
20 MR. SULLIVAN: No, it's --
21 MR. CASHEN: No, no, no.
22 MR. SULLIVAN: We don't direction.
23 MR. CASHEN: We don't overflow. Yours comes
24 -- your water comes our -- into our property.
25 MS. ASONY: No. Ours goes into Pond A, Pond

1 B, and Pond C. Plans, I've got them with me.
2 MR. CASHEN: You -- oh, you mean this
3 property to the south?
4 MS. ASONY: Bloomingdale Cove, yes.
5 MR. CASHEN: Okay. Correct. Yeah. So
6 during the 100-year storm, our site does not overflow
7 or discharge anywhere. We are designing these ponds to
8 capture and store the 100-year pre-post volume.
9 MS. ASONY: They have overflow. You said
10 the overflow?
11 MR. CASHEN: No, the model. So the Alafia
12 River model, just so we're clear on this, they show --
13 and this because they model of the 500 year. So they
14 have a note that's showing here. So during that 500
15 year storm or 1000 year storm, eventually this would
16 fill up and it would go to that great inland, head
17 south and go to the Alafia River.
18 MS. ASONY: Up in Plant City 1000 year plan
19 just flooded these subdivisions this past year. 1000
20 year plan doesn't --
21 MR. CASHEN: Anyway, just --
22 MS. ASONY: -- doesn't mean anything.
23 MR. CASHEN: -- just so you know, it's none
24 of ours. We built subdivisions in Plant City. I was -
25 -

MS. ASONY: Oh, I --

MR. CASHEN: -- I was the developer of Walden Woods and we had no flooding in any of our communities in Walden Woods. None.

MS. ASONY: They've had 1000 year plans that are in effect are effective that have flooded in the past year in storms. So saying that you're coming up with 1000 year flood plan backing right up to these subdivisions with no place for the water to go, you are threatening.

MR. MILLER: Sir, can I just ask -- help --

MS. ASONY: Over 500 and some odd homes.

MR. MILLER: -- help her -- let me help her a little bit. Is it -- you can go and ask for approval, you know, to have this changed, but we're going to be there telling the county commissioners, do not do this until we see what we are being asked to approve.

MR. CASHEN: They won't approve it unless it works.

MR. SULLIVAN: Right? They -- the county is not going to approve it unless it works.

MR. MILLER: Unless we know -- unless you know -- and here's the question. Unless you get this fixed, we're not going to be in any way supporting

this. And we're talking about a lot of people who are going to be calling their county commissioners and specifically telling them why we do not support it.

MR. SULLIVAN: Okay.

MR. MILLER: So let's just move on because that's -- this is not resolved here. Let's move on.

MR. SULLIVAN: Okay.

MR. MILLER: Go ahead.

MR. CASHEN: Well, I mean, do we have performed a study. We have looked at it. We have run the drainage model and I'm telling you right now that it's about six inches lower than the current condition.

MR. MILLER: You've not submitted a plan to show that, okay.

MR. CASHEN: There's no -- they won't review it.

MR. MILLER: Okay. We're talking about us.

MR. CASHEN: But I understand that. What I'm trying to -- we're trying to say is that the process in the county is, is that unless for some reason they'll allow it -- the process in the county is, is that we get the rezoning and then we can submit. And once we get the stamp things, then we can submit the preliminary site plan --

MR. MILLER: Yeah.

MR. CASHEN: -- and then the final engineering. We're a long way from the final engineering, but we --

MR. SULLIVAN: Totally backwards.

MR. CASHEN: -- but we've already --

MR. SULLIVAN: The cart before horse.

MR. SIMMONS: So you're saying rezone and then you'll submit the plan to us. Is that what you're saying?

MR. SULLIVAN: We can't submit the plans without rezoning.

MR. MILLER: We don't want you to submit them. We just want to see them, okay? That's all I'm saying. If you want us to support you when you go before the board, you just let us see what it is and let our people determine if yes, that will prevent the kind of flooding that she's worried about --

MR. SULLIVAN: I will --

MR. MILLER: -- and we're all worried about.

MR. CASHEN: Well, let me -- so let me -- Milton, last year, October, was there any flooding --

MS. ASONY: Yes.

MR. CASHEN: -- in this area?

MR. MILLER: Absolutely.

MS. ASONY: Yes.

MR. ARMSTRONG: I'm just curious. I'm John Armstrong. I and just one -- the reason everybody is -- I live on that other side of Culbreath in a very nice area, high ground. During Milton, my pool was inundated. And by the grace of God, my wife goes, looks out. I got -- my friends came over and we had to --

MS. ASONY: Water on the lanai.

MR. ARMSTRONG: We were power sweeping, pushing water. It was coming into my house and I'm on high ground. So that's why everybody is sensitive.

MR. SULLIVAN: Well, and just --

MR. ARMSTRONG: We saw --

MR. SULLIVAN: -- just so you know, there -- at some point the county did or the -- FEMA did change the 100-year flood elevation. And so it has been a lot higher than when your house was built. So the 100-year flood elevation -- and I don't know what it was, I'd have to go back and look at the old -- the old -- the old things. But I'm pretty sure in this area --

MR. ARMSTRONG: Oh yeah.

MR. SULLIVAN: -- and all of Hillsborough County, for the most part, they raised the 100-year flood elevation.

MR. ARMSTRONG: Well, I'm still out and

1 that's the good -- I'm out of the flood. I still buy
2 flood insurance because I've seen Katrina. Anyway, but
3 yeah, it -- my area in a -- established it's been
4 there, Fox Run Greens area, is one of the earlier homes
5 and -- but the drainage, just the way things are now it
6 inundated, overfilled my pool and it was coming into my
7 house. So --
8 MR. SIMMONS: And John, we had the same
9 thing in the Hearts of Fox Run.
10 MS. WATTS: Identify yourself.
11 MR. SIMMONS: Actually one entire street.
12 MR. ARMSTRONG: Right.
13 MS. WATTS: Identify yourself.
14 MR. SIMMONS: I'm sorry. My name is Gerald
15 Simmons. Gerald Simmons.
16 MR. CASHEN: But I just want to say this. I
17 mean that the way the county process works is in this
18 case -- I just want to explain it to you briefly. You
19 know, the first part is a rezoning approval to see if,
20 you know, this proposed development is acceptable to
21 the county and everybody else. After that, as Bill had
22 mentioned, then there's the preliminary site plan
23 approval -- review and approval process.
24 MR. MILLER: Right.
25 MR. CASHEN: After that is approved --

1 MR. MILLER: I've been -- I've done that,
2 okay. And I'm just telling you, when you go to that
3 meeting and they invite people --
4 MR. CASHEN: Okay.
5 MR. MILLER: -- who are going to come in,
6 who are going to be impacted, they're going to present,
7 you've not done this, you've not done this, and you've
8 not done this, and they're not going to approve it
9 until you come back with that information.
10 MR. CASHEN: But we will have to do that.
11 And we'll have to do that in the model and everything
12 at a later stage. But it's just not something --
13 MR. MILLER: It's just going to delay the
14 whole process. Why not do it now?
15 MR. SULLIVAN: No, I don't care. It's not a
16 question of delaying the process --
17 MR. CASHEN: No, it's --
18 MR. SULLIVAN: -- it's a question of --
19 MR. CASHEN: It's the county's process. And
20 then once -- for instance, if we receive zoning
21 approval, once we do that, then it's a nine-month
22 process to get final construction plan approval to the
23 county. And again, it's a two-step process,
24 preliminary plan and final site plan, where we have
25 detailed engineering drawings.

1 And in that drainage report, that will show
2 that we are, you know, not adverse --
3 MR. SULLIVAN: Including the --
4 MR. CASHEN: -- in lowering the 100-year
5 design high water in the proposed condition. So it's
6 just a long -- and that -- and so there's certain
7 points along where we have to submit that information
8 to them. It -- they won't accept it during the
9 rezoning. It's just -- because we're not there yet.
10 So it's just --
11 MS. LEECH: So I have -- I have a question.
12 My name is Miriam Leech. So what I'm hearing is, you
13 do not go ahead and move forward with any of those
14 plans that have to be submitted later until, you know,
15 whether or not the rezoning is approved?
16 MR. CASHEN: Correct. The rezoning process
17 and approval process.
18 MS. LEECH: So you don't -- so any --
19 MR. SULLIVAN: We're not -- we're -- there's
20 not a process.
21 MS. LEECH: I know you can't submit it -- I
22 know you can't submit it --
23 MR. SULLIVAN: Right.
24 MS. LEECH: -- but I'm just trying to
25 clarify, what I'm hearing you say is --

1 MR. SULLIVAN: Well, now the middle who will
2 review it.
3 MS. LEECH: But you can be working on it.
4 MR. SULLIVAN: Oh, we are. We have been.
5 MS. LEECH: So that's what I'm asking.
6 MR. SULLIVAN: Yes.
7 MS. LEECH: Do you wait until you know
8 whether the rezoning is approved --
9 MR. SULLIVAN: No. We have not waited at
10 all.
11 MS. LEECH: -- to work these plans? So to
12 Mr. Miller's point, I think what he's saying is, if you
13 have something in the works that would show members of
14 the public that what you're saying is going to hold
15 true, that may be helpful. He's not talking about
16 something that you've already submitted --
17 MR. MILLER: Correct.
18 MS. LEECH: -- he's talking about seeing the
19 next stages of your planning to show that there is not
20 anything to worry about.
21 MR. CASHEN: All right. So you all want to
22 see my work, what we've prepared?
23 MS. LEECH: Well --
24 MR. MILLER: We want to see the runoff and
25 the outflow plan for the proposal. The runoff and the

outflow plan for the proposal. So we can see that it's not going into her backyard or someplace else that we don't want it to go, okay? And that will make everybody happy. You -- that's good. Let's move on to the next one. Okay. But we're never going to support this until we know what we're talking about. Simple.

MR. LEECH: Let me ask a related question.

MR. MILLER: Right?

MR. LEECH: Tom Leech. Do you have architectural renderings of the homes you're going to build?

MR. CASHEN: No.

MR. DONLAN: So you don't know what size homes you're putting in?

MR. SULLIVAN: We have not selected a home builder. We're not home builders. We build communities. We usually sell Pulte Homes by WestBay, various other builders. But for the most part, Pulte has been our big -- so typical Pulte elevations we can give you. But that would not guarantee it would go to Pulte.

MR. LEECH: So if the -- if I understand the process, it's you develop land, you clear the land, you get it ready for building, turn it over to a builder, put some houses right on the property --

1 MR. SULLIVAN: Correct.
2 MR. LEECH: They're going to have -- they're
3 going to have a plan.
4 MR. SULLIVAN: Correct.
5 MR. LEECH: They're going to have the
6 drawings.
7 MR. SULLIVAN: Drawings. And I'd be glad to
8 submit those drawings to the -- have them submit them
9 to the -- to the Bloomingdale Association, whatever you
10 guys -- whatever architectural controls you all have.
11 MR. LEECH: I think that would be helpful.
12 MR. SULLIVAN: Okay.
13 MR. LEECH: I mean, it's not so much the
14 architectural controls. It's when you say, we're going
15 to build up to 33 homes, and what are they going to
16 look like? They're probably not going to look like the
17 homes in Bloomingdale Cove. Probably not going to look
18 like the homes that back up to the neighborhood, there,
19 like where Chris is. They're going to -- but they're
20 going to look like something. And I think we'd like to
21 know what they're going to look like.
22 MR. SULLIVAN: No question. We can
23 absolutely submit that to you at that point.
24 MS. ASONY: Barbara Asony. I have another
25 question. The plan you've shown us, shows lots 50'

wide by 120' feet deep.

MR. SULLIVAN: No, not anymore. This is the new plan. We can get -- you have the new plan -- part --

MS. ASONY: No, I don't have the new plan.

MR. SULLIVAN: Did she not get a new plan, Kevin? Give her that packet. Give her the new plan. This is the one that is now submitted.

MS. ASONY: So how are you going to fit bigger lots?

MR. SULLIVAN: We're not. We're going to -- there's larger -- there's -- have a look. We heard you the last meeting and we made the correction.

MS. ASONY: Okay. So how are you going to fit bigger lots in that same area?

MR. SULLIVAN: They're deeper. They're significantly deeper than your lots. Your lots are 110' deep, our are 138.

MS. ASONY: So how can -- where is the land going to come? Because 120 filled that piece of that strip of land before. So how are you going to get deeper? Are you going to narrow your road down?

MR. SULLIVAN: No. It just was a random number that was put out there to begin with.

MS. ASONY: And then --

MR. SULLIVAN: Now it is not a random number. Now it is an -- not an absolute, but it is showing what the -- what the typical lot's going to look like. It was a mistake, ma'am. I apologize.

MS. ASONY: And you're -- and you're still going to be able to get 33 homes in there.

MR. SULLIVAN: We corrected it because of your help. Pardon?

MS. ASONY: You're still going to be able to get 33 homes in there.

MR. SULLIVAN: Physically, we cannot fit 33 homes. And I'll tell you that, right now. But for the -- for the county and for the planning commission, we have to meet a certain criteria of a maximum number of units of 33, which is 75 percent threshold.

MS. ASONY: Okay.

MR. SULLIVAN: So what we can do is at the Vane (phonetic) meeting, when we're at the Zoning Hearing Master is, we can request a lower number if you all agree to it tonight. That's fine. We can talk about the potential of the lower number of going all the way down to possibly 29.

MS. ASONY: The lower -- the southern portion of the 6,900 square foot lots are in Flood Zone A.

MR. SULLIVAN: No, they won't be.

MS. ASONY: Well, according to the county plan, it shows them in Flood Zone A.

MR. CASHEN: Right. The lower corner is in Flood Zone A, correct.

MS. ASONY: Right. But the building lots are right there.

MR. SULLIVAN: No, they'll be taken out of the 100-year flood.

MR. CASHEN: We'll remove them -- there's a process where we can remove lots out of the 100-year flood stage. You prove to FEMA that you meet the requirements. You're not adversely impacting the 100-year. You're going to actually lower the 100-year elevation, things like that.

MR. SULLIVAN: It's called a letter of map revision.

MR. CASHEN: Right. That's another process, as well.

I think you had your hand up first, sir.

MR. DONLAN: Vincent Donlan. I got a couple questions for you, Sean. Because you're the civil engineer.

MR. CASHEN: Yes, sir.

MR. DONLAN: And I came from an area that

went through a significant flood in 2016. They had a 1,000-year flood, and it impacted greatly everybody in the area. First thing I want to note is, have you done an absorption rate of the dry bed reservoirs?

MR. CASHEN: We -- we've done testing, percolation testing of the soils, correct.

MR. DONLAN: What is the depth of the dry bed reservoirs?

MR. CASHEN: Proposed right now, the pond is about 6' deep. That's what's being proposed.

MR. SULLIVAN: But the seasonal high water was at 20 something feet, but then it was adjusted to 10.

MR. CASHEN: Yeah, it was adjusted 10 or 12, I believe.

MR. SULLIVAN: 12. That report, actually -- we can provide that to you. We have that --

MR. DONLAN: My calculations -- I've done calculations on it. My calculations say that you have to be at 10' or above -- 10' or below.

MR. CASHEN: 10' above what? I'm sorry.

MR. DONLAN: 10' or deeper.

MR. CASHEN: The pond? The pond has to be 10'?

MR. DONLAN: Yeah.

1 MR. SULLIVAN: No, not the size they are.
2 They're like the big ponds. 22 percent of the site is
3 going to be ponds.
4 MR. DONLAN: Well, you're going to take that
5 dirt and you're going to place it elsewhere. Where are
6 you going to place it? Where the -- where the building
7 sites are. So therefore, you're going to take dirt
8 out, put it up on land, make the land higher. So where
9 is your runoff going to go? Into the ponds.
10 MR. SULLIVAN: Correct. It's going to go in
11 the pond. The overall storage of this proposed
12 development with the ponds, a lot more storage than
13 what is currently there now. Which is what we need,
14 too, because of the additional runoff, it's going to be
15 generated by the lots and the roads, et cetera.
16 MR. DONLAN: Have you accounted for the home
17 square footage, the water displacement from the
18 structures?
19 MR. CASHEN: We've accounted for all that.
20 Yeah. The impervious for the homes. And you know, the
21 storage area is isolated down here. This part of the
22 lot is quite a bit higher outside of flood. So yes,
23 we've done all that.
24 MR. DONLAN: You've accounted for the
25 sidewalks in the road?

MR. CASHEN: Yes, sir.

MR. DONLAN: Okay. If the area is already low, which we know it's already low because they can't get in there and finish cutting it. Moving dirt --

MR. SULLIVAN: (inaudible), sir?

MR. DONLAN: What's that?

MR. SULLIVAN: Back up for a second. What did you say?

MR. CASHEN: I don't know if that's why they're --

MR. SULLIVAN: The reason that we can't finish cutting is because there's piles that are still -- from the last hurricane, still piled up. We're trying to remove those piles.

MR. DONLAN: Yeah. But some of the areas --

MR. SULLIVAN: That's what holding us up. No, it wasn't anything to do with the lowness. It had to do with the tiles. There's no water on the site, sir. In fact, just so you know, it's -- there's a -- we have this water management district letter now that says that there is no -- there's no -- there's no surface water, or there's no storm -- there's no -- there's no wetlands on this property. And we got that yesterday. And I'll be glad to submit that to the county tomorrow.

MR. DONLAN: All right. What I want to see is a comparison between the topo from now and the topo that you all are proposing.

MR. CASHEN: Again, that's at the construction plan stage. Not at -- not at this point.

MR. DONLAN: Would additional dirt be trucked in? Because that's going to exacerbate the situation.

MR. CASHEN: No, I --

MR. SULLIVAN: We try to balance sites.

MR. CASHEN: Yeah.

MR. SULLIVAN: They could end up being a little bit off, but we try to balance them.

MR. CASHEN: Yeah. I anticipate there may be dirt being hauled off. But we try -- as Bill said, we try to balance the site. Work with what we have and not have any fill being trucked in.

MR. DONLAN: Okay. And I got two more questions. One of them is, has the study been done on the -- on Culbreath and on Nature's Way as to the impact of heavy equipment going down those two streets?

And are you aware of last year when Milton came through, we had a very bad -- a very bad failure of the storm system on Nature's Way that closed it down for quite a while?

MR. CASHEN: Well, I wasn't aware of that. This far -- let me answer your first question.

MR. SULLIVAN: Our water doesn't go that direction.

MR. CASHEN: Yeah, our water goes --

MR. DONLAN: Yeah. But when you bring heavy equipment in there, you're going to increase the impaction on that area on those roads.

MR. CASHEN: Well, what --

MR. SULLIVAN: They're designed not to do that.

MR. CASHEN: Yeah. It's -- these are county roads.

MS. ASONY: Are you sure?

MR. CASHEN: I mean, we take pictures.

MR. DONLAN: We have potholes on Culbreath, right now.

MR. SULLIVAN: I believe it. Listen, I -- listen, everybody has got problems in this world about potholes. That's like a typical --

MR. DONLAN: And this is not a -- not a question for engineering. Is there going to be a covenant? Is there going to be an HOA? And is the deed restricted?

MR. SULLIVAN: Yes, absolutely.

1 MR. DONLAN: On all three?
2 MR. SULLIVAN: Yeah. There will be
3 covenants, HOAs and deed restrictions, absolutely. And
4 absolutely, the primary reason that we all have HOAs,
5 first and foremost, is for the ponds. For the
6 maintenance to make sure those ponds are maintained so
7 that if there is a water event, that it's -- it was
8 taken care of. I mean, the water management district
9 is -- should -- is responsible for the ponds, but they
10 have you responsible as the HOAs to maintain those
11 ponds. And that's the primary purpose of an HOA. And
12 then after that, then it's to beautify and just look
13 pretty. But that primary purpose of the HOA is for the
14 Southwest Florida Weather Management District to make
15 sure that you take -- maintain those ponds and that
16 whole storm water system.
17 MS. WATTS: So I have a couple of questions.
18 MR. SULLIVAN: Oh, I'm sorry. Just -- did
19 you -- you've had your hand up for a while.
20 MS. WATTS: Yeah. I'm Suzie Watts,
21 Bloomingdale Neighborhood Association president. Many
22 neighbors have come up to me and they said, why do we
23 need these homes? Because they point out that all the
24 new homes across the street near Walmart, they're not
25 selling. And existing home sales in Bloomingdale have

1 doubled in the number of days they stay on the market.
2 So I don't see where there's this need. I don't know
3 that we need to develop more.
4 MR. SULLIVAN: Well, just to answer that
5 question, that is my risk. And I'm the one taking that
6 risk. And therefore, that's my problem. And it's not
7 really --
8 MS. WATTS: Okay.
9 MR. SULLIVAN: But there's definitely a need
10 for it. But there's -- it's -- that would be my risk.
11 MS. WATTS: Existing home sales, if you look
12 at the trend, it would indicate that --
13 MR. SULLIVAN: No, I understand. And it
14 could be a few years before we get to the other side of
15 that.
16 MS. WATTS: Okay.
17 MR. SULLIVAN: But that's my risk.
18 MR. REED: So to follow up on that one.
19 I'm sorry, Christine.
20 Just to -- Chris Reed. So you're saying you
21 could actually tear all that land out, basically scar
22 the land, and we could have a 10-year project because
23 you can't sell --
24 MR. SULLIVAN: No, it would be more like, I
25 wouldn't begin the project if there was a problem. I

1 would just maintain it until then.
2 MR. REED: So what study are you going to
3 use, then, to determine whether or not there's going to
4 be an issue?
5 MR. SULLIVAN: The market. The market.
6 When you take it out to market, you'll know. I mean,
7 that's the best indicator of all.
8 MR. REED: Well, I hope you pay attention to
9 it.
10 MR. SULLIVAN: I will. I'm not here to like
11 build something and leave it out there, because that
12 costs money, here.
13 MR. REED: Well, look at some of -- some of
14 your other neighborhoods. Your pictures, 2014, empty
15 lots. Unless you're not updating your pictures.
16 MR. SULLIVAN: Well, they were empty lots
17 back then, they're not empty lots anymore.
18 MR. REED: Well --
19 MR. SULLIVAN: Every single community is
20 full.
21 MR. REED: Then you need to update your
22 stuff.
23 MR. SULLIVAN: No, not necessarily. You
24 sometimes want to show the picture -- the pictures of -
25 - and then we picked that for a reason. The reason you

1 don't show it is so you -- so that there was -- that
2 what it looked like at one point. It's talking about
3 the year that it was taken, not about today. So no,
4 that's not true, at all. Because you really, you know,
5 you want to show that there was activity happening at
6 that point. So that's why the pictures don't show all
7 the houses. Every project in there, there's only -- of
8 all our communities other than one that is just now
9 getting CO'd, of all our communities, there's only a
10 few lots left in River's Edge. That's it. Everything
11 else is sold out. So yes. And then we'll get back to
12 the presentation.
13 MS. ASONY: Another question. Another
14 question.
15 MR. SULLIVAN: Yes.
16 MS. ASONY: You talk about density. But
17 you're putting approximate -- according to your plan,
18 you're putting approximately a 3,900 square foot house
19 on a 6,900 square foot lot. Which means that most of
20 the lot, without pools, will be hardscaped or paved
21 over.
22 MR. SULLIVAN: No, that's -- we can only
23 build to 70 percent of the lot, is what it says in the
24 --
25 MS. ASONY: But then your -- then your plan

with your house is --

MR. CASHEN: Oh, those are setbacks, I think, on that plan.

MR. SULLIVAN: That's all that shows is setbacks. It doesn't show what you can build.

MR. CASHEN: Right.

MR. SULLIVAN: That's just a setback line.

MS. ASONY: 5 -- 5 --

MR. SULLIVAN: Not -- 5' side yard, but the --

MS. ASONY: Which means the house could be --

MR. SULLIVAN: But everyone else has 5' side yard setback. So does your house.

MS. ASONY: No. No. We have -- my house is 10'.

MR. SULLIVAN: Oh, okay.

MS. ASONY: I live further in. And I'm on the board of --

MR. SULLIVAN: Okay. I'm on to it. I thought you lived --

MS. ASONY: I live --

MR. SULLIVAN: I thought you lived right -- okay.

MS. ASONY: -- in Bloomingdale Cove.

1 MR. SULLIVAN: Okay.
2 MS. ASONY: I am on the board of directors
3 for Bloomingdale Cove.
4 MR. SULLIVAN: Okay.
5 MS. ASONY: And on their architectural
6 committee. And --
7 MR. SULLIVAN: Apologize. I assumed -- I
8 assumed you lived right below us.
9 MS. ASONY: No. I -- well, I do.
10 MR. SULLIVAN: Okay.
11 MS. ASONY: (inaudible). But not backing
12 up.
13 MR. SULLIVAN: Right.
14 MS. ASONY: But according to that, if
15 there's -- we have -- I have 10' on either side of the
16 house.
17 MR. SULLIVAN: Okay. That's fine.
18 MS. ASONY: We have -- 6,600 square foot
19 lots are our smallest lots --
20 MR. SULLIVAN: Right.
21 MS. ASONY: We have larger lots in that
22 there.
23 MR. SULLIVAN: Right. But our smallest lot
24 is going to be 6,900 foot.
25 MS. ASONY: It's going to be interesting to

1 see how you can fit it in when you --
2 MR. SULLIVAN: I'll fit it in. We will not
3 -- the county will not approve a lot smaller than 6,900
4 feet.
5 MS. SCHRAEDER: I have a question.
6 Christine Schraeder. I'm in Somerset. So we have
7 three storm water drain retention pumps that we worked
8 with (inaudible) on, because our HOA is responsible for
9 --
10 MR. SULLIVAN: Right.
11 MS. SCHRAEDER: -- making sure they're
12 viable, clean, and all that stuff. So these would be
13 storm water drainage pumps?
14 MR. SULLIVAN: Correct. Or retention areas
15 --
16 MS. SCHRAEDER: Retention areas --
17 MR. SULLIVAN: -- or certain --
18 MS. SCHRAEDER: -- but like, there'll be
19 storm drains in your curbs that the water --
20 MR. SULLIVAN: I --
21 MS. SCHRAEDER: -- is going to feed into
22 these three --
23 MR. SULLIVAN: Right.
24 MS. SCHRAEDER: -- retentions --
25 MR. SULLIVAN: It is 22 percent --

MS. SCHRAEDER: -- pond.
MR. SULLIVAN: Correct.
MS. SCHRAEDER: And then it'll be that --
MR. SULLIVAN: -- pond --
MS. SCHRAEDER: -- HOA -- that community's responsibility to make sure there's --
MR. SULLIVAN: Absolutely.
MS. SCHRAEDER: -- mud, and they --
MR. SULLIVAN: Absolutely.
MS. SCHRAEDER: -- qualify ponds and they're --
MR. SULLIVAN: Absolutely. All right.
MS. SCHRAEDER: -- working.
MS. BENTLEY: Yes, I'm Nancy Bentley --
MR. SULLIVAN: You had your hand up before. I'm sorry.
MS. BENTLEY: Yeah. I'm Nancy Bentley, and I've been here 30 years. And we didn't have any flooding, but the weather -- this global warming here, all the floods in the United States, people that have never gotten flooded before. Now we're getting flooded. Why should we take a chance? Why should you build more homes and have a -- have all ours flood? It -- it's not worth the risk. The way the weather is.
MR. CASHEN: Well, I mean, the weather is

1 crazy. It's unpredictable. I mean, we know that from
2 Milton last year. That's -- again, that's why when we
3 work with Bill on these projects, you know, engineers
4 can go in there and they can lower the -- you know, the
5 100 year elevation by an inch. We try to substantially
6 lower it -- lower the water elevation to ensure that we
7 are significantly improving the drainage, and also to
8 prove that we are not adversely affecting people
9 adjacent to the property, or again, other properties
10 that drain, and in this case to this property. So --
11 MS. BENTLEY: Okay, I have another question.
12 With the homes having individual solid waste
13 receptacles or central community ones, and if the
14 central were on the property, will the central solid
15 waste receptacles be located over there?
16 MR. SULLIVAN: You're talking about trash
17 cans and trash?
18 MS. BENTLEY: Yes.
19 MR. SULLIVAN: I'm pretty sure trash cans
20 would be out of the curb --
21 MR. CASHEN: Right.
22 MR. SULLIVAN: -- like it is everywhere
23 else.
24 MR. CASHEN: Right.
25 MR. SULLIVAN: That's pretty much where, you

1 know -- I have to take my trash a half mile up the
2 street out to the curb. So yeah, it's -- you put it
3 out to the curb.
4 MS. BENTLEY: Okay. Half a mile?
5 MS. WATTS: Just -- this is a little one.
6 Okay, so we now have these retention ponds, and the
7 curb in all is going to funnel it into there. Is there
8 an outlet for these ponds? Because the other ones that
9 we have in the neighborhood next door have outlets. Is
10 it going to have --
11 MR. CASHEN: This does not have an outflow.
12 It's a closed basin, no outflow.
13 MS. WATTS: Okay.
14 MR. SULLIVAN: And a good example would be
15 is what's called -- what do they call it? Hawks Grove?
16 Builders changed the names of my communities from time
17 to time, but that's -- hawks started phase four, and
18 that's -- and that wasn't -- that had about the same
19 amount of land in the 100-year flood as this.
20 MS. WATTS: Okay.
21 MR. SULLIVAN: Same size, actually. Pretty
22 much the same size property. And there was no flooding
23 issue yet last year at all.
24 MS. WATTS: Okay.
25 MR. CASHEN: That's a closed basin as well?

MR. SULLIVAN: It's a closed basin as well and had no flooding issue at all. Let me keep going with the presentation in front of the board. Okay, so we are the --let's go to the next slide, please, and probably just gather people. So we have an open space of five point -- 0.54 acres. Open space is only parks and the area of the front for the entrance -- the entrance area. We are proposing 33 units, maximum density of 3.01. The front is going to be 20 feet. The side setback will be five. The rear will be 20. The pool will be three. And for all you at Bloomingdale, the setback from Culbreath Road is going to be 600 feet.

Now, we didn't build anything up in the front as you saw. We -- we'll put it -- put it all in the back, so we're way back there. We clustered this whole community.

On top of that, the minimum lot area is going to be 6,900 square feet. The minimum lot width is 50. The maximum building coverage is 70 percent. The maximum impervious is in a -- the maximum building height is 35 feet. The perimeter will have a six-foot PVC with trees on center every 40 feet, and a landscape buffer and sidewalk easement on Culbreath Road.

But then on Culbreath Road, this is -- did

you update this data table, Kevin? Because it doesn't have what we're doing on Culbreath, or do we show itself --

MR. O'DONNELL: It's in a different slide.

MR. SULLIVAN: Pardon?

MR. O'DONNELL: Different slide.

MR. SULLIVAN: Okay. So here we go. So here's what we're doing on -- so on Culbreath Road, we heard the Brandon -- the Bloomingdale Neighborhood Association, and we are now going to do a Type B buffer, which is required only on scenic corridors. And the Type B buffer is -- where the heck is the Type B buffer?

Okay, it has screening of Standard A, which is -- it -- for Type B is a screening -- required screening shall consist of evergreen plants, six feet high, that provide an overall screening of 75 percent capacity, a mason or a PVC fence six foot high, finished on the outside, and or a burning combination.

And the B screening requires the following, which is then -- on the requirement -- all the A standard, including a row of evergreen trees, which are not less than 10 feet high at the time of planting, with a minimum of two inches caliber, and their space not more than 20 feet apart. The trees will be planted

10 feet from the property line. So that's kind of -- so it'll be right inside there.

So we heard you all the last -- from the last meeting, and we wanted to make sure that we were giving it a better -- a much better, you know -- what -- we were going to probably do it anyway, but let's put it in code. Let's put it in there.

MR. REED: So quick question. Chris Reed again. On that fence, for those houses that are on the -- what direction am I from that?

MS. ASONY: Southwest.

MR. REED: West.

MS. ASONY: You're here on --

MR. REED: Thank you. On the west -- on the west side --

MR. SULLIVAN: West side?

MR. REED: -- of that --

MR. SULLIVAN: They actually have --

MR. REED: Immediately on west side.

MR. SULLIVAN: Immediately west --

MR. REED: Can you -- can you raise that fence to like 20 feet?

MR. CASHEN: No, we're not allowed to raise the --

MR. SULLIVAN: 20 feet?

1 MR. CASHEN: We can't even --
2 MR. REED: I'm being facetious on that one,
3 but I mean, I -- if I got to stare at the back of a
4 house rather than what's there now, let's just assume
5 that it gets approved. Can you raise that more than
6 six feet? You're asking for variances --
7 MR. SULLIVAN: No, you've got to --
8 MR. REED: -- you -- you're asking for
9 variances from the county for other things.
10 MR. SULLIVAN: No, we're not asking for a
11 single variance. No, we're not.
12 MR. REED: On traffic, right?
13 MR. SULLIVAN: No. Oh, oh, you're right.
14 MR. REED: So are you -- so again --
15 MR. SULLIVAN: You're right --
16 MR. REED: -- you are asking --
17 MR. SULLIVAN: You're right, you're right --
18 MR. REED: -- for variances.
19 MR. SULLIVAN: -- you're right, apologize,
20 that is correct.
21 MR. REED: So --
22 MR. SULLIVAN: I apologize.
23 MR. REED: So why can't you do that?
24 Because I know the house is there who have enjoyed that
25 for about two decades or so since those houses were

built. We don't want to stay, you know, basically look at a long and skinny -- the backyard of a -- of a two-story townhouse looking kind of structure.

MR. SULLIVAN: Well, they're not going to look -- that's --

MR. REED: But you don't -- but you don't know what they're going to look like. That's part of the problem with the rendering. So is there -- is there a way -- is there a way that we can increase --

MR. SULLIVAN: Every single house that's ever been built on ours are just -- they're higher quality houses, so I don't understand -- you know, we build mostly high-end subdivisions, so I don't quite understand your point about the townhouse look, because they're not going to be townhouse looking houses.

MR. REED: Well --

MR. SULLIVAN: But I do understand what you're saying, the eight feet that it is -- six feet --

MR. REED: Yeah, maybe a eight foot, ten foot, I don't know. Either that or you get my running bamboo.

MR. SULLIVAN: We can --

MR. CASHEN: We can ask.

MR. SULLIVAN: We can ask. We can ask. It's a little bit tricky, because it's probably better

to go through a variance.

MR. DONLAN: His reference to townhouses is the fact that they're -- the houses are built so close together.

MR. REED: It's skinny and long.

MR. DONLAN: There's only ten feet between the walls.

MR. SULLIVAN: Just drive to every subdivision that's been built the last 20 years and they're all the same. They're not all going to look like that.

MR. DONLAN: My house I got 10 feet on each side.

MR. SULLIVAN: Okay.

MS. ASONY: So do I.

MS. WATTS: You just mentioned the park, is that going to be a shared amenity with Bloomingdale, or just for your people at the cul-de-sac? Do you --

MR. SULLIVAN: How does the -- tom, you run the --

MS. WATTS: This is Susie Watts, sorry.

MR. LEECH: I don't run -- I don't -- I don't run the subdivisions, though. We run everything outside the entrance.

MR. SULLIVAN: Okay, I would venture to say

1 that all the subdivisions --
2 MR. LEECH: If you don't have a gate --
3 MR. SULLIVAN: -- are private --
4 MR. LEECH: If there's no gate --
5 MR. SULLIVAN: There's no gate. Nobody is
6 going to stop you from going in there and using it.
7 MS. WATTS: It's -- with -- there's going to
8 be a park -- a park we've referred to at the end where
9 the cul-de-sac is?
10 MR. SULLIVAN: Yes.
11 MR. LEECH: Yes.
12 MS. WATTS: Is other Bloomingdale people --
13 can I take my kids down there to play or not?
14 MS. BENTLEY: My guess is it's not going to
15 be a gated --
16 MR. SULLIVAN: It's not going to be gated.
17 MS. WATTS: So then we -- it will be
18 available for all --
19 MR. SULLIVAN: It's not going to be gated.
20 It'll be open.
21 MS. BENTLEY: Yeah.
22 MS. WATTS: Okay.
23 MR. LEECH: We can climb up on the fence.
24 Unless it's 22 --
25 MR. SULLIVAN: There might be a fence there,

1 but we -- for possible -- other reasons, which we all
2 know we can't ever --
3 MS. WATTS: Yes.
4 MR. SULLIVAN: -- use the terms.
5 MS. WATTS: Yeah.
6 MS. BERSNICK: Hi. I'm Anna Bersnick.
7 The -- where that park is, that backs up to Cimino.
8 MR. SULLIVAN: Yes.
9 MS. BERSNICK: So is that going to be open
10 to the school, or --
11 MR. SULLIVAN: No.
12 MS. BERSNICK: -- is the school going to
13 have to --
14 MR. SULLIVAN: We'll go through that slide
15 in a minute. The school has made very clear they don't
16 want anything --
17 MS. BERSNICK: No problem.
18 MS. ASONY: They can't permit you to do it
19 for security reasons.
20 MS. BERSNICK: Right.
21 MR. SULLIVAN: No, there's actually a
22 portion of our property that's outside of their gate,
23 and they still wouldn't let you put -- that's not true
24 at all. That's like --
25 MS. ASONY: The school has to secured.

1 MR. SULLIVAN: I understand, but this is
2 really beyond the school's security. It's outside the
3 gate.
4 MS. ASONY: I have a --
5 MR. SULLIVAN: Right.
6 MS. ASONY: -- family member who weekend --
7 MR. SULLIVAN: Right.
8 MS. ASONY: -- teaches, and the school has
9 to be involved --
10 MR. SULLIVAN: The school has to be secured.
11 Absolutely. Well, the school is secured. There is
12 no -- we actually just -- about eight years ago or six
13 years ago, we provided a sidewalk to an elementary
14 school through one of our communities and back then
15 they allowed it. Today they're like, no. This is only
16 like six years ago.
17 So we did. We -- and actually, it was a
18 quite novel idea, because it was an entire neighborhood
19 that couldn't get to the school by just walking, and
20 now they were able to walk to school. So it does
21 happen, but the school board has changed that policy,
22 and so we can't really do much about that.
23 So the people behind us, you're going to
24 have a fence, and then behind -- the width behind the
25 fence will be trees every 40 foot on center, which will

be, you know, canopy trees, so that will help you with your -- with your sewer situation.

MS. ASONY: I still don't understand. If the lots were only 120 foot deep --

MR. SULLIVAN: They're not anymore, ma'am.

MS. ASONY: If they were, and you're now making them 138, which is another 36 feet of depth on each side combined, both sides of the road, how do you get that size of --

MR. SULLIVAN: It was always there. Remember? I told you it was a mistake.

MS. ASONY: You said it was a mistake in your calculations.

MR. SULLIVAN: No, not a mistake in calculations. Just a mistake. There was no calculation mistake, it was just a wrong exhibit was put in a -- on a -- in the present.

MS. ASONY: So how many more mistakes were made, I guess what's in the back of our minds.

MR. SULLIVAN: I don't know. I'm sure you make some, too. Okay. This is a color concept of it. As you can see, the ponds are showing that they're blue. But in reality, the ponds are going to be designed to most likely be dry ponds --

MR. LEECH: They'll be dry ponds.

MR. SULLIVAN: -- and therefore they'll be grass.

MR. LEECH: Yeah.

MS. ASONY: Okay.

MR. SULLIVAN: So they'll all be grass ponds.

MS. ASONY: And how often will those get mowed?

MR. SULLIVAN: With an HOA they'll be mowed weekly.

MR. LEECH: Probably. Yeah.

MR. SULLIVAN: Because it's -- or every a few weeks, whatever the HOA schedule does.

MR. LEECH: Can I ask a question? Tom Leech here. I have to point it out, because I'm curious. Here's your lot coming out of the Culbreath --

MR. SULLIVAN: Yes.

MR. LEECH: Where is this down here?

MR. SULLIVAN: Well, that's -- I'll go to the final survey. Let me find the survey. That's not on this this slide presentation, but the survey -- this portion is -- this 15 foot is right of way to here, and then from here back, it's not -- it's actually -- this line is wrong, it should be right up against here.

MS. SCHRAEDER: There will be -- Christine

1 Schraeder. There will be land, though, usually around
2 the retention pond. There's land on the side --
3 MR. SULLIVAN: Lots of -- yeah, yeah, yeah,
4 yeah, yeah.
5 MS. SCHRAEDER: -- so you can drive around
6 with (crosstalk) --
7 MR. CASHEN: Correct. Yeah, yeah, yeah.
8 MR. SULLIVAN: Absolutely.
9 MS. SCHRAEDER: And that backs up to the
10 drier retention pond that's on the school's property?
11 MR. SULLIVAN: Yes.
12 MS. SCHRAEDER: Because the big thing is --
13 so it would --
14 MR. SULLIVAN: Yes.
15 MS. SCHRAEDER: -- it would be a drier
16 retention pond most of the time?
17 MR. SULLIVAN: Right.
18 MR. LEECH: But where it comes out, I think
19 that's that little dirt driveway there.
20 MR. SULLIVAN: Right.
21 MS. SCHRAEDER: Right.
22 MR. LEECH: So will there -- will there be a
23 fence on the north side of that driveway, between the
24 driveway and the retention pond, or --
25 MR. SULLIVAN: Yes, there will be a fence --

MS. SCHRAEDER: Around there?

MR. SULLIVAN: There'll be a fence right in the front here.

MR. LEECH: That's because -- that's what -- you know --

MR. SULLIVAN: Right on the frontage on Culbreath there'll be a fence. There won't be a fence once you get inside, but right there there's going to be a fence.

MR. LEECH: Like right now there's the fence there with Bloomingdale code --

MR. SULLIVAN: Right.

MR. LEECH: -- then there's that little dirt driveway --

MR. SULLIVAN: Right.

MR. LEECH: -- which is that strip that we just described.

MR. SULLIVAN: Right.

MR. LEECH: Will there be another fence on the other side of that, or no, will it just be grass and retention pond?

MR. SULLIVAN: No, we're putting up a fence somewhere there.

MR. LEECH: Okay, so --

MR. SULLIVAN: There will be a fence.

1 MR. LEECH: So there -- so there will be
2 two, then --
3 MR. SULLIVAN: We probably (inaudible) of a
4 right of way utilization permit to try to put it right
5 up against where they are.
6 MR. LEECH: Okay.
7 MR. SULLIVAN: So that will be a request
8 that we will ask for a right of way utilization permit
9 to then put our fence right up -- and basically
10 replacing their fence, so they'll have a much nicer
11 fence. Because their fences are falling apart.
12 MS. ASONY: Not all of them.
13 MR. SULLIVAN: No offense if you live there.
14 MS. ASONY: Not all of them. I've approved
15 many --
16 MR. SULLIVAN: A lot -- a lot of them are --
17 MS. ASONY: I have approved many --
18 MR. SULLIVAN: A lot of them are falling
19 apart.
20 MS. ASONY: I've approved many of --
21 MR. SULLIVAN: Yes ma'am.
22 MS. ASONY: -- along there --
23 MR. SULLIVAN: Right, but there --
24 there's --
25 MS. ASONY: One by one they're being

1 replaced.
2 MR. SULLIVAN: -- significant number that
3 are kind of falling down. We'll be glad to -- you
4 know, as soon as we can, we'll be glad to do what we
5 can to get a fence up there, but probably after we at
6 least clear the land, because I don't want to put it up
7 too early, otherwise it'll -- could be a mess. We'll
8 keep going. So parking -- open space, we talked about
9 it a minute ago, is that the park where we got a half
10 an acre park and then we got 1700 square feet up here
11 in the landscape buffer track right up in the front.
12 So we're going to have a total of 5.54 acres of that.
13 And the ponds take up 22 percent of the site. So we
14 have a total of open space and ponds that count for 25
15 percent of the site. And if you notice we've clustered
16 everything in the back. So it's not -- it is -- it
17 is -- it is the least amount of impact we could come up
18 with for Bloomingdale. And then --
19 MS. ASONY: That's also -- that -- what
20 happens with all those trees that are being cut down?
21 MR. SULLIVAN: Well, there's a few things
22 that happen. One is we try to preserve the ones we
23 can, and the ones we can't, we -- and if there are
24 grand trees, which are a certain caliber, is that --
25 20 --

MR. MILLER: The grand oaks --

MR. SULLIVAN: -- 24 inches and above or 36 inches, depending on the tree, and we -- you have to pay a tree fee to get -- to pay them off. And then you also have the situation where some of those trees that you think are beautiful and -- are not. They're sickly, and they're not doing well. They've got inclusions in them. And we've had arborist -- there's an arborist report that exists. And so we have already had the arborist out there to write the report on what trees are good and what ones aren't. So --

MR. MILLER: David Miller again. So they did do a tree survey?

MR. SULLIVAN: Yes, sir.

MR. MILLER: Okay. That's good. That was --

MR. SULLIVAN: And it's all been submitted to the county, actually, the tree survey was. It's part of the survey. If you go online on the county website, and you go to optics, you can find and pull down our survey, and you can review our survey.

MR. MILLER: Yeah. Well, see that would be helpful. So you know, you're -- again, you're telling us all these things, and we would like to see it. I'm trying to read this stuff --

MR. SULLIVAN: The tree report's not in there, but --

MR. MILLER: -- and it's hard to read --

MR. SULLIVAN: -- the survey --

MR. MILLER: -- because it's so small. I took my phone out to try to read that.

MR. SULLIVAN: Oh, I apologize. We put it on one page.

MR. MILLER: So you can't -- you're asking us again, and that's a key point that we're not destroying the trees. Talking about the grand, I think it's the grand oaks, because that is what's keeping the, you know, flooding down as it is. Okay. Because of course the trees are very important. So I would like to just see what we're saying on what trees are still going to stay and what trees, you know, are going to come out.

MR. SULLIVAN: That's --

MR. CASHEN: We do that at the --

MR. MILLER: We --

MR. CASHEN: -- final engineering. The final site plans.

MR. SULLIVAN: Yes.

MR. CASHEN: I mean, we do try to save as many trees as possible along the rear of the lots, the

trees in the park area, probably a lot of those will be saved. There may be some additional trees here up in this area.

MR. SULLIVAN: There's a red tree over here we're trying to work around, somewhere in here.

MR. CASHEN: It's a little closer to the road.

MR. SULLIVAN: Closer to the road.

MR. CASHEN: Yeah.

MR. SULLIVAN: There's a grand tree. We're trying to work around that. A good example would be is if you get a chance to go out to Summers K and you can see how we preserved the big Grand Oak as you're driving in.

MR. MILLER: Can we go out there --

MR. SULLIVAN: That's kind of the same feel --

MR. MILLER: Can -- we can go out there now and look at it if we want to?

MR. SULLIVAN: Yeah, you can. Go on my property. I'll give you the gate code. I'm not going to publish it right in front of everyone, but I'll be planning on giving you the gate.

MR. MILLER: Well, yeah, I would like to do that --

MR. SULLIVAN: Yeah, no problem.

MR. MILLER: -- because you're asking us again to --

MR. SULLIVAN: Kevin can walk you through the site, or you can go out on your own, whatever you prefer.

MR. DONLAN: I'd suggest wait until they finish cutting the grass.

MR. SULLIVAN: Yeah. No, the grass is cut as much as it's going to be until I get the --

MR. DONLAN: Snakes like high grass.

MR. SULLIVAN: So we don't -- there's a few spots that still will not cut because of the piles that are still there from the hurricane debris. So as soon as we have those gone, then it'll all be cleaned.

MR. MILLER: So you can give me a copy of the plan, the survey that was done and then we -- and you want me to take a look at it?

MR. SULLIVAN: Yes, we can give him a copy of the --

MR. MILLER: Okay, good. Thank you. I'll get our arborist to go out there with him and take a look at it.

MR. SULLIVAN: So here's the connectivity map.

1 MR. MILLER: Craig.
2 MR. SULLIVAN: Unfortunately -- not
3 fortunately, the county will require us to have one
4 proposed street entrance going to the north of us in
5 case somehow, they were able to put a bunch of these
6 together and try to do something. And so we have to
7 stub it out here. We did this at many projects where
8 the county -- it's an old clause the county wants. It
9 was from years ago when the ladies were running -- you
10 know, when the last commission pre -- prior
11 commission -- two prior commissions ago was running the
12 place. Okay.
13 And then we have an administrative variance
14 for driveway spacing, and it's dated August 5th, 2005.
15 And that's for the driveway spacing because you have to
16 have certain distances for driveways. The individual
17 driveways are where we kind of get -- kind of get a
18 little caught. So we -- they got to give you a
19 driveway. So you got to get a variance to get -- so
20 you actually have a driveway. And then the design
21 exception is for the substandard roadway.
22 And we are proposing for the design
23 exception -- we are proposing two crosswalks with
24 rectangular rapid beacons along Culbreath Road to be
25 built to allow safe continuous walking path from the

proposed development to Cimino Elementary. And one of those will be built. Get to the one that does it. We'll get back to this traffic thing in a minute here. No, hold on. Where is it? Okay, one of them will be built right here in front of our community, the north side of our community, and the other will be built up where the existing crosswalk is over here up the north. Because if you notice, you can't even see the crosswalk, and it's not -- the striping is bad, but a triangular beacon when that flashing light comes off, people actually slow down. It's very safety oriented. Yes.

MS. WATTS: If the purpose is passage to the school, why is it not at Nature's Way in Culbreath?

MR. SULLIVAN: Well, that's -- that is actually a good question.

MS. WATTS: There's a lot of kids that go through there.

MR. SULLIVAN: And there is a lot of kids that go through there. We can propose putting an additional one, if it is approvable, we can propose an additional one just as a condition of our approval.

MR. MILLER: We already have crossing guards.

MS. WATTS: Yeah, they don't --

1 MR. SULLIVAN: Then they don't -- they what?
2 MR. MILLER: We already have crossing
3 guards.
4 MR. SULLIVAN: Okay. So right -- so you
5 have -- different people want different stuff, so --
6 okay. So then I didn't look at the -- there's a thing
7 that talks about these beacons, but you know what they
8 look like. You've seen them when they flash. I don't
9 have to show the video again.
10 MS. ASONY: If you're doing -- putting that
11 flashing beacon, will you extend the sidewalk from
12 the -- where it leaves off on -- at just north of
13 Allwood, right at the edge of your property up to the
14 crossing?
15 MR. SULLIVAN: Yes. It will be extended
16 that far. Yes. We cannot extend the sidewalk any
17 further because there's not enough right of away.
18 MS. ASONY: We were not allowed --
19 MR. SULLIVAN: But there is a -- there is --
20 in the plan there is -- it -- there has to be a
21 sidewalk built. It's part of the county code to build
22 a sidewalk.
23 MS. SCHRAEDER: Okay. So I have a question
24 then. So the current crosswalk is at Allwood and
25 Culbreath.

MR. SULLIVAN: Right.

MS. SCHRAEDER: There's a flashing light there. So it doesn't make sense that there would be one there and also one at the end of the street --

MR. SULLIVAN: Well, no, that does -- it actually does make sense. Let me tell you why.

MS. SCHRAEDER: So would one -- would that one go away? Because --

MR. SULLIVAN: No, that one would stay.

MS. SCHRAEDER: -- that one was there -- okay.

MR. SULLIVAN: The reason why you would have a second one here and the reason why you do it is because -- I was a kid, and as a kid, I wasn't going south to go north.

MS. SCHRAEDER: I got you.

MR. SULLIVAN: So I'm not going south to go north. I'm going to cut across as quickly as I can to get to the thing. So our kids --

MS. SCHRAEDER: So there's two within like 15 feet.

MR. SULLIVAN: So it doesn't really, yeah, I think, going to make a difference.

MS. SCHRAEDER: Okay. But there would be a sidewalk from your entrance down at to Allwood --

MR. SULLIVAN: Yes.

MS. SCHRAEDER: -- if somebody wanted to go south before they went north, they could do that.

MR. SULLIVAN: Right, they could, yes.

MS. SCHRAEDER: Okay. So there'll be two pretty closely --

MR. SULLIVAN: Yeah. Yeah. Yeah.

MS. SCHRAEDER: Okay.

MR. SULLIVAN: You know, but you're not a kid, you're not going to go --

MS. SCHRAEDER: Right.

MR. SULLIVAN: No -- not one kid will go south and go north.

MS. SCHRAEDER: Right.

MR. SULLIVAN: Maybe their mother might make them, but that would be the day the mother watched them go south to go north. So we are on -- let's get back here. So we're going to go back and talk just for a second on the traffic that we had because I know everyone's concerned about traffic.

MS. ASONY: Yes.

MR. SULLIVAN: So with the ITE trip generation, we have 22 a.m. peak trips -- or 22 p.m. peak trips, and 20 a.m. peak trips. And so -- and P hour -- peak hour has only 13. But then the 22 are

coming in. This number actually will be less if we build less units, but I'm going to -- you know, so we -- you know, it's -- the maximum it could be, would be this. The number of traffic would be this. So it wouldn't be, you know, it's still -- it's -- it is more traffic. I will not argue with that. I'm not going to say to you we don't create traffic. But the traffic quieting being of putting in the beacon of the school, you know, if there's one there by the school that might actually help encourage more kids walk to the school to their parents because now they're not only crossing at the school where they have this --

MS. SCHRAEDER: They don't have choice Line --

MR. SULLIVAN: -- line thing to do.

MS. SCHRAEDER: -- because they don't bus them under two miles.

MS. WATTS: Yeah.

MS. SCHRAEDER: So you're within two miles, you're walking or you're having somebody drive you.

MR. SULLIVAN: Or mom is taking you to work. That's right.

MS. ASONY: It's a -- it's a choice school, is it not?

MS. SCHRAEDER: Correct?

MS. WATTS: I do have information about that.

MR. SULLIVAN: Yes.

MS. WATTS: Susie Watts. I spoke to the administrative office of Cimino last week. They're currently enrolled 758 kids. They have five buses only that run. They estimate 30 kids per bus, let's say 150. So that leaves about 600 kids that have to either walk or be dropped off by somebody driving them. So it -- you are not -- you -- your impact is not that great, but it's already a problem prone area with 600 people. So then I asked them, you know, how many walk, how many drive? Vast majority drive. So 600 kids are being dropped off there, and we all know we live here. So I understand 33 houses, but when it's already max, that's why you're hearing a lot of this feedback.

MS. LEECH: I would encourage you if you have an opportunity, school starts next week --

MS. WATTS: Yeah.

MS. LEECH: -- one morning or one afternoon.

MR. SULLIVAN: I'll come out there.

MS. LEECH: -- come out and see what the traffic is like at Cimino.

MR. MILLER: Because you're not going to get by.

1 MR. SULLIVAN: So --
2 MS. LEECH: You'll have a front row view --
3 MR. SULLIVAN: This is --
4 MS. LEECH: -- because you won't be going
5 anywhere.
6 MR. SULLIVAN: -- Cimino has -- of all the
7 schools around here, Cimino has the best line to get
8 out here. They've got 1540 -- 1500 feet to get to
9 their drop off point.
10 MS. WATTS: Uh-huh.
11 MR. SULLIVAN: 1500 feet. 15 --
12 MS. LEECH: Just come out one morning.
13 MR. MILLER: Come out.
14 MR. SULLIVAN: It's the best of a bad
15 situation. It's the best out there.
16 MS. LEECH: Come see. It -- it's backed up
17 to --
18 MS. ASONY: Come see.
19 MR. SULLIVAN: Right. But it's the best
20 of -- the -- it's the best -- everybody that has a
21 school anywhere around here, has got a lot less room to
22 get out, in and out, than this place. This place is
23 like, you got a darn road getting into there. That's
24 like crazy.
25 MS. LEECH: So that'll tell you just how bad

it is because you're going to still see an awful lot of overflow traffic lined up --

MR. SULLIVAN: Right? No, I --

MS. LEECH: -- backed up at the stop sign.

MR. SULLIVAN: Well, and you know, the funny thing is there's even a secondary entrance on the other side.

MS. SCHRAEDER: Well, Adelaide backs up just as much. Anybody that goes out and a lot of the afterschool programs --

MR. SULLIVAN: Right.

MS. SCHRAEDER: -- they go out the back gate.

MS. WATTS: Yeah.

MS. SCHRAEDER: -- which there's a new housing area back there that --

MS. ASONY: Which --

MS. SCHRAEDER: -- there's more congestion will be congesting with that, too. And I would assume that --

MR. SULLIVAN: When you're saying --

MS. SCHRAEDER: -- (inaudible) --

MR. SULLIVAN: -- where are you talking about?

MS. SCHRAEDER: -- school. There's

1 another --
2 MR. KERMYER: From the east side.
3 MS. SCHRAEDER: -- community on the other
4 side of Cimino.
5 MR. SULLIVAN: Oh.
6 MS. SCHRAEDER: That goes out --
7 MR. SULLIVAN: Pop Springs. That's mine,
8 too.
9 MS. SCHRAEDER: Okay. So that will bring
10 kids in.
11 MR. SULLIVAN: Yes.
12 MS. SCHRAEDER: To Cimino. They'll be using
13 that --
14 MR. SULLIVAN: Actually, no, that -- they're
15 not bus -- believe it or not the other side over in
16 Hideaway, in that area in there, they're not zoned --
17 MS. SCHRAEDER: Lithia Springs.
18 MR. SULLIVAN: They go to Lithia Springs.
19 MS. SCHRAEDER: Lithia Springs. Some of
20 them will go to Lithia Springs.
21 MR. SULLIVAN: Yeah. They -- yeah, they can
22 choose to go to.
23 MS. SCHRAEDER: Right.
24 MR. SULLIVAN: They -- they're zoned for
25 Lithia Springs.

1 MR. KERMYER: If I may. Randy Kermyer.
2 Understood the traffic analysis is once the project is
3 complete. What can you tell us about the duration and
4 volume of traffic during the construction phase?
5 MR. SULLIVAN: Well, the duration --
6 MR. KERMYER: I think, frankly, I'm more
7 concerned about that than --
8 MR. SULLIVAN: You -- you're more concerned
9 about that. Well --
10 MS. ASONY: The effect on the school.
11 MR. SULLIVAN: -- it takes -- I'll kind of
12 give the time frame. So it takes usually a year from
13 permitting to finish -- to build out just the
14 construction of the
15 MS. SCHRAEDER: Infrastructure.
16 MR. SULLIVAN: The horizontal --
17 infrastructure.
18 MS. SCHRAEDER: Infrastructure.
19 MR. SULLIVAN: But then the vertical
20 probably takes another two years because, you know,
21 you've got -- depending on if it's slow or if it's
22 fast, it's basically a two-year beyond. So it's a
23 three-year situation of you have -- you'll have some
24 traffic come in and out for three year period.
25 MR. KERMYER: And then is there any way to

1 estimate the volume of traffic associated with that?
2 Obviously the longer it goes on probably the less it is
3 at any point in time. But it just seems like that
4 would be a bigger impact on our roads than once it's
5 fully developed, occupied.
6 MR. SULLIVAN: Right? And I see your point.
7 MS. ASONY: It's an impact on the school
8 during the school year, the noise.
9 MS. LEECH: It's me again. Sorry. Miriam
10 Leech. So do you know if, and I don't know how this
11 works. I don't know if it would be something that you
12 would request or have a discussion with Hillsborough
13 County, but in anticipation of the kind of construction
14 traffic we'll have for three years. Would Hillsborough
15 County resurface Culbreath? And I've asked --
16 MR. SULLIVAN: They have a resurfacing plan.
17 You got to -- I -- you got to call the county and
18 see --
19 MS. LEECH: Okay, but --
20 MR. SULLIVAN: -- if they're planning on
21 resurfacing it either --
22 MS. LEECH: -- but it's your project that's
23 going to impact Culbreath. So is there a way for you
24 to have that discussion with Hillsborough County?
25 MR. SULLIVAN: We can try to find out what

1 their capital improvements program is, and --
2 MR. MILLER: It's ten years. It is every
3 ten years. That's what it is. Ten years they
4 resurface the roads.
5 MR. CASHEN: They're surfacing every ten
6 years?
7 MR. SULLIVAN: That's pretty good.
8 MS. ASONY: But it's -- that's the plan, but
9 it's not the execution.
10 MR. SULLIVAN: It never has.
11 MS. LEECH: Have you --
12 MR. MILLER: That's their plan.
13 MS. LEECH: -- have you seen the condition
14 of Culbreath?
15 MR. SULLIVAN: That's the plan, but it
16 doesn't happen.
17 MS. LEECH: I mean, Culbreath already has
18 potholes.
19 MS. WATTS: What is the hours of
20 construction?
21 MR. MILLER: Let me make sure I understand.
22 So --
23 MR. SULLIVAN: Generally it's from 6:00 a.m.
24 or 7:00 a.m. to --
25 MR. CASHEN: 7:00 --

1 MR. SULLIVAN: -- to like 5:00 at night or
2 6:00 at night.
3 MR. CASHEN: Yeah, it's 7:00 to 5:00 or 7:00
4 to 6:00. I -- it is -- I think the earliest they can
5 start is 7:00.
6 MR. SULLIVAN: Yeah. Underneath the -- you
7 know, the rules around that.
8 MR. CASHEN: Yeah.
9 MR. MILLER: So you're required to have a
10 mitigation plan when you already have severe traffic in
11 that area. So therefore you're required to have a
12 mitigation plan when you're going to add to a bailed,
13 you know, road during that, you know, period. So your
14 mitigation plan that I heard here tonight is you plan
15 to put up two little lights and crossing, and that --
16 that's it. There's nothing --
17 MR. SULLIVAN: Well, the mitigation plan is
18 because the road -- the right of way width is 60
19 instead of 66 feet or 68 feet.
20 MR. CASHEN: Yeah, they're -- yeah.
21 MR. SULLIVAN: That's the -- that's the --
22 that's the only reason. The rest of the road is fine.
23 MR. CASHEN: Yeah. The design --
24 MR. SULLIVAN: It is 20 -- it is a
25 typical -- given a typical roadway. It's a typical

1 roadway.
2 MR. CASHEN: Well, it -- the design -- you
3 need a design exception for any development if you're
4 connecting to a county roadway that doesn't meet
5 current county standards, and probably 95 percent of
6 the roads in Hillsborough County do not meet the
7 standards. Because the standards in the code book --
8 for instance for a urban roadway like this, you have to
9 have 68 feet of right of way, you have to have, you
10 know, bike lanes, you have to have a --
11 MS. ASONY: Sidewalks --
12 MR. CASHEN: -- sidewalk on both sides, et
13 cetera, et cetera. If you do -- if you don't meet one
14 of those standards, we are required to submit a design
15 exception for a roadway -- proposed roadway connection
16 to that substandard road.
17 MR. SULLIVAN: Right. To try to improve the
18 situation that's already out there. That's what the
19 beacons are for.
20 MR. CASHEN: Right.
21 MR. MILLER: But again, that's it. That's
22 what -- that's all we're talking about is the beacon.
23 Because already you have for an hour in the morning and
24 an hour in the afternoon total gridlock. And you said
25 you haven't seen it? Go out there and see it. It is

1 total gridlock all the way back to Nature's Way, and
2 all the way back up to some part of the ridge.
3 Bloomingdale, you know, Ridge.
4 MS. ASONY: It goes further than Nature's
5 Way. It goes all the way down our side.
6 MR. MILLER: Okay. Well, whatever. It
7 goes -- it is gridlock. And so it goes back to my
8 glass. We've had, you know, people move in. The glass
9 is full of water. And it's not just a little bit more
10 water you want to put in there you're saying, but
11 you're adding to a dangerous situation. Because when
12 people get frustrated there, you know, in the morning,
13 they start doing crazy stuff. I've seen them when I'm
14 running down there or biking. Out in front of other
15 people. And it's amazing that we haven't had people
16 killed there, okay?
17 MS. WATTS: Well, we did in front of Alafia.
18 Yes.
19 MR. MILLER: I'm sorry?
20 MS. WATTS: We have -- we had -- we had a
21 runner killed in front of Alafia.
22 MR. MILLER: Yeah, we have. That's correct.
23 So this is the second thing. So we don't
24 have -- we're asking us to buy into something that we
25 know is going to make the situation worse. You're

1 saying it's just going to make it a little worse. We
2 don't know how much it really is going to make it
3 worse, okay?
4 MR. SULLIVAN: Well, we're hoping it
5 improves things.
6 MR. MILLER: There's no hope. We don't -- I
7 have -- I was in the military 30 years. There's no
8 such thing as hope.
9 MR. SULLIVAN: Okay. Then we are --
10 MR. MILLER: There is a force of action.
11 MR. SULLIVAN: -- we are improving the
12 overall situation by providing the beacon.
13 MR. MILLER: The two little beacons. That's
14 it. That's what you want us to buy into. We don't buy
15 that. I'm going to tell you, we are not going to buy
16 that.
17 MR. SULLIVAN: Okay.
18 MS. SCHRAEDER: I will -- I --
19 MR. MILLER: If you're not going to do
20 something to improve that road, and she mentioned that,
21 widen it or whatever so people can get around on one
22 side or the other, it's not going to fly.
23 MS. LEECH: No, it's not.
24 MS. SCHRAEDER: I would say for us what's
25 going to happen -- I'm in Somerset --

1 MR. MILLER: What?
2 MS. SCHRAEDER: -- on the other side.
3 MR. MILLER: Yeah. Hope.
4 MS. SCHRAEDER: -- is that most likely
5 people are going to --
6 MR. MILLER: That's not a strategy.
7 MS. SCHRAEDER: -- come down and go through
8 Allwood, go down -- go through our neighborhood --
9 MR. MILLER: So that's Number 2.
10 MS. SCHRAEDER: -- and connect to Nature's
11 Way to avoid the traffic that's all blocked. And
12 that's going to be frustrating and dangerous because
13 that's a neighborhood road. But they're going to cut
14 through Allwood, go down River Close that connects to
15 Nature's Way, and make a thoroughfare through a quiet
16 neighborhood to try to get around the school traffic.
17 MR. LEECH: Precedent is there because
18 southbound traffic from Culbreath cuts through Bristol
19 Green to avoid the northbound line on Culbreath, so
20 they can get out Nature's Way.
21 MR. SULLIVAN: Whatever ways tells them,
22 they're going to take. Yes.
23 MR. KERMYER: And just to be clear, we're
24 not blaming you for the mess that it is right now.
25 MR. MILLER: Yeah. No. We don't want you

to adding to it, though.

MS. LEECH: No. Yeah, but there's -- but there's what you show in a slide, and then there's the real world of what it's like there every morning and afternoon. That's why I invite you to come out and see it for yourselves.

MR. SULLIVAN: Right. I'll -- we'll come. Be glad to come out. We'll be glad to even meet you out there. Can do that on any Thursday. It'd be great.

MS. WATTS: I have a quick question. Suzie Watts.

During the construction, where are we going to put all the construction trucks? Are they all going to be on site, or are they going to be on Culbreath? Where are they going to be? Are we going to try and -- because I -- if we add anything to that road, we already know --

MR. CASHEN: They will have to be on site.

MS. WATTS: They will have to be on site?

MR. CASHEN: Yeah.

MS. WATTS: Nothing will be -- impact Culbreath?

MR. CASHEN: No.

MS. WATTS: Okay.

1 MR. CASHEN: Nope.
2 MR. SULLIVAN: Nothing -- we're not going to
3 be having trucks sitting on the side of Culbreath
4 and --
5 MS. WATTS: Well, it already -- these
6 people, and then they do the zoom around where they
7 cross in the mid --
8 MR. SULLIVAN: Right.
9 MS. WATTS: You know. You see it.
10 MR. REED: It's a bit of a turn and dodge.
11 MR. CASHEN: People get impatient.
12 MS. WATTS: Yeah.
13 MR. CASHEN: Right.
14 MR. SULLIVAN: So the road is classified as
15 Suburban Residential, CR3, isn't it? CR -- C3R. And
16 so we -- we've identified that.
17 Compatibility in an effort to minimize the
18 impact of the surrounding community, the last one, plus
19 you're in the back of Culbreath, and the proposed
20 buildings were set back 600 feet from Culbreath. The
21 distance to the street to the proposed building pad is
22 900 feet via Road A. Additionally, the existing houses
23 to the south, the first proposed lot is 900 -- is to
24 the -- in the north, it is 900 feet -- it's 400 feet.
25 So we're -- our lots are literally 400 feet from the

southern one, and nine -- and 600 feet from the back. But it is -- the crow flies at 600 or a little over 610. That's what's going on there.

These are the changes that were made since our meeting -- from before that meeting on -- first one was we had 6,600 square foot lots. We've now gone to 6,900. Our typical lot size was 50 by 120. Now it's 50 by 138. The 20 foot landscape buffer on Culbreath at the last -- before the last meeting was not defined, and now the tree planting in accordance to the Land Development Code Section 6.06.06C for screening of Standard B and the setback from Culbreath Road was 25 feet before, even though we weren't building anything up there, and now it is 600.

And so we've at least made attempts. And as you can see, the change in the typical lot layout and the present typical lot layout.

ANDREW: I have a question back here.

MR. SULLIVAN: Yes, sir.

ANDREW: Andrew, on behalf of -- from Windsor Woods. I'm just curious, you guys have all kinds of diagrams and things like that, and you do modeling. I'm assuming CAD modeling?

MR. SULLIVAN: Yes.

ANDREW: Why don't you have a CAD model that

1 shows and illustrates what this neighborhood will look
2 like with what you have right there? Because I think
3 what you're going to see is you're going to see minimum
4 lot lines, and I think people in this room are going to
5 go, well, that's ugly, and we're not sure who's going
6 to buy it.
7 MR. SULLIVAN: You're more than welcome to
8 drive through the --
9 ANDREW: No, I -- no, I shouldn't have to
10 drive through your neighborhood. You're coming into
11 our neighborhood. So I think you should be able to
12 illustrate to us if you use your typical builder that
13 you said with the -- with the variances and the
14 elevations, you should be able to illustrate to us
15 Bloomingdale Park when built out will look like this.
16 Why not? Why can't we see it? I know you know. You
17 have that already. I bet you do.
18 MR. LEECH: Well, we have done a lot layout,
19 and so we know what the lots and -- you know, what the
20 lot -- how it's going to layout the lots. But in a
21 zoning request, you're not -- you -- you're not
22 supposed to -- just the bubble plan is all you're
23 responsible for.
24 MS. SCHRAEDER: I have a question. What if
25 (crosstalk) a different way if you don't get the

1 rezoning from the AS1?
2 MR. SULLIVAN: I don't really know what I
3 don't know how to address that because my belief is
4 that I'm doing the best I can for the community and the
5 best -- I'm meeting with all the requirements by the
6 county. I mean, literally all the requirements. I'm
7 trying to meet all their requirements.
8 MS. SCHRAEDER: Right.
9 MR. SULLIVAN: Like, I'm the guy that goes
10 into areas and does exactly what the county tells me.
11 You know, I'm not like trying to step out and do, you
12 know, crazy things in crazy places. I'm just staying
13 within my lane here of just --
14 MS. SCHRAEDER: Right.
15 MR. SULLIVAN: -- finding -- identifying a
16 site, and then building what is best suited for that,
17 you know, area, and meeting the county requirements.
18 Because there is a housing shortage, even though you
19 say there isn't a housing shortage.
20 MS. SCHRAEDER: No, it -- they're just not
21 selling.
22 MR. SULLIVAN: Well, they're not selling,
23 but there's still a housing shortage. And that's
24 because people aren't lowering their prices to sell
25 their houses.

1 MS. WATTS: They go somewhere else.
2 MS. SCHRAEDER: So if it's not rezoned --
3 MS. WATTS: They can move somewhere else.
4 MS. SCHRAEDER: -- you haven't thought about
5 what might happen, if you don't get rezoned?
6 MR. SULLIVAN: I mean, I can't say what I
7 would put there. I mean, I could end up putting a farm
8 of some type. I could -- you know, could raise pigs or
9 anything else out there.
10 MS. SCHRAEDER: You can't do it -- you can't
11 do a development if it stays as AS1?
12 MR. SULLIVAN: I most likely will not want
13 to do an AS1 development, no.
14 MR. REED: Mr. Sullivan, you had talked
15 about the houses in the -- in the housing market. And
16 I know you mentioned this before in one of the previous
17 meetings, but what was the price range that you thought
18 you were going to be able to sell these houses at?
19 MR. SULLIVAN: I think the prices are going
20 to be in the -- you know, the 700s and above, but I
21 don't know that. I can't guarantee that. But that's
22 pretty much where I think it will land.
23 MR. REED: And then in your market analysis,
24 where's the -- where's the shortage of houses? Of what
25 range? It's -- I can tell you it's not 700.

MR. SULLIVAN: Who knows where it will end up pricing. But the bottom line is, I'm trying to build higher end houses.

MS. ASONY: Nicer.

MR. SULLIVAN: Nicer houses. I want to build nicer houses than what's here already. But we can go online right now, and I can pull you up some pokey plans of what they're building in our communities. I mean, if you want to just look for five minutes, we can do that.

Yes, sir.

MR. SIMMONS: Gerald Simmons. I -- maybe I missed it, but is there any comments about the size of the homes that you expect to build here? Square footage?

MR. SULLIVAN: The square footage? My belief would be somewhere between 2,500 and 3,500 square footage.

MS. ASONY: What?

MR. SIMMONS: That's a pretty big range.

MS. ASONY: I have -- to fit that on the 50 foot wide lot range, you're going to be building two story homes.

MR. REED: Going to be all two stories then.

MS. SCHRAEDER: Yeah, I think you're right.

1 MS. ASONY: Yeah. But 50 foot lots do not
2 match up with the majority of Bloomingdale. The --
3 what the original Bloomingdale community, Bloomingdale
4 East, Bloomingdale West, their lots have more space
5 between homes. That 50 foot lot is not conducive
6 con -- the same as what is being built -- was built.
7 MR. SIMMONS: It will not be consistent with
8 the surrounding --
9 MR. REED: I'm sorry.
10 MR. SIMMONS: -- both the surrounding
11 subdivisions.
12 MS. ASONY: Oh, Bloomingdale Cove. The
13 minimum lot is 60 foot wide.
14 MR. MILLER: Okay.
15 MS. ASONY: Somewhat bigger.
16 MR. MILLER: That looks like a town home
17 lot.
18 MR. REED: Yes.
19 MS. ASONY: Uh-huh.
20 MR. MILLER: That's what it looks like. And
21 what I'm -- what I'm afraid of -- what I'm afraid of,
22 okay, is that we're going to get somebody to come in
23 and say, okay, they got this size lot before for a
24 house. Why can't we get town homes this size or
25 Section 8 housing, you know, for this size, okay? So

unless we see something that is built to look like our community, again, we're not going to buy into this.

MR. SULLIVAN: This is going to --

MR. REED: That's why the remark --

MR. SULLIVAN: -- this will look a lot better than what you have in this side of -- the east side of -- these houses are going to be nicer than what you have on the east side.

MS. ASONY: Well.

MR. MILLER: Okay. I -- wait --

MR. SULLIVAN: (Inaudible)

MR. MILLER: -- I don't know what you're talking about. But I do know that our neighborhood does not look like the thing that's across the road at Walmart where they're selling them for 600,000.

MR. SULLIVAN: Those are town homes.

MR. MILLER: Okay. That's what I'm telling you.

MR. SULLIVAN: I'm not building town homes.

MR. MILLER: That's what I don't want to see here.

MR. SULLIVAN: I didn't come here to build town homes.

MR. MILLER: That looks like a town home lot is what I'm trying to tell you.

1 MR. SULLIVAN: It's does not look like a
2 town home lot.
3 MR. MILLER: Mr. Sullivan, it does.
4 MR. CASHEN: Hold on. Let me -- town homes
5 are 80 foot to 120 foot long buildings. No space in
6 between. You have a common wall. That's a town home.
7 It's a big building.
8 MS. ASONY: No.
9 MR. MILLER: It says five, but you're
10 asking --
11 MR. CASHEN: These are single family lots,
12 and you're going to have 10 feet between the homes as
13 you go down the road, so.
14 MR. MILLER: It says five feet.
15 MR. CASHEN: And these will be single
16 family. Not townhomes.
17 MR. MILLER: Yeah, but it says five feet.
18 MR. SIMMONS: 10 feet between walls.
19 MR. MILLER: Still. You want to borrow some
20 sugar?
21 MR. SIMMONS: Yeah, you want some sugar?
22 MR. SULLIVAN: Homeowner's Association. We
23 will work with the community and come up with a plan
24 that everyone will be happy with. I'm not -- I'm here
25 to become part of the community, not be adverse to the

1 community.
2 MR. MILLER: Not unless you answer our
3 questions.
4 MR. SULLIVAN: What?
5 MR. MILLER: You won't be a part of this
6 community, not unless you answer the questions that we
7 are asking you tonight. Because we'll do everything we
8 can to keep this from happening, okay?
9 MS. ASONY: That's right.
10 MR. MILLER: And you -- we're just a few
11 people here today, but we're representing a vast
12 community, okay? We live here. We've grown our kids
13 up here. We have to take our grandkids down to the
14 school in the morning and walk them because you can't
15 get near it in a vehicle, okay?
16 So unless you answer the question about the
17 flooding, which we've asked, unless you do something to
18 tell us what you're going to do to mitigate, you know,
19 this traffic, unless we know that you are in fact doing
20 a survey of the trees to make sure that you keep as
21 many of the trees that are supposed to be there and not
22 just go in there and whack them out so it makes it
23 easier to be able to build, and finally, unless you
24 show us what you're actually going to build on that
25 property and that it doesn't look like that crap across

1 the street, you know --
2 MR. SULLIVAN: Today's builder may not be
3 another builder. We --
4 MR. MILLER: Okay.
5 MR. SULLIVAN: But we can tell you that
6 the -- by and large, the pool of builders we will be
7 selecting from will be the higher-end builders.
8 MR. MILLER: Okay. Listen --
9 MR. SULLIVAN: Especially in this
10 location --
11 MR. MILLER: You're not hearing me, Mr.
12 Sullivan. I'm telling you unless you do those things,
13 we're going to fight you all the way.
14 MR. SULLIVAN: Okay.
15 MR. MILLER: Okay. So you can come here
16 like you are tonight, saying, we're going to do this,
17 we're going to do this, we're going to -- we don't see
18 it, okay? And we're not going to support you, okay?
19 So I may just be speaking for David Miller, but I have
20 a lot of neighbors that think like I do.
21 MR. SULLIVAN: David, we -- we've read your
22 comments. We know what you said on --
23 MR. MILLER: Right.
24 MR. SULLIVAN: -- the petition. We are very
25 well of that. We will be happy to meet with you and --

1 privately and see what we can come up with. And then
2 you can share it with everyone.
3 MR. MILLER: No, I don't want to do that. I
4 want you to share it with everyone.
5 MR. SULLIVAN: You don't want to share --
6 MR. MILLER: I want you to come up with the
7 answers and share it with everyone.
8 MR. SULLIVAN: Okay.
9 MR. MILLER: Because all these people are
10 going to go back to the people that they represent.
11 MR. SULLIVAN: Yes.
12 MR. MILLER: And they're going to get that
13 information.
14 MR. SULLIVAN: Yes, sir.
15 Yes, ma'am?
16 MS. FORJERRY: I don't know if it's been --
17 has been addressed already --
18 MR. SULLIVAN: Okay. State your --
19 MS. FORJERRY: -- since I came in late.
20 MR. SULLIVAN: State your name. I'm sorry,
21 because we have to --
22 MS. FORJERRY: Angela Forjerry. Has it been
23 discussed how this is going to impact the children at
24 school? When the building is going to be done? What
25 the noise is going to be like? I mean, this is right

on school grounds, basically.

MR. MILLER: It's right there. Yeah. Oh, yeah.

MS. FORJERRY: Yeah. Where my kids used to pet cows on their lunch and now they're going to have builders there.

MR. SULLIVAN: The noise level for the school is -- usually is -- they're usually worked around. I mean, honestly, I think that there's some rules and so I don't know how that would work, but I don't think that the communities have -- I've built lots of communities next to schools and I've never had a problem. So I don't really know -- you know, I don't really run into that. So we build adjacent to or near schools all over Florida, actually. So you know, we try to go near schools. We like schools.

MS. FORJERRY: Have you been here in the morning during school?

MS. WATTS: We've all asked that question.

MS. ASONY: We already had that discussion.

MS. WATTS: Wait. Wait. No. We -- we've all asked the same question. That's what it was. So it -- we were laughing with you, not at you.

MS. FORJERRY: I mean, not even school. We bike in this neighborhood. We run in this

neighborhood. The traffic is an issue, and you know, how many cars are they going to have for 3000 square foot homes? Three cars? I mean, that -- that's a big impact to traffic in this community when there's one lane and that's all.

ANDREW: The maximum -- the maximum width of the house that will be on the slot is what?

MR. SULLIVAN: 40 feet.

ANDREW: 40 feet. What is the -- what is the current width of a standard garage?

MR. SULLIVAN: 22.

ANDREW: Okay. And that's for a two-car garage?

MR. SULLIVAN: Yes, sir.

ANDREW: Okay. So more than a portion of this will be the driveway. And is that the variance you were referring to earlier? You mentioned something about a driveway?

MR. SULLIVAN: No, the driveway variance has to do with the space between our driveway and the driveways all along Culbreath. Not our main driveway. In other words, our road coming out and the distance from the next driveway on Culbreath and the other roads, that's what that refers to.

MS. LEECH: So I'm going to ask the same

1 question, but a different way. Miriam Leech. You work
2 with a few builders?
3 MR. SULLIVAN: Yes, ma'am.
4 MS. LEECH: I'm assuming you have built on
5 lots that are similar in size and shape to these?
6 MR. SULLIVAN: All over.
7 MS. LEECH: Okay.
8 MR. SULLIVAN: You can just go -- I could
9 start naming the projects and you could --
10 MS. LEECH: So --
11 MR. SULLIVAN: I mean, and it's not far from
12 here.
13 MS. LEECH: Do you have a sampling of homes
14 that have been built by the various builders that you
15 work with on lots that are the similar shape and size
16 as these that you could show?
17 MR. SULLIVAN: You mean, in other words,
18 elevation pictures that you can see on these -- you
19 want to see elevation?
20 MS. LEECH: Yeah. And that's not to lock
21 you in to say this is exactly what the house is going
22 to look like. But if you have a sampling --
23 MR. DONLAN: Not an aerial view like you --
24 like you --
25 MR. SULLIVAN: Right. I understand.

Kevin, did you take pictures or you never -- didn't go out there to do that?

MR. O'DONNELL: It's really just going to be of entrances. We -- go to River -- our River's Edge website --

MR. SULLIVAN: They don't want to go anywhere, Kevin. They just want to look here.

MR. O'DONNELL: No, I'm saying you can go on the website and look at the homes.

MR. SULLIVAN: All right. Well, I'm trying to get on the website.

MS. ASONY: Did you build Hawks Preserve?

MR. SULLIVAN: I'll go right now. I'll go on the website.

MS. ASONY: Hawks Preserve? Did you build Hawks Preserve?

MR. SULLIVAN: Give me one second.

MR. O'DONNELL: Unfortunately, we all have that development by Walmart in our brain.

MR. MILLER: That's correct.

MR. SULLIVAN: Yeah. I'm not -- it's not going to really --

MR. MILLER: Have they built those?

MS. WATTS: Yes. It's one of their subdivisions.

MR. MILLER: You ought to tell them how ugly that is. I mean, look at the cheap windows.

MR. SULLIVAN: Well, we're trying to, you know --

MR. MILLER: Oh, is that all they --

MR. SULLIVAN: -- just never got around to building it. And I -- and I apologize.

MR. REED: That anyone is going to see in that particular -- their home -- yeah. And it's going to look like -- and that's why everyone has -- that's why everyone has that -- feel about it, because you see everything is so narrow. It's narrow and long. And it's, like, that's the town. It's just going to be a big --

MR. MILLER: Hey, sir?

MS. WATTS: Yeah. I saw it.

MR. SULLIVAN: Yes, sir?

MR. ARMSTRONG: As where -- as where I began, I've said -- I've sensed kind of culminating, I have -- if I can now ask the ignorant question of the night.

MR. SULLIVAN: Yes.

MR. ARMSTRONG: Thank you. John Armstrong. The ignorant question, and I'm just joking -- well, I'm not joking around, but just, has the idea been

1 considered approaching the county, if you own the
2 property, and just perhaps selling to the county as a
3 park or a nature preserve. Now, I know it's not the
4 ideal question, but from a greater good, has that idea
5 been considered?
6 MR. SULLIVAN: I will tell you that the
7 county has park land in Bloomingdale that they're not
8 utilizing right now that they actually own -- the
9 county owns. So I'm not sure they want to own any more
10 park land in Bloomingdale if they're not maintaining
11 the park they have when they have it. And that's over
12 there on -- not far away. That's over on -- what
13 street is that?
14 MS. WATTS: Is that behind Alafia?
15 MR. SULLIVAN: No, it's over there -- it is
16 literally -- you can go --
17 MS. FORJERRY: At the end of Culbreath?
18 You're talking about the end of Culbreath?
19 MR. SULLIVAN: No, not the end of Culbreath.
20 There's a piece that's --
21 MS. ASONY: That's private.
22 MR. ARMSTRONG: Around Natures Way? You're
23 talking about out by Springvale?
24 MR. SULLIVAN: No. The other direction.
25 It's out on east --

MR. ARMSTRONG: On the west side? Northeast?

MR. SULLIVAN: On the east side. Oh, it is --

MR. ARMSTRONG: The one --

MR. SULLIVAN: On the east --

MR. ARMSTRONG: Across Bell Shoals?

MR. SULLIVAN: Bell -- no, no. The east side across this side over here. What's the name of that street, Kevin?

MR. O'DONNELL: I can't --

MR. ARMSTRONG: Well, that there has -- that there has to be researched, but I'm just -- you know, the idea of having some green space still to walk through in our neighborhood.

MR. SULLIVAN: You're more than welcome to ask -- I'll -- I -- I'll tell you what. I'll go send an email to the county and ask them.

MR. ARMSTRONG: Sir, would you -- if you did that for me, I would leave this meeting happy.

MR. MILLER: A success.

MR. SULLIVAN: No, I'll be glad to copy you on it.

MR. MILLER: It was a success if he does.

MR. ARMSTRONG: Thank you.

1 MR. SULLIVAN: I'll be glad to copy. Give
2 me your email address. I think you signed in and --
3 MR. ARMSTRONG: I did, sir.
4 MR. SULLIVAN: Or you actually can put it
5 down here so I can do it and I'll --
6 MR. ARMSTRONG: Yes, sir.
7 MR. SULLIVAN: -- send an email out
8 tomorrow.
9 MR. ARMSTRONG: And with all sincerity,
10 I'm -- just humoring me with that right there --
11 MR. SULLIVAN: I'll be glad to. That's not
12 a problem.
13 MR. ARMSTRONG: Thank you, sir.
14 MR. SULLIVAN: I have people I can, you
15 know, write to. I can --
16 MR. ARMSTRONG: John Armstrong. Thank you
17 so much.
18 MR. SULLIVAN: I sold the county property
19 recently. And let me tell you what I sold the county.
20 I had a community that we were going to build right on
21 the other side of Bloomingdale. And they were coming
22 out with Lithia Pinecrest -- to the widening of the
23 Lithia Pinecrest. I said, the county needs a retention
24 pond for Lithia Pinecrest. I sold them that 10-acre
25 site, or 8 acres, whatever it is; that 8-acre site, I

sold them for retention because they needed the retention. I was gone -- and plans ahead to go build the community. And I went and sold it to the county instead.

MR. ARMSTRONG: Thank you.

MR. SULLIVAN: So I've already done -- you know, I know what you're talking about.

MR. ARMSTRONG: I appreciate it. Thank you. Yeah.

MR. MILLER: That would be wonderful. Thank you, Joe.

MR. BASKIN: My name is William Baskin. I've got two questions: First, have you or will you be planning on providing this documentation digitally so we can actually read it?

MR. SULLIVAN: Oh, it goes to the county. It will be on the county --

MR. BASKIN: So it's available so we can read it?

MR. SULLIVAN: Yeah. Put it on the county -- it'll be uploaded to optics tomorrow.

MR. BASKIN: Because obviously, nobody can read that, right? So it's --

MR. SULLIVAN: And I apologize. I assumed everyone would be reading --

1 MR. BASKIN: It's for show, right? But it's
2 (inaudible), right? So my second question is maybe on
3 a negative side, but so you've done multiple
4 communities like this, as you've already mentioned,
5 right?
6 MR. SULLIVAN: Right.
7 MR. BASKIN: Ten? 20? I don't know how
8 many you said.
9 MR. SULLIVAN: 20.
10 MR. BASKIN: 20?
11 MR. SULLIVAN: More -- actually, more than
12 20.
13 MR. BASKIN: So if you're taking 20 of these
14 communities that you've built thus far, and you've had
15 three, four of these meetings per community, maybe
16 more --
17 MR. SULLIVAN: No. I usually only have,
18 like, one meeting per community.
19 MR. BASKIN: Okay. So you've had at least
20 20?
21 MR. SULLIVAN: Right.
22 MR. BASKIN: Let's call it 30, maybe,
23 because you might have more?
24 MR. SULLIVAN: Yes, sir.
25 MR. BASKIN: So of the 30, hypothetically

speaking, have you ever had a community stand up like this and have frustration and concern because we live in the community, and that has overpowered your desire to chase the profit to where you've actually -- not from the county and not from anybody else, you've actually stopped and said, this might not be a good idea?

Now, I don't have all the facts. I've been listening to everybody, and I'm just catching up to some of the information, but have you ever -- in all those 30 sessions, have you walked away saying, I listened to everybody, and you know what? Maybe I need to rethink this, or, of 100 percent of those meetings, 30 meetings or more, you've walked away saying, I'm doing it anyway. I can fix this or I can change that or I can hide that, or I'll get the community support or I'll get Hillsborough County support. But I'm doing it anyway.

So we can all stand up and say, here's our point. Here's our opinion. Here's our -- what are you doing for traffic? Okay. But at the end of the day, you're doing it anyway. So have you ever walked away from a session saying, dang, maybe I need to find another property? I'm good at this because you've done 20.

MR. SULLIVAN: It's not -- it's not a question of the profit. It's a question of --

MR. BASKIN: It's not?

MR. SULLIVAN: If I were to do it --

MR. BASKIN: Because you're saying you're trying to be part of the community, but I think everybody rolled their eyes, unfortunately.

MR. SULLIVAN: Look, if I was -- if I was just -- not to push, but if I was to try to do something that was going to be outrageous, I would've come in originally with a town home plan. I did not do that. I came in with a plan that fits into the community and therefore I am trying my best to fit in the community. I clustered this thing. I've put it in the back. I've done everything I can to make it as compatible as possible with the existing community.

MR. BASKIN: Okay. Of the 30 sessions that you've had in your tenure --

MR. SULLIVAN: Yes.

MR. BASKIN: -- have you gotten, ever, support from the community in any one of those sessions? You can see there's frustration here.

MR. SULLIVAN: Yes.

Kevin, how many times have we --

MR. BASKIN: If there's people that are for

1 this, I apologize for speaking for you.
2 MR. SULLIVAN: -- gone around and got
3 petitions signed by the neighbors and --
4 MR. BASKIN: That ever said, yeah, please
5 build a ton --
6 MR. SULLIVAN: No, no --
7 MR. BASKIN: -- of houses.
8 MR. SULLIVAN: We have.
9 MR. BASKIN: We love it.
10 MR. SULLIVAN: How many of those --
11 MR. O'DONNELL: I mean, since I've been
12 here, at least three.
13 MR. SULLIVAN: At least three.
14 MR. BASKIN: Three of 20?
15 MR. SULLIVAN: And where they actually have
16 signed petitions and support.
17 MR. BASKIN: Is that a win for you? Do you
18 consider that a win? Three out of 20 is neighborhood
19 community people that live here, raised their kids
20 here, walk their kids to school, whatever everybody
21 said.
22 MR. SULLIVAN: Well, first and foremost --
23 MR. BASKIN: Three out of 20 --
24 MR. SULLIVAN: Sometimes, you go to
25 community meetings and there's three people. So this

1 is a big --
2 MR. BASKIN: I think you're diverting the
3 point, right?
4 MS. FORJERRY: This is a big --
5 MR. SULLIVAN: No, I'm not diverting the
6 point. Most of the community meetings are quite small.
7 MR. BASKIN: Okay.
8 MR. SULLIVAN: So this is the exception to
9 the rule, not the rule. So Bloomingdale, because --
10 MR. BASKIN: But doesn't that tell you
11 something also?
12 MR. SULLIVAN: -- it's the last piece -- no,
13 because Bloomingdale -- this is the last piece in
14 Bloomingdale. Just hear me out. It's the last piece
15 in Bloomingdale. This place is 40 years old. I had my
16 first job here over 40 years ago, or 40 years ago,
17 right here in Bloomingdale. So it's been around for 40
18 years. And, you know, when they get to the end of the
19 pieces, it's always -- there's always going to be
20 people not wanting it, because it's filling in a gap
21 that they've enjoyed for 40 years. I mean, honestly,
22 everybody wants a park next to them. They do.
23 MR. BASKIN: But every hole doesn't need to
24 be filled. Sometimes -- I get it's an investment. I
25 get it. And you're going to move on to the next one

when this one is done. Good. That's your business. I'm fine with that. What I'm saying is, not every hole has to be filled with something. We have to fill it with town homes or houses or two-story with the fences. And sometimes you don't have to do it. And if you have enough people standing up and saying, why won't you listen to us, and you always have an answer to everything and none of the answers have been good to be honest. And I'm not trying to be rude.

None of it's really lining up. And I know you've done -- both done your research and work. But frankly, I'm going to walk away from this saying, geez, this is worse than I thought. And I don't know if that's what your intent is.

MR. SULLIVAN: No. But if you want --

MR. BASKIN: No?

MR. SULLIVAN: -- to feel away from -- feel that way, that's your decision. I mean, I cannot --

MR. BASKIN: Of course it is.

MR. SULLIVAN: -- change your mind.

MR. BASKIN: I control my own decisions.

MR. SULLIVAN: You do.

MR. BASKIN: But I was expecting to get more information, more positivity, more, hey, let's work together, instead of every single thing somebody brings

1 up, you're frustrated with them.
2 MR. SULLIVAN: Well, wait a minute. No, no,
3 no. Let's go back. Let's -- just understand that I
4 did make a lot --
5 MR. BASKIN: Listen, I don't need to --
6 MR. SULLIVAN: -- of concessions --
7 MR. BASKIN: -- pigeon hole --
8 MR. SULLIVAN: -- between now and --
9 MR. BASKIN: -- one item and two items.
10 MR. SULLIVAN: -- the first meeting with
11 you.
12 MR. BASKIN: I'm high leveling this for you.
13 MR. SULLIVAN: Okay, William --
14 MR. BASKIN: Right? I don't need to talk
15 about 6 foot fences. I'm high leveling this for you.
16 From a 40,000-foot view. Do you think this is a good
17 idea?
18 MR. SULLIVAN: Yes.
19 MR. BASKIN: With all of these people here
20 having this opinion?
21 MR. SULLIVAN: Yes.
22 MR. BASKIN: Okay. Well, I think you might
23 be one of the few.
24 MR. SULLIVAN: I think this might be, for
25 you all, the best decision that can be made. Not

1 that -- because something has to be done with that
2 property. And unless the county wants to buy it for a
3 park, this is a well-designed community. This is
4 textbook 101.
5 MS. ASONY: It should match the building
6 lots around the end, 60 foot wide lots --
7 MR. MILLER: That's the key.
8 MS. ASONY: -- should be your minimum. Not
9 50.
10 MR. SULLIVAN: You're not even going to see
11 the lots. They're in the back.
12 MS. ASONY: I don't care where they are.
13 They're crowding the neighborhood.
14 MS. SCHRAEDER: Did you find those houses?
15 MS. ASONY: You're putting stress on the
16 neighborhood.
17 MR. SULLIVAN: What?
18 MS. SCHRAEDER: Did you find those houses?
19 MR. SULLIVAN: I'm trying to get online
20 ma'am. I think the internet is down here. I think we
21 just have to --
22 MS. ASONY: Yeah. It's --
23 MR. SULLIVAN: Their whole internet is down.
24 MS. SCHRAEDER: Okay.
25 MR. SULLIVAN: I can't get on their

internet.

MR. BASKIN: Thanks so much. There's nothing in there.

MR. SULLIVAN: I'm like trying to get on internet. I can't get on the internet on my phone, even. Their internet is down. And I apologize for the internet being down, I should have had pictures.

MS. ASONY: You didn't give me email. You gave me photo copies.

MR. SULLIVAN: I can send -- I can email every single one of you guys, not only the website of our company website, but pictures of these houses.

MS. SCHRAEDER: Could you?

MS. ASONY: I can pass around a picture of Hawks Reserve -- Preserve, which looks like Inner City.

MR. SULLIVAN: Hawks Reserve does?

MR. LEECH: Yes.

MS. ASONY: Hawks Preserve.

MR. LEECH: Pulte Homes.

MS. ASONY: There -- it's a Pulte Homes and they're bing, bing, bing, bing on top of one another.

MR. SULLIVAN: The one that's --

MS. ASONY: I took --

MR. SULLIVAN: -- most --

MS. ASONY: -- took it off --

1 MR. SULLIVAN: -- similar to this --
2 MS. ASONY: -- the county's website.
3 MR. SULLIVAN: -- the most similar to this
4 would be probably River's Edge. Because you drive in
5 River's Edge and in River's Edge then you've got all
6 these homes and, you know, it's got the same kind of
7 deal where you've got the nice drive in. Or Summer's
8 Cave (phonetic), but that Summer's Cave --
9 MR. MILLER: That's something --
10 MR. SULLIVAN: -- is a little lower in the
11 area. So this is --
12 MR. MILLER: -- Bill.
13 MR. SULLIVAN: -- so River's Edge would
14 probably be the best example.
15 MR. LEECH: So --
16 MS. SCHRAEDER: So what --
17 MR. LEECH: -- lots like this.
18 MS. SCHRAEDER: I understand, but 33 --
19 MS. ASONY: Right on top of each other.
20 MS. SCHRAEDER: -- is the max that you're
21 asking, right?
22 MR. LEECH: Yes.
23 MS. SCHRAEDER: But it could possibly be
24 less than that?
25 MR. SULLIVAN: Well, it's going to be less

1 because we can't fit --
2 MS. SCHRAEDER: Okay.
3 MS. ASONY: -- the county's website.
4 MS. SCHRAEDER: So would there be a happy
5 medium --
6 MR. SULLIVAN: I'm sorry?
7 MS. SCHRAEDER: -- somewhere less than 30
8 that --
9 MR. SULLIVAN: No, no.
10 MR. CASHEN: It's Riverview. It's River's
11 Edge, Pulte Homes --
12 MR. SULLIVAN: If you want --
13 MS. SCHRAEDER: -- I mean, if you want 18
14 houses or 20 houses?
15 MR. SULLIVAN: If you all want me to, when
16 we're meeting I can ask for --
17 MR. MILLER: No, we're -- I want to get with
18 this guy. We -- you and I got to get Craig.
19 MR. SULLIVAN: -- lower -- 29 --
20 MR. MILLER: We're going to walk that day --
21 MR. SULLIVAN: -- if that's acceptable --
22 MR. MILLER: -- doing the survey until
23 (inaudible) matches up, okay?
24 MR. SULLIVAN: -- to you guys, as -- you
25 know, I can ask. But I have meet minimum requirements.

MS. SCHRAEDER: Okay. How does that --

MR. SULLIVAN: Because of the Planning Commission, you have to meet minimum requirements of density.

MS. SCHRAEDER: So they --

MR. SULLIVAN: Because they do --

MS. SCHRAEDER: -- have you (inaudible)?

MR. SULLIVAN: Yes.

MS. SCHRAEDER: Is that how that works?

MR. SULLIVAN: Yeah. It -- it's 75 percent --

MS. SCHRAEDER: It has to.

MR. SULLIVAN: -- of the part of the zoning.

MS. SCHRAEDER: Okay. So the PD zoning tells you how many you put foot per acre and then you have some flexibility?

MR. MILLER: Thank you ma'am.

MR. REED: You get it?

MR. BASKIN: Tom grabbed it earlier.

MR. REED: There you go. This is River's Edge Houses.

So Mr. Sullivan, if you were going to sell this to the county, what would be that price tag?

MR. SULLIVAN: The appraised value. That's how they buy it.

MS. ASONY: Yeah. They have to.

MS. SCHRAEDER: What is the appraised values?

MR. REED: What's the appraised value of it?

MS. WATTS: A million. You paid a million for it, right? You paid a million?

MR. REED: It's what?

MR. SULLIVAN: A little over a million.

MS. WATTS: Yeah. Right around a million. Yeah. I don't remember numbers, exact.

MR. SULLIVAN: Whatever the appraised value would be, that's what the county paid.

MR. MILLER: When is the Zoning Commission meeting?

MS. WATTS: The 18th.

MR. SULLIVAN: The 18th.

MS. WATTS: A week from Monday.

MR. MILLER: The 10th of August? And where's it going to --

MR. SULLIVAN: Yes.

MR. MILLER: -- be at?

MR. SULLIVAN: It's going to be at the County Commission Chambers at, you know, downtown.

MR. MILLER: Okay.

MR. LEECH: 601 East Kennedy.

MR. SULLIVAN: 601 East Kennedy.

MR. MILLER: Do we get --

MR. SULLIVAN: Second floor.

MR. MILLER: -- do we get notified of where that is and all that?

MR. SULLIVAN: We sent out notice to everybody within 500 feet of us. And then we've also published notice -- and the county published notice in the newspaper. And there is also a sign-out in front of the property that talks about the zoning dates. So there's three ways that people are informed.

MR. MILLER: And so they'll send -- or you will send a letter to each one of those people that are within the 500 feet?

MR. SULLIVAN: We already did.

MR. MILLER: You already did?

MR. SULLIVAN: It went out almost three weeks ago.

MR. MILLER: Okay. And so all of us other people, we don't get anything? It's just those people who within 500 feet?

MR. LEECH: You have to be within 500 feet of -- I'm not sure what the point is. It's a -- it's a point on the property.

MR. CASHEN: The boundary's --

1 MR. SULLIVAN: The boundary --
2 MR. CASHEN: -- it's --
3 MR. MILLER: Well, if you -- if you live --
4 MR. CASHEN: -- 500 feet is the boundary.
5 MR. MILLER: -- in that area, you get a
6 chance to be able to speak?
7 MR. SULLIVAN: Oh, no, you can speak, but
8 you can be anywhere and you can speak. You can live on
9 the other side of the county and come speak up against
10 my project. It's up to you. Or for it, if you want.
11 MR. MILLER: Okay.
12 MR. SULLIVAN: In fact, I encourage you all
13 to show up. I mean, I think it is part of the process
14 of people interacting and being part of it. I'm not,
15 like, here to, like, say otherwise. I think that it's
16 important.
17 MR. MILLER: Okay. Everyone here needs to
18 go to the no rezoning Bloomingdale petition.
19 MR. SULLIVAN: Did you put that together?
20 You did a good job.
21 MR. MILLER: And make -- no, I did not. It
22 was done by -- it was done by the BNA over here.
23 MS. WATTS: Well, no, it was done by Chris.
24 MR. MILLER: Okay. Everybody needs to tell
25 all their neighbors to go to that and sign the petition

and in the block of comments, put in there in the comments that you have of why this is not good for our community, okay? And then we need to get our caravan together so we can all be there to tell them, if they want to continue having their jobs, okay, they need to turn this down because this is bad for our community.

MS. ASONY: Amen.

MR. MILLER: Right?

MS. ASONY: Amen.

MR. MILLER: And so we're just representing all of our different groups. We got the different communities here in here. Now we need to go back to our people and make sure they understand how bad this is, okay?

MS. ASONY: Yes. Very bad.

MR. MILLER: All right. Sir, thank you so much. I mean, I know this is frustrating for you. I did do this school rezoning one time.

MR. SULLIVAN: Oh, you did?

MR. MILLER: Yeah. It was Immanuel Lutheran School over on John Moore?

MR. SULLIVAN: Yeah, I know where it is.

MR. MILLER: And to get -- to go from a residential to being able to expand, you know, the school. And the people there did not want to have it.

MR. SULLIVAN: See.

MR. MILLER: No, they did not. And it was because it was too close to their coffee and all that kind of stuff. But it was very frustrating. I know that. But in this case, you know, thank you so much.

MR. SULLIVAN: Thank you.

MR. BASKIN: Thank you.

MS. WATTS: Thank you.

MR. SULLIVAN: I'm sorry. The internet was down and --

MR. MILLER: I found --

MR. SULLIVAN: -- passing it around.

MR. MILLER: That's a good way to go on the forum.

(End of Audio Recording.)

CERTIFICATE

I, Jake Coppola, do hereby certify that I was authorized to and transcribed the foregoing recorded proceedings, and that the transcript is a true record, to the best of my ability.

Dated this 9th day, of August, 2025.

Jake Coppola
Comission no.: HH 240208
Commission expiry: March 14, 2026

Kathleen G. Reres
Shareholder
Phone: 8139548453 Fax: 813.286.7683
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Becker

August 14, 2025

VIA E-MAIL ONLY: chapelat@hcfl.gov
Zoningintake-dsd@hcfl.gov
hearings@hcfl.gov

Tania C. Chapela, Senior Planner
Development Services Department
Community Development Section
Hillsborough County

Re: Opposition to RZ PD 25-0802 by Bloomingdale Special Tax District

Dear Ms. Chapela:

My office represents Bloomingdale Special Tax District ("BSTD" or the "District"). The District is a dependent special district established by the Board of County Commissioners ("BOCC") of Hillsborough County ("County") on December 18, 1985, pursuant to Chapter 189, Florida Statutes, and County Ordinance No. 85-38 as amended by County Ordinance No. 22-17. The District opposes the above-referenced proposal due to threatened harm and disproportionate impacts threatened by same.

The Applicant seeks to fundamentally change the character of the neighborhood by rezoning ±10.97 acres at 4431 Culbreath Road, Valrico, FL 33596 currently zoned Agricultural, Single-Family ("AS-1") to Planned Development ("PD") to allow for 33 residential building lots. The additional 33 units will be concentrated on only ±5.24 acres of the total ±10.97-acre subject property.

The Applicant has failed to support the findings necessary for the Zoning Hearing Master ("ZHM") to recommend approval of the proposed PD under the County's Land Development Code. The Applicant has not and cannot meet its burden in seeking rezoning. The proposed development will further overburden the surrounding road network and allow for uses that are incompatible with the character of the surrounding neighborhood.

For these reasons, the District opposes the proposed PD rezoning submitted by the Applicant. Together with this letter, the District submits three expert reports (collectively referred to herein as the "District's Expert Reports") and corresponding *curriculum vitae,* that support the conclusion of non-compliance with mandatory PD rezoning criteria and incompatibility with the surrounding area:

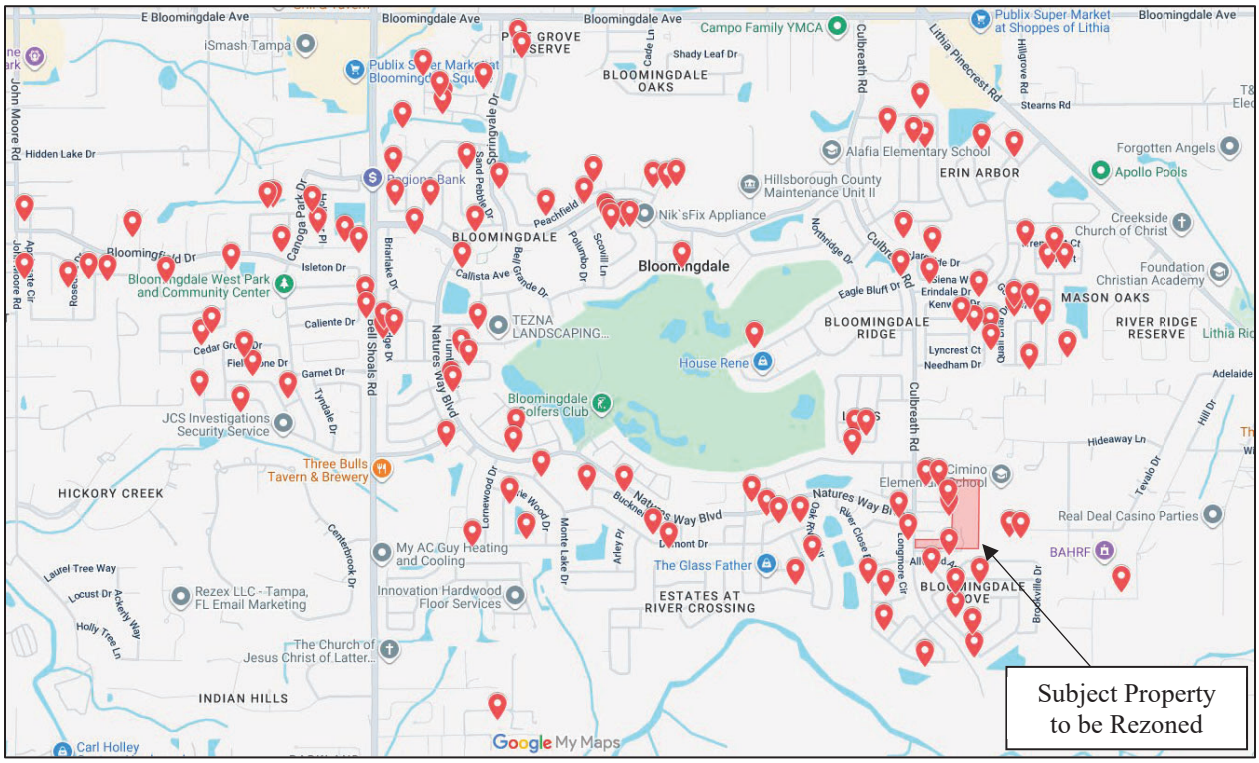
(1) Opposition to Rezoning Petition 25-0802 dated August 11, 2025 prepared by Patricia Ortiz of Ortiz Planning Solutions, LLC as a certified land planner (AICP) (**Exhibit "1"**);

(2) Technical Memorandum as to Administrative Variance and Design Exception proposed by Applicant prepared by Drew Roark, PE, CTL, Alex Roark Engineering, dated August 11, 2025 (**Exhibit "2"**); and

(3) Land Development Engineering Objections Report by Richard Diaz, Jr., PE, Diaz Pearson & Associates, Inc. dated August 13, 2025 (**Exhibit "3"**).

These ***enclosed*** expert reports, and ***140 property owners and residents*** (and counting) indicating they object to the application through a signed petition available at https://norezoningbloomingdale.wordpress.com/ and/or by transmitting letters of objection to the County, amplify the inadequacy of the submittals by the Applicant compelling denial. Please see **Composite Exhibit "4"** ***enclosed*** herein with the list of these objectors, the letters of opposition filed as of the date of this transmission, and a copy of the petition. *See also* the map below depicting the geographic location of each of those who have submitted letters of opposition in writing as of the date of this letter.

Map depicting geographic location of each person in opposition to the proposed rezoning as of the date of this letter with corresponding mailing addresses to the extent known



<u>Request for Aggrieved/Adversely Affected Party Status</u>

As an initial matter, we write to request recognition of the District as an Aggrieved/Affected Party Status in all hearings before the ZHM and the Board of County Commissioners (the "BOCC") in the referenced case, to allow the District time to present evidence, cross-examine witnesses, and for rebuttal at all quasi-judicial public hearings on this case. The District and its members have legally and constitutionally protected property rights that are in jeopardy if the proposed rezoning is approved, and the District should be afforded opportunities to more meaningfully participate in all public hearings on this case, as compared to members of the public generally. *See e.g.*, U.S.C.A. Const. Amend. 14; *Carillon Cnty. Residential v. Seminole Cnty.*, 45 So. 3d 7 (Fla. 5th DCA 2010); *Jennings v. Dade Cnty.*, 589 So. 1337 (Fla. 3d DCA 1991).

Aggrieved/Adversely Affected Party Status. Section 163.3215 Florida Statutes (2024) articulates the manner in which the State of Florida protects adversely affected parties in land use hearings, such as this case. Paragraph (2) provides this definition:

> As used in this section, the term "aggrieved or adversely affected party" means any person or local government that will suffer an adverse effect to an interest protected or furthered by the local government comprehensive plan, including interests related to health and safety, police and fire protection service systems, densities or intensities of development, transportation facilities, health care facilities, equipment or services, and environmental or natural resources. The alleged adverse interest may be shared in common with other members of the community at large but must exceed in degree the general interest in community good shared by all persons. The term includes the owner, developer, or applicant for a development order.

Section 163.3215 grants "**significantly enhanced standing to challenge the consistency of development decisions with the Comprehensive Plan" compared with prior standing law**." (Emphasis added.). *Pinecrest Lakes, Inc. v. Shidel*, 795 So. 2d 191 (Fla. 4th DCA 2001) (emphasis added). "As a remedial statute, [it] should be **liberally construed** to ensure standing for a party with a protected interest under the comprehensive plan who will be adversely affected by the local government's actions." (Emphasis added.) *Bay Cnty. v. Harrison*, 13 So.3d 115 (Fla. 1st DCA 2009) (emphasis added). *See also, Edgewater Beach Owners Ass'n, Inc. v. Walton Cnty.*, 833 So. 2d 215 (Fla. 1st DCA 2002); *S.W. Ranches Homeowners Ass'n, Inc. v. Broward Cnty.*, 502 So.2d 931, 935 (Fla. 4th DCA 1987).

Under Florida law, adjacent and neighboring property owners are deemed adversely affected by increased allowable uses and densities – intensities and have standing to challenge them on the basis that they violate the local government's land development code. *Renard v. Dade Cnty.*, 261 So. 2d 832, 834 (Fla. 1972); *Wingrove Estates Homeowners Ass'n v. Paul Curtis Realty, Inc.*, 744 So. 2d 1242, 1243–44 (Fla. DCA 1999); *City of St. Petersburg Board of Adjustment v. Marelli*, 728 So.2d 1197 (Fla. 2d DCA 1999); *National Wildlife Federation, Inc. v. Glisson*, 531 So.2d 996 (Fla. 1st DCA 1988); *Rinker Materials Corp. v. Metropolitan Dade Cnty.*, 528 So.2d 904 (Fla. 3d DCA 1987).

Standing is based on "the proximity of [its] property to the area to be zoned or rezoned, the character of the neighborhood ... and the type of change proposed." *Renard*, 261 So.2d at 837; *see Paragon Group, Inc. v. Hoeksema*, 475 So.2d 244, 246 (Fla. 2d DCA 1985), *review denied*, 486 So.2d 597 (Fla. 1986); *City of Ft. Myers v. Splitt*, 988 So. 2d 28, 32 (Fla. 2d DCA 2008) [33 Fla. L. Weekly D1673a] (quoting *Dade Cnty. v. Marca, S.A.*, 326 So. 2d 183, 184 (Fla. 1976)); see *Battaglia Fruit Co. v. City of Maitland*, 530 So. 2d 940, 943 (Fla. 5th DCA 1988).

Residing or owning property within close proximity to the property at issue is sufficient by itself to challenge the propriety, authority for, or granting of a development order. *Elwyn v. City of Miami*, 113 So. 2d 849, 851 (Fla. 3d DCA 1959) (neighboring property owner can challenge award of parking variance); *Paragon Group, Inc.*, 475 So. 2d 244 (petitioner had standing where he owned a single-family home directly across from the 77-acre parcel); *see also Marelli*, 728 So. 2d 1197; *Carlos Estates v. Dade Cnty.*, 426 So. 2d 1167 (Fla. 3d DCA 1983) (individual who lived within 700 feet of subject property had standing to challenge award of special exception in favor of developer); *Exchange Investments, Inc. v. Alachua Cnty.*, 481 So. 2d 1223 (Fla. 1st DCA 1985) (property owners within one mile of subject property sufficiently pled, standing to challenge parking variance in favor of developer where lack of parking could affect property owners' legally-recognizable interest in off-street parking).

The District and its members have standing to challenge the aforementioned application. The District received notice of the application as a community group within the 500-foot notice radius for the application and would be detrimentally affected and suffer special damages by the change in character to the neighborhood from the proposed PD rezoning. The District's obligation to maintain the surrounding area creates a legal and special interest that goes beyond that of the general public. Courts have further recognized that any interest that is distinct from the general community's, which may be adversely affected by a development, is sufficient to established standing as an aggrieved/adversely affected party (*E.g., Save Homosassa River All., Inc. v. Citrus County*, 2 So.3d, 329 (Fla. 5th DCA 2008); *Nassau County v. Willis,* 41 So.3d 270 (Fla. 1st DCA 2010); *Fla. Rock Props v. Keyser*, 709 So.2d 175 (Fla. 5th DCA 1998); *Payne v. City of Miami*, 927 So.2d 904 (Fla. 3rd DCA 2005); and *IMHOF v. Walton County*, 3289 So.3d 32 (1st DCA 2021) (where standing as an aggravated party was established in part because they provided a resource to the public that would be adversely affected by the development).

Thus, in order to ensure the District's procedural due process rights and potential rights of redress through a certiorari action (which are based exclusively on the record before the local government), the District must be provided the meaningful opportunity to make a complete record in support of the denial of the rezoning, including factual and expert opinion evidence, and in support of its standing to bring a subsequent action for judicial review in the event that becomes necessary.

For the reasons detailed herein and in the District's Expert Reports, the proposed rezoning would impose construction and post-construction noise, fugitive dust, vibrations, loss of views and privacy, unreasonably overburden school capacity, and generate traffic at a level far in excess of what has been endured historically and endured currently. Said differently, the District and its members will be detrimentally affected and suffer special damages if the proposed rezoning is approved and, therefore, should be recognized as indispensable Aggrieved/Affected Parties to the pending rezoning.

As Aggrieved/Adversely Affected Parties, the District has due process rights under the First and Fourteenth Amendments to participate fully in any and all future hearings. Fifteen (15) minutes in the aggregate with all those who object to the application is completely inadequate for presenting thoughtful and compelling testimony in a public hearing on even the most trivial application for a land use change. In *Hernandez-Canton v. Miami City Com'n*, 971 So. 2d 829, 832 (Fla. 3d DCA 2007), the Court ruled that anything less than eight (8) minutes for objectors to present their position regarding a zoning resolution was insufficient.

District's Request for Aggrieved/Affected Party Status. **To achieve their goal of full and positive participation, the District requests it be granted Aggrieved/Affected Party Status and granted time to present evidence, cross-examine witnesses, and have time equal to the Applicant's representatives for rebuttal at all quasi-judicial hearings at which this case is heard. The District also requests thirty (30) minutes of time before the ZHM**, following the presentation by the Applicant's representatives and County staff, for me as their attorney and their various expert witnesses to explain their reasons for denying the requested rezoning, based on the record created during the ZHM process.

Legal Standard for Rezoning Not Met by Applicant

Consideration of the rezoning application and the other entitlements sought by the Applicant with respect to the subject property are quasi-judicial. *Board of County Commissioners v. Snyder,* 627 So.2d 469 (Fla. 1993). The Supreme Court of Florida stated that "[R]ezoning actions which have an impact on a limited number of persons or property owners, on identifiable parties and interests, where the decision is contingent on a fact or facts arrived at from distinct alternatives presented at a hearing, and where the decision can be functionally viewed as policy application, rather than policy setting, are in the nature of ...quasi-judicial action..." This contrasts with initial zoning enactments and comprehensive rezoning or rezoning affecting a large portion of the public, which are considered legislative in nature.

To be valid, quasi-judicial actions will be upheld only if they are supported by competent substantial evidence, which is a higher burden of proof. *De Groot v. Sheffield*, 95 So. 2d 912 (Fla. 1957). Competent substantial evidence has been defined to be "such evidence as will establish a substantial basis of fact from which the fact at issue can be reasonably inferred. It is such relevant evidence as a reasonable mind would accept as adequate to support a conclusion." *DeGroot v. Sheffield,* 95 So.2d 912, 916 (Fla. 1957), as cited by *Verizon Florida, Inc. v. Jaber,* 889 So.2d 712, 721, FN1 (Fla. 2004).

"Substantial" means there must be "real, material, pertinent and relevant evidence (as distinguished from ethereal, metaphysical, speculative or merely theoretical evidence or hypothetical possibilities) having definite probative value (that is, "tending to prove") as to each essential element. *Lonergan v. Estate of Budahazi,* 669 So.2d 1062, 1064 (Fla. 5th DCA 1996). "Relevant" evidence tends to prove or disprove a material fact. § 90.401, Fla. Stat.; *Sims v. Brown,* 574 So.2d 131, 134 (Fla. 1991). In sum, competent substantial evidence must be: reliable and credible; fact-based; resting upon more than mere probabilities, guesses, whims or caprices bur rather support a reasonable foundation for the conclusion reached (*Dept of Highway Safety & Motor Vehicles v. Trimble,* 821 So.2d 1084, 1086-87 (Fla. 1st DCA 2002)); and not consisting of

"vague, uncertain, or irrelevant matter not carrying the quality of proof" (*Florida Rate Conference v. Florida R.R. & Pub. Utilities Commission,* 108 So.2d 601, 607 (Fla. 1959)); and must be more than conjecture or speculation (*id.).*

Failure to Support the Necessary Findings for to Recommend Approval of a Rezoning

Section 10.03.03.E of the Land Development Code details the findings necessary to support a recommendation of rezoning approval by the ZHM. Specifically, no application for a rezoning may be recommended for approval by the ZHM if the proposed development is not in compliance with the entire Comprehensive Plan or is incompatible with the existing development and zoning pattern. The ZHM is to also consider the zoning history of the subject property, reports and recommendations filed by the reviewing agencies, the physical characteristics of the subject property and surrounding lands, the nature and impacts on surrounding land uses, and the proposed project's impact on the surrounding transportation network.

Any proposed rezoning action must be consistent with the language and the intent of the adopted comprehensive plan to be approved. The Florida Community Planning Act is well established under case law to require that all development needs to be consistent with the *entire* comprehensive plan, including any and all elements or portions thereof. *E.g.,* § 163.3194(1), Florida Community Planning Act ("After a comprehensive plan, or element or portion thereof, has been adopted in conformity with this act, <u>all development undertaken by, and all actions taken in regard to development orders</u> by, governmental agencies in regard to land covered by such plan or <u>element shall be consistent with such plan or element as adopted…[and a]ll land development regulations enacted or amended shall be consistent with the adopted comprehensive plan, or element or portion thereof</u>..." (emphasis added.); *Machado v. Musgrove*, App. 3 Dist., 519 So.2d 629 (1987), *review denied* 529 So.2d 693 (holding that where a rezoning was not shown to be consistent with each element of the land use plan or to further its objectives, it is invalid). A proposed development is consistent with the comprehensive plan if its land uses, densities or intensities, capacity or size, timing, and other aspects of the proposed development are compatible with and further the objectives and policies in the comprehensive plan and if it meets all other criteria enumerated by the County. § 163.3194(3)(a), Florida Community Planning Act.

As noted in the ***enclosed*** Opposition to Rezoning Petition 25-0802 dated August 11, 2025, and prepared by Patricia Ortiz, AICP, the Applicant has not demonstrated based on competent substantial evidence that the rezoning supports the required findings necessary for the ZHM to recommend approval of the request. Further, the proposed development is inconsistent with the County's Land Development Code and the Comprehensive Plan, and is incompatible and discordant with the surrounding area.

As detailed in the enclosed Technical Memorandum performed by Drew Roark, PE, CTL, Alex Roark Engineering, the Applicant's desired Administrative Variance and Design Exception are flawed and deficient. As to the Administrative Variance request, the Applicant incorrectly states that the closest access to the south from the proposed access meets the standard and incorrectly

states that low speeds reduce the possibilities of conflicts on Culbreath.[1] Further, the Applicant's Administrative Variance and Design Exception requests ignore the traffic-related issue of cut-through traffic that may be caused by the proposed development if approved. Cimino Elementary School morning peak hour traffic already causes delays and queueing on Culbreath Road to south of Natures Way Boulevard. Please see videos ***enclosed*** at this link (Bloomingdale Videos) reflecting these conditions:

- **Part 1** – Monday, August 11, 2025, 7:02 AM at the corner of Natures Way and Culbreath (southern intersection). Standing on the east side of Culbreath, looking west across Culbreath and down Natures Way
- **Part 2** – Monday, August 11, 2025, 7:09 AM at the corner of Natures Way and Culbreath (southern intersection). Standing on the SE corner of Culbreath/Natures Way looking west down Natures Way.
- **Part 3** – Monday, August 11, 2025, 7:12 AM at the corner of Natures Way and Culbreath (southern intersection). Standing on the SE corner of Culbreath/Natures Way looking north on Culbreath toward Cimino Elementary.
- **Part 4** – Monday, August 11, 2025, 7:21 AM at the corner of Natures Way and Culbreath (southern intersection). Standing on the SE corner of Culbreath/Natures Way looking north on Culbreath toward Cimino Elementary.
- **Part 5** – Monday, August 11, 2025, 7:29 AM at the corner of Natures Way and Culbreath (southern intersection). Standing on the east side of Culbreath, south of the Culbreath/Natures Way intersection, looking north on Culbreath toward Cimino Elementary.
- **Part 6** – Wednesday, August 13, 2025, 7:19 AM. Traveling southbound on Culbreath. First intersection is at Golf Manor Drive. Cars entering from the west. These cars were backed up trying to get out of their neighborhood. Next on the left is the driveway to Cimino Elementary – note the back up to get out after dropping off school children. Then, the three-way intersection at Culbreath and Natures Way. Backup to the West.
- **Part 7** – Wednesday, August 13, 2025, 1:53 PM. Standing on west side of Culbreath, just north of Culbreath/Natures Way; looking north.
- **Part 8** - Wednesday, August 13, 2025, 2:00 PM. Standing on west side of Culbreath, north of Culbreath/Natures Way intersection; looking north along Culbreath.
- **Part 9** – Wednesday, August 13, 2025, 2:01 PM. Standing on west side of Culbreath at the intersection of the Cimino Elementary driveway; looking east toward Cimino and south toward the Culbreath/NW intersection.

[1] "The speed of a roadway does not impact the number of conflicts at a driveway connection point or intersection. Adding any new access point will, in fact, increase the number of conflicts. Also, with the configuration of the roadway network in this area, all of the traffic south of Natures Way Boulevard and essentially Erindale has to travel north/south along Culbreath Road to access their homes. Allwood Avenue, the next appropriately spaced access road to the south, serves hundreds of homes. This proposed nonstandard access, and increased conflicts would be detrimental to the public welfare. With the proximity of the elementary school and the absence of bike lanes or sidewalks on the subject side of the road, more vulnerable roadway users will experience increased exposure." – Page 2, Technical Memorandum by Drew Roark, PE, CTL.

- **Part 10** - Wednesday, August 13, 2025, 2:02 PM. Standing on west side of Culbreath at intersection with Golf Manor; looking north along Culbreath and south toward the Cimino Elementary driveway and then to the Culbreath/NW intersection.
- **Part 11** - Wednesday, August 13, 2025, 2:03 PM. Standing on west side of Culbreath at Cimino Elementary driveway; looking east toward Cimino and south along Culbreath. This shows a vehicle in the wrong lane trying to navigate through the back up.

This situation would encourage cut-through traffic at Allwood Avenue along River Close Boulevard to Natures Way Boulevard. The additional traffic generated by the proposed development, if approved, would likely make this situation worse in the expert opinion of Mr. Roark. As to the Design Exception request, the letter incorrectly refers to the Culbreath Road typical section as urban and having curb and gutter when Culbreath Road does not have a curb and is not an urban section. In addition, the Applicant's Design Exception Request inaccurately states that there is insufficient available right-of-way to support bringing substandard Culbreath Road up to standard.[2]

Land Development Engineering Objections Report by Richard Diaz, Jr., PE, further provides that: the proposed net density is incompatible with adjacent properties; the proposed development is located in a FEMA flood zone; the proposed drainage retention areas are located in a flood zone without proposed mitigation; the proposed plan fails to account for off-site runoff onto the subject property; the Applicant suggests non-functional rear lot drainage easements with landscaping obstructions; and the Applicant fails to recognize existing 15-foot recorded public right of way and 15-foot easement reserved for right-of-way along the south boundary, among other things.

The community has a well-documented history of power outages. Additionally, the community relies on limited irrigation water restricted for normal use. Increasing demands to already strained infrastructure services without service improvements exacerbates intolerable conditions.

Procedural Due Process

There are due process violations that have occurred during and with this application process. Specifically, Section 5.03.06.B.2 of the Land Development Code requires a neighborhood meeting if requested by any resident that received mailed notice of the proposed rezoning, or a neighborhood meeting may be initiated by the Applicant. Either way, mailed notice of the neighborhood meeting is to comply with the notification distances set forth in Section 10.03.02.E.1 of the Land Development Code and a summary of the neighborhood meeting, as well as a sign-in sheet for those attending the meeting, is to be submitted by the Applicant for inclusion in the staff report per Section 5.02.06.B.2.a.

The District requested a neighborhood meeting from the Applicant on July 2, 2025, pursuant to Section 5.03.06.B.2 of the Land Development Code and the meeting was held on <u>August 7, 2025</u>.

- The 25-0802 Notes 08-12-25.pdf and 25-0802 Sign-In 08-12-25.pdf files uploaded to Optix on August 13, 2025 at 11:16 AM and 11:18 AM, respectively, with the sign in sheet

[2] Pages 4-6, Technical Memorandum by Drew Roark, PE, CTL.

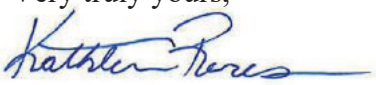
and information from the August 7, 2025 neighborhood meeting, were transmitted to the County ***after*** the staff report was already posted on August 12, 2025 in violation of Section 5.02.06.B.2.

- Further, the ZHM Hearing Public Schedule provides that the deadline for staff reports to be transmitted to the technician to maintain the August 18, 2025, ZHM hearing date is August 7, 2025 (and the staff report itself was issued ***after*** this threshold date, initially on August 12th and then it was revised and posted again on August 13th). Accordingly, due process was not afforded as to the staff report itself, and a summary of the August 7th neighborhood meeting and the sign-in sheet from same could not be included in a timely published staff report, as it would have to occur after the deadline to transmit the staff report to the technician, in violation of Section 5.02.06.B.2.a. Accordingly, the Applicant should have scheduled the neighborhood meeting prior to August 7, 2025 and had ample time to do so given the District's request of July 2, 2025.

- Please accept a transcript of the August 7, 2025 neighborhood meeting ***enclosed*** as **Exhibit "5."**

In summary, the pending rezoning application should be recommended for denial. The Applicant has not met its burden of establishing, by competent substantial evidence, that the application is consistent with the entire Comprehensive Plan or the findings necessary to recommend approval of the rezoning. The District and the surrounding neighborhoods have established the threat the proposed residential development presents, and that the proposal is incompatible with surrounding uses and will be inadequately supported by the existing transportation network and diminish the existing residents' quality of life. For all of the above reasons, we respectfully request that the ZHM recommend denial of this PD rezoning application.

Very truly yours,



Kathleen G. Reres
For the Firm

KGR/KOB/oms
Enclosures (as stated)

cc: Client
Katie O. Berkey, Esquire, AICP
Michelle Heinrich, Executive Planner, Hillsborough County (via e-mail only w/encl.: heinrichm@hcfl.gov)

In the Matter Of:

Zoning Hearing of Hillsborough County

NEIGHBORHOOD INFORMATIONAL MEETING

August 07, 2025

ESQUIRE
DEPOSITION SOLUTIONS

800.211.DEPO (3376)
EsquireSolutions.com

REVISED

Transcript of Audio File:

POTOMAC LAND COMPANY

ZONING HEARING OF HILLSBOROUGH COUNTY

NEIGHBORHOOD INFORMATIONAL MEETING

AUGUST 7, 2025

Audio Runtime: 1 Hour 52 Minutes 54 Seconds

(Beginning of Audio Recording.)

MR. SULLIVAN: First, thank you all for being here. And I have to disclose before anything else in all this that this is being transcribed by Jake Coppola from Esquire and the Special Taxing District's Tom Leech and your guys are paying to do that, right? Correct. And as part of their -- because it's the Special Taxing District, they asked us as well to have this meeting. They wanted to -- they want -- they needed to have it recorded. So that's why that's being recorded today.

My name is William Sullivan. I'm the owner of Potomac Land Company. This is Sean Cashen. He's Gulf -- with Gulf Coast Consulting. He's our engineer for the project and for the rezoning and the project itself. Kevin O'Donnell is in the back. He's running video. He's the young man that goes out and makes sure things, hopefully, look better than they did last month. We apologize. We heard that the -- or not heard, but we saw that the growth had gotten out of control in two months, and we now have it -- we now have hired a company that will be maintaining it on a monthly basis. So that's kind of where we are.

So that's where we're going. So Potomac Land Company, just in case you all don't know, we have

a few brochures to pass around right in front. We build high-end communities specifically in this area, for the most part, in Tampa Bay. This is where we concentrate in this specific area. So we've done things like Hotspur (phonetic) down Boyette Road. We've done every project on Boyette Road with exclusion of, like, one or two south of the -- south of all the way to where Boyette then goes into the outskirts of the world. So we've done all those projects down there, Boyette south of River -- you know, south of Fish Hawk, which then turns into Riverview Drive.

So you know, that whole thing is -- or Boyette. It's Boyette that way, too. But we've done all those down there. We also have done things like Fern -- not Fern Trail. Valerie Forest, which is 100 lot community up on St. Cloud, which has this nice beautiful park as you drive in. We've done a lot of other projects. Valerie Forest, Valerie Park, Summit View. It -- it's kind of an endless kind of a crowd. We like this area. I started my career in this area. I've done work in Bloomingdale and I analyzed it a few days ago.

Every district -- every decade of my adult life, I've done work in Bloomingdale. So I used to be with American Heritage Homes. I brought them into

1 Bloomingdale in the -- in the -- in the '80s. I worked
2 for Poky Homes in warranty in Bloomingdale in the '90s.
3 I brought American Heritage Homes into Bloomingdale in
4 the 2000s. I sold an apartment site in Bloomingdale in
5 the 2010s. We rezoned a piece of property called
6 Huck's (phonetic) Springs, which is adjacent to
7 Bloomingdale. So we've done a lot of things and now
8 this project in the last decade in the 2020s.
9 So we -- I've done work here in Bloomingdale
10 my entire adult life. And so I'm very protective of
11 what happens here in Bloomingdale. And I'm hoping that
12 what we present tonight and what we present to the
13 County Commission is something that will be, hopefully,
14 satisfactory to you all. If it's not, that's okay.
15 But if we're going to at least try our best to make it
16 as compatible as possible for here.
17 Let me go -- turn to the next slide. So
18 this is the location, as you know. You just drive down
19 just south of Nature's Way. It's the community right
20 there where the property was. This is an 11-acre
21 parcel and it was two parcels at one time. There was a
22 2.5-acre parcel in the front and a ten or a nine in the
23 back. It was owned by the Hire (phonetic) family for
24 many, many years. And then prior to that, I heard it
25 was a little bit on the not well used site. It was

kind of an eyesore in this town. I won't mention what it was, but it was an eyesore, and we just --

You know, we -- we've cleaned it up since we've owned it. The -- gotten rid of all the old buildings off of it. Gotten rid of any debris that was in there. We've done our best to try to make this as nice as possible. We apologize, like I said, for letting the grass grow too high at the -- at the beginning. You know, the location, right, adjacent to Cimino Elementary School. Cimino, as we all know, is a, you know -- is a good school. It's a -- it's a highly rated school. It's a great thing. I grew up as a kid walking to elementary school, and I hope our kids will be able to walk to this elementary school.

Its future land use is R-4. Zoning is AS-1 presently, and --

MR. MILLER: What is AS-1?

MR. SULLIVAN: Agriculture -- what --

What does AS-1 stand for, Kevin?

We'll look it up. I'm sorry. I -- agriculture something 1 Special District 1, AS-1. So it's one unit to the acre kind of a thing. It's kind of what most -- actually, not everything out here is AS-1 either. You can see the zoning around it. Around that part is not -- we're going to talk about the

1 Brandon Community Plan for a second. We'll look that
2 up --
3 MR. O'DONNELL: It's agricultural, single-
4 family, conventional district.
5 MR. SULLIVAN: Conventional district. So
6 agricultural, single-family, conventional district.
7 We'll talk about --
8 MR. MILLER: Can you tell us what that
9 means? What it means when you say agricultural,
10 single-family? What does that mean? In other words,
11 you can only build single-family houses under AS-1 --
12 MR. SULLIVAN: No. But you could build
13 single-family houses on AS-1, but very few single-
14 family houses. And then the other is is it's
15 agricultural. So it -- you know, it could be cows.
16 You could put anything you want to on it.
17 MR. MILLER: Okay.
18 MR. SULLIVAN: So -- and, you know. So this
19 is the Brandon Community Plan Suburban. Suburban is
20 what it's in, and I'm going to talk about the Brandon
21 Community Plan. So the Brandon Community Plan was set
22 up to -- oh, and the other thing is is when we talk
23 tonight because of the court reporter, the transcriber,
24 when you speak up and you ask a question or whatever,
25 we need your name just so that it's there. So what was

your name? I apologize.

MR. MILLER: David Miller.

MR. SULLIVAN: David Miller. Thank you, David. Are you related to the -- Mr. Miller, Tom Miller? Are you related to -- did you know who Tom Miller was? Well, the hardware store down the street is his son-in-law.

MR. MILLER: That was before my time, probably.

MR. SULLIVAN: In fact, his business partner was on the -- this is the name on this building, Campo, and that was one of his business partners. That's meant -- that's a very famous -- you know, there's a Miller Road here and that's named after, actually, Tom Miller.

MR. MILLER: Oh. I see.

MR. SULLIVAN: So the Brandon -- and he was a really nice guy. I used to have lunch with him all the time. So then the Brandon Community Plan, this is a plan that was developed about 2010, I believe, is when it was enacted. And it's in -- it's in there, but the Brandon Community -- and it was to protect the residents of the area and also protect the landowners as well. So in the Brandon Community Plan, we're in the Suburban district. In the Suburban district, you

1 know, we are proposing a density of 3.01 units to the
2 acre, minimum density of 75 percent of the future land
3 use for R-4 and which meeting the criteria set the
4 Brandon Community Plan Suburban.
5 In the Brandon Community Plan Suburban,
6 there is -- this is the least dense project ever
7 proposed. Every project that has been built, every
8 rezoning that has been proposed in the Brandon
9 Community Plan in the Suburban District has a higher
10 density than what we are proposing today. And one of
11 my reasons why I didn't propose a higher density than
12 what I'm proposing is because I have respect for what
13 you all are and who you all are and for the area that
14 we are in, the Brandon -- you know, the Bloomingdale
15 area. I believe Bloomingdale, you know, deserves that
16 and should have that.
17 So if you look, there's a -- this was in
18 2003, which was before the plan. There's the property
19 across the street, if you know, is a townhome deal with
20 84 townhomes at 175 percent of the R zoning capacity.
21 Here's one. Here's a duplex that somebody did in R-6,
22 which is 98 percent of capacity at 5.9. Here's another
23 one that is single-family duplexes and quadplexes, 60
24 units. It has 80 percent of the capacity. And then
25 the townhomes are 83 -- everything above it -- we're at

1 75. Everything else is way above that or went
2 commercial. For some reason, they allowed commercial
3 and I don't -- I don't quite know the zoning laws well
4 enough to know how they were able to pull it off, but
5 there's lots of commercial in the R-4 zoning category.
6 We're in the urban service area. Our
7 topography is -- and we're going to be talking -- so
8 tonight, just so you know, we have a few areas that we
9 are going to spend some time with because I think
10 they're important. We're going to be talking a little
11 bit about traffic, and another area that's very
12 important to you all is the drainage because I know you
13 guys are bringing that up. So Sean is here to talk
14 about the drainage and what we've done because we've
15 actually invested money already to figure out what the
16 drainage is out here and to make sure that we assure
17 that we've got a better situation than what's here
18 today.
19 We have utilities in front of the site. We
20 have the water main and an 8-inch force main adjacent
21 to the project. On the surrounding density, this is
22 quite interesting. So for all of those that live on
23 the west side of Culbreath, you all are -- have about,
24 you know, larger lots, 80 -- 8,000 square foot lots,
25 7,800 square foot lots. You all are bigger over on

1 this side. But on this side of -- in Bloomingdale, on
2 this side, we're actually the largest lots -- we're
3 proposing 6,900 square foot lots. So we've raised it
4 from the 66 we originally proposed and we're up to
5 6,900 square foot lots. So we -- we're proposing 6,900
6 square foot lots is what we are proposing. So this is
7 the general site plan, and I think I'm going to let
8 Sean take over from here, or at least for right now.
9 MR. CASHEN: Once again, my name is Sean
10 Cashen. My company is Gulf Coast Consulting, and as
11 Bill mentioned it, we are the civil engineer, engineer
12 of record working on this project. I think you all
13 have seen this site plan layout. One thing I will
14 point out -- well, access is off of Culbreath Road,
15 coming into the site. It's going to be a cul-de-sac
16 type of development. Here along the southeast corner
17 is where we have retention ponds proposed and a linear
18 pond here along the main access way. You're going to
19 have lots that are going to be on the east and west
20 side of this cul-de-sac road.
21 So as Bill mentioned, one thing that we've
22 done, we have drainage. The traffic is typically a
23 concern on any new projects. So this site is located
24 within the Alafia River Drainage Basin. The county has
25 modeled -- has a drainage model for this site and other

1 contributing areas that are part of the Alafia River
2 Drainage Basin model. The county has determined that -
3 - and part of the site is within the flood zone, which
4 means that it's inundated during a 100-year storm
5 event, which is typically between 11 and 12 inches over
6 a day or 24-hour period.
7 So it -- as part of this model, the county
8 has determined that the 100-year design high water in
9 this low area, if you remember the topography,
10 everything kind of drains off to the southeast corner,
11 but the 100-year design high water elevation, as
12 determined by this model in the county, is at elevation
13 43.9, 43.9. So what we have done is two things.
14 First, we went into the model, we performed our own
15 model, and verified that the county's model was
16 correct. Sometimes the models use some information and
17 it's not as accurate as you would like to be.
18 So we have verified that that 100-year, as
19 it is right now, pre-development, that that high water
20 elevation is at elevation 43.9. So what we've done, as
21 requested by Bill, we have set up this proposed
22 development and done some design work and layout of
23 these drainage retention areas. And we ran the post-
24 development model, which is the drainage model as if
25 this site was built, capturing, conveying all the

1 offsite runoff from this area that is contributing to
2 the ponds, et cetera.
3 So we've done quite an extensive drainage
4 model based on this proposed development. It's --
5 based on that, the 100-year design high water, based on
6 the proposed condition, we have it at elevation 43.4.
7 So it's about six inches lower than the current
8 condition.
9 MR. SULLIVAN: Which is an improvement, just
10 so you know.
11 MR. CASHEN: Which is an improvement. The
12 100-year elevation has gone down by six inches based on
13 the additional -- basically, based on the additional
14 storage -- or retention storage that we have provided
15 with this proposed plan.
16 So I going to add on to that, but I -- so
17 anyway, that is an improvement based on the post
18 development model. We -- we've had other -- I've been
19 working with Bill for 15 years. All these developments
20 have turned out to be, you know, extremely nice
21 developments. We -- we've had some projects that are
22 similar to this project where they're in a what's
23 called a closed basin, the water, you know, funnels
24 into a low area and has nowhere where to go. It just -
25 - it sits there.

On all of those projects, what we have done, and what we always try to do is, under the proposed or post development condition, we want to improve the situation. Never do we want to create a situation where water levels are raised or it adversely affects any offsite properties that are adjacent to or draining to our site.

So this is another case where we've gone in and we've designed the project so that it is improving the situation. It's going to lower the 100-year elevation, at least based on these calculations. But the design, high water, 100 elevation is lowered by six inches.

When we get into final site plan, which is more defined, refined engineering with elevations and so forth, that number may go up or down, you know, in introspect, but I think what we've done so far is pretty accurate and pretty close to where it's going to be.

The other issue is traffic. So --

MR. SULLIVAN: Let's get to those slide in a minute.

Yes -- I mean, yes, Mr. Miller.

MR. MILLER: Okay. David Miller. Yeah.

MR. SULLIVAN: David.

1 MR. MILLER: So is this a special flood
2 hazard area than from what you were describing?
3 MR. SULLIVAN: No, it is not a special flood
4 hazard.
5 MR. MILLER: Okay. But did you have to
6 submit a runoff plan as part of the proposal? We -- we
7 MR. CASHEN: Will have to submit --
8 MR. MILLER: Or an outfall plan? Outfall or
9 runoff plan?
10 MR. CASHEN: Well, yeah. Good question. We
11 will have to -- when we get to the site permitting site
12 plan stage at Hillsborough County, we will have to
13 prepare -- well, fully engineered construction plans as
14 long -- as well as a drainage report, which we will
15 include the drainage model and some other information.
16 So that information will have the drainage modeling
17 that will detail that this elevation --
18 MR. MILLER: Okay.
19 MR. CASHEN: -- is lower (crosstalk) --
20 MR. MILLER: So we're being asked to say,
21 yeah, this is good. And we don't have all the
22 information, because we don't know what your outfall
23 plan is going to look like that you're going to put
24 into the proposal someplace, you know, down the pipe.
25 So it would be better for us to know what it's going to

be because we're the people who actually live here.

MR. CASHEN: Correct.

MR. MILLER: And you're asking us to say, yeah, let's do this.

MR. CASHEN: Well, what we're required to later on --

MR. MILLER: Yeah, but that's no good.

MR. CASHEN: -- to meet this criteria.

MR. MILLER: Because then it'll be approved.

MR. DONLAN: Okay. Later on is later on. Not now.

MR. CASHEN: Well, no --

MR. DONLAN: We want to know now.

MR. MILLER: Yeah.

MR. CASHEN: Well, let me just -- let me answer to this.

MR. MILLER: Because we're not going to say yes to something we don't know anything about.

MR. CASHEN: Okay. I see your point.

MR. MILLER: Yeah.

MR. CASHEN: There's only --

MR. MILLER: If you were me sitting here and been living here since '96, and this is going back to the point you made earlier about, okay, we've had bigger lots built. We've had more houses, you know,

1 built and all this kind of stuff. Imagine a glass.
2 Yeah. You poured a lot of water into it early and now
3 you are only asking us to pour a little bit more water
4 in there.
5 Well, that little bit water just went over
6 the side of the glass. That's a problem that we have
7 when you start talking about -- we're going to contend
8 many different areas here tonight that this does not
9 answer. And unless you answer these questions, we're
10 not going to support it. Go ahead and continue and
11 we'll --
12 MR. CASHEN: Okay. No. And I fully
13 understand your concerns.
14 MR. MILLER: Right.
15 MR. CASHEN: When we get to the site
16 permitting stage, construction plan stage, we have to
17 provide all that information in that model --
18 MR. SULLIVAN: We're required.
19 MR. CASHEN: We're required to --
20 MR. SULLIVAN: We're required.
21 MR. CASHEN: And we are required to through
22 this modeling exercise to prove that we are not raising
23 that 100-year design high water over that elevation
24 43.9.
25 MR. MILLER: We don't know that until we see

1 the plan.
2 MR. SULLIVAN: David, just to talk to you
3 for one sec to answer this question and make it very
4 clear for everyone.
5 MR. MILLER: Right.
6 MR. SULLIVAN: We have no one we can submit
7 the plans to. Until we have a rezoning finished, we
8 can't submit the plans to the county. The county won't
9 review it. At least they've told us they won't review
10 it.
11 MR. DONLAN: Seems like it's all backwards.
12 MR. SULLIVAN: -- no exception and change
13 it.
14 MR. MILLER: It's backwards.
15 MS. ASONY: No, you can have plans in place
16 before -- excuse me. Barbara Asony, Bloomingdale Cove,
17 which is deeply affected by this. We have retention
18 ponds. They have inflow and outflow, overflow and it
19 is approved by SWFWMD.
20 MR. SULLIVAN: No, ours will be approved by
21 --
22 MS. ASONY: But they have to be --
23 MR. CASHEN: We had SWFWMD approve it as
24 well.
25 MS. ASONY: Okay. Where are they going to

1 discharge?
2 MR. CASHEN: Well, this is a closed basin.
3 There is no discharge.
4 MS. ASONY: Ours discharge. There's an
5 overflow that discharges.
6 MR. CASHEN: There is an overflow. There is
7 an overflow.
8 MR. MILLER: In the people's yards.
9 MR. CASHEN: Well, there is --
10 MR. MILLER: That's basically what they're
11 saying isn't it?
12 MR. CASHEN: Well, and this is in the model,
13 too. This is the Alafia River model. There's an
14 overflow, which comes -- it is somewhere around in this
15 area. There's a gray inlet and it does go into an area
16 --
17 MR. MILLER: I don't see that.
18 MS. ASONY: In other words, you are
19 affecting my community.
20 MR. SULLIVAN: No, it's --
21 MR. CASHEN: No, no, no.
22 MR. SULLIVAN: We don't direction.
23 MR. CASHEN: We don't overflow. Yours comes
24 -- your water comes our -- into our property.
25 MS. ASONY: No. Ours goes into Pond A, Pond

1 B, and Pond C. Plans, I've got them with me.
2 MR. CASHEN: You -- oh, you mean this
3 property to the south?
4 MS. ASONY: Bloomingdale Cove, yes.
5 MR. CASHEN: Okay. Correct. Yeah. So
6 during the 100-year storm, our site does not overflow
7 or discharge anywhere. We are designing these ponds to
8 capture and store the 100-year pre-post volume.
9 MS. ASONY: They have overflow. You said
10 the overflow?
11 MR. CASHEN: No, the model. So the Alafia
12 River model, just so we're clear on this, they show --
13 and this because they model of the 500 year. So they
14 have a note that's showing here. So during that 500
15 year storm or 1000 year storm, eventually this would
16 fill up and it would go to that great inland, head
17 south and go to the Alafia River.
18 MS. ASONY: Up in Plant City 1000 year plan
19 just flooded these subdivisions this past year. 1000
20 year plan doesn't --
21 MR. CASHEN: Anyway, just --
22 MS. ASONY: -- doesn't mean anything.
23 MR. CASHEN: -- just so you know, it's none
24 of ours. We built subdivisions in Plant City. I was -
25 -

MS. ASONY: Oh, I --

MR. CASHEN: -- I was the developer of Walden Woods and we had no flooding in any of our communities in Walden Woods. None.

MS. ASONY: They've had 1000 year plans that are in effect are effective that have flooded in the past year in storms. So saying that you're coming up with 1000 year flood plan backing right up to these subdivisions with no place for the water to go, you are threatening.

MR. MILLER: Sir, can I just ask -- help --

MS. ASONY: Over 500 and some odd homes.

MR. MILLER: -- help her -- let me help her a little bit. Is it -- you can go and ask for approval, you know, to have this changed, but we're going to be there telling the county commissioners, do not do this until we see what we are being asked to approve.

MR. CASHEN: They won't approve it unless it works.

MR. SULLIVAN: Right? They -- the county is not going to approve it unless it works.

MR. MILLER: Unless we know -- unless you know -- and here's the question. Unless you get this fixed, we're not going to be in any way supporting

this. And we're talking about a lot of people who are going to be calling their county commissioners and specifically telling them why we do not support it.

MR. SULLIVAN: Okay.

MR. MILLER: So let's just move on because that's -- this is not resolved here. Let's move on.

MR. SULLIVAN: Okay.

MR. MILLER: Go ahead.

MR. CASHEN: Well, I mean, do we have performed a study. We have looked at it. We have run the drainage model and I'm telling you right now that it's about six inches lower than the current condition.

MR. MILLER: You've not submitted a plan to show that, okay.

MR. CASHEN: There's no -- they won't review it.

MR. MILLER: Okay. We're talking about us.

MR. CASHEN: But I understand that. What I'm trying to -- we're trying to say is that the process in the county is, is that unless for some reason they'll allow it -- the process in the county is, is that we get the rezoning and then we can submit. And once we get the stamp things, then we can submit the preliminary site plan --

MR. MILLER: Yeah.

MR. CASHEN: -- and then the final engineering. We're a long way from the final engineering, but we --

MR. SULLIVAN: Totally backwards.

MR. CASHEN: -- but we've already --

MR. SULLIVAN: The cart before horse.

MR. SIMMONS: So you're saying rezone and then you'll submit the plan to us. Is that what you're saying?

MR. SULLIVAN: We can't submit the plans without rezoning.

MR. MILLER: We don't want you to submit them. We just want to see them, okay? That's all I'm saying. If you want us to support you when you go before the board, you just let us see what it is and let our people determine if yes, that will prevent the kind of flooding that she's worried about --

MR. SULLIVAN: I will --

MR. MILLER: -- and we're all worried about.

MR. CASHEN: Well, let me -- so let me -- Milton, last year, October, was there any flooding --

MS. ASONY: Yes.

MR. CASHEN: -- in this area?

MR. MILLER: Absolutely.

MS. ASONY: Yes.

MR. ARMSTRONG: I'm just curious. I'm John Armstrong. I and just one -- the reason everybody is -- I live on that other side of Culbreath in a very nice area, high ground. During Milton, my pool was inundated. And by the grace of God, my wife goes, looks out. I got -- my friends came over and we had to --

MS. ASONY: Water on the lanai.

MR. ARMSTRONG: We were power sweeping, pushing water. It was coming into my house and I'm on high ground. So that's why everybody is sensitive.

MR. SULLIVAN: Well, and just --

MR. ARMSTRONG: We saw --

MR. SULLIVAN: -- just so you know, there -- at some point the county did or the -- FEMA did change the 100-year flood elevation. And so it has been a lot higher than when your house was built. So the 100-year flood elevation -- and I don't know what it was, I'd have to go back and look at the old -- the old -- the old things. But I'm pretty sure in this area --

MR. ARMSTRONG: Oh yeah.

MR. SULLIVAN: -- and all of Hillsborough County, for the most part, they raised the 100-year flood elevation.

MR. ARMSTRONG: Well, I'm still out and

1 that's the good -- I'm out of the flood. I still buy
2 flood insurance because I've seen Katrina. Anyway, but
3 yeah, it -- my area in a -- established it's been
4 there, Fox Run Greens area, is one of the earlier homes
5 and -- but the drainage, just the way things are now it
6 inundated, overfilled my pool and it was coming into my
7 house. So --
8 MR. SIMMONS: And John, we had the same
9 thing in the Hearts of Fox Run.
10 MS. WATTS: Identify yourself.
11 MR. SIMMONS: Actually one entire street.
12 MR. ARMSTRONG: Right.
13 MS. WATTS: Identify yourself.
14 MR. SIMMONS: I'm sorry. My name is Gerald
15 Simmons. Gerald Simmons.
16 MR. CASHEN: But I just want to say this. I
17 mean that the way the county process works is in this
18 case -- I just want to explain it to you briefly. You
19 know, the first part is a rezoning approval to see if,
20 you know, this proposed development is acceptable to
21 the county and everybody else. After that, as Bill had
22 mentioned, then there's the preliminary site plan
23 approval -- review and approval process.
24 MR. MILLER: Right.
25 MR. CASHEN: After that is approved --

1 MR. MILLER: I've been -- I've done that,
2 okay. And I'm just telling you, when you go to that
3 meeting and they invite people --
4 MR. CASHEN: Okay.
5 MR. MILLER: -- who are going to come in,
6 who are going to be impacted, they're going to present,
7 you've not done this, you've not done this, and you've
8 not done this, and they're not going to approve it
9 until you come back with that information.
10 MR. CASHEN: But we will have to do that.
11 And we'll have to do that in the model and everything
12 at a later stage. But it's just not something --
13 MR. MILLER: It's just going to delay the
14 whole process. Why not do it now?
15 MR. SULLIVAN: No, I don't care. It's not a
16 question of delaying the process --
17 MR. CASHEN: No, it's --
18 MR. SULLIVAN: -- it's a question of --
19 MR. CASHEN: It's the county's process. And
20 then once -- for instance, if we receive zoning
21 approval, once we do that, then it's a nine-month
22 process to get final construction plan approval to the
23 county. And again, it's a two-step process,
24 preliminary plan and final site plan, where we have
25 detailed engineering drawings.

1 And in that drainage report, that will show
2 that we are, you know, not adverse --
3 MR. SULLIVAN: Including the --
4 MR. CASHEN: -- in lowering the 100-year
5 design high water in the proposed condition. So it's
6 just a long -- and that -- and so there's certain
7 points along where we have to submit that information
8 to them. It -- they won't accept it during the
9 rezoning. It's just -- because we're not there yet.
10 So it's just --
11 MS. LEECH: So I have -- I have a question.
12 My name is Miriam Leech. So what I'm hearing is, you
13 do not go ahead and move forward with any of those
14 plans that have to be submitted later until, you know,
15 whether or not the rezoning is approved?
16 MR. CASHEN: Correct. The rezoning process
17 and approval process.
18 MS. LEECH: So you don't -- so any --
19 MR. SULLIVAN: We're not -- we're -- there's
20 not a process.
21 MS. LEECH: I know you can't submit it -- I
22 know you can't submit it --
23 MR. SULLIVAN: Right.
24 MS. LEECH: -- but I'm just trying to
25 clarify, what I'm hearing you say is --

1 MR. SULLIVAN: Well, now the middle who will
2 review it.
3 MS. LEECH: But you can be working on it.
4 MR. SULLIVAN: Oh, we are. We have been.
5 MS. LEECH: So that's what I'm asking.
6 MR. SULLIVAN: Yes.
7 MS. LEECH: Do you wait until you know
8 whether the rezoning is approved --
9 MR. SULLIVAN: No. We have not waited at
10 all.
11 MS. LEECH: -- to work these plans? So to
12 Mr. Miller's point, I think what he's saying is, if you
13 have something in the works that would show members of
14 the public that what you're saying is going to hold
15 true, that may be helpful. He's not talking about
16 something that you've already submitted --
17 MR. MILLER: Correct.
18 MS. LEECH: -- he's talking about seeing the
19 next stages of your planning to show that there is not
20 anything to worry about.
21 MR. CASHEN: All right. So you all want to
22 see my work, what we've prepared?
23 MS. LEECH: Well --
24 MR. MILLER: We want to see the runoff and
25 the outflow plan for the proposal. The runoff and the

outflow plan for the proposal. So we can see that it's not going into her backyard or someplace else that we don't want it to go, okay? And that will make everybody happy. You -- that's good. Let's move on to the next one. Okay. But we're never going to support this until we know what we're talking about. Simple.

MR. LEECH: Let me ask a related question.

MR. MILLER: Right?

MR. LEECH: Tom Leech. Do you have architectural renderings of the homes you're going to build?

MR. CASHEN: No.

MR. DONLAN: So you don't know what size homes you're putting in?

MR. SULLIVAN: We have not selected a home builder. We're not home builders. We build communities. We usually sell Pulte Homes by WestBay, various other builders. But for the most part, Pulte has been our big -- so typical Pulte elevations we can give you. But that would not guarantee it would go to Pulte.

MR. LEECH: So if the -- if I understand the process, it's you develop land, you clear the land, you get it ready for building, turn it over to a builder, put some houses right on the property --

1 MR. SULLIVAN: Correct.
2 MR. LEECH: They're going to have -- they're
3 going to have a plan.
4 MR. SULLIVAN: Correct.
5 MR. LEECH: They're going to have the
6 drawings.
7 MR. SULLIVAN: Drawings. And I'd be glad to
8 submit those drawings to the -- have them submit them
9 to the -- to the Bloomingdale Association, whatever you
10 guys -- whatever architectural controls you all have.
11 MR. LEECH: I think that would be helpful.
12 MR. SULLIVAN: Okay.
13 MR. LEECH: I mean, it's not so much the
14 architectural controls. It's when you say, we're going
15 to build up to 33 homes, and what are they going to
16 look like? They're probably not going to look like the
17 homes in Bloomingdale Cove. Probably not going to look
18 like the homes that back up to the neighborhood, there,
19 like where Chris is. They're going to -- but they're
20 going to look like something. And I think we'd like to
21 know what they're going to look like.
22 MR. SULLIVAN: No question. We can
23 absolutely submit that to you at that point.
24 MS. ASONY: Barbara Asony. I have another
25 question. The plan you've shown us, shows lots 50'

wide by 120' feet deep.

MR. SULLIVAN: No, not anymore. This is the new plan. We can get -- you have the new plan -- part --

MS. ASONY: No, I don't have the new plan.

MR. SULLIVAN: Did she not get a new plan, Kevin? Give her that packet. Give her the new plan. This is the one that is now submitted.

MS. ASONY: So how are you going to fit bigger lots?

MR. SULLIVAN: We're not. We're going to -- there's larger -- there's -- have a look. We heard you the last meeting and we made the correction.

MS. ASONY: Okay. So how are you going to fit bigger lots in that same area?

MR. SULLIVAN: They're deeper. They're significantly deeper than your lots. Your lots are 110' deep, our are 138.

MS. ASONY: So how can -- where is the land going to come? Because 120 filled that piece of that strip of land before. So how are you going to get deeper? Are you going to narrow your road down?

MR. SULLIVAN: No. It just was a random number that was put out there to begin with.

MS. ASONY: And then --

MR. SULLIVAN: Now it is not a random number. Now it is an -- not an absolute, but it is showing what the -- what the typical lot's going to look like. It was a mistake, ma'am. I apologize.

MS. ASONY: And you're -- and you're still going to be able to get 33 homes in there.

MR. SULLIVAN: We corrected it because of your help. Pardon?

MS. ASONY: You're still going to be able to get 33 homes in there.

MR. SULLIVAN: Physically, we cannot fit 33 homes. And I'll tell you that, right now. But for the -- for the county and for the planning commission, we have to meet a certain criteria of a maximum number of units of 33, which is 75 percent threshold.

MS. ASONY: Okay.

MR. SULLIVAN: So what we can do is at the Vane (phonetic) meeting, when we're at the Zoning Hearing Master is, we can request a lower number if you all agree to it tonight. That's fine. We can talk about the potential of the lower number of going all the way down to possibly 29.

MS. ASONY: The lower -- the southern portion of the 6,900 square foot lots are in Flood Zone A.

MR. SULLIVAN: No, they won't be.

MS. ASONY: Well, according to the county plan, it shows them in Flood Zone A.

MR. CASHEN: Right. The lower corner is in Flood Zone A, correct.

MS. ASONY: Right. But the building lots are right there.

MR. SULLIVAN: No, they'll be taken out of the 100-year flood.

MR. CASHEN: We'll remove them -- there's a process where we can remove lots out of the 100-year flood stage. You prove to FEMA that you meet the requirements. You're not adversely impacting the 100-year. You're going to actually lower the 100-year elevation, things like that.

MR. SULLIVAN: It's called a letter of map revision.

MR. CASHEN: Right. That's another process, as well.

I think you had your hand up first, sir.

MR. DONLAN: Vincent Donlan. I got a couple questions for you, Sean. Because you're the civil engineer.

MR. CASHEN: Yes, sir.

MR. DONLAN: And I came from an area that

went through a significant flood in 2016. They had a 1,000-year flood, and it impacted greatly everybody in the area. First thing I want to note is, have you done an absorption rate of the dry bed reservoirs?

MR. CASHEN: We -- we've done testing, percolation testing of the soils, correct.

MR. DONLAN: What is the depth of the dry bed reservoirs?

MR. CASHEN: Proposed right now, the pond is about 6' deep. That's what's being proposed.

MR. SULLIVAN: But the seasonal high water was at 20 something feet, but then it was adjusted to 10.

MR. CASHEN: Yeah, it was adjusted 10 or 12, I believe.

MR. SULLIVAN: 12. That report, actually -- we can provide that to you. We have that --

MR. DONLAN: My calculations -- I've done calculations on it. My calculations say that you have to be at 10' or above -- 10' or below.

MR. CASHEN: 10' above what? I'm sorry.

MR. DONLAN: 10' or deeper.

MR. CASHEN: The pond? The pond has to be 10'?

MR. DONLAN: Yeah.

1 MR. SULLIVAN: No, not the size they are.
2 They're like the big ponds. 22 percent of the site is
3 going to be ponds.
4 MR. DONLAN: Well, you're going to take that
5 dirt and you're going to place it elsewhere. Where are
6 you going to place it? Where the -- where the building
7 sites are. So therefore, you're going to take dirt
8 out, put it up on land, make the land higher. So where
9 is your runoff going to go? Into the ponds.
10 MR. SULLIVAN: Correct. It's going to go in
11 the pond. The overall storage of this proposed
12 development with the ponds, a lot more storage than
13 what is currently there now. Which is what we need,
14 too, because of the additional runoff, it's going to be
15 generated by the lots and the roads, et cetera.
16 MR. DONLAN: Have you accounted for the home
17 square footage, the water displacement from the
18 structures?
19 MR. CASHEN: We've accounted for all that.
20 Yeah. The impervious for the homes. And you know, the
21 storage area is isolated down here. This part of the
22 lot is quite a bit higher outside of flood. So yes,
23 we've done all that.
24 MR. DONLAN: You've accounted for the
25 sidewalks in the road?

MR. CASHEN: Yes, sir.

MR. DONLAN: Okay. If the area is already low, which we know it's already low because they can't get in there and finish cutting it. Moving dirt --

MR. SULLIVAN: (inaudible), sir?

MR. DONLAN: What's that?

MR. SULLIVAN: Back up for a second. What did you say?

MR. CASHEN: I don't know if that's why they're --

MR. SULLIVAN: The reason that we can't finish cutting is because there's piles that are still -- from the last hurricane, still piled up. We're trying to remove those piles.

MR. DONLAN: Yeah. But some of the areas --

MR. SULLIVAN: That's what holding us up. No, it wasn't anything to do with the lowness. It had to do with the tiles. There's no water on the site, sir. In fact, just so you know, it's -- there's a -- we have this water management district letter now that says that there is no -- there's no -- there's no surface water, or there's no storm -- there's no -- there's no wetlands on this property. And we got that yesterday. And I'll be glad to submit that to the county tomorrow.

MR. DONLAN: All right. What I want to see is a comparison between the topo from now and the topo that you all are proposing.

MR. CASHEN: Again, that's at the construction plan stage. Not at -- not at this point.

MR. DONLAN: Would additional dirt be trucked in? Because that's going to exacerbate the situation.

MR. CASHEN: No, I --

MR. SULLIVAN: We try to balance sites.

MR. CASHEN: Yeah.

MR. SULLIVAN: They could end up being a little bit off, but we try to balance them.

MR. CASHEN: Yeah. I anticipate there may be dirt being hauled off. But we try -- as Bill said, we try to balance the site. Work with what we have and not have any fill being trucked in.

MR. DONLAN: Okay. And I got two more questions. One of them is, has the study been done on the -- on Culbreath and on Nature's Way as to the impact of heavy equipment going down those two streets?

And are you aware of last year when Milton came through, we had a very bad -- a very bad failure of the storm system on Nature's Way that closed it down for quite a while?

MR. CASHEN: Well, I wasn't aware of that. This far -- let me answer your first question.

MR. SULLIVAN: Our water doesn't go that direction.

MR. CASHEN: Yeah, our water goes --

MR. DONLAN: Yeah. But when you bring heavy equipment in there, you're going to increase the impaction on that area on those roads.

MR. CASHEN: Well, what --

MR. SULLIVAN: They're designed not to do that.

MR. CASHEN: Yeah. It's -- these are county roads.

MS. ASONY: Are you sure?

MR. CASHEN: I mean, we take pictures.

MR. DONLAN: We have potholes on Culbreath, right now.

MR. SULLIVAN: I believe it. Listen, I -- listen, everybody has got problems in this world about potholes. That's like a typical --

MR. DONLAN: And this is not a -- not a question for engineering. Is there going to be a covenant? Is there going to be an HOA? And is the deed restricted?

MR. SULLIVAN: Yes, absolutely.

1 MR. DONLAN: On all three?
2 MR. SULLIVAN: Yeah. There will be
3 covenants, HOAs and deed restrictions, absolutely. And
4 absolutely, the primary reason that we all have HOAs,
5 first and foremost, is for the ponds. For the
6 maintenance to make sure those ponds are maintained so
7 that if there is a water event, that it's -- it was
8 taken care of. I mean, the water management district
9 is -- should -- is responsible for the ponds, but they
10 have you responsible as the HOAs to maintain those
11 ponds. And that's the primary purpose of an HOA. And
12 then after that, then it's to beautify and just look
13 pretty. But that primary purpose of the HOA is for the
14 Southwest Florida Weather Management District to make
15 sure that you take -- maintain those ponds and that
16 whole storm water system.
17 MS. WATTS: So I have a couple of questions.
18 MR. SULLIVAN: Oh, I'm sorry. Just -- did
19 you -- you've had your hand up for a while.
20 MS. WATTS: Yeah. I'm Suzie Watts,
21 Bloomingdale Neighborhood Association president. Many
22 neighbors have come up to me and they said, why do we
23 need these homes? Because they point out that all the
24 new homes across the street near Walmart, they're not
25 selling. And existing home sales in Bloomingdale have

1 doubled in the number of days they stay on the market.
2 So I don't see where there's this need. I don't know
3 that we need to develop more.
4 MR. SULLIVAN: Well, just to answer that
5 question, that is my risk. And I'm the one taking that
6 risk. And therefore, that's my problem. And it's not
7 really --
8 MS. WATTS: Okay.
9 MR. SULLIVAN: But there's definitely a need
10 for it. But there's -- it's -- that would be my risk.
11 MS. WATTS: Existing home sales, if you look
12 at the trend, it would indicate that --
13 MR. SULLIVAN: No, I understand. And it
14 could be a few years before we get to the other side of
15 that.
16 MS. WATTS: Okay.
17 MR. SULLIVAN: But that's my risk.
18 MR. REED: So to follow up on that one.
19 I'm sorry, Christine.
20 Just to -- Chris Reed. So you're saying you
21 could actually tear all that land out, basically scar
22 the land, and we could have a 10-year project because
23 you can't sell --
24 MR. SULLIVAN: No, it would be more like, I
25 wouldn't begin the project if there was a problem. I

1 would just maintain it until then.
2 MR. REED: So what study are you going to
3 use, then, to determine whether or not there's going to
4 be an issue?
5 MR. SULLIVAN: The market. The market.
6 When you take it out to market, you'll know. I mean,
7 that's the best indicator of all.
8 MR. REED: Well, I hope you pay attention to
9 it.
10 MR. SULLIVAN: I will. I'm not here to like
11 build something and leave it out there, because that
12 costs money, here.
13 MR. REED: Well, look at some of -- some of
14 your other neighborhoods. Your pictures, 2014, empty
15 lots. Unless you're not updating your pictures.
16 MR. SULLIVAN: Well, they were empty lots
17 back then, they're not empty lots anymore.
18 MR. REED: Well --
19 MR. SULLIVAN: Every single community is
20 full.
21 MR. REED: Then you need to update your
22 stuff.
23 MR. SULLIVAN: No, not necessarily. You
24 sometimes want to show the picture -- the pictures of -
25 - and then we picked that for a reason. The reason you

1 don't show it is so you -- so that there was -- that
2 what it looked like at one point. It's talking about
3 the year that it was taken, not about today. So no,
4 that's not true, at all. Because you really, you know,
5 you want to show that there was activity happening at
6 that point. So that's why the pictures don't show all
7 the houses. Every project in there, there's only -- of
8 all our communities other than one that is just now
9 getting CO'd, of all our communities, there's only a
10 few lots left in River's Edge. That's it. Everything
11 else is sold out. So yes. And then we'll get back to
12 the presentation.
13 MS. ASONY: Another question. Another
14 question.
15 MR. SULLIVAN: Yes.
16 MS. ASONY: You talk about density. But
17 you're putting approximate -- according to your plan,
18 you're putting approximately a 3,900 square foot house
19 on a 6,900 square foot lot. Which means that most of
20 the lot, without pools, will be hardscaped or paved
21 over.
22 MR. SULLIVAN: No, that's -- we can only
23 build to 70 percent of the lot, is what it says in the
24 --
25 MS. ASONY: But then your -- then your plan

with your house is --

MR. CASHEN: Oh, those are setbacks, I think, on that plan.

MR. SULLIVAN: That's all that shows is setbacks. It doesn't show what you can build.

MR. CASHEN: Right.

MR. SULLIVAN: That's just a setback line.

MS. ASONY: 5 -- 5 --

MR. SULLIVAN: Not -- 5' side yard, but the --

MS. ASONY: Which means the house could be --

MR. SULLIVAN: But everyone else has 5' side yard setback. So does your house.

MS. ASONY: No. No. We have -- my house is 10'.

MR. SULLIVAN: Oh, okay.

MS. ASONY: I live further in. And I'm on the board of --

MR. SULLIVAN: Okay. I'm on to it. I thought you lived --

MS. ASONY: I live --

MR. SULLIVAN: I thought you lived right -- okay.

MS. ASONY: -- in Bloomingdale Cove.

1 MR. SULLIVAN: Okay.
2 MS. ASONY: I am on the board of directors
3 for Bloomingdale Cove.
4 MR. SULLIVAN: Okay.
5 MS. ASONY: And on their architectural
6 committee. And --
7 MR. SULLIVAN: Apologize. I assumed -- I
8 assumed you lived right below us.
9 MS. ASONY: No. I -- well, I do.
10 MR. SULLIVAN: Okay.
11 MS. ASONY: (inaudible). But not backing
12 up.
13 MR. SULLIVAN: Right.
14 MS. ASONY: But according to that, if
15 there's -- we have -- I have 10' on either side of the
16 house.
17 MR. SULLIVAN: Okay. That's fine.
18 MS. ASONY: We have -- 6,600 square foot
19 lots are our smallest lots --
20 MR. SULLIVAN: Right.
21 MS. ASONY: We have larger lots in that
22 there.
23 MR. SULLIVAN: Right. But our smallest lot
24 is going to be 6,900 foot.
25 MS. ASONY: It's going to be interesting to

1 see how you can fit it in when you --
2 MR. SULLIVAN: I'll fit it in. We will not
3 -- the county will not approve a lot smaller than 6,900
4 feet.
5 MS. SCHRAEDER: I have a question.
6 Christine Schraeder. I'm in Somerset. So we have
7 three storm water drain retention pumps that we worked
8 with (inaudible) on, because our HOA is responsible for
9 --
10 MR. SULLIVAN: Right.
11 MS. SCHRAEDER: -- making sure they're
12 viable, clean, and all that stuff. So these would be
13 storm water drainage pumps?
14 MR. SULLIVAN: Correct. Or retention areas
15 --
16 MS. SCHRAEDER: Retention areas --
17 MR. SULLIVAN: -- or certain --
18 MS. SCHRAEDER: -- but like, there'll be
19 storm drains in your curbs that the water --
20 MR. SULLIVAN: I --
21 MS. SCHRAEDER: -- is going to feed into
22 these three --
23 MR. SULLIVAN: Right.
24 MS. SCHRAEDER: -- retentions --
25 MR. SULLIVAN: It is 22 percent --

MS. SCHRAEDER: -- pond.
MR. SULLIVAN: Correct.
MS. SCHRAEDER: And then it'll be that --
MR. SULLIVAN: -- pond --
MS. SCHRAEDER: -- HOA -- that community's responsibility to make sure there's --
MR. SULLIVAN: Absolutely.
MS. SCHRAEDER: -- mud, and they --
MR. SULLIVAN: Absolutely.
MS. SCHRAEDER: -- qualify ponds and they're --
MR. SULLIVAN: Absolutely. All right.
MS. SCHRAEDER: -- working.
MS. BENTLEY: Yes, I'm Nancy Bentley --
MR. SULLIVAN: You had your hand up before. I'm sorry.
MS. BENTLEY: Yeah. I'm Nancy Bentley, and I've been here 30 years. And we didn't have any flooding, but the weather -- this global warming here, all the floods in the United States, people that have never gotten flooded before. Now we're getting flooded. Why should we take a chance? Why should you build more homes and have a -- have all ours flood? It -- it's not worth the risk. The way the weather is.
MR. CASHEN: Well, I mean, the weather is

1 crazy. It's unpredictable. I mean, we know that from
2 Milton last year. That's -- again, that's why when we
3 work with Bill on these projects, you know, engineers
4 can go in there and they can lower the -- you know, the
5 100 year elevation by an inch. We try to substantially
6 lower it -- lower the water elevation to ensure that we
7 are significantly improving the drainage, and also to
8 prove that we are not adversely affecting people
9 adjacent to the property, or again, other properties
10 that drain, and in this case to this property. So --
11 MS. BENTLEY: Okay, I have another question.
12 With the homes having individual solid waste
13 receptacles or central community ones, and if the
14 central were on the property, will the central solid
15 waste receptacles be located over there?
16 MR. SULLIVAN: You're talking about trash
17 cans and trash?
18 MS. BENTLEY: Yes.
19 MR. SULLIVAN: I'm pretty sure trash cans
20 would be out of the curb --
21 MR. CASHEN: Right.
22 MR. SULLIVAN: -- like it is everywhere
23 else.
24 MR. CASHEN: Right.
25 MR. SULLIVAN: That's pretty much where, you

1 know -- I have to take my trash a half mile up the
2 street out to the curb. So yeah, it's -- you put it
3 out to the curb.
4 MS. BENTLEY: Okay. Half a mile?
5 MS. WATTS: Just -- this is a little one.
6 Okay, so we now have these retention ponds, and the
7 curb in all is going to funnel it into there. Is there
8 an outlet for these ponds? Because the other ones that
9 we have in the neighborhood next door have outlets. Is
10 it going to have --
11 MR. CASHEN: This does not have an outflow.
12 It's a closed basin, no outflow.
13 MS. WATTS: Okay.
14 MR. SULLIVAN: And a good example would be
15 is what's called -- what do they call it? Hawks Grove?
16 Builders changed the names of my communities from time
17 to time, but that's -- hawks started phase four, and
18 that's -- and that wasn't -- that had about the same
19 amount of land in the 100-year flood as this.
20 MS. WATTS: Okay.
21 MR. SULLIVAN: Same size, actually. Pretty
22 much the same size property. And there was no flooding
23 issue yet last year at all.
24 MS. WATTS: Okay.
25 MR. CASHEN: That's a closed basin as well?

MR. SULLIVAN: It's a closed basin as well and had no flooding issue at all. Let me keep going with the presentation in front of the board. Okay, so we are the --let's go to the next slide, please, and probably just gather people. So we have an open space of five point -- 0.54 acres. Open space is only parks and the area of the front for the entrance -- the entrance area. We are proposing 33 units, maximum density of 3.01. The front is going to be 20 feet. The side setback will be five. The rear will be 20. The pool will be three. And for all you at Bloomingdale, the setback from Culbreath Road is going to be 600 feet.

Now, we didn't build anything up in the front as you saw. We -- we'll put it -- put it all in the back, so we're way back there. We clustered this whole community.

On top of that, the minimum lot area is going to be 6,900 square feet. The minimum lot width is 50. The maximum building coverage is 70 percent. The maximum impervious is in a -- the maximum building height is 35 feet. The perimeter will have a six-foot PVC with trees on center every 40 feet, and a landscape buffer and sidewalk easement on Culbreath Road.

But then on Culbreath Road, this is -- did

you update this data table, Kevin? Because it doesn't have what we're doing on Culbreath, or do we show itself --

MR. O'DONNELL: It's in a different slide.

MR. SULLIVAN: Pardon?

MR. O'DONNELL: Different slide.

MR. SULLIVAN: Okay. So here we go. So here's what we're doing on -- so on Culbreath Road, we heard the Brandon -- the Bloomingdale Neighborhood Association, and we are now going to do a Type B buffer, which is required only on scenic corridors. And the Type B buffer is -- where the heck is the Type B buffer?

Okay, it has screening of Standard A, which is -- it -- for Type B is a screening -- required screening shall consist of evergreen plants, six feet high, that provide an overall screening of 75 percent capacity, a mason or a PVC fence six foot high, finished on the outside, and or a burning combination.

And the B screening requires the following, which is then -- on the requirement -- all the A standard, including a row of evergreen trees, which are not less than 10 feet high at the time of planting, with a minimum of two inches caliber, and their space not more than 20 feet apart. The trees will be planted

10 feet from the property line. So that's kind of -- so it'll be right inside there.

So we heard you all the last -- from the last meeting, and we wanted to make sure that we were giving it a better -- a much better, you know -- what -- we were going to probably do it anyway, but let's put it in code. Let's put it in there.

MR. REED: So quick question. Chris Reed again. On that fence, for those houses that are on the -- what direction am I from that?

MS. ASONY: Southwest.

MR. REED: West.

MS. ASONY: You're here on --

MR. REED: Thank you. On the west -- on the west side --

MR. SULLIVAN: West side?

MR. REED: -- of that --

MR. SULLIVAN: They actually have --

MR. REED: Immediately on west side.

MR. SULLIVAN: Immediately west --

MR. REED: Can you -- can you raise that fence to like 20 feet?

MR. CASHEN: No, we're not allowed to raise the --

MR. SULLIVAN: 20 feet?

1 MR. CASHEN: We can't even --
2 MR. REED: I'm being facetious on that one,
3 but I mean, I -- if I got to stare at the back of a
4 house rather than what's there now, let's just assume
5 that it gets approved. Can you raise that more than
6 six feet? You're asking for variances --
7 MR. SULLIVAN: No, you've got to --
8 MR. REED: -- you -- you're asking for
9 variances from the county for other things.
10 MR. SULLIVAN: No, we're not asking for a
11 single variance. No, we're not.
12 MR. REED: On traffic, right?
13 MR. SULLIVAN: No. Oh, oh, you're right.
14 MR. REED: So are you -- so again --
15 MR. SULLIVAN: You're right --
16 MR. REED: -- you are asking --
17 MR. SULLIVAN: You're right, you're right --
18 MR. REED: -- for variances.
19 MR. SULLIVAN: -- you're right, apologize,
20 that is correct.
21 MR. REED: So --
22 MR. SULLIVAN: I apologize.
23 MR. REED: So why can't you do that?
24 Because I know the house is there who have enjoyed that
25 for about two decades or so since those houses were

built. We don't want to stay, you know, basically look at a long and skinny -- the backyard of a -- of a two-story townhouse looking kind of structure.

MR. SULLIVAN: Well, they're not going to look -- that's --

MR. REED: But you don't -- but you don't know what they're going to look like. That's part of the problem with the rendering. So is there -- is there a way -- is there a way that we can increase --

MR. SULLIVAN: Every single house that's ever been built on ours are just -- they're higher quality houses, so I don't understand -- you know, we build mostly high-end subdivisions, so I don't quite understand your point about the townhouse look, because they're not going to be townhouse looking houses.

MR. REED: Well --

MR. SULLIVAN: But I do understand what you're saying, the eight feet that it is -- six feet --

MR. REED: Yeah, maybe a eight foot, ten foot, I don't know. Either that or you get my running bamboo.

MR. SULLIVAN: We can --

MR. CASHEN: We can ask.

MR. SULLIVAN: We can ask. We can ask. It's a little bit tricky, because it's probably better

to go through a variance.

MR. DONLAN: His reference to townhouses is the fact that they're -- the houses are built so close together.

MR. REED: It's skinny and long.

MR. DONLAN: There's only ten feet between the walls.

MR. SULLIVAN: Just drive to every subdivision that's been built the last 20 years and they're all the same. They're not all going to look like that.

MR. DONLAN: My house I got 10 feet on each side.

MR. SULLIVAN: Okay.

MS. ASONY: So do I.

MS. WATTS: You just mentioned the park, is that going to be a shared amenity with Bloomingdale, or just for your people at the cul-de-sac? Do you --

MR. SULLIVAN: How does the -- tom, you run the --

MS. WATTS: This is Susie Watts, sorry.

MR. LEECH: I don't run -- I don't -- I don't run the subdivisions, though. We run everything outside the entrance.

MR. SULLIVAN: Okay, I would venture to say

1 that all the subdivisions --
2 MR. LEECH: If you don't have a gate --
3 MR. SULLIVAN: -- are private --
4 MR. LEECH: If there's no gate --
5 MR. SULLIVAN: There's no gate. Nobody is
6 going to stop you from going in there and using it.
7 MS. WATTS: It's -- with -- there's going to
8 be a park -- a park we've referred to at the end where
9 the cul-de-sac is?
10 MR. SULLIVAN: Yes.
11 MR. LEECH: Yes.
12 MS. WATTS: Is other Bloomingdale people --
13 can I take my kids down there to play or not?
14 MS. BENTLEY: My guess is it's not going to
15 be a gated --
16 MR. SULLIVAN: It's not going to be gated.
17 MS. WATTS: So then we -- it will be
18 available for all --
19 MR. SULLIVAN: It's not going to be gated.
20 It'll be open.
21 MS. BENTLEY: Yeah.
22 MS. WATTS: Okay.
23 MR. LEECH: We can climb up on the fence.
24 Unless it's 22 --
25 MR. SULLIVAN: There might be a fence there,

1 but we -- for possible -- other reasons, which we all
2 know we can't ever --
3 MS. WATTS: Yes.
4 MR. SULLIVAN: -- use the terms.
5 MS. WATTS: Yeah.
6 MS. BERSNICK: Hi. I'm Anna Bersnick.
7 The -- where that park is, that backs up to Cimino.
8 MR. SULLIVAN: Yes.
9 MS. BERSNICK: So is that going to be open
10 to the school, or --
11 MR. SULLIVAN: No.
12 MS. BERSNICK: -- is the school going to
13 have to --
14 MR. SULLIVAN: We'll go through that slide
15 in a minute. The school has made very clear they don't
16 want anything --
17 MS. BERSNICK: No problem.
18 MS. ASONY: They can't permit you to do it
19 for security reasons.
20 MS. BERSNICK: Right.
21 MR. SULLIVAN: No, there's actually a
22 portion of our property that's outside of their gate,
23 and they still wouldn't let you put -- that's not true
24 at all. That's like --
25 MS. ASONY: The school has to secured.

1 MR. SULLIVAN: I understand, but this is
2 really beyond the school's security. It's outside the
3 gate.
4 MS. ASONY: I have a --
5 MR. SULLIVAN: Right.
6 MS. ASONY: -- family member who weekend --
7 MR. SULLIVAN: Right.
8 MS. ASONY: -- teaches, and the school has
9 to be involved --
10 MR. SULLIVAN: The school has to be secured.
11 Absolutely. Well, the school is secured. There is
12 no -- we actually just -- about eight years ago or six
13 years ago, we provided a sidewalk to an elementary
14 school through one of our communities and back then
15 they allowed it. Today they're like, no. This is only
16 like six years ago.
17 So we did. We -- and actually, it was a
18 quite novel idea, because it was an entire neighborhood
19 that couldn't get to the school by just walking, and
20 now they were able to walk to school. So it does
21 happen, but the school board has changed that policy,
22 and so we can't really do much about that.
23 So the people behind us, you're going to
24 have a fence, and then behind -- the width behind the
25 fence will be trees every 40 foot on center, which will

be, you know, canopy trees, so that will help you with your -- with your sewer situation.

MS. ASONY: I still don't understand. If the lots were only 120 foot deep --

MR. SULLIVAN: They're not anymore, ma'am.

MS. ASONY: If they were, and you're now making them 138, which is another 36 feet of depth on each side combined, both sides of the road, how do you get that size of --

MR. SULLIVAN: It was always there. Remember? I told you it was a mistake.

MS. ASONY: You said it was a mistake in your calculations.

MR. SULLIVAN: No, not a mistake in calculations. Just a mistake. There was no calculation mistake, it was just a wrong exhibit was put in a -- on a -- in the present.

MS. ASONY: So how many more mistakes were made, I guess what's in the back of our minds.

MR. SULLIVAN: I don't know. I'm sure you make some, too. Okay. This is a color concept of it. As you can see, the ponds are showing that they're blue. But in reality, the ponds are going to be designed to most likely be dry ponds --

MR. LEECH: They'll be dry ponds.

MR. SULLIVAN: -- and therefore they'll be grass.

MR. LEECH: Yeah.

MS. ASONY: Okay.

MR. SULLIVAN: So they'll all be grass ponds.

MS. ASONY: And how often will those get mowed?

MR. SULLIVAN: With an HOA they'll be mowed weekly.

MR. LEECH: Probably. Yeah.

MR. SULLIVAN: Because it's -- or every a few weeks, whatever the HOA schedule does.

MR. LEECH: Can I ask a question? Tom Leech here. I have to point it out, because I'm curious. Here's your lot coming out of the Culbreath --

MR. SULLIVAN: Yes.

MR. LEECH: Where is this down here?

MR. SULLIVAN: Well, that's -- I'll go to the final survey. Let me find the survey. That's not on this this slide presentation, but the survey -- this portion is -- this 15 foot is right of way to here, and then from here back, it's not -- it's actually -- this line is wrong, it should be right up against here.

MS. SCHRAEDER: There will be -- Christine

1 Schraeder. There will be land, though, usually around
2 the retention pond. There's land on the side --
3 MR. SULLIVAN: Lots of -- yeah, yeah, yeah,
4 yeah, yeah.
5 MS. SCHRAEDER: -- so you can drive around
6 with (crosstalk) --
7 MR. CASHEN: Correct. Yeah, yeah, yeah.
8 MR. SULLIVAN: Absolutely.
9 MS. SCHRAEDER: And that backs up to the
10 drier retention pond that's on the school's property?
11 MR. SULLIVAN: Yes.
12 MS. SCHRAEDER: Because the big thing is --
13 so it would --
14 MR. SULLIVAN: Yes.
15 MS. SCHRAEDER: -- it would be a drier
16 retention pond most of the time?
17 MR. SULLIVAN: Right.
18 MR. LEECH: But where it comes out, I think
19 that's that little dirt driveway there.
20 MR. SULLIVAN: Right.
21 MS. SCHRAEDER: Right.
22 MR. LEECH: So will there -- will there be a
23 fence on the north side of that driveway, between the
24 driveway and the retention pond, or --
25 MR. SULLIVAN: Yes, there will be a fence --

MS. SCHRAEDER: Around there?

MR. SULLIVAN: There'll be a fence right in the front here.

MR. LEECH: That's because -- that's what -- you know --

MR. SULLIVAN: Right on the frontage on Culbreath there'll be a fence. There won't be a fence once you get inside, but right there there's going to be a fence.

MR. LEECH: Like right now there's the fence there with Bloomingdale code --

MR. SULLIVAN: Right.

MR. LEECH: -- then there's that little dirt driveway --

MR. SULLIVAN: Right.

MR. LEECH: -- which is that strip that we just described.

MR. SULLIVAN: Right.

MR. LEECH: Will there be another fence on the other side of that, or no, will it just be grass and retention pond?

MR. SULLIVAN: No, we're putting up a fence somewhere there.

MR. LEECH: Okay, so --

MR. SULLIVAN: There will be a fence.

1 MR. LEECH: So there -- so there will be
2 two, then --
3 MR. SULLIVAN: We probably (inaudible) of a
4 right of way utilization permit to try to put it right
5 up against where they are.
6 MR. LEECH: Okay.
7 MR. SULLIVAN: So that will be a request
8 that we will ask for a right of way utilization permit
9 to then put our fence right up -- and basically
10 replacing their fence, so they'll have a much nicer
11 fence. Because their fences are falling apart.
12 MS. ASONY: Not all of them.
13 MR. SULLIVAN: No offense if you live there.
14 MS. ASONY: Not all of them. I've approved
15 many --
16 MR. SULLIVAN: A lot -- a lot of them are --
17 MS. ASONY: I have approved many --
18 MR. SULLIVAN: A lot of them are falling
19 apart.
20 MS. ASONY: I've approved many of --
21 MR. SULLIVAN: Yes ma'am.
22 MS. ASONY: -- along there --
23 MR. SULLIVAN: Right, but there --
24 there's --
25 MS. ASONY: One by one they're being

1 replaced.
2 MR. SULLIVAN: -- significant number that
3 are kind of falling down. We'll be glad to -- you
4 know, as soon as we can, we'll be glad to do what we
5 can to get a fence up there, but probably after we at
6 least clear the land, because I don't want to put it up
7 too early, otherwise it'll -- could be a mess. We'll
8 keep going. So parking -- open space, we talked about
9 it a minute ago, is that the park where we got a half
10 an acre park and then we got 1700 square feet up here
11 in the landscape buffer track right up in the front.
12 So we're going to have a total of 5.54 acres of that.
13 And the ponds take up 22 percent of the site. So we
14 have a total of open space and ponds that count for 25
15 percent of the site. And if you notice we've clustered
16 everything in the back. So it's not -- it is -- it
17 is -- it is the least amount of impact we could come up
18 with for Bloomingdale. And then --
19 MS. ASONY: That's also -- that -- what
20 happens with all those trees that are being cut down?
21 MR. SULLIVAN: Well, there's a few things
22 that happen. One is we try to preserve the ones we
23 can, and the ones we can't, we -- and if there are
24 grand trees, which are a certain caliber, is that --
25 20 --

MR. MILLER: The grand oaks --

MR. SULLIVAN: -- 24 inches and above or 36 inches, depending on the tree, and we -- you have to pay a tree fee to get -- to pay them off. And then you also have the situation where some of those trees that you think are beautiful and -- are not. They're sickly, and they're not doing well. They've got inclusions in them. And we've had arborist -- there's an arborist report that exists. And so we have already had the arborist out there to write the report on what trees are good and what ones aren't. So --

MR. MILLER: David Miller again. So they did do a tree survey?

MR. SULLIVAN: Yes, sir.

MR. MILLER: Okay. That's good. That was --

MR. SULLIVAN: And it's all been submitted to the county, actually, the tree survey was. It's part of the survey. If you go online on the county website, and you go to optics, you can find and pull down our survey, and you can review our survey.

MR. MILLER: Yeah. Well, see that would be helpful. So you know, you're -- again, you're telling us all these things, and we would like to see it. I'm trying to read this stuff --

MR. SULLIVAN: The tree report's not in there, but --

MR. MILLER: -- and it's hard to read --

MR. SULLIVAN: -- the survey --

MR. MILLER: -- because it's so small. I took my phone out to try to read that.

MR. SULLIVAN: Oh, I apologize. We put it on one page.

MR. MILLER: So you can't -- you're asking us again, and that's a key point that we're not destroying the trees. Talking about the grand, I think it's the grand oaks, because that is what's keeping the, you know, flooding down as it is. Okay. Because of course the trees are very important. So I would like to just see what we're saying on what trees are still going to stay and what trees, you know, are going to come out.

MR. SULLIVAN: That's --

MR. CASHEN: We do that at the --

MR. MILLER: We --

MR. CASHEN: -- final engineering. The final site plans.

MR. SULLIVAN: Yes.

MR. CASHEN: I mean, we do try to save as many trees as possible along the rear of the lots, the

trees in the park area, probably a lot of those will be saved. There may be some additional trees here up in this area.

MR. SULLIVAN: There's a red tree over here we're trying to work around, somewhere in here.

MR. CASHEN: It's a little closer to the road.

MR. SULLIVAN: Closer to the road.

MR. CASHEN: Yeah.

MR. SULLIVAN: There's a grand tree. We're trying to work around that. A good example would be is if you get a chance to go out to Summers K and you can see how we preserved the big Grand Oak as you're driving in.

MR. MILLER: Can we go out there --

MR. SULLIVAN: That's kind of the same feel --

MR. MILLER: Can -- we can go out there now and look at it if we want to?

MR. SULLIVAN: Yeah, you can. Go on my property. I'll give you the gate code. I'm not going to publish it right in front of everyone, but I'll be planning on giving you the gate.

MR. MILLER: Well, yeah, I would like to do that --

MR. SULLIVAN: Yeah, no problem.

MR. MILLER: -- because you're asking us again to --

MR. SULLIVAN: Kevin can walk you through the site, or you can go out on your own, whatever you prefer.

MR. DONLAN: I'd suggest wait until they finish cutting the grass.

MR. SULLIVAN: Yeah. No, the grass is cut as much as it's going to be until I get the --

MR. DONLAN: Snakes like high grass.

MR. SULLIVAN: So we don't -- there's a few spots that still will not cut because of the piles that are still there from the hurricane debris. So as soon as we have those gone, then it'll all be cleaned.

MR. MILLER: So you can give me a copy of the plan, the survey that was done and then we -- and you want me to take a look at it?

MR. SULLIVAN: Yes, we can give him a copy of the --

MR. MILLER: Okay, good. Thank you. I'll get our arborist to go out there with him and take a look at it.

MR. SULLIVAN: So here's the connectivity map.

1 MR. MILLER: Craig.
2 MR. SULLIVAN: Unfortunately -- not
3 fortunately, the county will require us to have one
4 proposed street entrance going to the north of us in
5 case somehow, they were able to put a bunch of these
6 together and try to do something. And so we have to
7 stub it out here. We did this at many projects where
8 the county -- it's an old clause the county wants. It
9 was from years ago when the ladies were running -- you
10 know, when the last commission pre -- prior
11 commission -- two prior commissions ago was running the
12 place. Okay.
13 And then we have an administrative variance
14 for driveway spacing, and it's dated August 5th, 2005.
15 And that's for the driveway spacing because you have to
16 have certain distances for driveways. The individual
17 driveways are where we kind of get -- kind of get a
18 little caught. So we -- they got to give you a
19 driveway. So you got to get a variance to get -- so
20 you actually have a driveway. And then the design
21 exception is for the substandard roadway.
22 And we are proposing for the design
23 exception -- we are proposing two crosswalks with
24 rectangular rapid beacons along Culbreath Road to be
25 built to allow safe continuous walking path from the

proposed development to Cimino Elementary. And one of those will be built. Get to the one that does it. We'll get back to this traffic thing in a minute here. No, hold on. Where is it? Okay, one of them will be built right here in front of our community, the north side of our community, and the other will be built up where the existing crosswalk is over here up the north. Because if you notice, you can't even see the crosswalk, and it's not -- the striping is bad, but a triangular beacon when that flashing light comes off, people actually slow down. It's very safety oriented. Yes.

MS. WATTS: If the purpose is passage to the school, why is it not at Nature's Way in Culbreath?

MR. SULLIVAN: Well, that's -- that is actually a good question.

MS. WATTS: There's a lot of kids that go through there.

MR. SULLIVAN: And there is a lot of kids that go through there. We can propose putting an additional one, if it is approvable, we can propose an additional one just as a condition of our approval.

MR. MILLER: We already have crossing guards.

MS. WATTS: Yeah, they don't --

1 MR. SULLIVAN: Then they don't -- they what?
2 MR. MILLER: We already have crossing
3 guards.
4 MR. SULLIVAN: Okay. So right -- so you
5 have -- different people want different stuff, so --
6 okay. So then I didn't look at the -- there's a thing
7 that talks about these beacons, but you know what they
8 look like. You've seen them when they flash. I don't
9 have to show the video again.
10 MS. ASONY: If you're doing -- putting that
11 flashing beacon, will you extend the sidewalk from
12 the -- where it leaves off on -- at just north of
13 Allwood, right at the edge of your property up to the
14 crossing?
15 MR. SULLIVAN: Yes. It will be extended
16 that far. Yes. We cannot extend the sidewalk any
17 further because there's not enough right of away.
18 MS. ASONY: We were not allowed --
19 MR. SULLIVAN: But there is a -- there is --
20 in the plan there is -- it -- there has to be a
21 sidewalk built. It's part of the county code to build
22 a sidewalk.
23 MS. SCHRAEDER: Okay. So I have a question
24 then. So the current crosswalk is at Allwood and
25 Culbreath.

MR. SULLIVAN: Right.

MS. SCHRAEDER: There's a flashing light there. So it doesn't make sense that there would be one there and also one at the end of the street --

MR. SULLIVAN: Well, no, that does -- it actually does make sense. Let me tell you why.

MS. SCHRAEDER: So would one -- would that one go away? Because --

MR. SULLIVAN: No, that one would stay.

MS. SCHRAEDER: -- that one was there -- okay.

MR. SULLIVAN: The reason why you would have a second one here and the reason why you do it is because -- I was a kid, and as a kid, I wasn't going south to go north.

MS. SCHRAEDER: I got you.

MR. SULLIVAN: So I'm not going south to go north. I'm going to cut across as quickly as I can to get to the thing. So our kids --

MS. SCHRAEDER: So there's two within like 15 feet.

MR. SULLIVAN: So it doesn't really, yeah, I think, going to make a difference.

MS. SCHRAEDER: Okay. But there would be a sidewalk from your entrance down at to Allwood --

MR. SULLIVAN: Yes.

MS. SCHRAEDER: -- if somebody wanted to go south before they went north, they could do that.

MR. SULLIVAN: Right, they could, yes.

MS. SCHRAEDER: Okay. So there'll be two pretty closely --

MR. SULLIVAN: Yeah. Yeah. Yeah.

MS. SCHRAEDER: Okay.

MR. SULLIVAN: You know, but you're not a kid, you're not going to go --

MS. SCHRAEDER: Right.

MR. SULLIVAN: No -- not one kid will go south and go north.

MS. SCHRAEDER: Right.

MR. SULLIVAN: Maybe their mother might make them, but that would be the day the mother watched them go south to go north. So we are on -- let's get back here. So we're going to go back and talk just for a second on the traffic that we had because I know everyone's concerned about traffic.

MS. ASONY: Yes.

MR. SULLIVAN: So with the ITE trip generation, we have 22 a.m. peak trips -- or 22 p.m. peak trips, and 20 a.m. peak trips. And so -- and P hour -- peak hour has only 13. But then the 22 are

coming in. This number actually will be less if we build less units, but I'm going to -- you know, so we -- you know, it's -- the maximum it could be, would be this. The number of traffic would be this. So it wouldn't be, you know, it's still -- it's -- it is more traffic. I will not argue with that. I'm not going to say to you we don't create traffic. But the traffic quieting being of putting in the beacon of the school, you know, if there's one there by the school that might actually help encourage more kids walk to the school to their parents because now they're not only crossing at the school where they have this --

MS. SCHRAEDER: They don't have choice Line --

MR. SULLIVAN: -- line thing to do.

MS. SCHRAEDER: -- because they don't bus them under two miles.

MS. WATTS: Yeah.

MS. SCHRAEDER: So you're within two miles, you're walking or you're having somebody drive you.

MR. SULLIVAN: Or mom is taking you to work. That's right.

MS. ASONY: It's a -- it's a choice school, is it not?

MS. SCHRAEDER: Correct?

MS. WATTS: I do have information about that.

MR. SULLIVAN: Yes.

MS. WATTS: Susie Watts. I spoke to the administrative office of Cimino last week. They're currently enrolled 758 kids. They have five buses only that run. They estimate 30 kids per bus, let's say 150. So that leaves about 600 kids that have to either walk or be dropped off by somebody driving them. So it -- you are not -- you -- your impact is not that great, but it's already a problem prone area with 600 people. So then I asked them, you know, how many walk, how many drive? Vast majority drive. So 600 kids are being dropped off there, and we all know we live here. So I understand 33 houses, but when it's already max, that's why you're hearing a lot of this feedback.

MS. LEECH: I would encourage you if you have an opportunity, school starts next week --

MS. WATTS: Yeah.

MS. LEECH: -- one morning or one afternoon.

MR. SULLIVAN: I'll come out there.

MS. LEECH: -- come out and see what the traffic is like at Cimino.

MR. MILLER: Because you're not going to get by.

1 MR. SULLIVAN: So --
2 MS. LEECH: You'll have a front row view --
3 MR. SULLIVAN: This is --
4 MS. LEECH: -- because you won't be going
5 anywhere.
6 MR. SULLIVAN: -- Cimino has -- of all the
7 schools around here, Cimino has the best line to get
8 out here. They've got 1540 -- 1500 feet to get to
9 their drop off point.
10 MS. WATTS: Uh-huh.
11 MR. SULLIVAN: 1500 feet. 15 --
12 MS. LEECH: Just come out one morning.
13 MR. MILLER: Come out.
14 MR. SULLIVAN: It's the best of a bad
15 situation. It's the best out there.
16 MS. LEECH: Come see. It -- it's backed up
17 to --
18 MS. ASONY: Come see.
19 MR. SULLIVAN: Right. But it's the best
20 of -- the -- it's the best -- everybody that has a
21 school anywhere around here, has got a lot less room to
22 get out, in and out, than this place. This place is
23 like, you got a darn road getting into there. That's
24 like crazy.
25 MS. LEECH: So that'll tell you just how bad

it is because you're going to still see an awful lot of overflow traffic lined up --

MR. SULLIVAN: Right? No, I --

MS. LEECH: -- backed up at the stop sign.

MR. SULLIVAN: Well, and you know, the funny thing is there's even a secondary entrance on the other side.

MS. SCHRAEDER: Well, Adelaide backs up just as much. Anybody that goes out and a lot of the afterschool programs --

MR. SULLIVAN: Right.

MS. SCHRAEDER: -- they go out the back gate.

MS. WATTS: Yeah.

MS. SCHRAEDER: -- which there's a new housing area back there that --

MS. ASONY: Which --

MS. SCHRAEDER: -- there's more congestion will be congesting with that, too. And I would assume that --

MR. SULLIVAN: When you're saying --

MS. SCHRAEDER: -- (inaudible) --

MR. SULLIVAN: -- where are you talking about?

MS. SCHRAEDER: -- school. There's

1 another --
2 MR. KERMYER: From the east side.
3 MS. SCHRAEDER: -- community on the other
4 side of Cimino.
5 MR. SULLIVAN: Oh.
6 MS. SCHRAEDER: That goes out --
7 MR. SULLIVAN: Pop Springs. That's mine,
8 too.
9 MS. SCHRAEDER: Okay. So that will bring
10 kids in.
11 MR. SULLIVAN: Yes.
12 MS. SCHRAEDER: To Cimino. They'll be using
13 that --
14 MR. SULLIVAN: Actually, no, that -- they're
15 not bus -- believe it or not the other side over in
16 Hideaway, in that area in there, they're not zoned --
17 MS. SCHRAEDER: Lithia Springs.
18 MR. SULLIVAN: They go to Lithia Springs.
19 MS. SCHRAEDER: Lithia Springs. Some of
20 them will go to Lithia Springs.
21 MR. SULLIVAN: Yeah. They -- yeah, they can
22 choose to go to.
23 MS. SCHRAEDER: Right.
24 MR. SULLIVAN: They -- they're zoned for
25 Lithia Springs.

1 MR. KERMYER: If I may. Randy Kermyer.
2 Understood the traffic analysis is once the project is
3 complete. What can you tell us about the duration and
4 volume of traffic during the construction phase?
5 MR. SULLIVAN: Well, the duration --
6 MR. KERMYER: I think, frankly, I'm more
7 concerned about that than --
8 MR. SULLIVAN: You -- you're more concerned
9 about that. Well --
10 MS. ASONY: The effect on the school.
11 MR. SULLIVAN: -- it takes -- I'll kind of
12 give the time frame. So it takes usually a year from
13 permitting to finish -- to build out just the
14 construction of the
15 MS. SCHRAEDER: Infrastructure.
16 MR. SULLIVAN: The horizontal --
17 infrastructure.
18 MS. SCHRAEDER: Infrastructure.
19 MR. SULLIVAN: But then the vertical
20 probably takes another two years because, you know,
21 you've got -- depending on if it's slow or if it's
22 fast, it's basically a two-year beyond. So it's a
23 three-year situation of you have -- you'll have some
24 traffic come in and out for three year period.
25 MR. KERMYER: And then is there any way to

1 estimate the volume of traffic associated with that?
2 Obviously the longer it goes on probably the less it is
3 at any point in time. But it just seems like that
4 would be a bigger impact on our roads than once it's
5 fully developed, occupied.
6 MR. SULLIVAN: Right? And I see your point.
7 MS. ASONY: It's an impact on the school
8 during the school year, the noise.
9 MS. LEECH: It's me again. Sorry. Miriam
10 Leech. So do you know if, and I don't know how this
11 works. I don't know if it would be something that you
12 would request or have a discussion with Hillsborough
13 County, but in anticipation of the kind of construction
14 traffic we'll have for three years. Would Hillsborough
15 County resurface Culbreath? And I've asked --
16 MR. SULLIVAN: They have a resurfacing plan.
17 You got to -- I -- you got to call the county and
18 see --
19 MS. LEECH: Okay, but --
20 MR. SULLIVAN: -- if they're planning on
21 resurfacing it either --
22 MS. LEECH: -- but it's your project that's
23 going to impact Culbreath. So is there a way for you
24 to have that discussion with Hillsborough County?
25 MR. SULLIVAN: We can try to find out what

1 their capital improvements program is, and --
2 MR. MILLER: It's ten years. It is every
3 ten years. That's what it is. Ten years they
4 resurface the roads.
5 MR. CASHEN: They're surfacing every ten
6 years?
7 MR. SULLIVAN: That's pretty good.
8 MS. ASONY: But it's -- that's the plan, but
9 it's not the execution.
10 MR. SULLIVAN: It never has.
11 MS. LEECH: Have you --
12 MR. MILLER: That's their plan.
13 MS. LEECH: -- have you seen the condition
14 of Culbreath?
15 MR. SULLIVAN: That's the plan, but it
16 doesn't happen.
17 MS. LEECH: I mean, Culbreath already has
18 potholes.
19 MS. WATTS: What is the hours of
20 construction?
21 MR. MILLER: Let me make sure I understand.
22 So --
23 MR. SULLIVAN: Generally it's from 6:00 a.m.
24 or 7:00 a.m. to --
25 MR. CASHEN: 7:00 --

1 MR. SULLIVAN: -- to like 5:00 at night or
2 6:00 at night.
3 MR. CASHEN: Yeah, it's 7:00 to 5:00 or 7:00
4 to 6:00. I -- it is -- I think the earliest they can
5 start is 7:00.
6 MR. SULLIVAN: Yeah. Underneath the -- you
7 know, the rules around that.
8 MR. CASHEN: Yeah.
9 MR. MILLER: So you're required to have a
10 mitigation plan when you already have severe traffic in
11 that area. So therefore you're required to have a
12 mitigation plan when you're going to add to a bailed,
13 you know, road during that, you know, period. So your
14 mitigation plan that I heard here tonight is you plan
15 to put up two little lights and crossing, and that --
16 that's it. There's nothing --
17 MR. SULLIVAN: Well, the mitigation plan is
18 because the road -- the right of way width is 60
19 instead of 66 feet or 68 feet.
20 MR. CASHEN: Yeah, they're -- yeah.
21 MR. SULLIVAN: That's the -- that's the --
22 that's the only reason. The rest of the road is fine.
23 MR. CASHEN: Yeah. The design --
24 MR. SULLIVAN: It is 20 -- it is a
25 typical -- given a typical roadway. It's a typical

1 roadway.
2 MR. CASHEN: Well, it -- the design -- you
3 need a design exception for any development if you're
4 connecting to a county roadway that doesn't meet
5 current county standards, and probably 95 percent of
6 the roads in Hillsborough County do not meet the
7 standards. Because the standards in the code book --
8 for instance for a urban roadway like this, you have to
9 have 68 feet of right of way, you have to have, you
10 know, bike lanes, you have to have a --
11 MS. ASONY: Sidewalks --
12 MR. CASHEN: -- sidewalk on both sides, et
13 cetera, et cetera. If you do -- if you don't meet one
14 of those standards, we are required to submit a design
15 exception for a roadway -- proposed roadway connection
16 to that substandard road.
17 MR. SULLIVAN: Right. To try to improve the
18 situation that's already out there. That's what the
19 beacons are for.
20 MR. CASHEN: Right.
21 MR. MILLER: But again, that's it. That's
22 what -- that's all we're talking about is the beacon.
23 Because already you have for an hour in the morning and
24 an hour in the afternoon total gridlock. And you said
25 you haven't seen it? Go out there and see it. It is

1 total gridlock all the way back to Nature's Way, and
2 all the way back up to some part of the ridge.
3 Bloomingdale, you know, Ridge.
4 MS. ASONY: It goes further than Nature's
5 Way. It goes all the way down our side.
6 MR. MILLER: Okay. Well, whatever. It
7 goes -- it is gridlock. And so it goes back to my
8 glass. We've had, you know, people move in. The glass
9 is full of water. And it's not just a little bit more
10 water you want to put in there you're saying, but
11 you're adding to a dangerous situation. Because when
12 people get frustrated there, you know, in the morning,
13 they start doing crazy stuff. I've seen them when I'm
14 running down there or biking. Out in front of other
15 people. And it's amazing that we haven't had people
16 killed there, okay?
17 MS. WATTS: Well, we did in front of Alafia.
18 Yes.
19 MR. MILLER: I'm sorry?
20 MS. WATTS: We have -- we had -- we had a
21 runner killed in front of Alafia.
22 MR. MILLER: Yeah, we have. That's correct.
23 So this is the second thing. So we don't
24 have -- we're asking us to buy into something that we
25 know is going to make the situation worse. You're

1 saying it's just going to make it a little worse. We
2 don't know how much it really is going to make it
3 worse, okay?
4 MR. SULLIVAN: Well, we're hoping it
5 improves things.
6 MR. MILLER: There's no hope. We don't -- I
7 have -- I was in the military 30 years. There's no
8 such thing as hope.
9 MR. SULLIVAN: Okay. Then we are --
10 MR. MILLER: There is a force of action.
11 MR. SULLIVAN: -- we are improving the
12 overall situation by providing the beacon.
13 MR. MILLER: The two little beacons. That's
14 it. That's what you want us to buy into. We don't buy
15 that. I'm going to tell you, we are not going to buy
16 that.
17 MR. SULLIVAN: Okay.
18 MS. SCHRAEDER: I will -- I --
19 MR. MILLER: If you're not going to do
20 something to improve that road, and she mentioned that,
21 widen it or whatever so people can get around on one
22 side or the other, it's not going to fly.
23 MS. LEECH: No, it's not.
24 MS. SCHRAEDER: I would say for us what's
25 going to happen -- I'm in Somerset --

1 MR. MILLER: What?
2 MS. SCHRAEDER: -- on the other side.
3 MR. MILLER: Yeah. Hope.
4 MS. SCHRAEDER: -- is that most likely
5 people are going to --
6 MR. MILLER: That's not a strategy.
7 MS. SCHRAEDER: -- come down and go through
8 Allwood, go down -- go through our neighborhood --
9 MR. MILLER: So that's Number 2.
10 MS. SCHRAEDER: -- and connect to Nature's
11 Way to avoid the traffic that's all blocked. And
12 that's going to be frustrating and dangerous because
13 that's a neighborhood road. But they're going to cut
14 through Allwood, go down River Close that connects to
15 Nature's Way, and make a thoroughfare through a quiet
16 neighborhood to try to get around the school traffic.
17 MR. LEECH: Precedent is there because
18 southbound traffic from Culbreath cuts through Bristol
19 Green to avoid the northbound line on Culbreath, so
20 they can get out Nature's Way.
21 MR. SULLIVAN: Whatever ways tells them,
22 they're going to take. Yes.
23 MR. KERMYER: And just to be clear, we're
24 not blaming you for the mess that it is right now.
25 MR. MILLER: Yeah. No. We don't want you

to adding to it, though.

MS. LEECH: No. Yeah, but there's -- but there's what you show in a slide, and then there's the real world of what it's like there every morning and afternoon. That's why I invite you to come out and see it for yourselves.

MR. SULLIVAN: Right. I'll -- we'll come. Be glad to come out. We'll be glad to even meet you out there. Can do that on any Thursday. It'd be great.

MS. WATTS: I have a quick question. Suzie Watts.

During the construction, where are we going to put all the construction trucks? Are they all going to be on site, or are they going to be on Culbreath? Where are they going to be? Are we going to try and -- because I -- if we add anything to that road, we already know --

MR. CASHEN: They will have to be on site.

MS. WATTS: They will have to be on site?

MR. CASHEN: Yeah.

MS. WATTS: Nothing will be -- impact Culbreath?

MR. CASHEN: No.

MS. WATTS: Okay.

1 MR. CASHEN: Nope.
2 MR. SULLIVAN: Nothing -- we're not going to
3 be having trucks sitting on the side of Culbreath
4 and --
5 MS. WATTS: Well, it already -- these
6 people, and then they do the zoom around where they
7 cross in the mid --
8 MR. SULLIVAN: Right.
9 MS. WATTS: You know. You see it.
10 MR. REED: It's a bit of a turn and dodge.
11 MR. CASHEN: People get impatient.
12 MS. WATTS: Yeah.
13 MR. CASHEN: Right.
14 MR. SULLIVAN: So the road is classified as
15 Suburban Residential, CR3, isn't it? CR -- C3R. And
16 so we -- we've identified that.
17 Compatibility in an effort to minimize the
18 impact of the surrounding community, the last one, plus
19 you're in the back of Culbreath, and the proposed
20 buildings were set back 600 feet from Culbreath. The
21 distance to the street to the proposed building pad is
22 900 feet via Road A. Additionally, the existing houses
23 to the south, the first proposed lot is 900 -- is to
24 the -- in the north, it is 900 feet -- it's 400 feet.
25 So we're -- our lots are literally 400 feet from the

southern one, and nine -- and 600 feet from the back. But it is -- the crow flies at 600 or a little over 610. That's what's going on there.

These are the changes that were made since our meeting -- from before that meeting on -- first one was we had 6,600 square foot lots. We've now gone to 6,900. Our typical lot size was 50 by 120. Now it's 50 by 138. The 20 foot landscape buffer on Culbreath at the last -- before the last meeting was not defined, and now the tree planting in accordance to the Land Development Code Section 6.06.06C for screening of Standard B and the setback from Culbreath Road was 25 feet before, even though we weren't building anything up there, and now it is 600.

And so we've at least made attempts. And as you can see, the change in the typical lot layout and the present typical lot layout.

ANDREW: I have a question back here.

MR. SULLIVAN: Yes, sir.

ANDREW: Andrew, on behalf of -- from Windsor Woods. I'm just curious, you guys have all kinds of diagrams and things like that, and you do modeling. I'm assuming CAD modeling?

MR. SULLIVAN: Yes.

ANDREW: Why don't you have a CAD model that

1 shows and illustrates what this neighborhood will look
2 like with what you have right there? Because I think
3 what you're going to see is you're going to see minimum
4 lot lines, and I think people in this room are going to
5 go, well, that's ugly, and we're not sure who's going
6 to buy it.
7 MR. SULLIVAN: You're more than welcome to
8 drive through the --
9 ANDREW: No, I -- no, I shouldn't have to
10 drive through your neighborhood. You're coming into
11 our neighborhood. So I think you should be able to
12 illustrate to us if you use your typical builder that
13 you said with the -- with the variances and the
14 elevations, you should be able to illustrate to us
15 Bloomingdale Park when built out will look like this.
16 Why not? Why can't we see it? I know you know. You
17 have that already. I bet you do.
18 MR. SULLIVAN: Well, we have done a lot layout,
19 and so we know what the lots and -- you know, what the
20 lot -- how it's going to layout the lots. But in a
21 zoning request, you're not -- you -- you're not
22 supposed to -- just the bubble plan is all you're
23 responsible for.
24 MS. SCHRAEDER: I have a question. What if
25 (crosstalk) a different way if you don't get the

1 rezoning from the AS1?
2 MR. SULLIVAN: I don't really know what I
3 don't know how to address that because my belief is
4 that I'm doing the best I can for the community and the
5 best -- I'm meeting with all the requirements by the
6 county. I mean, literally all the requirements. I'm
7 trying to meet all their requirements.
8 MS. SCHRAEDER: Right.
9 MR. SULLIVAN: Like, I'm the guy that goes
10 into areas and does exactly what the county tells me.
11 You know, I'm not like trying to step out and do, you
12 know, crazy things in crazy places. I'm just staying
13 within my lane here of just --
14 MS. SCHRAEDER: Right.
15 MR. SULLIVAN: -- finding -- identifying a
16 site, and then building what is best suited for that,
17 you know, area, and meeting the county requirements.
18 Because there is a housing shortage, even though you
19 say there isn't a housing shortage.
20 MS. SCHRAEDER: No, it -- they're just not
21 selling.
22 MR. SULLIVAN: Well, they're not selling,
23 but there's still a housing shortage. And that's
24 because people aren't lowering their prices to sell
25 their houses.

1 MS. WATTS: They go somewhere else.
2 MS. SCHRAEDER: So if it's not rezoned --
3 MS. WATTS: They can move somewhere else.
4 MS. SCHRAEDER: -- you haven't thought about
5 what might happen, if you don't get rezoned?
6 MR. SULLIVAN: I mean, I can't say what I
7 would put there. I mean, I could end up putting a farm
8 of some type. I could -- you know, could raise pigs or
9 anything else out there.
10 MS. SCHRAEDER: You can't do it -- you can't
11 do a development if it stays as AS1?
12 MR. SULLIVAN: I most likely will not want
13 to do an AS1 development, no.
14 MR. REED: Mr. Sullivan, you had talked
15 about the houses in the -- in the housing market. And
16 I know you mentioned this before in one of the previous
17 meetings, but what was the price range that you thought
18 you were going to be able to sell these houses at?
19 MR. SULLIVAN: I think the prices are going
20 to be in the -- you know, the 700s and above, but I
21 don't know that. I can't guarantee that. But that's
22 pretty much where I think it will land.
23 MR. REED: And then in your market analysis,
24 where's the -- where's the shortage of houses? Of what
25 range? It's -- I can tell you it's not 700.

MR. SULLIVAN: Who knows where it will end up pricing. But the bottom line is, I'm trying to build higher end houses.

MS. ASONY: Nicer.

MR. SULLIVAN: Nicer houses. I want to build nicer houses than what's here already. But we can go online right now, and I can pull you up some pokey plans of what they're building in our communities. I mean, if you want to just look for five minutes, we can do that.

Yes, sir.

MR. SIMMONS: Gerald Simmons. I -- maybe I missed it, but is there any comments about the size of the homes that you expect to build here? Square footage?

MR. SULLIVAN: The square footage? My belief would be somewhere between 2,500 and 3,500 square footage.

MS. ASONY: What?

MR. SIMMONS: That's a pretty big range.

MS. ASONY: I have -- to fit that on the 50 foot wide lot range, you're going to be building two story homes.

MR. REED: Going to be all two stories then.

MS. SCHRAEDER: Yeah, I think you're right.

1 MS. ASONY: Yeah. But 50 foot lots do not
2 match up with the majority of Bloomingdale. The --
3 what the original Bloomingdale community, Bloomingdale
4 East, Bloomingdale West, their lots have more space
5 between homes. That 50 foot lot is not conducive
6 con -- the same as what is being built -- was built.
7 MR. SIMMONS: It will not be consistent with
8 the surrounding --
9 MR. REED: I'm sorry.
10 MR. SIMMONS: -- both the surrounding
11 subdivisions.
12 MS. ASONY: Oh, Bloomingdale Cove. The
13 minimum lot is 60 foot wide.
14 MR. MILLER: Okay.
15 MS. ASONY: Somewhat bigger.
16 MR. MILLER: That looks like a town home
17 lot.
18 MR. REED: Yes.
19 MS. ASONY: Uh-huh.
20 MR. MILLER: That's what it looks like. And
21 what I'm -- what I'm afraid of -- what I'm afraid of,
22 okay, is that we're going to get somebody to come in
23 and say, okay, they got this size lot before for a
24 house. Why can't we get town homes this size or
25 Section 8 housing, you know, for this size, okay? So

unless we see something that is built to look like our community, again, we're not going to buy into this.

MR. SULLIVAN: This is going to --

MR. REED: That's why the remark --

MR. SULLIVAN: -- this will look a lot better than what you have in this side of -- the east side of -- these houses are going to be nicer than what you have on the east side.

MS. ASONY: Well.

MR. MILLER: Okay. I -- wait --

MR. SULLIVAN: (Inaudible)

MR. MILLER: -- I don't know what you're talking about. But I do know that our neighborhood does not look like the thing that's across the road at Walmart where they're selling them for 600,000.

MR. SULLIVAN: Those are town homes.

MR. MILLER: Okay. That's what I'm telling you.

MR. SULLIVAN: I'm not building town homes.

MR. MILLER: That's what I don't want to see here.

MR. SULLIVAN: I didn't come here to build town homes.

MR. MILLER: That looks like a town home lot is what I'm trying to tell you.

1 MR. SULLIVAN: It's does not look like a
2 town home lot.
3 MR. MILLER: Mr. Sullivan, it does.
4 MR. CASHEN: Hold on. Let me -- town homes
5 are 80 foot to 120 foot long buildings. No space in
6 between. You have a common wall. That's a town home.
7 It's a big building.
8 MS. ASONY: No.
9 MR. MILLER: It says five, but you're
10 asking --
11 MR. CASHEN: These are single family lots,
12 and you're going to have 10 feet between the homes as
13 you go down the road, so.
14 MR. MILLER: It says five feet.
15 MR. CASHEN: And these will be single
16 family. Not townhomes.
17 MR. MILLER: Yeah, but it says five feet.
18 MR. SIMMONS: 10 feet between walls.
19 MR. MILLER: Still. You want to borrow some
20 sugar?
21 MR. SIMMONS: Yeah, you want some sugar?
22 MR. SULLIVAN: Homeowner's Association. We
23 will work with the community and come up with a plan
24 that everyone will be happy with. I'm not -- I'm here
25 to become part of the community, not be adverse to the

1 community.
2 MR. MILLER: Not unless you answer our
3 questions.
4 MR. SULLIVAN: What?
5 MR. MILLER: You won't be a part of this
6 community, not unless you answer the questions that we
7 are asking you tonight. Because we'll do everything we
8 can to keep this from happening, okay?
9 MS. ASONY: That's right.
10 MR. MILLER: And you -- we're just a few
11 people here today, but we're representing a vast
12 community, okay? We live here. We've grown our kids
13 up here. We have to take our grandkids down to the
14 school in the morning and walk them because you can't
15 get near it in a vehicle, okay?
16 So unless you answer the question about the
17 flooding, which we've asked, unless you do something to
18 tell us what you're going to do to mitigate, you know,
19 this traffic, unless we know that you are in fact doing
20 a survey of the trees to make sure that you keep as
21 many of the trees that are supposed to be there and not
22 just go in there and whack them out so it makes it
23 easier to be able to build, and finally, unless you
24 show us what you're actually going to build on that
25 property and that it doesn't look like that crap across

1 the street, you know --
2 MR. SULLIVAN: Today's builder may not be
3 another builder. We --
4 MR. MILLER: Okay.
5 MR. SULLIVAN: But we can tell you that
6 the -- by and large, the pool of builders we will be
7 selecting from will be the higher-end builders.
8 MR. MILLER: Okay. Listen --
9 MR. SULLIVAN: Especially in this
10 location --
11 MR. MILLER: You're not hearing me, Mr.
12 Sullivan. I'm telling you unless you do those things,
13 we're going to fight you all the way.
14 MR. SULLIVAN: Okay.
15 MR. MILLER: Okay. So you can come here
16 like you are tonight, saying, we're going to do this,
17 we're going to do this, we're going to -- we don't see
18 it, okay? And we're not going to support you, okay?
19 So I may just be speaking for David Miller, but I have
20 a lot of neighbors that think like I do.
21 MR. SULLIVAN: David, we -- we've read your
22 comments. We know what you said on --
23 MR. MILLER: Right.
24 MR. SULLIVAN: -- the petition. We are very
25 well of that. We will be happy to meet with you and --

1 privately and see what we can come up with. And then
2 you can share it with everyone.
3 MR. MILLER: No, I don't want to do that. I
4 want you to share it with everyone.
5 MR. SULLIVAN: You don't want to share --
6 MR. MILLER: I want you to come up with the
7 answers and share it with everyone.
8 MR. SULLIVAN: Okay.
9 MR. MILLER: Because all these people are
10 going to go back to the people that they represent.
11 MR. SULLIVAN: Yes.
12 MR. MILLER: And they're going to get that
13 information.
14 MR. SULLIVAN: Yes, sir.
15 Yes, ma'am?
16 MS. FORJERRY: I don't know if it's been --
17 has been addressed already --
18 MR. SULLIVAN: Okay. State your --
19 MS. FORJERRY: -- since I came in late.
20 MR. SULLIVAN: State your name. I'm sorry,
21 because we have to --
22 MS. FORJERRY: Angela Forjerry. Has it been
23 discussed how this is going to impact the children at
24 school? When the building is going to be done? What
25 the noise is going to be like? I mean, this is right

on school grounds, basically.

MR. MILLER: It's right there. Yeah. Oh, yeah.

MS. FORJERRY: Yeah. Where my kids used to pet cows on their lunch and now they're going to have builders there.

MR. SULLIVAN: The noise level for the school is -- usually is -- they're usually worked around. I mean, honestly, I think that there's some rules and so I don't know how that would work, but I don't think that the communities have -- I've built lots of communities next to schools and I've never had a problem. So I don't really know -- you know, I don't really run into that. So we build adjacent to or near schools all over Florida, actually. So you know, we try to go near schools. We like schools.

MS. FORJERRY: Have you been here in the morning during school?

MS. WATTS: We've all asked that question.

MS. ASONY: We already had that discussion.

MS. WATTS: Wait. Wait. No. We -- we've all asked the same question. That's what it was. So it -- we were laughing with you, not at you.

MS. FORJERRY: I mean, not even school. We bike in this neighborhood. We run in this

neighborhood. The traffic is an issue, and you know, how many cars are they going to have for 3000 square foot homes? Three cars? I mean, that -- that's a big impact to traffic in this community when there's one lane and that's all.

ANDREW: The maximum -- the maximum width of the house that will be on the slot is what?

MR. SULLIVAN: 40 feet.

ANDREW: 40 feet. What is the -- what is the current width of a standard garage?

MR. SULLIVAN: 22.

ANDREW: Okay. And that's for a two-car garage?

MR. SULLIVAN: Yes, sir.

ANDREW: Okay. So more than a portion of this will be the driveway. And is that the variance you were referring to earlier? You mentioned something about a driveway?

MR. SULLIVAN: No, the driveway variance has to do with the space between our driveway and the driveways all along Culbreath. Not our main driveway. In other words, our road coming out and the distance from the next driveway on Culbreath and the other roads, that's what that refers to.

MS. LEECH: So I'm going to ask the same

1 question, but a different way. Miriam Leech. You work
2 with a few builders?
3 MR. SULLIVAN: Yes, ma'am.
4 MS. LEECH: I'm assuming you have built on
5 lots that are similar in size and shape to these?
6 MR. SULLIVAN: All over.
7 MS. LEECH: Okay.
8 MR. SULLIVAN: You can just go -- I could
9 start naming the projects and you could --
10 MS. LEECH: So --
11 MR. SULLIVAN: I mean, and it's not far from
12 here.
13 MS. LEECH: Do you have a sampling of homes
14 that have been built by the various builders that you
15 work with on lots that are the similar shape and size
16 as these that you could show?
17 MR. SULLIVAN: You mean, in other words,
18 elevation pictures that you can see on these -- you
19 want to see elevation?
20 MS. LEECH: Yeah. And that's not to lock
21 you in to say this is exactly what the house is going
22 to look like. But if you have a sampling --
23 MR. DONLAN: Not an aerial view like you --
24 like you --
25 MR. SULLIVAN: Right. I understand.

Kevin, did you take pictures or you never -- didn't go out there to do that?

MR. O'DONNELL: It's really just going to be of entrances. We -- go to River -- our River's Edge website --

MR. SULLIVAN: They don't want to go anywhere, Kevin. They just want to look here.

MR. O'DONNELL: No, I'm saying you can go on the website and look at the homes.

MR. SULLIVAN: All right. Well, I'm trying to get on the website.

MS. ASONY: Did you build Hawks Preserve?

MR. SULLIVAN: I'll go right now. I'll go on the website.

MS. ASONY: Hawks Preserve? Did you build Hawks Preserve?

MR. SULLIVAN: Give me one second.

MR. O'DONNELL: Unfortunately, we all have that development by Walmart in our brain.

MR. MILLER: That's correct.

MR. SULLIVAN: Yeah. I'm not -- it's not going to really --

MR. MILLER: Have they built those?

MS. WATTS: Yes. It's one of their subdivisions.

MR. MILLER: You ought to tell them how ugly that is. I mean, look at the cheap windows.

MR. SULLIVAN: Well, we're trying to, you know --

MR. MILLER: Oh, is that all they --

MR. SULLIVAN: -- just never got around to building it. And I -- and I apologize.

MR. REED: That anyone is going to see in that particular -- their home -- yeah. And it's going to look like -- and that's why everyone has -- that's why everyone has that -- feel about it, because you see everything is so narrow. It's narrow and long. And it's, like, that's the town. It's just going to be a big --

MR. MILLER: Hey, sir?

MS. WATTS: Yeah. I saw it.

MR. SULLIVAN: Yes, sir?

MR. ARMSTRONG: As where -- as where I began, I've said -- I've sensed kind of culminating, I have -- if I can now ask the ignorant question of the night.

MR. SULLIVAN: Yes.

MR. ARMSTRONG: Thank you. John Armstrong. The ignorant question, and I'm just joking -- well, I'm not joking around, but just, has the idea been

1 considered approaching the county, if you own the
2 property, and just perhaps selling to the county as a
3 park or a nature preserve. Now, I know it's not the
4 ideal question, but from a greater good, has that idea
5 been considered?
6 MR. SULLIVAN: I will tell you that the
7 county has park land in Bloomingdale that they're not
8 utilizing right now that they actually own -- the
9 county owns. So I'm not sure they want to own any more
10 park land in Bloomingdale if they're not maintaining
11 the park they have when they have it. And that's over
12 there on -- not far away. That's over on -- what
13 street is that?
14 MS. WATTS: Is that behind Alafia?
15 MR. SULLIVAN: No, it's over there -- it is
16 literally -- you can go --
17 MS. FORJERRY: At the end of Culbreath?
18 You're talking about the end of Culbreath?
19 MR. SULLIVAN: No, not the end of Culbreath.
20 There's a piece that's --
21 MS. ASONY: That's private.
22 MR. ARMSTRONG: Around Natures Way? You're
23 talking about out by Springvale?
24 MR. SULLIVAN: No. The other direction.
25 It's out on east --

MR. ARMSTRONG: On the west side? Northeast?

MR. SULLIVAN: On the east side. Oh, it is --

MR. ARMSTRONG: The one --

MR. SULLIVAN: On the east --

MR. ARMSTRONG: Across Bell Shoals?

MR. SULLIVAN: Bell -- no, no. The east side across this side over here. What's the name of that street, Kevin?

MR. O'DONNELL: I can't --

MR. ARMSTRONG: Well, that there has -- that there has to be researched, but I'm just -- you know, the idea of having some green space still to walk through in our neighborhood.

MR. SULLIVAN: You're more than welcome to ask -- I'll -- I -- I'll tell you what. I'll go send an email to the county and ask them.

MR. ARMSTRONG: Sir, would you -- if you did that for me, I would leave this meeting happy.

MR. MILLER: A success.

MR. SULLIVAN: No, I'll be glad to copy you on it.

MR. MILLER: It was a success if he does.

MR. ARMSTRONG: Thank you.

1 MR. SULLIVAN: I'll be glad to copy. Give
2 me your email address. I think you signed in and --
3 MR. ARMSTRONG: I did, sir.
4 MR. SULLIVAN: Or you actually can put it
5 down here so I can do it and I'll --
6 MR. ARMSTRONG: Yes, sir.
7 MR. SULLIVAN: -- send an email out
8 tomorrow.
9 MR. ARMSTRONG: And with all sincerity,
10 I'm -- just humoring me with that right there --
11 MR. SULLIVAN: I'll be glad to. That's not
12 a problem.
13 MR. ARMSTRONG: Thank you, sir.
14 MR. SULLIVAN: I have people I can, you
15 know, write to. I can --
16 MR. ARMSTRONG: John Armstrong. Thank you
17 so much.
18 MR. SULLIVAN: I sold the county property
19 recently. And let me tell you what I sold the county.
20 I had a community that we were going to build right on
21 the other side of Bloomingdale. And they were coming
22 out with Lithia Pinecrest -- to the widening of the
23 Lithia Pinecrest. I said, the county needs a retention
24 pond for Lithia Pinecrest. I sold them that 10-acre
25 site, or 8 acres, whatever it is; that 8-acre site, I

sold them for retention because they needed the retention. I was gone -- and plans ahead to go build the community. And I went and sold it to the county instead.

MR. ARMSTRONG: Thank you.

MR. SULLIVAN: So I've already done -- you know, I know what you're talking about.

MR. ARMSTRONG: I appreciate it. Thank you. Yeah.

MR. MILLER: That would be wonderful. Thank you, Joe.

MR. BASKIN: My name is William Baskin. I've got two questions: First, have you or will you be planning on providing this documentation digitally so we can actually read it?

MR. SULLIVAN: Oh, it goes to the county. It will be on the county --

MR. BASKIN: So it's available so we can read it?

MR. SULLIVAN: Yeah. Put it on the county -- it'll be uploaded to optics tomorrow.

MR. BASKIN: Because obviously, nobody can read that, right? So it's --

MR. SULLIVAN: And I apologize. I assumed everyone would be reading --

1 MR. BASKIN: It's for show, right? But it's
2 (inaudible), right? So my second question is maybe on
3 a negative side, but so you've done multiple
4 communities like this, as you've already mentioned,
5 right?
6 MR. SULLIVAN: Right.
7 MR. BASKIN: Ten? 20? I don't know how
8 many you said.
9 MR. SULLIVAN: 20.
10 MR. BASKIN: 20?
11 MR. SULLIVAN: More -- actually, more than
12 20.
13 MR. BASKIN: So if you're taking 20 of these
14 communities that you've built thus far, and you've had
15 three, four of these meetings per community, maybe
16 more --
17 MR. SULLIVAN: No. I usually only have,
18 like, one meeting per community.
19 MR. BASKIN: Okay. So you've had at least
20 20?
21 MR. SULLIVAN: Right.
22 MR. BASKIN: Let's call it 30, maybe,
23 because you might have more?
24 MR. SULLIVAN: Yes, sir.
25 MR. BASKIN: So of the 30, hypothetically

speaking, have you ever had a community stand up like this and have frustration and concern because we live in the community, and that has overpowered your desire to chase the profit to where you've actually -- not from the county and not from anybody else, you've actually stopped and said, this might not be a good idea?

Now, I don't have all the facts. I've been listening to everybody, and I'm just catching up to some of the information, but have you ever -- in all those 30 sessions, have you walked away saying, I listened to everybody, and you know what? Maybe I need to rethink this, or, of 100 percent of those meetings, 30 meetings or more, you've walked away saying, I'm doing it anyway. I can fix this or I can change that or I can hide that, or I'll get the community support or I'll get Hillsborough County support. But I'm doing it anyway.

So we can all stand up and say, here's our point. Here's our opinion. Here's our -- what are you doing for traffic? Okay. But at the end of the day, you're doing it anyway. So have you ever walked away from a session saying, dang, maybe I need to find another property? I'm good at this because you've done 20.

MR. SULLIVAN: It's not -- it's not a question of the profit. It's a question of --

MR. BASKIN: It's not?

MR. SULLIVAN: If I were to do it --

MR. BASKIN: Because you're saying you're trying to be part of the community, but I think everybody rolled their eyes, unfortunately.

MR. SULLIVAN: Look, if I was -- if I was just -- not to push, but if I was to try to do something that was going to be outrageous, I would've come in originally with a town home plan. I did not do that. I came in with a plan that fits into the community and therefore I am trying my best to fit in the community. I clustered this thing. I've put it in the back. I've done everything I can to make it as compatible as possible with the existing community.

MR. BASKIN: Okay. Of the 30 sessions that you've had in your tenure --

MR. SULLIVAN: Yes.

MR. BASKIN: -- have you gotten, ever, support from the community in any one of those sessions? You can see there's frustration here.

MR. SULLIVAN: Yes.

Kevin, how many times have we --

MR. BASKIN: If there's people that are for

1 this, I apologize for speaking for you.
2 MR. SULLIVAN: -- gone around and got
3 petitions signed by the neighbors and --
4 MR. BASKIN: That ever said, yeah, please
5 build a ton --
6 MR. SULLIVAN: No, no --
7 MR. BASKIN: -- of houses.
8 MR. SULLIVAN: We have.
9 MR. BASKIN: We love it.
10 MR. SULLIVAN: How many of those --
11 MR. O'DONNELL: I mean, since I've been
12 here, at least three.
13 MR. SULLIVAN: At least three.
14 MR. BASKIN: Three of 20?
15 MR. SULLIVAN: And where they actually have
16 signed petitions and support.
17 MR. BASKIN: Is that a win for you? Do you
18 consider that a win? Three out of 20 is neighborhood
19 community people that live here, raised their kids
20 here, walk their kids to school, whatever everybody
21 said.
22 MR. SULLIVAN: Well, first and foremost --
23 MR. BASKIN: Three out of 20 --
24 MR. SULLIVAN: Sometimes, you go to
25 community meetings and there's three people. So this

1 is a big --
2 MR. BASKIN: I think you're diverting the
3 point, right?
4 MS. FORJERRY: This is a big --
5 MR. SULLIVAN: No, I'm not diverting the
6 point. Most of the community meetings are quite small.
7 MR. BASKIN: Okay.
8 MR. SULLIVAN: So this is the exception to
9 the rule, not the rule. So Bloomingdale, because --
10 MR. BASKIN: But doesn't that tell you
11 something also?
12 MR. SULLIVAN: -- it's the last piece -- no,
13 because Bloomingdale -- this is the last piece in
14 Bloomingdale. Just hear me out. It's the last piece
15 in Bloomingdale. This place is 40 years old. I had my
16 first job here over 40 years ago, or 40 years ago,
17 right here in Bloomingdale. So it's been around for 40
18 years. And, you know, when they get to the end of the
19 pieces, it's always -- there's always going to be
20 people not wanting it, because it's filling in a gap
21 that they've enjoyed for 40 years. I mean, honestly,
22 everybody wants a park next to them. They do.
23 MR. BASKIN: But every hole doesn't need to
24 be filled. Sometimes -- I get it's an investment. I
25 get it. And you're going to move on to the next one

when this one is done. Good. That's your business. I'm fine with that. What I'm saying is, not every hole has to be filled with something. We have to fill it with town homes or houses or two-story with the fences. And sometimes you don't have to do it. And if you have enough people standing up and saying, why won't you listen to us, and you always have an answer to everything and none of the answers have been good to be honest. And I'm not trying to be rude.

None of it's really lining up. And I know you've done -- both done your research and work. But frankly, I'm going to walk away from this saying, geez, this is worse than I thought. And I don't know if that's what your intent is.

MR. SULLIVAN: No. But if you want --

MR. BASKIN: No?

MR. SULLIVAN: -- to feel away from -- feel that way, that's your decision. I mean, I cannot --

MR. BASKIN: Of course it is.

MR. SULLIVAN: -- change your mind.

MR. BASKIN: I control my own decisions.

MR. SULLIVAN: You do.

MR. BASKIN: But I was expecting to get more information, more positivity, more, hey, let's work together, instead of every single thing somebody brings

1 up, you're frustrated with them.
2 MR. SULLIVAN: Well, wait a minute. No, no,
3 no. Let's go back. Let's -- just understand that I
4 did make a lot --
5 MR. BASKIN: Listen, I don't need to --
6 MR. SULLIVAN: -- of concessions --
7 MR. BASKIN: -- pigeon hole --
8 MR. SULLIVAN: -- between now and --
9 MR. BASKIN: -- one item and two items.
10 MR. SULLIVAN: -- the first meeting with
11 you.
12 MR. BASKIN: I'm high leveling this for you.
13 MR. SULLIVAN: Okay, William --
14 MR. BASKIN: Right? I don't need to talk
15 about 6 foot fences. I'm high leveling this for you.
16 From a 40,000-foot view. Do you think this is a good
17 idea?
18 MR. SULLIVAN: Yes.
19 MR. BASKIN: With all of these people here
20 having this opinion?
21 MR. SULLIVAN: Yes.
22 MR. BASKIN: Okay. Well, I think you might
23 be one of the few.
24 MR. SULLIVAN: I think this might be, for
25 you all, the best decision that can be made. Not

1 that -- because something has to be done with that
2 property. And unless the county wants to buy it for a
3 park, this is a well-designed community. This is
4 textbook 101.
5 MS. ASONY: It should match the building
6 lots around the end, 60 foot wide lots --
7 MR. MILLER: That's the key.
8 MS. ASONY: -- should be your minimum. Not
9 50.
10 MR. SULLIVAN: You're not even going to see
11 the lots. They're in the back.
12 MS. ASONY: I don't care where they are.
13 They're crowding the neighborhood.
14 MS. SCHRAEDER: Did you find those houses?
15 MS. ASONY: You're putting stress on the
16 neighborhood.
17 MR. SULLIVAN: What?
18 MS. SCHRAEDER: Did you find those houses?
19 MR. SULLIVAN: I'm trying to get online
20 ma'am. I think the internet is down here. I think we
21 just have to --
22 MS. ASONY: Yeah. It's --
23 MR. SULLIVAN: Their whole internet is down.
24 MS. SCHRAEDER: Okay.
25 MR. SULLIVAN: I can't get on their

internet.

MR. BASKIN: Thanks so much. There's nothing in there.

MR. SULLIVAN: I'm like trying to get on internet. I can't get on the internet on my phone, even. Their internet is down. And I apologize for the internet being down, I should have had pictures.

MS. ASONY: You didn't give me email. You gave me photo copies.

MR. SULLIVAN: I can send -- I can email every single one of you guys, not only the website of our company website, but pictures of these houses.

MS. SCHRAEDER: Could you?

MS. ASONY: I can pass around a picture of Hawks Reserve -- Preserve, which looks like Inner City.

MR. SULLIVAN: Hawks Reserve does?

MR. LEECH: Yes.

MS. ASONY: Hawks Preserve.

MR. LEECH: Pulte Homes.

MS. ASONY: There -- it's a Pulte Homes and they're bing, bing, bing, bing on top of one another.

MR. SULLIVAN: The one that's --

MS. ASONY: I took --

MR. SULLIVAN: -- most --

MS. ASONY: -- took it off --

1 MR. SULLIVAN: -- similar to this --
2 MS. ASONY: -- the county's website.
3 MR. SULLIVAN: -- the most similar to this
4 would be probably River's Edge. Because you drive in
5 River's Edge and in River's Edge then you've got all
6 these homes and, you know, it's got the same kind of
7 deal where you've got the nice drive in. Or Summer's
8 Cave (phonetic), but that Summer's Cave --
9 MR. MILLER: That's something --
10 MR. SULLIVAN: -- is a little lower in the
11 area. So this is --
12 MR. MILLER: -- Bill.
13 MR. SULLIVAN: -- so River's Edge would
14 probably be the best example.
15 MR. LEECH: So --
16 MS. SCHRAEDER: So what --
17 MR. LEECH: -- lots like this.
18 MS. SCHRAEDER: I understand, but 33 --
19 MS. ASONY: Right on top of each other.
20 MS. SCHRAEDER: -- is the max that you're
21 asking, right?
22 MR. LEECH: Yes.
23 MS. SCHRAEDER: But it could possibly be
24 less than that?
25 MR. SULLIVAN: Well, it's going to be less

1 because we can't fit --
2 MS. SCHRAEDER: Okay.
3 MS. ASONY: -- the county's website.
4 MS. SCHRAEDER: So would there be a happy
5 medium --
6 MR. SULLIVAN: I'm sorry?
7 MS. SCHRAEDER: -- somewhere less than 30
8 that --
9 MR. SULLIVAN: No, no.
10 MR. CASHEN: It's Riverview. It's River's
11 Edge, Pulte Homes --
12 MR. SULLIVAN: If you want --
13 MS. SCHRAEDER: -- I mean, if you want 18
14 houses or 20 houses?
15 MR. SULLIVAN: If you all want me to, when
16 we're meeting I can ask for --
17 MR. MILLER: No, we're -- I want to get with
18 this guy. We -- you and I got to get Craig.
19 MR. SULLIVAN: -- lower -- 29 --
20 MR. MILLER: We're going to walk that day --
21 MR. SULLIVAN: -- if that's acceptable --
22 MR. MILLER: -- doing the survey until
23 (inaudible) matches up, okay?
24 MR. SULLIVAN: -- to you guys, as -- you
25 know, I can ask. But I have meet minimum requirements.

MS. SCHRAEDER: Okay. How does that --

MR. SULLIVAN: Because of the Planning Commission, you have to meet minimum requirements of density.

MS. SCHRAEDER: So they --

MR. SULLIVAN: Because they do --

MS. SCHRAEDER: -- have you (inaudible)?

MR. SULLIVAN: Yes.

MS. SCHRAEDER: Is that how that works?

MR. SULLIVAN: Yeah. It -- it's 75 percent --

MS. SCHRAEDER: It has to.

MR. SULLIVAN: -- of the part of the zoning.

MS. SCHRAEDER: Okay. So the PD zoning tells you how many you put foot per acre and then you have some flexibility?

MR. MILLER: Thank you ma'am.

MR. REED: You get it?

MR. BASKIN: Tom grabbed it earlier.

MR. REED: There you go. This is River's Edge Houses.

So Mr. Sullivan, if you were going to sell this to the county, what would be that price tag?

MR. SULLIVAN: The appraised value. That's how they buy it.

MS. ASONY: Yeah. They have to.

MS. SCHRAEDER: What is the appraised values?

MR. REED: What's the appraised value of it?

MS. WATTS: A million. You paid a million for it, right? You paid a million?

MR. REED: It's what?

MR. SULLIVAN: A little over a million.

MS. WATTS: Yeah. Right around a million. Yeah. I don't remember numbers, exact.

MR. SULLIVAN: Whatever the appraised value would be, that's what the county paid.

MR. MILLER: When is the Zoning Commission meeting?

MS. WATTS: The 18th.

MR. SULLIVAN: The 18th.

MS. WATTS: A week from Monday.

MR. MILLER: The 10th of August? And where's it going to --

MR. SULLIVAN: Yes.

MR. MILLER: -- be at?

MR. SULLIVAN: It's going to be at the County Commission Chambers at, you know, downtown.

MR. MILLER: Okay.

MR. LEECH: 601 East Kennedy.

MR. SULLIVAN: 601 East Kennedy.

MR. MILLER: Do we get --

MR. SULLIVAN: Second floor.

MR. MILLER: -- do we get notified of where that is and all that?

MR. SULLIVAN: We sent out notice to everybody within 500 feet of us. And then we've also published notice -- and the county published notice in the newspaper. And there is also a sign-out in front of the property that talks about the zoning dates. So there's three ways that people are informed.

MR. MILLER: And so they'll send -- or you will send a letter to each one of those people that are within the 500 feet?

MR. SULLIVAN: We already did.

MR. MILLER: You already did?

MR. SULLIVAN: It went out almost three weeks ago.

MR. MILLER: Okay. And so all of us other people, we don't get anything? It's just those people who within 500 feet?

MR. LEECH: You have to be within 500 feet of -- I'm not sure what the point is. It's a -- it's a point on the property.

MR. CASHEN: The boundary's --

1 MR. SULLIVAN: The boundary --
2 MR. CASHEN: -- it's --
3 MR. MILLER: Well, if you -- if you live --
4 MR. CASHEN: -- 500 feet is the boundary.
5 MR. MILLER: -- in that area, you get a
6 chance to be able to speak?
7 MR. SULLIVAN: Oh, no, you can speak, but
8 you can be anywhere and you can speak. You can live on
9 the other side of the county and come speak up against
10 my project. It's up to you. Or for it, if you want.
11 MR. MILLER: Okay.
12 MR. SULLIVAN: In fact, I encourage you all
13 to show up. I mean, I think it is part of the process
14 of people interacting and being part of it. I'm not,
15 like, here to, like, say otherwise. I think that it's
16 important.
17 MR. MILLER: Okay. Everyone here needs to
18 go to the no rezoning Bloomingdale petition.
19 MR. SULLIVAN: Did you put that together?
20 You did a good job.
21 MR. MILLER: And make -- no, I did not. It
22 was done by -- it was done by the BNA over here.
23 MS. WATTS: Well, no, it was done by Chris.
24 MR. MILLER: Okay. Everybody needs to tell
25 all their neighbors to go to that and sign the petition

and in the block of comments, put in there in the comments that you have of why this is not good for our community, okay? And then we need to get our caravan together so we can all be there to tell them, if they want to continue having their jobs, okay, they need to turn this down because this is bad for our community.

MS. ASONY: Amen.

MR. MILLER: Right?

MS. ASONY: Amen.

MR. MILLER: And so we're just representing all of our different groups. We got the different communities here in here. Now we need to go back to our people and make sure they understand how bad this is, okay?

MS. ASONY: Yes. Very bad.

MR. MILLER: All right. Sir, thank you so much. I mean, I know this is frustrating for you. I did do this school rezoning one time.

MR. SULLIVAN: Oh, you did?

MR. MILLER: Yeah. It was Immanuel Lutheran School over on John Moore?

MR. SULLIVAN: Yeah, I know where it is.

MR. MILLER: And to get -- to go from a residential to being able to expand, you know, the school. And the people there did not want to have it.

MR. SULLIVAN: See.

MR. MILLER: No, they did not. And it was because it was too close to their coffee and all that kind of stuff. But it was very frustrating. I know that. But in this case, you know, thank you so much.

MR. SULLIVAN: Thank you.

MR. BASKIN: Thank you.

MS. WATTS: Thank you.

MR. SULLIVAN: I'm sorry. The internet was down and --

MR. MILLER: I found --

MR. SULLIVAN: -- passing it around.

MR. MILLER: That's a good way to go on the forum.

(End of Audio Recording.)

CERTIFICATE

I, Jake Coppola, do hereby certify that I was authorized to and transcribed the foregoing recorded proceedings, and that the transcript is a true record, to the best of my ability.

Dated this 9th day, of August, 2025.

Jake Coppola
Comission no.: HH 240208
Commission expiry: March 14, 2026

1 LEGAL TRANSCRIPTIONIST'S CERTIFICATE OF REVISION

2 ZONING HEARING OF HILLSBOROUGH COUNTY NEIGHBORHOOD INFORMATION MEETING

3 TAKEN on AUGUST 7, 2025

4

5 POTOMAC LAND COMPANY

6

7

8 I declare that I, Denise Moore, Legal

9 Transcriptionist, have reviewed the original digital

10 audio recording of the above-stated proceeding and

11 made the following changes:

12

13 Replaced "Mr. Leech" with "Mr. Sullivan on Page 88, Lines 18-23

14

15 Having advised all attending parties in this

16 proceeding and hearing no objection, I hereby certify

17 that the revised transcript has been delivered to the

18 ordering parties:

19 Kathleen Reres, Esq.

20

Dated this 18th day of August, 2025.

21

22 Denise Moore

Denise Moore

23 Legal Transcriptionist

24

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Opposition to Rezoning
Petition PD-25-0802
Bloomingdale Special Tax District

Joined by Bloomindale Residents & Various Associations

Overview

- Introduction & Community Response
- Legal Standard
- Application Overview
- Expert Analysis
  - Opposition to Rezoning Petition PD 25-080 (Patricia Ortiz)
  - Technical Review of Variance for Access Space & Design Exception for Substandard Road (Drew Roarke)
  - Engineering Objections (Richard Diaz)

Legal Standard

- Consideration of rezoning application is quasi-judicial.
- Quasi-judicial actions must be supported by competent substantial evidence, which is a higher burden of proof.
- Competent substantial evidence must "establish a *substantial basis of fact*."
- "Substantial" means there must be "real, material, pertinent and relevant evidence "tending to prove" each essential element.
- Per § 10.03.03.E of the Land Development Code (LDC): No application for a rezoning may be recommended for approval by the ZHM if the proposed development is not in compliance with the entire Comprehensive Plan or is incompatible with the existing development and zoning pattern.

Overview of Application
Rezoning Petition PD 25-0802

- Petition seeks rezoning of 10.97 acres zoned Agricultural, Single-Family ("AS-1")
- Requesting Planned Development ("PD") to allow 33 clustered residential lots concentrated on only 5.24 acres
- Proposed lot size: 6,900 sq ft (urban density)
- Located in a long-established suburban neighborhood
- Community strongly opposes due to incompatibility, lack of public benefit, lack of buffer, traffic impact, risk of flood and other impact to infrastructure

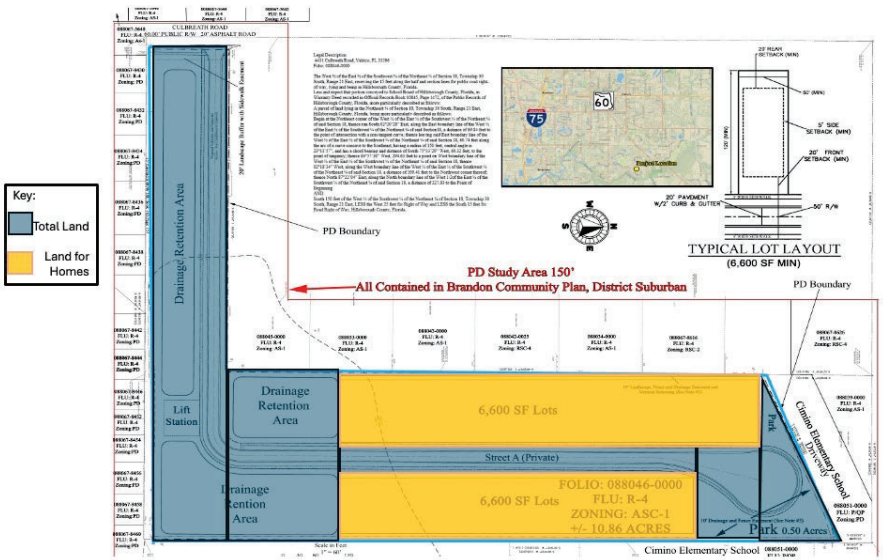
3 Experts – Same Conclusion

- There is not competent substantial evidence to support the rezoning application.
- Patricia Ortiz, a certified land planner w/ over 20 years of experience –
  - found a lack of compatibility w/ surrounding neighborhoods, deficit in design and unmitigated health, welfare, and safety concerns.
- Drew Roark, engineer, certified in Transportation Logistics, w/ over 30 yrs experience
  - found failure to justify variance for access distance requirements and design exception for road standards;
  - failure to mitigate traffic problems that will be exacerbated by the new development and its placement directly adjacent to the gridlock created by Cimino Elementary drop off and pick up.
- Richard Diaz, engineer w/ over 48 yrs experience in project planning, engineering design & public works improvement project
  - Found unmitigated strain on infrastructure posed serious risk of drainage problems and flooding consequences

Opposition to Rezoning Petition 24-0802

Patricia Ortiz

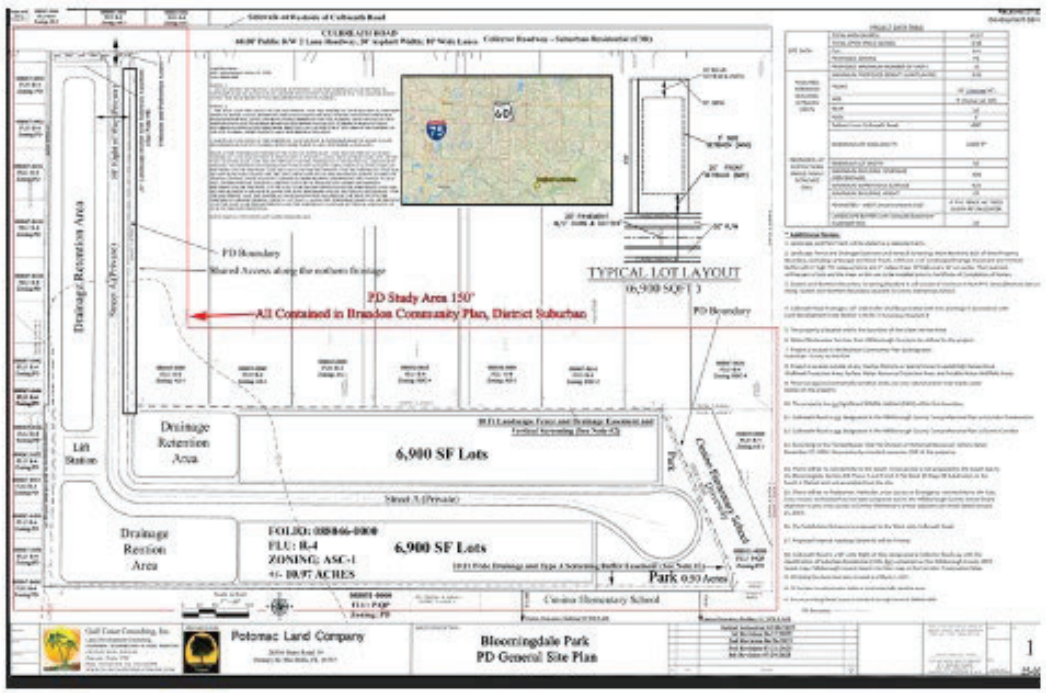
Incompatible Lot Sizes & Neighborhood Character



- Gross density proposed is 3.01 dwelling units per acre.
- But stormwater ponds, roads, lift station and “park” encompass 5.73 acres.
- Remaining 5.24 acres are proposed for development of 33 lots causing a “feels like” density of 6.26 dwelling units per acre.
- Surrounding lots range from 0.25 acres to over 2 acres (10,890 sq ft – 87,120 sq. ft.)
- Proposed lots are significantly smaller (6,900 sq ft)
- Approval would disrupt suburban aesthetic and set precedent
- Violates Brandon Community Plan and Comprehensive Plan policies

No Value for Bloomingdale Community

Clustered Development Without Conservation



- Hillsborough County LDC defines “Cluster lot” to be one located in a conservation subdivision.
- Not a conservation subdivision per §5.09.00 Land Development Code
- No environmental protection policies or scenic vistas
- No meaningful open space – majority is dry retention pond with no water features
- Lack of innovative design or land use harmony
- Clustered design used solely to increase density

No Value for Bloomingdale Community

No Justification for Smaller Lots

Developer claims smaller lots comply with mandate for 4 dwelling units /gross acre in Urban Service Areas.

- However, Comprehensive Plan Policy 1.1.2 only calls for such density in *new* residential and mixed use future land use categories *if supported by existing development patterns*.
- The proposed development isn't a new Comprehensive Plan Amendment. It's a rezoning.
- Surrounding development patterns don't support the smaller lots.

Developer clams density meets the 75% minimum density requirement, but this is not required.

- LDC Policy 2.4.4 min density requirement only applies in areas identified as Centers & Connectors. Subject site is not within a C&C.
- Because smaller clustered lots are not justified, existing character should be preserved with larger lots consistent with RSC-4 zone (10,000 sq ft)

No Value for Bloomingdale Community

Public Health & Safety: Flood Risk & Drainage Concerns

- Site includes Flood Zone A and AE areas
- Development increases impervious surfaces
- Location of flood zone A between homes and drainage pond could block egress during flood event
- Drainage patters move north to south posing risk to neighboring communities
- Drainage easement on private lots reduces usable yard space & increases changes of blockage from sheds etc.
- No clear flood mitigation strategy

No Value for Bloomingdale Community

Traffic Congestion & Infrastructure Deficiencies

- Culbreath Road is substandard and lacks right-of-way.
- Design Exception requested to avoid building sidewalks and bike paths due to insufficient width.
- Proximity to school zone & back ups on Culbreath during peak hours increase risk
- Driveway spacing variance requested due to limited frontage
- Increased traffic will worsen congestion and commute times
- These factors illustrate site is not appropriate for the proposed development

Safety Risk and Reduced Quality of life for Bloomingdale Residents

Buffering & Screening Deficiencies

- Article 12 of LDC: “Buffers and screening are used to reduce the impact of … adjacent uses which are of significantly different character, density or intensity.”
- LDC 6.06.06 Type A Screening requires 10-foot-wide buffer intended for landscape materials + solid 6 ft fence.
- Developer proposed 6-ft PVC fence within a drainage easement with 3” caliper trees every 40 ft → Fails to meet LDC requirements
- Drainage Easement is not permitted within a landscape buffer per Article 12 of LDC
- Drainage Easement should not be on private property. This reduces usable rear yard to 10 feet & increases risk of added structures (like sheds) which prevent the flow of water.
- Impacts privacy and property value of adjacent homes

Detriment to Bloomingdale Residents

Violations of Brandon Community Plan

- Goals of Plan include protecting & enhance natural environment and rural character of Brandon; preserving family-friendly, small-town qualities; development of recreational amenities; preserving semi-rural lifestyles by buffering and transitioning between uses.
- Change to clustered development does not preserve rural character
- Minimal useable open space
- “Park” is located in remnant cul-de-sac area where configuring will not allow a home site.
- No defined recreational features or water elements
- No pedestrian connectivity or scenic enhancement

No Value to Bloomingdale Residents

Violations of Comprehensive Plan & Future Land Use Policies

- FLU Policy 3.1.2 Gradual Transition of densities through buffering and screening designed to allow pedestrian penetration.
  - Plan fails to meet goal. No buffering & insufficient screening.
- FLU POLICY 3.1.2 Any density increase shall be compatible with existing, proposed or planned surrounding development.
  - Plan fails to meet goal. Lot sizes incompatible.
- FLU POLICY 3.1.4 Lots on edges adjacent to property developed at lower density should mitigate impact w/ substantial buffering and/or compatible lot sizes.
  - Plan fails to meet goal. No buffering or compatible lot sizes as transition.
- Objective 4.4 Neighborhood Protection. Enhance and preserve existing neighborhoods and communities. Design neighborhoods which are related to the predominant character of their surroundings
  - Plan fails to meet objective. Predominate character not preserved.

Conclusion and Recommendation

- **All risks transferred to Bloomingdale residents**
- **All value (profit) stays with developer**
- Proposed development lacks thoughtful planning
- Incompatible with surrounding neighborhood
- Insufficient infrastructure and public safety measures
- Approval would set harmful precedent
- All Risk transferred to Bloomingdale

There is no community support
Recommend Denial

Technical Review of Variance & Design Exception
Charles Andrew Roark, P.E. CTL

Scope of Review

- Review requested by Bloomingdale Special District
- Evaluated documents from Gulf Coast Consulting
- Focus: driveway spacing, roadway classification, pedestrian safety, and design standards

Driveway Spacing Violation: Inaccurate Driveway Spacing Claims

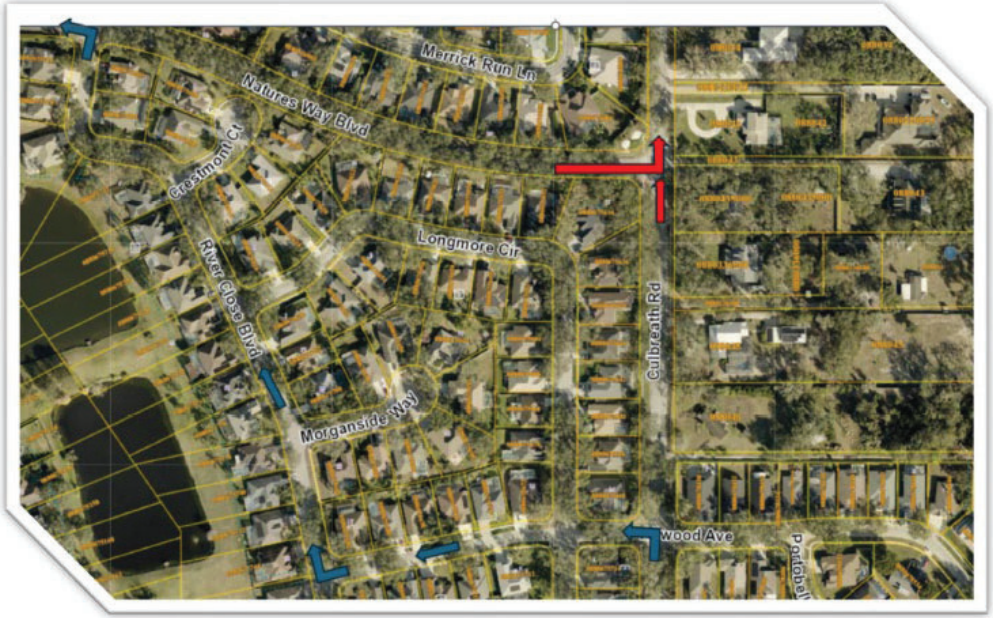
- Culbreath Road classified as Class 5: requires 245 ft spacing
- Proposed access only 120 ft from River Park access
- Gulf Coast letter incorrectly claims access points to the south comply with minimum spacing requirements
- Violates minimum spacing standards

Safety Misrepresentation: Misleading Safety Justification

- Gulf Coast letter claims 30 mph speed reduces conflict risk
- Speed does not reduce driveway conflict frequency
- More access points = more conflict potential
- Increased exposure for pedestrians, especially near school
- Access would not be for one driveway like access points to the north. It will be access for 33 lots.

School Traffic & Cut-Through Risk:

- Cimino Elementary causes gridlock on Culbreath Road twice a day.
- Proposed development will worsen congestion
- Will increase cut-through traffic via Allwood Ave & River Close Blvd.
- Not addressed in variance or exception letters

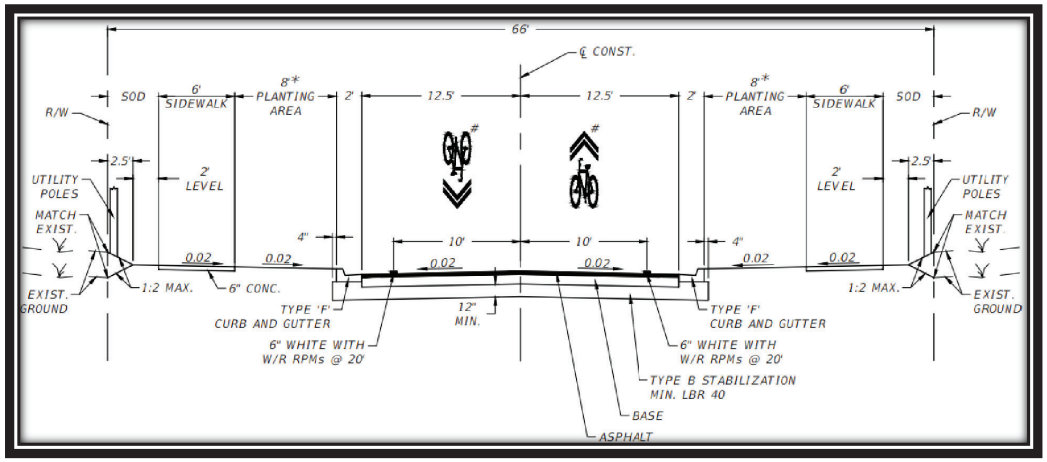


Roadway Classification Error: Incorrect Roadway Description

- Gulf Coast letter calls Culbreath Road “urban with curb and gutter”
- Road lacks curb; not urban—classified as “suburban” or “transitioning”
- Misclassification affects design standards and expectation

Design Exception Misstatements: Misinterpretation of Design Standards

- C3-2U-SL section cited as standard for Culbreath Road
- Developer asks to be excused from design requirements claiming Culbreath road is too narrow.
- Letter claims 2.5 ft bike lanes required—actually uses bike sharrows
- 60 ft R/W available; standard section could be modified to fit
- Sidewalks and bike sharrows can still be accommodated



Alternative Roadway Configuration: Feasible Modified Roadway Design

- Travel lanes can be narrowed to 12 ft
- Planting areas reduced from 8 ft to 5.5 ft
- Maintains key amenities: sidewalks, bike lanes, travel lanes
- Design exception unjustified given feasible alternative

Lack of Turn Lane

- Bulk of traffic will be coming from the North and turning left turn into the site
- Turn lane is required if more than 20 left turning vehicles during peak hours.
- LDC 6.04.04.D: "Developments which generate AM or PM Peak Hour Traffic which exceeds the following thresholds **shall provide** … : If more than 20 left turning vehicles per hour on a two-lane arterial or collector roadway, then left turn lanes are warranted" (Emphasis added.)

- Applicant estimated 22 in-bound trips.

TABLE 1: Trip Generation

ITE Code	Land Use Type	Units	Daily Trips	AM Peak-Hour Trips In	AM Peak-Hour Trips Out	PM Peak-Hour Trips In	PM Peak-Hour Trips Out
210	Single Family Detached Housing	33	364	7	20	22	13
	TOTAL	**-**	**364**	**7**	**20**	**22**	**13**

- Site does not have enough frontage to create the left turn lane
- If number of units must be scaled back to reach lower trip count revised plans must be submitted. Community deserves complete picture to evaluate application.

Summary of Deficiencies

<u>Key Engineering Findings</u>

- Driveway spacing violates standards
- Safety claims are misleading
- Roadway classification is incorrect
- Design exception ignores feasible alternatives
- Increased traffic and pedestrian risk not addressed
- Requirement for Left Turn lane not addressed

Conclusion & Recommendation

- Both variance and exception letters contain critical errors
- Must address spacing, safety, and design deficiencies
- Approval without correction poses public safety risks

Recommend Revise or Deny Requests.
Recommend Full Traffic Study

Engineering Objections to Rezoning Petition PD-25-0802

Richard Diaz Jr. P E.

Overview of Proposed Subdivision

- 33 residential lots proposed in Bloomingdale Special Taxing District
- Area has limited infrastructure flexibility
- Known issues: flooding, power outages, restricted irrigation water
- Proposal exacerbates existing infrastructure strain

Density & Lot Compatibility: Incompatible Density and Lot Sizes

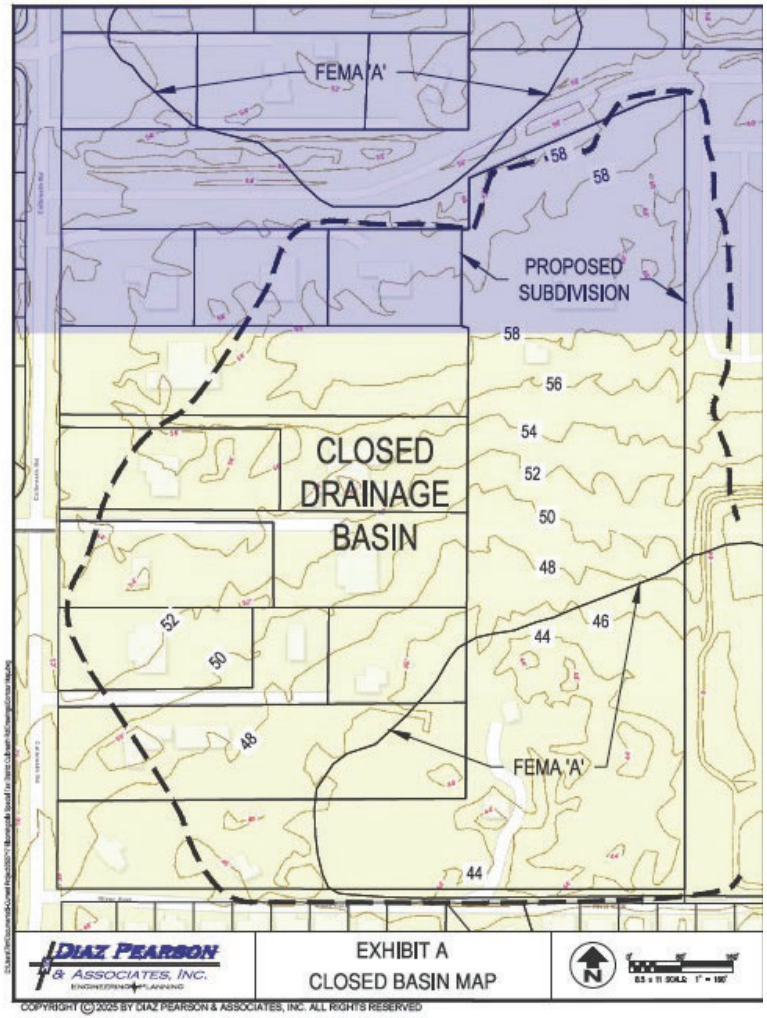
- Proposed 3.01 units/acre misrepresents compatibility
- Adjacent lots: 0.73 to 2.14 acres, 125–150 ft wide
- Developer’s comparison table cherry-picks unrelated subdivisions
- Proposed 50 ft wide lots are inconsistent with neighborhood

Flood Zone: Development in FEMA Flood Zone A

- Southern/eastern site in Flood Zone A (100-year flood risk)
- Adjacent Bloomingdale Cove subdivision at risk of flooding
- Conceptual stormwater ponds insufficient for mitigation
- Areas to the south already have flooding problems.
  - See transcripts from 2 community meetings, on June 13 and August 7 & letters submitted by residents illustrate serious flooding concerns of residents based on personal experiences.

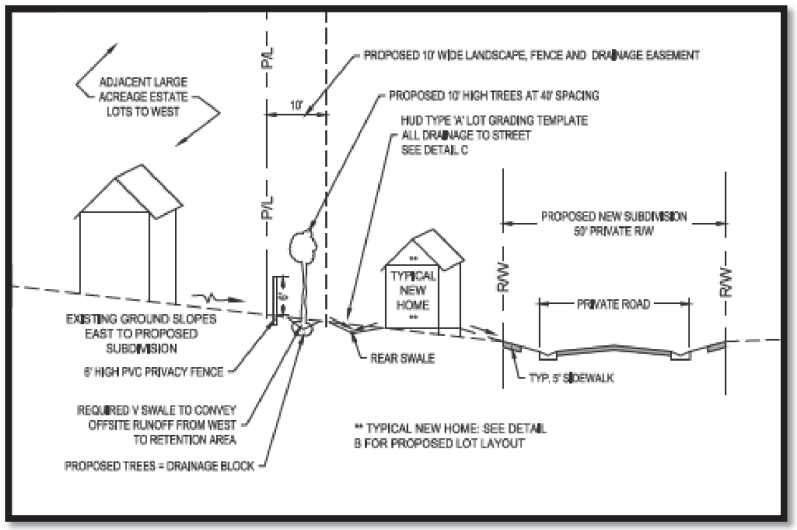
Closed Drainage Basin

- Proposed Development located in a closed drainage basin with no outfall - stormwater has no natural surface outlet.



Drainage & Runoff Issues:
Off-Site Runoff & Drainage Design Flaws

- Off-site runoff from west not addressed in Site Plan
- 10 ft rear drainage easement on lots are obstructed by trees and fencing
- HUD Type A grading not feasible with 5 ft side setbacks
- Side swales blocked by landscaping and fencing



Site Data & Lot Yield Misrepresentation: Inconsistent Site Data & Unrealistic Lot Yield

- Data table and graphics conflict on number of lots
- 33 lots proposed, but layout supports only 24–29 lots
  - 6,900 sf lots yields 16 lots (50 ft. wide) on west side of street and 13 on east side (29 total)
  - With 60 ft wide, lots 13 would fit on west side and 11 on east side (24 total) – this is 27% reduction in lot yield with 60 ft lots
- Misleading density calculations based on minimum lot size
- Inaccurate data impairs ability to analyze compatibility with surrounding neighborhood and compliance with zoning regulations.

HOA Burden & Financial Risk: Disproportionate HOA Burden on Homeowners

- Private subdivision requires HOA for infrastructure maintenance
- Fewer lots = higher per-unit cost for roads, drainage, pump station
- Risk of financial default and infrastructure deterioration
- Long-term threat to community quality and property values

Summary of Engineering Objections

Key Technical Concerns

- Incompatible density and misleading data
- Flood risk and inadequate drainage design
- Traffic congestion and unsafe road conditions
- Financial instability due to HOA burden

Conclusion & Recommendation

- Project is inconsistent with community character
- Engineering design lacks viability and safety
- Infrastructure strain and financial risk are unacceptable
- Approval would set a harmful precedent

Recommend Denial of Rezoning Petition

Procedural Due Process Violations

- LDC § 5.03.06.B.2 requires neighborhood meeting if requested
- Summary of the meeting & sign-in sheet must be submitted by the Applicant for inclusion in the staff report.
- District requested a neighborhood meeting July 2, 202
- Meeting was held August 7, 2025.
- Notes, sign-in sheets and information were transmitted to the County after the Aug 7 deadline in the ZHM Hearing Public Schedule for staff reports to maintain the August 18, 2025, ZHM hearing date
- Applicant should have scheduled prior to August 7, 2025 and had ample time to do so given the District's request of July 2, 2025.

Conclusion

- Rezoning application should be recommended for denial or at least remanded to start over
  - Application must be revised to reflect the correct number and size of lots.
  - Full traffic study should be required given existing traffic problems, proximity to school, and limitation of access roads to homes south of proposed development
  - There should be new opportunity for a neighborhood meeting given the inaccurate material presented.
- Applicant has not met its burden of establishing, by competent substantial evidence, that the application is consistent with the entire Comprehensive Plan
- District and surrounding neighbors have established the threat the development presents, and its incompatibility with surrounding uses
- Development is not adequately supported by existing transportation network and proposal fails to include adequate drainage plans, buffering and screening.

VIDEO FROM THUMB DRIVE RECEIVED AND AVAILABLE FOR VIEWING IN BOCC RECORDS

PARTY OF RECORD

Rivas, Keshia

From: Chapela, Tania
Sent: Monday, July 21, 2025 11:31 AM
To: Hearings
Subject: RE: RZ PD 0802

Good morning,

Please find the email below regarding PD 25-0802.

Sincerely,

Tania C. Chapela
Senior Planner
Development Services

P: (813) 635-7302
E: chapelat@HCFLGov.net
W: HCFLGov.net

Hillsborough County
601 E. Kennedy Blvd., Tampa, FL 33602

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HILLSBOROUGH COUNTS United States Census 2020
HCFLGov.net/Census

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

From: Kristen Tarr <kmwhyte09@gmail.com>
Sent: Sunday, July 20, 2025 22:06
To: Chapela, Tania <ChapelaT@hcfl.gov>
Subject: RZ PD 0802

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

[Date]

Commissioner Chapela
Hillsborough County Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, FL 33602

Dear Commissioner Chapela,

I am writing as a concerned resident of Valrico regarding the pending rezoning petition RZ-PD-0802 for the 10.97-acre parcel located at 4431 Culbreath Road. The proposal seeks to rezone this land from Agricultural-Single Family (AS-1) to Planned Development (PD) to allow the construction of up to 33 residential lots, each with a minimum size of 6,600 square feet, and a density of 3.01 units per acre.

I respectfully urge you to oppose this rezoning request.

The character of the surrounding area is predominantly low-density, with larger residential lots and a rural-suburban feel that many families, including mine, have chosen specifically to enjoy a quieter, less congested environment. The proposed density does not align with the existing land use pattern and would set a troubling precedent for increased urbanization in this part of Valrico.

This proposal raises multiple concerns:

1. **Traffic and Safety**: Culbreath Road is already experiencing increased traffic congestion. Adding 33 homes would significantly worsen conditions, especially during peak school and commuting hours. The road infrastructure is not currently equipped to safely handle the additional volume.
2. **Stormwater and Environmental Impact**: The development could further strain the area's stormwater management systems, potentially increasing flood risks in an area already known for yearly seasonal water retention issues. Last year, my own neighborhood lost of entrance to exit our neighborgood for 2.5 days due to flood issues. Additionally, converting nearly 11 acres of low-impact land into high-density housing could negatively affect local ecosystems.
3. **School Overcrowding**: Local schools are already nearing or at capacity. This development would exacerbate overcrowding without providing any meaningful mitigation or support for additional infrastructure.
4. **Community Character**: The proposed lot sizes (6,600 sq ft) are substantially smaller than those typical in the surrounding community. This sharp increase in density would erode the character and integrity of our neighborhood and reduce the quality of life for current residents.

Smart growth is important, but it must be guided by principles that respect the existing community fabric, infrastructure limitations, and environmental stewardship. This rezoning proposal does not meet those principles. I strongly encourage the Board to reject this petition and to support development plans that are consistent with the values and needs of the Valrico community.

Thank you for your consideration and for your service to our county.

Sincerely,
Kristen Tarr

4437 Tevalo Dr.

Valrico, Fl 33596

Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Thursday, July 31, 2025 11:43 AM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (RZ-PD-25-0802). Please add to hearing record.

To help protect your privacy, Microsoft Office prevented automatic download of this picture from the Internet.
Permanent Link:

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 07/31/25 11:43 AM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required)::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Jason Ferger
Address:	3706 Eaglewood St Valrico, FL 33596
Your Phone Number::	8136108890
Your Email Address::	jason.ferger@gmail.com
Your Message	
Your Subject (required)::	Bloomingdale Rezoning

Your Message (required)::	Dear County Commissioners, Its not often that I have reached out to the county and each time I feel my concerns we listened to and addressed. In this case I am hoping that you take action and turn down the application for rezoning of Bloomingdale. While I am all for development this will have a negative impact on the community we chose to call home to over 13 years ago. Nearly every single green space along Bloomingdale Ave has been developed into 3/4 story apartments making the 5.5 mile drive from here to 301 more than 30 minutes depending on the time of day and then there's Lithia Pinecrest. You all have been on the dais long enough to certainly know about one. 33 homes on that lot wouldn't even match the existing neighborhood around it. Although in many cases it seems these rezoning applications just a formality and the decision made to approve prior to the public notices I hope you consider doing what I believe is right and voting no on the rezoning application. Sincerely, Jason Ferger
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	RZ-PD-25-0802

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

Received August 12, 2025
Development Services

Hillsborough County Florida
Development Services

Additional / Revised Information Sheet

Office Use Only		
Application Number: 25-0802	**Received Date:**	**Received By:**

The following form is required when submitted changes for any application that was previously submitted. A cover letter must be submitted providing a summary of the changes and/or additional information provided. If there is a change in project size the cover letter must list any new folio number(s) added. Additionally, **the second page of this form must be included indicating the additional/revised documents being submitted with this form.**

Application Number: 25-0802 Applicant's Name: Potomac Land Company

Reviewing Planner's Name: Tania Chapela Date: 08/12/2025

Application Type:

- [x] Planned Development (PD)
- [ ] Minor Modification/Personal Appearance (PRS)
- [ ] Standard Rezoning (RZ)
- [ ] Variance (VAR)
- [ ] Development of Regional Impact (DRI)
- [ ] Major Modification (MM)
- [ ] Special Use (SU)
- [ ] Conditional Use (CU)
- [ ] Other _____

Current Hearing Date (if applicable): 08/18/2025

Important Project Size Change Information

Changes to project size may result in a new hearing date as all reviews will be subject to the established cut-off dates.

Will this revision add land to the project? [ ] Yes [x] No
If "Yes" is checked on the above please ensure you include all items marked with * on the last page.

Will this revision remove land from the project? [ ] Yes [x] No
If "Yes" is checked on the above please ensure you include all items marked with * on the last page.

Email this form along with all submittal items indicated on the next page in pdf form to:
ZoningIntake-DSD@hcflgov.net

Files must be in pdf format and minimum resolution of 300 dpi. Each item should be submitted as a separate file titled according to its contents. All items should be submitted in one email with application number (including prefix) included on the subject line. Maximum attachment(s) size is 15 MB.

For additional help and submittal questions, please call (813) 277-1633 or email ZoningIntake-DSD@hcflgov.net.

I certify that changes described above are the only changes that have been made to the submission. Any further changes will require an additional submission and certification.

Signature

08/12/2025
Date

Received August 12, 2025
Development Services

Hillsborough County Florida
Development Services

Identification of Sensitive/Protected Information and Acknowledgement of Public Records

Pursuant to Chapter 119 Florida Statutes, all information submitted to Development Services is considered public record and open to inspection by the public. Certain information may be considered sensitive or protected information which may be excluded from this provision. Sensitive/protected information may include, but is not limited to, documents such as medical records, income tax returns, death certificates, bank statements, and documents containing social security numbers.

While all efforts will be taken to ensure the security of protected information, certain specified information, such as addresses of exempt parcels, may need to be disclosed as part of the public hearing process for select applications. If your application requires a public hearing and contains sensitive/protected information, please contact Hillsborough County Development Services to determine what information will need to be disclosed as part of the public hearing process.

Additionally, parcels exempt under Florida Statutes §119.071(4) will need to contact Hillsborough County Development Services to obtain a release of exempt parcel information.

Are you seeking an exemption from public disclosure of selected information submitted with your application pursuant to Chapter 119 FS? ☐ Yes ☒ No

I hereby confirm that the material submitted with application 25-0802

☐ Includes sensitive and/or protected information.

Type of information included and location _____

_____

☒ Does not include sensitive and/or protected information.

Please note: Sensitive/protected information will not be accepted/requested unless it is required for the processing of the application.

If an exemption is being sought, the request will be reviewed to determine if the applicant can be processed with the data being held from public view. Also, by signing this form I acknowledge that any and all information in the submittal will become public information if not required by law to be protected.

Signature: _____
(Must be signed by applicant or authorized representative)

Intake Staff Signature: _____ Date: _____

Received August 12, 2025
Development Services

Hillsborough County Florida
Development Services

Additional / Revised Information Sheet

Please indicate below which revised/additional items are being submitted with this form.

	Included	Submittal Item
1	☐	**Cover Letter*+** If adding or removing land from the project site, the final list of folios must be included
2	☐	**Revised Application Form*+**
3	☐	**Copy of Current Deed*** Must be provided for any new folio(s) being added
4	☐	**Affidavit to Authorize Agent*** (If Applicable) Must be provided for any new folio(s) being added
5	☐	**Sunbiz Form*** (If Applicable) Must be provided for any new folio(s) being added
6	☐	**Property Information Sheet*+**
7	☐	**Legal Description of the Subject Site*+**
8	☐	**Close Proximity Property Owners List*+**
9	☐	**Site Plan*+** All changes on the site plan must be listed in detail in the Cover Letter.
10	☐	**Survey**
11	☐	**Wet Zone Survey**
12	☐	**General Development Plan**
13	☐	**Project Description/Written Statement**
14	☐	**Design Exception and Administrative Variance requests/approvals**
15	☐	**Variance Criteria Response**
16	☐	**Copy of Code Enforcement or Building Violation**
17	☐	**Transportation Analysis**
18	☐	**Sign-off form**
19	☒	**Other Documents** (please describe): Attached Please find the transcription for the 2nd Community Meeting with link to the Youtube video; Attendee Signin sheet and map, Powerpoint presentation, 2nd Neighborhood Meeting Handout, Overall Neighborhood Outreach Map ,opposition Letter sent to William Sullivan from Christie Mosblech

*Revised documents required when adding land to the project site. Other revised documents may be requested by the planner reviewing the application.

+Required documents required when removing land from the project site. Other revised documents may be requested by the planner reviewing the application.

Received August 12, 2025
Development Services

August 5, 2025

Bill Sullivan
Division President, Potomac Land Company
26336 SR 19
Howey-in-the-Hills, FL 34737

Dear Mr. Sullivan,

I am a resident in Bloomingdale that will be negatively impacted by the proposed zoning changes (RZ-PD-0802 at 4431 Culbreath Road, Valrico) and over-development near Cimino Elementary School. I live in the Bristol Green community which is directly across the street from the proposed zoning/development change area. I'm a senior citizen, as are many residents in Bristol Green. Our property here is our greatest asset. Please, don't do anything that will impact our property values.

Bristol Green is a middle-class neighborhood. It is safe, quiet, and neighbors care about the community. Wouldn't it be nice to keep it that way? Our country, as a whole, changes day by day. It is my hope that our neighborhood and community remain a haven for all of us here. We don't need any more traffic and congestion. We don't need anything here that would impact our environment. Flooding has become an issue of national concern. Don't bring that concern to our beautiful area! We are a neighborhood of beautiful trees, walking paths, bike paths, and safe streets. Please don't do anything that would change that for us!

There are probably thousands of land parcels that could be chosen for further development. Please find a place where good people don't suffer a negative impact. Our community doesn't need that. Please help us retain the quality of life we enjoy here in Bristol Green. Please don't crowd us out!

Best,
Cristie Mosblech
2228 Gold Manor Blvd.
Valrico, FL. 33596

Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Tuesday, July 22, 2025 6:25 PM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (25-0802). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 07/22/25 6:25 PM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required)::	4 | Commissioner Christine Miller (District 4)
Your Information	
Your Name::	Mary Seymour
Address:	2228 Longmore Cir. Valrico, FL 33596
Your Phone Number::	(813) 951-8533
Your Email Address::	brseymour1@yahoo.com
Your Message	
Your Subject (required)::	Rezoning Application 25-0802
Your Message (required)::	Hi Christine. I am writing to express my strong opposition to rezoning application 25–0802, the proposed rezoning at the 4431 Culbreath Rd., Valrico, FL 33596, in the Bloomingdale Special

Taxing District. While the local community may be unable to prevent this development, that in itself will be detrimental to the area; nearly all Bloomingdale Cove, Somerset, Bristol, Green, the Links, Bloomingdale Ridge neighborhoods are completely opposed to the addition of 33 detached homes that will cause traffic and safety problems, create even more problems with schools that are already over capacity, destroy local wildlife habitat, and potentially lower property values of our existing community.

As there is only one planned exit from the community onto Culbreath Road, the normal backup of both vehicles and buses, dropping off children at Cimino Elementary will disproportionately surge during morning and afternoon periods, which will cause traffic issues during critical times for the neighborhoods. Given the additional traffic on Culbreath Rd. will also cause further damage to the roads which fails to be maintained appropriately. The traffic surge during morning rush hours will also negatively impact safety for children since students walk to school in the mornings there are no sidewalks along the eastern side of Culbreath and the applicant is asking for a variance for the planned Culbreath access since that entrance road would violate existing requirements for distance from a existing home driveway and an existing street (Allwood Dr.)

I have lived in this same home during hurricanes, Milton, Ian, and Irma and we have seen flooding become a major concern. This development will cover over nearly 11 acres that currently absorbs stormwater. Any plan development of the property should consider the continuing impact to local residents during major storms. I should also mention that with this plan development, 11 acres of natural habitat is going to be destroyed.

Property values are also likely to go down in the area if densely packed homes or townhomes are built. These types of dwellings are inconsistent with the surrounding neighborhoods developed in the area. I was very disappointed that so few notices were mailed. While the minimum is to send to those within 500 feet of the development. This rezoning will affect hundreds of families in our community.

I urge you to disapprove the proposed rezoning and from recent meetings and discussions with my neighbors, I know my opinions are shared by many who have not managed to attend meetings or write letters and emails. I thank you for your continued service and the support of our communities.

Best regards,

	Brian & Mary Seymour 2228 Longmore Circle (Somerset)
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	25-0802

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

Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Monday, July 21, 2025 12:55 PM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (RZ-PD-0802). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 07/21/25 12:54 PM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required)::	4 | Commissioner Christine Miller (District 4)
Your Information	
Your Name::	Kevin Solomon
Address:	2813 Donnelly Rd Valrico , FL 33596
Your Phone Number::	(813) 684-0668
Your Email Address::	calvranch@verizon.net
Your Message	
Your Subject (required)::	Building homes in and around this area.
Your Message (required)::	Concerning any and all proposed land development or zoning changes in this area. Totally against all due to water/flooding problems and traffic in the area. Let's do better.

Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	RZ-PD-0802

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

Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Friday, July 18, 2025 2:36 PM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (TZ-PD-0802). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 07/18/25 2:36 PM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required)::	4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Suzy Watts
Address:	3615 Cold Creek Drive Valrico, FL 33596
Your Phone Number::	(813) 505-1231
Your Email Address::	SuzyWatts63@gmail.com
Your Message	
Your Subject (required)::	Bloomingdale Growth and Safety
Your Message (required)::	Please contact me to set up an in person meeting before August 18th. I have three areas of concern: Pedestrian lights omitted by mistake at Bloomingdale Avenue and Bell Shoals Road, Valrico

	Community Plan and plans to convert 11 acres from agricultural to PD in Bloomingdale. This is RZ-PD-0802.
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	TZ-PD-0802

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

Rivas, Keshia

From: Chapela, Tania
Sent: Monday, July 21, 2025 11:30 AM
To: Hearings
Subject: RE: Petition

Good morning,

Please find the email below regarding PD 25-0802.

Sincerely,

Tania C. Chapela
Senior Planner
Development Services

P: (813) 635-7302
E: chapelat@HCFLGov.net
W: HCFLGov.net

Hillsborough County
601 E. Kennedy Blvd., Tampa, FL 33602

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

From: Jazmin Whyte <jazzyjeanne09@gmail.com>
Sent: Sunday, July 20, 2025 22:38
To: Chapela, Tania <ChapelaT@hcfl.gov>
Subject: Petition

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

Commissioner Chapela
Hillsborough County Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, FL 33602

Dear Commissioner Chapela,

I am writing as a concerned resident of Valrico regarding the pending rezoning petition RZ-PD-0802 for the 10.97-acre parcel located at 4431 Culbreath Road. The proposal seeks to rezone this land from Agricultural-Single Family (AS-1) to Planned Development (PD) to allow the construction of up to 33 residential lots, each with a minimum size of 6,600 square feet, and a density of 3.01 units per acre.

I respectfully urge you to oppose this rezoning request.

The character of the surrounding area is predominantly low-density, with larger residential lots and a rural-suburban feel that many families, including mine, have chosen specifically to enjoy a quieter, less congested environment. The proposed density does not align with the existing land use pattern and would set a troubling precedent for increased urbanization in this part of Valrico.

This proposal raises multiple concerns:

1. **Traffic and Safety**: Culbreath Road is already experiencing increased traffic congestion. Adding 33 homes would significantly worsen conditions, especially during peak school and commuting hours. The road infrastructure is not currently equipped to safely handle the additional volume.
2. **Stormwater and Environmental Impact**: The development could further strain the area's stormwater management systems, potentially increasing flood risks in an area already known for yearly seasonal water retention issues. Last year, my own neighborhood lost of entrance to exit our neighborgood for 2.5 days due to flood issues. Additionally, converting nearly 11 acres of low-impact land into high-density housing could negatively affect local ecosystems.
3. **School Overcrowding**: Local schools are already nearing or at capacity. This development would exacerbate overcrowding without providing any meaningful mitigation or support for additional infrastructure.
4. **Community Character**: The proposed lot sizes (6,600 sq ft) are substantially smaller than those typical in the surrounding community. This sharp increase in density would erode the character and integrity of our neighborhood and reduce the quality of life for current residents.

My husband and I are newlyweds and are wanting to build here in the land that we already own and this would greatly affect us.

Smart growth is important, but it must be guided by principles that respect the existing community fabric, infrastructure limitations, and environmental stewardship. This rezoning proposal does not meet those principles. I strongly encourage the Board to reject this petition and to support development plans that are consistent with the values and needs of the Valrico community.

Thank you for your consideration and for your service to our county.

Sincerely,
Jazmin Whyte

4439 Tevalo Dr.

Valrico, Fl 33596

Received August 12, 2025
Development Services

Rivas, Keshia

From: Chapela, Tania
Sent: Tuesday, August 12, 2025 8:55 AM
To: Hearings
Subject: FW: Letter of Opposition to Rezoning Application 25-0802
Attachments: Chapela Letter.pdf

Good morning,

Can you please submit this party of record?

Thak you!

Sincerely,

Tania C. Chapela
Senior Planner
Development Services

P: (813) 635-7302
E: chapelat@HCFLGov.net
W: HCFLGov.net

Hillsborough County
601 E. Kennedy Blvd., Tampa, FL 33602

Facebook | Twitter | YouTube | LinkedIn | HCFL Stay Safe

HILLSBOROUGH COUNTS United States Census 2020
HCFLGov.net/Census

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

From: Miriam Leech <bstd@verizon.net>
Sent: Monday, August 11, 2025 18:03
To: Chapela, Tania <ChapelaT@hcfl.gov>
Cc: T. Leech <tl.bstd@yahoo.com>
Subject: Letter of Opposition to Rezoning Application 25-0802

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

Received August 12, 2025
Development Services

Please find attached a letter of opposition to Rezoning Application 25-0802.

Thank you,

Miriam Leech
Office Manager
Bloomingdale Special District
813-684-6667

Received August 12, 2025
Development Services

Bloomingdale Special District
3652 Erindale Drive
Valrico, Florida 33596 (813) 684-6667
"Serving the Bloomingdale Communities"

August 12, 2025

Tania Chapela, Senior Planner
Development Services Department
Community Development Section
Hillsborough County

Subject: Opposition to Rezoning Application 25-0802

Dear Ms. Chapela,

I am the president of the Bloomingdale Special Taxing District ("BSTD" or "the District"). The District, established in 1985 by the Board of County Commissioners, services approximately 5,000 homes and over 25,00 residents. Our Board of Trustees is made up of seven members of the community who are all volunteers and who stand for election on the County ballot each four years. The District is responsible for repair, maintenance, and general upkeep of all common areas in the approximately eight square miles encompassing our community. We operate on an annual budget generated from non-ad valorem property taxes.

Bloomingdale is established and thriving. Recently, a rezoning application was filed (25-0802) that threatens to change the appeal of Bloomingdale. I am writing as a representative of our 25,000 residents to express my firm opposition to this application.

The District has engaged counsel and commissioned experts to evaluate the rezoning application and the claims put forth therein. Detailed analyses by these experts and my own observations lead me to believe that the rezoning would be negatively impact the safety of school children in the District; worsen an already terrible traffic situation; put life and property at greater risk of flooding; and ultimately change the character of Bloomingdale.

I have been approved to attend the August 18, 2025 Zoning Hearing Master Hearing and intend to convey the District's opposition. Rather than replicate our counsel's brief and arguments, I will simply state that I look forward to appearing in person and representing my community and its constituents.

Very Respectfully,

Thomas Leech
President, Bloomingdale Special Taxing District

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Rivas, Keshia

From:	White, Madison <MWhite@beckerlawyers.com>
Sent:	Thursday, August 14, 2025 3:43 PM
To:	Hearings; Zoning Intake-DSD; Chapela, Tania
Cc:	Reres, Kathleen; Berkey, Kathleen "Katie"; Albuernes, Milena
Subject:	Document Submission for 08/18/25 ZHM Hearing | Opposition to RZ PD 25-0802 | Part 2
Attachments:	Exhibit 5 - 08.07.25 Meeting Transcript.pdf

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

Good afternoon,

Please see Part 2 and our final set of materials submitted in opposition to application RZ PD 25-0802 for the upcoming ZHM hearing on 08/18/25. Our submission was emailed to you in two parts. As stated in my previous email, the ShareFile link below contains the videos referenced in our opposition letter, as well as a copies of all of the materials submitted via email. A copy of these videos will be provided at the hearing on a USB Drive.

Please provide acknowledgement that these materials have been received.

Bloomingdale Videos - OneDrive

Thank you,

Madison M. White
Legal Assistant to Kathleen R. Reres, Esq., and
Colleen R. McInerney, Esq.

Becker

Becker & Poliakoff
1511 N. Westshore Blvd.
Suite 1000
Tampa, FL 33607

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25-0802

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you have received this communication in error, please notify us by reply e-mail and permanently delete the original message, along with any attachments. Thank you.

From: White, Madison
Sent: Thursday, August 14, 2025 3:40 PM
To: 'hearings@hcfl.gov' <hearings@hcfl.gov>; 'Zoningintake-dsd@hcfl.gov' <Zoningintake-dsd@hcfl.gov>; 'chapelat@hcfl.gov' <chapelat@hcfl.gov>
Cc: Reres, Kathleen <KReres@beckerlawyers.com>; Berkey, Kathleen "Katie" <KBerkey@beckerlawyers.com>; Albuernes, Milena <MAlbuernes@beckerlawyers.com>
Subject: Document Submission for 08/18/25 ZHM Hearing | Opposition to RZ PD 25-0802 | Part 1

Good afternoon,

Please see the attached documents submitted in opposition to application RZ PD 25-0802 for the upcoming ZHM hearing on 08/18/25. Due to the size of the files, the documents will be submitted in multiple emails. Additionally, the ShareFile link below contains the videos referenced in our opposition letter, along with copies of all of the materials submitted via email. A copy of these videos will be provided at the hearing on a USB Drive.

Please provide acknowledgment that these materials have been received.

Bloomingdale Videos

Thank you for the assistance,

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Kathleen G. Reres
Shareholder
Phone: 8139548453 Fax: 813.286.7683
KReres@beckerlawyers.com

1511 N. Westshore Blvd.
Suite 1000
Tampa, FL 33607

Becker

August 14, 2025

VIA E-MAIL ONLY: chapelat@hcfl.gov
Zoningintake-dsd@hcfl.gov
hearings@hcfl.gov

Tania C. Chapela, Senior Planner
Development Services Department
Community Development Section
Hillsborough County

Re: Opposition to RZ PD 25-0802 by Bloomingdale Special Tax District

Dear Ms. Chapela:

My office represents Bloomingdale Special Tax District ("BSTD" or the "District"). The District is a dependent special district established by the Board of County Commissioners ("BOCC") of Hillsborough County ("County") on December 18, 1985, pursuant to Chapter 189, Florida Statutes, and County Ordinance No. 85-38 as amended by County Ordinance No. 22-17. The District opposes the above-referenced proposal due to threatened harm and disproportionate impacts threatened by same.

The Applicant seeks to fundamentally change the character of the neighborhood by rezoning ±10.97 acres at 4431 Culbreath Road, Valrico, FL 33596 currently zoned Agricultural, Single-Family ("AS-1") to Planned Development ("PD") to allow for 33 residential building lots. The additional 33 units will be concentrated on only ±5.24 acres of the total ±10.97-acre subject property.

The Applicant has failed to support the findings necessary for the Zoning Hearing Master ("ZHM") to recommend approval of the proposed PD under the County's Land Development Code. The Applicant has not and cannot meet its burden in seeking rezoning. The proposed development will further overburden the surrounding road network and allow for uses that are incompatible with the character of the surrounding neighborhood.

For these reasons, the District opposes the proposed PD rezoning submitted by the Applicant. Together with this letter, the District submits three expert reports (collectively referred to herein as the "District's Expert Reports") and corresponding *curriculum vitae,* that support the conclusion of non-compliance with mandatory PD rezoning criteria and incompatibility with the surrounding area:

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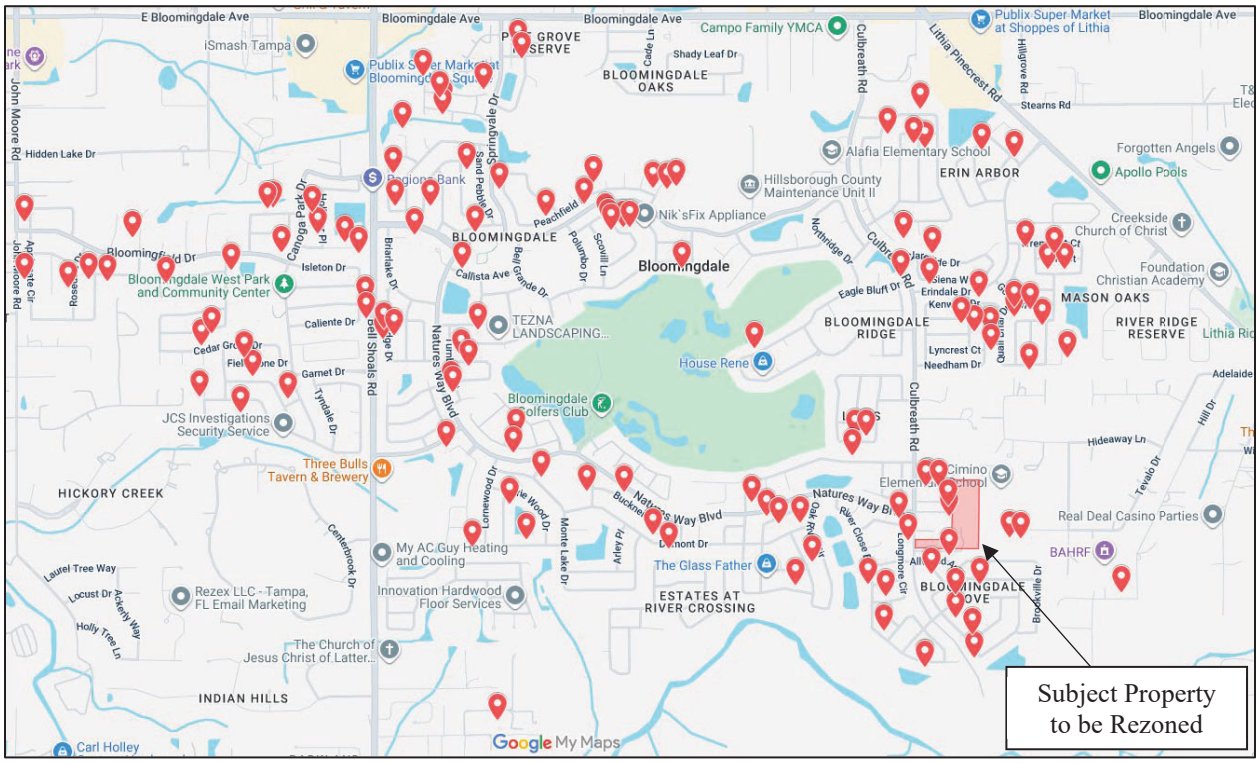
(1) Opposition to Rezoning Petition 25-0802 dated August 11, 2025 prepared by Patricia Ortiz of Ortiz Planning Solutions, LLC as a certified land planner (AICP) (**Exhibit "1"**);

(2) Technical Memorandum as to Administrative Variance and Design Exception proposed by Applicant prepared by Drew Roark, PE, CTL, Alex Roark Engineering, dated August 11, 2025 (**Exhibit "2"**); and

(3) Land Development Engineering Objections Report by Richard Diaz, Jr., PE, Diaz Pearson & Associates, Inc. dated August 13, 2025 (**Exhibit "3"**).

These ***enclosed*** expert reports, and ***140 property owners and residents*** (and counting) indicating they object to the application through a signed petition available at https://norezoningbloomingdale.wordpress.com/ and/or by transmitting letters of objection to the County, amplify the inadequacy of the submittals by the Applicant compelling denial. Please see **Composite Exhibit "4"** ***enclosed*** herein with the list of these objectors, the letters of opposition filed as of the date of this transmission, and a copy of the petition. *See also* the map below depicting the geographic location of each of those who have submitted letters of opposition in writing as of the date of this letter.

Map depicting geographic location of each person in opposition to the proposed rezoning as of the date of this letter with corresponding mailing addresses to the extent known



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Request for Aggrieved/Adversely Affected Party Status

As an initial matter, we write to request recognition of the District as an Aggrieved/Affected Party Status in all hearings before the ZHM and the Board of County Commissioners (the "BOCC") in the referenced case, to allow the District time to present evidence, cross-examine witnesses, and for rebuttal at all quasi-judicial public hearings on this case. The District and its members have legally and constitutionally protected property rights that are in jeopardy if the proposed rezoning is approved, and the District should be afforded opportunities to more meaningfully participate in all public hearings on this case, as compared to members of the public generally. *See e.g.*, U.S.C.A. Const. Amend. 14; *Carillon Cnty. Residential v. Seminole Cnty.*, 45 So. 3d 7 (Fla. 5th DCA 2010); *Jennings v. Dade Cnty.*, 589 So. 1337 (Fla. 3d DCA 1991).

Aggrieved/Adversely Affected Party Status. Section 163.3215 Florida Statutes (2024) articulates the manner in which the State of Florida protects adversely affected parties in land use hearings, such as this case. Paragraph (2) provides this definition:

> As used in this section, the term "aggrieved or adversely affected party" means any person or local government that will suffer an adverse effect to an interest protected or furthered by the local government comprehensive plan, including interests related to health and safety, police and fire protection service systems, densities or intensities of development, transportation facilities, health care facilities, equipment or services, and environmental or natural resources. The alleged adverse interest may be shared in common with other members of the community at large but must exceed in degree the general interest in community good shared by all persons. The term includes the owner, developer, or applicant for a development order.

Section 163.3215 grants "**significantly enhanced standing to challenge the consistency of development decisions with the Comprehensive Plan" compared with prior standing law**." (Emphasis added.). *Pinecrest Lakes, Inc. v. Shidel*, 795 So. 2d 191 (Fla. 4th DCA 2001) (emphasis added). "As a remedial statute, [it] should be **liberally construed** to ensure standing for a party with a protected interest under the comprehensive plan who will be adversely affected by the local government's actions." (Emphasis added.) *Bay Cnty. v. Harrison*, 13 So.3d 115 (Fla. 1st DCA 2009) (emphasis added). *See also, Edgewater Beach Owners Ass'n, Inc. v. Walton Cnty.*, 833 So. 2d 215 (Fla. 1st DCA 2002); *S.W. Ranches Homeowners Ass'n, Inc. v. Broward Cnty.*, 502 So.2d 931, 935 (Fla. 4th DCA 1987).

Under Florida law, adjacent and neighboring property owners are deemed adversely affected by increased allowable uses and densities – intensities and have standing to challenge them on the basis that they violate the local government's land development code. *Renard v. Dade Cnty.*, 261 So. 2d 832, 834 (Fla. 1972); *Wingrove Estates Homeowners Ass'n v. Paul Curtis Realty, Inc.*, 744 So. 2d 1242, 1243–44 (Fla. DCA 1999); *City of St. Petersburg Board of Adjustment v. Marelli*, 728 So.2d 1197 (Fla. 2d DCA 1999); *National Wildlife Federation, Inc. v. Glisson*, 531 So.2d 996 (Fla. 1st DCA 1988); *Rinker Materials Corp. v. Metropolitan Dade Cnty.*, 528 So.2d 904 (Fla. 3d DCA 1987).

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Standing is based on "the proximity of [its] property to the area to be zoned or rezoned, the character of the neighborhood ... and the type of change proposed." *Renard*, 261 So.2d at 837; *see Paragon Group, Inc. v. Hoeksema*, 475 So.2d 244, 246 (Fla. 2d DCA 1985), *review denied*, 486 So.2d 597 (Fla. 1986); *City of Ft. Myers v. Splitt*, 988 So. 2d 28, 32 (Fla. 2d DCA 2008) [33 Fla. L. Weekly D1673a] (quoting *Dade Cnty. v. Marca, S.A.*, 326 So. 2d 183, 184 (Fla. 1976)); see *Battaglia Fruit Co. v. City of Maitland*, 530 So. 2d 940, 943 (Fla. 5th DCA 1988).

Residing or owning property within close proximity to the property at issue is sufficient by itself to challenge the propriety, authority for, or granting of a development order. *Elwyn v. City of Miami*, 113 So. 2d 849, 851 (Fla. 3d DCA 1959) (neighboring property owner can challenge award of parking variance); *Paragon Group, Inc.*, 475 So. 2d 244 (petitioner had standing where he owned a single-family home directly across from the 77-acre parcel); *see also Marelli*, 728 So. 2d 1197; *Carlos Estates v. Dade Cnty.*, 426 So. 2d 1167 (Fla. 3d DCA 1983) (individual who lived within 700 feet of subject property had standing to challenge award of special exception in favor of developer); *Exchange Investments, Inc. v. Alachua Cnty.*, 481 So. 2d 1223 (Fla. 1st DCA 1985) (property owners within one mile of subject property sufficiently pled, standing to challenge parking variance in favor of developer where lack of parking could affect property owners' legally-recognizable interest in off-street parking).

The District and its members have standing to challenge the aforementioned application. The District received notice of the application as a community group within the 500-foot notice radius for the application and would be detrimentally affected and suffer special damages by the change in character to the neighborhood from the proposed PD rezoning. The District's obligation to maintain the surrounding area creates a legal and special interest that goes beyond that of the general public. Courts have further recognized that any interest that is distinct from the general community's, which may be adversely affected by a development, is sufficient to established standing as an aggrieved/adversely affected party (*E.g., Save Homosassa River All., Inc. v. Citrus County*, 2 So.3d, 329 (Fla. 5th DCA 2008); *Nassau County v. Willis,* 41 So.3d 270 (Fla. 1st DCA 2010); *Fla. Rock Props v. Keyser*, 709 So.2d 175 (Fla. 5th DCA 1998); *Payne v. City of Miami*, 927 So.2d 904 (Fla. 3rd DCA 2005); and *IMHOF v. Walton County*, 3289 So.3d 32 (1st DCA 2021) (where standing as an aggravated party was established in part because they provided a resource to the public that would be adversely affected by the development).

Thus, in order to ensure the District's procedural due process rights and potential rights of redress through a certiorari action (which are based exclusively on the record before the local government), the District must be provided the meaningful opportunity to make a complete record in support of the denial of the rezoning, including factual and expert opinion evidence, and in support of its standing to bring a subsequent action for judicial review in the event that becomes necessary.

For the reasons detailed herein and in the District's Expert Reports, the proposed rezoning would impose construction and post-construction noise, fugitive dust, vibrations, loss of views and privacy, unreasonably overburden school capacity, and generate traffic at a level far in excess of what has been endured historically and endured currently. Said differently, the District and its members will be detrimentally affected and suffer special damages if the proposed rezoning is approved and, therefore, should be recognized as indispensable Aggrieved/Affected Parties to the pending rezoning.

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As Aggrieved/Adversely Affected Parties, the District has due process rights under the First and Fourteenth Amendments to participate fully in any and all future hearings. Fifteen (15) minutes in the aggregate with all those who object to the application is completely inadequate for presenting thoughtful and compelling testimony in a public hearing on even the most trivial application for a land use change. In *Hernandez-Canton v. Miami City Com'n*, 971 So. 2d 829, 832 (Fla. 3d DCA 2007), the Court ruled that anything less than eight (8) minutes for objectors to present their position regarding a zoning resolution was insufficient.

District's Request for Aggrieved/Affected Party Status. **To achieve their goal of full and positive participation, the District requests it be granted Aggrieved/Affected Party Status and granted time to present evidence, cross-examine witnesses, and have time equal to the Applicant's representatives for rebuttal at all quasi-judicial hearings at which this case is heard. The District also requests thirty (30) minutes of time before the ZHM**, following the presentation by the Applicant's representatives and County staff, for me as their attorney and their various expert witnesses to explain their reasons for denying the requested rezoning, based on the record created during the ZHM process.

Legal Standard for Rezoning Not Met by Applicant

Consideration of the rezoning application and the other entitlements sought by the Applicant with respect to the subject property are quasi-judicial. *Board of County Commissioners v. Snyder,* 627 So.2d 469 (Fla. 1993). The Supreme Court of Florida stated that "[R]ezoning actions which have an impact on a limited number of persons or property owners, on identifiable parties and interests, where the decision is contingent on a fact or facts arrived at from distinct alternatives presented at a hearing, and where the decision can be functionally viewed as policy application, rather than policy setting, are in the nature of ...quasi-judicial action..." This contrasts with initial zoning enactments and comprehensive rezoning or rezoning affecting a large portion of the public, which are considered legislative in nature.

To be valid, quasi-judicial actions will be upheld only if they are supported by competent substantial evidence, which is a higher burden of proof. *De Groot v. Sheffield*, 95 So. 2d 912 (Fla. 1957). Competent substantial evidence has been defined to be "such evidence as will establish a substantial basis of fact from which the fact at issue can be reasonably inferred. It is such relevant evidence as a reasonable mind would accept as adequate to support a conclusion." *DeGroot v. Sheffield,* 95 So.2d 912, 916 (Fla. 1957), as cited by *Verizon Florida, Inc. v. Jaber,* 889 So.2d 712, 721, FN1 (Fla. 2004).

"Substantial" means there must be "real, material, pertinent and relevant evidence (as distinguished from ethereal, metaphysical, speculative or merely theoretical evidence or hypothetical possibilities) having definite probative value (that is, "tending to prove") as to each essential element. *Lonergan v. Estate of Budahazi,* 669 So.2d 1062, 1064 (Fla. 5th DCA 1996). "Relevant" evidence tends to prove or disprove a material fact. § 90.401, Fla. Stat.; *Sims v. Brown,* 574 So.2d 131, 134 (Fla. 1991). In sum, competent substantial evidence must be: reliable and credible; fact-based; resting upon more than mere probabilities, guesses, whims or caprices bur rather support a reasonable foundation for the conclusion reached (*Dept of Highway Safety & Motor Vehicles v. Trimble,* 821 So.2d 1084, 1086-87 (Fla. 1st DCA 2002)); and not consisting of

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"vague, uncertain, or irrelevant matter not carrying the quality of proof" (*Florida Rate Conference v. Florida R.R. & Pub. Utilities Commission,* 108 So.2d 601, 607 (Fla. 1959)); and must be more than conjecture or speculation (*id.).*

Failure to Support the Necessary Findings for to Recommend Approval of a Rezoning

Section 10.03.03.E of the Land Development Code details the findings necessary to support a recommendation of rezoning approval by the ZHM. Specifically, no application for a rezoning may be recommended for approval by the ZHM if the proposed development is not in compliance with the entire Comprehensive Plan or is incompatible with the existing development and zoning pattern. The ZHM is to also consider the zoning history of the subject property, reports and recommendations filed by the reviewing agencies, the physical characteristics of the subject property and surrounding lands, the nature and impacts on surrounding land uses, and the proposed project's impact on the surrounding transportation network.

Any proposed rezoning action must be consistent with the language and the intent of the adopted comprehensive plan to be approved. The Florida Community Planning Act is well established under case law to require that all development needs to be consistent with the *entire* comprehensive plan, including any and all elements or portions thereof. *E.g.,* § 163.3194(1), Florida Community Planning Act ("After a comprehensive plan, or element or portion thereof, has been adopted in conformity with this act, <u>all development undertaken by, and all actions taken in regard to development orders</u> by, governmental agencies in regard to land covered by such plan or <u>element shall be consistent with such plan or element as adopted…[and a]ll land development regulations enacted or amended shall be consistent with the adopted comprehensive plan, or element or portion thereof</u>..." (emphasis added.); *Machado v. Musgrove*, App. 3 Dist., 519 So.2d 629 (1987), *review denied* 529 So.2d 693 (holding that where a rezoning was not shown to be consistent with each element of the land use plan or to further its objectives, it is invalid). A proposed development is consistent with the comprehensive plan if its land uses, densities or intensities, capacity or size, timing, and other aspects of the proposed development are compatible with and further the objectives and policies in the comprehensive plan and if it meets all other criteria enumerated by the County. § 163.3194(3)(a), Florida Community Planning Act.

As noted in the ***enclosed*** Opposition to Rezoning Petition 25-0802 dated August 11, 2025, and prepared by Patricia Ortiz, AICP, the Applicant has not demonstrated based on competent substantial evidence that the rezoning supports the required findings necessary for the ZHM to recommend approval of the request. Further, the proposed development is inconsistent with the County's Land Development Code and the Comprehensive Plan, and is incompatible and discordant with the surrounding area.

As detailed in the enclosed Technical Memorandum performed by Drew Roark, PE, CTL, Alex Roark Engineering, the Applicant's desired Administrative Variance and Design Exception are flawed and deficient. As to the Administrative Variance request, the Applicant incorrectly states that the closest access to the south from the proposed access meets the standard and incorrectly

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states that low speeds reduce the possibilities of conflicts on Culbreath.[1] Further, the Applicant's Administrative Variance and Design Exception requests ignore the traffic-related issue of cut-through traffic that may be caused by the proposed development if approved. Cimino Elementary School morning peak hour traffic already causes delays and queueing on Culbreath Road to south of Natures Way Boulevard. Please see videos ***enclosed*** at this link (Bloomingdale Videos) reflecting these conditions:

- **Part 1** – Monday, August 11, 2025, 7:02 AM at the corner of Natures Way and Culbreath (southern intersection). Standing on the east side of Culbreath, looking west across Culbreath and down Natures Way
- **Part 2** – Monday, August 11, 2025, 7:09 AM at the corner of Natures Way and Culbreath (southern intersection). Standing on the SE corner of Culbreath/Natures Way looking west down Natures Way.
- **Part 3** – Monday, August 11, 2025, 7:12 AM at the corner of Natures Way and Culbreath (southern intersection). Standing on the SE corner of Culbreath/Natures Way looking north on Culbreath toward Cimino Elementary.
- **Part 4** – Monday, August 11, 2025, 7:21 AM at the corner of Natures Way and Culbreath (southern intersection). Standing on the SE corner of Culbreath/Natures Way looking north on Culbreath toward Cimino Elementary.
- **Part 5** – Monday, August 11, 2025, 7:29 AM at the corner of Natures Way and Culbreath (southern intersection). Standing on the east side of Culbreath, south of the Culbreath/Natures Way intersection, looking north on Culbreath toward Cimino Elementary.
- **Part 6** – Wednesday, August 13, 2025, 7:19 AM. Traveling southbound on Culbreath. First intersection is at Golf Manor Drive. Cars entering from the west. These cars were backed up trying to get out of their neighborhood. Next on the left is the driveway to Cimino Elementary – note the back up to get out after dropping off school children. Then, the three-way intersection at Culbreath and Natures Way. Backup to the West.
- **Part 7** – Wednesday, August 13, 2025, 1:53 PM. Standing on west side of Culbreath, just north of Culbreath/Natures Way; looking north.
- **Part 8** - Wednesday, August 13, 2025, 2:00 PM. Standing on west side of Culbreath, north of Culbreath/Natures Way intersection; looking north along Culbreath.
- **Part 9** – Wednesday, August 13, 2025, 2:01 PM. Standing on west side of Culbreath at the intersection of the Cimino Elementary driveway; looking east toward Cimino and south toward the Culbreath/NW intersection.

[1] "The speed of a roadway does not impact the number of conflicts at a driveway connection point or intersection. Adding any new access point will, in fact, increase the number of conflicts. Also, with the configuration of the roadway network in this area, all of the traffic south of Natures Way Boulevard and essentially Erindale has to travel north/south along Culbreath Road to access their homes. Allwood Avenue, the next appropriately spaced access road to the south, serves hundreds of homes. This proposed nonstandard access, and increased conflicts would be detrimental to the public welfare. With the proximity of the elementary school and the absence of bike lanes or sidewalks on the subject side of the road, more vulnerable roadway users will experience increased exposure." – Page 2, Technical Memorandum by Drew Roark, PE, CTL.

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- **Part 10** - Wednesday, August 13, 2025, 2:02 PM. Standing on west side of Culbreath at intersection with Golf Manor; looking north along Culbreath and south toward the Cimino Elementary driveway and then to the Culbreath/NW intersection.
- **Part 11** - Wednesday, August 13, 2025, 2:03 PM. Standing on west side of Culbreath at Cimino Elementary driveway; looking east toward Cimino and south along Culbreath. This shows a vehicle in the wrong lane trying to navigate through the back up.

This situation would encourage cut-through traffic at Allwood Avenue along River Close Boulevard to Natures Way Boulevard. The additional traffic generated by the proposed development, if approved, would likely make this situation worse in the expert opinion of Mr. Roark. As to the Design Exception request, the letter incorrectly refers to the Culbreath Road typical section as urban and having curb and gutter when Culbreath Road does not have a curb and is not an urban section. In addition, the Applicant's Design Exception Request inaccurately states that there is insufficient available right-of-way to support bringing substandard Culbreath Road up to standard.[2]

Land Development Engineering Objections Report by Richard Diaz, Jr., PE, further provides that: the proposed net density is incompatible with adjacent properties; the proposed development is located in a FEMA flood zone; the proposed drainage retention areas are located in a flood zone without proposed mitigation; the proposed plan fails to account for off-site runoff onto the subject property; the Applicant suggests non-functional rear lot drainage easements with landscaping obstructions; and the Applicant fails to recognize existing 15-foot recorded public right of way and 15-foot easement reserved for right-of-way along the south boundary, among other things.

The community has a well-documented history of power outages. Additionally, the community relies on limited irrigation water restricted for normal use. Increasing demands to already strained infrastructure services without service improvements exacerbates intolerable conditions.

Procedural Due Process

There are due process violations that have occurred during and with this application process. Specifically, Section 5.03.06.B.2 of the Land Development Code requires a neighborhood meeting if requested by any resident that received mailed notice of the proposed rezoning, or a neighborhood meeting may be initiated by the Applicant. Either way, mailed notice of the neighborhood meeting is to comply with the notification distances set forth in Section 10.03.02.E.1 of the Land Development Code and a summary of the neighborhood meeting, as well as a sign-in sheet for those attending the meeting, is to be submitted by the Applicant for inclusion in the staff report per Section 5.02.06.B.2.a.

The District requested a neighborhood meeting from the Applicant on July 2, 2025, pursuant to Section 5.03.06.B.2 of the Land Development Code and the meeting was held on <u>August 7, 2025</u>.

- The 25-0802 Notes 08-12-25.pdf and 25-0802 Sign-In 08-12-25.pdf files uploaded to Optix on August 13, 2025 at 11:16 AM and 11:18 AM, respectively, with the sign in sheet

[2] Pages 4-6, Technical Memorandum by Drew Roark, PE, CTL.

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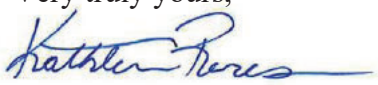
and information from the August 7, 2025 neighborhood meeting, were transmitted to the County ***after*** the staff report was already posted on August 12, 2025 in violation of Section 5.02.06.B.2.

- Further, the ZHM Hearing Public Schedule provides that the deadline for staff reports to be transmitted to the technician to maintain the August 18, 2025, ZHM hearing date is August 7, 2025 (and the staff report itself was issued ***after*** this threshold date, initially on August 12th and then it was revised and posted again on August 13th). Accordingly, due process was not afforded as to the staff report itself, and a summary of the August 7th neighborhood meeting and the sign-in sheet from same could not be included in a timely published staff report, as it would have to occur after the deadline to transmit the staff report to the technician, in violation of Section 5.02.06.B.2.a. Accordingly, the Applicant should have scheduled the neighborhood meeting prior to August 7, 2025 and had ample time to do so given the District's request of July 2, 2025.

- Please accept a transcript of the August 7, 2025 neighborhood meeting ***enclosed*** as **Exhibit "5."**

In summary, the pending rezoning application should be recommended for denial. The Applicant has not met its burden of establishing, by competent substantial evidence, that the application is consistent with the entire Comprehensive Plan or the findings necessary to recommend approval of the rezoning. The District and the surrounding neighborhoods have established the threat the proposed residential development presents, and that the proposal is incompatible with surrounding uses and will be inadequately supported by the existing transportation network and diminish the existing residents' quality of life. For all of the above reasons, we respectfully request that the ZHM recommend denial of this PD rezoning application.

Very truly yours,



Kathleen G. Reres
For the Firm

KGR/KOB/oms
Enclosures (as stated)

cc: Client
Katie O. Berkey, Esquire, AICP
Michelle Heinrich, Executive Planner, Hillsborough County (via e-mail only w/encl.: heinrichm@hcfl.gov)

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Exhibit 1

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ORTIZ PLANNING SOLUTIONS, LLC

Patricia Ortiz, AICP OrtizPlanningSolutions.com OrtizPlanningSolutions@gmail.com

Opposition to Rezoning Petition 25-0802 Bloomingdale Park
Tax Folio Number 88046.0000
August 11, 2025

Background: Petition 25-0802 is a Planned Development rezoning petition on property identified as tax folio number 88046.0000 and located within the greater Brandon community. The property is 10.97 acres in size; 33 residential lots are proposed in a clustered development design with the typical lots of 6,900 square feet/ 0.158 acres.

The petition seeks to allow the encroachment of urban lot sizes into an established larger lot neighborhood. The very limited viable open space and amenity proposed and the failure to demonstrate preservation of natural resources, agricultural endeavor, or viewshed disqualifies it from consideration of a conservation subdivision, which allows a clustered development style. Furthermore, the petition does not address concerns regarding flooding or water compensation, or increased traffic.

The surrounding property owners have expressed opposition of this petition in various forms to include participation in neighborhood meetings, letters to county commissioners and by retaining development experts to provide technical reports.

This report represents the neighborhood's opposition to rezoning petition PD 25-0802 from a land use perspective and is based primarily on the following: the encroachment of urban lot sizes into an established area of larger lots and suburban density. The proposed clustered development pattern results in no viable public benefit and if approved will set a precedent for future rezonings. It is contrary to the Countywide Growth Management Strategy specifically as it relates to compatible development patterns and protection of existing land uses. Furthermore, rezoning petition PD 25-0802 does not adequately address flooding concerns or demonstrate consistency with the Brandon Community Plan.

Basis of Opposition

Part 1. Compatibility with existing development: The area surrounding the site is an established suburban neighborhood with typical lot sizes between 0.25 of an acre and 1 acre; the lots nearest the site are larger, typically ½ to 1 acre in size. Many utilize easements and flag lots for access which contributes to the suburban character. This neighborhood is generally bound on the north and west by the Bloomingdale DRI and PD zoning (92-0382) which was approved through zoning conformance; by the Alafia River on the south and Lithia Pinecrest Road on the east. See Graphic 1.

Part 2. Design and lot size proposed. The proposed 33 lot subdivision proposes a clustered development with no meaningful preservation of environmental features, viewsheds or common open space; no demonstration of 'innovative design'; no demonstration of land use compatibility or harmony with the existing established neighborhood, and Insufficient mitigation of use.

Part 3. Public Health Welfare and Safety Unanswered concerns regarding flooding/stormwater capture and traffic

Part 1. Compatibility with existing development

The subject site is within a long-established neighborhood of mixed lot sizes (generally 0.25 acres to over 2 acres in size). It is separate from the Bloomingdale Development of Regional Impact and associated Planned Development, which was approved through zoning conformance. Google Earth images confirm that the scattered development pattern of the subject neighborhood predates the approval and development of Bloomingdale, and that over time, the once estate sized lots have been subdivided into the current configuration which is illustrative of lot sizes ranging from 0.25 acres to over 2 acres. To be

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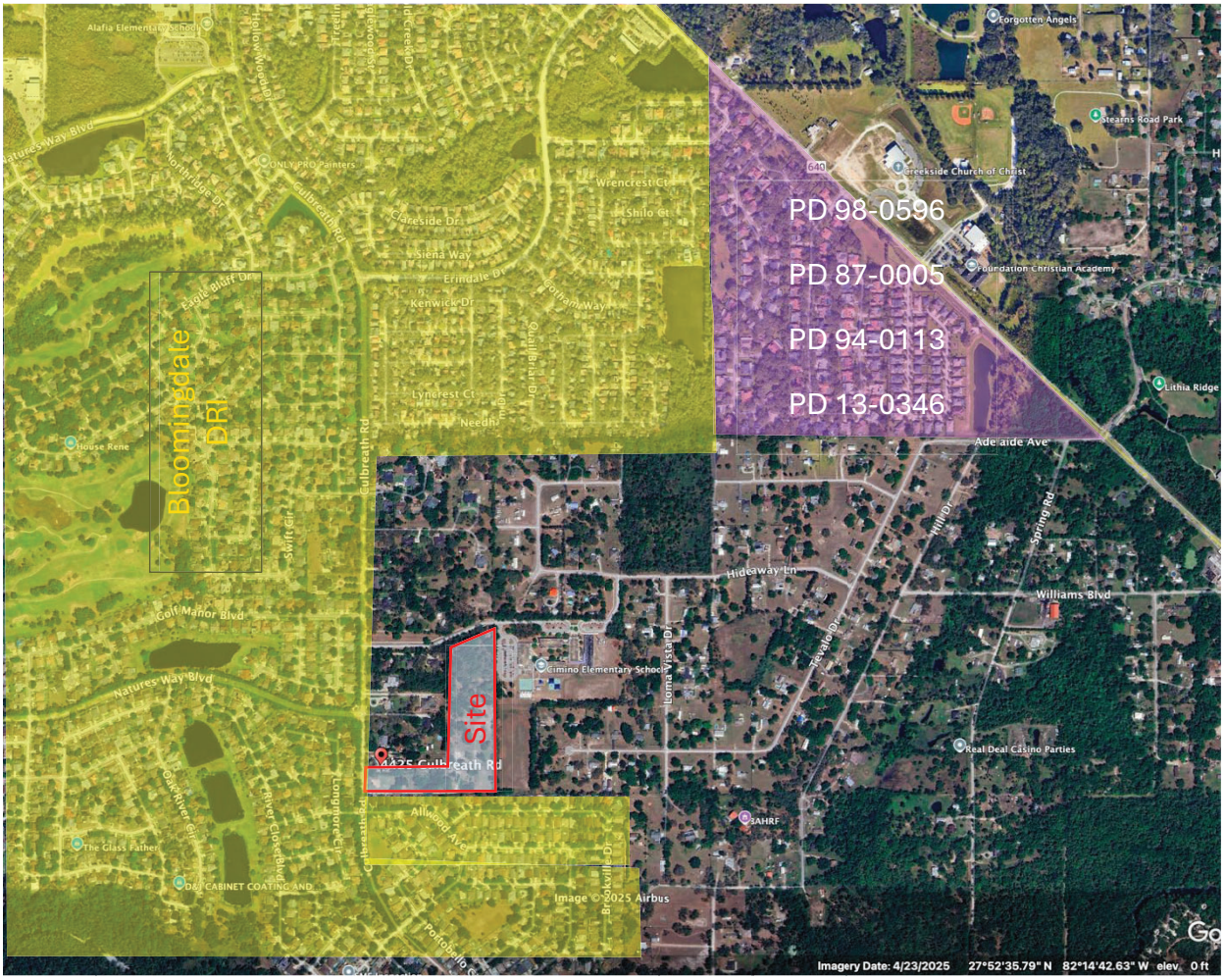
clear, this neighborhood is and always has been separate from the planned community of Bloomingdale; it has maintained a scattered development pattern since at least 1999, and the existing development pattern is intended to be retained as evidenced by several Objectives Goals and Policies of the Hillsborough County Comprehensive Plan and the Brandon Community Plan.

Approval of this Planned Development (PD 25-0802) will extend the existing suburban/ urban boundary northward and into the subject neighborhood disrupting the well-established aesthetic, reducing property values and setting a precedent for additional smaller lot rezonings with limited mitigation of use and lack of amenity. It is contrary to specific Goals, Objectives and Policies of the Comprehensive Plan and the Brandon Community Plan.

Graphic 1. Site Location; 2025 Google Maps



<u>Part 2. Design and lot size proposed.</u>

The overall gross density proposed is 3.01 dwelling units per lot (10.97 acres x 43560=477,853.2 /3 = 14,480) square feet pert lot. However, the improvements associated with the subdivision (stormwater ponds, roads, lift station and pocket park) encompass approximately 250,153 square feet or 5.73 acres. The remaining 5.24 acres are proposed for development of 33 residential lots of 6,900 square feet which

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results in a net, or "feels like" density of 6.26 dwelling units per acre and inconsistency with the established neighborhood.

The proposed lot size of 6,900 square feet is consistent with the minimum lot size of the urban density, RSC-9 zoning district, which allows a minimum lot size of 5,000 square feet; it is not characteristic of the low-density residential development intended for within the suburban intensity RES-4 land use category; or consistent with the development pattern within the subject neighborhood.

To achieve the proposed 6900 square foot lots, the developer is proposing to utilize a 'clustered' development design. The flexibility provided through clustering is typically intended for subdivisions of land which respect unusual environmental conditions or to provide usable open space.

The Hillsborough County Land Development Code defines a Cluster Lot as follows:

Cluster Lot: A lot located within a conservation subdivision (see part 5.09.00 of this Code) and which is designated for residential uses. A cluster lot is characterized by flexible lotting patterns in order to respect unusual or environmentally restrictive site conditions. Any lot in a Conservation Subdivision that is not a Buffer Lot or included in the designated Parks and Open Space shall be considered a Cluster Lot.

The use of clustering in this instance, is not associated with a conservation subdivision. As outlined in Land Development Code (LDC) Section 5.09.00 Conservation Subdivisions, the purpose of a conservation subdivision is to encourage a more efficient form of land development to fulfill the following purposes:

(A) To implement adopted land use policies, as set forth in the Hillsborough County Comprehensive Plan to propose a more efficient use of land

Response: Rezoning petition PD 25-0802 does not request a conservation subdivision or identify adopted policies within the Comprehensive Plan which demonstrate a more efficient use of the land is necessary. Instead, the Project Narrative associated with PD 25-0802 justifies the reduced lot size as being necessary to "... remain consistent with the surrounding community while fulfilling the Hillsborough County Comprehensive Plan density requirements within the Urban Service Area." It is assumed the developer is referring to Comprehensive Plan Policy 1.1.2 which states in part "... *To direct growth into the USA, all new residential or mixed-use Future Land Use categories within the USA shall have a density of 4 du/ga or greater unless environmental features or existing development patterns do not support those densities.* (emphasis added)

(B) To Implement adopted environmental protection policies as set forth in the Hillsborough County Comprehensive Plan to preserve a variety of irreplicable and environmentally sensitive resource lands, including those containing natural features such as Natural Plant Communities, wetlands, waterways and flood plains

Response: The developer does not identify relevant environmental protection policies that support clustering in this instance or address how the proposed lot size of 6,900 square feet supports the existing development pattern. The Site Plan associated with PD 25-0802 includes notes 9., 10., and 13., which state the subject property contains no environmentally sensitive lands, no significant wildlife, and not recorded Historic structures.

(C) To provide for the conservation and maintenance of open land within Hillsborough County for active or passive recreational use by its residents

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Response the majority of open land will be used for stormwater drainage and retention; the remaining open land, a remanant area in the northern portion of the site, which is of insufficient size and shape for use as a home-site, is proposed as a "park" no amenities are listed and the only linkage between the 'park' and the drainage and retention areas is along Street A (Private). The submitted site plan does very limited open area for recreation and no water features are identified.

(D) To protect and retain areas with productive agricultural soils for continued or future agricultural use by conserving blocks of land large enough for viable farming operations

Response: the developer does not identify productive agricultural soils to be retained

(E) To allow innovation and greater design flexibility and efficiency in the siting and maintenance of services and infrastructure, including the opportunity to reduce the length of roads and utility runs

Response: The developer does not identify any innovation or greater design flexibility which supports clustering. In this instance, it appears a clustered development pattern is proposed for the sole purpose of increasing density.

(F) To conserve scenic vistas and elements of the County's rural character

Response: the developer has not identified any scenic vista to be conserved

While the developer may request to 'cluster' development through the Planned Development process, to propose a clustered development pattern, he or she must demonstrate "innovative design", which requires assurance of land use compatibility, and harmony with the established development pattern to qualify.

Therefore, consideration of clustered development has been further researched

The American Planning Association publication, A Glossary of Zoning, Development, and Planning Terms, provides the following definition for a clustered development:

Clustered Development: *A residential use that divides land into not more than the number of lots permissible in a conventional subdivision of the same property in the same zone but where the size of individual lots may be reduced in order to gain common open space*

The Hillsborough County Land Development Code defines Open Spaces as follows:

Open Space: *An area reserved for landscaping and permeable open area which shall be improved and maintained accordingly. Such areas may include landscaped buffers, vegetated yards, retention areas (if permeable) and associated landscaping, xeriscape preserved upland vegetation, environmentally sensitive areas, improved recreational facilities, parking area screening, landscaped islands, mulched and vegetative play areas, and areas paved with permeable blocks. Retention areas are considered open space if they serve as a water feature and are used as a design element within the overall site design. Water features should enhance the overall aesthetic experiences of the people on the site and encourage other pedestrian uses (i.e., walks, decks, plazas and piers). Street furniture is also a component of open space. See Street Furniture. An exception to this general definition is open space in the IPD-3 District where open space may be 100% paved.*

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Findings

- The open space proposed within PD 25-0802 is mostly identified as Drainage and Retention Area. The term "Drainage and Retention Area" implies a non-permeable stormwater pond which is not considered "open space".

- Additionally, the developer has not addressed if or how the Drainage and Retention Areas would qualify as open space or how the drainage and retention areas will serve as a water feature; no pedestrian uses associated with the Drainage and Retention Areas are illustrated or described within the petition.

- The developer has not demonstrated how the proposed clustered development pattern is creative or innovative; or how it insures and promotes land use compatibility and harmony with the existing development pattern. In fact, the very limited mitigation of use proposed along the western boundary is less than the minimum screening type outlined in the LDC, Type A.

Discussion

The developer has identified the rational for Planned Development as (1.) remaining consistent with the surrounding community and (2.) fulfilling the density requirement of the Urban Service Area as outlined in the Hillsborough County Comprehensive Plan.

About remaining consistent with the surrounding community, the proposed lot sizes are not reflective of the nearest lots to the site, or the surrounding neighborhood. To be clear, Bloomingdale is a separate and distinct community with individual neighborhoods and amenities; a planned character; and subdivision walls; easements and roadways separate it from the existing, lower density, traditional neighborhood of which the subject site is located.

In regard to fulfilling the density requirement of the Urban Service Area, it is assumed that the developer is referring to Future Land Use Goal 1. Urban Service Area, *Objective 1.1 Direct at least 80% of new population growth into the Urban Service Area (USA) and adopted Urban Expansion Area through 2045. Building Permit activity and other similar measures will be used to evaluate this objective*

and

Policy 1.1.2 *To direct growth into the USA, all new residential or mixed-use Future Land Use categories within the USA shall have a density of 4 du/ga or greater unless environmental features or existing development patterns do not support those densities. These categories are identified as Suburban and Urban land use categories in Table 2.2* (emphasis added).

The intent of both referenced policies can be achieved with a larger lot size than the urban density lot size of 6,900 square feet as proposed. Goal 1 of the Future Land Use Element intends to promote development within the Urban Service Area rather than in the Rural Service Area. This Goal would be satisfied with either a standard district (Euclidean) rezoning to RSC-4 or a Planned Development seeking lot sizes consistent with the RSC-4 zoning district which requires a minimum lot size of 10,000 square feet. The RSC-4 zone is most consistent with the RES -4 Future Land Use district.

The intent of Policy 1.1.2 is to direct growth into the Urban Service Area. It restricts *new* Comprehensive Plan Amendments within the Urban Service Area to those districts which have a minimum density of 4 dwellings per acre unless there are unique circumstances which require special consideration such as environmental features or existing development patterns. In such cases the requested land use district could be to one of a lower density. In this case, special consideration should be applied because of the

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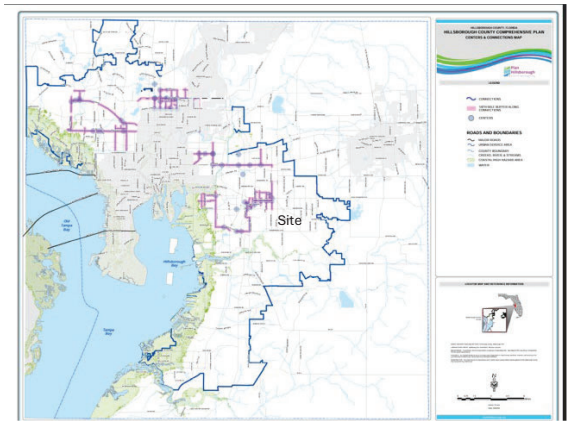
existing development pattern. Yet, this policy does not apply as the petition is **not** a new Comprehensive Plan Amendment, it is a rezoning.

Additionally, within the Project Narrative of PD 25-0802, the developer states the "... the proposed density at 3.01 units to the acre at 76% of the R-4 maximum density does meet the 75% Minimum Density Requirement." While the source of the regulation referenced is not noted, it is assumed to refer to Comprehensive Plan Objective 2.4 which addresses Centers and Connections and seeks to promote focused growth within the Urban Service Area by encouraging a variety of densities, intensities and forms of development fronting identified Connections and within Centers as shown on the Centers & Connections Map.

Policy 2.4.4 states: *Consideration of C&Cs should be given in review of Future Land Use Map amendments and rezoning applications Specifically: All new development or redevelopment shall meet a minimum density of 75% of the allowable density of the adopted FLU category unless it meets the following criteria*.

<u>The subject site is not located within a C&C therefore the development is not required to meet a minimum gross density requirement.</u>

Graphic 2 Centers & Connectors (C&C) Map with approximate location of site identified



In this instance, considering the lack of justification provided for the clustered development plan as proposed and the existing development pattern of the subject neighborhood, the configuration and lot size should **not** be supported. Instead, the focus should be on preserving the character of the existing suburban residential neighborhood and utilizing lots consistent with the RSC-4 zone and with larger lot sizes along the western boundary to provide a transition.

Minimum Lot Size: 10,000 square feet

Minimum Lot Width: 75-feet

Front and Rear Setback:25-feet

Side Setback: 7.5 feet

Discussion on Infill

While the site may be considered infill based on its proximity to existing water and sewer connections, it is not identified as an infill lot on the Hillsborough County Map Viewer 2.5, a Geographic Information

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System that is recognized as the County's official zoning map; and it does not qualify for the Residential Infill Density Bonus as outlined in in Comprehensive Plan Policy 4.9.6. because Culbreath Road is considered a local road at the project entrance and because of the shape and configuration of the lot which places the residential area more than 660- feet from a collector or arterial roadway.

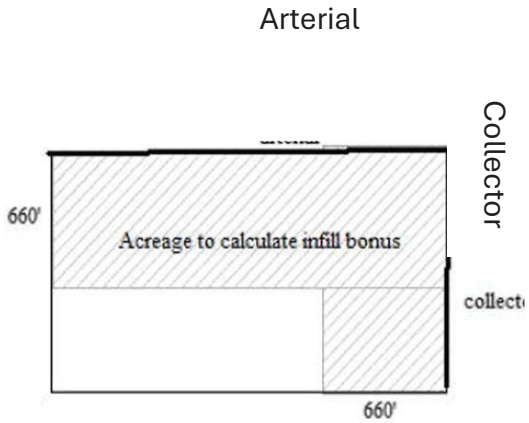
The small/urban density lot sizes proposed are not consistent with the existing, larger, suburban development pattern and density of the surrounding area. Approval of thirty-three 6,900 square foot lots is **not** appropriate regardless as to whether it is considered infill. This sentiment is captured in the Introduction to the Future Land Use Element, Countywide Growth Strategy, which is paraphrased below:

Within the current Urban Service Area (USA) boundary, vacant and developable land has become increasingly constrained. Therefore, the focus in the current USA will be on two things – opportunities for redevelopment and infill <u>in appropriate areas and preserving the character of existing suburban residential neighborhoods.</u> (emphasis added)

Furthermore, it must be considered that the purchase of a home is often the single most important purchase of a person's lifetime. The location, size and area surrounding the homesite is extremely important in assessing the future value of the home. Development of nearby properties has a profound impact on the equity of a home. When communities are thoughtfully planned with consistent uses and compatible lot sizes property values remain steady.

Graphic 3. Residential Infill Bonus

Exhibit 1. Comprehensive Plan Policy 4.9.6



Graphic from zoning map

Results/ Parcel Information as found on the GIS Zoning Map

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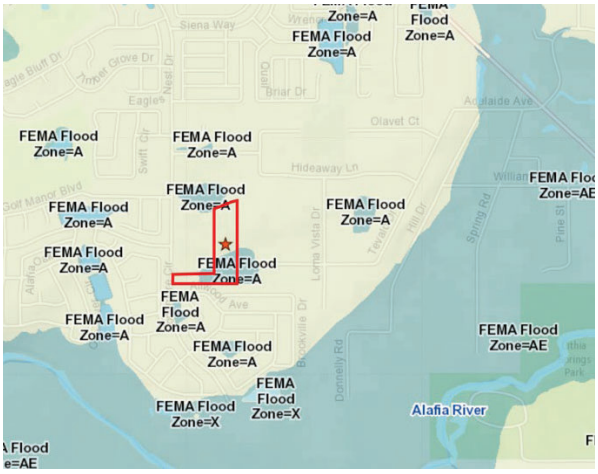
Jurisdiction	Unincorporated County
Zoning Category	Agricultural
Zoning	AS-1
Description	Agricultural - Single-Family
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
Flood Zone:A	
FIRM Panel	0530H
FIRM Panel	12057C0530H
Suffix	H
Effective Date	Thu Aug 28 2008
FIRM Panel	0415H
FIRM Panel	12057C0415H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120415C
County Wide Planning Area	Brandon
Community Base Planning Area	Brandon
Census Data	Tract: 013409 Block: 3002
Census Data	Tract: 013409 Block: 3007
Future Landuse	R-4
Future Landuse	P/QP
Urban Service Area	USA
Mobility Assessment District	Urban
Mobility Benefit District	2
Fire Impact Fee	Central
Parks/Schools Impact Fee	CENTRAL
ROW/Transportation Impact Fee	ZONE 7
Wind Borne Debris Area	Outside 140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO

<u>Part 3.a Public Health Safety and Welfare Flood Protection</u>

The subject site is in an area of increased flood concern. Floods are unpredictable because flood risk is always changing. The changes are associated with the built environment i.e. increases in impervious surfaces and changes in elevation aassociated with new development; and with the natural environment i.e. changes in weather patterns. Flooding concerns are a valid public health, safety, and wellness concern, particularly considering the recent and very active 2024 hurricane season which created significant flooding throughout Hillsborough County, and current predictions for a very active 2025 Atlantic Hurricane Season.

Within the site and the immediate vicinity, there are several areas designated as Flood Zone A, and AE; and within a short distance is the Alafia River Floodway and its fringe. These areas indicate high flood potential. Within the A and AE Flood Zones there is a 1% annual chance of flooding. The development as proposed intends to locate new impervious surfaces within an area long associated with natural flood compensation. The effects of new development on the existing development should be carefully considered.

Graphic 5 Hillsborough County Property Appraiser Flood and Water Layers with site identified.



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Graphic 6 FEMA Flood Map

Graphic 7. Topographic Map layer, Hillsborough County Map Hillsborough Viewer 2.5 with site identified

The maps depicted above indicate the site contains a significant area of Flood Zone A, and that the property drains, generally, from the north to south. The FEMA Flood Map (Graphic 6) illustrates an area of Flood Zone AE to the south of the site and the Alafia Floodway even further south.

- Flooding concerns are a valid public health, safety, and wellness concern, particularly considering the recent and very active 2024 hurricane season which created significant flooding throughout Hillsborough County and predictions for a very active 2025 Hurricane Season.

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- The location of the on-site area of Flood Zone A, in the south center of the site, between the proposed residential lots and the area identified on the site plan as Drainage Retention Area demonstrates ingress and egress during a flooding event is a significant concern.

- The topographical contours of the land indicate a drainage pattern from north to south. Nearby and adjacent property owners have legitimate concern regarding development of the site which have yet to be addressed; specifically: the resulting elevation of the development, the compensation of the proposed retention and drainage areas, as well as the off-site run-off pattern. There is significant concern regarding the impact of the proposed development on property to the south, particularly those areas within Flood Zone AE and the nearest to the Alafia Floodway

- The location of the off-site Flood Zone A, northwest of the site also poses concerns, because of the lower elevations of property to the south and the increased velocity of water as it passed over paved surfaces.

Part 3 b. Public Health Safety and Welfare b. Traffic: Rezoning PD 25-0802 will generate additional traffic adding to existing traffic congestion on Culbreath Road, a substandard roadway; and several associated intersections.

The developer has requested an administrative variance to reduce driveway spacing from the driveways to the north as follows:

(a) To the north along Culbreath Road, the first driveway is 103 feet from the proposed driveway.

(b) Continuing north, the second driveway serves the same single family house as the first – the house has a "U" shaped driveway with two curb cuts, and this northern curb cut is 158 feet from the proposed driveway.

(c) Continuing northward, the driveway for the second house to the north is 200 feet from the proposed driveway,

The developer contends that there is unreasonable burden in meeting the driveway spacing requirements because of the very limited frontage along Culbreath Road, which does not provide sufficient area to shift the driveway location to a point where it could comply with the County's driveway separation regulation. Justification of the variance is based on "critically needed housing in Hillsborough County".

While there is a need for housing, this need should be balanced with the goals, objectives and policies of the Comprehensive Plan's Future Land Use Element and Livable Communities Element which were adopted to ensure protection of the character and viability of established neighborhoods and to protect property values. The recent updates to the Comprehensive Plan provided for expansion to the Urban Service and Urban Expansion Areas and additional mechanisms for increased density and intensity at appropriate locations, such as centers and connectors.

In addition, the developer is seeking design exceptions because Culbreath Road is not a sufficient roadway. It cannot be made a sufficient roadway because it does not have the required right of way- this prevents construction of sidewalks on the east side of the road and bike paths. These improvements are critical within 2 miles of a school. This and the inability to meet driveway spacing demonstrate that the site is not appropriate for development as proposed.

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Furthermore, community members have attested that traffic congestion prevents traffic flow on Culbreath Road in both directions beyond the access point of the proposed subdivision during both the morning and afternoon hours associated with school day; and that this traffic adds to the rush hour congestion resulting in very long commutes which diminish quality of life. Therefore, it is appropriate for the developer to provide a full traffic study to include traffic counts while school is in session and review all intersection operations associated with Cimino Elementary School.

Part 4 Consistency with the Brandon Community Plan

Goal 2 Protect and enhance Brandon's natural environments and rural character including existing natural resources and environmentally sensitive area

Encourage the preservation of existing natural resources and rural character through increased open space requirements, natural plant community protections and the implementation of certain density credit methods such as clustering development and/or the transfer of development rights to protect rural or environmentally sensitive areas**.**

Response: This goal intends to protect the natural environment and rural character of the Brandon community. The subject property is presently within an agricultural zone, Agriculture Single Family (1 dwelling per acre), the proposed rezoning seeks to increase density though a clustered development plan which does not demonstrate preservation of existing natural resources, rural character or result in meaningful and useable open space; it does not qualify as a conservation subdivision as outlined in LDC 5.9.00 and is not eligible for an infill density bonus as outlined in Comprehensive Plan FLU Policy 4.9.6. Rezoning petition PD 25-0802 is contrary to Goal 2 of the Brandon Community

Goal 3 Revitalize (protect, reinvest, maintain) Brandon's older infrastructure and ensure that concurrency requirements are met on new development

Response: The intent of this goal is to protect long-term property values and family values. Owning a home is often the largest single investment a person will make in their lifetime. The decision to purchase a home is influenced by multiple factors including location, property size, and harmony of neighborhood. Home values decline when adjacent tracts of land are developed with lots of inconsistent size and value; and are further degraded when adjacent small lot homesites and insufficiently mitigated (i.e. landscape and buffering) and on-site amenities.

Goal 4. Preserve Brandons family friendly small-town qualities by promoting and enhancing sense of place and community.

Response: Rezoning petition 25-0802 proposes lot sizes of minimal size, no use-to-use buffering along the boundary of existing larger lot homesites; limited screening materials, and very limited on-site recreation and usable open space. The urban intensity lot sizes (6,900 square feet) are not consistent with established larger lot neighborhood, See graphic 9 below, and will not contribute to or promote a small-town quality

Goal 5: Recreational and cultural resources need to be provided to support our family friendly community.

1.Encourage new development to provide new or enhanced (to be defined) recreational amenities

Response: The proposed development provides only minimum recreational amenity and only on the remnant areas in the northern portion of the site surrounding the cul-de-sac, where the area and

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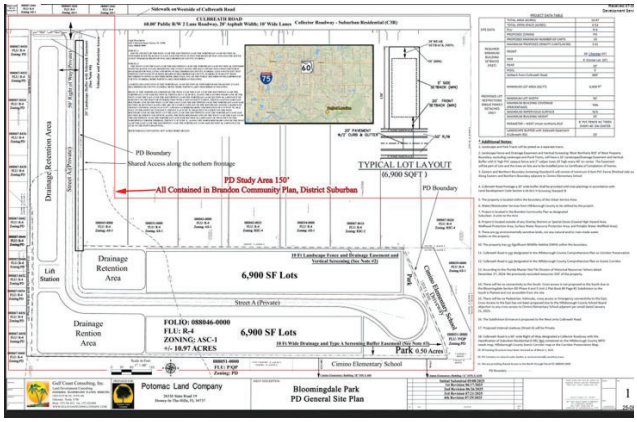
configuration of land is not sufficient for a home site. In this remnant area a "park" is proposed, however, no information regarding amenity is provided. It is assumed to be passive open space.

Graphic 8 Proposed Site Plan PD 2025-0802 demonstration of limited usable open space and recreational amenities



Goal 6: Re-establish Brandon's historical, hospitable, and family oriented character through thoughtful planning and forward-thinking development practices by concentrating density in certain areas to preserve the semi-rural lifestyle of other areas. Attempt to buffer and transition uses in concentric circles where possible with most intense uses in an area at a node (intersection) and proceeding out from there. Create a plan for how areas could be developed and redeveloped for the future. Each of these areas would have potential for different building heights, parking configurations, fencing, buffering, landscape requirements, special use limitations, and design standards. These standards apply to new construction on infill property, redevelopment of undesirable areas and renovation of existing buildings. The primary consideration of all changes should be compatibility with existing structures to ensure neighborhood preservation.

2. Implement Brandon Character Districts to protect established neighborhoods and historic patterns of development
3. Consistent with the Brandon Character District Map, develop design guidelines for the Brandon Character Districts to address at a minimum building heigh, density and intensity, building types, bulk, mass, parking, location, access, frontage, setback, buffer , landscape, streetscape and signage. Consistent with the general design characteristics listed in the Brandon Community Plan document, develop specific standards for adoption into the Land Development Code.

Response part 1:

To date, the Brandon Character Districts design guidelines have not been adopted into the Land Development Code and the Brandon Character District Map is lacking sufficient information to definitively identify the site. The best information available indicates the area of the site intended for residential development is partly or entirely within the Garden Estate District.

The current agricultural zoning of the site; its location within an established neighborhood and its proximity- abutting existing larger lot (0.60 acres to over 2 acres in size) sites, developed primarily with single family homes indicates the district is more like the Garden Estate District than the Suburban District and that the development standards of the Garden Estate District are intended and should apply.

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Graphic 9., below intends to interpret the proposed layout of PD 25-0802 and its relationship to the existing, developed properties to the west. These existing properties vary in size from 0.59 acres to over 2 acres in size.

PD 25-0802 intends to develop thirty-three 6,900 square foot lots with minimal screening and buffering. As stated in Article 12 of the LDC: "Buffers and screening are used to reduce the impact of a use of land or adjacent uses which are of significantly different character, density or intensity". The proposed buffering and screening is not sufficient to protect the established neighborhood and historic pattern of development.

As outlined in LDC 6.06.06 Type A Screening requires compliance with the standards listed below and is generally coupled with a 10-foot-wide buffer intended for landscape materials

Evergreen plants, at the time of planting, shall be six feet in height and provide an overall screening opacity of 75 percent; or

A masonry wall six feet in height and finished on all sides with brick, stone or painted/pigmented stucco; or

A solid wooden or PVC fence six feet in height (finished side out); or

A berm in combination with 1, 2, or 3 above, to achieve a minimum height of six feet and 75 percent opacity at the time of installation; and.

Lawn, low growing evergreen plants, evergreen ground cover, or rock mulch covering the balance of the buffer.

Instead, the developer is proposing:

Site Plan Note 2. Landscape Fence and Drainage Easement and Vertical Screening: Most Northerly 810 feet of west Property Boundary, excluding Landscape and Pond Tracts will have a 10-Landscape/Drainage Easement and Vertical Buffer with 6' high PVC opaque fence and 3" caliper trees 10' high every 40 feet on center. The Easement will be part of the Lots and the trees on lots are to be installed prior to Certification of Completion of homes.

The proposed landscaping is insufficient and does not protect established neighborhoods and historic patterns of development

- The most minimal screening is proposed- a 6-foot-tall fence and undefined "vertical" plantings, between the existing, established, medium to large lot neighborhood and the proposed housing subdivision with significantly smaller lots- a 6-foot-tall fence.
- No buffer is proposed, instead a drainage easement is to be located eastward of the proposed screening (6-foot-tall fence) and on private property
- Drainage easements are not allowed within required buffers, as outlined in Article 12 of the Hillsborough County Land Development Code, *a buffer may only be occupied by screening, underground utilities, stormwater ponds with slopes no steeper than 4: 1; or undisturbed or appropriately managed vegetation*
- Minimal screening and elimination of a buffer is contrary to protection of established neighborhoods. The proposed perimeter landscaping and buffering along northwest boundary and the existing residential uses is not consistent with the intent or definition of a buffer as outlined in the Hillsborough County LDC: *Buffers and screening are used to reduce the impact of a use of land or adjacent uses which are of significantly different character, density or intensity*

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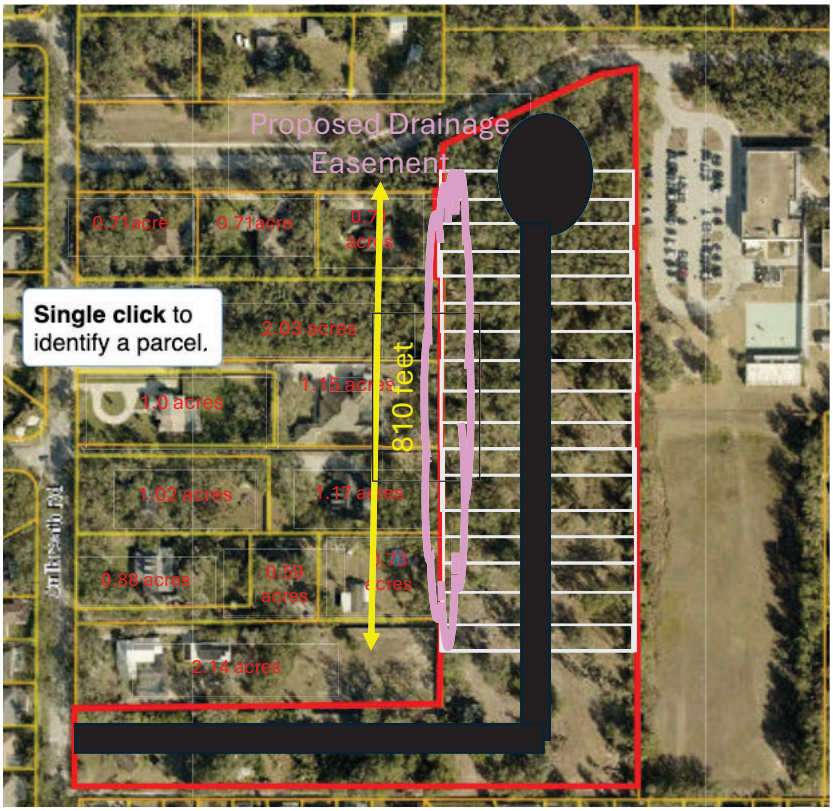
- It is not appropriate to locate a drainage easement on private property. Doing so will reduces the usable rear yard of the proposed development from 20-feet to 10 feet; and offers only limited assurance that structures (like sheds) which prevent the flow of water, located within the are of drainage easement.
- It is not appropriate to locate drainage easements on private property, instead they should be in a separate tract, and controlled by the Homeowners Association
- The actual width and conveyance capabilities of the proposed drainage easement is not known, therefore its effects on adjacent properties outside the development cannot be determined.

Graphic 9 interpretation of the proposed layout of PD 25-0802



<u>Response part 2 :</u>The site plan is provided is a bubble plan and provides minimal information as to the lot configuration, Graphic 9., above is an interpterion of the development proposed, based on information provided.

The proposed planned development does not demonstrate 'thoughtful planning or forward thinking development practices". Consistency with the development pattern and lot size adjoining lots within the established neighborhood is not proposed or mitigated for.

The clustered development and urban lot sizes proposed are significantly smaller than the abutting and nearby lots within the established neighborhood. The perimeter lots, adjacent to the existing residential development do not provide a transition; and screening proposed is of minimum quality and not sufficient for mitigation.

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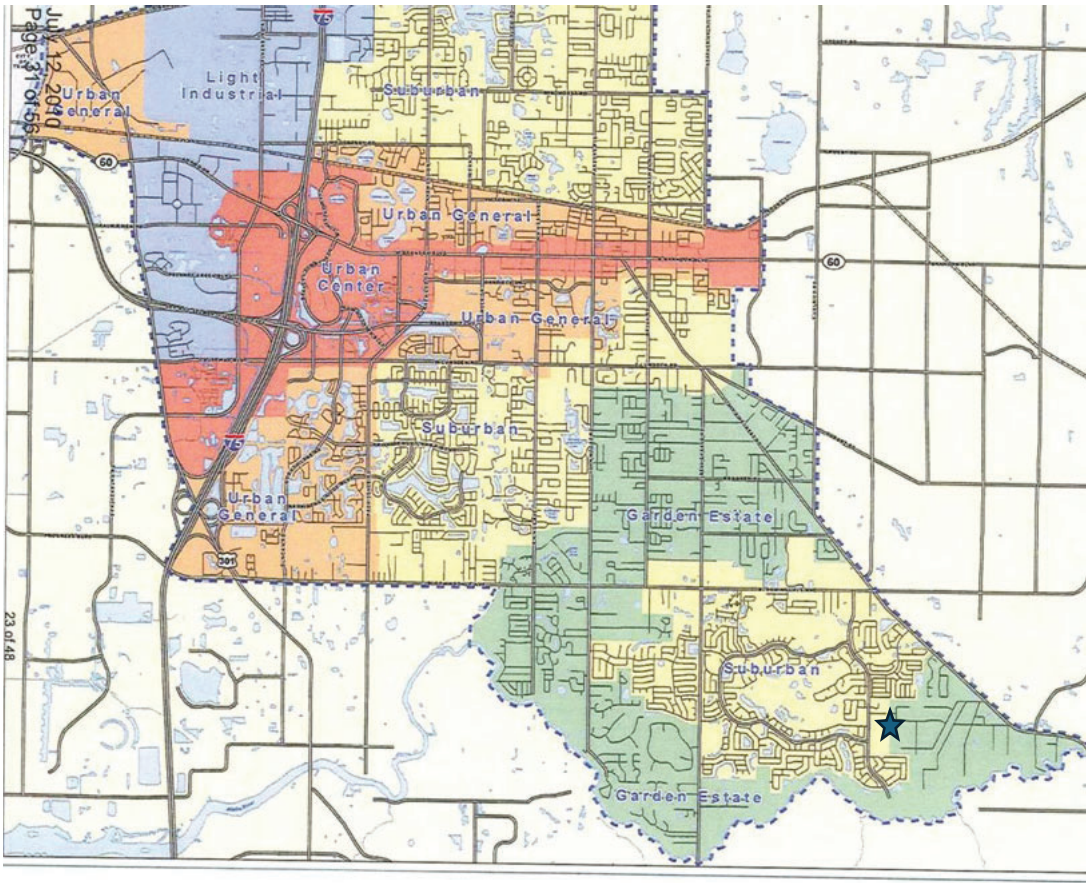
Garden Estates – Usually adjacent to "Suburban" districts or agriculturally zoned properties including a few small working farms. These areas consist predominantly of single-family homes with lot sizes of at least half-acre. They may retain agricultural zoning including related horse and farm animal ownership rights, giving the feel of a semi-rural lifestyle. Blocks may be large and the roads irregular to accommodate existing site conditions such as flag lots or large, grand oak trees. Although located within the Urban Service Area, homes may have been constructed with private wells and septic systems so that County water may or may not be available in these areas. Demand for neighborhood serving uses like Childcare and Adult Day Care is minimal. As a result, special uses should be located at intersections and would not be deemed compatible unless they meet the locational criteria for a neighborhood serving commercial use in the Land Development Code.

Response: The subject property is currently within an agricultural zone (AS-1) and surrounded by agricultural zoning; it is 10 acres in size. The Brandon Community and Special Studies Map is of limited detail, and intended for conceptual purposes. This map indicates the site is partially located within the Garden Estates district. Regardless, this map is conceptual and intended for illustrative purposes. In cases such as this, where a property is located within the transitional area between two districts, the current zoning and lot size, abutting lot sizes and neighborhood character should determine the envisioned development pattern.

Brandon Community and Special Area Studies Map and intended for continued development at lot sizes of at least half an acre.



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Part 5 Land Use Policies which DO NOT support the proposed PD 25-0802

Introduction to the Future Land Use Element, Countywide Growth Strategy, (paraphrased below)

Within the current Urban Service Area (USA) boundary, vacant and developable land has become increasingly constrained. Therefore, the focus in the current USA will be on two things – opportunities for redevelopment and infill in appropriate areas and preserving the character of existing suburban residential neighborhoods.

Response: It is not the intent to allow inconsistent lot sizes into established neighborhoods, the Urban Service Area has been expanded to allow additional area for growth and density bonuses are provided for appropriate density in appropriate areas for example centers and connectors.

COUNTY WIDE GROWTH STRATEGY

- Create compatible development patterns, recognizing land use patterns or existing communities, through design and location of land uses
  Response: *PD 25-0802 seeks to locate urban lot sizes adjacent to existing development of lower density. The development pattern is not compatible and will set a precedent for smaller lot sizes within the established neighborhood/ this is contrary to the Countywide Growth Strategy*

Future Land Use Goal 1. Urban Service Area, *Objective 1.1 Direct at least 80% of new population growth into the Urban Service Area (USA) and adopted Urban Expansion Area through 2045. Building Permit activity and other similar measures will be used to evaluate this objective*

FLU Policy 1.1.2 *To direct growth into the USA, all new residential or mixed-use Future Land Use categories within the USA shall have a density of 4 du/ga or greater unless environmental features or existing development patterns do not support those densities. These categories are identified as Suburban and Urban land use categories in Table 2.2*

FLU POLICY 3.1.2 Gradual transitions of intensities and densities between different land uses shall be provided for as new development is proposed and approved through the use of professional site planning, buffering and screening techniques and control of specific land uses. Screening and buffering used to separate new development from existing, lower density community should be designed in a style compatible with the community and allow pedestrian penetration.

Response*: The screening proposed is the less than the minimal screening and buffering allowed per code. The 10-foot Type "A" buffer is the most minimal buffer outlined in the LDC. It requires 10-feet of horizontal distance from the property line which may only be occupied by screening, underground utilities storm water ponds with slopes no steeper then 4:1 and landscape material or appropriately managed vegetation. The site development plan indicates a 10-foot-wide drainage easement will be used instead of a buffer yard; and that the proposed drainage easement will be located east of the project boundary on the individually deeded lots associated with PD 25-0802 and not controlled by a Home Owners Association (HOA).*

The LDC defines a buffer as follows:

Buffers and screening are used to reduce the impact of a use of land or adjacent uses which are of significantly different character, density, or intensity. As the term is used in Section 4.01.00, buffer means an area of undisturbed or appropriately managed vegetation surrounding a natural resource that is utilized to minimize man-induced disturbances, including the secondary impacts of development.

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FLU POLICY 3.1.2 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 existing character of development.

Response: *The proposed urban lot size and net density proposed is not compatible with the exiting, larger lot, low density development in the identified neighborhood (See graphics 1 and 9) . The justification provided for 6,900 square foot lots is minimal and not satisfactory. The proposed lot sizes are grossly disproportionate to the established development pattern of the existing neighborhood. Approval will allow the encroachment of urban lot sizes into an existing, established neighborhood and set a precedent for future rezonings of similar lot size and poor design quality.*

FLU POLICY 3.1.4 Lots on edges of new developments that have both a physical and visual relationship to the adjacent property that is parceled or developed at a lower density should mitigate such impact with substantial buffering and or compatible lot sizes

Response: *As discussed in detail the 6-foot fence PVC fence, is not sufficient screening; in place of a landscape buffer the developer is proposing a drainage easement and vertical screening. The drainage easement is proposed to be located on the residential lots, this will reduce the usable backyard from 20-feet to 10-feet. This is not consistent with the intent of Policy 3.1.4*

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 4.4.3 Lot size and density of new or 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 Wildlife Habitat protections

Response: the smallest lot size adjacent to the property is located along the western boundary, between the subject site and Culbreath Road. It is 0.71 acres/30,927.6 square feet and is more than 4 times the size of the proposed 6,900 square foot lots. On the west side of the subject property there is one lot that is 0.59 acres/27,700 square feet in size, and more than three times the size of the proposed 6,900 square foot lots. The lot sizes proposed do not reflect the character of the surrounding residential neighborhood; they are more consistent with those within the Bloomingdale Community a Development of Regional Impact approved as a PD that included significant amenity and a variety of lot sizes, than in the subject neighborhood.

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

6.3.2 For purposes of clustering in the Urban Service Area, open space may include natural preservation and mitigation areas, (non-vaulted) stormwater systems and landscape linkages that encourage passive recreational uses consistent with the goals of clustered developments to achieve open space.

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6.3.3 when feasible, open space shall include all or as much as possible the most significant , productive, or sensitive natural resources areas on-site. The siting of development should be controlled to minimize fragmentation of natural habitats and limit impacts on the functions of the open space and natural resources

Response:

Except for a park with unidentified amenities in the northern portion of the site, in the remanent area that is not buildable based on its configuration; all open space is retention and detention area with no amenity to promote recreation and no identified water feature. The only linkage between the park and the drainage retention area is Street A (Private).

As stated on the site plan, notes 9., 10., and 13., There are no environmentally sensitive lands or natural water bodies on site; no significant wildlife habitat and no cultural resources on-site.

The retention and detention areas are in the southern portion of the site and include some but not all of the Flood Zone A. The location of the retention/detention areas create concerns regarding ingress and egress in a flooding event and do not demonstrate their ability to sufficiently manage on and offsite stormwater capture and runoff.

Therefore, the proposed clustered development is utilized to increase lot count, and not 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.

Conclusion:

The proposed planned development does not demonstrate 'thoughtful planning or forward-thinking development practices". It proposes a clustered development pattern, yet open space is comprised of mostly drainage and retention but also a small park. There is no linkage between the park and the retention areas, no water feature and no listed amenity. The site plan confirms that the site has no environmentally sensitive lands, no natural or man-made water bodies, no significant wildlife habitat and no cultural resources. It does not meet the intent of a clustered development.

Consistency with the development pattern and lot size of adjoining lots within the established neighborhood is not proposed or mitigated; the most minimal screening is proposed between the existing developed lots to the west. Generally, when smaller lots are proposed adjacent to existing larger lots, the perimeter lots of the proposed development are required to be larger and separated by a substantial buffer. In this instance the developer is proposing a 6-foot fence for screening and a 10-foot-wide drainage easement to be located along the western boundary of the 6,900 square foot perimeter lots in lieu of a landscape buffer yard. This will provide no mitigation of use and effectively reduce the useable backyard area of the perimeter lots of the proposed development from 20-feet to 10-feet. Additionally, it will place the responsibility of drainage maintenance in the hands of the individual homeowner.

PD 25-0802 is proposed for development of 33 single family lots of 6,900 square feet. This project will generate additional traffic adding to existing traffic congestion on Culbreath Road, a substandard roadway; and several associated intersections. The developer contends that there is unreasonable burden in meeting the driveway spacing requirements because of the very limited frontage along Culbreath Road which does not provide sufficient area to shift the driveway location to a point where it could comply with the County's driveway separation regulation. In addition, the developer is seeking design exceptions because Culbreath Road is not a standard roadway. It cannot be made a sufficient roadway because it does not have sufficient right of way- this prevents construction of sidewalks on the west side of the road and bike paths. These improvements are critical within 2 miles of a school.

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The proposed development plan is not appropriate for approval. If approved it will set a precedence for future development which is inconsistent with the intent of the clustering and neighborhood protection policies as outlined in the Comprehensive Plan.

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Professional land planner certified by the American Institute of Certified Planner (AICP) with experience in the public and private sectors specializing in zoning, eminent domain and sign regulation.

June 2009-Present
Planner Ortiz Planning Solutions
2810 N. Central Ave Tampa FL 33602
Provide land use and zoning expertise and representation to clients throughout Florida in processes including but not limited to rezoning, planned development, special exceptions and special use, alcohol beverage wet zoning, and master sign plans. Conduct pre-acquisition due diligence; facilitate development review meetings; assist with the issuance of site development and building permits, and host neighborhood meetings. Review eminent domain takings and provide planning analysis.

August 2006- March 2009
Community Planner II Hillsborough County Planning and Growth Management Division
600 E. Kennedy Blvd. Tampa FL 33602
Analyzed development proposals for consistency with the Land Development Code and Comprehensive Plan, created planning reports and presented findings to decision making boards. Reviewed site plans and annexation requests for compliance with zoning regulation. Assisted with the creation of community plans by representing Hillsborough County in neighborhood meetings and planning charettes and documenting results. Acted as staff liaison to the Historic Preservation Board.

May 2004-August 2006
Community Planner I Polk County Land Development Division
Analyzed development proposals for consistency with the Land Development Code and Comprehensive Plan, create planning reports and presented findings to decision making boards. Reviewed site plans for compliance with zoning regulation. Represented Polk County in neighborhood meetings and planning charettes. Acted as Planner on Call.

Education
University of South Florida, Bachelor of Arts, Geography.

Certification
American Institute of Certified Planners

Volunteer Experience
City of Tampa Historic Preservation Commission

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Exhibit 2

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ALEX ROARK ENGINEERING

TECHNICAL MEMORANDUM

August 11, 2025

Tom Leech
President, Bloomingdale Special District
3652 Erindale Drive
Valrico, FL 33596

Dear Mr. Leech,

Alex Roark Engineering has completed the review of an *Administrative Variance* and a *Design Exception* applied for the proposed Bloomingdale Park development. The variance and exception letters were prepared by Gulf Coast Consulting, Inc. for the developer. The letters are dated August 4, 2025, and August 5, 2025. This review was requested by the Bloomingdale Special District. Following is a summary of the review.

Administrative Variance Letter:

1. **The letter incorrectly states that the closest access to the south from the proposed access meets the standard.** The letter identifies the subject roadway, Culbreath Road, as a Class 5 roadway which requires a minimum access (driveway or roadway) spacing of 245 feet. After describing the substandard distances of driveways to the north, the letter states " All other driveways/roadways meet spacing relative to the proposed new curb cut." This is not accurate. The site plan shows there is an additional access between the southern boundary of the subject parcel and the homes to the south that access Allwood Avenue. This access to the south is shown below.

4843 HERITAGE PARK BLVD
TALLAHASSEE, FL 32311
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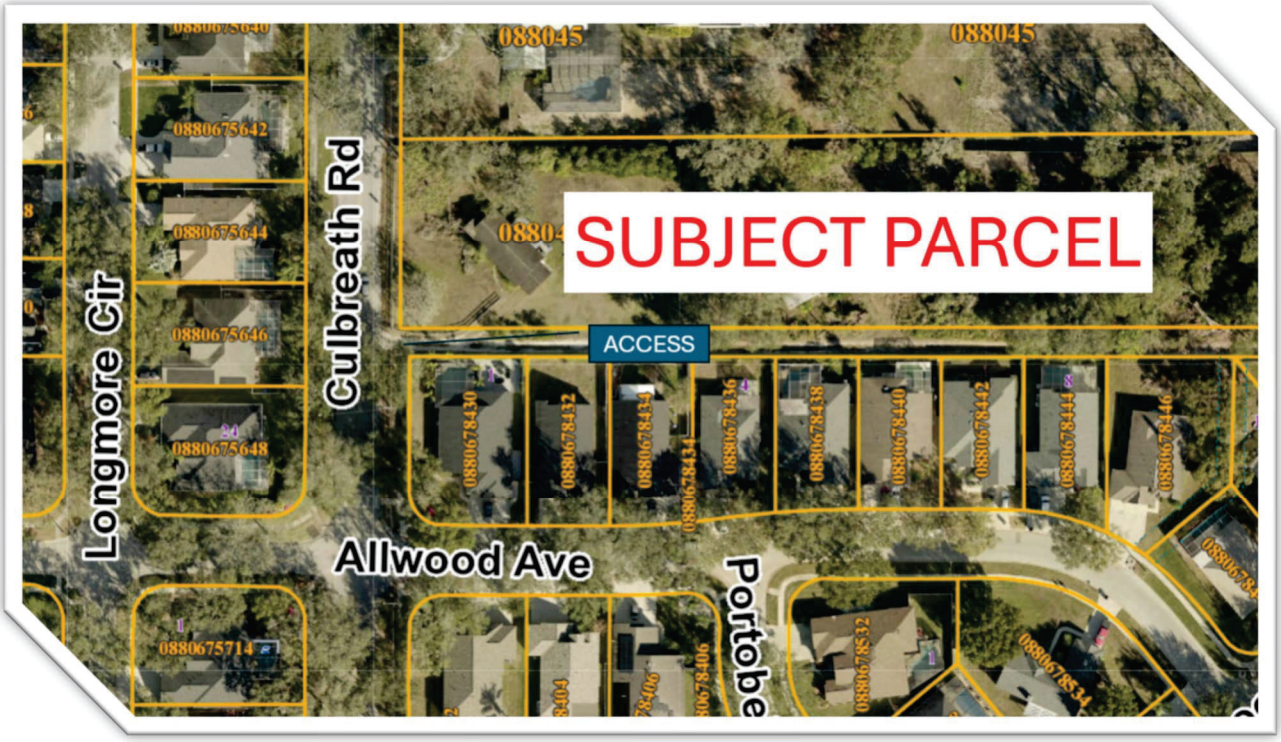

This access point is referred to as "River Park" and is identified as both a 15-foot public right-of-way (western end) and a 15-foot easement reserved for right-of-way (eastern end). This access point onto Culbreath Road is approximately 120 feet from the proposed development access, which is less than half of the minimum standard of 245 feet.

1. **The letter incorrectly states that low speeds reduce the possibilities of conflicts on Culbreath Road.** In addressing the requirement that this variation not be detrimental to the public health, safety, and welfare, it states, "Culbreath Road is a low speed, 30 mph roadway within a relatively densely populated residential area. The low speeds reduce the possibility of conflicts resulting from substandard driveway spacing." The speed of a roadway does not impact the number of conflicts at a driveway connection point or intersection. Adding any new access point will, in fact, increase the number of conflicts. Also, with the configuration of the roadway network in this area, all of the traffic south of Natures Way Boulevard and essentially Erindale have to travel north/south along Culbreath Road to access their homes. Allwood Avenue, the next appropriately spaced access road to the south, serves hundreds of homes. This proposed nonstandard access, and increased conflicts would be detrimental to the public welfare. With the proximity of the elementary school and the absence of sidewalks on the subject side of the road, more vulnerable roadway users will experience increased exposure.

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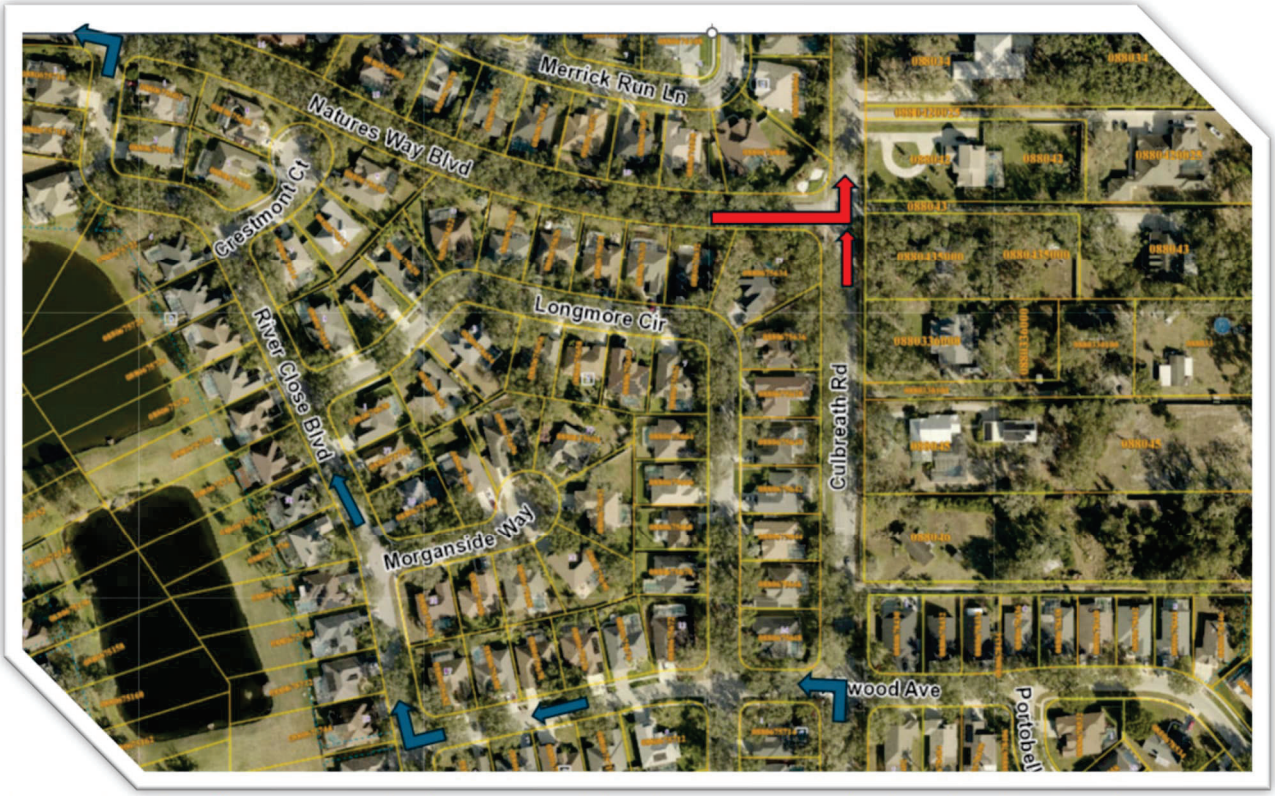
Even at 30 mph, the probability of a pedestrian fatality increases by 40% as compared to 20 mph. Also, if actual speeds are 40 mph the probability increases by 80%.

Finally, not addressed in the variation or exception letters, but another traffic related issue that may be caused by this development is cut-through traffic. According to local residents, Cimino Elementary School morning peak hour traffic causes delays and queueing on Culbreath Road to south of Natures Way Boulevard. This situation would encourage cut-through traffic at Allwood Avenue along River Close Boulevard to Natures Way Boulevard (see below).



The additional traffic generated by the proposed development would likely make this situation worse.

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Design Exception Letter:

1. **The applicant incorrectly refers to the Culbreath Road typical section as urban and having curb and gutter.** In describing the existing conditions the letter states, "Culbreath Road is an urban (curb and gutter) road section,..." However, Culbreath Road does not have a curb and is not an urban section (see Google image below). Without the curb, but with the gutter and considering the nature of the area, Culbreath Road is a "Transitioning" or "Suburban" typical section.

2. **In the justification for the design exception for the substandard Culbreath Road the letter claims that insufficient available right-of-way is justification for not bringing the Culbreath Road up to standard.** The letter refers to the Hillsborough County C3-2U-SL typical section as the standard for Culbreath Road (shown below). The letter also indicates only 60 feet of right-of-way is available. The C3-2U-SL typical section is shown below.

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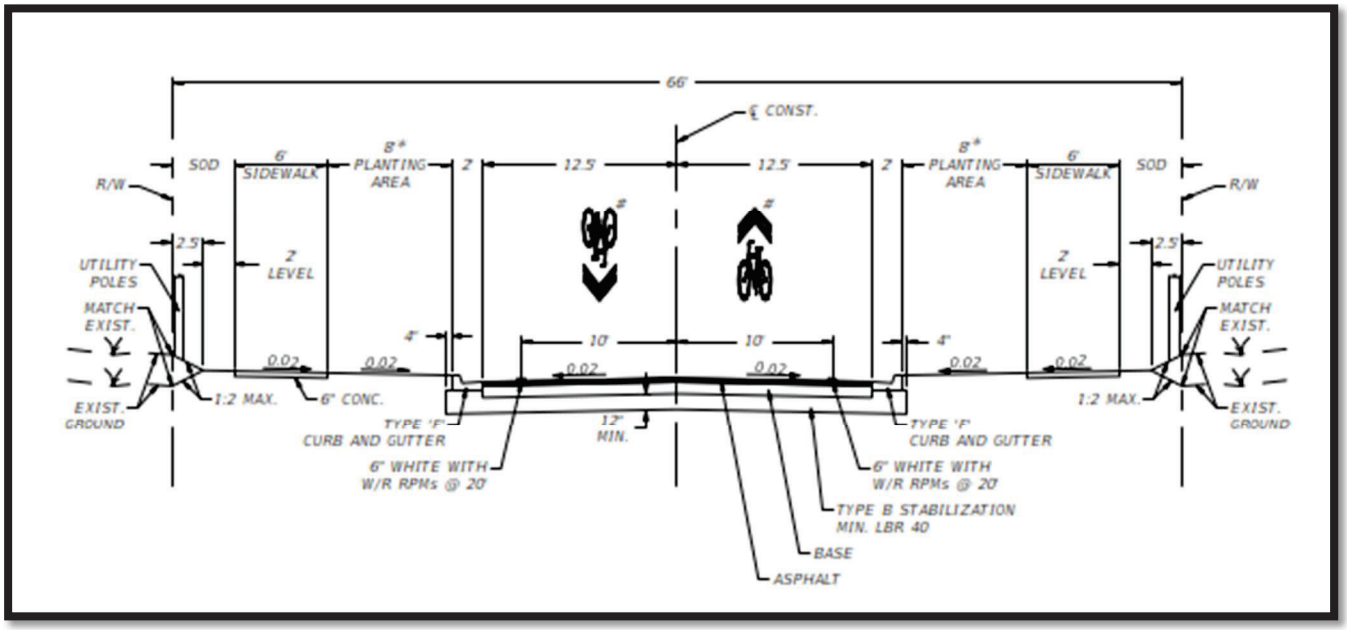

The letter incorrectly indicates that the C3-2U-SL typical section requires 2.5-foot marked bike lanes. This typical section includes bike “sharrows” as exist on Culbreath Road and other roads in the area. A 2.5-foot bike lane would be substandard.

The important aspect of a typical section is the amenities it provides within the allotted area (right-of-way). In this case, from a transportation perspective, the important amenities include the travel lanes (both directions), bike lanes (both directions), and sidewalks on both sides of the road. If only 60 feet of right-of-way is available, this typical section could be modified to narrow it while maintaining the important amenities. For example, one option may be to reduce the travel lane widths to 12’ each (as they exist now) and reduce the planting areas from 8’ to 5.5’ on each side. This would allow the typical section to fit within the available 60’ of right-of-way. Other configurations are also possible.

A modified version of this typical section could fit within the available right-of-way and provide the additional intended amenities associated with standard roadways such as sidewalks on both sides of the road.

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In summary, both the Administrative Variance request and the Design Exception request are flawed and should address the deficiencies identified in this summary.

Sincerely,

Drew Roark, PE, CTL

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Charles Andrew (Drew) Roark P.E. CTL

Alex Roark Engineering, PLLC

Mr. Roark has 30 years of experience in the transportation consulting industry with over 15 years of senior management experience in the transportation consulting industry. He has experience from traffic data collection to directing the Transportation Sector for the Southeast US for large engineering firms. As is shown below, although Mr. Roark's experience is broad in many different areas within the industry, his technical specialties are primarily in the area of traffic engineering and planning. Mr. Roark has been directly involved with multiple Project Development and Environment (PD&E) studies, managed specialty projects such as the Florida Department of Transportation Central Office Transportation Statistics Data Support project and the Florida Statewide Motor Carrier Compliance General Consultant contract. Mr. Roark is experienced in preparation and review of transportation impact studies for numerous Developments of Regional Impact (DRI) throughout the state of Florida. His experience has included preparation and supervision of data collection programs, coordination with local review agencies, preparation of traffic signal warrant reports, modeling of future traffic volumes using the FSUTMS model, calculations of projected impact fees including independent impact fee studies and preliminary roadway planning and design for maximizing safety and mobility.

RELEVANT PROJECT EXPERIENCE

- **Statewide Trip Generation Study, Florida Department of Transportation, Research Center -- Project Manager.** A statewide study investigating trip generation rates associated with Fast Food with drive through and Coffee Shops with drive through land uses. Study will compare the trip generation rates of 40 sites around the State of Florida in multiple context classifications as well as the service times and queueing from the site. The site will determine if different brands of the same land use exhibit different operating characteristics. The project is focused on the prevention of queueing into the adjacent roadway system and improving safety.

- **Motor Carrier Compliance (OMCC) General Consultant, Florida Department of Transportation, Central Office--Project Manager**. A General Consultant contract providing architectural and engineering services, including planning, environmental, building design, geotechnical, landscaping, developing design criteria for design-build, permitting and other necessary services to assist in the planning, construction and management of various projects and facilities around the state of Florida managed by the OMCC.

- **City of Tallahassee Traffic Signal Management Plan (TSMP). Tallahassee, Florida. Traffic Engineer.** The TSMP is a process developed by FHWA to provide a framework for delivery of high-quality service to the public through an efficient and well-maintained traffic signal system. The City of Tallahassee's goals were to develop a Traffic Signal Strategic Business Plan which would provide a succinct description of all activities required for City staff to manage the traffic signal program, offer a basis for introducing new staff to the processes relevant to their roles, both inside and outside the program or City, illustrate to management and outside funding agencies the structured approach to traffic signal management, specify an approach to strategically shift design, maintenance and operations from reactionary to proactive and to effectively plan for needed capital improvements, as well as other goals.

Years of Experience: 30

Education:

- Bachelor of Science in Civil Engineering, University of South Florida, 1997

Professional Registration:

- Registered Professional Engineer: Florida (No. 56826), 2001
- Registered Professional Traffic Operations Engineer: (No. 1105), 2003 - 2009

Certifications:

- Certification in Transportation and Logistics (CTL), 2014 – Lifetime Member

Professional Membership:

- Board Member, Tampa Bay Chapter Institute of Transportation Engineers, 2005 - 2007
- Member, Institute of Transportation Engineers, Planning Council
- Member, Leadership Tallahassee Class 26
- Board Member, Tallahassee Economic Development Council, 2014
- Certification in Transportation and Logistics (CTL), 2014 – Lifetime Member
- Public Relations Committee Member, ACEC FL - Current
- Transportation Committee Member, ACEC FL – Current
- Small Business Subcommittee Member, ACEC FL – Current
- Florida Engineering Society – Big Bend Chapter – Current
- Jim Moran Institute for Global Entrepreneurship – Small Business Executive Program - Class XXII

Additional Activities:

- Adjunct Professor, FAMU-FSU College of Engineering – Transportation Engineering Course – Fall 2022 – Spring 2023

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- **Transportation Statistics Data Support Contract, Florida Department of Transportation, Central Office (2012-2015) (multiple selections) - Project Manager/Officer**. Involves a General Consultant contract supporting Central Office Statistics. This contract includes assignments in traffic monitoring (primarily relating to data extraction from the permanent count stations, teaching the Project Traffic Forecasting classes and development of the new Project Traffic Forecasting database), data collection (freight, RCI, RITA, SLD, Video Log, route sequencing and Quality Control processes), data analysis (HPMS, city-county mileage web site and VMT) and GIS Basemap (FREAC, Remote sensing, ArcGIS and ArcSDE application development and testing) areas.

- **US 319 at Songbird Avenue Traffic Signal Design. Crawfordville, Florida. Engineer of Record.** Project includes a traffic signal design for an intersection on US 319, Crawfordville Highway. Mast arms were required and a unique design to avoid and minimize utility conflicts as well as voids found in the soil.

- **City of Fort Myers, Florida Traffic Signal Design. Signal Design Lead.** Project included the re-design of six traffic signals. Five of the intersections included mast arms, and one was strain pole. The intersections are located on First and Second Street, which were one-way pairs and were being converted back to two-way and taken over by the City of Fort Myers. Challenges included trying to re-use as much of the existing infrastructure as possible.

- **Transportation Impact Analyses.** Conducted transportation impact analysis for the following projects as well as over a dozen others in the Tallahassee Area:

  Publix, Wakulla County, Florida
  Florida Mall DRI, Orange County, Florida
  Northbrook Development, Collier County, Florida
  Sarasota Memorial Hospital, Sarasota County, Florida
  Connerton DRI, Pasco County, Florida
  Tampa Tech Park, Hillsborough County, Florida

- **Woodville Highway Safety Study. FDOT District 3, Tallahassee, Florida. Project Manager**. Project included evaluation of five years of crash records to determine patterns and appropriate crash mitigation and crash modification factors using the Highway Safety Manual. Recommendations including conceptual designs and benefit cost analyses were included.

- **Hillsborough County Signal Warrants – Hillsborough County Government, Hillsborough County, Florida – Project Manager.** As part of an on-call contract this project included providing traffic signal warrant analyses at intersections specified by Hillsborough County. Field and traffic volume count data were collected at each intersection. Scope included analyzing dozens of intersections that were suspected of the need for a signal or were citizen inquiries.

- **US 98 (SR 30) from CR 30F(Airport Road) to the Walton County Line, Florida Department of Transportation, District 3.** Project is the design of a capacity improvement from four to six lanes including major pedestrian facilities. Our portion of the project included traffic data collection, analysis and signal design, noise analysis, landscape architecture, and permitting.

- **Bannerman Road Corridor Study, Leon County, Florida--Project Manager.** Preparation of a corridor study to analyze a two-lane divided roadway and its applicability to be widened to four lanes. Project includes traffic analysis, development of alternatives, evaluation of the preferred alignment, potential environmental impacts, public participation and documenting the analysis completed.

- **Mobility Plan, City of Destin, Florida – 3TP, Traffic Engineer.** Establishing an up-to-date mobility fee including a carrying capacity study, a full update and documentation of the City's mobility plans, an assessment of the role of land use in generating transportation demand, and mobility fee calculations tied to planned improvements.

- **Destin Traffic Signals Update, Destin, Florida – 3TP.** This project included updating the phasing, timings, and geometries of all of the traffic signals within the City of Destin. As a sub to 3TP, all of the services and deliverables including the updated Synchro files and models were provided.

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- **Pensacola Bay Bridge Project Development and Engineering (PD&E) Study, Florida Department of Transportation, District 3--Project Director**. Involved a PD&E study to evaluate the widening of a four-lane bridge to six lanes. Project included development of alternatives, engineering and environmental analysis to determine impacts associated with the alternatives, public meetings, selection of preferred alternative and documentation.

- **SR 70, 34th Avenue to Berman Road Project Development and Engineering (PD&E) Study, Florida Department of Transportation, District 1--Project Manager**. Involved a PD&E study to widen SR 70 from two lanes to four lanes. Project included development of alternatives, engineering and environmental analysis to determine impacts associated with the alternatives, public meetings, selection of preferred alternative and documentation.

- **Westside Boulevard from I-4 to Osceola/Polk County Line Route Study, Polk County, Florida--Project Manager.** Preparation of a corridor study for a new segment of Westside Boulevard. Project includes traffic analysis, development of alternatives, evaluation of the preferred alignment, review of potential environmental impacts, public participation and reports documenting the analysis completed.

- **SR 54 (West of CR 579 to East of Curley Road), Pasco County Government, Pasco County, Florida--Project Manager**. Under the Pasco Continuing Professional Services Agreement, prepared a Project Development and Environment (PD&E) study to be carried forward as a State Environmental Impact Report to determine needed improvements to this roadway. Project includes traffic projection to the 2025 design year, engineering analysis to determine right-of-way requirements for alternatives developed, environmental evaluation and a public involvement program.

- **Clinton Avenue Extension (McKendree Boulevard to East of Curley Road) Pasco County, Florida--Project Manager**. Under the Pasco Continuing Professional Services Agreement, prepared a corridor study for the new segment of Clinton Avenue. Project includes traffic analysis, development of alternatives, evaluation of the best-fit alignment, review of potential environmental impacts, public participation and reports documenting the analysis completed. Right-of-way maps prepared to document existing conditions.

- **CR 54 (US 27 to US 17/92), Polk County Government, Polk County, Florida--Project Manager**. Under the Pasco Continuing Professional Services Agreement, prepared a corridor study for this segment of CR 54. Project includes traffic analysis of existing conditions, projection of traffic to the 2025 design year and determining of future laneage needs. Alternatives developed and analyzed to determine future right-of-way requirements.

- **Florida's Turnpike at the Lake Worth Road Interchange Project Development and Environment (PD&E) Study, Florida's Turnpike Enterprise, Palm Beach County, Florida--Engineering Lead**. Prepared a PD&E study to be carried forward as a State Environmental Impact Report to determine needed improvements to this Interchange. Project includes engineering and environmental analyses to determine impacts associated with alternatives developed.

- **US 27 Weigh-in-Motion (WIM) Project Development and Environment (PD&E) Study, Florida Department of Transportation, District 1, Glades and Highland Counties, Florida--Project Manager**. Prepared a PD&E study re-evaluation to locate two WIM stations on US 27 between SR 29 in Glades County and SR 70 in Highlands County. Project included a Site Selection Report and development of alternatives. The environmental evaluation included sand skink surveys to determine whether this species existed at several potential sites. The public involvement program included coordination with county officials, a Public Information Workshop and Public Hearing.

- **I-4 Weigh-in-Motion (WIM) Project Development and Environment (PD&E) Study, Florida Department of Transportation, District 1--Transportation Engineer**. Prepared a PD&E study to locate two WIM stations on I-4 between I-75 and US 27. Project included projection of traffic volumes on I-4 to the 2030 design year, preparation of a Site Selection Report, engineering analysis to determine site and ramp geometry, environmental evaluation of alternatives and public involvement program.

- **Lee Roy Selmon Expressway Project Development and Environment (PD&E) Study, Tampa Florida**. Reversible lanes on the expressway from Brandon to downtown Tampa. Responsibilities included analyses for the expressway and ramps for all alternatives.

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Exhibit 3

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August 13, 2025

Land Development Engineering Objections

Proposed Bloomingdale Park Private Subdivision

PD-25-0802

Overview

The Bloomingdale Special Taxing District in Hillsborough County, Florida is a well-established residential area with limited infrastructure flexibility. The proposal adding 33 new residential lots will result in an unmanageable strain on infrastructure including unacceptable drainage and flooding consequences. The community has a well-documented history of power outages. Additionally, the community's relies on limited irrigation water restricted for normal use. Increasing demands to already strained infrastructure services without service improvements exacerbates intolerable conditions. The rezoning petition reveals these consequences which are briefly described as follows, with additional amplification:

1. Represents a net density incompatible with adjacent properties

2. Proposes development in a FEMA Flood Zone
    a. Identified as Zone A; a 100-year flood zone which the flood elevation has not been determined, but flooding has been recorded.

3. Represents land development within a 'closed' drainage basin

4. Suggests Drainage Retention Areas located in flood zone without mitigation

5. Fails to recognize off-site runoff onto the property

6. Suggests non-functional rear lot drainage easement with landscape obstructions
    a. Additional cause for concern being any ancillary buildings home owners may construct, such as sheds.

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7. Represents inconsistent Site Data for lot area, minimum lot width, and number of lots

8. Presents Typical Lot Layout with problematic grading, drainage and side swale consequences

9. Fails to recognize existing 15 ft. recorded public right-of way and 15 ft. easement reserved for right-of-way, **or** misrepresents same existing features

10. Proposed Driveway Administrative Waivers reflecting misrepresentations

11. Required HOA for Private Subdivision will represent a disproportionate financial burden on 33 homeowners responsible for maintenance and operation costs for roadway, drainage, stormwater management, open space/landscape management, and wastewater pump station

Detailed Analysis

Source: Developers Representations 07-30-25

1. **Density:**
    a. Any meaningful density compatibility concept must be applied and compared to those directly affected properties; namely adjacent occupied residences. Aerial photography and Property Appraiser records clearly reveal six (6) directly affected improved residential properties with significantly larger lot sizes bordering the west side of the property. These six residential lots measure 150 ft. width (with exception of one measuring 125 ft. width) with corresponding lot areas of 0.73 ac. to 2.14 ac.
    b. Thus the proposed 3.01 units/acre density is a misrepresentation compared to directly adjacent residences to the west.
    c. The Surrounding Density Map and Table (slide16/21) is a misrepresentation of suggested density compatibility suggesting the subject property's favorable density comparison. For example, five (5) subdivision lots appearing in the table represent 60 ft. widths, one (1) subdivision represents 65 ft. width, and two (2) subdivisions represent 70 ft. lot widths. This represents a fictional compatibility with the subject property's 50 ft. minimum width.
        i. Additionally, residential lots in the adjacent Bloomingdale Cove subdivisions to the south represent 60 ft. wide lots with 4.23 & 4.14 units/acre densities.

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ii. Three other suggested compatible subdivisions are to the southwest of Bloomingdale Avenue or to the north on Bloomingdale Avenue. These appear 'cherry picked' to influence an uninformed reader suggesting the proposed project fits well in the community. It does not.
    1. Bloomingdale Section AA/GG Unit 2
    2. Bloomingdale Section CC Phase 1
    3. Bloomingdale Section CC Phase 2

2. **FEMA Flood Zone:** According to FEMA FIRM Map No. 12057C0530H Effective August 28, 2018 the southern and eastern portion of the property occurs in Flood Zone A. Flood Zone A also appears just beyond the proposed subdivision's northern boundary. The subdivision's Zone **A** boundary appears within a closed drainage basin. The significance of a 'closed drainage basin' is its lack of an adequate outfall. This flood zone identification appears consistent with the Flood Zone A boundary represented by the boundary survey layer on the project's Site Plan. The balance of the property largely representing the portion earmarked for residential lots appears in Flood Zone X. Recall Flood Zone **A** represents the area subject to a 1% annual flood occurrence translated to a 100-year flood event.
    a. Please see **Exhibit A** Titled **Closed Basin Map**. This depicts the existing drainage area consisting of off-site land to the west as well as the proposed subdivision's land area contributing surface runoff into the flood zone. No outfall appears on the mapping.
    b. For the occasion where the flood zone limits are exceeded, the adjacent Bloomingdale Cove subdivision directly south of the subject subdivision would be in jeopardy of likewise flooding.

3. **Closed Basin:** Surface contour mapping disclosed (Petitioner's sheet 7 and DPA Exhibit A) reveals a closed drainage basin with no outfall. The basin includes the proposed project as well as off-site land contributing runoff onto the project. This condition requires stormwater management retention for the 100-year rainfall event as opposed to normal design conditions. This is a consequence in addition to mitigation for displaced flood plain storage for the project's design.
    a. The Site Plan proposes 'conceptual' stormwater management ponds accounting for 23% of the project's area. This appears a shortfall area representation for a realistic 'closed basin' project.
    b. It is appropriate the Developer/Petitioner provide drainage calculations that adequately represent stormwater management

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design to preclude flooding off-site land to the south as well as the project itself.

c. Customary zoning representations suggest the project will comply with Hillsborough County and SWFWMD regulations. This provides little confidence the project is viable absent appropriate engineering calculations demonstrating otherwise.

d. On the occasion this rezoning petition is approved, we strongly recommend placement of a condition requiring petitioner submit all drainage calculations to an independent third party engineering firm for review as to adequacy and conformance with accepted engineering methodology.

4. **Flood Plain Mitigation:** Stormwater ponds situated within the Flood Zone A will require mitigation of displaced storage in addition to accommodating the site's developed runoff. This design consequence does not appear reasonably accommodated for in the site's conceptual pond representations.

5. **Off-site Runoff:** Contour mapping (Petitioner's sheet 7 and DPA Exhibit A) clearly shows adjacent off-site land to the west contributing surface runoff onto the proposed site. This condition must be accommodated to assure conveyance of off-site runoff AND to preclude any blockage thereof. The Site Plan is silent addressing this design condition.

6. **Rear Lot Drainage Easement:** Site Plan proposes a 10 ft. drainage and landscape buffer easement (Petitioner's Note 3) along the west boundary adjacent to existing residences. This ostensibly accounts for a PVC visual buffer, tree placement landscaping and some feature for runoff conveyance. This concept appears flawed.

   a. The 10 ft. easement width suggests some sort of swale accommodation for drainage runoff within the easement. Detail is silent whether this concept accommodates runoff from proposed rear lot areas, or accommodates off-site runoff from adjacent property, or both. Either way the proposed rear lot drainage easement's function will be obstructed by 10 ft. high tree placement at 40 ft. spacing. (See DPA Detail A)

   b. DPA Details 'A', 'B' and 'C' depict a typical lot grading template identified as **HUD Type 'A' Lot Grading.** This accepted lot grading template calls for a site's developed runoff, sourced from roof areas, patios, sheds, etc. conveyed from the rear yard towards the front

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street. Surface runoff conveyance occurs in rear yard and side yard swales

i. DPA Detail A depicts a new rear yard's grading to result in runoff directed towards the front street.
ii. Detail B depicts the side yard area available for a swale on either side of the home with flow directed towards the front street.
iii. Detail C shows the functional limitation this concept results for the proposed subdivision. Detail C shows the dysfunctional concept for a side swale within a five (5ft.) side setback with fence and ornamental shrub obstructions.

c. This proposed condition results in NO confidence the project will effectively accommodate conveyance of either on-site runoff, or runoff generated from off-site land to the west.
d. The proposed 10 ft. easement proposed along the east boundary is similarly deficient. Its function conveying off-site runoff will obviously be obstructed with required tree planting.

7. **Site Data:** The Project Data Table appearing on the Site Plan's 4th revision presents ambiguous information as 'data'. Inconsistencies in the Data Table and the Site Plan itself discredit the project's representations.
   a. The minimum 6,900 sq. ft. lot area value is derived from 50 ft. wide lots. Thus the project's 3.01 units/acre density.
   b. The project's inconsistency with adjacent projects' density and comparable lot widths has already been established herein.
   c. The graphic 'bubble' representing proposed 6,900 sf. lots yields 16 (50 ft.) lots on the west side of the proposed street and 13 (50 ft.) lots on the east side of the proposed street. This results in 16 + 13 = 29 lots, conflicting with the maximum 33 lots proposed.
   d. Reviewing the graphic lot bubble for its developable length with 60 ft. wide lots results in 13 (60 ft.) lots on the west side of the street and 11 (60 ft.) lots on the east side of the proposed street. This results in 13 + 11 = 24 lots. This corresponds to a 27% lot yield reduction, albeit with 60 ft. wide lots still inconsistent with comparable area lots.

8. **Typical Lot Layout (Site Plan):** The Typical Lot Layout provides front, rear, and side setback dimensions. Absent from disclosure is any Typical Surface Grading concept (HUD Type A or B or otherwise modified) to identify lot grading for surface drainage. Conventional design suggests rear lot runoff

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is conveyed by side swales, on either side of proposed residences, to the front street. See DPA graphics Details A, B, & C.

a. The lack of any meaningful grading concept represents a non-functional design condition. Given the likelihood of fencing along the side property boundaries, supplemented possibly with landscape shrub materials, a 5 ft. side setback will not account for remaining area for any functional swale. See DPA Details B & C.
b. This condition, while applied in other subdivisions invariably results in obstructed drainage with many problematic experiences in comparable subdivisions.
c. This design concept with 50 ft. wide lots, five (5 ft.) side setbacks and HUD Type A grading design is the subject of a variety of Hillsborough County lawsuits representing inadequate or otherwise failed site design.
d. The proposed 10 ft. side separation between adjacent residences will not reasonably accommodate adequate lot runoff.
e. Given the 138 ft. lot depth, a minimum 7.5 ft. side setback is appropriate. This allows for a minimum side swale configuration.

9. **Existing Right-of-Way (R/W) and (R/W) Easement along South Boundary:** The site's boundary survey along with other discovered documents identifies a recorded 15 ft. existing R/W along the project's south boundary adjacent to Culbreath Road. This is followed by a similarly recorded 15 ft. easement reserved for R/W continuing to the east boundary.
   a. These disclosures occur along the project's south boundary adjacent to the Bloomingdale Cove subdivision.
   b. The exact location of this existing R/W and its companion R/W reservation is not represented in the PD plan.
   c. The presence of existing R/W or its function is thus undisclosed, as its fate or impact on the PD plan.

10. **Proposed Driveway Administrative Waivers:** Petitioner's documents suggest Administrative Waivers for a proposed driveway location and acceptable spacing compared to existing driveway locations. This appears a gross misrepresentation. The project proposes a single driveway, thus with some level of acceptance, compared to existing driveways along Culbreath Road. The proposed project amounts to the equivalent of 33 new driveways along Culbreath Road. Clearly an unacceptable condition with new traffic impacts.

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a. The existing Culbreath Road characteristics and configuration are inconsistent with current Hillsborough County Standards. The roadway is substandard in a variety of conditions.
b. Waivers and design exceptions arguably address some level of hardship, thus requiring design interpretation or standards relaxation for mitigation. There is NO hardship condition in this rezoning application. Rather, the petition simply reflects a self-imposed hardship for the applicant's private profit.
c. Culbreath Road has a documented history of traffic congestion owing to its proximity and access to the adjacent Cimino Elementary School.
d. Video documentation clearly establishes the history of cars queueing along Culbreath Road waiting for school access.
e. This condition completely clogs a single lane of Culbreath Road with waiting vehicles.
f. AM and PM traffic delays are the norm along this section of Culbreath Road. Adding 33 more residential units with associated increased daily traffic and more importantly peak traffic conditions will exacerbate an existing unacceptable condition.
g. This existing AM and PM condition represents an unacceptable level of service experience, only to be worsened by additional un-warranted traffic.

11. **HOA Issues:** The Site Plan represents a Private Subdivision. This concept represents 'lotted out' features for roadway, drainage, stormwater ponds, landscaped areas, and sewage pump station infrastructure. Ownership of these features may be vested in a Homeowner's Association (HOA) or possibly provided for by an undivided interest with each homeowner. HOA establishment is common for private infrastructure ownership, maintenance, and operation.
    a. The combination of the above described issues demonstrate the project will not reasonably achieve a 33 lot yield. Fewer lots can confidently be achieved. Refer to analysis # 7 above.
    b. The likelihood of the project yielding fewer lots, (24 to 29 lots) suggests a disproportionate cost burden for required resident HOA members shouldering the infrastructure cost burden. This consequence is compared to other larger HOA's equitably spreading maintenance and operation costs over more units.
    c. This consequence and review of associated HOA cost proformas appears beyond the zoning purview. However, it directly relates to the future of the private subdivision's financial health and

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corresponding likelihood for default. This consequence leads to a deteriorated subdivision blemishing the entire community.

Conclusion

1. The proposed private subdivision is an unacceptable infill project inconsistent with adjacent occupied properties, densities, and lot configurations.
2. Rezoning documents present misrepresented or otherwise strategically revealed information to mis-lead, mis-state, or overlook actual data. This applies to density comparisons, lot widths and realistic lot yield.
3. Proposed project lacks engineering understanding and sensitivity to drainage design to reasonably address conveyance of off-site runoff and flood risk management.
4. Project's design concept lacks any clarity for accommodating off-site and on-site drainage runoff. Reasonable concepts for mitigating flood risks are absent.
5. Proposed project will increase traffic on Culbreath Road already experiencing documented traffic delays and unacceptable level of service owing to AM and PM school traffic.
6. Additional residential units will further burden existing infrastructure for reliable electric and municipal water services.
7. Proposed private subdivision will result in a disproportionate fiscal burden on homeowners to fund infrastructure maintenance and operation costs with adequate reserve provisions for future uncertainties. This unfortunate circumstance will result in deteriorated infrastructure conditions leading to disrepair and the community's demise.

Attachments

1. Exhibit A: Closed Basin Map
2. Detail A: Cross Section Looking North
3. Detail B: HUD Type A Lot Grading Detail
4. Detail C: Typical Cross Section of Lots

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This represents our analysis of the proposed PD-25-0802 rezoning petition documentation. We appreciate the opportunity to be of service to you. Please don't hesitate to call with any questions or clarifications you may need.

Sincerely,
DIAZ PEARSON & ASSOCIATES, INC.

Richard Diaz, Jr. PE
President

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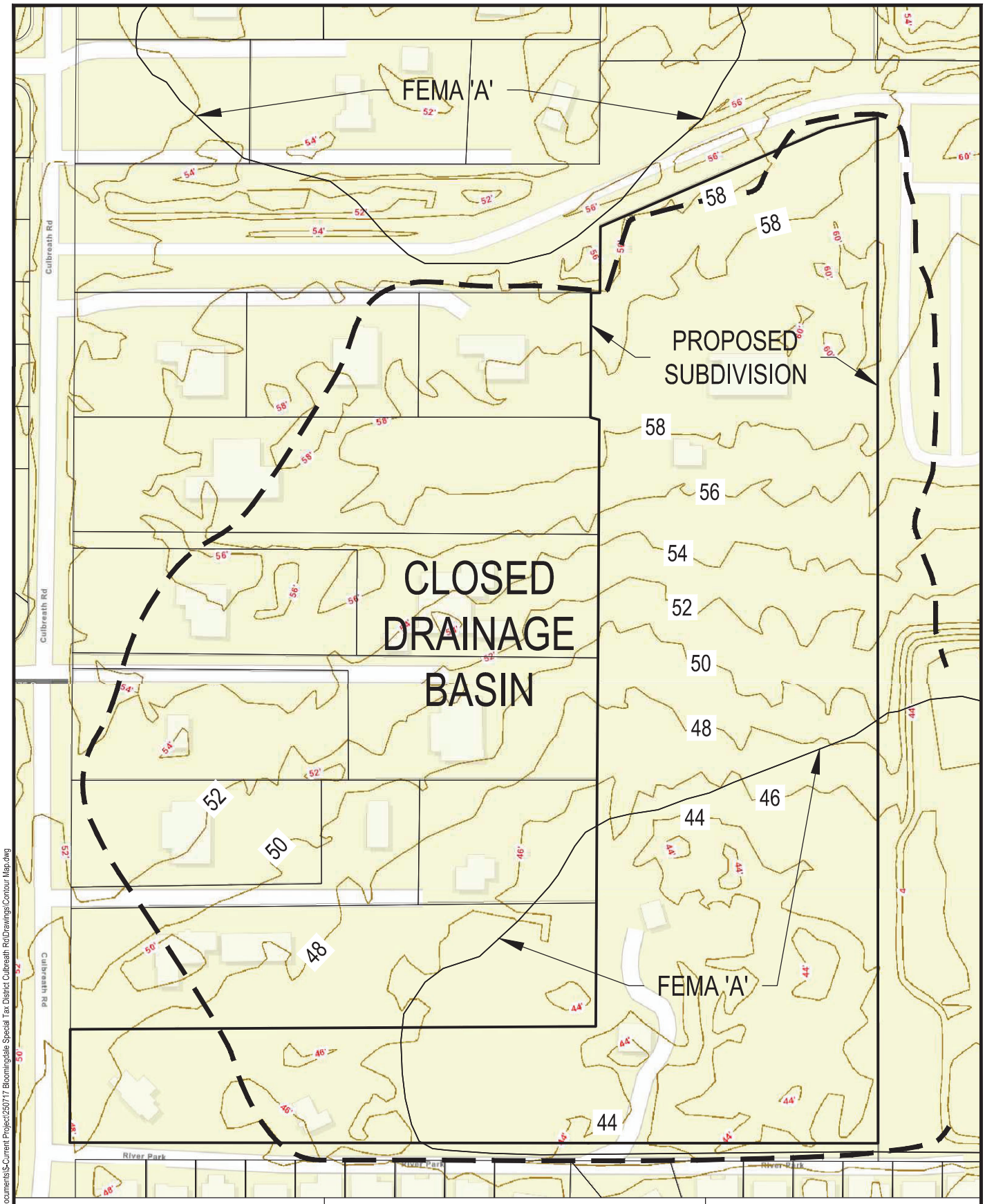

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EXHIBIT A
CLOSED BASIN MAP

0' 80' 160'
8.5 x 11 SCALE: 1" = 160'

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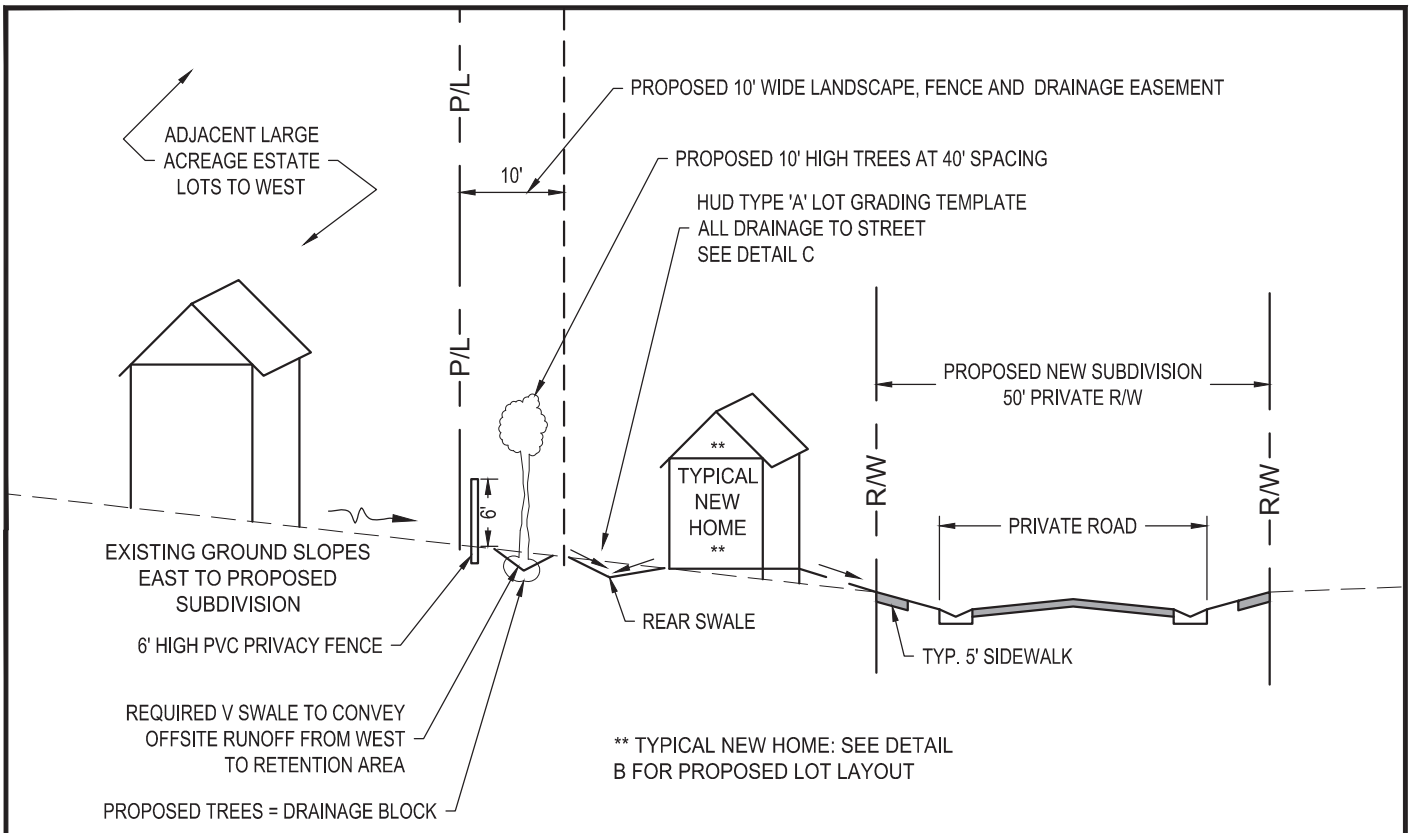

DETAIL A
CROSS SECTION VIEW LOOKING NORTH ALONG PROPOSED SUBDIVISION WEST BOUNDARY

ISSUES:

- ADJACENT LARGE ESTATE LOTS TO WEST, DRAIN ONTO PROPOSED SUBDIVISION
- EXISTING OFF-SITE RUNOFF MUST BE CONVEYED ONTO/ACROSS PROPOSED SUBDIVISION
- PROPOSED 10' LANDSCAPE, FENCE AND DRAINAGE EASEMENT WILL BLOCK OFFSITE RUNOFF FROM DISCHARGING INTO PROPOSED DRAINAGE AREA
- HUD TYPE 'A' LOT GRADING TEMPLATE REQUIRES ALL PROPOSED LOT RUNOFF TO NEW STREET.
  - •• REQUIRED REAR YARD SWALE CONNECTED TO NEW SIDE SWALES
  - •• SEE DETAIL C

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DETAIL A
CROSS SECTION LOOKING NORTH

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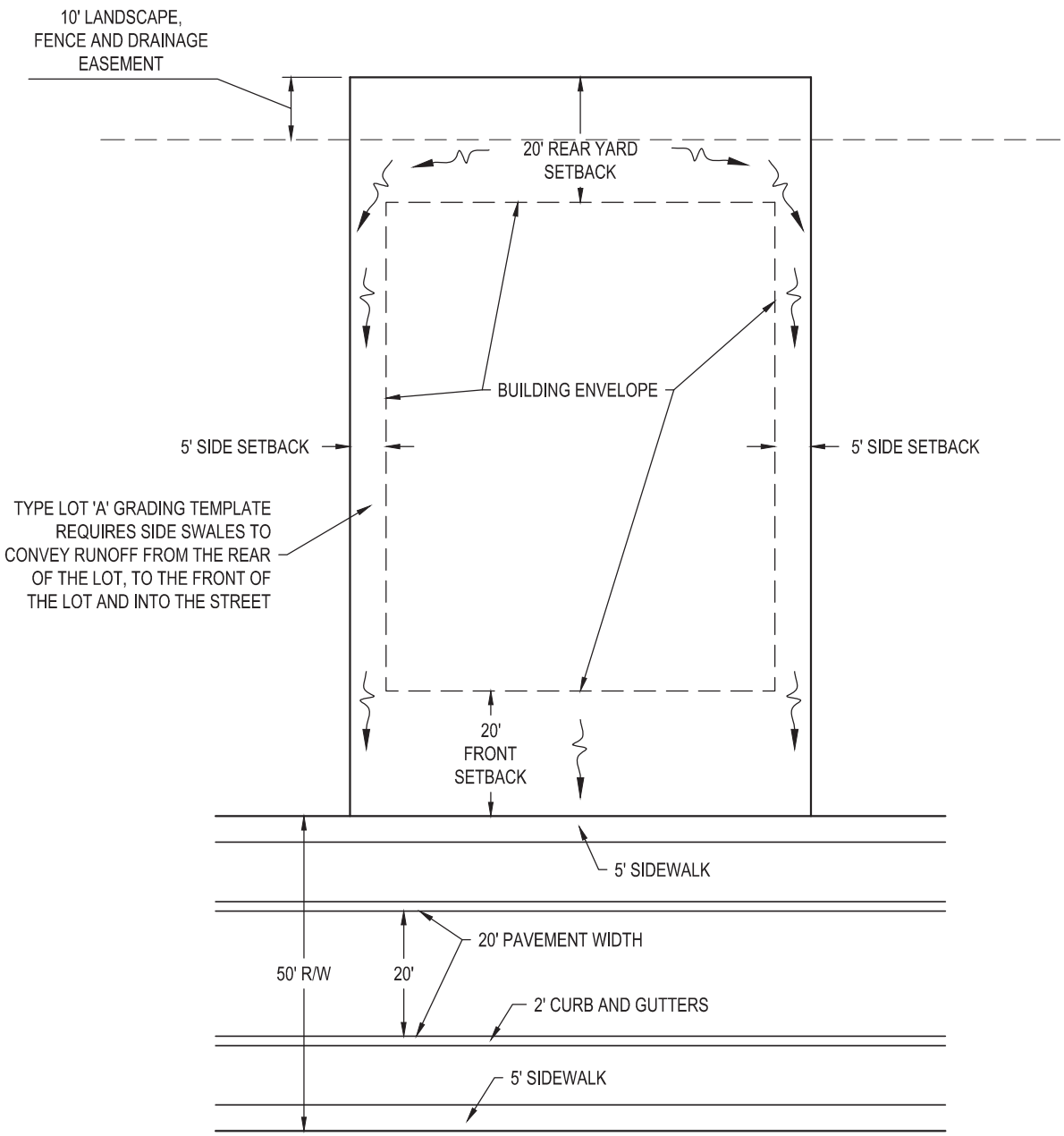

DETAIL B
HUD TYPE 'A' LOT GRADING DETAIL
TYPICAL PROPOSED SUBDIVISION LOT

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DETAIL B
HUD TYPE 'A' LOT GRADING DETAIL

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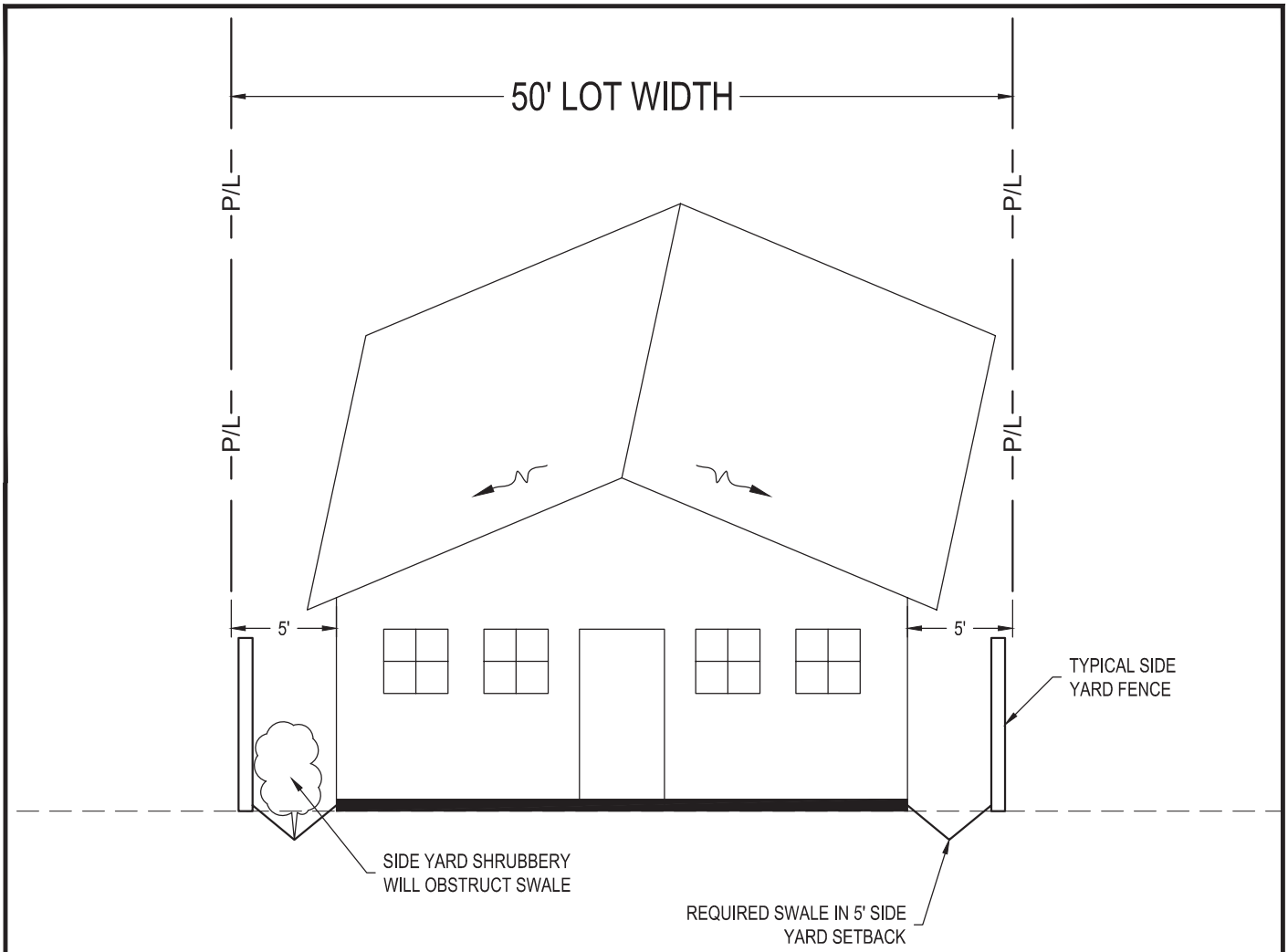

DETAIL C
TYPICAL CROSS SECTION VIEW OF LOTS
FRONT OF LOT TO REAR OF LOT

PROBLEMATIC SWALE ISSUES:

- 5' SETBACKS ARE TOO NARROW FOR SWALE TO FUNCTION AS CONVEYANCE FOR RUNOFF TO STREET.
- FENCING ON PROPERTY LINE, ALONG WITH ANY SHRUBBERY OR LANDSCAPING, WILL OBSTRUCT SWALE.
- SWALES IN 5' SIDE SETBACK WILL NOT FUNCTION AS INTENDED.

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DETAIL C
LOT CROSS SECTION

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Richard Diaz, Jr., P*E*
President
Diaz Pearson & Associates, Inc.

Overview

Richard Diaz, Jr., P.E. presents 48 years of experience in planning, project coordination, engineering design, contract administration and the construction of transportation, land development and public works improvements projects. He has served governmental, private and institutional clients in the design of transit facilities, surface transportation improvements, planning studies and permit documents. Richard's extensive land development engineering experience includes a variety of private and public work for residential, commercial, and institutional projects. His background includes more than 44 years of expert witness experience, including eminent domain, personal injury, and land use litigation.

Education

University of South Florida; BS Engineering 1973

Licenses and Registration

Florida Registered Professional Engineer, #19855 Issued 6/1977

Professional Experience

President, Diaz Pearson & Associates, Inc., Tampa, Florida

Founding partner of local DBE Engineering, Land Planning and Land Development Services firm established in 2004. Richard Diaz, Jr. has over 48 years of experience in land planning, project coordination, land development engineering design, contract administration and the construction of transportation, land development and public works improvements projects. He has served governmental, private and institutional clients in the design of transit facilities, surface transportation improvements, planning studies and permit documents. Richard's background includes over 44 years of expert witness experience, including eminent domain, personal injury, and land use litigation. He has provided depositions and jury and bench trial testimony in state and federal jurisdictions.

Mr. Diaz is an expert in the field of Public Transit and Land Development Engineering and has provided site and subdivision designs for thousands of residential, multifamily and mixed-use developments. Former transit related work includes HARTline General Planning and General Engineering Consultant contracts. Notable projects include University Park Transit Center and the Historic Ybor Electric Trolley Business Plan.

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Mr. Diaz is also a recognized expert in the field of Residential and Commercial Land Development Engineering with experience with retail gasoline fueling facilities. Throughout his career he has provided commercial site designs, permit documentation and construction services for most major oil companies, jobbers, and dealers in the retail gasoline market. He has completed hundreds of site design projects for new retail facilities, rebuilds of existing stations, upgrades for underground tanks and piping, rebranding, and re-imaging for petroleum marketers. His design projects total more than 500 retail gasoline facilities throughout Florida and include sites in Alabama, Pennsylvania, and Poland. Mr. Diaz has also conducted numerous environmental assessments of existing retail gasoline stations and has prepared contamination assessment reports and remediation action plans on dozens of sites throughout Florida.

Related experience includes significant petroleum terminal work for cargo pipeline design, petroleum storage tank fire system evaluation, terminal fueling rack facilities, and aboveground storage tank improvements. Mr. Diaz provided public hearing testimony for rulemaking to the Florida Department of Environmental Protection as a member of the Petroleum Storage Tank Advisory Committee. Mr. Diaz has been a seminar participant at national conferences for Transit and Land Use Planning and the New Urbanism movement throughout the Country. Several of Mr. Diaz' notable projects have been recognized for awards by the Tampa Bay Regional Planning Council Future of the Region Awards for Transit and Land Development and for MacDill Air Force Base Phase 5 Housing; American Planning Association Distinguished Project Award of Merit for Starbuck's; Shell Oil Company; Water Pollution Control Federation; and Hydro Aerobics Project of the Year. Mr. Diaz is an active seminar presenter and lecturer to various groups including the Florida Bar Association, Florida Engineering Society, Lorman Educational Services, and The United Way.

Mr. Diaz is a retired Continuing Education Instructor for the International Right-of-Way Association since 1993 and has facilitated engineering and real estate courses in Florida, Georgia, Alabama, and California. He is also a member of the Florida Department of Transportation Greenbook Advisory Committee, responsible for the bi-annual publication of *Uniform Minimum Standards for Design, Construction and Maintenance of Streets and Highways*. He has been a Greenbook Committee member since 1995.

Representative Projects

- Eminent Domain Litigation Support for Florida Department of Transportation and various cities and county governments throughout Florida. Analysis of right-of-way acquisition impacts on over 1,000 land parcels, including jury and bench trial representation and mediations.
- Eminent Domain Litigation Support for private landowners thoughtout Florida: Analysis of right-of-way acquisition impacts for several hundred land parcels, including trial representation
- Transit Center Design, HARTline, Hillsborough County, Florida, General Planning Consultant and General Engineering Consultant for comprehensive planning, transit engineering, analysis, design, permitting and construction services

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- Citrus Connection Bus Maintenance Facility, Lakeland Area Mass Transit District, Florida, Design, permitting and construction services
- Project Development and Environmental Studies, FL Dept. of Transportation, Corridor Studies and Hazardous Material Contamination Studies
- Hillsborough County Capital Improvement Program Consultant, Tampa Fl. Engineering design, project management and construction services for large scale water line and wastewater pump station projects
- The Plantation, Hillsborough County, FL, Planning, design, zoning, permitting and platting for 2,330 unit master planned residential community
- Northdale and North Lakes, Hillsborough County, FL, Domestic water supply and distribution systems, planning , design, and permitting
- Design engineering and permitting for residential subdivision, townhome, and multi-family projects is excess of 3,000 units
- Retail Gasoline and Commercial Sites, Statewide, AL, FL and PA, Planning and design of over 500 projects
- Petroleum Terminal Improvements for Shell Oil Company and Chevron Oil for aboveground storage tank fire systems and new cargo piping including three pipeline bridges
- Commercial Shopping Center Site Design and Commercial Projects, Statewide, FL, Publix, Kash n Karry, Albertsons, Winn Dixie, Walgreen's
- Automobile Dealerships, Florida, Engineering design and permitting for 15 retail brand automotive dealerships
- University of South Florida (USF) Infrastructure Master Plan, and Residence Hall, Sarasota Campus, FL
- Tampa Port Authority, Cruise Terminal No. 6, Tampa, FL, Civil engineering design and permit plans
- Mobley Road Regional Park, Hillsborough County, FL, 150 acre regional park planning and site design
- Connerton Elementary School, Pasco County, Fl.
- University Community Hospital, Pasco County, Fl. Long Term Acute Care Facility, 50 Bed Hospital
- United States Citizenship and Immigration Services (U.S.C.I.S.) Facility 50,000 SF office campus Tampa, Fl.

Publications

Public Involvement in Transit Infrastructure: The Design of a Regional Bus Transit Center for HARTline, Hillsborough County Florida
Presented at the 1997 Annual Meeting of the Florida Section, American Society of Civil Engineers, Clearwater Florida

Professional Credits

National Society of Professional Engineers, NSPE
American Society of Civil Engineers, ASCE
Florida Engineering Society; Past President Tampa Chapter
International Right-of-Way Association, IRWA, Instructor

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Exhibit 4

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Name	Cleaned Address	Folio	Notes
AARON AND LAUREN CRAWFORD	4605 PORTOBELLO CIR, VALRICO, FL, 33596	880677584	
ADAM R AND STEPHANIE L WINTENBURG	2506 CLARESIDE DR, VALRICO, FL, 33596	874007818	
ALEXANDREA VOLOVAR	2404 Kenwick Dr, Valrico, FL, 33596	874006142	
AMY PEERLESS	2315 TIMBERGROVE DR, VALRICO, FL, 33596	874007668	
ANDREW AND CORTNEY ORT	403 BAYFIELD DR, BRANDON, FL 33511	747436034	
ANDREW LANGONE	3812 Hollow Wood Dr, Valrico, FL, 33596	874006936	
ANDREW W AND BARBARA E ALEXANDRE / TRUSTEES	3907 ROSEDALE DR, BRANDON, FL 33511	747435970	
ANGELA SHOFFSTALL	624 SHADY NOOK DR, BRANDON, FL 33511	747435378	
ASHLEY M LETO	2619 WRENCREST CIR, VALRICO, FL, 33596	874005616	
BARBARA ANN JOHNSON/LIFE ESTATE	622 SHADY NOOK DR, BRANDON, FL 33511	747435376	
BARBARA ASONY	2613 Allwood Ave, Valrico, FL, 33596	880678286	
BENJAMIN KEITH BELTON AND MARIA JOAQUINA LONGA	3801 HANOVER HILL DR, VALRICO, FL, 33596	747486570	
BETH S MATTHEWS	1332 PEACHFIELD DR, VALRICO, FL, 33596	747485750	
BIANCA NITSCHKE AND JARED BRESETT	2409 NEEDHAM DR, VALRICO, FL, 33596	874005750	
BRANDON DERYKE	4119 MORELAND DR, VALRICO, FL, 33596	874006236	
BRIAN SHRADER	1332 BIG PINE DR, VALRICO, FL, 33596	747482068	
CARLA CASES	2401 NEEDHAM DR, VALRICO, FL, 33596	874005742	
CHRISTIE MOSBLECH	2228 GOLF MANOR BLVD., VALRICO, FL 33596	088067-5824	Submitted an Objection Letter to the Applicant dated 8-5-25 and it is uploaded to Optix
CHRISTOPHER RATE	4341 Culbreath Rd, Valrico, FL, 33596	880678616	Submitted an Objection Letter to the County dated 8-11-25
CHRISTOPHER RICHARD AND ASHLEY MORGAN REHMANN	102 BESSEMER CIR, BRANDON, FL 33511	747435132	
DANIEL M MARTUCCI ET AL	610 EPHRATA DR, BRANDON, FL 33511	747436412	
DARLENE M CHARTIER ET AL	4023 EASTRIDGE DR, VALRICO, FL, 33596, VALRICO, FL, 33596	747485378	
DAVID CAIN	507 SANDY CREEK DR, BRANDON, FL 33511	747436254	
DAVID M AND REGINA G ADAMS	3710 GREENFORD ST, VALRICO, FL, 33596	747485282	
Deborah L Lawson/Trustee	4611 RIVER CLOSE BLVD, VALRICO, FL, 33596-7388	880677968	
DEBORAH L LAWSON/TRUSTEE	4611 RIVER CLOSE BLVD, VALRICO, FL, 33596	880677968	
DIANA PORTILLO /LIFE ESTATE	1114 SAVANNAH LANDINGS AVE, VALRICO, FL, 33596	747486904	
DIANN F SANDERS/ TRUSTEE	4019 EASTRIDGE DR, VALRICO, FL, 33596	747485374	
DONNA SKIDMORE	4330 Swift Circle, Valrico, FL, 33596	880675476	
DUSTIN BLADT	4504 PORTOBELLO CIR, VALRICO, FL, 33596	880678408	
EDWARD B O'NEIL JR	631 BOSPHOROUS AVE, TAMPA, FL 33606	874006698	
ELAINE IANTOSCA	2514 Groveway Dr, Valrico, FL, 33596	880678272	
ELENI BALIS	3911 Casaba Loop, Valrico, FL, 33596	747485308	
ELIZABETH M MCLAUGHLIN/TRUSTEE	2012 ALAFIA OAKS DR, VALRICO, FL 33596	880675228	

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ERIC B KENDRICK AND NANCY JOHNSON-KENDRICK	1436 PEACHFIELD DR, VALRICO, FL, 33596	747485878	
ERICA N WALTON AND RICHARD A KERR	4406 PRESTON WOODS DR, VALRICO, FL, 33596	747624352	
FLOYD GOBLE	4401 Culbreath Rd, Valrico, FL, 33596	880678612	
FRANCES DURANCE	1115 Savannah Landing Ave, Valrico, FL, 33596	747486828	
GEORGE M AND ELAINE J IANTOSCA	2514 GROVEWAY DR, VALRICO, FL, 33596	880678272	
GEORGE TANTOSIA			
GREGORY T AND SUSAN E MONSON	3918 DUNAIRE DR, VALRICO, FL, 33596	747486038	
JACOB SMEATON	3902 PENROD LN, VALRICO, FL, 33596	874005562	
JAMES R JR AND SHIRLEY KERSHAW	3815 HOLLISTER PL, BRANDON, FL 33511	747435118	
JAMES S HARDING AND PAULA E HARDING	516 CEDAR GROVE DR, BRANDON, FL 33511	747436712	
JASON ELLIS	1204 RAINBROOK CIR, VALRICO, FL, 33596	747486302	
JAZMIN WHYTE	4439 TEVALO DR, VALRICO, FL 33596	880256144	Submitted an Objection Letter to the County dated 7-20-25 (in Optix)
JASON FERGER	3706 EAGLEWOOD ST, VALRICO, FL 33596	874006872	Submitted an Objection Letter to the County dated 7-31-25 (in Optix)
JASON W DAUGHERTY	401 VAN REED MANOR DR, BRANDON, FL 33511	747436106	
JEFF BRANNON	4708 Portobello Cir, Valrico, FL, 33596	880677528	
JENNIFER B MYERS	1412 BUCKNER RD, VALRICO, FL, 33596	747623236	
JENNIFER DUVALL	4415 Culbreath Rd, Valrico, FL, 33596	880430000	
JERRY UNDERWOOD	1103 Linfor Ct, Valrico, FL, 33596	747623830	
JESSE KYLE	2336 EAGLE BLUFF DR, VALRICO, FL, 33596	874007210	
JESSICA SHINGLETON	4304 ELLENVILLE PL, VALRICO, FL, 33596	747622850	
JOANNE MARY MARTIN AND LISA ANN MOORE	3702 KNOBCREST PL, VALRICO, FL, 33596	747485832	
JOHN AND VIVIANA DARBY	730 CALIENTE DR, BRANDON, FL 33511	747435590	
JOHN BOLA AND MARIA OMOLABAKE EMMANUEL	3606 GREENSTONE PL, VALRICO, FL, 33596	747485052	
JOHN D TUCKER	3906 SWEETLEAF DR, BRANDON, FL 33511	747436094	
JOSEPH C AND MARY F HARLESS	1204 CALLISTA AVE, VALRICO, FL, 33596	747485954	
JOY ANYONE	3812 Hollow Wood Dr, Valrico, FL, 33596	874006936	
JULIE A JOHANBOEKE	2609 WRENCREST CIR, VALRICO, FL, 33596	874005606	
JULIE MARIE FISK	718 HERLONG CT, BRANDON, FL 33511	747435040	
KAREN M JOSEPH-KEARNEY	4407 KENDAL CT, VALRICO, FL, 33596	747624014	
KATHY S WAUFORD	1302 MONTE LAKE DR, VALRICO, FL, 33596	747622722	
KENDRICK SYER	4133 Quail Briar Dr, Valrico, FL, 33596		
KEVIN SOLOMON	2813 DONNELLY RD, VALRICO, FL 33596	880030300	Submitted an Objection Letter to the County dated 7-21-25 (in Optix)
KRISTEN TARR	4437 TEVALO DR, Valrica, FL 33596	880256142	Submitted an Objection Letter to the County dated 7-20-25 (in Optix)
KIERSTEN SUTTON	3804 Casaba Loop, Valrico, Valrico, FL, 33596	874005834	
LARA AND FRANK YANOSSY	1411 PEACHFIELD DR, VALRICO, FL, 33596	747485918	
LESLIE M CARVER	624 EPHRATA DR, BRANDON, FL 33511	747436434	
LINDA VOLLMAR	1254 LORNEWOOD DR, VALRICO, FL, 33596	747622830	

LISA POWELL /TRUSTEE	2218 LONGMORE CIR, VALRICO, FL, 33596	880675632	
LYNN BAUER	4001 LEVONSHIRE PL, VALRICO, FL, 33596	874006320	
MARA NOWAK	3808 HANOVER HILL DR, VALRICO, FL, 33596	747486608	
MARK J AND ROSEANNE WESTENZWEIG/TRUSTEE	3803 HANOVER HILL DR, VALRICO, FL, 33596	747486568	
MARY L DE MOSS	1113 BRIARPARK WAY, VALRICO, FL, 33596	747481028	
MARY M DEVNEY / LIFE ESTATE	3708 KINGSFORD PL, VALRICO, FL, 33596	747485904	
MARY R AND THOMAS DAVID THURMAN	3504 GRAND MAGNOLIA PL, VALRICO, FL, 33596	747486724	
MARY S AND GEORGE W TAYLOR	3921 TURNBURY ST, VALRICO, FL, 33596	747486294	
MARY SEYMOUR	2228 LONGMORE CIR, VALRICO, FL 33596	880675642	Submitted an Objection Letter to the County dated 7-22-25 (in Optix)
MARYANN POINSETTE	4107 Quail Briar, Dr, Valrico, FL, 33596	874005808	
MATTHEW D AND ERICA ROBERTA WILLER	3805 HANOVER HILL DR, VALRICO, FL, 33596	747486566	
MATTHEW LUNDGREN	2017 ALAFIA OAKS DR, VALRICO, FL, 33596	880675020	
MATTHEW M AND TERI J MATLACH	3911 BUTTERNUT CT, BRANDON, FL 33511	747435838	
MATTHEW SCOTT AND KATHY JAYNE MCKINLEY /TRUSTEES	4321 GLENDON PL, VALRICO, FL, 33596	747623766	
MEGAN L AND JAMES CHILDERS	2517 SIENA WAY, VALRICO, FL, 33596	874008050	
MELANIE M HOLLAND/LIFE ESTATE	3604 SPRINGVILLE DR, VALRICO, FL, 33596	874006578	
MELISSA GROSS	4334 Swift Circle, Valrico, FL, 33596	880675480	
MICHAEL FRANCIS HYZIAK	1305 PEACHFIELD DR, VALRICO, FL, 33596	747485686	
MICHAEL HENRY WHITE	4018 WINDELL PL, VALRICO, FL, 33596	874006112	
MICHAEL M AND MARIA C GOMEZ	3810 HANOVER HILL DR, VALRICO, FL, 33596	747486606	
MICHELLE C AND DAVID L RITCHIE	1105 CARRIAGE PARK DR, VALRICO, FL, 33596	867158770	
MICHELLE HAZZARD	1434 Dumont Dr, Valrico, FL, 33596	747623358	
MICHELLE MONSON AND WILLIAM G HAZZARD ETAL	1434 DUMONT DR, VALRICO, FL, 33596	747623358	
NANCY M FINTAK	736 CALIENTE DR, BRANDON, FL 33511	747435596	
NICOLE BOSTICK	4002 QUAIL BRIAR DR, VALRICO, FL, 33596	874006194	
PATRICIA MIER WEYAND AND JOHN BATEMAN WEYAND JR	2521 GOTHAM WAY, VALRICO, FL, 33596	874006202	
PATRICK COUGHLAN	5860 CRANE DR, LAKELAND, FL 33809	874008074	
PAUL HARGROVE AND CRISTINA HARGROVE	3958 APPLEGATE CIR, BRANDON, FL 33511	747436006	
PAUL M JR AND REBECCA L EMBRY	3708 CASABA LOOP, VALRICO, FL, 33596	747485124	
PAULETTE DONELLAN	4613 Oak River Cir, Valrico, FL, 33596	880675108	
RACHEL KLESIUS	2610 SHILO CT, VALRICO, FL, 33596	874005432	
RAFAEL ROBERTO RABASSA VALDEZ ET AL	2315 MILLCREEK CT, VALRICO, FL, 33596	874006042	
RAMON HARRIS	4603 DAVENTRY PL, VALRICO, FL, 33596	880677574	
RANDY OCKMAN	2242 Eagle Bluff Dr, Valrico, FL, 33596	874007586	
RENGEN SMILE	608 Fieldstone Dr, Valrico, FL, 33596	747436704	

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RICHARD D AND SHARON D OLSON	1507 HOLLEMAN DR, VALRICO, FL, 33596	747486644	
RICHARD J AND CAROLYN J MOOERS	712 BLOOMINGFIELD DR, BRANDON, FL 33511	747435446	
ROBERT B AND VICKI A COTNOIR	703 FENNER CT, BRANDON, FL 33511	747435106	
ROBERT BASS	3634 Cold Creek Dr, Valrico, FL, 33596	874007036	
ROBERT DAID	3670 Warmspring Way, Valrico, FL, 33596		
ROBERT H BACKMAN	530 SANDY CREEK DR, BRANDON, FL 33511	747436310	
ROBERT J JR AND SHANNA RAE KIRBY	3913 APPLEGATE CIR, BRANDON, FL 33511	747435230	
ROBERT R AND YVONNE J FITCH	PO BOX 1365, BRANDON, FL 33511	747436558	
ROBERT S AND SALLY A BETTS	4018 EASTRIDGE DR, VALRICO, FL, 33596	747485422	
ROBERT SHEDNER	4330 Swift Circle, Valrico, FL, 33596	880675476	
SCOTT F FAST	3923 TURNBURY ST, VALRICO, FL, 33596	747486296	
SCOTT FASULO	4347 Culbreath Rd, Valrico, FL, 33596	880678614	
SEAN BURNS AND AMANDA M HOLSTE	3501 PINE KNOT DR, VALRICO, FL, 33596	747480926	
SEN DONTLIE	2014 River Crossing Dr, Valrico, FL, 33596	880675130	
SHARON GOPAUL MADRAY	519 SWEETLEAF DR, BRANDON, FL 33511	747436536	
SHAWN E AND LAURA L ROBINSON	1501 DUMONT DR, VALRICO, FL, 33596	747623606	
SHELLY BESWICK	4411 Culbreath Rd, Valrico, FL, 33596	880420025	
SHIRLEY FINCH	4507 RIVER CLOSE BLVD, VALRICO, FL, 33596	880678170	
STEPHANIE MARTINELLI	1205 RAINBROOK CIR, VALRICO, FL, 33596	747486358	
STEVE ALVAREZ	4624 Preston Wood Dr, Valrico, FL, 33596	747629570	
SUSAN AND JAMES B SGROMO	1111 GEORGIA TRACE AVE, VALRICO, FL, 33596	747486850	
SUSANNE COTTY	1206 Georgia Trace Ave, Valrico, FL, 33596	747486776	
TAD WENTZELL	2516 ALLWOOD AVE, VALRICO, FL, 33596	880678444	
TERRY VAN AND DEIDRE MORGAN	2325 LONGMORE CIR, VALRICO, FL, 33596	880678128	
THOMAS C AND AMANDA OMALLEY	2016 DUMONT DR, VALRICO, FL, 33596	880675036	
THOMAS LEE AND DIANE ELIZABETH RUSSELL/LIFE ESTATE	723 HERLONG CT, BRANDON, FL 33511	747435052	
THOMAS LEECH	4530 River Close Blvd, Valrico, FL, 33596	880678156	
TIMOTHY AND SUZAN WATTS	3615 Cold Creek, Dr, Valrico, FL, 33596	874006786	Signed Petition and Submitted an Objection Letter to the County dated 7-21-25 (in Optix)
TRACY LEE AND JUSTIN SAULS	1010 HIGHGROVE CT, VALRICO, FL, 33596	747485170	
VALERIE LEAH SPELLMEYER	3704 KINGSFORD PL, VALRICO, FL, 33596	747485900	
VINCENT D ROBERSON	4820 CRAPE MYRTLE LN, VALRICO, FL, 33596	747436354	
VINCENT M. DONELLAN	4613 Oak River Cir, Valrico, FL 33596	880675108	
WILLIAM FREDERICK DONAHUE	4209 ELBA PL, VALRICO, FL, 33596	747623214	
ZORIDA AND HAROLD YACUB	3703 Eaglewood St., Valrico, FL, 33596	874006864	

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SCAN ME OR CLICK No Rezoning Petition

No Rezoning Bloomingdale

25-0802

Received August 14, 2025
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Make Your Voice Heard

about

▶ For more information please send email:

NEW UPDATES:

- Bloomingdale Neighborhood Association Meeting, **Wednesday, August 13, 2025, 7:00-8:00 pm** at the Bloomingdale Regional Public Library, McLean Community Room.
- Zoning Hearing Master Meeting, Public Hearing, **Monday, August 18, 2025, 6:00 pm** at the Board of County Commissioners Boardroom, 2nd Floor, County Center, 601 E. Kennedy Blvd, Tampa, FL 33602 (View the Zoning Hearing Master Letter of Notice Below)

Hello Bloomingdale!

Living in Bloomingdale, Florida provides a peaceful environment surrounded by natural beauty. As residents, we cherish the close-knit community and the undisturbed land that epitomizes our neighborhood's charm. However, a proposed rezoning of agricultural land to planned development threatens this way of life, not just for individuals directly impacted, but for everyone in our community.

The rezoning plan could substantially increase traffic in our already congested streets. The influx of new residents would undoubtedly strain educational, community, and county resources. The unique landscape, home to diverse trees and wildlife, faces the risk of irreversible damage, adversely affecting our local ecosystem.

Moreover, the introduction of a high-density development is likely to generate significant noise pollution, disrupting the tranquility many of us moved here to enjoy. One of the most concerning aspects is the uncertainty over how this change could affect housing values in Bloomingdale. The character of our neighborhood is at stake here, and we must act to preserve it.

25-0802

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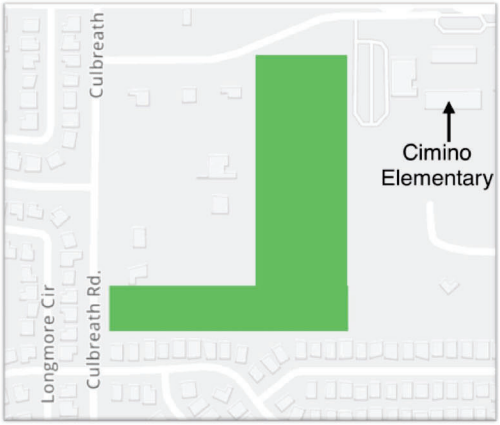
Proposed Development



NOW >> PLANNED DEVELOPMENT >> AFTERMATH

The transformation from agriculture to a densely populated development could have unknown ripple effects. The detailed environmental assessments to understand the long-term impacts on our air and water quality, wildlife, and local economy seem glossed over or entirely dismissed over a rush to approve this zoning change.

We urge the country commissioners to consider these potential consequences deeply and to disapprove this rezoning project. Our Bloomingdale community is a well-developed and established community of over 25 years (and in some sections closer to 40 years). Maintaining agricultural zoning is essential to ensuring that our community retains its character, sustainability, and quality of life. We need your support to keep Bloomingdale the way it was meant to be — a harmonious blend of human habitation and nature.

MAKE YOUR VOICE HEARD!

Posted on Cimino PTA Facebook

FYI Cimino Families and all it may impact:

Developer wants to put 33 homes behind Cimino next to Bloomingdale Cove on Culbreath. Please contact your county commissioners with your opinion. Details to follow.

Contact Bill Sullivan who is lead for the development and tell him you want a copy of his company's plan (Contact info below).

Email Tanya Chapela to voice your concerns she works for the county (Contact info below).

25-0802

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Name of Project:

Pending rezoning (RZ-PD-0802) from AS-1 to Planned Development (PD) of the +/- 10.97 acres at 4431 Culbreath Road, Valrico, FL 33596 to allow up to 33 lots with minimum lot size of 6,600 sf with a density of 3.01 units/acre.

Zoning Process Key Events

18-Jul: Letter Of Notice mailing deadline

25-Jul: Proof of Notice deadline

29-Jul: Deadline for Revised Site Plan Submission

4-Aug: Deadline to request Public Meeting (14 days ahead of ZHM hearing)

6-Aug: Deadline for Continuance Request as a Matter of Right

7-Aug: Staff Reports Submittal Deadline

11-Aug: Continuance Notice and Agenda Web Posting

14-Aug: Deadline to Submit Written Documents

18-Aug: ZHM Hearing

9-Sep: Hearing Officer Recommendation Deadline

19-Sep: Certification Plan Deadline

7-Oct: BOCC Hearing

1. Anyone who received a letter or who is considered impacted (within a 500ft radius of the planned development) can request a public meeting. Communities known to be impacted are Bloomingdale Cove, Bristol Green, The Links, Somerset, Bloomingdale Ridge. Each individual within these communities and the BSTD and BNA can and should individually request a neighborhood meeting.

2. The ZHM Approval Process with application submittal requirements and application review details for reference at § 6.2 and 6.2.1 are available here:

https://library.municode.com/fl/hillsborough_county/codes/development_procedures?nodeId=SUHITA_S6.0PRAMT0ZOAT_S6.2.1PLDEDIRE

3. Background on the ZHM process and how to participate virtually or in-person at the ZHM hearing and the BOCC hearing.

4. Points of Contact:

a. Hillsborough County Planner:

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Tania Chapela, Phone: 813-636-7302, Email: chapelat@hcfl.gov

b. Agent for the applicant on the rezoning case:

Sean Cashen, P.E. (Gulf Coast Consulting, Inc.), Phone: 727-524-1818, Email: scashen@gulfcoastconsulting.com

Mailing Address: Gulf Coast Consulting, Inc., 13825 Icot Boulevard, Suite 605, Clearwater, Florida 33760

c. Bill Sullivan (Division President, Potomac Land Company), Phone: 407-296-6322 Email: billsullivan@potomacland.com

Mailing Address: 26336 SR 19, Howey-in-the-Hills, FL 34737

MAKE YOUR VOICE HEARD!

Commissioner Contact Information

Call all the commissioners and make your voice heard on this issue. They all vote, and so do we.

NAME	PHONE NUMBER	ASSISTANTS/AIDES
Harry Cohen	813-272-5470	Della Curry Lidia Manresa
Ken Hagan	813-272-5452	Richard Reidy Glory Burgos
Gwen Myers	813-272-5720	Wanda West Robbie Smith
Christine Miller	813-272-5740	Casaundra Marion Meagan Moser
Donna Cameron-Cepeda	813-272-5725	Isabella Rose Pike Melanie Hoyt
Chris Boles	813-272-5730	Kathleen Yates Alana Skidmore
Joshau Wostal	813-272-5735	Maria Castillo

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Zoning Hearing Master Letter of Notice

Designed with WordPress

25-0802

Received August 12, 2025
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August 5, 2025

Bill Sullivan
Division President, Potomac Land Company
26336 SR 19
Howey-in-the-Hills, FL 34737

Dear Mr. Sullivan,

I am a resident in Bloomingdale that will be negatively impacted by the proposed zoning changes (RZ-PD-0802 at 4431 Culbreath Road, Valrico) and over-development near Cimino Elementary School. I live in the Bristol Green community which is directly across the street from the proposed zoning/development change area. I'm a senior citizen, as are many residents in Bristol Green. Our property here is our greatest asset. Please, don't do anything that will impact our property values.

Bristol Green is a middle-class neighborhood. It is safe, quiet, and neighbors care about the community. Wouldn't it be nice to keep it that way? Our country, as a whole, changes day by day. It is my hope that our neighborhood and community remain a haven for all of us here. We don't need any more traffic and congestion. We don't need anything here that would impact our environment. Flooding has become an issue of national concern. Don't bring that concern to our beautiful area! We are a neighborhood of beautiful trees, walking paths, bike paths, and safe streets. Please don't do anything that would change that for us!

There are probably thousands of land parcels that could be chosen for further development. Please find a place where good people don't suffer a negative impact. Our community doesn't need that. Please help us retain the quality of life we enjoy here in Bristol Green. Please don't crowd us out!

Best,
Cristie Mosblech
2228 Gold Manor Blvd.
Valrico, FL. 33596

25-0802

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Bloomingdale Special District
3652 Erindale Drive
Valrico, Florida 33596 (813) 684-6667
"Serving the Bloomingdale Communities"

August 12, 2025

Tania Chapela, Senior Planner
Development Services Department
Community Development Section
Hillsborough County

Subject: Opposition to Rezoning Application 25-0802

Dear Ms. Chapela,

I am the president of the Bloomingdale Special Taxing District ("BSTD" or "the District"). The District, established in 1985 by the Board of County Commissioners, services approximately 5,000 homes and over 25,000 residents. Our Board of Trustees is made up of seven members of the community who are all volunteers and who stand for election on the County ballot each four years. The District is responsible for repair, maintenance, and general upkeep of all common areas in the approximately eight square miles encompassing our community. We operate on an annual budget generated from non-ad valorem property taxes.

Bloomingdale is established and thriving. Recently, a rezoning application was filed (25-0802) that threatens to change the appeal of Bloomingdale. I am writing as a representative of our 25,000 residents to express my firm opposition to this application.

The District has engaged counsel and commissioned experts to evaluate the rezoning application and the claims put forth therein. Detailed analyses by these experts and my own observations lead me to believe that the rezoning would be negatively impact the safety of school children in the District; worsen an already terrible traffic situation; put life and property at greater risk of flooding; and ultimately change the character of Bloomingdale.

I have been approved to attend the August 18, 2025 Zoning Hearing Master Hearing and intend to convey the District's opposition. Rather than replicate our counsel's brief and arguments, I will simply state that I look forward to appearing in person and representing my community and its constituents.

Very Respectfully,

Thomas Leech
President, Bloomingdale Special Taxing District

Received August 14, 2025
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Environmental Impact Evidence Packet

Christopher Rate
4341 Culbreath Rd
Valrico, FL 33596
ratecr1988@gmail.com
11 August 2025

Zoning Hearing Master
County Center
601 E. Kennedy Blvd
Tampa, FL 33602

Subject: Opposition to Proposed Development (RZ-PD 25-0802) - Urgent Environmental Concerns

Dear Members of the Zoning Board,

I am writing to express strong opposition to the proposed development project that would clear approximately 11 acres of mature forest within our community. This action, if approved, would permanently destroy critical wildlife habitat and eliminate one of the last significant green spaces in our area.

Despite the magnitude of this potential loss, there has been minimal effort to conduct formal environmental studies or surveys to assess the impacts on local flora and fauna. Without such research, we cannot fully understand - or responsibly mitigate - the ecological damage this project would cause.

The forested area in question is not vacant or unused land. It is a thriving ecosystem that provides shelter, food, and nesting grounds for diverse wildlife species, many of which have been directly observed and photographed by residents. These include:

- Deer grazing in the open green spaces.
- Owls perched in the treetops, serving as key indicators of a healthy ecosystem.
- Foxes, opossums, and other mammals whose survival depends on intact forest cover.
- Woodpeckers that rely on the mature canopy and understory vegetation.

(Attached photographs provide documented evidence of this wildlife in their natural habitat.)

Furthermore, this deforestation would contribute to the already alarming trend of green space elimination in our community. A recent petition signed by numerous residents underscores the value of these natural areas - not only for wildlife, but also for community well-being, stormwater control, air quality, and the preservation of scenic beauty.

I urge the Board to require a full, independent environmental impact study before any

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consideration of this proposal. It is essential that the Board consider development alternatives that prioritize the protection of our remaining natural resources, rather than their destruction.

The decisions made now will determine whether future generations inherit a community with thriving wildlife and healthy ecosystems - or one where irreplaceable natural areas have been erased forever.

Thank you for your attention to this urgent matter.

Sincerely,

//SIGNED//

Christopher R. Rate

Received August 14, 2025
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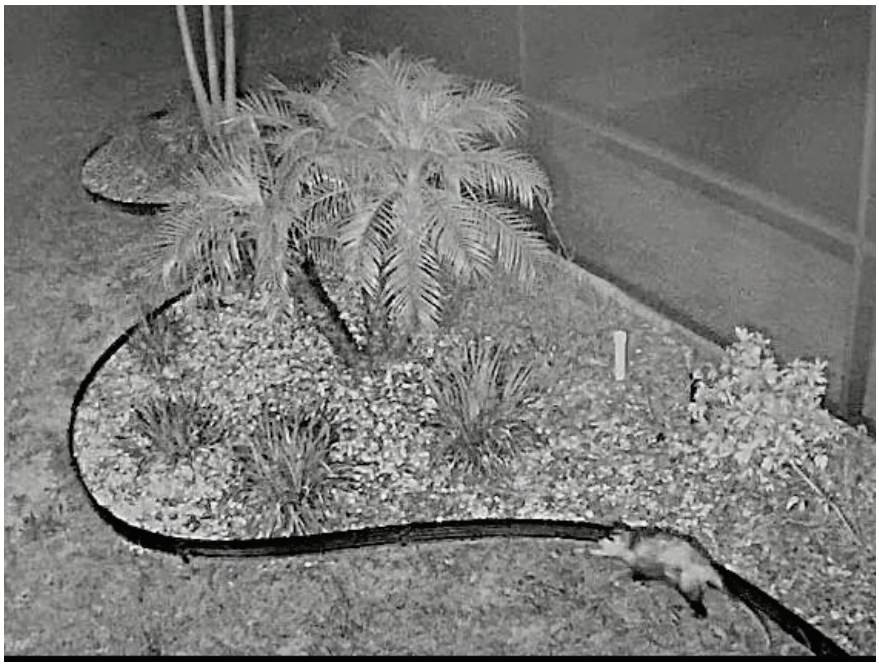

Opossum — a nocturnal mammal reliant on the forest edge for food and shelter

White-tailed Deer — dependent on connected green spaces for grazing

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Red Fox — a key predator relying on intact habitat for survival

Pileated Woodpecker — species dependent on old-growth trees for nesting and feeding

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Barred Owl — apex nocturnal predator indicating a healthy, mature woodland

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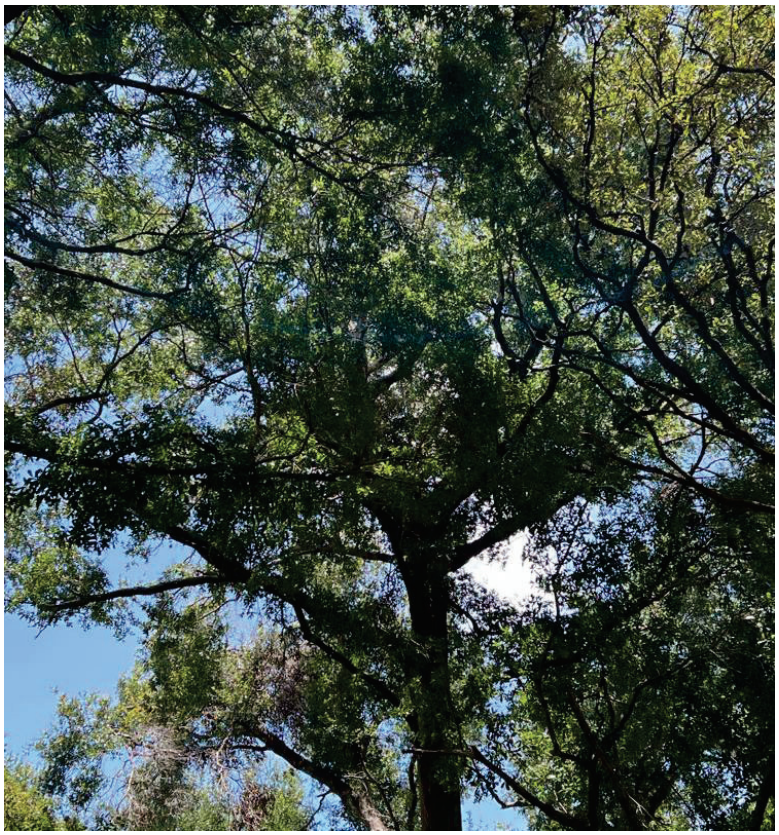
Mature forest floor — critical habitat for ground-nesting birds and small mammals



Towering canopy — essential for shade, temperature regulation, and biodiversity

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Dense overhead foliage — supporting pollinators, birds, and climate moderation

View of mature forest canopy — showing interconnected tree crowns that sustain wildlife

Received August 14, 2025
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Burrow entrance — likely home to a ground-dwelling mammal or reptile (potential gopher tortoise)

Received August 14, 2025
Development Services

Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Thursday, July 31, 2025 11:43 AM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (RZ-PD-25-0802). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 07/31/25 11:43 AM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required)::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Jason Ferger
Address:	3706 Eaglewood St Valrico, FL 33596
Your Phone Number::	8136108890
Your Email Address::	jason.ferger@gmail.com
Your Message	
Your Subject (required)::	Bloomingdale Rezoning

Received August 14, 2025
Development Services

Your Message (required)::	Dear County Commissioners, Its not often that I have reached out to the county and each time I feel my concerns we listened to and addressed. In this case I am hoping that you take action and turn down the application for rezoning of Bloomingdale. While I am all for development this will have a negative impact on the community we chose to call home to over 13 years ago. Nearly every single green space along Bloomingdale Ave has been developed into 3/4 story apartments making the 5.5 mile drive from here to 301 more than 30 minutes depending on the time of day and then there's Lithia Pinecrest. You all have been on the dais long enough to certainly know about one. 33 homes on that lot wouldn't even match the existing neighborhood around it. Although in many cases it seems these rezoning applications just a formality and the decision made to approve prior to the public notices I hope you consider doing what I believe is right and voting no on the rezoning application. Sincerely, Jason Ferger
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	RZ-PD-25-0802

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

Received August 14, 2025
Development Services

Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Tuesday, July 22, 2025 6:25 PM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (25-0802). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 07/22/25 6:25 PM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required)::	4 | Commissioner Christine Miller (District 4)
Your Information	
Your Name::	Mary Seymour
Address:	2228 Longmore Cir. Valrico, FL 33596
Your Phone Number::	(813) 951-8533
Your Email Address::	brseymour1@yahoo.com
Your Message	
Your Subject (required)::	Rezoning Application 25-0802
Your Message (required)::	Hi Christine. I am writing to express my strong opposition to rezoning application 25–0802, the proposed rezoning at the 4431 Culbreath Rd., Valrico, FL 33596, in the Bloomingdale Special

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Development Services

Taxing District. While the local community may be unable to prevent this development, that in itself will be detrimental to the area; nearly all Bloomingdale Cove, Somerset, Bristol, Green, the Links, Bloomingdale Ridge neighborhoods are completely opposed to the addition of 33 detached homes that will cause traffic and safety problems, create even more problems with schools that are already over capacity, destroy local wildlife habitat, and potentially lower property values of our existing community.

As there is only one planned exit from the community onto Culbreath Road, the normal backup of both vehicles and buses, dropping off children at Cimino Elementary will disproportionately surge during morning and afternoon periods, which will cause traffic issues during critical times for the neighborhoods. Given the additional traffic on Culbreath Rd. will also cause further damage to the roads which fails to be maintained appropriately. The traffic surge during morning rush hours will also negatively impact safety for children since students walk to school in the mornings there are no sidewalks along the eastern side of Culbreath and the applicant is asking for a variance for the planned Culbreath access since that entrance road would violate existing requirements for distance from a existing home driveway and an existing street (Allwood Dr.)

I have lived in this same home during hurricanes, Milton, Ian, and Irma and we have seen flooding become a major concern. This development will cover over nearly 11 acres that currently absorbs stormwater. Any plan development of the property should consider the continuing impact to local residents during major storms. I should also mention that with this plan development, 11 acres of natural habitat is going to be destroyed.

Property values are also likely to go down in the area if densely packed homes or townhomes are built. These types of dwellings are inconsistent with the surrounding neighborhoods developed in the area. I was very disappointed that so few notices were mailed. While the minimum is to send to those within 500 feet of the development. This rezoning will affect hundreds of families in our community.

I urge you to disapprove the proposed rezoning and from recent meetings and discussions with my neighbors, I know my opinions are shared by many who have not managed to attend meetings or write letters and emails. I thank you for your continued service and the support of our communities.

Best regards,

25-0802

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	Brian & Mary Seymour 2228 Longmore Circle (Somerset)
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	25-0802

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

Received August 14, 2025
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Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Monday, July 21, 2025 12:55 PM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (RZ-PD-0802). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 07/21/25 12:54 PM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required)::	4 | Commissioner Christine Miller (District 4)
Your Information	
Your Name::	Kevin Solomon
Address:	2813 Donnelly Rd Valrico , FL 33596
Your Phone Number::	(813) 684-0668
Your Email Address::	calvranch@verizon.net
Your Message	
Your Subject (required)::	Building homes in and around this area.
Your Message (required)::	Concerning any and all proposed land development or zoning changes in this area. Totally against all due to water/flooding problems and traffic in the area. Let's do better.

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Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	RZ-PD-0802

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

Received August 14, 2025
Development Services

Rivas, Keshia

From: Chapela, Tania
Sent: Monday, July 21, 2025 11:31 AM
To: Hearings
Subject: RE: RZ PD 0802

Good morning,

Please find the email below regarding PD 25-0802.

Sincerely,

Tania C. Chapela
Senior Planner
Development Services

P: (813) 635-7302
E: chapelat@HCFLGov.net
W: HCFLGov.net

Hillsborough County
601 E. Kennedy Blvd., Tampa, FL 33602

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HILLSBOROUGH COUNTS United States Census 2020
HCFLGov.net/Census

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

From: Kristen Tarr <kmwhyte09@gmail.com>
Sent: Sunday, July 20, 2025 22:06
To: Chapela, Tania <ChapelaT@hcfl.gov>
Subject: RZ PD 0802

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

Received August 14, 2025
Development Services

[Date]

Commissioner Chapela
Hillsborough County Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, FL 33602

Dear Commissioner Chapela,

I am writing as a concerned resident of Valrico regarding the pending rezoning petition RZ-PD-0802 for the 10.97-acre parcel located at 4431 Culbreath Road. The proposal seeks to rezone this land from Agricultural-Single Family (AS-1) to Planned Development (PD) to allow the construction of up to 33 residential lots, each with a minimum size of 6,600 square feet, and a density of 3.01 units per acre.

I respectfully urge you to oppose this rezoning request.

The character of the surrounding area is predominantly low-density, with larger residential lots and a rural-suburban feel that many families, including mine, have chosen specifically to enjoy a quieter, less congested environment. The proposed density does not align with the existing land use pattern and would set a troubling precedent for increased urbanization in this part of Valrico.

This proposal raises multiple concerns:

1. **Traffic and Safety**: Culbreath Road is already experiencing increased traffic congestion. Adding 33 homes would significantly worsen conditions, especially during peak school and commuting hours. The road infrastructure is not currently equipped to safely handle the additional volume.
2. **Stormwater and Environmental Impact**: The development could further strain the area's stormwater management systems, potentially increasing flood risks in an area already known for yearly seasonal water retention issues. Last year, my own neighborhood lost of entrance to exit our neighborgood for 2.5 days due to flood issues. Additionally, converting nearly 11 acres of low-impact land into high-density housing could negatively affect local ecosystems.
3. **School Overcrowding**: Local schools are already nearing or at capacity. This development would exacerbate overcrowding without providing any meaningful mitigation or support for additional infrastructure.
4. **Community Character**: The proposed lot sizes (6,600 sq ft) are substantially smaller than those typical in the surrounding community. This sharp increase in density would erode the character and integrity of our neighborhood and reduce the quality of life for current residents.

Smart growth is important, but it must be guided by principles that respect the existing community fabric, infrastructure limitations, and environmental stewardship. This rezoning proposal does not meet those principles. I strongly encourage the Board to reject this petition and to support development plans that are consistent with the values and needs of the Valrico community.

Thank you for your consideration and for your service to our county.

25-0802

Received August 14, 2025
Development Services

Sincerely,
Kristen Tarr

4437 Tevalo Dr.

Valrico, Fl 33596

25-0802

Received August 14, 2025
Development Services

Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Friday, July 18, 2025 2:36 PM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (TZ-PD-0802). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 07/18/25 2:36 PM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required)::	4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Suzy Watts
Address:	3615 Cold Creek Drive Valrico, FL 33596
Your Phone Number::	(813) 505-1231
Your Email Address::	SuzyWatts63@gmail.com
Your Message	
Your Subject (required)::	Bloomingdale Growth and Safety
Your Message (required)::	Please contact me to set up an in person meeting before August 18th. I have three areas of concern: Pedestrian lights omitted by mistake at Bloomingdale Avenue and Bell Shoals Road, Valrico

25-0802

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	Community Plan and plans to convert 11 acres from agricultural to PD in Bloomingdale. This is RZ-PD-0802.
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	TZ-PD-0802

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

Received August 14, 2025
Development Services

Rivas, Keshia

From: Chapela, Tania
Sent: Monday, July 21, 2025 11:30 AM
To: Hearings
Subject: RE: Petition

Good morning,

Please find the email below regarding PD 25-0802.

Sincerely,

Tania C. Chapela
Senior Planner
Development Services

P: (813) 635-7302
E: chapelat@HCFLGov.net
W: HCFLGov.net

Hillsborough County
601 E. Kennedy Blvd., Tampa, FL 33602

Facebook | Twitter | YouTube | LinkedIn | HCFL Stay Safe

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

From: Jazmin Whyte <jazzyjeanne09@gmail.com>
Sent: Sunday, July 20, 2025 22:38
To: Chapela, Tania <ChapelaT@hcfl.gov>
Subject: Petition

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

Received August 14, 2025
Development Services

Commissioner Chapela
Hillsborough County Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, FL 33602

Dear Commissioner Chapela,

I am writing as a concerned resident of Valrico regarding the pending rezoning petition RZ-PD-0802 for the 10.97-acre parcel located at 4431 Culbreath Road. The proposal seeks to rezone this land from Agricultural-Single Family (AS-1) to Planned Development (PD) to allow the construction of up to 33 residential lots, each with a minimum size of 6,600 square feet, and a density of 3.01 units per acre.

I respectfully urge you to oppose this rezoning request.

The character of the surrounding area is predominantly low-density, with larger residential lots and a rural-suburban feel that many families, including mine, have chosen specifically to enjoy a quieter, less congested environment. The proposed density does not align with the existing land use pattern and would set a troubling precedent for increased urbanization in this part of Valrico.

This proposal raises multiple concerns:

1. **Traffic and Safety**: Culbreath Road is already experiencing increased traffic congestion. Adding 33 homes would significantly worsen conditions, especially during peak school and commuting hours. The road infrastructure is not currently equipped to safely handle the additional volume.
2. **Stormwater and Environmental Impact**: The development could further strain the area's stormwater management systems, potentially increasing flood risks in an area already known for yearly seasonal water retention issues. Last year, my own neighborhood lost of entrance to exit our neighborgood for 2.5 days due to flood issues. Additionally, converting nearly 11 acres of low-impact land into high-density housing could negatively affect local ecosystems.
3. **School Overcrowding**: Local schools are already nearing or at capacity. This development would exacerbate overcrowding without providing any meaningful mitigation or support for additional infrastructure.
4. **Community Character**: The proposed lot sizes (6,600 sq ft) are substantially smaller than those typical in the surrounding community. This sharp increase in density would erode the character and integrity of our neighborhood and reduce the quality of life for current residents.

My husband and I are newlyweds and are wanting to build here in the land that we already own and this would greatly affect us.

Smart growth is important, but it must be guided by principles that respect the existing community fabric, infrastructure limitations, and environmental stewardship. This rezoning proposal does not meet those principles. I strongly encourage the Board to reject this petition and to support development plans that are consistent with the values and needs of the Valrico community.

Thank you for your consideration and for your service to our county.

25-0802

Received August 14, 2025
Development Services

Sincerely,
Jazmin Whyte

4439 Tevalo Dr.

Valrico, Fl 33596

25-0802

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Development Services

Exhibit 5

Received August 14, 2025
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Transcript of Audio File:

POTOMAC LAND COMPANY

ZONING HEARING OF HILLSBOROUGH COUNTY

NEIGHBORHOOD INFORMATIONAL MEETING

AUGUST 7, 2025

Audio Runtime: 1 Hour 52 Minutes 54 Seconds

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(Beginning of Audio Recording.)

MR. SULLIVAN: First, thank you all for being here. And I have to disclose before anything else in all this that this is being transcribed by Jake Coppola from Esquire and the Special Taxing District's Tom Leech and your guys are paying to do that, right? Correct. And as part of their -- because it's the Special Taxing District, they asked us as well to have this meeting. They wanted to -- they want -- they needed to have it recorded. So that's why that's being recorded today.

My name is William Sullivan. I'm the owner of Potomac Land Company. This is Sean Cashen. He's Gulf -- with Gulf Coast Consulting. He's our engineer for the project and for the rezoning and the project itself. Kevin O'Donnell is in the back. He's running video. He's the young man that goes out and makes sure things, hopefully, look better than they did last month. We apologize. We heard that the -- or not heard, but we saw that the growth had gotten out of control in two months, and we now have it -- we now have hired a company that will be maintaining it on a monthly basis. So that's kind of where we are.

So that's where we're going. So Potomac Land Company, just in case you all don't know, we have

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a few brochures to pass around right in front. We build high-end communities specifically in this area, for the most part, in Tampa Bay. This is where we concentrate in this specific area. So we've done things like Hotspur (phonetic) down Boyette Road. We've done every project on Boyette Road with exclusion of, like, one or two south of the -- south of all the way to where Boyette then goes into the outskirts of the world. So we've done all those projects down there, Boyette south of River -- you know, south of Fish Hawk, which then turns into Riverview Drive.

So you know, that whole thing is -- or Boyette. It's Boyette that way, too. But we've done all those down there. We also have done things like Fern -- not Fern Trail. Valerie Forest, which is 100 lot community up on St. Cloud, which has this nice beautiful park as you drive in. We've done a lot of other projects. Valerie Forest, Valerie Park, Summit View. It -- it's kind of an endless kind of a crowd. We like this area. I started my career in this area. I've done work in Bloomingdale and I analyzed it a few days ago.

Every district -- every decade of my adult life, I've done work in Bloomingdale. So I used to be with American Heritage Homes. I brought them into

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Bloomingdale in the -- in the -- in the '80s. I worked for Poky Homes in warranty in Bloomingdale in the '90s. I brought American Heritage Homes into Bloomingdale in the 2000s. I sold an apartment site in Bloomingdale in the 2010s. We rezoned a piece of property called Huck's (phonetic) Springs, which is adjacent to Bloomingdale. So we've done a lot of things and now this project in the last decade in the 2020s.

So we -- I've done work here in Bloomingdale my entire adult life. And so I'm very protective of what happens here in Bloomingdale. And I'm hoping that what we present tonight and what we present to the County Commission is something that will be, hopefully, satisfactory to you all. If it's not, that's okay. But if we're going to at least try our best to make it as compatible as possible for here.

Let me go -- turn to the next slide. So this is the location, as you know. You just drive down just south of Nature's Way. It's the community right there where the property was. This is an 11-acre parcel and it was two parcels at one time. There was a 2.5-acre parcel in the front and a ten or a nine in the back. It was owned by the Hire (phonetic) family for many, many years. And then prior to that, I heard it was a little bit on the not well used site. It was

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kind of an eyesore in this town. I won't mention what it was, but it was an eyesore, and we just --

You know, we -- we've cleaned it up since we've owned it. The -- gotten rid of all the old buildings off of it. Gotten rid of any debris that was in there. We've done our best to try to make this as nice as possible. We apologize, like I said, for letting the grass grow too high at the -- at the beginning. You know, the location, right, adjacent to Cimino Elementary School. Cimino, as we all know, is a, you know -- is a good school. It's a -- it's a highly rated school. It's a great thing. I grew up as a kid walking to elementary school, and I hope our kids will be able to walk to this elementary school.

Its future land use is R-4. Zoning is AS-1 presently, and --

MR. MILLER: What is AS-1?

MR. SULLIVAN: Agriculture -- what --

What does AS-1 stand for, Kevin?

We'll look it up. I'm sorry. I -- agriculture something 1 Special District 1, AS-1. So it's one unit to the acre kind of a thing. It's kind of what most -- actually, not everything out here is AS-1 either. You can see the zoning around it. Around that part is not -- we're going to talk about the

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Brandon Community Plan for a second. We'll look that up --

MR. O'DONNELL: It's agricultural, single-family, conventional district.

MR. SULLIVAN: Conventional district. So agricultural, single-family, conventional district. We'll talk about --

MR. MILLER: Can you tell us what that means? What it means when you say agricultural, single-family? What does that mean? In other words, you can only build single-family houses under AS-1 --

MR. SULLIVAN: No. But you could build single-family houses on AS-1, but very few single-family houses. And then the other is is it's agricultural. So it -- you know, it could be cows. You could put anything you want to on it.

MR. MILLER: Okay.

MR. SULLIVAN: So -- and, you know. So this is the Brandon Community Plan Suburban. Suburban is what it's in, and I'm going to talk about the Brandon Community Plan. So the Brandon Community Plan was set up to -- oh, and the other thing is is when we talk tonight because of the court reporter, the transcriber, when you speak up and you ask a question or whatever, we need your name just so that it's there. So what was

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your name? I apologize.

MR. MILLER: David Miller.

MR. SULLIVAN: David Miller. Thank you, David. Are you related to the -- Mr. Miller, Tom Miller? Are you related to -- did you know who Tom Miller was? Well, the hardware store down the street is his son-in-law.

MR. MILLER: That was before my time, probably.

MR. SULLIVAN: In fact, his business partner was on the -- this is the name on this building, Campo, and that was one of his business partners. That's meant -- that's a very famous -- you know, there's a Miller Road here and that's named after, actually, Tom Miller.

MR. MILLER: Oh. I see.

MR. SULLIVAN: So the Brandon -- and he was a really nice guy. I used to have lunch with him all the time. So then the Brandon Community Plan, this is a plan that was developed about 2010, I believe, is when it was enacted. And it's in -- it's in there, but the Brandon Community -- and it was to protect the residents of the area and also protect the landowners as well. So in the Brandon Community Plan, we're in the Suburban district. In the Suburban district, you

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1 know, we are proposing a density of 3.01 units to the
2 acre, minimum density of 75 percent of the future land
3 use for R-4 and which meeting the criteria set the
4 Brandon Community Plan Suburban.
5 In the Brandon Community Plan Suburban,
6 there is -- this is the least dense project ever
7 proposed. Every project that has been built, every
8 rezoning that has been proposed in the Brandon
9 Community Plan in the Suburban District has a higher
10 density than what we are proposing today. And one of
11 my reasons why I didn't propose a higher density than
12 what I'm proposing is because I have respect for what
13 you all are and who you all are and for the area that
14 we are in, the Brandon -- you know, the Bloomingdale
15 area. I believe Bloomingdale, you know, deserves that
16 and should have that.
17 So if you look, there's a -- this was in
18 2003, which was before the plan. There's the property
19 across the street, if you know, is a townhome deal with
20 84 townhomes at 175 percent of the R zoning capacity.
21 Here's one. Here's a duplex that somebody did in R-6,
22 which is 98 percent of capacity at 5.9. Here's another
23 one that is single-family duplexes and quadplexes, 60
24 units. It has 80 percent of the capacity. And then
25 the townhomes are 83 -- everything above it -- we're at

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75. Everything else is way above that or went commercial. For some reason, they allowed commercial and I don't -- I don't quite know the zoning laws well enough to know how they were able to pull it off, but there's lots of commercial in the R-4 zoning category.

We're in the urban service area. Our topography is -- and we're going to be talking -- so tonight, just so you know, we have a few areas that we are going to spend some time with because I think they're important. We're going to be talking a little bit about traffic, and another area that's very important to you all is the drainage because I know you guys are bringing that up. So Sean is here to talk about the drainage and what we've done because we've actually invested money already to figure out what the drainage is out here and to make sure that we assure that we've got a better situation than what's here today.

We have utilities in front of the site. We have the water main and an 8-inch force main adjacent to the project. On the surrounding density, this is quite interesting. So for all of those that live on the west side of Culbreath, you all are -- have about, you know, larger lots, 80 -- 8,000 square foot lots, 7,800 square foot lots. You all are bigger over on

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this side. But on this side of -- in Bloomingdale, on this side, we're actually the largest lots -- we're proposing 6,900 square foot lots. So we've raised it from the 66 we originally proposed and we're up to 6,900 square foot lots. So we -- we're proposing 6,900 square foot lots is what we are proposing. So this is the general site plan, and I think I'm going to let Sean take over from here, or at least for right now.

MR. CASHEN: Once again, my name is Sean Cashen. My company is Gulf Coast Consulting, and as Bill mentioned it, we are the civil engineer, engineer of record working on this project. I think you all have seen this site plan layout. One thing I will point out -- well, access is off of Culbreath Road, coming into the site. It's going to be a cul-de-sac type of development. Here along the southeast corner is where we have retention ponds proposed and a linear pond here along the main access way. You're going to have lots that are going to be on the east and west side of this cul-de-sac road.

So as Bill mentioned, one thing that we've done, we have drainage. The traffic is typically a concern on any new projects. So this site is located within the Alafia River Drainage Basin. The county has modeled -- has a drainage model for this site and other

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contributing areas that are part of the Alafia River Drainage Basin model. The county has determined that -- and part of the site is within the flood zone, which means that it's inundated during a 100-year storm event, which is typically between 11 and 12 inches over a day or 24-hour period.

So it -- as part of this model, the county has determined that the 100-year design high water in this low area, if you remember the topography, everything kind of drains off to the southeast corner, but the 100-year design high water elevation, as determined by this model in the county, is at elevation 43.9, 43.9. So what we have done is two things. First, we went into the model, we performed our own model, and verified that the county's model was correct. Sometimes the models use some information and it's not as accurate as you would like to be.

So we have verified that that 100-year, as it is right now, pre-development, that that high water elevation is at elevation 43.9. So what we've done, as requested by Bill, we have set up this proposed development and done some design work and layout of these drainage retention areas. And we ran the post-development model, which is the drainage model as if this site was built, capturing, conveying all the

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offsite runoff from this area that is contributing to the ponds, et cetera.

So we've done quite an extensive drainage model based on this proposed development. It's -- based on that, the 100-year design high water, based on the proposed condition, we have it at elevation 43.4. So it's about six inches lower than the current condition.

MR. SULLIVAN: Which is an improvement, just so you know.

MR. CASHEN: Which is an improvement. The 100-year elevation has gone down by six inches based on the additional -- basically, based on the additional storage -- or retention storage that we have provided with this proposed plan.

So I going to add on to that, but I -- so anyway, that is an improvement based on the post development model. We -- we've had other -- I've been working with Bill for 15 years. All these developments have turned out to be, you know, extremely nice developments. We -- we've had some projects that are similar to this project where they're in a what's called a closed basin, the water, you know, funnels into a low area and has nowhere where to go. It just -- it sits there.

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On all of those projects, what we have done, and what we always try to do is, under the proposed or post development condition, we want to improve the situation. Never do we want to create a situation where water levels are raised or it adversely affects any offsite properties that are adjacent to or draining to our site.

So this is another case where we've gone in and we've designed the project so that it is improving the situation. It's going to lower the 100-year elevation, at least based on these calculations. But the design, high water, 100 elevation is lowered by six inches.

When we get into final site plan, which is more defined, refined engineering with elevations and so forth, that number may go up or down, you know, in introspect, but I think what we've done so far is pretty accurate and pretty close to where it's going to be.

The other issue is traffic. So --

MR. SULLIVAN: Let's get to those slide in a minute.

Yes -- I mean, yes, Mr. Miller.

MR. MILLER: Okay. David Miller. Yeah.

MR. SULLIVAN: David.

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Development Services

MR. MILLER: So is this a special flood hazard area than from what you were describing?

MR. SULLIVAN: No, it is not a special flood hazard.

MR. MILLER: Okay. But did you have to submit a runoff plan as part of the proposal? We -- we

MR. CASHEN: Will have to submit --

MR. MILLER: Or an outfall plan? Outfall or runoff plan?

MR. CASHEN: Well, yeah. Good question. We will have to -- when we get to the site permitting site plan stage at Hillsborough County, we will have to prepare -- well, fully engineered construction plans as long -- as well as a drainage report, which we will include the drainage model and some other information. So that information will have the drainage modeling that will detail that this elevation --

MR. MILLER: Okay.

MR. CASHEN: -- is lower (crosstalk) --

MR. MILLER: So we're being asked to say, yeah, this is good. And we don't have all the information, because we don't know what your outfall plan is going to look like that you're going to put into the proposal someplace, you know, down the pipe. So it would be better for us to know what it's going to

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be because we're the people who actually live here.

MR. CASHEN: Correct.

MR. MILLER: And you're asking us to say, yeah, let's do this.

MR. CASHEN: Well, what we're required to later on --

MR. MILLER: Yeah, but that's no good.

MR. CASHEN: -- to meet this criteria.

MR. MILLER: Because then it'll be approved.

MR. DONLAN: Okay. Later on is later on. Not now.

MR. CASHEN: Well, no --

MR. DONLAN: We want to know now.

MR. MILLER: Yeah.

MR. CASHEN: Well, let me just -- let me answer to this.

MR. MILLER: Because we're not going to say yes to something we don't know anything about.

MR. CASHEN: Okay. I see your point.

MR. MILLER: Yeah.

MR. CASHEN: There's only --

MR. MILLER: If you were me sitting here and been living here since '96, and this is going back to the point you made earlier about, okay, we've had bigger lots built. We've had more houses, you know,

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built and all this kind of stuff. Imagine a glass. Yeah. You poured a lot of water into it early and now you are only asking us to pour a little bit more water in there.

Well, that little bit water just went over the side of the glass. That's a problem that we have when you start talking about -- we're going to contend many different areas here tonight that this does not answer. And unless you answer these questions, we're not going to support it. Go ahead and continue and we'll --

MR. CASHEN: Okay. No. And I fully understand your concerns.

MR. MILLER: Right.

MR. CASHEN: When we get to the site permitting stage, construction plan stage, we have to provide all that information in that model --

MR. SULLIVAN: We're required.

MR. CASHEN: We're required to --

MR. SULLIVAN: We're required.

MR. CASHEN: And we are required to through this modeling exercise to prove that we are not raising that 100-year design high water over that elevation 43.9.

MR. MILLER: We don't know that until we see

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the plan.

MR. SULLIVAN: David, just to talk to you for one sec to answer this question and make it very clear for everyone.

MR. MILLER: Right.

MR. SULLIVAN: We have no one we can submit the plans to. Until we have a rezoning finished, we can't submit the plans to the county. The county won't review it. At least they've told us they won't review it.

MR. DONLAN: Seems like it's all backwards.

MR. SULLIVAN: -- no exception and change it.

MR. MILLER: It's backwards.

MS. ASONY: No, you can have plans in place before -- excuse me. Barbara Asony, Bloomingdale Cove, which is deeply affected by this. We have retention ponds. They have inflow and outflow, overflow and it is approved by SWFWMD.

MR. SULLIVAN: No, ours will be approved by --

MS. ASONY: But they have to be --

MR. CASHEN: We had SWFWMD approve it as well.

MS. ASONY: Okay. Where are they going to

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discharge?

MR. CASHEN: Well, this is a closed basin. There is no discharge.

MS. ASONY: Ours discharge. There's an overflow that discharges.

MR. CASHEN: There is an overflow. There is an overflow.

MR. MILLER: In the people's yards.

MR. CASHEN: Well, there is --

MR. MILLER: That's basically what they're saying isn't it?

MR. CASHEN: Well, and this is in the model, too. This is the Alafia River model. There's an overflow, which comes -- it is somewhere around in this area. There's a gray inlet and it does go into an area --

MR. MILLER: I don't see that.

MS. ASONY: In other words, you are affecting my community.

MR. SULLIVAN: No, it's --

MR. CASHEN: No, no, no.

MR. SULLIVAN: We don't direction.

MR. CASHEN: We don't overflow. Yours comes -- your water comes our -- into our property.

MS. ASONY: No. Ours goes into Pond A, Pond

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B, and Pond C. Plans, I've got them with me.

MR. CASHEN: You -- oh, you mean this property to the south?

MS. ASONY: Bloomingdale Cove, yes.

MR. CASHEN: Okay. Correct. Yeah. So during the 100-year storm, our site does not overflow or discharge anywhere. We are designing these ponds to capture and store the 100-year pre-post volume.

MS. ASONY: They have overflow. You said the overflow?

MR. CASHEN: No, the model. So the Alafia River model, just so we're clear on this, they show -- and this because they model of the 500 year. So they have a note that's showing here. So during that 500 year storm or 1000 year storm, eventually this would fill up and it would go to that great inland, head south and go to the Alafia River.

MS. ASONY: Up in Plant City 1000 year plan just flooded these subdivisions this past year. 1000 year plan doesn't --

MR. CASHEN: Anyway, just --

MS. ASONY: -- doesn't mean anything.

MR. CASHEN: -- just so you know, it's none of ours. We built subdivisions in Plant City. I was --

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MS. ASONY: Oh, I --

MR. CASHEN: -- I was the developer of Walden Woods and we had no flooding in any of our communities in Walden Woods. None.

MS. ASONY: They've had 1000 year plans that are in effect are effective that have flooded in the past year in storms. So saying that you're coming up with 1000 year flood plan backing right up to these subdivisions with no place for the water to go, you are threatening.

MR. MILLER: Sir, can I just ask -- help --

MS. ASONY: Over 500 and some odd homes.

MR. MILLER: -- help her -- let me help her a little bit. Is it -- you can go and ask for approval, you know, to have this changed, but we're going to be there telling the county commissioners, do not do this until we see what we are being asked to approve.

MR. CASHEN: They won't approve it unless it works.

MR. SULLIVAN: Right? They -- the county is not going to approve it unless it works.

MR. MILLER: Unless we know -- unless you know -- and here's the question. Unless you get this fixed, we're not going to be in any way supporting

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this. And we're talking about a lot of people who are going to be calling their county commissioners and specifically telling them why we do not support it.

MR. SULLIVAN: Okay.

MR. MILLER: So let's just move on because that's -- this is not resolved here. Let's move on.

MR. SULLIVAN: Okay.

MR. MILLER: Go ahead.

MR. CASHEN: Well, I mean, do we have performed a study. We have looked at it. We have run the drainage model and I'm telling you right now that it's about six inches lower than the current condition.

MR. MILLER: You've not submitted a plan to show that, okay.

MR. CASHEN: There's no -- they won't review it.

MR. MILLER: Okay. We're talking about us.

MR. CASHEN: But I understand that. What I'm trying to -- we're trying to say is that the process in the county is, is that unless for some reason they'll allow it -- the process in the county is, is that we get the rezoning and then we can submit. And once we get the stamp things, then we can submit the preliminary site plan --

MR. MILLER: Yeah.

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MR. CASHEN: -- and then the final engineering. We're a long way from the final engineering, but we --

MR. SULLIVAN: Totally backwards.

MR. CASHEN: -- but we've already --

MR. SULLIVAN: The cart before horse.

MR. SIMMONS: So you're saying rezone and then you'll submit the plan to us. Is that what you're saying?

MR. SULLIVAN: We can't submit the plans without rezoning.

MR. MILLER: We don't want you to submit them. We just want to see them, okay? That's all I'm saying. If you want us to support you when you go before the board, you just let us see what it is and let our people determine if yes, that will prevent the kind of flooding that she's worried about --

MR. SULLIVAN: I will --

MR. MILLER: -- and we're all worried about.

MR. CASHEN: Well, let me -- so let me -- Milton, last year, October, was there any flooding --

MS. ASONY: Yes.

MR. CASHEN: -- in this area?

MR. MILLER: Absolutely.

MS. ASONY: Yes.

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MR. ARMSTRONG: I'm just curious. I'm John Armstrong. I and just one -- the reason everybody is -- I live on that other side of Culbreath in a very nice area, high ground. During Milton, my pool was inundated. And by the grace of God, my wife goes, looks out. I got -- my friends came over and we had to --

MS. ASONY: Water on the lanai.

MR. ARMSTRONG: We were power sweeping, pushing water. It was coming into my house and I'm on high ground. So that's why everybody is sensitive.

MR. SULLIVAN: Well, and just --

MR. ARMSTRONG: We saw --

MR. SULLIVAN: -- just so you know, there -- at some point the county did or the -- FEMA did change the 100-year flood elevation. And so it has been a lot higher than when your house was built. So the 100-year flood elevation -- and I don't know what it was, I'd have to go back and look at the old -- the old -- the old things. But I'm pretty sure in this area --

MR. ARMSTRONG: Oh yeah.

MR. SULLIVAN: -- and all of Hillsborough County, for the most part, they raised the 100-year flood elevation.

MR. ARMSTRONG: Well, I'm still out and

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that's the good -- I'm out of the flood. I still buy flood insurance because I've seen Katrina. Anyway, but yeah, it -- my area in a -- established it's been there, Fox Run Greens area, is one of the earlier homes and -- but the drainage, just the way things are now it inundated, overfilled my pool and it was coming into my house. So --

MR. SIMMONS: And John, we had the same thing in the Hearts of Fox Run.

MS. WATTS: Identify yourself.

MR. SIMMONS: Actually one entire street.

MR. ARMSTRONG: Right.

MS. WATTS: Identify yourself.

MR. SIMMONS: I'm sorry. My name is Gerald Simmons. Gerald Simmons.

MR. CASHEN: But I just want to say this. I mean that the way the county process works is in this case -- I just want to explain it to you briefly. You know, the first part is a rezoning approval to see if, you know, this proposed development is acceptable to the county and everybody else. After that, as Bill had mentioned, then there's the preliminary site plan approval -- review and approval process.

MR. MILLER: Right.

MR. CASHEN: After that is approved --

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MR. MILLER: I've been -- I've done that, okay. And I'm just telling you, when you go to that meeting and they invite people --

MR. CASHEN: Okay.

MR. MILLER: -- who are going to come in, who are going to be impacted, they're going to present, you've not done this, you've not done this, and you've not done this, and they're not going to approve it until you come back with that information.

MR. CASHEN: But we will have to do that. And we'll have to do that in the model and everything at a later stage. But it's just not something --

MR. MILLER: It's just going to delay the whole process. Why not do it now?

MR. SULLIVAN: No, I don't care. It's not a question of delaying the process --

MR. CASHEN: No, it's --

MR. SULLIVAN: -- it's a question of --

MR. CASHEN: It's the county's process. And then once -- for instance, if we receive zoning approval, once we do that, then it's a nine-month process to get final construction plan approval to the county. And again, it's a two-step process, preliminary plan and final site plan, where we have detailed engineering drawings.

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And in that drainage report, that will show that we are, you know, not adverse --

MR. SULLIVAN: Including the --

MR. CASHEN: -- in lowering the 100-year design high water in the proposed condition. So it's just a long -- and that -- and so there's certain points along where we have to submit that information to them. It -- they won't accept it during the rezoning. It's just -- because we're not there yet. So it's just --

MS. LEECH: So I have -- I have a question. My name is Miriam Leech. So what I'm hearing is, you do not go ahead and move forward with any of those plans that have to be submitted later until, you know, whether or not the rezoning is approved?

MR. CASHEN: Correct. The rezoning process and approval process.

MS. LEECH: So you don't -- so any --

MR. SULLIVAN: We're not -- we're -- there's not a process.

MS. LEECH: I know you can't submit it -- I know you can't submit it --

MR. SULLIVAN: Right.

MS. LEECH: -- but I'm just trying to clarify, what I'm hearing you say is --

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MR. SULLIVAN: Well, now the middle who will review it.

MS. LEECH: But you can be working on it.

MR. SULLIVAN: Oh, we are. We have been.

MS. LEECH: So that's what I'm asking.

MR. SULLIVAN: Yes.

MS. LEECH: Do you wait until you know whether the rezoning is approved --

MR. SULLIVAN: No. We have not waited at all.

MS. LEECH: -- to work these plans? So to Mr. Miller's point, I think what he's saying is, if you have something in the works that would show members of the public that what you're saying is going to hold true, that may be helpful. He's not talking about something that you've already submitted --

MR. MILLER: Correct.

MS. LEECH: -- he's talking about seeing the next stages of your planning to show that there is not anything to worry about.

MR. CASHEN: All right. So you all want to see my work, what we've prepared?

MS. LEECH: Well --

MR. MILLER: We want to see the runoff and the outflow plan for the proposal. The runoff and the

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outflow plan for the proposal. So we can see that it's not going into her backyard or someplace else that we don't want it to go, okay? And that will make everybody happy. You -- that's good. Let's move on to the next one. Okay. But we're never going to support this until we know what we're talking about. Simple.

MR. LEECH: Let me ask a related question.

MR. MILLER: Right?

MR. LEECH: Tom Leech. Do you have architectural renderings of the homes you're going to build?

MR. CASHEN: No.

MR. DONLAN: So you don't know what size homes you're putting in?

MR. SULLIVAN: We have not selected a home builder. We're not home builders. We build communities. We usually sell Pulte Homes by WestBay, various other builders. But for the most part, Pulte has been our big -- so typical Pulte elevations we can give you. But that would not guarantee it would go to Pulte.

MR. LEECH: So if the -- if I understand the process, it's you develop land, you clear the land, you get it ready for building, turn it over to a builder, put some houses right on the property --

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MR. SULLIVAN: Correct.

MR. LEECH: They're going to have -- they're going to have a plan.

MR. SULLIVAN: Correct.

MR. LEECH: They're going to have the drawings.

MR. SULLIVAN: Drawings. And I'd be glad to submit those drawings to the -- have them submit them to the -- to the Bloomingdale Association, whatever you guys -- whatever architectural controls you all have.

MR. LEECH: I think that would be helpful.

MR. SULLIVAN: Okay.

MR. LEECH: I mean, it's not so much the architectural controls. It's when you say, we're going to build up to 33 homes, and what are they going to look like? They're probably not going to look like the homes in Bloomingdale Cove. Probably not going to look like the homes that back up to the neighborhood, there, like where Chris is. They're going to -- but they're going to look like something. And I think we'd like to know what they're going to look like.

MR. SULLIVAN: No question. We can absolutely submit that to you at that point.

MS. ASONY: Barbara Asony. I have another question. The plan you've shown us, shows lots 50'

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wide by 120' feet deep.

MR. SULLIVAN: No, not anymore. This is the new plan. We can get -- you have the new plan -- part --

MS. ASONY: No, I don't have the new plan.

MR. SULLIVAN: Did she not get a new plan, Kevin? Give her that packet. Give her the new plan. This is the one that is now submitted.

MS. ASONY: So how are you going to fit bigger lots?

MR. SULLIVAN: We're not. We're going to -- there's larger -- there's -- have a look. We heard you the last meeting and we made the correction.

MS. ASONY: Okay. So how are you going to fit bigger lots in that same area?

MR. SULLIVAN: They're deeper. They're significantly deeper than your lots. Your lots are 110' deep, our are 138.

MS. ASONY: So how can -- where is the land going to come? Because 120 filled that piece of that strip of land before. So how are you going to get deeper? Are you going to narrow your road down?

MR. SULLIVAN: No. It just was a random number that was put out there to begin with.

MS. ASONY: And then --

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MR. SULLIVAN: Now it is not a random number. Now it is an -- not an absolute, but it is showing what the -- what the typical lot's going to look like. It was a mistake, ma'am. I apologize.

MS. ASONY: And you're -- and you're still going to be able to get 33 homes in there.

MR. SULLIVAN: We corrected it because of your help. Pardon?

MS. ASONY: You're still going to be able to get 33 homes in there.

MR. SULLIVAN: Physically, we cannot fit 33 homes. And I'll tell you that, right now. But for the -- for the county and for the planning commission, we have to meet a certain criteria of a maximum number of units of 33, which is 75 percent threshold.

MS. ASONY: Okay.

MR. SULLIVAN: So what we can do is at the Vane (phonetic) meeting, when we're at the Zoning Hearing Master is, we can request a lower number if you all agree to it tonight. That's fine. We can talk about the potential of the lower number of going all the way down to possibly 29.

MS. ASONY: The lower -- the southern portion of the 6,900 square foot lots are in Flood Zone A.

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MR. SULLIVAN: No, they won't be.

MS. ASONY: Well, according to the county plan, it shows them in Flood Zone A.

MR. CASHEN: Right. The lower corner is in Flood Zone A, correct.

MS. ASONY: Right. But the building lots are right there.

MR. SULLIVAN: No, they'll be taken out of the 100-year flood.

MR. CASHEN: We'll remove them -- there's a process where we can remove lots out of the 100-year flood stage. You prove to FEMA that you meet the requirements. You're not adversely impacting the 100-year. You're going to actually lower the 100-year elevation, things like that.

MR. SULLIVAN: It's called a letter of map revision.

MR. CASHEN: Right. That's another process, as well.

I think you had your hand up first, sir.

MR. DONLAN: Vincent Donlan. I got a couple questions for you, Sean. Because you're the civil engineer.

MR. CASHEN: Yes, sir.

MR. DONLAN: And I came from an area that

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went through a significant flood in 2016. They had a 1,000-year flood, and it impacted greatly everybody in the area. First thing I want to note is, have you done an absorption rate of the dry bed reservoirs?

MR. CASHEN: We -- we've done testing, percolation testing of the soils, correct.

MR. DONLAN: What is the depth of the dry bed reservoirs?

MR. CASHEN: Proposed right now, the pond is about 6' deep. That's what's being proposed.

MR. SULLIVAN: But the seasonal high water was at 20 something feet, but then it was adjusted to 10.

MR. CASHEN: Yeah, it was adjusted 10 or 12, I believe.

MR. SULLIVAN: 12. That report, actually -- we can provide that to you. We have that --

MR. DONLAN: My calculations -- I've done calculations on it. My calculations say that you have to be at 10' or above -- 10' or below.

MR. CASHEN: 10' above what? I'm sorry.

MR. DONLAN: 10' or deeper.

MR. CASHEN: The pond? The pond has to be 10'?

MR. DONLAN: Yeah.

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MR. SULLIVAN: No, not the size they are. They're like the big ponds. 22 percent of the site is going to be ponds.

MR. DONLAN: Well, you're going to take that dirt and you're going to place it elsewhere. Where are you going to place it? Where the -- where the building sites are. So therefore, you're going to take dirt out, put it up on land, make the land higher. So where is your runoff going to go? Into the ponds.

MR. SULLIVAN: Correct. It's going to go in the pond. The overall storage of this proposed development with the ponds, a lot more storage than what is currently there now. Which is what we need, too, because of the additional runoff, it's going to be generated by the lots and the roads, et cetera.

MR. DONLAN: Have you accounted for the home square footage, the water displacement from the structures?

MR. CASHEN: We've accounted for all that. Yeah. The impervious for the homes. And you know, the storage area is isolated down here. This part of the lot is quite a bit higher outside of flood. So yes, we've done all that.

MR. DONLAN: You've accounted for the sidewalks in the road?

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MR. CASHEN: Yes, sir.

MR. DONLAN: Okay. If the area is already low, which we know it's already low because they can't get in there and finish cutting it. Moving dirt --

MR. SULLIVAN: (inaudible), sir?

MR. DONLAN: What's that?

MR. SULLIVAN: Back up for a second. What did you say?

MR. CASHEN: I don't know if that's why they're --

MR. SULLIVAN: The reason that we can't finish cutting is because there's piles that are still -- from the last hurricane, still piled up. We're trying to remove those piles.

MR. DONLAN: Yeah. But some of the areas --

MR. SULLIVAN: That's what holding us up. No, it wasn't anything to do with the lowness. It had to do with the tiles. There's no water on the site, sir. In fact, just so you know, it's -- there's a -- we have this water management district letter now that says that there is no -- there's no -- there's no surface water, or there's no storm -- there's no -- there's no wetlands on this property. And we got that yesterday. And I'll be glad to submit that to the county tomorrow.

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MR. DONLAN: All right. What I want to see is a comparison between the topo from now and the topo that you all are proposing.

MR. CASHEN: Again, that's at the construction plan stage. Not at -- not at this point.

MR. DONLAN: Would additional dirt be trucked in? Because that's going to exacerbate the situation.

MR. CASHEN: No, I --

MR. SULLIVAN: We try to balance sites.

MR. CASHEN: Yeah.

MR. SULLIVAN: They could end up being a little bit off, but we try to balance them.

MR. CASHEN: Yeah. I anticipate there may be dirt being hauled off. But we try -- as Bill said, we try to balance the site. Work with what we have and not have any fill being trucked in.

MR. DONLAN: Okay. And I got two more questions. One of them is, has the study been done on the -- on Culbreath and on Nature's Way as to the impact of heavy equipment going down those two streets?

And are you aware of last year when Milton came through, we had a very bad -- a very bad failure of the storm system on Nature's Way that closed it down for quite a while?

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MR. CASHEN: Well, I wasn't aware of that. This far -- let me answer your first question.

MR. SULLIVAN: Our water doesn't go that direction.

MR. CASHEN: Yeah, our water goes --

MR. DONLAN: Yeah. But when you bring heavy equipment in there, you're going to increase the impaction on that area on those roads.

MR. CASHEN: Well, what --

MR. SULLIVAN: They're designed not to do that.

MR. CASHEN: Yeah. It's -- these are county roads.

MS. ASONY: Are you sure?

MR. CASHEN: I mean, we take pictures.

MR. DONLAN: We have potholes on Culbreath, right now.

MR. SULLIVAN: I believe it. Listen, I -- listen, everybody has got problems in this world about potholes. That's like a typical --

MR. DONLAN: And this is not a -- not a question for engineering. Is there going to be a covenant? Is there going to be an HOA? And is the deed restricted?

MR. SULLIVAN: Yes, absolutely.

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MR. DONLAN: On all three?

MR. SULLIVAN: Yeah. There will be covenants, HOAs and deed restrictions, absolutely. And absolutely, the primary reason that we all have HOAs, first and foremost, is for the ponds. For the maintenance to make sure those ponds are maintained so that if there is a water event, that it's -- it was taken care of. I mean, the water management district is -- should -- is responsible for the ponds, but they have you responsible as the HOAs to maintain those ponds. And that's the primary purpose of an HOA. And then after that, then it's to beautify and just look pretty. But that primary purpose of the HOA is for the Southwest Florida Weather Management District to make sure that you take -- maintain those ponds and that whole storm water system.

MS. WATTS: So I have a couple of questions.

MR. SULLIVAN: Oh, I'm sorry. Just -- did you -- you've had your hand up for a while.

MS. WATTS: Yeah. I'm Suzie Watts, Bloomingdale Neighborhood Association president. Many neighbors have come up to me and they said, why do we need these homes? Because they point out that all the new homes across the street near Walmart, they're not selling. And existing home sales in Bloomingdale have

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doubled in the number of days they stay on the market. So I don't see where there's this need. I don't know that we need to develop more.

MR. SULLIVAN: Well, just to answer that question, that is my risk. And I'm the one taking that risk. And therefore, that's my problem. And it's not really --

MS. WATTS: Okay.

MR. SULLIVAN: But there's definitely a need for it. But there's -- it's -- that would be my risk.

MS. WATTS: Existing home sales, if you look at the trend, it would indicate that --

MR. SULLIVAN: No, I understand. And it could be a few years before we get to the other side of that.

MS. WATTS: Okay.

MR. SULLIVAN: But that's my risk.

MR. REED: So to follow up on that one.

I'm sorry, Christine.

Just to -- Chris Reed. So you're saying you could actually tear all that land out, basically scar the land, and we could have a 10-year project because you can't sell --

MR. SULLIVAN: No, it would be more like, I wouldn't begin the project if there was a problem. I

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would just maintain it until then.

MR. REED: So what study are you going to use, then, to determine whether or not there's going to be an issue?

MR. SULLIVAN: The market. The market. When you take it out to market, you'll know. I mean, that's the best indicator of all.

MR. REED: Well, I hope you pay attention to it.

MR. SULLIVAN: I will. I'm not here to like build something and leave it out there, because that costs money, here.

MR. REED: Well, look at some of -- some of your other neighborhoods. Your pictures, 2014, empty lots. Unless you're not updating your pictures.

MR. SULLIVAN: Well, they were empty lots back then, they're not empty lots anymore.

MR. REED: Well --

MR. SULLIVAN: Every single community is full.

MR. REED: Then you need to update your stuff.

MR. SULLIVAN: No, not necessarily. You sometimes want to show the picture -- the pictures of -- and then we picked that for a reason. The reason you

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1 don't show it is so you -- so that there was -- that
2 what it looked like at one point. It's talking about
3 the year that it was taken, not about today. So no,
4 that's not true, at all. Because you really, you know,
5 you want to show that there was activity happening at
6 that point. So that's why the pictures don't show all
7 the houses. Every project in there, there's only -- of
8 all our communities other than one that is just now
9 getting CO'd, of all our communities, there's only a
10 few lots left in River's Edge. That's it. Everything
11 else is sold out. So yes. And then we'll get back to
12 the presentation.
13 MS. ASONY: Another question. Another
14 question.
15 MR. SULLIVAN: Yes.
16 MS. ASONY: You talk about density. But
17 you're putting approximate -- according to your plan,
18 you're putting approximately a 3,900 square foot house
19 on a 6,900 square foot lot. Which means that most of
20 the lot, without pools, will be hardscaped or paved
21 over.
22 MR. SULLIVAN: No, that's -- we can only
23 build to 70 percent of the lot, is what it says in the
24 --
25 MS. ASONY: But then your -- then your plan

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with your house is --

MR. CASHEN: Oh, those are setbacks, I think, on that plan.

MR. SULLIVAN: That's all that shows is setbacks. It doesn't show what you can build.

MR. CASHEN: Right.

MR. SULLIVAN: That's just a setback line.

MS. ASONY: 5 -- 5 --

MR. SULLIVAN: Not -- 5' side yard, but the --

MS. ASONY: Which means the house could be --

MR. SULLIVAN: But everyone else has 5' side yard setback. So does your house.

MS. ASONY: No. No. We have -- my house is 10'.

MR. SULLIVAN: Oh, okay.

MS. ASONY: I live further in. And I'm on the board of --

MR. SULLIVAN: Okay. I'm on to it. I thought you lived --

MS. ASONY: I live --

MR. SULLIVAN: I thought you lived right -- okay.

MS. ASONY: -- in Bloomingdale Cove.

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MR. SULLIVAN: Okay.

MS. ASONY: I am on the board of directors for Bloomingdale Cove.

MR. SULLIVAN: Okay.

MS. ASONY: And on their architectural committee. And --

MR. SULLIVAN: Apologize. I assumed -- I assumed you lived right below us.

MS. ASONY: No. I -- well, I do.

MR. SULLIVAN: Okay.

MS. ASONY: (inaudible). But not backing up.

MR. SULLIVAN: Right.

MS. ASONY: But according to that, if there's -- we have -- I have 10' on either side of the house.

MR. SULLIVAN: Okay. That's fine.

MS. ASONY: We have -- 6,600 square foot lots are our smallest lots --

MR. SULLIVAN: Right.

MS. ASONY: We have larger lots in that there.

MR. SULLIVAN: Right. But our smallest lot is going to be 6,900 foot.

MS. ASONY: It's going to be interesting to

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see how you can fit it in when you --

MR. SULLIVAN: I'll fit it in. We will not -- the county will not approve a lot smaller than 6,900 feet.

MS. SCHRAEDER: I have a question. Christine Schraeder. I'm in Somerset. So we have three storm water drain retention pumps that we worked with (inaudible) on, because our HOA is responsible for --

MR. SULLIVAN: Right.

MS. SCHRAEDER: -- making sure they're viable, clean, and all that stuff. So these would be storm water drainage pumps?

MR. SULLIVAN: Correct. Or retention areas --

MS. SCHRAEDER: Retention areas --

MR. SULLIVAN: -- or certain --

MS. SCHRAEDER: -- but like, there'll be storm drains in your curbs that the water --

MR. SULLIVAN: I --

MS. SCHRAEDER: -- is going to feed into these three --

MR. SULLIVAN: Right.

MS. SCHRAEDER: -- retentions --

MR. SULLIVAN: It is 22 percent --

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MS. SCHRAEDER: -- pond.
MR. SULLIVAN: Correct.
MS. SCHRAEDER: And then it'll be that --
MR. SULLIVAN: -- pond --
MS. SCHRAEDER: -- HOA -- that community's responsibility to make sure there's --
MR. SULLIVAN: Absolutely.
MS. SCHRAEDER: -- mud, and they --
MR. SULLIVAN: Absolutely.
MS. SCHRAEDER: -- qualify ponds and they're --
MR. SULLIVAN: Absolutely. All right.
MS. SCHRAEDER: -- working.
MS. BENTLEY: Yes, I'm Nancy Bentley --
MR. SULLIVAN: You had your hand up before. I'm sorry.
MS. BENTLEY: Yeah. I'm Nancy Bentley, and I've been here 30 years. And we didn't have any flooding, but the weather -- this global warming here, all the floods in the United States, people that have never gotten flooded before. Now we're getting flooded. Why should we take a chance? Why should you build more homes and have a -- have all ours flood? It -- it's not worth the risk. The way the weather is.
MR. CASHEN: Well, I mean, the weather is

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crazy. It's unpredictable. I mean, we know that from Milton last year. That's -- again, that's why when we work with Bill on these projects, you know, engineers can go in there and they can lower the -- you know, the 100 year elevation by an inch. We try to substantially lower it -- lower the water elevation to ensure that we are significantly improving the drainage, and also to prove that we are not adversely affecting people adjacent to the property, or again, other properties that drain, and in this case to this property. So --

MS. BENTLEY: Okay, I have another question. With the homes having individual solid waste receptacles or central community ones, and if the central were on the property, will the central solid waste receptacles be located over there?

MR. SULLIVAN: You're talking about trash cans and trash?

MS. BENTLEY: Yes.

MR. SULLIVAN: I'm pretty sure trash cans would be out of the curb --

MR. CASHEN: Right.

MR. SULLIVAN: -- like it is everywhere else.

MR. CASHEN: Right.

MR. SULLIVAN: That's pretty much where, you

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know -- I have to take my trash a half mile up the street out to the curb. So yeah, it's -- you put it out to the curb.

MS. BENTLEY: Okay. Half a mile?

MS. WATTS: Just -- this is a little one. Okay, so we now have these retention ponds, and the curb in all is going to funnel it into there. Is there an outlet for these ponds? Because the other ones that we have in the neighborhood next door have outlets. Is it going to have --

MR. CASHEN: This does not have an outflow. It's a closed basin, no outflow.

MS. WATTS: Okay.

MR. SULLIVAN: And a good example would be is what's called -- what do they call it? Hawks Grove? Builders changed the names of my communities from time to time, but that's -- hawks started phase four, and that's -- and that wasn't -- that had about the same amount of land in the 100-year flood as this.

MS. WATTS: Okay.

MR. SULLIVAN: Same size, actually. Pretty much the same size property. And there was no flooding issue yet last year at all.

MS. WATTS: Okay.

MR. CASHEN: That's a closed basin as well?

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MR. SULLIVAN: It's a closed basin as well and had no flooding issue at all. Let me keep going with the presentation in front of the board. Okay, so we are the --let's go to the next slide, please, and probably just gather people. So we have an open space of five point -- 0.54 acres. Open space is only parks and the area of the front for the entrance -- the entrance area. We are proposing 33 units, maximum density of 3.01. The front is going to be 20 feet. The side setback will be five. The rear will be 20. The pool will be three. And for all you at Bloomingdale, the setback from Culbreath Road is going to be 600 feet.

Now, we didn't build anything up in the front as you saw. We -- we'll put it -- put it all in the back, so we're way back there. We clustered this whole community.

On top of that, the minimum lot area is going to be 6,900 square feet. The minimum lot width is 50. The maximum building coverage is 70 percent. The maximum impervious is in a -- the maximum building height is 35 feet. The perimeter will have a six-foot PVC with trees on center every 40 feet, and a landscape buffer and sidewalk easement on Culbreath Road.

But then on Culbreath Road, this is -- did

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you update this data table, Kevin? Because it doesn't have what we're doing on Culbreath, or do we show itself --

MR. O'DONNELL: It's in a different slide.

MR. SULLIVAN: Pardon?

MR. O'DONNELL: Different slide.

MR. SULLIVAN: Okay. So here we go. So here's what we're doing on -- so on Culbreath Road, we heard the Brandon -- the Bloomingdale Neighborhood Association, and we are now going to do a Type B buffer, which is required only on scenic corridors. And the Type B buffer is -- where the heck is the Type B buffer?

Okay, it has screening of Standard A, which is -- it -- for Type B is a screening -- required screening shall consist of evergreen plants, six feet high, that provide an overall screening of 75 percent capacity, a mason or a PVC fence six foot high, finished on the outside, and or a burning combination.

And the B screening requires the following, which is then -- on the requirement -- all the A standard, including a row of evergreen trees, which are not less than 10 feet high at the time of planting, with a minimum of two inches caliber, and their space not more than 20 feet apart. The trees will be planted

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10 feet from the property line. So that's kind of -- so it'll be right inside there.

So we heard you all the last -- from the last meeting, and we wanted to make sure that we were giving it a better -- a much better, you know -- what -- we were going to probably do it anyway, but let's put it in code. Let's put it in there.

MR. REED: So quick question. Chris Reed again. On that fence, for those houses that are on the -- what direction am I from that?

MS. ASONY: Southwest.

MR. REED: West.

MS. ASONY: You're here on --

MR. REED: Thank you. On the west -- on the west side --

MR. SULLIVAN: West side?

MR. REED: -- of that --

MR. SULLIVAN: They actually have --

MR. REED: Immediately on west side.

MR. SULLIVAN: Immediately west --

MR. REED: Can you -- can you raise that fence to like 20 feet?

MR. CASHEN: No, we're not allowed to raise the --

MR. SULLIVAN: 20 feet?

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MR. CASHEN: We can't even --

MR. REED: I'm being facetious on that one, but I mean, I -- if I got to stare at the back of a house rather than what's there now, let's just assume that it gets approved. Can you raise that more than six feet? You're asking for variances --

MR. SULLIVAN: No, you've got to --

MR. REED: -- you -- you're asking for variances from the county for other things.

MR. SULLIVAN: No, we're not asking for a single variance. No, we're not.

MR. REED: On traffic, right?

MR. SULLIVAN: No. Oh, oh, you're right.

MR. REED: So are you -- so again --

MR. SULLIVAN: You're right --

MR. REED: -- you are asking --

MR. SULLIVAN: You're right, you're right --

MR. REED: -- for variances.

MR. SULLIVAN: -- you're right, apologize, that is correct.

MR. REED: So --

MR. SULLIVAN: I apologize.

MR. REED: So why can't you do that? Because I know the house is there who have enjoyed that for about two decades or so since those houses were

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built. We don't want to stay, you know, basically look at a long and skinny -- the backyard of a -- of a two-story townhouse looking kind of structure.

MR. SULLIVAN: Well, they're not going to look -- that's --

MR. REED: But you don't -- but you don't know what they're going to look like. That's part of the problem with the rendering. So is there -- is there a way -- is there a way that we can increase --

MR. SULLIVAN: Every single house that's ever been built on ours are just -- they're higher quality houses, so I don't understand -- you know, we build mostly high-end subdivisions, so I don't quite understand your point about the townhouse look, because they're not going to be townhouse looking houses.

MR. REED: Well --

MR. SULLIVAN: But I do understand what you're saying, the eight feet that it is -- six feet --

MR. REED: Yeah, maybe a eight foot, ten foot, I don't know. Either that or you get my running bamboo.

MR. SULLIVAN: We can --

MR. CASHEN: We can ask.

MR. SULLIVAN: We can ask. We can ask. It's a little bit tricky, because it's probably better

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to go through a variance.

MR. DONLAN: His reference to townhouses is the fact that they're -- the houses are built so close together.

MR. REED: It's skinny and long.

MR. DONLAN: There's only ten feet between the walls.

MR. SULLIVAN: Just drive to every subdivision that's been built the last 20 years and they're all the same. They're not all going to look like that.

MR. DONLAN: My house I got 10 feet on each side.

MR. SULLIVAN: Okay.

MS. ASONY: So do I.

MS. WATTS: You just mentioned the park, is that going to be a shared amenity with Bloomingdale, or just for your people at the cul-de-sac? Do you --

MR. SULLIVAN: How does the -- tom, you run the --

MS. WATTS: This is Susie Watts, sorry.

MR. LEECH: I don't run -- I don't -- I don't run the subdivisions, though. We run everything outside the entrance.

MR. SULLIVAN: Okay, I would venture to say

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that all the subdivisions --

MR. LEECH: If you don't have a gate --

MR. SULLIVAN: -- are private --

MR. LEECH: If there's no gate --

MR. SULLIVAN: There's no gate. Nobody is going to stop you from going in there and using it.

MS. WATTS: It's -- with -- there's going to be a park -- a park we've referred to at the end where the cul-de-sac is?

MR. SULLIVAN: Yes.

MR. LEECH: Yes.

MS. WATTS: Is other Bloomingdale people -- can I take my kids down there to play or not?

MS. BENTLEY: My guess is it's not going to be a gated --

MR. SULLIVAN: It's not going to be gated.

MS. WATTS: So then we -- it will be available for all --

MR. SULLIVAN: It's not going to be gated. It'll be open.

MS. BENTLEY: Yeah.

MS. WATTS: Okay.

MR. LEECH: We can climb up on the fence. Unless it's 22 --

MR. SULLIVAN: There might be a fence there,

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but we -- for possible -- other reasons, which we all know we can't ever --

MS. WATTS: Yes.

MR. SULLIVAN: -- use the terms.

MS. WATTS: Yeah.

MS. BERSNICK: Hi. I'm Anna Bersnick. The -- where that park is, that backs up to Cimino.

MR. SULLIVAN: Yes.

MS. BERSNICK: So is that going to be open to the school, or --

MR. SULLIVAN: No.

MS. BERSNICK: -- is the school going to have to --

MR. SULLIVAN: We'll go through that slide in a minute. The school has made very clear they don't want anything --

MS. BERSNICK: No problem.

MS. ASONY: They can't permit you to do it for security reasons.

MS. BERSNICK: Right.

MR. SULLIVAN: No, there's actually a portion of our property that's outside of their gate, and they still wouldn't let you put -- that's not true at all. That's like --

MS. ASONY: The school has to secured.

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MR. SULLIVAN: I understand, but this is really beyond the school's security. It's outside the gate.

MS. ASONY: I have a --

MR. SULLIVAN: Right.

MS. ASONY: -- family member who weekend --

MR. SULLIVAN: Right.

MS. ASONY: -- teaches, and the school has to be involved --

MR. SULLIVAN: The school has to be secured. Absolutely. Well, the school is secured. There is no -- we actually just -- about eight years ago or six years ago, we provided a sidewalk to an elementary school through one of our communities and back then they allowed it. Today they're like, no. This is only like six years ago.

So we did. We -- and actually, it was a quite novel idea, because it was an entire neighborhood that couldn't get to the school by just walking, and now they were able to walk to school. So it does happen, but the school board has changed that policy, and so we can't really do much about that.

So the people behind us, you're going to have a fence, and then behind -- the width behind the fence will be trees every 40 foot on center, which will

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be, you know, canopy trees, so that will help you with your -- with your sewer situation.

MS. ASONY: I still don't understand. If the lots were only 120 foot deep --

MR. SULLIVAN: They're not anymore, ma'am.

MS. ASONY: If they were, and you're now making them 138, which is another 36 feet of depth on each side combined, both sides of the road, how do you get that size of --

MR. SULLIVAN: It was always there. Remember? I told you it was a mistake.

MS. ASONY: You said it was a mistake in your calculations.

MR. SULLIVAN: No, not a mistake in calculations. Just a mistake. There was no calculation mistake, it was just a wrong exhibit was put in a -- on a -- in the present.

MS. ASONY: So how many more mistakes were made, I guess what's in the back of our minds.

MR. SULLIVAN: I don't know. I'm sure you make some, too. Okay. This is a color concept of it. As you can see, the ponds are showing that they're blue. But in reality, the ponds are going to be designed to most likely be dry ponds --

MR. LEECH: They'll be dry ponds.

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MR. SULLIVAN: -- and therefore they'll be grass.

MR. LEECH: Yeah.

MS. ASONY: Okay.

MR. SULLIVAN: So they'll all be grass ponds.

MS. ASONY: And how often will those get mowed?

MR. SULLIVAN: With an HOA they'll be mowed weekly.

MR. LEECH: Probably. Yeah.

MR. SULLIVAN: Because it's -- or every a few weeks, whatever the HOA schedule does.

MR. LEECH: Can I ask a question? Tom Leech here. I have to point it out, because I'm curious. Here's your lot coming out of the Culbreath --

MR. SULLIVAN: Yes.

MR. LEECH: Where is this down here?

MR. SULLIVAN: Well, that's -- I'll go to the final survey. Let me find the survey. That's not on this this slide presentation, but the survey -- this portion is -- this 15 foot is right of way to here, and then from here back, it's not -- it's actually -- this line is wrong, it should be right up against here.

MS. SCHRAEDER: There will be -- Christine

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Schraeder. There will be land, though, usually around the retention pond. There's land on the side --

MR. SULLIVAN: Lots of -- yeah, yeah, yeah, yeah, yeah.

MS. SCHRAEDER: -- so you can drive around with (crosstalk) --

MR. CASHEN: Correct. Yeah, yeah, yeah.

MR. SULLIVAN: Absolutely.

MS. SCHRAEDER: And that backs up to the drier retention pond that's on the school's property?

MR. SULLIVAN: Yes.

MS. SCHRAEDER: Because the big thing is -- so it would --

MR. SULLIVAN: Yes.

MS. SCHRAEDER: -- it would be a drier retention pond most of the time?

MR. SULLIVAN: Right.

MR. LEECH: But where it comes out, I think that's that little dirt driveway there.

MR. SULLIVAN: Right.

MS. SCHRAEDER: Right.

MR. LEECH: So will there -- will there be a fence on the north side of that driveway, between the driveway and the retention pond, or --

MR. SULLIVAN: Yes, there will be a fence --

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MS. SCHRAEDER: Around there?

MR. SULLIVAN: There'll be a fence right in the front here.

MR. LEECH: That's because -- that's what -- you know --

MR. SULLIVAN: Right on the frontage on Culbreath there'll be a fence. There won't be a fence once you get inside, but right there there's going to be a fence.

MR. LEECH: Like right now there's the fence there with Bloomingdale code --

MR. SULLIVAN: Right.

MR. LEECH: -- then there's that little dirt driveway --

MR. SULLIVAN: Right.

MR. LEECH: -- which is that strip that we just described.

MR. SULLIVAN: Right.

MR. LEECH: Will there be another fence on the other side of that, or no, will it just be grass and retention pond?

MR. SULLIVAN: No, we're putting up a fence somewhere there.

MR. LEECH: Okay, so --

MR. SULLIVAN: There will be a fence.

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MR. LEECH: So there -- so there will be two, then --

MR. SULLIVAN: We probably (inaudible) of a right of way utilization permit to try to put it right up against where they are.

MR. LEECH: Okay.

MR. SULLIVAN: So that will be a request that we will ask for a right of way utilization permit to then put our fence right up -- and basically replacing their fence, so they'll have a much nicer fence. Because their fences are falling apart.

MS. ASONY: Not all of them.

MR. SULLIVAN: No offense if you live there.

MS. ASONY: Not all of them. I've approved many --

MR. SULLIVAN: A lot -- a lot of them are --

MS. ASONY: I have approved many --

MR. SULLIVAN: A lot of them are falling apart.

MS. ASONY: I've approved many of --

MR. SULLIVAN: Yes ma'am.

MS. ASONY: -- along there --

MR. SULLIVAN: Right, but there -- there's --

MS. ASONY: One by one they're being

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replaced.

MR. SULLIVAN: -- significant number that are kind of falling down. We'll be glad to -- you know, as soon as we can, we'll be glad to do what we can to get a fence up there, but probably after we at least clear the land, because I don't want to put it up too early, otherwise it'll -- could be a mess. We'll keep going. So parking -- open space, we talked about it a minute ago, is that the park where we got a half an acre park and then we got 1700 square feet up here in the landscape buffer track right up in the front. So we're going to have a total of 5.54 acres of that. And the ponds take up 22 percent of the site. So we have a total of open space and ponds that count for 25 percent of the site. And if you notice we've clustered everything in the back. So it's not -- it is -- it is -- it is the least amount of impact we could come up with for Bloomingdale. And then --

MS. ASONY: That's also -- that -- what happens with all those trees that are being cut down?

MR. SULLIVAN: Well, there's a few things that happen. One is we try to preserve the ones we can, and the ones we can't, we -- and if there are grand trees, which are a certain caliber, is that -- 20 --

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MR. MILLER: The grand oaks --

MR. SULLIVAN: -- 24 inches and above or 36 inches, depending on the tree, and we -- you have to pay a tree fee to get -- to pay them off. And then you also have the situation where some of those trees that you think are beautiful and -- are not. They're sickly, and they're not doing well. They've got inclusions in them. And we've had arborist -- there's an arborist report that exists. And so we have already had the arborist out there to write the report on what trees are good and what ones aren't. So --

MR. MILLER: David Miller again. So they did do a tree survey?

MR. SULLIVAN: Yes, sir.

MR. MILLER: Okay. That's good. That was --

MR. SULLIVAN: And it's all been submitted to the county, actually, the tree survey was. It's part of the survey. If you go online on the county website, and you go to optics, you can find and pull down our survey, and you can review our survey.

MR. MILLER: Yeah. Well, see that would be helpful. So you know, you're -- again, you're telling us all these things, and we would like to see it. I'm trying to read this stuff --

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MR. SULLIVAN: The tree report's not in there, but --

MR. MILLER: -- and it's hard to read --

MR. SULLIVAN: -- the survey --

MR. MILLER: -- because it's so small. I took my phone out to try to read that.

MR. SULLIVAN: Oh, I apologize. We put it on one page.

MR. MILLER: So you can't -- you're asking us again, and that's a key point that we're not destroying the trees. Talking about the grand, I think it's the grand oaks, because that is what's keeping the, you know, flooding down as it is. Okay. Because of course the trees are very important. So I would like to just see what we're saying on what trees are still going to stay and what trees, you know, are going to come out.

MR. SULLIVAN: That's --

MR. CASHEN: We do that at the --

MR. MILLER: We --

MR. CASHEN: -- final engineering. The final site plans.

MR. SULLIVAN: Yes.

MR. CASHEN: I mean, we do try to save as many trees as possible along the rear of the lots, the

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trees in the park area, probably a lot of those will be saved. There may be some additional trees here up in this area.

MR. SULLIVAN: There's a red tree over here we're trying to work around, somewhere in here.

MR. CASHEN: It's a little closer to the road.

MR. SULLIVAN: Closer to the road.

MR. CASHEN: Yeah.

MR. SULLIVAN: There's a grand tree. We're trying to work around that. A good example would be is if you get a chance to go out to Summers K and you can see how we preserved the big Grand Oak as you're driving in.

MR. MILLER: Can we go out there --

MR. SULLIVAN: That's kind of the same feel --

MR. MILLER: Can -- we can go out there now and look at it if we want to?

MR. SULLIVAN: Yeah, you can. Go on my property. I'll give you the gate code. I'm not going to publish it right in front of everyone, but I'll be planning on giving you the gate.

MR. MILLER: Well, yeah, I would like to do that --

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MR. SULLIVAN: Yeah, no problem.

MR. MILLER: -- because you're asking us again to --

MR. SULLIVAN: Kevin can walk you through the site, or you can go out on your own, whatever you prefer.

MR. DONLAN: I'd suggest wait until they finish cutting the grass.

MR. SULLIVAN: Yeah. No, the grass is cut as much as it's going to be until I get the --

MR. DONLAN: Snakes like high grass.

MR. SULLIVAN: So we don't -- there's a few spots that still will not cut because of the piles that are still there from the hurricane debris. So as soon as we have those gone, then it'll all be cleaned.

MR. MILLER: So you can give me a copy of the plan, the survey that was done and then we -- and you want me to take a look at it?

MR. SULLIVAN: Yes, we can give him a copy of the --

MR. MILLER: Okay, good. Thank you. I'll get our arborist to go out there with him and take a look at it.

MR. SULLIVAN: So here's the connectivity map.

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MR. MILLER: Craig.

MR. SULLIVAN: Unfortunately -- not fortunately, the county will require us to have one proposed street entrance going to the north of us in case somehow, they were able to put a bunch of these together and try to do something. And so we have to stub it out here. We did this at many projects where the county -- it's an old clause the county wants. It was from years ago when the ladies were running -- you know, when the last commission pre -- prior commission -- two prior commissions ago was running the place. Okay.

And then we have an administrative variance for driveway spacing, and it's dated August 5th, 2005. And that's for the driveway spacing because you have to have certain distances for driveways. The individual driveways are where we kind of get -- kind of get a little caught. So we -- they got to give you a driveway. So you got to get a variance to get -- so you actually have a driveway. And then the design exception is for the substandard roadway.

And we are proposing for the design exception -- we are proposing two crosswalks with rectangular rapid beacons along Culbreath Road to be built to allow safe continuous walking path from the

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proposed development to Cimino Elementary. And one of those will be built. Get to the one that does it. We'll get back to this traffic thing in a minute here. No, hold on. Where is it? Okay, one of them will be built right here in front of our community, the north side of our community, and the other will be built up where the existing crosswalk is over here up the north. Because if you notice, you can't even see the crosswalk, and it's not -- the striping is bad, but a triangular beacon when that flashing light comes off, people actually slow down. It's very safety oriented. Yes.

MS. WATTS: If the purpose is passage to the school, why is it not at Nature's Way in Culbreath?

MR. SULLIVAN: Well, that's -- that is actually a good question.

MS. WATTS: There's a lot of kids that go through there.

MR. SULLIVAN: And there is a lot of kids that go through there. We can propose putting an additional one, if it is approvable, we can propose an additional one just as a condition of our approval.

MR. MILLER: We already have crossing guards.

MS. WATTS: Yeah, they don't --

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MR. SULLIVAN: Then they don't -- they what?

MR. MILLER: We already have crossing guards.

MR. SULLIVAN: Okay. So right -- so you have -- different people want different stuff, so -- okay. So then I didn't look at the -- there's a thing that talks about these beacons, but you know what they look like. You've seen them when they flash. I don't have to show the video again.

MS. ASONY: If you're doing -- putting that flashing beacon, will you extend the sidewalk from the -- where it leaves off on -- at just north of Allwood, right at the edge of your property up to the crossing?

MR. SULLIVAN: Yes. It will be extended that far. Yes. We cannot extend the sidewalk any further because there's not enough right of away.

MS. ASONY: We were not allowed --

MR. SULLIVAN: But there is a -- there is -- in the plan there is -- it -- there has to be a sidewalk built. It's part of the county code to build a sidewalk.

MS. SCHRAEDER: Okay. So I have a question then. So the current crosswalk is at Allwood and Culbreath.

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MR. SULLIVAN: Right.

MS. SCHRAEDER: There's a flashing light there. So it doesn't make sense that there would be one there and also one at the end of the street --

MR. SULLIVAN: Well, no, that does -- it actually does make sense. Let me tell you why.

MS. SCHRAEDER: So would one -- would that one go away? Because --

MR. SULLIVAN: No, that one would stay.

MS. SCHRAEDER: -- that one was there -- okay.

MR. SULLIVAN: The reason why you would have a second one here and the reason why you do it is because -- I was a kid, and as a kid, I wasn't going south to go north.

MS. SCHRAEDER: I got you.

MR. SULLIVAN: So I'm not going south to go north. I'm going to cut across as quickly as I can to get to the thing. So our kids --

MS. SCHRAEDER: So there's two within like 15 feet.

MR. SULLIVAN: So it doesn't really, yeah, I think, going to make a difference.

MS. SCHRAEDER: Okay. But there would be a sidewalk from your entrance down at to Allwood --

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MR. SULLIVAN: Yes.

MS. SCHRAEDER: -- if somebody wanted to go south before they went north, they could do that.

MR. SULLIVAN: Right, they could, yes.

MS. SCHRAEDER: Okay. So there'll be two pretty closely --

MR. SULLIVAN: Yeah. Yeah. Yeah.

MS. SCHRAEDER: Okay.

MR. SULLIVAN: You know, but you're not a kid, you're not going to go --

MS. SCHRAEDER: Right.

MR. SULLIVAN: No -- not one kid will go south and go north.

MS. SCHRAEDER: Right.

MR. SULLIVAN: Maybe their mother might make them, but that would be the day the mother watched them go south to go north. So we are on -- let's get back here. So we're going to go back and talk just for a second on the traffic that we had because I know everyone's concerned about traffic.

MS. ASONY: Yes.

MR. SULLIVAN: So with the ITE trip generation, we have 22 a.m. peak trips -- or 22 p.m. peak trips, and 20 a.m. peak trips. And so -- and P hour -- peak hour has only 13. But then the 22 are

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coming in. This number actually will be less if we build less units, but I'm going to -- you know, so we -- you know, it's -- the maximum it could be, would be this. The number of traffic would be this. So it wouldn't be, you know, it's still -- it's -- it is more traffic. I will not argue with that. I'm not going to say to you we don't create traffic. But the traffic quieting being of putting in the beacon of the school, you know, if there's one there by the school that might actually help encourage more kids walk to the school to their parents because now they're not only crossing at the school where they have this --

MS. SCHRAEDER: They don't have choice Line --

MR. SULLIVAN: -- line thing to do.

MS. SCHRAEDER: -- because they don't bus them under two miles.

MS. WATTS: Yeah.

MS. SCHRAEDER: So you're within two miles, you're walking or you're having somebody drive you.

MR. SULLIVAN: Or mom is taking you to work. That's right.

MS. ASONY: It's a -- it's a choice school, is it not?

MS. SCHRAEDER: Correct?

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MS. WATTS: I do have information about that.

MR. SULLIVAN: Yes.

MS. WATTS: Susie Watts. I spoke to the administrative office of Cimino last week. They're currently enrolled 758 kids. They have five buses only that run. They estimate 30 kids per bus, let's say 150. So that leaves about 600 kids that have to either walk or be dropped off by somebody driving them. So it -- you are not -- you -- your impact is not that great, but it's already a problem prone area with 600 people. So then I asked them, you know, how many walk, how many drive? Vast majority drive. So 600 kids are being dropped off there, and we all know we live here. So I understand 33 houses, but when it's already max, that's why you're hearing a lot of this feedback.

MS. LEECH: I would encourage you if you have an opportunity, school starts next week --

MS. WATTS: Yeah.

MS. LEECH: -- one morning or one afternoon.

MR. SULLIVAN: I'll come out there.

MS. LEECH: -- come out and see what the traffic is like at Cimino.

MR. MILLER: Because you're not going to get by.

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MR. SULLIVAN: So --

MS. LEECH: You'll have a front row view --

MR. SULLIVAN: This is --

MS. LEECH: -- because you won't be going anywhere.

MR. SULLIVAN: -- Cimino has -- of all the schools around here, Cimino has the best line to get out here. They've got 1540 -- 1500 feet to get to their drop off point.

MS. WATTS: Uh-huh.

MR. SULLIVAN: 1500 feet. 15 --

MS. LEECH: Just come out one morning.

MR. MILLER: Come out.

MR. SULLIVAN: It's the best of a bad situation. It's the best out there.

MS. LEECH: Come see. It -- it's backed up to --

MS. ASONY: Come see.

MR. SULLIVAN: Right. But it's the best of -- the -- it's the best -- everybody that has a school anywhere around here, has got a lot less room to get out, in and out, than this place. This place is like, you got a darn road getting into there. That's like crazy.

MS. LEECH: So that'll tell you just how bad

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it is because you're going to still see an awful lot of overflow traffic lined up --

MR. SULLIVAN: Right? No, I --

MS. LEECH: -- backed up at the stop sign.

MR. SULLIVAN: Well, and you know, the funny thing is there's even a secondary entrance on the other side.

MS. SCHRAEDER: Well, Adelaide backs up just as much. Anybody that goes out and a lot of the afterschool programs --

MR. SULLIVAN: Right.

MS. SCHRAEDER: -- they go out the back gate.

MS. WATTS: Yeah.

MS. SCHRAEDER: -- which there's a new housing area back there that --

MS. ASONY: Which --

MS. SCHRAEDER: -- there's more congestion will be congesting with that, too. And I would assume that --

MR. SULLIVAN: When you're saying --

MS. SCHRAEDER: -- (inaudible) --

MR. SULLIVAN: -- where are you talking about?

MS. SCHRAEDER: -- school. There's

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another --

MR. KERMYER: From the east side.

MS. SCHRAEDER: -- community on the other side of Cimino.

MR. SULLIVAN: Oh.

MS. SCHRAEDER: That goes out --

MR. SULLIVAN: Pop Springs. That's mine, too.

MS. SCHRAEDER: Okay. So that will bring kids in.

MR. SULLIVAN: Yes.

MS. SCHRAEDER: To Cimino. They'll be using that --

MR. SULLIVAN: Actually, no, that -- they're not bus -- believe it or not the other side over in Hideaway, in that area in there, they're not zoned --

MS. SCHRAEDER: Lithia Springs.

MR. SULLIVAN: They go to Lithia Springs.

MS. SCHRAEDER: Lithia Springs. Some of them will go to Lithia Springs.

MR. SULLIVAN: Yeah. They -- yeah, they can choose to go to.

MS. SCHRAEDER: Right.

MR. SULLIVAN: They -- they're zoned for Lithia Springs.

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MR. KERMYER: If I may. Randy Kermyer. Understood the traffic analysis is once the project is complete. What can you tell us about the duration and volume of traffic during the construction phase?

MR. SULLIVAN: Well, the duration --

MR. KERMYER: I think, frankly, I'm more concerned about that than --

MR. SULLIVAN: You -- you're more concerned about that. Well --

MS. ASONY: The effect on the school.

MR. SULLIVAN: -- it takes -- I'll kind of give the time frame. So it takes usually a year from permitting to finish -- to build out just the construction of the

MS. SCHRAEDER: Infrastructure.

MR. SULLIVAN: The horizontal -- infrastructure.

MS. SCHRAEDER: Infrastructure.

MR. SULLIVAN: But then the vertical probably takes another two years because, you know, you've got -- depending on if it's slow or if it's fast, it's basically a two-year beyond. So it's a three-year situation of you have -- you'll have some traffic come in and out for three year period.

MR. KERMYER: And then is there any way to

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estimate the volume of traffic associated with that? Obviously the longer it goes on probably the less it is at any point in time. But it just seems like that would be a bigger impact on our roads than once it's fully developed, occupied.

MR. SULLIVAN: Right? And I see your point.

MS. ASONY: It's an impact on the school during the school year, the noise.

MS. LEECH: It's me again. Sorry. Miriam Leech. So do you know if, and I don't know how this works. I don't know if it would be something that you would request or have a discussion with Hillsborough County, but in anticipation of the kind of construction traffic we'll have for three years. Would Hillsborough County resurface Culbreath? And I've asked --

MR. SULLIVAN: They have a resurfacing plan. You got to -- I -- you got to call the county and see --

MS. LEECH: Okay, but --

MR. SULLIVAN: -- if they're planning on resurfacing it either --

MS. LEECH: -- but it's your project that's going to impact Culbreath. So is there a way for you to have that discussion with Hillsborough County?

MR. SULLIVAN: We can try to find out what

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their capital improvements program is, and --

MR. MILLER: It's ten years. It is every ten years. That's what it is. Ten years they resurface the roads.

MR. CASHEN: They're surfacing every ten years?

MR. SULLIVAN: That's pretty good.

MS. ASONY: But it's -- that's the plan, but it's not the execution.

MR. SULLIVAN: It never has.

MS. LEECH: Have you --

MR. MILLER: That's their plan.

MS. LEECH: -- have you seen the condition of Culbreath?

MR. SULLIVAN: That's the plan, but it doesn't happen.

MS. LEECH: I mean, Culbreath already has potholes.

MS. WATTS: What is the hours of construction?

MR. MILLER: Let me make sure I understand. So --

MR. SULLIVAN: Generally it's from 6:00 a.m. or 7:00 a.m. to --

MR. CASHEN: 7:00 --

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MR. SULLIVAN: -- to like 5:00 at night or 6:00 at night.

MR. CASHEN: Yeah, it's 7:00 to 5:00 or 7:00 to 6:00. I -- it is -- I think the earliest they can start is 7:00.

MR. SULLIVAN: Yeah. Underneath the -- you know, the rules around that.

MR. CASHEN: Yeah.

MR. MILLER: So you're required to have a mitigation plan when you already have severe traffic in that area. So therefore you're required to have a mitigation plan when you're going to add to a bailed, you know, road during that, you know, period. So your mitigation plan that I heard here tonight is you plan to put up two little lights and crossing, and that -- that's it. There's nothing --

MR. SULLIVAN: Well, the mitigation plan is because the road -- the right of way width is 60 instead of 66 feet or 68 feet.

MR. CASHEN: Yeah, they're -- yeah.

MR. SULLIVAN: That's the -- that's the -- that's the only reason. The rest of the road is fine.

MR. CASHEN: Yeah. The design --

MR. SULLIVAN: It is 20 -- it is a typical -- given a typical roadway. It's a typical

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roadway.

MR. CASHEN: Well, it -- the design -- you need a design exception for any development if you're connecting to a county roadway that doesn't meet current county standards, and probably 95 percent of the roads in Hillsborough County do not meet the standards. Because the standards in the code book -- for instance for a urban roadway like this, you have to have 68 feet of right of way, you have to have, you know, bike lanes, you have to have a --

MS. ASONY: Sidewalks --

MR. CASHEN: -- sidewalk on both sides, et cetera, et cetera. If you do -- if you don't meet one of those standards, we are required to submit a design exception for a roadway -- proposed roadway connection to that substandard road.

MR. SULLIVAN: Right. To try to improve the situation that's already out there. That's what the beacons are for.

MR. CASHEN: Right.

MR. MILLER: But again, that's it. That's what -- that's all we're talking about is the beacon. Because already you have for an hour in the morning and an hour in the afternoon total gridlock. And you said you haven't seen it? Go out there and see it. It is

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total gridlock all the way back to Nature's Way, and all the way back up to some part of the ridge. Bloomingdale, you know, Ridge.

MS. ASONY: It goes further than Nature's Way. It goes all the way down our side.

MR. MILLER: Okay. Well, whatever. It goes -- it is gridlock. And so it goes back to my glass. We've had, you know, people move in. The glass is full of water. And it's not just a little bit more water you want to put in there you're saying, but you're adding to a dangerous situation. Because when people get frustrated there, you know, in the morning, they start doing crazy stuff. I've seen them when I'm running down there or biking. Out in front of other people. And it's amazing that we haven't had people killed there, okay?

MS. WATTS: Well, we did in front of Alafia. Yes.

MR. MILLER: I'm sorry?

MS. WATTS: We have -- we had -- we had a runner killed in front of Alafia.

MR. MILLER: Yeah, we have. That's correct.

So this is the second thing. So we don't have -- we're asking us to buy into something that we know is going to make the situation worse. You're

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saying it's just going to make it a little worse. We don't know how much it really is going to make it worse, okay?

MR. SULLIVAN: Well, we're hoping it improves things.

MR. MILLER: There's no hope. We don't -- I have -- I was in the military 30 years. There's no such thing as hope.

MR. SULLIVAN: Okay. Then we are --

MR. MILLER: There is a force of action.

MR. SULLIVAN: -- we are improving the overall situation by providing the beacon.

MR. MILLER: The two little beacons. That's it. That's what you want us to buy into. We don't buy that. I'm going to tell you, we are not going to buy that.

MR. SULLIVAN: Okay.

MS. SCHRAEDER: I will -- I --

MR. MILLER: If you're not going to do something to improve that road, and she mentioned that, widen it or whatever so people can get around on one side or the other, it's not going to fly.

MS. LEECH: No, it's not.

MS. SCHRAEDER: I would say for us what's going to happen -- I'm in Somerset --

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MR. MILLER: What?

MS. SCHRAEDER: -- on the other side.

MR. MILLER: Yeah. Hope.

MS. SCHRAEDER: -- is that most likely people are going to --

MR. MILLER: That's not a strategy.

MS. SCHRAEDER: -- come down and go through Allwood, go down -- go through our neighborhood --

MR. MILLER: So that's Number 2.

MS. SCHRAEDER: -- and connect to Nature's Way to avoid the traffic that's all blocked. And that's going to be frustrating and dangerous because that's a neighborhood road. But they're going to cut through Allwood, go down River Close that connects to Nature's Way, and make a thoroughfare through a quiet neighborhood to try to get around the school traffic.

MR. LEECH: Precedent is there because southbound traffic from Culbreath cuts through Bristol Green to avoid the northbound line on Culbreath, so they can get out Nature's Way.

MR. SULLIVAN: Whatever ways tells them, they're going to take. Yes.

MR. KERMYER: And just to be clear, we're not blaming you for the mess that it is right now.

MR. MILLER: Yeah. No. We don't want you

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to adding to it, though.

MS. LEECH: No. Yeah, but there's -- but there's what you show in a slide, and then there's the real world of what it's like there every morning and afternoon. That's why I invite you to come out and see it for yourselves.

MR. SULLIVAN: Right. I'll -- we'll come. Be glad to come out. We'll be glad to even meet you out there. Can do that on any Thursday. It'd be great.

MS. WATTS: I have a quick question. Suzie Watts.

During the construction, where are we going to put all the construction trucks? Are they all going to be on site, or are they going to be on Culbreath? Where are they going to be? Are we going to try and -- because I -- if we add anything to that road, we already know --

MR. CASHEN: They will have to be on site.

MS. WATTS: They will have to be on site?

MR. CASHEN: Yeah.

MS. WATTS: Nothing will be -- impact Culbreath?

MR. CASHEN: No.

MS. WATTS: Okay.

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MR. CASHEN: Nope.

MR. SULLIVAN: Nothing -- we're not going to be having trucks sitting on the side of Culbreath and --

MS. WATTS: Well, it already -- these people, and then they do the zoom around where they cross in the mid --

MR. SULLIVAN: Right.

MS. WATTS: You know. You see it.

MR. REED: It's a bit of a turn and dodge.

MR. CASHEN: People get impatient.

MS. WATTS: Yeah.

MR. CASHEN: Right.

MR. SULLIVAN: So the road is classified as Suburban Residential, CR3, isn't it? CR -- C3R. And so we -- we've identified that.

Compatibility in an effort to minimize the impact of the surrounding community, the last one, plus you're in the back of Culbreath, and the proposed buildings were set back 600 feet from Culbreath. The distance to the street to the proposed building pad is 900 feet via Road A. Additionally, the existing houses to the south, the first proposed lot is 900 -- is to the -- in the north, it is 900 feet -- it's 400 feet. So we're -- our lots are literally 400 feet from the

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southern one, and nine -- and 600 feet from the back. But it is -- the crow flies at 600 or a little over 610. That's what's going on there.

These are the changes that were made since our meeting -- from before that meeting on -- first one was we had 6,600 square foot lots. We've now gone to 6,900. Our typical lot size was 50 by 120. Now it's 50 by 138. The 20 foot landscape buffer on Culbreath at the last -- before the last meeting was not defined, and now the tree planting in accordance to the Land Development Code Section 6.06.06C for screening of Standard B and the setback from Culbreath Road was 25 feet before, even though we weren't building anything up there, and now it is 600.

And so we've at least made attempts. And as you can see, the change in the typical lot layout and the present typical lot layout.

ANDREW: I have a question back here.

MR. SULLIVAN: Yes, sir.

ANDREW: Andrew, on behalf of -- from Windsor Woods. I'm just curious, you guys have all kinds of diagrams and things like that, and you do modeling. I'm assuming CAD modeling?

MR. SULLIVAN: Yes.

ANDREW: Why don't you have a CAD model that

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shows and illustrates what this neighborhood will look like with what you have right there? Because I think what you're going to see is you're going to see minimum lot lines, and I think people in this room are going to go, well, that's ugly, and we're not sure who's going to buy it.

MR. SULLIVAN: You're more than welcome to drive through the --

ANDREW: No, I -- no, I shouldn't have to drive through your neighborhood. You're coming into our neighborhood. So I think you should be able to illustrate to us if you use your typical builder that you said with the -- with the variances and the elevations, you should be able to illustrate to us Bloomingdale Park when built out will look like this. Why not? Why can't we see it? I know you know. You have that already. I bet you do.

MR. LEECH: Well, we have done a lot layout, and so we know what the lots and -- you know, what the lot -- how it's going to layout the lots. But in a zoning request, you're not -- you -- you're not supposed to -- just the bubble plan is all you're responsible for.

MS. SCHRAEDER: I have a question. What if (crosstalk) a different way if you don't get the

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rezoning from the AS1?

MR. SULLIVAN: I don't really know what I don't know how to address that because my belief is that I'm doing the best I can for the community and the best -- I'm meeting with all the requirements by the county. I mean, literally all the requirements. I'm trying to meet all their requirements.

MS. SCHRAEDER: Right.

MR. SULLIVAN: Like, I'm the guy that goes into areas and does exactly what the county tells me. You know, I'm not like trying to step out and do, you know, crazy things in crazy places. I'm just staying within my lane here of just --

MS. SCHRAEDER: Right.

MR. SULLIVAN: -- finding -- identifying a site, and then building what is best suited for that, you know, area, and meeting the county requirements. Because there is a housing shortage, even though you say there isn't a housing shortage.

MS. SCHRAEDER: No, it -- they're just not selling.

MR. SULLIVAN: Well, they're not selling, but there's still a housing shortage. And that's because people aren't lowering their prices to sell their houses.

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MS. WATTS: They go somewhere else.

MS. SCHRAEDER: So if it's not rezoned --

MS. WATTS: They can move somewhere else.

MS. SCHRAEDER: -- you haven't thought about what might happen, if you don't get rezoned?

MR. SULLIVAN: I mean, I can't say what I would put there. I mean, I could end up putting a farm of some type. I could -- you know, could raise pigs or anything else out there.

MS. SCHRAEDER: You can't do it -- you can't do a development if it stays as AS1?

MR. SULLIVAN: I most likely will not want to do an AS1 development, no.

MR. REED: Mr. Sullivan, you had talked about the houses in the -- in the housing market. And I know you mentioned this before in one of the previous meetings, but what was the price range that you thought you were going to be able to sell these houses at?

MR. SULLIVAN: I think the prices are going to be in the -- you know, the 700s and above, but I don't know that. I can't guarantee that. But that's pretty much where I think it will land.

MR. REED: And then in your market analysis, where's the -- where's the shortage of houses? Of what range? It's -- I can tell you it's not 700.

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MR. SULLIVAN: Who knows where it will end up pricing. But the bottom line is, I'm trying to build higher end houses.

MS. ASONY: Nicer.

MR. SULLIVAN: Nicer houses. I want to build nicer houses than what's here already. But we can go online right now, and I can pull you up some pokey plans of what they're building in our communities. I mean, if you want to just look for five minutes, we can do that.

Yes, sir.

MR. SIMMONS: Gerald Simmons. I -- maybe I missed it, but is there any comments about the size of the homes that you expect to build here? Square footage?

MR. SULLIVAN: The square footage? My belief would be somewhere between 2,500 and 3,500 square footage.

MS. ASONY: What?

MR. SIMMONS: That's a pretty big range.

MS. ASONY: I have -- to fit that on the 50 foot wide lot range, you're going to be building two story homes.

MR. REED: Going to be all two stories then.

MS. SCHRAEDER: Yeah, I think you're right.

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MS. ASONY: Yeah. But 50 foot lots do not match up with the majority of Bloomingdale. The -- what the original Bloomingdale community, Bloomingdale East, Bloomingdale West, their lots have more space between homes. That 50 foot lot is not conducive con -- the same as what is being built -- was built.

MR. SIMMONS: It will not be consistent with the surrounding --

MR. REED: I'm sorry.

MR. SIMMONS: -- both the surrounding subdivisions.

MS. ASONY: Oh, Bloomingdale Cove. The minimum lot is 60 foot wide.

MR. MILLER: Okay.

MS. ASONY: Somewhat bigger.

MR. MILLER: That looks like a town home lot.

MR. REED: Yes.

MS. ASONY: Uh-huh.

MR. MILLER: That's what it looks like. And what I'm -- what I'm afraid of -- what I'm afraid of, okay, is that we're going to get somebody to come in and say, okay, they got this size lot before for a house. Why can't we get town homes this size or Section 8 housing, you know, for this size, okay? So

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unless we see something that is built to look like our community, again, we're not going to buy into this.

MR. SULLIVAN: This is going to --

MR. REED: That's why the remark --

MR. SULLIVAN: -- this will look a lot better than what you have in this side of -- the east side of -- these houses are going to be nicer than what you have on the east side.

MS. ASONY: Well.

MR. MILLER: Okay. I -- wait --

MR. SULLIVAN: (Inaudible)

MR. MILLER: -- I don't know what you're talking about. But I do know that our neighborhood does not look like the thing that's across the road at Walmart where they're selling them for 600,000.

MR. SULLIVAN: Those are town homes.

MR. MILLER: Okay. That's what I'm telling you.

MR. SULLIVAN: I'm not building town homes.

MR. MILLER: That's what I don't want to see here.

MR. SULLIVAN: I didn't come here to build town homes.

MR. MILLER: That looks like a town home lot is what I'm trying to tell you.

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MR. SULLIVAN: It's does not look like a town home lot.

MR. MILLER: Mr. Sullivan, it does.

MR. CASHEN: Hold on. Let me -- town homes are 80 foot to 120 foot long buildings. No space in between. You have a common wall. That's a town home. It's a big building.

MS. ASONY: No.

MR. MILLER: It says five, but you're asking --

MR. CASHEN: These are single family lots, and you're going to have 10 feet between the homes as you go down the road, so.

MR. MILLER: It says five feet.

MR. CASHEN: And these will be single family. Not townhomes.

MR. MILLER: Yeah, but it says five feet.

MR. SIMMONS: 10 feet between walls.

MR. MILLER: Still. You want to borrow some sugar?

MR. SIMMONS: Yeah, you want some sugar?

MR. SULLIVAN: Homeowner's Association. We will work with the community and come up with a plan that everyone will be happy with. I'm not -- I'm here to become part of the community, not be adverse to the

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1 community.
2 MR. MILLER: Not unless you answer our
3 questions.
4 MR. SULLIVAN: What?
5 MR. MILLER: You won't be a part of this
6 community, not unless you answer the questions that we
7 are asking you tonight. Because we'll do everything we
8 can to keep this from happening, okay?
9 MS. ASONY: That's right.
10 MR. MILLER: And you -- we're just a few
11 people here today, but we're representing a vast
12 community, okay? We live here. We've grown our kids
13 up here. We have to take our grandkids down to the
14 school in the morning and walk them because you can't
15 get near it in a vehicle, okay?
16 So unless you answer the question about the
17 flooding, which we've asked, unless you do something to
18 tell us what you're going to do to mitigate, you know,
19 this traffic, unless we know that you are in fact doing
20 a survey of the trees to make sure that you keep as
21 many of the trees that are supposed to be there and not
22 just go in there and whack them out so it makes it
23 easier to be able to build, and finally, unless you
24 show us what you're actually going to build on that
25 property and that it doesn't look like that crap across

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the street, you know --

MR. SULLIVAN: Today's builder may not be another builder. We --

MR. MILLER: Okay.

MR. SULLIVAN: But we can tell you that the -- by and large, the pool of builders we will be selecting from will be the higher-end builders.

MR. MILLER: Okay. Listen --

MR. SULLIVAN: Especially in this location --

MR. MILLER: You're not hearing me, Mr. Sullivan. I'm telling you unless you do those things, we're going to fight you all the way.

MR. SULLIVAN: Okay.

MR. MILLER: Okay. So you can come here like you are tonight, saying, we're going to do this, we're going to do this, we're going to -- we don't see it, okay? And we're not going to support you, okay? So I may just be speaking for David Miller, but I have a lot of neighbors that think like I do.

MR. SULLIVAN: David, we -- we've read your comments. We know what you said on --

MR. MILLER: Right.

MR. SULLIVAN: -- the petition. We are very well of that. We will be happy to meet with you and --

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privately and see what we can come up with. And then you can share it with everyone.

MR. MILLER: No, I don't want to do that. I want you to share it with everyone.

MR. SULLIVAN: You don't want to share --

MR. MILLER: I want you to come up with the answers and share it with everyone.

MR. SULLIVAN: Okay.

MR. MILLER: Because all these people are going to go back to the people that they represent.

MR. SULLIVAN: Yes.

MR. MILLER: And they're going to get that information.

MR. SULLIVAN: Yes, sir.

Yes, ma'am?

MS. FORJERRY: I don't know if it's been -- has been addressed already --

MR. SULLIVAN: Okay. State your --

MS. FORJERRY: -- since I came in late.

MR. SULLIVAN: State your name. I'm sorry, because we have to --

MS. FORJERRY: Angela Forjerry. Has it been discussed how this is going to impact the children at school? When the building is going to be done? What the noise is going to be like? I mean, this is right

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on school grounds, basically.

MR. MILLER: It's right there. Yeah. Oh, yeah.

MS. FORJERRY: Yeah. Where my kids used to pet cows on their lunch and now they're going to have builders there.

MR. SULLIVAN: The noise level for the school is -- usually is -- they're usually worked around. I mean, honestly, I think that there's some rules and so I don't know how that would work, but I don't think that the communities have -- I've built lots of communities next to schools and I've never had a problem. So I don't really know -- you know, I don't really run into that. So we build adjacent to or near schools all over Florida, actually. So you know, we try to go near schools. We like schools.

MS. FORJERRY: Have you been here in the morning during school?

MS. WATTS: We've all asked that question.

MS. ASONY: We already had that discussion.

MS. WATTS: Wait. Wait. No. We -- we've all asked the same question. That's what it was. So it -- we were laughing with you, not at you.

MS. FORJERRY: I mean, not even school. We bike in this neighborhood. We run in this

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neighborhood. The traffic is an issue, and you know, how many cars are they going to have for 3000 square foot homes? Three cars? I mean, that -- that's a big impact to traffic in this community when there's one lane and that's all.

ANDREW: The maximum -- the maximum width of the house that will be on the slot is what?

MR. SULLIVAN: 40 feet.

ANDREW: 40 feet. What is the -- what is the current width of a standard garage?

MR. SULLIVAN: 22.

ANDREW: Okay. And that's for a two-car garage?

MR. SULLIVAN: Yes, sir.

ANDREW: Okay. So more than a portion of this will be the driveway. And is that the variance you were referring to earlier? You mentioned something about a driveway?

MR. SULLIVAN: No, the driveway variance has to do with the space between our driveway and the driveways all along Culbreath. Not our main driveway. In other words, our road coming out and the distance from the next driveway on Culbreath and the other roads, that's what that refers to.

MS. LEECH: So I'm going to ask the same

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question, but a different way. Miriam Leech. You work with a few builders?

MR. SULLIVAN: Yes, ma'am.

MS. LEECH: I'm assuming you have built on lots that are similar in size and shape to these?

MR. SULLIVAN: All over.

MS. LEECH: Okay.

MR. SULLIVAN: You can just go -- I could start naming the projects and you could --

MS. LEECH: So --

MR. SULLIVAN: I mean, and it's not far from here.

MS. LEECH: Do you have a sampling of homes that have been built by the various builders that you work with on lots that are the similar shape and size as these that you could show?

MR. SULLIVAN: You mean, in other words, elevation pictures that you can see on these -- you want to see elevation?

MS. LEECH: Yeah. And that's not to lock you in to say this is exactly what the house is going to look like. But if you have a sampling --

MR. DONLAN: Not an aerial view like you -- like you --

MR. SULLIVAN: Right. I understand.

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Kevin, did you take pictures or you never -- didn't go out there to do that?

MR. O'DONNELL: It's really just going to be of entrances. We -- go to River -- our River's Edge website --

MR. SULLIVAN: They don't want to go anywhere, Kevin. They just want to look here.

MR. O'DONNELL: No, I'm saying you can go on the website and look at the homes.

MR. SULLIVAN: All right. Well, I'm trying to get on the website.

MS. ASONY: Did you build Hawks Preserve?

MR. SULLIVAN: I'll go right now. I'll go on the website.

MS. ASONY: Hawks Preserve? Did you build Hawks Preserve?

MR. SULLIVAN: Give me one second.

MR. O'DONNELL: Unfortunately, we all have that development by Walmart in our brain.

MR. MILLER: That's correct.

MR. SULLIVAN: Yeah. I'm not -- it's not going to really --

MR. MILLER: Have they built those?

MS. WATTS: Yes. It's one of their subdivisions.

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MR. MILLER: You ought to tell them how ugly that is. I mean, look at the cheap windows.

MR. SULLIVAN: Well, we're trying to, you know --

MR. MILLER: Oh, is that all they --

MR. SULLIVAN: -- just never got around to building it. And I -- and I apologize.

MR. REED: That anyone is going to see in that particular -- their home -- yeah. And it's going to look like -- and that's why everyone has -- that's why everyone has that -- feel about it, because you see everything is so narrow. It's narrow and long. And it's, like, that's the town. It's just going to be a big --

MR. MILLER: Hey, sir?

MS. WATTS: Yeah. I saw it.

MR. SULLIVAN: Yes, sir?

MR. ARMSTRONG: As where -- as where I began, I've said -- I've sensed kind of culminating, I have -- if I can now ask the ignorant question of the night.

MR. SULLIVAN: Yes.

MR. ARMSTRONG: Thank you. John Armstrong. The ignorant question, and I'm just joking -- well, I'm not joking around, but just, has the idea been

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1 considered approaching the county, if you own the
2 property, and just perhaps selling to the county as a
3 park or a nature preserve. Now, I know it's not the
4 ideal question, but from a greater good, has that idea
5 been considered?
6 MR. SULLIVAN: I will tell you that the
7 county has park land in Bloomingdale that they're not
8 utilizing right now that they actually own -- the
9 county owns. So I'm not sure they want to own any more
10 park land in Bloomingdale if they're not maintaining
11 the park they have when they have it. And that's over
12 there on -- not far away. That's over on -- what
13 street is that?
14 MS. WATTS: Is that behind Alafia?
15 MR. SULLIVAN: No, it's over there -- it is
16 literally -- you can go --
17 MS. FORJERRY: At the end of Culbreath?
18 You're talking about the end of Culbreath?
19 MR. SULLIVAN: No, not the end of Culbreath.
20 There's a piece that's --
21 MS. ASONY: That's private.
22 MR. ARMSTRONG: Around Natures Way? You're
23 talking about out by Springvale?
24 MR. SULLIVAN: No. The other direction.
25 It's out on east --

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MR. ARMSTRONG: On the west side? Northeast?

MR. SULLIVAN: On the east side. Oh, it is --

MR. ARMSTRONG: The one --

MR. SULLIVAN: On the east --

MR. ARMSTRONG: Across Bell Shoals?

MR. SULLIVAN: Bell -- no, no. The east side across this side over here. What's the name of that street, Kevin?

MR. O'DONNELL: I can't --

MR. ARMSTRONG: Well, that there has -- that there has to be researched, but I'm just -- you know, the idea of having some green space still to walk through in our neighborhood.

MR. SULLIVAN: You're more than welcome to ask -- I'll -- I -- I'll tell you what. I'll go send an email to the county and ask them.

MR. ARMSTRONG: Sir, would you -- if you did that for me, I would leave this meeting happy.

MR. MILLER: A success.

MR. SULLIVAN: No, I'll be glad to copy you on it.

MR. MILLER: It was a success if he does.

MR. ARMSTRONG: Thank you.

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MR. SULLIVAN: I'll be glad to copy. Give me your email address. I think you signed in and --

MR. ARMSTRONG: I did, sir.

MR. SULLIVAN: Or you actually can put it down here so I can do it and I'll --

MR. ARMSTRONG: Yes, sir.

MR. SULLIVAN: -- send an email out tomorrow.

MR. ARMSTRONG: And with all sincerity, I'm -- just humoring me with that right there --

MR. SULLIVAN: I'll be glad to. That's not a problem.

MR. ARMSTRONG: Thank you, sir.

MR. SULLIVAN: I have people I can, you know, write to. I can --

MR. ARMSTRONG: John Armstrong. Thank you so much.

MR. SULLIVAN: I sold the county property recently. And let me tell you what I sold the county. I had a community that we were going to build right on the other side of Bloomingdale. And they were coming out with Lithia Pinecrest -- to the widening of the Lithia Pinecrest. I said, the county needs a retention pond for Lithia Pinecrest. I sold them that 10-acre site, or 8 acres, whatever it is; that 8-acre site, I

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sold them for retention because they needed the retention. I was gone -- and plans ahead to go build the community. And I went and sold it to the county instead.

MR. ARMSTRONG: Thank you.

MR. SULLIVAN: So I've already done -- you know, I know what you're talking about.

MR. ARMSTRONG: I appreciate it. Thank you. Yeah.

MR. MILLER: That would be wonderful. Thank you, Joe.

MR. BASKIN: My name is William Baskin. I've got two questions: First, have you or will you be planning on providing this documentation digitally so we can actually read it?

MR. SULLIVAN: Oh, it goes to the county. It will be on the county --

MR. BASKIN: So it's available so we can read it?

MR. SULLIVAN: Yeah. Put it on the county -- it'll be uploaded to optics tomorrow.

MR. BASKIN: Because obviously, nobody can read that, right? So it's --

MR. SULLIVAN: And I apologize. I assumed everyone would be reading --

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MR. BASKIN: It's for show, right? But it's (inaudible), right? So my second question is maybe on a negative side, but so you've done multiple communities like this, as you've already mentioned, right?

MR. SULLIVAN: Right.

MR. BASKIN: Ten? 20? I don't know how many you said.

MR. SULLIVAN: 20.

MR. BASKIN: 20?

MR. SULLIVAN: More -- actually, more than 20.

MR. BASKIN: So if you're taking 20 of these communities that you've built thus far, and you've had three, four of these meetings per community, maybe more --

MR. SULLIVAN: No. I usually only have, like, one meeting per community.

MR. BASKIN: Okay. So you've had at least 20?

MR. SULLIVAN: Right.

MR. BASKIN: Let's call it 30, maybe, because you might have more?

MR. SULLIVAN: Yes, sir.

MR. BASKIN: So of the 30, hypothetically

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speaking, have you ever had a community stand up like this and have frustration and concern because we live in the community, and that has overpowered your desire to chase the profit to where you've actually -- not from the county and not from anybody else, you've actually stopped and said, this might not be a good idea?

Now, I don't have all the facts. I've been listening to everybody, and I'm just catching up to some of the information, but have you ever -- in all those 30 sessions, have you walked away saying, I listened to everybody, and you know what? Maybe I need to rethink this, or, of 100 percent of those meetings, 30 meetings or more, you've walked away saying, I'm doing it anyway. I can fix this or I can change that or I can hide that, or I'll get the community support or I'll get Hillsborough County support. But I'm doing it anyway.

So we can all stand up and say, here's our point. Here's our opinion. Here's our -- what are you doing for traffic? Okay. But at the end of the day, you're doing it anyway. So have you ever walked away from a session saying, dang, maybe I need to find another property? I'm good at this because you've done 20.

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MR. SULLIVAN: It's not -- it's not a question of the profit. It's a question of --

MR. BASKIN: It's not?

MR. SULLIVAN: If I were to do it --

MR. BASKIN: Because you're saying you're trying to be part of the community, but I think everybody rolled their eyes, unfortunately.

MR. SULLIVAN: Look, if I was -- if I was just -- not to push, but if I was to try to do something that was going to be outrageous, I would've come in originally with a town home plan. I did not do that. I came in with a plan that fits into the community and therefore I am trying my best to fit in the community. I clustered this thing. I've put it in the back. I've done everything I can to make it as compatible as possible with the existing community.

MR. BASKIN: Okay. Of the 30 sessions that you've had in your tenure --

MR. SULLIVAN: Yes.

MR. BASKIN: -- have you gotten, ever, support from the community in any one of those sessions? You can see there's frustration here.

MR. SULLIVAN: Yes.

Kevin, how many times have we --

MR. BASKIN: If there's people that are for

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this, I apologize for speaking for you.

MR. SULLIVAN: -- gone around and got petitions signed by the neighbors and --

MR. BASKIN: That ever said, yeah, please build a ton --

MR. SULLIVAN: No, no --

MR. BASKIN: -- of houses.

MR. SULLIVAN: We have.

MR. BASKIN: We love it.

MR. SULLIVAN: How many of those --

MR. O'DONNELL: I mean, since I've been here, at least three.

MR. SULLIVAN: At least three.

MR. BASKIN: Three of 20?

MR. SULLIVAN: And where they actually have signed petitions and support.

MR. BASKIN: Is that a win for you? Do you consider that a win? Three out of 20 is neighborhood community people that live here, raised their kids here, walk their kids to school, whatever everybody said.

MR. SULLIVAN: Well, first and foremost --

MR. BASKIN: Three out of 20 --

MR. SULLIVAN: Sometimes, you go to community meetings and there's three people. So this

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is a big --

MR. BASKIN: I think you're diverting the point, right?

MS. FORJERRY: This is a big --

MR. SULLIVAN: No, I'm not diverting the point. Most of the community meetings are quite small.

MR. BASKIN: Okay.

MR. SULLIVAN: So this is the exception to the rule, not the rule. So Bloomingdale, because --

MR. BASKIN: But doesn't that tell you something also?

MR. SULLIVAN: -- it's the last piece -- no, because Bloomingdale -- this is the last piece in Bloomingdale. Just hear me out. It's the last piece in Bloomingdale. This place is 40 years old. I had my first job here over 40 years ago, or 40 years ago, right here in Bloomingdale. So it's been around for 40 years. And, you know, when they get to the end of the pieces, it's always -- there's always going to be people not wanting it, because it's filling in a gap that they've enjoyed for 40 years. I mean, honestly, everybody wants a park next to them. They do.

MR. BASKIN: But every hole doesn't need to be filled. Sometimes -- I get it's an investment. I get it. And you're going to move on to the next one

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1 when this one is done. Good. That's your business.
2 I'm fine with that. What I'm saying is, not every hole
3 has to be filled with something. We have to fill it
4 with town homes or houses or two-story with the fences.
5 And sometimes you don't have to do it. And if you have
6 enough people standing up and saying, why won't you
7 listen to us, and you always have an answer to
8 everything and none of the answers have been good to be
9 honest. And I'm not trying to be rude.
10 None of it's really lining up. And I know
11 you've done -- both done your research and work. But
12 frankly, I'm going to walk away from this saying, geez,
13 this is worse than I thought. And I don't know if
14 that's what your intent is.
15 MR. SULLIVAN: No. But if you want --
16 MR. BASKIN: No?
17 MR. SULLIVAN: -- to feel away from -- feel
18 that way, that's your decision. I mean, I cannot --
19 MR. BASKIN: Of course it is.
20 MR. SULLIVAN: -- change your mind.
21 MR. BASKIN: I control my own decisions.
22 MR. SULLIVAN: You do.
23 MR. BASKIN: But I was expecting to get more
24 information, more positivity, more, hey, let's work
25 together, instead of every single thing somebody brings

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up, you're frustrated with them.

MR. SULLIVAN: Well, wait a minute. No, no, no. Let's go back. Let's -- just understand that I did make a lot --

MR. BASKIN: Listen, I don't need to --

MR. SULLIVAN: -- of concessions --

MR. BASKIN: -- pigeon hole --

MR. SULLIVAN: -- between now and --

MR. BASKIN: -- one item and two items.

MR. SULLIVAN: -- the first meeting with you.

MR. BASKIN: I'm high leveling this for you.

MR. SULLIVAN: Okay, William --

MR. BASKIN: Right? I don't need to talk about 6 foot fences. I'm high leveling this for you. From a 40,000-foot view. Do you think this is a good idea?

MR. SULLIVAN: Yes.

MR. BASKIN: With all of these people here having this opinion?

MR. SULLIVAN: Yes.

MR. BASKIN: Okay. Well, I think you might be one of the few.

MR. SULLIVAN: I think this might be, for you all, the best decision that can be made. Not

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that -- because something has to be done with that property. And unless the county wants to buy it for a park, this is a well-designed community. This is textbook 101.

MS. ASONY: It should match the building lots around the end, 60 foot wide lots --

MR. MILLER: That's the key.

MS. ASONY: -- should be your minimum. Not 50.

MR. SULLIVAN: You're not even going to see the lots. They're in the back.

MS. ASONY: I don't care where they are. They're crowding the neighborhood.

MS. SCHRAEDER: Did you find those houses?

MS. ASONY: You're putting stress on the neighborhood.

MR. SULLIVAN: What?

MS. SCHRAEDER: Did you find those houses?

MR. SULLIVAN: I'm trying to get online ma'am. I think the internet is down here. I think we just have to --

MS. ASONY: Yeah. It's --

MR. SULLIVAN: Their whole internet is down.

MS. SCHRAEDER: Okay.

MR. SULLIVAN: I can't get on their

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internet.

MR. BASKIN: Thanks so much. There's nothing in there.

MR. SULLIVAN: I'm like trying to get on internet. I can't get on the internet on my phone, even. Their internet is down. And I apologize for the internet being down, I should have had pictures.

MS. ASONY: You didn't give me email. You gave me photo copies.

MR. SULLIVAN: I can send -- I can email every single one of you guys, not only the website of our company website, but pictures of these houses.

MS. SCHRAEDER: Could you?

MS. ASONY: I can pass around a picture of Hawks Reserve -- Preserve, which looks like Inner City.

MR. SULLIVAN: Hawks Reserve does?

MR. LEECH: Yes.

MS. ASONY: Hawks Preserve.

MR. LEECH: Pulte Homes.

MS. ASONY: There -- it's a Pulte Homes and they're bing, bing, bing, bing on top of one another.

MR. SULLIVAN: The one that's --

MS. ASONY: I took --

MR. SULLIVAN: -- most --

MS. ASONY: -- took it off --

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MR. SULLIVAN: -- similar to this --

MS. ASONY: -- the county's website.

MR. SULLIVAN: -- the most similar to this would be probably River's Edge. Because you drive in River's Edge and in River's Edge then you've got all these homes and, you know, it's got the same kind of deal where you've got the nice drive in. Or Summer's Cave (phonetic), but that Summer's Cave --

MR. MILLER: That's something --

MR. SULLIVAN: -- is a little lower in the area. So this is --

MR. MILLER: -- Bill.

MR. SULLIVAN: -- so River's Edge would probably be the best example.

MR. LEECH: So --

MS. SCHRAEDER: So what --

MR. LEECH: -- lots like this.

MS. SCHRAEDER: I understand, but 33 --

MS. ASONY: Right on top of each other.

MS. SCHRAEDER: -- is the max that you're asking, right?

MR. LEECH: Yes.

MS. SCHRAEDER: But it could possibly be less than that?

MR. SULLIVAN: Well, it's going to be less

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because we can't fit --

MS. SCHRAEDER: Okay.

MS. ASONY: -- the county's website.

MS. SCHRAEDER: So would there be a happy medium --

MR. SULLIVAN: I'm sorry?

MS. SCHRAEDER: -- somewhere less than 30 that --

MR. SULLIVAN: No, no.

MR. CASHEN: It's Riverview. It's River's Edge, Pulte Homes --

MR. SULLIVAN: If you want --

MS. SCHRAEDER: -- I mean, if you want 18 houses or 20 houses?

MR. SULLIVAN: If you all want me to, when we're meeting I can ask for --

MR. MILLER: No, we're -- I want to get with this guy. We -- you and I got to get Craig.

MR. SULLIVAN: -- lower -- 29 --

MR. MILLER: We're going to walk that day --

MR. SULLIVAN: -- if that's acceptable --

MR. MILLER: -- doing the survey until (inaudible) matches up, okay?

MR. SULLIVAN: -- to you guys, as -- you know, I can ask. But I have meet minimum requirements.

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MS. SCHRAEDER: Okay. How does that --

MR. SULLIVAN: Because of the Planning Commission, you have to meet minimum requirements of density.

MS. SCHRAEDER: So they --

MR. SULLIVAN: Because they do --

MS. SCHRAEDER: -- have you (inaudible)?

MR. SULLIVAN: Yes.

MS. SCHRAEDER: Is that how that works?

MR. SULLIVAN: Yeah. It -- it's 75 percent --

MS. SCHRAEDER: It has to.

MR. SULLIVAN: -- of the part of the zoning.

MS. SCHRAEDER: Okay. So the PD zoning tells you how many you put foot per acre and then you have some flexibility?

MR. MILLER: Thank you ma'am.

MR. REED: You get it?

MR. BASKIN: Tom grabbed it earlier.

MR. REED: There you go. This is River's Edge Houses.

So Mr. Sullivan, if you were going to sell this to the county, what would be that price tag?

MR. SULLIVAN: The appraised value. That's how they buy it.

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MS. ASONY: Yeah. They have to.

MS. SCHRAEDER: What is the appraised values?

MR. REED: What's the appraised value of it?

MS. WATTS: A million. You paid a million for it, right? You paid a million?

MR. REED: It's what?

MR. SULLIVAN: A little over a million.

MS. WATTS: Yeah. Right around a million. Yeah. I don't remember numbers, exact.

MR. SULLIVAN: Whatever the appraised value would be, that's what the county paid.

MR. MILLER: When is the Zoning Commission meeting?

MS. WATTS: The 18th.

MR. SULLIVAN: The 18th.

MS. WATTS: A week from Monday.

MR. MILLER: The 10th of August? And where's it going to --

MR. SULLIVAN: Yes.

MR. MILLER: -- be at?

MR. SULLIVAN: It's going to be at the County Commission Chambers at, you know, downtown.

MR. MILLER: Okay.

MR. LEECH: 601 East Kennedy.

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MR. SULLIVAN: 601 East Kennedy.

MR. MILLER: Do we get --

MR. SULLIVAN: Second floor.

MR. MILLER: -- do we get notified of where that is and all that?

MR. SULLIVAN: We sent out notice to everybody within 500 feet of us. And then we've also published notice -- and the county published notice in the newspaper. And there is also a sign-out in front of the property that talks about the zoning dates. So there's three ways that people are informed.

MR. MILLER: And so they'll send -- or you will send a letter to each one of those people that are within the 500 feet?

MR. SULLIVAN: We already did.

MR. MILLER: You already did?

MR. SULLIVAN: It went out almost three weeks ago.

MR. MILLER: Okay. And so all of us other people, we don't get anything? It's just those people who within 500 feet?

MR. LEECH: You have to be within 500 feet of -- I'm not sure what the point is. It's a -- it's a point on the property.

MR. CASHEN: The boundary's --

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MR. SULLIVAN: The boundary --

MR. CASHEN: -- it's --

MR. MILLER: Well, if you -- if you live --

MR. CASHEN: -- 500 feet is the boundary.

MR. MILLER: -- in that area, you get a chance to be able to speak?

MR. SULLIVAN: Oh, no, you can speak, but you can be anywhere and you can speak. You can live on the other side of the county and come speak up against my project. It's up to you. Or for it, if you want.

MR. MILLER: Okay.

MR. SULLIVAN: In fact, I encourage you all to show up. I mean, I think it is part of the process of people interacting and being part of it. I'm not, like, here to, like, say otherwise. I think that it's important.

MR. MILLER: Okay. Everyone here needs to go to the no rezoning Bloomingdale petition.

MR. SULLIVAN: Did you put that together? You did a good job.

MR. MILLER: And make -- no, I did not. It was done by -- it was done by the BNA over here.

MS. WATTS: Well, no, it was done by Chris.

MR. MILLER: Okay. Everybody needs to tell all their neighbors to go to that and sign the petition

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and in the block of comments, put in there in the comments that you have of why this is not good for our community, okay? And then we need to get our caravan together so we can all be there to tell them, if they want to continue having their jobs, okay, they need to turn this down because this is bad for our community.

MS. ASONY: Amen.

MR. MILLER: Right?

MS. ASONY: Amen.

MR. MILLER: And so we're just representing all of our different groups. We got the different communities here in here. Now we need to go back to our people and make sure they understand how bad this is, okay?

MS. ASONY: Yes. Very bad.

MR. MILLER: All right. Sir, thank you so much. I mean, I know this is frustrating for you. I did do this school rezoning one time.

MR. SULLIVAN: Oh, you did?

MR. MILLER: Yeah. It was Immanuel Lutheran School over on John Moore?

MR. SULLIVAN: Yeah, I know where it is.

MR. MILLER: And to get -- to go from a residential to being able to expand, you know, the school. And the people there did not want to have it.

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MR. SULLIVAN: See.

MR. MILLER: No, they did not. And it was because it was too close to their coffee and all that kind of stuff. But it was very frustrating. I know that. But in this case, you know, thank you so much.

MR. SULLIVAN: Thank you.

MR. BASKIN: Thank you.

MS. WATTS: Thank you.

MR. SULLIVAN: I'm sorry. The internet was down and --

MR. MILLER: I found --

MR. SULLIVAN: -- passing it around.

MR. MILLER: That's a good way to go on the forum.

(End of Audio Recording.)

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CERTIFICATE

I, Jake Coppola, do hereby certify that I was authorized to and transcribed the foregoing recorded proceedings, and that the transcript is a true record, to the best of my ability.

Dated this 9th day, of August, 2025.

Jake Coppola
Comission no.: HH 240208
Commission expiry: March 14, 2026

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Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Wednesday, August 13, 2025 4:37 PM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (RZ-PD 25-0802). Please add to hearing record.
Attachments: 152422882_bna.bloomingdaleconcerns.docx

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 08/13/25 4:37 PM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required)::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Suzy Watts
Address:	3615 Cold Creek Drive Valrico, FL 33596
Your Phone Number::	(813) 505-1231
Your Email Address::	suzywatts63@gmail.com
Your Message	
Your Subject (required)::	Opposition to Rezoning Request RZ-PD 25-0802

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Your Message (required)::	Bloomingdale Neighborhood Association represents all 27,000 neighbors in Bloomingdale. Numerous neighbors spoke at our board meeting on July 22nd, others have called and emailed about this rezoning request. We are having a second meeting tonight for neighbors to express their views. Our concerns are summarized in the attachment. Thank you for your consideration.
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	RZ-PD 25-0802
Attachment::	View File

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

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Bloomingdale Neighborhood Association

August 13, 2025

Concerns about RZ-PD 25-0802

Poor Planning:

1. Brandon Community Plan Goal 1 5a. New development … should place emphasis on proximity to community and social services, walkability…. There are no sidewalks on the East side of Culbreath Road between Bloomingdale Cove and Cimino Elementary School. This road section is where the entrance to Bloomingdale Park is proposed.
2. The plan is inconsistent with Hillsborough County Comprehensive Plan Future Use:
   Goal 4: Create safe communities with a variety of mobility choices. This new development is car dependent.
3. The plan is inconsistent with Hillsborough County Comprehensive Plan:
   a. Objective 2.5.2: Create walkable patterns of development.
   b. Objective 2.7.5: All development shall be required to provide connected sidewalks.
   c. Objective 3.2.2: Master Plans shall ensure more walkable neighborhoods.
   d. Objective 4.1.1: Development and redevelopment shall be integrated with the adjacent land uses through transportation/pedestrian connections.
   e. Objective 4.4.2: Neighborhoods shall be designed to include an efficient system of internal circulation. We currently have multiple car backups twice a day during the school year. More homes increase the trips on this failed road.

No Housing Demand in Bloomingdale:

1. New home listings are down 36% from last year. Pending sales are down 24% from last year. Medium price $441K. Homes priced $500K-$700K are not selling.
2. Newest development – Vivir – has only sold 4 homes for about $480K. 7 homes remain on the market.

Flooding:

1. Homeowners surrounding the property have seen flooding on the property during heavy rainstorms. The entrance road is the only way in or out of Bloomingdale Park and it is in a flood zone. The 33 homes residents could get stranded with heavy rains.
2. Homeowners surrounding the property are concerned that more roads and buildings will leave rain no where to be absorbed and then their homes will be flooded.

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Sidewalks:

1. Brandon Community Plan Goal 1 7. c. Provide safe travel paths to schools. There is a lack of sidewalks on the East side of Culbreath Road from Bloomingdale Cove to Cimino Elementary School. We need a contiguous sidewalk on Culbreath Road for existing neighbors, let alone more.
2. Bloomingdale Park is proposing having two Culbreath Road crossings, one at the entrance and one closer to Cimino. It is not realistic to have a 5 year old elementary student cross a busy road twice going to and from school. Is there going to be paid staff to assist at these two new crosswalks?

Infrastructure:

1. Sheriff office, ambulance and fire response times have exceeded the national standards in crowded Bloomingdale.
2. Bloomingdale Avenue and Lithia Pinecrest Road are rated as failed roads as defined by Hillsborough County. The roads cannot accommodate the volume and accidents have increased. They is no credible plan for 27,000 Bloomingdale neighbors to evacuate.
3. Brandon Community Plan Goal 1 7. Improve roadway safety to accident rates and deaths. Target roadways with an increase of 10% or more. Four runners were hit by a vehicle on Culbreath Road on April 29th 2022. One runner was killed. Adding 33 more families driving on Culbreath Road is not going to improve roadway safety.
4. Culbreath Road backs up twice a day with student drop off and pick up.
   Cimino has 758 students. About 150 arrive by school buses. The remaining 600 arrive by car and walking.

Lastly, keep this land agricultural: Brandon Community Plan Goal 2: Protect and enhance Brandon's natural environments … and environmentally sensitive areas. The proposed development is in a flood zone near the Alafia River.

Please deny this rezoning request.

Sincerely,

Suzy Watts

President

Bloomingdale Neighborhood Association

SuzyWatts63@gmail.com 813-505-1231