



**Rezoning Application:** RZ-STD 24-0323

**Zoning Hearing Master Date:** March 25<sup>th</sup>, 2024

**BOCC Land Use Meeting Date:** May 7<sup>th</sup>, 2024

**1.0 APPLICATION SUMMARY**

**Applicant:** Todd Pressman  
**FLU Category:** R-4  
**Service Area:** Urban  
**Site Acreage:** 3.94 acres +/-  
**Community Plan Area:** None  
**Overlay:** None  
**Special District:** None  
**Request:** Rezone from AS-1 to RSC-4



**Introduction Summary:**

The applicant is requesting to rezone the subject property from AS-1 (Agricultural, Single-Family - 1) to RSC-4 (Residential, Single Family Conventional - 4) to subdivide into additional lots.

Zoning:	Existing	Proposed
District(s)	AS-1	RSC-4
Typical General Use(s)	Single-Family Residential/Agricultural	Single-Family Residential (Conventional Only)
Acreage	3.94 acres +/-	3.94 acres +/-
Density/Intensity	1 dwelling unit / 1 acre	1 dwelling unit / 10,000 square feet
Mathematical Maximum*	3 dwelling units	17 dwelling units

\*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	AS-1	RSC-4
Lot Size / Lot Width	43,560 sf / 150'	10,000 sf / 75'
Setbacks/Buffering and Screening	50' Front 50' Rear 15' Sides	25' Front 25' Rear 7.5' Sides
Height	50'	35'

**Additional Information:**

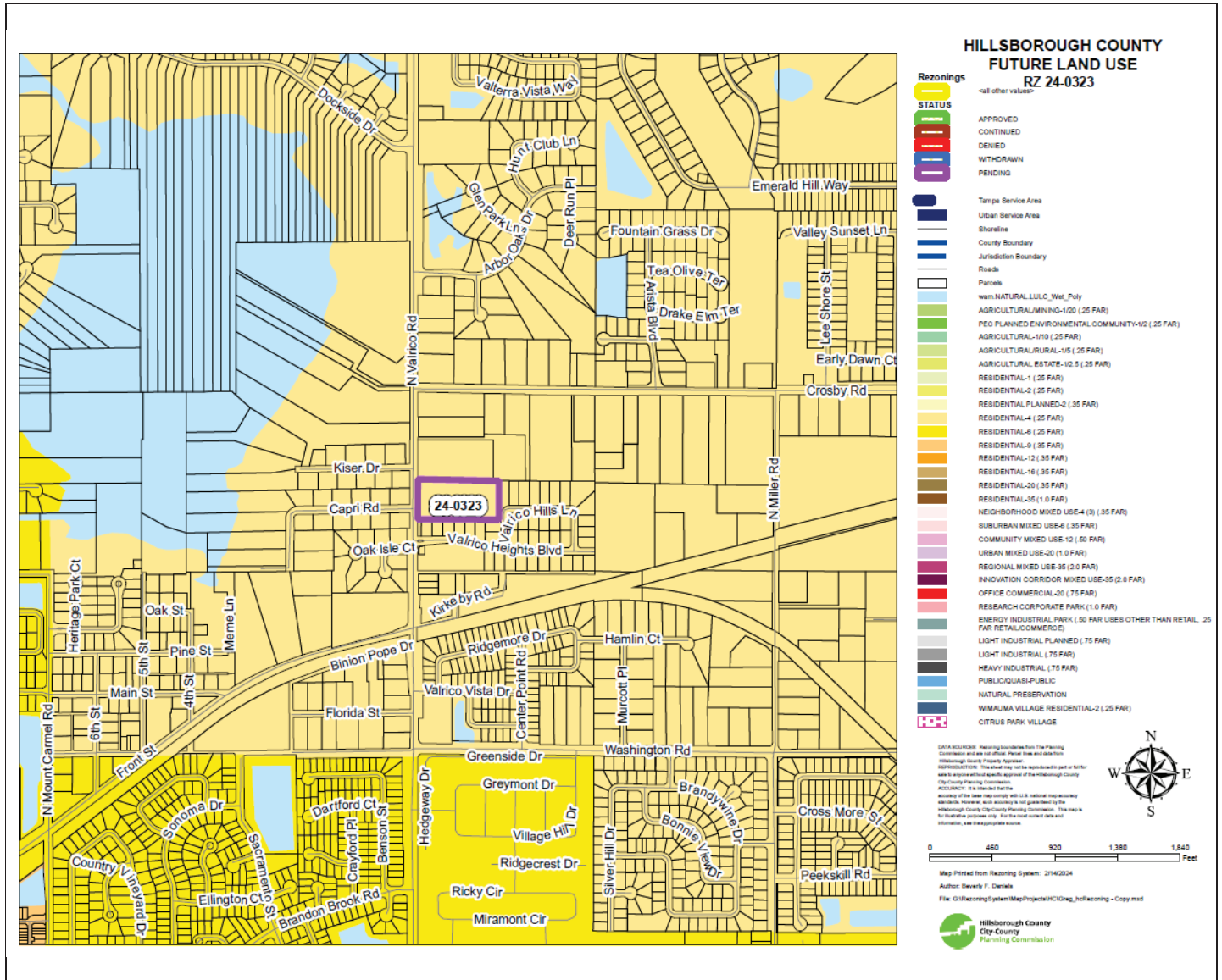
PD Variation(s)	None requested as part of this application
Waiver(s) to the Land Development Code	None requested as part of this application

<b>Planning Commission Recommendation:</b> Consistent	<b>Development Services Recommendation:</b> Approvable
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2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential-4
Maximum Density/F.A.R.:	4 DU/GA or 0.25 FAR
Typical Uses:	Residential, suburban commercial, offices, multi-purpose projects.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



**Hillsborough County Florida**

**ZONING MAP**  
**RZ-STD 24-0323**  
 Folio: 85530.0000

- APPLICATION SITE
- ZONING BOUNDARY
- PARCELS
- S SCHOOLS
- P PARKS

0 150 300 Feet

STR: 19-29-21

NOTE: Every reasonable effort has been made to ensure the accuracy of this map. Hillsborough County does not assume any liability arising from use of this map. Hillsborough County makes no warranty, representation or guarantee as to the current, accurate, reliable, complete or comprehensive of any of the information provided herein. The user should rely on the data provided herein for any reason. Hillsborough County expressly disclaims any representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. Hillsborough County does not warrant its ability to:

1. Any errors, omissions, or inaccuracies in the information provided regardless of how caused or

2. Any decision made or action taken or not taken by any person to, reliance upon any information or data furnished hereunder.

The material is provided to Hillsborough County for informational purposes and Hillsborough County does not guarantee the accuracy or content of the data.

DISCLAIMER: This map has been prepared for the members of our property board within Hillsborough County and is not intended for use by any other person. It has been based on the best available data.

Date: 02/25/2024 Path: G:\D00N02024\Zoning\_Map.aprx  
 Produced By : Development Services Department

Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	AS-1	1 DU / GA	Agricultural, Single-Family Residential	Single-Family Dwelling, Plant Nursery
South	PD 02-0425	1 DU / 10,000 SF	Single-Family Conventional	Single-Family Dwellings
East	PD 02-0425	1 DU / 13,500 SF	Single-Family Conventional	Single-Family Dwelling
West	RSC-4	4 DU / GA	Single-Family Conventional	Single-Family Dwellings

## 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)

N/A

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

<b>Adjoining Roadways (check if applicable)</b>			
Road Name	Classification	Current Conditions	Select Future Improvements
N. Valrico Rd.	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

<b>Project Trip Generation</b> <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	28	2	3
Proposed	141	13	17
Difference (+/-)	(+)113	(+)11	(+)14

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

<b>Connectivity and Cross Access</b> <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South		None	None	Meets LDC
East		None	None	Meets LDC
West	X	None	None	Meets LDC
Notes:				

<b>Design Exception/Administrative Variance</b> <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
N/A	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

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

<b>INFORMATION/REVIEWING AGENCY</b>				
<b>Environmental:</b>	<b>Comments Received</b>	<b>Objections</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Natural Resources	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Within Eagle's Nest buffer zone. See comments.
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area	<input checked="" type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input checked="" type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input checked="" type="checkbox"/> Other <u>Eagle's Nest</u>			
<b>Public Facilities:</b>	<b>Comments Received</b>	<b>Objections</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>
<b>Transportation</b> <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	See report.
<b>Service Area/ Water &amp; Wastewater</b> <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Connection to county water and wastewater required.
<b>Hillsborough County School Board</b> Adequate <input checked="" type="checkbox"/> K-5 <input checked="" type="checkbox"/> 6-8 <input checked="" type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Impact/Mobility Fees</b>				
<b>Comprehensive Plan:</b>	<b>Comments Received</b>	<b>Findings</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>
<b>Planning Commission</b> <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Density Bonus Requested	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

**5.0 IMPLEMENTATION RECOMMENDATIONS**

**5.1 Compatibility**

The applicant is requesting to rezone property located at 717 N Valrico Road in Valrico from AS-1 (Agricultural, Single Family) to RSC-4 (Residential, Single Family Conventional) in order to facilitate residential development at a higher density. The AS-1 district requires a lot size of at least one acre, while the RSC-4 district permits lot sizes of at least 10,000 square feet. The approximate 3.93-acre property is currently occupied by a vacant single-family dwelling.

The proposed RSC-4 zoning district is in line with the current development trends in the area for single-family residential. To the east of the subject site are dozens of single-family homes in the RSC-4 zoning district. Planned Development (PD 02-0425) which neighbors the site along the south and east property boundaries contains single-family homes with similar development standards to the RSC-4 and RSC-3 zoning districts. Adjacent the site to the north are AS-1 zoned properties currently occupied by a single-family dwelling and a plant nursery.

Due to the above considerations, the RSC-4 zoning district is consistent with the development pattern, zoning districts, and uses in the surrounding area.


**5.2 Recommendation**

Staff finds the rezoning request **approvable**.

**6.0 PROPOSED CONDITIONS**

No conditions proposed as part of this application.

**Zoning Administrator Sign Off:**

  
J. Brian Grady  
Fri Mar 15 2024 15:40:17

**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**

Not applicable.

## 8.0 PROPOSED SITE PLAN (FULL)

N/A

**9.0 FULL TRANSPORTATION REPORT (see following pages)**

**AGENCY REVIEW COMMENT SHEET**

TO: ZONING TECHNICIAN, Development Services Department

DATE: 3/13/2024

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: VR/Central

PETITION NO: RZ 24-0323

- This agency has no comments.
- This agency has no objection.
- This agency objects for the reasons set forth below.

**PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting to rezone the +/-3.94-acre parcel from Agricultural, Single Family 1 (AS-1) to Residential, Single Family Conventional 4 (RSC-4). The future land use designation is Residential 4 (R-4).

The subject property is located on the east side of N. Valrico Rd., south of Crosby Rd.

***Trip Generation Analysis***

In accordance with the Development Review Procedures Manual (DRPM), no transportation analysis was required to process the proposed rezoning. 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, 11<sup>th</sup> Edition.

**Approved Zoning Entitlements:**

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
ASC-1:Single Family Detached, 3 Unit (ITE Code 210)	28	2	3

**Proposed Zoning Entitlements:**

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
ASC-1:Single Family Detached, 15 Units (ITE Code 210)	141	13	17

**Trip Generation Difference:**

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference</b>	<b>(+)113</b>	<b>(+)11</b>	<b>(+)14</b>

The proposed rezoning is anticipated to increase the number of trips potentially generated by development on the site by +113 average daily trips, +11 a.m. peak hour trip, and +14 p.m. peak hour trips.

**TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

Valrico Rd. is a 2-lane substandard, undivided, County collector roadway characterized by +/-10 foot lanes with in a +/-40 to 50 of right of way. There is a sidewalk on the west side of the roadway. There are no paved shoulders or curb and gutter within the vicinity of the project.

According to the Hillsborough County Corridor Preservation Plan, Valrico Rd. is planned for a future 4-lane improvement. The future right of way preservation line will be determined and show on site/subdivision construction plan at the time of development review.

**SITE ACCESS**

Generally, for projects with a Euclidean zoning designation, a project’s potential transportation impacts, site access requirements, substandard road issues, site layout and design, other issues related to project access, and compliance with other applicable Hillsborough County Comprehensive Plan, Hillsborough County Land Development Code (LDC) and Hillsborough County Transportation Technical Manual (TTM) requirements are evaluated at the time of plat/site/construction plan review. Given the limited information available as is typical of all Euclidean zoned properties and/or non-regulatory nature of any conceptual plans provided, Transportation Review Section staff did review the proposed rezoning to determine (to the best of our ability) whether the zoning is generally consistent with applicable policies of the Hillsborough County Comprehensive Plan, LDC and TTM (e.g. to ensure that the proposed rezoning would not result in a violation of the requirement whereby access to commercial properties cannot be taken through residentially or agriculturally zoned properties), and/or whether, in staff’s opinion, some reasonable level of development under the proposed zoning designation could be supported based on current access management standards (e.g. to ensure that a project was not seeking an intensification of a parcel which cannot meet minimum access spacing requirements).

Transportation Section staff did not identify any concerns that would require a more detailed staff report be filed. Staff notes that, regardless of this review, the developer/property owner will be required to comply will all Comprehensive Plan, LDC, TTM and other applicable rules and regulations at the time of plat/site/construction plan review. As such, staff has no objection to this request.

Staff notes that any plans or graphics presented as a part of a Euclidean zoning case is non-binding and will have no regulatory value at the time of plat/site/construction plan review.

**ROADWAY LEVEL OF SERVICE (LOS) INFORMATION**

Below is the roadway level of service. For informational purposes only.

Generalized Level of Service				
Roadway	From	To	LOS	
			Standard	PK HR
Valrico Rd.	SR 60	MLK BLVD	D	F

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

**COUNTY OF HILLSBOROUGH**

**RECOMMENDATION OF THE  
LAND USE HEARING OFFICER**

<b>APPLICATION NUMBER:</b>	RZ STD 24-0323
<b>DATE OF HEARING:</b>	March 25, 2024
<b>APPLICANT:</b>	Todd Pressman
<b>PETITION REQUEST:</b>	The request is to rezone a parcel of land from AS-1 to RSC-4
<b>LOCATION:</b>	673 Keysville Road
<b>SIZE OF PROPERTY:</b>	3.94 acres m.o.l.
<b>EXISTING ZONING DISTRICT:</b>	AS-1
<b>FUTURE LAND USE CATEGORY:</b>	RES-4
<b>SERVICE AREA:</b>	Urban

## DEVELOPMENT REVIEW STAFF REPORT

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

### 1.0 APPLICATION SUMMARY

Applicant: Todd Pressman  
FLU Category: R-4  
Service Area: Urban  
Site Acreage: 3.94 acres +/-

Community Plan Area: None

Overlay: None

Special District: None

Request: Rezone from AS-1 to RSC-4

#### Additional Information:

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

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

#### Development Services Department



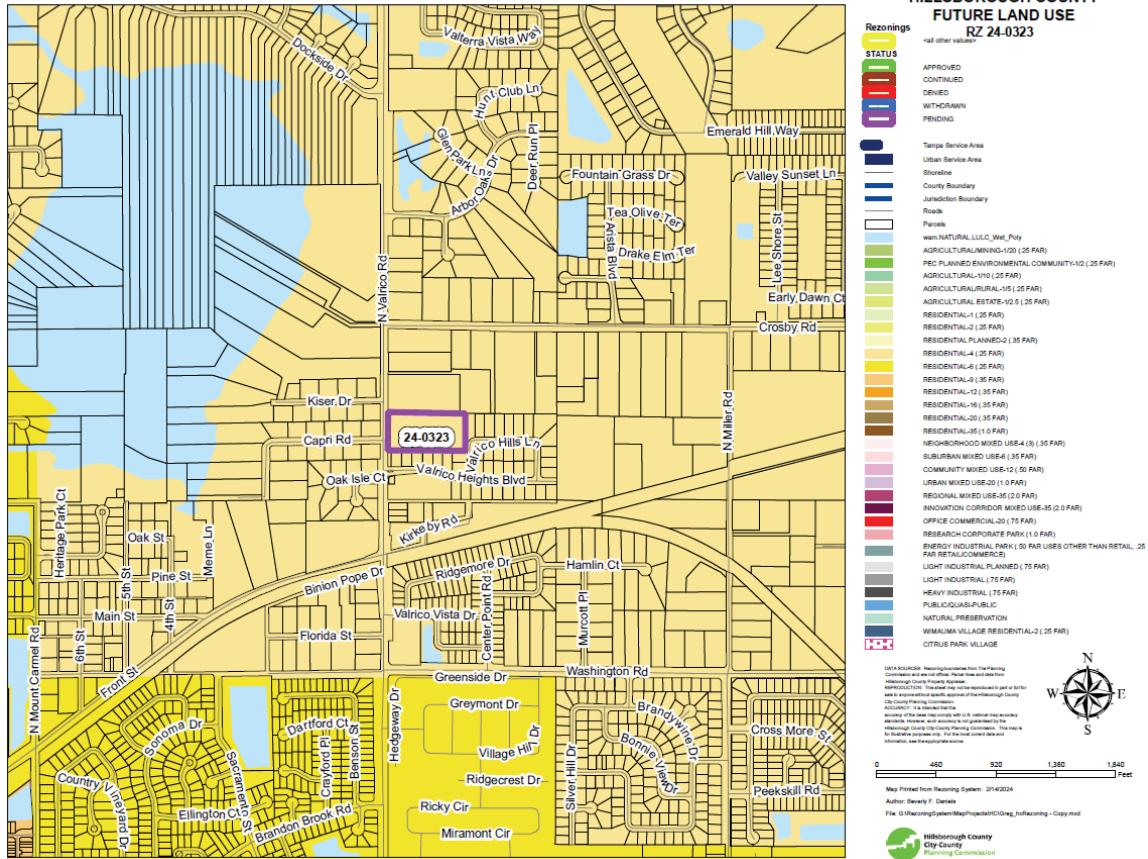
#### Introduction Summary:

The applicant is requesting to rezone the subject property from AS-1 (Agricultural, Single-Family - 1) to RSC-4 (Residential, Single Family Conventional - 4) to subdivide into additional lots.



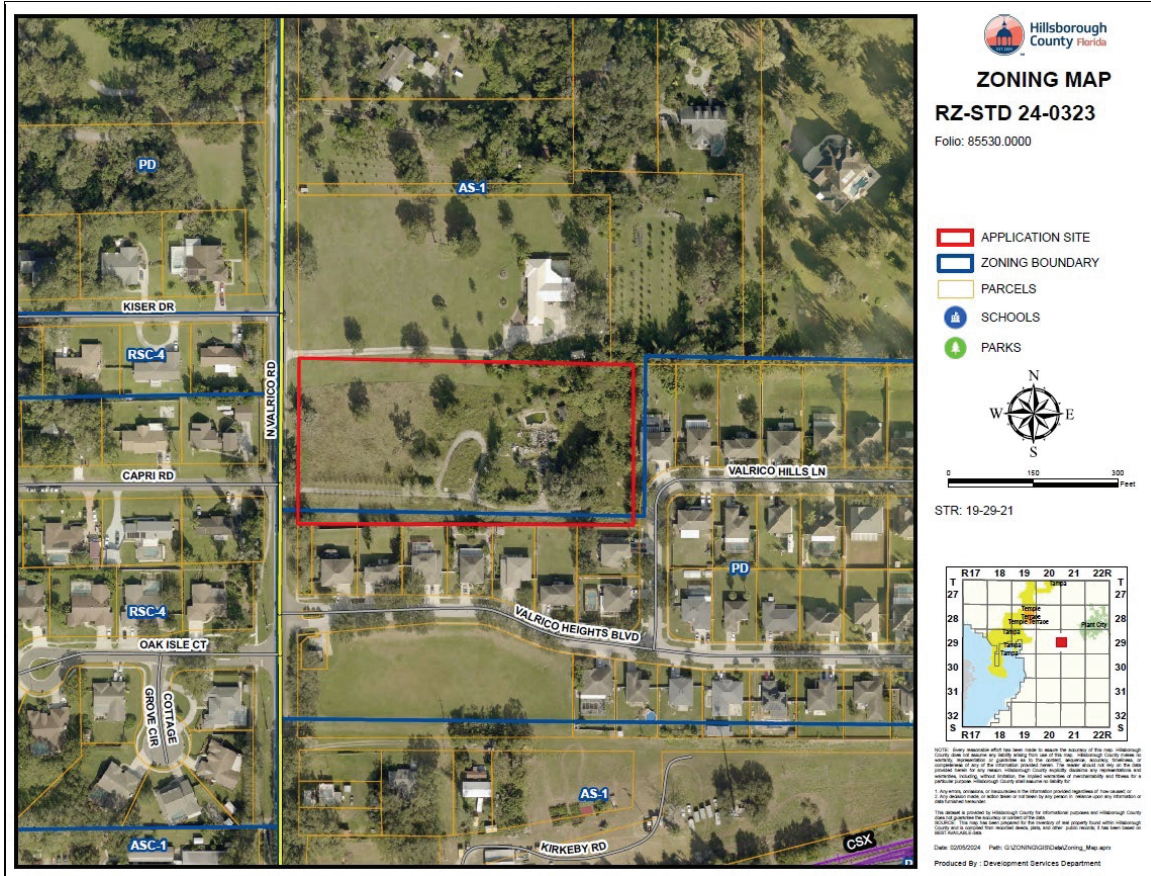


## 2.0 LAND USE MAP SET AND SUMMARY DATA 2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential-4
Maximum Density/F.A.R.:	4 DU/GA or 0.25 FAR
Typical Uses:	Residential, suburban commercial, offices, 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:
:	:	:	:	:

## 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)

N/A

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

**Adjoining Roadways (check if applicable)**

N. Valrico Rd.	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
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**Design Exception/Administrative Variance  Not applicable for this request**

**Road Name/Nature of Request Type**

N/A

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

<b>INFORMATION/REVIEWING AGENCY</b>	<b>Comments Received</b>	<b>Objections</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>
<b>Environmental:</b>				

Environmental Protection Commission

Conservation & Environ. Lands Mgmt.

Yes  No

Natural Resources	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Within Eagle's Nest buffer zone. See comments.
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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 \_\_Eagle's Nest\_\_\_\_\_

### **Service Area/ Water & Wastewater**

- Urban  City of Tampa
- Rural  City of Temple Terrace

### **Planning Commission**

- Meets Locational Criteria  N/A  Locational Criteria Waiver Requested  Minimum Density Met  N/A  Density Bonus Requested

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## **5.0 IMPLEMENTATION RECOMMENDATIONS**

### **5.1 Compatibility**

The applicant is requesting to rezone property located at 717 N Valrico Road in Valrico from AS-1 (Agricultural, Single Family) to RSC-4 (Residential, Single Family Conventional) in order to facilitate residential development at a higher density. The AS-1 district requires a lot size of at least one acre, while the RSC-4 district permits lot sizes of at least 10,000 square feet. The approximate 3.93-acre property is currently occupied by a vacant single-family dwelling.

The proposed RSC-4 zoning district is in line with the current development trends in the area for single-family residential. To the east of the subject site are dozens of single-family homes in the RSC-4 zoning district. Planned Development (PD 02-0425) which neighbors the site along the south and east property boundaries contains single-family homes with similar development standards to the RSC-4 and RSC-3 zoning districts. Adjacent the site to the north are AS-1 zoned properties currently occupied by a single-family dwelling and a plant nursery.

Due to the above considerations, the RSC-4 zoning district is consistent with the development pattern, zoning districts, and uses in the surrounding area.

### **5.2 Recommendation**

Staff finds the rezoning request **approvable**.

### **6.0 PROPOSED CONDITIONS**

No conditions proposed as part of this application.

## SUMMARY OF HEARING

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on March 25, 2024. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the petition.

Mr. Todd Pressman 200 2<sup>nd</sup> Avenue South #451 St. Petersburg testified and stated that the property is located in Valrico on North Valrico Road. The request is to rezone from AS-1 to RSC-4. Mr. Pressman stated that when the applicant purchased the property, it was under Code Enforcement violation. The property was cleaned up and has a notice of compliance. Mr. Pressman described the surrounding land uses and stated that the proposed residential development complements the area.

Ms. Michelle Montalbano, Development Services staff, testified regarding the County's staff report. Ms. Montalbano stated that the applicant is requesting a rezoning of 3.94 acres from AS-1 to RSC-4 to develop residential land uses. She added that there is currently a vacant single-family home on-site. Ms. Montalbano described the surrounding properties and stated that the property is likely within an eagle's next buffer zone which will be further evaluated and regulated when subdivision plans are reviewed. Ms. Montalbano stated that staff finds the request approvable.

Ms. Andrea Papandrew, Planning Commission staff testified regarding the Planning Commission staff report. Ms. Papandrew stated that the subject property is within the Residential-4 Future Land Use classification and the Urban Service Area. She stated that the request is consistent with Policy 1.4 regarding compatibility and Objective 8 regarding maximum densities. Ms. Papandrew listed other policies which the request complies with and stated that staff found that the proposed rezoning consistent with the Future of Hillsborough 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.

Ms. Debra McClure 603 Cottage Grove Circle testified in opposition. Ms. McClure stated that she and her husband are residents of Valrico Village. She added that she represents the interests of her neighbors in Valrico Village. Ms. McClure stated that there are eagles in the area. She described another subdivision was built in the area which eliminated a grove. Ms. McClure discussed the traffic in the area which she described as heavy, fast and dangerous. She stated that the proposed residential project would permit ¼ acre lots for a total of 12 lots and therefore approximately 24 additional vehicles. Ms.

McClure testified that she would prefer one acre lots to the proposed quarter acre lots.

Ms. Susan Phillips 602 Cottage Grove Circle testified in opposition and stated that more houses and traffic would increase the amount of traffic accidents on Valrico Road. Ms. Phillips testified that there are large backups of traffic on State Road 60 at Valrico Road and that the proposed project could result in serious accidents.

Mr. Tony Fernandes 710 Valrico Hills Lane testified in opposition and stated that he concurs with the prior speakers. He stated that the neighborhood is very quiet and that the area traffic is very difficult. The addition of 12 to 15 lots would add noise pollution to the area.

Ms. April Williams 2114 Valrico Heights Blvd. testified in opposition and stated that traffic is an issue. She stated that she did not see a site plan and that she would like to know what the plan is.

Mr. Tom Leavitt 2015 Kiser Drive testified in opposition. He stated that he has a problem with the quarter acre lot sizes and that the vehicles speed in the area. Mr. Leavitt discussed the eagles nest and cranes in the neighborhood. He stated that the traffic will be worse with the proposed residential and that it will devalue his property.

Mr. Dan Peterson 2004 Capri Road testified in opposition. Mr. Peterson stated that to his knowledge no notice was mailed to anyone on his street. He stated that he is concerned about drainage and also the proposed lot sizes. Mr. Peterson testified that the traffic levels are congested today and that he requested a more compatible development.

Ms. Jackie Marcelin 1905 Capri Road testified in opposition. Ms. Marcelin stated that she was in opposition due to the increase in traffic as the area is currently difficult to navigate. She added that the proximity of the railroad tracks is a hindrance as traffic has to wait for the trains to pass by.

Ms. Michelle Logan 2002 Capri Road testified in opposition due to several reasons. First, the traffic is horrendous. Also, she stated that she is concerned about the eagles and animals in the area. Ms. Logan asked how many homes are proposed. She discussed the driveway on the property and its alignment with the parcel across the street.

Ms. Heinrich of the Development Services Department testified that she had checked the adjacent property owner notice and found it was proper. Regarding the eagles nest, Ms. Heinrich stated that the County's Natural Resource section is aware of it and the nest is located within the buffer. Building is permitted within the buffer but construction would not be permitted during nesting season.

Hearing Master Finch asked Ms. Heinrich about the Transportation Review section's comments that they did not object to the rezoning request. Ms. Heinrich replied that Mr. Perez of the County's Transportation Review section could comment.

Mr. Richard Perez testified that staff reviewed the traffic information and found the project could be supported based on access management standards.

Hearing Master Finch asked Mr. Perez about his written comments that based his analysis on 15 dwelling units and if that was correct. Mr. Perez replied it was correct.

Mr. Pressman testified during the rebuttal period that the maximum number of dwelling units under the RES-4 category is 15 dwelling units. He added that the actual yield may be less depending upon stormwater requirements as well as setbacks and buffers.

The hearing was then concluded.

### **EVIDENCE SUBMITTED**

Mr. Pressman submitted a copy of his PowerPoint presentation 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 3.94 acres in size and is currently 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.
2. The applicant is requesting a rezoning to the Residential Single-Family Conventional-4 (RSC-4) zoning district.
3. The Planning Commission staff supports the rezoning request. Staff found the request consistent with numerous policies and compatible with the surrounding area. The Planning Commission found the application to be consistent with the Comprehensive Plan.

4. Testimony in opposition was provided at the Zoning Hearing Master hearing. The concerns expressed focused on the existing traffic in the area and the possible negative impact of the additional single-family homes to the congestion. Testimony was also received regarding an eagles nest in the area.
5. County Transportation Review staff had no objection to the rezoning request. Staff evaluated the maximum number of dwelling units on the property under the RSC-4 zoning district to be 15 dwelling units.
6. County staff testified that the County's Natural Resource section had reviewed the existing eagle's nest and found it to be located within a buffer area. Staff stated that development is permitted within the buffer but construction is not permitted during nesting. Staff testified that the eagle's nest will be evaluated during the subdivision review process and must comply with applicable regulations.
7. The surrounding area is developed with single-family residential land uses and is zoned RSC-4 to the west, PD to the south and east and AS-1 to the north.
8. The proposed rezoning to RSC-4 is compatible with the surrounding area and development pattern. The request is consistent with the Land Development Code and the Comprehensive Plan.

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

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

#### **CONCLUSIONS OF LAW**

Based on the Findings of Fact cited above, there is substantial competent evidence to demonstrate that the requested 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 to the RSC-4 zoning district. The property is 3.94 acres in size and is currently zoned AS-1 and designated RES-4 by the Comprehensive Plan. The parcel is located within the Urban Service Area.

The Planning Commission supports the rezoning request and stated numerous policies that support the application. The Planning Commission found that the application to be consistent with the Comprehensive Plan.

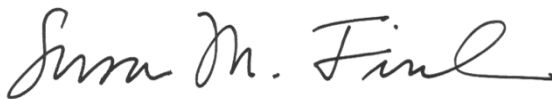
Testimony in opposition was provided at the Zoning Hearing Master hearing. The concerns expressed focused on the existing traffic in the area and the possible negative impact of the additional single-family homes to the congestion. Testimony was also received regarding an eagles nest in the area.

County Transportation Review staff had no objection to the rezoning request. Staff evaluated the maximum number of dwelling units on the property under the RSC-4 zoning district to be 15 dwelling units. County staff testified that the County's Natural Resource section had reviewed the existing eagle's nest and found it to be located within a buffer area. Staff stated that development is permitted within the buffer but construction is not permitted during nesting. Staff testified that the eagle's nest will be evaluated during the subdivision review process and must comply with applicable regulations.

The proposed rezoning to RSC-4 is compatible with the surrounding area and development pattern. The request is consistent with the Land Development Code and the Comprehensive Plan.

## RECOMMENDATION

Based on the foregoing, this recommendation is for **APPROVAL** of the RSC-4 rezoning request as indicated by the Findings of Fact and Conclusions of Law stated above.

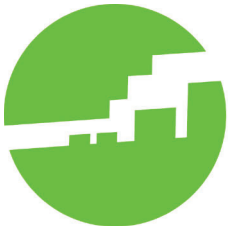


April 15, 2024

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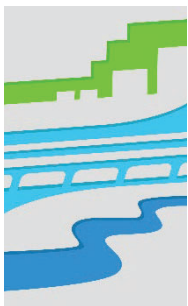
**Susan M. Finch, AICP**  
**Land Use Hearing Officer**

**Date**



**Hillsborough County  
City-County  
Planning Commission**

<b>Unincorporated Hillsborough County Special Use</b>	
<b>Hearing Date:</b> March 25, 2024  <b>Report Prepared:</b> March 13, 2024	<b>Petition: RZ 24-0323</b>  <b>Folio: 85530.0000</b>  <i>East of North Valrico Road, South of Crosby Avenue</i>
<b>Summary Data:</b>	
<b>Comprehensive Plan Finding</b>	<b>CONSISTENT</b>
<b>Adopted Future Land Use</b>	<b>Residential-4 (4 du/ga; 0.25 FAR)</b>
<b>Service Area</b>	<b>Urban</b>
<b>Community Plan</b>	<b>None</b>
<b>Request</b>	Rezoning from Agricultural Single Family-1 (AS-1) to Residential Single Family Conventional-4 (RSC-4) to allow for single-family residential development.
<b>Parcel Size</b>	3.94 ± acres (42,906.6 square feet)
<b>Street Functional Classification</b>	Valrico Heights Boulevard – <b>Local</b> North Valrico Road – <b>County Collector</b> Crosby Avenue- <b>County Collector</b> Washington Road- <b>County Collector</b>
<b>Locational Criteria</b>	N/A
<b>Evacuation Zone</b>	None



## **Context**

- The subject site is located east of North Valrico Road and south of Crosby Avenue on approximately 3.94 ± acres.
- The site is in the Urban Service Area and is not located within the limits of a community plan.
- The subject property is located within the Residential-4 (RES-4) Future Land Use category, which can be considered for a maximum density of 4 dwelling units per gross acre and a maximum intensity of a 0.25 Floor Area Ratio (FAR). The RES-4 Future Land Use category is intended to designate areas that are suitable for low density residential development. Typical uses of RES-4 include residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects. Non-residential uses are required to meet established locational criteria for specific land uses.
- The subject site is surrounded by RES-4 on all sides. Residential-6 (RES-6) is located further south and east, Public/Quasi Public (P/QP) is located further northeast.
- The subject site is vacant. single family residential uses surround the subject site. Vacant uses are interspersed throughout the area. Homeowners association (HOA), public institutional, and light commercial uses exist further south of the subject site.
- The subject site is currently zoned as Agricultural Single Family-1 (AS-1). AS-1 is located to the north, further east, and further south. Residential Single Family Conventional (RSC-4) exists to the west, and Planned Development (PD) is located to the south, east, and northeast of the subject site.
- The applicant is requesting to rezone the subject site from Agricultural Single Family-1 (AS-1) to Residential Single Family Conventional-4 (RSC-4) to allow for single-family residential development.

## **Compliance with Comprehensive Plan:**

The following Goals, Objectives and Policies apply to this rezoning request and are used as a basis for a consistency finding

### **FUTURE LAND USE ELEMENT**

#### ***Urban Service Area (USA)***

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

***Policy 1.4:*** Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and

architecture. Compatibility does not mean “the same as.” Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.

### **Land Use Categories**

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

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

**Policy 8.2:** Each potential use must be evaluated for compliance with the goals, objectives, and policies of the Future Land Use Element and with applicable development regulations.

### **Policy 8.3: Calculating Density**

Densities are applied on a gross residential acreage basis which means that each development proposal is considered as a “project”. Only those lands specifically within a project’s boundaries may be used for calculating any density credits. Acreage dedicated to commercial, office and industrial land uses that fall within a project’s boundaries are excluded.

Density may be transferred between non-contiguous parcels in accordance with the County’s transferable development rights regulations or when the parcels are physically separated from each other by a roadway, wetlands, stream, river, lake or railway.

The following lands may be included when calculating gross residential density: planned but unconstructed roads and road rights-of-ways, utility rights-of-way, public and private parks and recreation sites, sites for schools and churches, open space sites and land uses, and community facilities sites such as sewage treatment plants, community centers, well fields, utility substations, and drainage facility sites.

### **Relationship To Land Development Regulations**

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

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

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

### **Neighborhood/Community Development**

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

**Policy 16.2:** *Gradual transitions of intensities 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.*

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

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

### **Community Design Component**

#### **5.0 NEIGHBORHOOD LEVEL DESIGN**

##### **5.1 COMPATIBILITY**

**GOAL 12:** *Design neighborhoods which are related to the predominant character of the surroundings.*

**OBJECTIVE 12-1:** *New developments should recognize the existing community and be designed in a way that is compatible (as defined in FLUE policy 1.4) with the established character of the surrounding neighborhood.*

#### **Staff Analysis of Goals, Objectives, and Policies:**

The 3.94 ± acre subject site is located east of North Valrico Road, south of Crosby Avenue, and north of the CSX Right-of-Way. The subject site is located in the Urban Service Area and is not within the limits of a community plan. The applicant is requesting to rezone the site from Agricultural Single Family-1 (AS-1) to Residential Single Family Conventional-4 (RSC-4) to allow for single-family residential development.

The subject site is within the Urban Service Area, where according to Objective 1 of the Future Land Use Element (FLUE), 80 percent of the county's growth is to be directed. FLUE Policy 1.4 requires all new developments to be compatible with the surrounding area, noting that "compatibility does not mean 'the same as'. Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development." The subject site is proposing compatible growth within the Urban Service Area, and the request is consistent with Comprehensive Plan policy 1.4.

FLUE Objective 8 establishes that the Future Land Use Map (FLUM) includes Land Use Categories that outline the maximum level of density and intensity and range of permitted land uses for an area. The character of each land use category and its potential uses must be evaluated for compliance with the FLUE, per Policies 8.1, 8.2, and 8.3. The subject site is located within the RES-4 Future Land Use category and therefore allows for the consideration of up to 4 dwelling units per acre on the approximately 3.94 acre subject site. The maximum allowable density on the subject site is calculated as follows:  $3.94 \text{ acres} \times 4 \text{ du/ga} = 15.76 \text{ dwelling units}$ , which is a total of 15 dwelling units as the maximum allowable density on the subject site.

According to FLUE Objective 9 and Policy 9.1 and 9.2, all development proposals must be permitted within the Future Land Use category. meet or exceed all local, state and federal land development regulations. The Future Land Use category is RES-4, which surrounds the subject site on all sides. The proposed rezoning to RSC-4 is compatible with the RES-4 FLU category. At the time of uploading this report, Transportation comments were not yet available and thus were not taken into consideration for analysis of this request.

The subject site is currently zoned AS-1. The applicant is proposing to rezone the subject site to RSC-4 to allow for single-family residential development. The subject site is within the Residential-4 (RES-4) Future Land Use category, which allows for consideration of up to 4 dwelling units per acre. The proposed rezoning meets FLUE Goal 12 and Objective 12-1 as well as Objective 16 and Policies 16.1, 16.2, 16.3, 16.5, 16.8, and 16.10. Policy 16.10 states that any density increase shall be compatible with existing, proposed or planned surrounding development. RES-4 surrounds the subject site on all sides. The proposed change is compatible with the existing development pattern of the surrounding area, due to existing single-family homes to the north, west, and east of the subject site. A rezoning to RSC-4 would complement the residential development pattern for the area and is consistent with FLUE Goal 12, Objective 12-1 and 16, and Policies 12.1, 16.1, 16.2, 16.3, 16.5, 16.8, and 16.10.

Overall, the proposed rezoning is consistent with the Goals, Objectives and Policies of the *Unincorporated Hillsborough County Comprehensive Plan* and is compatible with the existing and planned development pattern found in the surrounding area.

#### **Recommendation**

Based upon the above considerations, the Planning Commission staff finds the proposed rezoning **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*.

# HILLSBOROUGH COUNTY FUTURE LAND USE

Rezoning: RZ 24-0323

**Rezoning STATUS**

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

**Geographic Features**

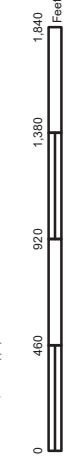
- Tampa Service Area
- Urban Service Area
- Shoreline
- County Boundary
- Jurisdiction Boundary
- Roads
- Parcels

- WATER NATURAL LULC\_We\_Poly
- AGRICULTURAL/MINING-120 (.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/QUASH-PUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE

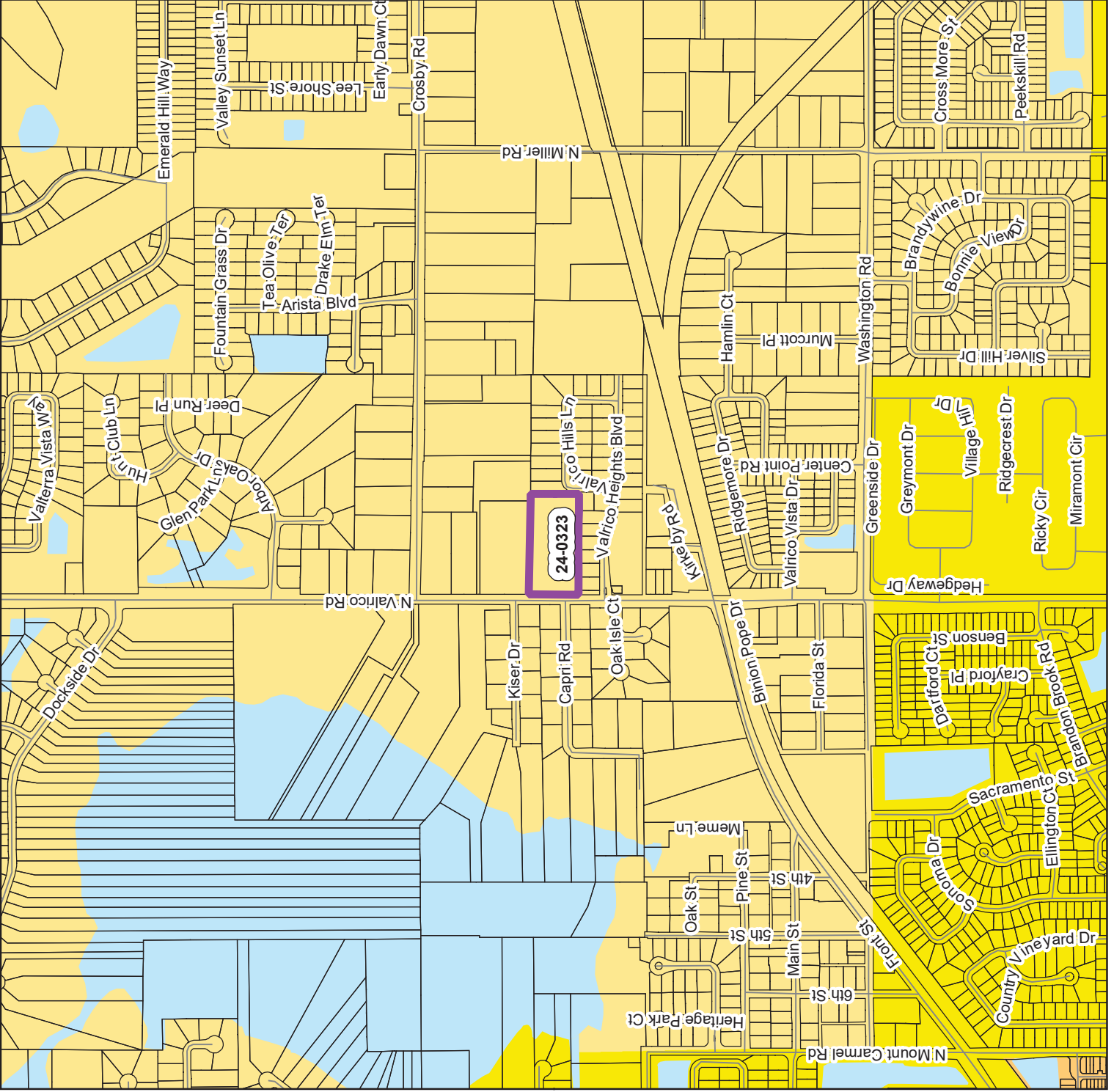
**Map Information**

Map Printed from Rezoning System: 2/14/2024  
 Author: Beverly F. Daniels  
 File: G:\Rezoning\System\MapProjects\HC\Reg\_H\Rezoning\_Copy.mxd

DATA SOURCES: Rezoning boundaries from the Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. The rezoning status is for informational purposes only. It is intended that the City/County Planning Commission ACCURACY: It is intended that the Hillsborough County City/County Planning Commission. This map is for informational purposes only. For the most current data and information, visit the appropriate website.



Hillsborough County  
City/County  
Planning Commission





# **AGENCY COMMENTS**



**AGENCY REVIEW COMMENT SHEET**

TO: ZONING TECHNICIAN, Development Services Department

DATE: 3/13/2024

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: VR/Central

PETITION NO: RZ 24-0323

- This agency has no comments.
- This agency has no objection.
- This agency objects for the reasons set forth below.

**PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting to rezone the +/-3.94-acre parcel from Agricultural, Single Family 1 (AS-1) to Residential, Single Family Conventional 4 (RSC-4). The future land use designation is Residential 4 (R-4).

The subject property is located on the east side of N. Valrico Rd., south of Crosby Rd.

***Trip Generation Analysis***

In accordance with the Development Review Procedures Manual (DRPM), no transportation analysis was required to process the proposed rezoning. 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, 11<sup>th</sup> Edition.

**Approved Zoning Entitlements:**

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
ASC-1:Single Family Detached, 3 Unit (ITE Code 210)	28	2	3

**Proposed Zoning Entitlements:**

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
ASC-1:Single Family Detached, 15 Units (ITE Code 210)	141	13	17

**Trip Generation Difference:**

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference</b>	<b>(+)113</b>	<b>(+)11</b>	<b>(+)14</b>

The proposed rezoning is anticipated to increase the number of trips potentially generated by development on the site by +113 average daily trips, +11 a.m. peak hour trip, and +14 p.m. peak hour trips.

**TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

Valrico Rd. is a 2-lane substandard, undivided, County collector roadway characterized by +/-10 foot lanes with in a +/-40 to 50 of right of way. There is a sidewalk on the west side of the roadway. There are no paved shoulders or curb and gutter within the vicinity of the project.

According to the Hillsborough County Corridor Preservation Plan, Valrico Rd. is planned for a future 4-lane improvement. The future right of way preservation line will be determined and show on site/subdivision construction plan at the time of development review.

**SITE ACCESS**

Generally, for projects with a Euclidean zoning designation, a project’s potential transportation impacts, site access requirements, substandard road issues, site layout and design, other issues related to project access, and compliance with other applicable Hillsborough County Comprehensive Plan, Hillsborough County Land Development Code (LDC) and Hillsborough County Transportation Technical Manual (TTM) requirements are evaluated at the time of plat/site/construction plan review. Given the limited information available as is typical of all Euclidean zoned properties and/or non-regulatory nature of any conceptual plans provided, Transportation Review Section staff did review the proposed rezoning to determine (to the best of our ability) whether the zoning is generally consistent with applicable policies of the Hillsborough County Comprehensive Plan, LDC and TTM (e.g. to ensure that the proposed rezoning would not result in a violation of the requirement whereby access to commercial properties cannot be taken through residentially or agriculturally zoned properties), and/or whether, in staff’s opinion, some reasonable level of development under the proposed zoning designation could be supported based on current access management standards (e.g. to ensure that a project was not seeking an intensification of a parcel which cannot meet minimum access spacing requirements).

Transportation Section staff did not identify any concerns that would require a more detailed staff report be filed. Staff notes that, regardless of this review, the developer/property owner will be required to comply will all Comprehensive Plan, LDC, TTM and other applicable rules and regulations at the time of plat/site/construction plan review. As such, staff has no objection to this request.

Staff notes that any plans or graphics presented as a part of a Euclidean zoning case is non-binding and will have no regulatory value at the time of plat/site/construction plan review.

**ROADWAY LEVEL OF SERVICE (LOS) INFORMATION**

Below is the roadway level of service. For informational purposes only.

Generalized Level of Service				
Roadway	From	To	LOS	
			Standard	PK HR
Valrico Rd.	SR 60	MLK BLVD	D	F

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

Transportation Comment Sheet

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

<b>Adjoining Roadways (check if applicable)</b>			
Road Name	Classification	Current Conditions	Select Future Improvements
N. Valrico Rd.	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

<b>Project Trip Generation</b> <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	28	2	3
Proposed	141	13	17
Difference (+/-)	(+)113	(+)11	(+)14

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

<b>Connectivity and Cross Access</b> <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South		None	None	Meets LDC
East		None	None	Meets LDC
West	X	None	None	Meets LDC
Notes:				

<b>Design Exception/Administrative Variance</b> <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
N/A	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

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

**COMMISSION**

Gwendolyn “Gwen” W. Myers CHAIR  
 Harry Cohen VICE-CHAIR  
 Donna Cameron Cepeda  
 Ken Hagan  
 Pat Kemp  
 Michael Owen  
 Joshua Wostal



**DIRECTORS**

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

**AGENCY COMMENT SHEET**

REZONING	
<p><b>HEARING DATE:</b> 3/25/2024</p> <p><b>PETITION NO.:</b> 24-0323</p> <p><b>EPC REVIEWER:</b> Melissa Yanez</p> <p><b>CONTACT INFORMATION:</b> (813) 627-2600 X 1360</p> <p><b>EMAIL:</b> <a href="mailto:yanezm@epchc.org">yanezm@epchc.org</a></p>	<p><b>COMMENT DATE:</b> 3/1/2024</p> <p><b>PROPERTY ADDRESS:</b> 717 N Valrico Rd, Valrico, FL 33594</p> <p><b>FOLIO #:</b> 0855300000</p> <p><b>STR:</b> 19-29S-21E</p>
<p><b>REQUESTED ZONING:</b> From AS-1 to RSC-4</p>	
FINDINGS	
<b>WETLANDS PRESENT</b>	NO
<b>SITE INSPECTION DATE</b>	NA
<b>WETLAND LINE VALIDITY</b>	NA
<b>WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)</b>	Desktop Review - Aerial review, soil survey and EPC file search,
<p>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.</p> <p><b>INFORMATIONAL COMMENTS:</b>                      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.</p> <p>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 within the proposed construction boundaries.</p> <ul style="list-style-type: none"> <li>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.</li> </ul>	

my /cb

ec: Todd Pressman - [todd@pressmaninc.com](mailto:todd@pressmaninc.com)

*Environmental Excellence in a Changing World*

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



**Adequate Facilities Analysis: Rezoning**

**Date:** 3/18/2024 **Acreage:** 3.94 (+/- acres)  
**Jurisdiction:** Hillsborough County **Proposed Zoning:** RSC-4  
**Case Number:** 24-0323 **Future Land Use:** R-4  
**HCPS #:** RZ 596 **Maximum Residential Units:** 15  
**Address:** 717 N Valrico Rd **Residential Type:** Single Family Attached  
**Parcel Folio Number(s):** 85530.0000

School Data	Valrico Elementary	Mann Middle	Brandon High
<b>FISH Capacity</b> Total school capacity as reported to the Florida Inventory of School Houses (FISH)	979	1322	2505
<b>2023-24 Enrollment</b> K-12 enrollment on 2023-24 40 <sup>th</sup> day of school. This count is used to evaluate school concurrency per Interlocal Agreements with area jurisdictions	714	729	1591
<b>Current Utilization</b> Percentage of school capacity utilized based on 40 <sup>th</sup> day enrollment and FISH capacity	73%	55%	64%
<b>Concurrency Reservations</b> Existing concurrency reservations due to previously approved development. Source: CSA Tracking Sheet as of 03/18/2024	87	92	372
<b>Students Generated</b> 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	2	1	2
<b>Proposed Utilization</b> School capacity utilization based on 40 <sup>th</sup> day enrollment, existing concurrency reservations, and estimated student generation for application	82%	62%	78%

**Notes:** At this time, adequate capacity exists at Valrico Elementary, Mann Middle, and Brandon High School for the proposed rezoning.

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

*Andrea A. Stingone*

Andrea A. Stingone, M.Ed.  
 Department Manager, Planning & Siting  
 Growth Management Department  
 Hillsborough County Public Schools  
 E: [andrea.stingone@hcps.net](mailto:andrea.stingone@hcps.net)  
 P: 813.272.4429 C: 813.345.6684

AGENCY COMMENT SHEET

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

FROM: **Reviewer:** Carla Shelton Knight **Date:** March 13, 2024

**Agency:** Natural Resources **Petition #:** 24-0323

- This agency has **no comment**
- This agency has **no objections**
- This agency has **no objections, subject to listed or attached conditions**
- This agency **objects, based on the listed or attached issues.**

1. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. Every effort must be made to avoid the removal of and design the site around these trees.
2. An evaluation of the property supports the presumption that listed animal species may occur or have restricted activity zones throughout the property. Pursuant to the Land Development Code (LDC), a wildlife survey of any endangered, threatened or species of special concern in accordance with the Florida Fish and Wildlife Conservation Commission Wildlife Methodology Guidelines shall be required. This survey information must be provided upon submittal of the preliminary plans through the Land Development Code's Site Development or Subdivision process. Essential Wildlife Habitat as defined by the LDC must be addressed, if applicable, in consideration with the overall boundaries of this rezoning request.
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

**NOTE:** Wellhead Resource Protection Areas (WRPA), Potable Water Wellfield Protection Areas (PWWPA), and Surface Water Resource Protection Areas (SWRPA) reviews are based on the most current available data on the Hillsborough County maps, as set forth in Part 3.05.00 of the Land Development Code.

**TO:** Zoning Review, Development Services    **REQUEST DATE:** 2/1/2024  
**REVIEWER:** Kim Cruz, Environmental Supervisor    **REVIEW DATE:** 2/13/2024  
**PROPERTY OWNER:** Apc Homes, LLC    **PID:** 24-0323  
**APPLICANT:** Todd Pressman  
**LOCATION:** 717 N. Valrico Road Valrico, FL 33594  
**FOLIO NO.:** 85530.0000

### AGENCY REVIEW COMMENTS:

Based on the most current data, the project is not located within a Wellhead Resource Protection Area (WRPA), Potable Water Wellfield Protection Area (PWWPA), and/or a Surface Water Resource Protection Area (SWRPA), as defined in Part 3.05.00 of the Hillsborough County Land Development Code (LDC).

Hillsborough County Environmental Services Division (HC EVSD) has no objection.



**AGENCY REVIEW COMMENT SHEET**

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**TO: ZONING TECHNICIAN, Planning Growth Management**

**DATE: 8 Feb. 2024**

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

**APPLICANT: Todd Pressman**

**PETITION NO: RZ-STD 24-0323**

**LOCATION: 717 N. Valrico Rd., Valrico, FL 33594**

**FOLIO NO: 85530.0000**

**SEC: 19 TWN: 29 RNG: 21**

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

COMMENTS: \_\_\_\_\_.

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

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PETITION NO.: RZ-STD 24-0323 REVIEWED BY: Clay Walker, E.I. DATE: 2/2/2024

FOLIO NO.: 85530.0000

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**WATER**

- The property lies within the \_\_\_\_\_ Water Service Area. The applicant should contact the provider to determine the availability of water service.
- A 12 inch water main exists  (adjacent to the site),  (approximately 55 feet from the site) and is located west of the subject property within the west Right-of-Way of North Valrico Road. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include \_\_\_\_\_ and will need to be completed by the \_\_\_\_\_ prior to issuance of any building permits that will create additional demand on the system.

**WASTEWATER**

- The property lies within the \_\_\_\_\_ Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
- A 24 inch wastewater force main exists  (adjacent to the site),  (approximately feet from the site) and is located west of the subject property within the east Right-of-Way of North Valrico Road. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include \_\_\_\_\_ and will need to be completed by the \_\_\_\_\_ prior to issuance of any building permits that will create additional demand on the system.

COMMENTS: The subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's potable water and wastewater systems. The subject area is located within the Hillsborough County Wastewater Service Area and will be served by the Valrico Water Reclamation Facility.



# **VERBATIM TRANSCRIPT**



1 MS. HEINRICH: Our next application is Item C.3,  
2 Standard Rezoning 24-0323. The applicant is requesting to  
3 rezone property that is currently AS-1 to RSC-4.  
4 Michelle Montalbano with Development Services will provide Staff  
5 findings after the applicant's presentation.

6 HEARING OFFICER: Okay. Mr. Pressman, it's your night  
7 tonight, it seems.

8 MR. PRESSMAN: Todd Pressman, 200 2nd Avenue South,  
9 Number 451 in Saint Petersburg.

10 This location is in Valrico. As you can see, it's on  
11 on North Valrico Road. Per the property appraiser, this is the  
12 location. Looking a little closer, again, fronting on North  
13 Valrico Road. The issue is from AS-1 to RSC-4 for single-family  
14 homes. The area is just AC of R-4, as far as the I can see,  
15 four units per acre. On the zoning site is AS-1. And you can  
16 see that there's RS-4 across the street. There's a development  
17 that is equal to RSC-4.8 and we can see RSC-6 as well in the  
18 immediate vicinity.

19 The applicants purchased the property, which was in  
20 really bad shape, but under code enforcement. As you can see  
21 here, this is before they did a beautiful cleanup and are  
22 finishing up with code enforcement now. Again, my understanding  
23 is that they purchased the property with these code enforcement  
24 elements on it. This is a notice of compliance, which goes  
25 along with the property.

1           Development Services note that is in line with the  
2 current development trends in the area for single-family  
3 residential. To the east, as I've indicated, RSC-4, PD 02-0425,  
4 which neighbors site along the south. And these property  
5 boundaries contain single-family homes with similar development  
6 standards.

7           Planning Commission, as well is compatible with the  
8 existing development pattern surrounding area due to the  
9 existing single-family homes. To the north, west and east of  
10 the subject site, they find that is -- complements the  
11 residential development in the area. So as you can see from a  
12 Google mapping, the residential in the area and these are just  
13 selected homes to -- which are abutting to the south and east,  
14 just to give you an idea of the immediate area. Adjacent east  
15 of the subject site, east of one street north as well.

16           So with that, we appreciate your consideration. Thank  
17 you.

18           HEARING OFFICER: Thank you. I appreciate it. No  
19 questions at this time.

20           Development Services.

21           MS. MONTALBANO: Good evening. Michelle Montalbano  
22 with Development Services.

23           The applicant is requesting to rezone approximately  
24 3.4 -- 3.94 acre property from AS-1 to RSC-4 in order to  
25 facilitate residential development at a higher density. The

1 property is currently occupied by vacant single-family dwelling.  
2 The property is located in the residential area in Valrico. The  
3 proposed RSC-4 zoning district is in line with the current  
4 development trends in the area for single-family residential.

5 To the east of the subject site are dozens of  
6 single-family homes in the RSC-4 zoning district. PD 02-0425,  
7 which neighbors the site along the south and east property  
8 boundaries contains single-family homes, a similar development  
9 standards to RSC-4 and RSC-3's zoning districts. Adjacent to  
10 the site to the north are RS-1 zoned properties currently  
11 occupied by single-family dwelling and a plant nursery

12 Common surrounding agencies -- agencies including  
13 transportation have no objection to the proposal. Natural  
14 resources identified the property's likely within an eagle's  
15 nest buffer zone, which will be further evaluated and regulated  
16 when plans are submitted for site and subdivision review.

17 For these reasons, Staff finds the rezoning request  
18 approvable. The RSC-4 zoning district is consistent with the  
19 development pattern, zoning districts and uses in the  
20 surrounding area.

21 HEARING OFFICER: Thank you so much.

22 MS. MONTALBANO: Thank you.

23 HEARING OFFICER: Planning Commission.

24 MS. PAPANDREW: Andrea Papandrew, Planning Commission  
25 Staff, t.

1 He site is in the Residential-4 Future Land Use  
2 Category in the urban service area. It's not located within the  
3 community plan. The applicant is re -- requested to rezone to  
4 residential single family conventional four to allow for a  
5 single-family residential development. The site is within the  
6 urban service area according the Objective 1 of the Future Land  
7 Use Element, 80 percent of the County's growth is to be  
8 directed.

9 Policy 1.4 requires all new developments to be  
10 compatible with the surrounding area. The subject site is  
11 proposing compatible growth and is consistent with Policy 4 --  
12 1.4 and Objective 1. Character of each land use category in its  
13 potential uses must be evaluated for compliance with Policies  
14 8.1, 8.2 and 8.3. Besides located within the Residential-4  
15 Future Land Use Category allowing up to four dwelling units per  
16 acre. Maximum allowable density on the site would be 15  
17 dwelling units total.

18 According to Objective 9, Policy 9.1, 9.2, all  
19 development proposals must be permitted within the Future Land  
20 Use Category and meet or exceed all local, state and federal  
21 land development regulations.

22 The proposed rezoning is compatible with the  
23 Residential-4 Future Land Use Category. At the time of  
24 uploading this report, transportation comments were not  
25 unavailable and were not taken into consideration for Staff's



1 request -- or Staff's report, excuse me.

2 Applicant is proposing to rezone for single-family  
3 residential development. Policy 16.10 states that any density  
4 increase shall be compatible existing proposed or plan  
5 surrounding development. Residential-4 surrounds the sub --  
6 subject site on all sides. The proposed change is compatible  
7 with the existing development pattern due to existing  
8 single-family to the north, west and east of the subject site.

9 The proposed is consistent with Goal 12, Objective  
10 12-1 and 16 and Policies 12.1, 16.1, 16.2, 16.3, 16.5, 16.8 and  
11 16.10. Based upon the above considerations, Planning Commission  
12 Staff finds the proposed plan develop or proposed rezoning  
13 consistent with the Unincorporated Hillsborough County  
14 Comprehensive Plan.

15 HEARING OFFICER: Thank you very much. I appreciate  
16 it.

17 Is there anyone in the room or online that would like  
18 to speak in support? Anyone in favor? I'm seeing no one.

19 Anyone in opposition to this request?

20 MR. LAMPE: Madam Chair, we have three online.

21 HEARING OFFICER: How many people online?

22 MR. LAMPE: We have three online in opposition. The  
23 first one being Debra McClure.

24 HEARING OFFICER: Okay. Just a second. Let me get a  
25 count of how many people in the room would like to speak. If

1 you could raise your hand if you want to speak. So we have  
2 three. So a total of six. No, one more. So four in the room  
3 that want to speak, is that correct? Okay. So seven. So we'll  
4 do -- do you have any order that you would like to have the  
5 people in the -- in the room, do you have any preference as to  
6 whether the people online go first?

7 UNIDENTIFIED SPEAKER: Online.

8 HEARING OFFICER: Online, okay. All right. So with  
9 seven, we'll do -- just to be fair, we'll do three minutes  
10 apiece. We'll go a little over just given the number of people.

11 So if we could have the people online go first at  
12 three minutes apiece. And give us your name and address to  
13 start.

14 MR. LAMPE: Okay. We could start with Debra McClure.  
15 She's first on the list.

16 MS. McCLURE: Thank you. Debra McClure, 603 Cottage  
17 Grove Circle, Valrico, Florida.

18 Good evening and thank you for the opportunity to  
19 speak to the zoning hearing master public meeting.

20 My name's Debra McClure. My husband and I are  
21 residents of Valrico Village, one of the first neighborhoods in  
22 Valrico. My husband's brother also lives with us.  
23 Susan Phillips, our neighborhood chairperson, is also in  
24 attendance virtually. She and I are representing the interest  
25 of our neighbors of Valrico Village who reside on Oak Isle Drive

1 or Cottage Grove Circle.

2           Our neighborhood is located in the 600 block of North  
3 Valrico Road, just south and to the west of the proposed zoning  
4 change request. There definitely are eagles that live in the  
5 immediate area. We've been watching them for many years. When  
6 we bought our home 20 years ago, there was a beautiful orange  
7 grove, also peacocks roaming across the street from our house.  
8 Two months later the grove was gone and Valrico Heights  
9 Subdivision arose. Now there are 40 houses there and about  
10 80 cars.

11           The traffic on Valrico Road is heavy, fast, consist  
12 and dangerous. Thousands of cars transit Valrico Road daily.  
13 Pedestrians and dozens of bicycles, electric scooters and  
14 electric wheelchairs travel on the heavily broken and incomplete  
15 sidewalks. My brother-in-law, who is permanently in an electric  
16 wheelchair, actually has already encountered instru --  
17 obstructions and broken concrete. And he's been thrown into a  
18 tree on Valrico Road in the past year. Cars drive across the  
19 sidewalk when we're driving our -- when we're walking our dogs  
20 there. We've been walking dogs for 20 years in the area. We  
21 still walk several times daily. And we have observed many  
22 accidents in this stretch of road.

23           Our concern for the proposal is the quarter acre lots,  
24 which would result in 12 new houses and approximately 24  
25 additional vehicles given that Hillsborough County has an

1 average of two cars per household.

2 I will note that my neighbor has four vehicles and we  
3 have three vehicles at our house. So two per household is a bit  
4 conservative. The traffic is already tenuous enough in the  
5 area. There is one northbound lane and one southbound lane on  
6 Valrico road in this area. When we need to make a left hand  
7 turn out of the exit of our neighborhood to go north on Valrico  
8 Road, sometime it takes nearly ten minutes for the traffic to  
9 clear and to be able to safely cross.

10 HEARING OFFICER: Ma'am, that's the end of your time.  
11 If you could just wrap it up quickly.

12 MS. McCLURE: Thank you. We would love to have one  
13 acre lots there, but we would sure request that the zoning  
14 master deny the request for one house per quarter acre and  
15 instead restrict the area to half acre lots. Thank you so much.

16 HEARING OFFICER: Thank you for participating.

17 Next, please, online.

18 MR. LAMPE: Susan Phillips. You're muted.

19 MS. PHILLIPS: Hi. My name is Susan Phillips. I live  
20 at 602 Cottage Grove Circle, Valrico, 33594. And I've been  
21 there for 31 years.

22 I -- I concur with Debbie -- Debra McClure what she  
23 said. It's all true. There's been nothing done to Valrico Road  
24 in the 30 -- as far as alleviating some of the traffic. The --  
25 the lanes aren't any bigger. We were told they were going to

1 four lane it at some point years ago. I can't tell you when.  
2 There was going to be a traffic light put in at Front Street so  
3 that the danger of turning out there. But more houses and more  
4 cars are only going to increase the amount of accidents and the  
5 amount of problems that are going to be worse onto Valrico Road.

6 In just the last two weeks, I have witnessed on State  
7 Road 60, there is a huge going east at Valrico Road and State  
8 Road 60, a huge backup in the left hand lane, which is creating  
9 a lot of danger. And if we put more cars out there, there's a  
10 serious accidents. As you well know, State Road 60, they  
11 don't -- they don't drive 45 or 50. They drive 60 or 70. And  
12 so, I'm -- I'm very concerned about myself getting out of the  
13 Valrico parking lots and turning left onto -- to Valrico Road.

14 So I thank you for your time. I hope that, as Debra  
15 said, that we -- you would consider a third of an acre lot  
16 instead of four per acre. Thank you.

17 HEARING OFFICER: All right. Thank you for your  
18 presentation. I appreciate it.

19 All right. The last person online, please.

20 MR. LAMPE: The last one on the list Tony Fernandes.

21 MR. FERNANDES: Hello. Good evening. Thank you for  
22 your time. My name is Tony Fernandes. I live at 710 Valrico  
23 Hills Lane, 33594.

24 And I'm incur -- concur with both the ladies who  
25 mentioned exactly what needs to be said. I wanted to add that

1 our character of the neighborhood is very family oriented. You  
2 know, a single-family home. My -- my girl was born here. I've  
3 been here for eight years with no issues. And I feel like it's  
4 very peaceful --

5 HEARING OFFICER: Sir --

6 MR. FERNANDES: -- and quiet here.

7 HEARING OFFICER: -- can I stop you real quick? I'm  
8 sorry to interrupt you. But the County has a policy that we  
9 have -- you have to be on camera to participate --

10 MR. FERNANDES: Oh, I'm so sorry.

11 HEARING OFFICER: -- online. So if you don't mind  
12 turning on your camera.

13 MR. FERNANDES: I'm sorry.

14 HEARING OFFICER: -- that would be great.

15 MR. FERNANDES: I'm so sorry about that, ma'am. I'm  
16 sorry about that. Here we go. All right.

17 Yeah. Can you see me now?

18 HEARING OFFICER: There you are, yes. Go ahead.

19 MR. FERNANDES: Yes. I just want to say that, you  
20 know, as -- as the ladies mentioned that, you know, we've been  
21 here for about eight years now and -- and the neighborhood is  
22 very quiet. We're talking about the traffic itself going left  
23 or right. Either way it's going outside of the neighborhood is  
24 very, very difficult. Adding -- adding additional 12 to 15  
25 lots, houses, which would be fence to fence to every house and

1 about 40 house within our neighborhood. That's going to be --  
2 that's going to be 25 percent of the houses can be effected with  
3 the construction that is happening, which is going to be about  
4 three/four years the noise pollution, sound pollution and  
5 everything like that.

6 So that's something that we should consider about.  
7 That's -- that's all I got. If anybody wants to take my time,  
8 go ahead and do that, please.

9 HEARING OFFICER: All right. Thank you, sir. I  
10 appreciate it. All right.

11 MR. LAMPE: And Chair, this is Communications. We do  
12 have one more virtual. They -- they signed up as an applicant,  
13 but it looks like they're in opposition as well. It's an  
14 April Williams.

15 HEARING OFFICER: All right. Let's take that last  
16 person online then.

17 MS. WILLIAMS: Yes. Hi. My name is April Williams.  
18 I live at 2114 Valrico Heights Boulevard, Valrico, Florida  
19 33594.

20 And we've lived here for 19 years. And  
21 understandably, with the previous homeowners voicing their  
22 concern, it -- traffic is an issue. I'm not sure who does the  
23 studies or what they determine as -- as big traffic concerns,  
24 but again, it's hard to judge how fast people go. They can take  
25 upwards of five to seven to nine minutes to take a left out of

1 this subdivision to head south on -- on Valrico Road towards 60.  
2 There's railroad tracks very, very close. And so if there's a  
3 train, you can pretty much forget about it trying to to get out.

4 So I agree with the previous homeowners' concerns  
5 that -- that the lot to be made bigger to alleviate the increase  
6 in number of people and cars and traffic on the road.

7 And also, in looking up the application, I didn't see  
8 any kind of site plan whatsoever. So I've received information  
9 that says up to 17 dwellings. The Planning Commissioner just  
10 said 15 dwellings. So I find it hard to really voice an  
11 objection if I don't really know what's going on. And my  
12 property does, abut adjacent directly south to this entire piece  
13 of property. So I would like to know how many dwellings are  
14 going in there, as I will share a property line with them.

15 So that's my objection is because of traffic concern  
16 and you know what -- what kind of dwellings are going in.

17 HEARING OFFICER: All right. Thank you for that. I  
18 appreciate your testimony.

19 All right. So we'll go to the people in the room. If  
20 everyone that wants to speak, if you could all come forward and  
21 line up, please. It speeds up the process a little bit. So we  
22 have everybody that wants to speak that's in the room, come and  
23 line up.

24 All right. And whoever wants to go first, come  
25 forward and give us your name and address, please. You have



1 three minutes each.

2 MR. LEAVITT: Okay.

3 HEARING OFFICER: Good evening.

4 MR. LEAVITT: Good evening. My name is Tom Leavitt,  
5 2015 Kiser Drive is my address. I am on the actual west side of  
6 this exact piece of property. My house would be facing the --  
7 my backyard would be facing right at that house.

8 I have been having conversations with code enforcement  
9 over this property for some time. I've also had many  
10 discussions with the transportation department about the  
11 traffic, which you've already heard on the screens. Okay. Are  
12 all valid reasons that I could probably express as well, but I  
13 won't go into all of that.

14 We have a problem with the zoning of -- of a quarter  
15 acre sites, if we even consider it. I have 14 homes on my  
16 street in -- on Kiser Drive. They've all been there 30 or more  
17 years. And I've been the newbie on the -- on the block. I've  
18 been there five years. So I've seen it -- the traffic go on in  
19 that. I watched the semis go by, the U -- up -- or the  
20 U.S. Postal Service trucks use that road and everything that the  
21 transportation department says, it doesn't happen. It happens.  
22 I've talked to them about speeding on the road. You've heard  
23 all the discussions about transport -- or trying to drive right  
24 or left or whichever one it might be. I go a lot of times to  
25 the north. And when I go out, I've got to wait a while, okay,

1 to get out of there.

2           You heard about the eagles nest, that is right next  
3 door. That's in the adjacent property. If they're still there,  
4 okay, I'm assuming they are because they've been there for five  
5 years now. And we've got some cranes that want to -- would like  
6 to cross that road on a regular basis. They're very good at  
7 getting across the highway, though. They figure out how to  
8 maneuver the cars.

9           Okay. The traffic's only getting worse. And I  
10 just -- I can't see the benefit in putting a complete  
11 development over there when you've got a single home that was  
12 there and the properties around there on the west side of the  
13 street are all larger homes. All larger pieces of parcel -- are  
14 all larger parcels. And the ones adjacent to it as well. Okay.

15           I feel like it's going to devalue our property. Okay.  
16 And most of us have been there in that area for 25 to 30 years.  
17 And if we had to go a route, I would suggest that perhaps we  
18 think about maybe a half of -- half an acre per -- per site.  
19 Okay. And I'll yield my time.

20           HEARING OFFICER: That's the end. If you could sign  
21 in please with the clerk's office before you step down.

22           MR. LEAVITT: I'm sorry.

23           HEARING OFFICER: Thank you.

24           Next, please. Good evening.

25           MR. PETERSON: Hello. My name is Dan Peterson,

1 residing at 2004 Capri Road in Valrico. We live west of the  
2 subject property across Valrico Road. We've had a pretty good  
3 sampling of some of the opposition here, but I also wanted to  
4 mention in terms of neighbor opposition that may not be  
5 representative tonight. To the best of our knowledge, no  
6 notices were mailed to anyone on our street about the rezoning.  
7 The hearing time was up for about two weeks and it's been laying  
8 on the ground for the past -- past several weeks.

9           The pictures shown by the applicant were reflective  
10 only of the smallest lots in the area, I would note. We have  
11 concerns about water drainage. How much of the property would  
12 be reserved for water retention. Again, no site plan. We don't  
13 know anything about what this plot of land is going to look like  
14 in terms of how it will be developed. The property to the north  
15 of the subject property is a four-plus acre lot with one single  
16 family home and the same for the lot beyond that further north.

17           The property to the south and the east of the subject  
18 property is the subdivision with approximately 30 homes. We  
19 have concerns about density going from one home on the subject  
20 property similar to the property to the north. And it's not  
21 very scientific, but if I look at the area on Google Maps and  
22 try to superimpose a typical home of the same size property lot  
23 from the subdivision to the south, I am unable to fit anywhere  
24 close to 15 single-family homes on that plot of land. Just  
25 again, by copying one of the properties south of it in the

1 subdivision on top of that lot. I -- I can't fit 15 homes in  
2 there.

3 Neighbors have concerns about increased density as it  
4 relates to traffic. There's a -- as it was mentioned, there's a  
5 very busy railroad tracks a quarter of a mile south that creates  
6 a lot of stop and go traffic along Valrico Road. The current  
7 driveways for the subject property is directly across from our  
8 road and -- and it gives us our only access to Valrico road.

9 We struggle to pull out onto Valrico with the traffic  
10 levels today. A street for these 15 home subdivisions directly  
11 across from Capri would dramatically increase wait times for the  
12 18 residents on our road. That's 30 more cars we'd have to  
13 interact with.

14 I'm disappointed that traffic folks did not contribute  
15 to the Staff testimony to try to talk some more about that. But  
16 again, one of the bottom lines, you know, they're allowed to do  
17 what -- what they want with the property. But we are asking for  
18 compatibility and a lower density per acre.

19 HEARING OFFICER: Thank you, sir for coming down. If  
20 you could please sign in?

21 MR. PETERSON: Sure.

22 HEARING OFFICER: Next, please. Good evening.

23 MS. MARCELIN: Good evening. My name is  
24 Jackie Marcelin. I am a property owner and resident at 1905  
25 Capri Road, Valrico, Florida 33594.

1 I also oppose the rezoning. Basically reiterating  
2 what the previous speakers have said. The traffic is definitely  
3 a major reason. With the -- the rezoning property being  
4 directly across from us off of Capri Road, we'll literally be  
5 barricaded. It's difficult for us right now to navigate turning  
6 right or left off of Capri Road. We're lit -- we're at the  
7 mercy of people stopping and let -- letting us turn right now.

8 In addition, the proximity of the railroad track,  
9 it's -- it's also a hindrance. It's hard when, you know, we  
10 have to consistently wait for commercials and -- and, you know,  
11 trains to pass by. So definitely, I strongly oppose the  
12 rezoning of this property.

13 And I thank you so much for your consideration.

14 HEARING OFFICER: Thank you so much.

15 MS. MARCELIN: I yield my time.

16 HEARING OFFICER: Thanks for coming down. I  
17 appreciate it.

18 Last person. Good evening.

19 MS. LOGAN: Hi. My name is Michelle Logan and I too  
20 live on Capri, 2002 Capri Road in Valrico.

21 I also oppose the rezoning for multiple reasons. Same  
22 as -- as the others. The couple things I can add is that the  
23 road Capri does have 20 houses and all acre homes. I've counted  
24 50 to 55 cars. We have no other exit to get out. As you've  
25 heard, the traffic is horrendous. The original family home that

1 is -- was a right across the street was a beautiful house, with  
2 a beautiful driveway, with beautiful crape myrtles. It has all  
3 been knocked down at this point. And we are worried about the  
4 eagles and the animals in the area, along with having houses.

5 I -- we can't figure out anymore how many houses  
6 they're talking about. We're a little confused with what's  
7 going to be there. But the fact that we're talking about a  
8 quarter of an acre compared to the one-acre houses that are  
9 mostly surrounding this property concern us. What is the square  
10 footage? What is the price, average pricing of this? This is  
11 going to devalue what we have and we've had -- you can hear for  
12 many, many years.

13 Besides that, we would really are nervous about the  
14 fact that that one driveway that comes out of that property  
15 right now is literally right across Capri Road. If you go down  
16 Capri Road, you will notice that there aren't any -- I can't  
17 take any, but very little, if none, that cross immediately to --  
18 into another house or into a subdivision. They're -- they're  
19 scattered or they're offset so that if -- you don't have that  
20 immediately unless there's a light. So that is a major concern  
21 on how whoever's going to be living there, where they're coming  
22 in and out. And I would love for it to be looked at to be put  
23 into one-acre lots instead of anything smaller to keep that  
24 value and that density down.

25 Thank you very much.

1 HEARING OFFICER: Thank you. I appreciate you coming  
2 down.

3 All right. Then with that, we'll close opposition  
4 testimony. And we'll go to Development Services. Ms. Heinrich,  
5 anything further?

6 MS. HEINRICH: The only things I would add quickly for  
7 you is, we were advised of some questions from the public  
8 regarding notice before the hearing. We did check that and  
9 found that notice was properly made, including about three or  
10 four notices to the HOA because they are -- they own some  
11 property within that notice boundary. So -- also that the sign  
12 was posted. If it fell down or was removed, unless we're told  
13 we do -- we do not know that. But we do have the proof that it  
14 was posted in February.

15 And also, in regards to the eagle nest, natural  
16 resources is aware of that. They have looked at it and they  
17 stated that within the buffer, which this is, the eagles nest is  
18 on the property. It's within the buffer. That you can build  
19 within the buffer. However, during nesting season, that would  
20 not be permitted. And that is handled when they come infor  
21 site.

22 HEARING OFFICER: All right. And then the last  
23 question about the transportation. I did see the transportation  
24 comments that they didn't object to the application.

25 MS. HEINRICH: Correct. And they are available if you

1 have any questions for them.

2 HEARING OFFICER: I think given the amount of  
3 testimony about it, we'll touch base Mr. Ratliff and see if he  
4 has any quick comments.

5 MR. PEREZ: Good evening, Madam Hearing Master. This  
6 is Richard Perez, transportation section.

7 Staff did review this Euclidian zoning. Given the  
8 limited information available, as is typical for a Euclidian  
9 rezoning, Staff did evaluate the proposed trip generation under  
10 worst scenario, if the site were to be built out to its maximum  
11 potential. And evaluate some reasonable level of development  
12 under the proposed designation that could be supported based on  
13 our access management standards.

14 The project's potential transportation impacts, its  
15 site access requirements, any substandard road issues, layout  
16 design are evaluated for compliance with the County's policies,  
17 codes, standards at the time of plat, site construction review.  
18 Staff did not identify any concerns that would require a more  
19 detailed Staff report beyond what is typical of the standard  
20 rezoning review.

21 HEARING OFFICER: Mr. Perez, just real quick. So I'm  
22 looking at your agency comments and it looks like you evaluated  
23 it based on 15 dwelling units. And the applicant hasn't, to my  
24 knowledge, committed to the number because it Euclidian  
25 district. But that's what your evaluation was based on was



1 15 homes. Is that correct?

2 MR. PEREZ: Correct.

3 HEARING OFFICER: Okay. Thank you so much. I  
4 appreciate it.

5 All right. With that, then we'll go back to the  
6 applicant for rebuttal. Mr. Pressman.

7 MR. PRESSMAN: But just in short order, again, for the  
8 record, Todd Pressman.

9 So the site's located in RES-4. Staff has indicated  
10 there's plenty of RSC-4 in the immediate vicinity. Clearly, the  
11 Euclidian maximum, as we understand, is 15 units, but that  
12 number and yield will be less depending upon stormwater  
13 requirements and setbacks and buffers and things of that nature.  
14 So that maximum of 15 units is not expected to be the reality.  
15 But even at that level, the MP is 11, the p.m. peak is 14. It's  
16 a very small impact, very small addition of use. And with  
17 Mr. Perez's comments, we appreciate the his comments and happy  
18 to answer any questions you might have.

19 HEARING OFFICER: No other questions.

20 MR. PRESSMAN: Thank you.

21 HEARING OFFICER: I appreciate it. Thank you.

22 We'll close Rezoning 24-0323 and go to the next case.  
23  
24  
25



**EXHIBITS SUBMITTED  
DURING THE ZHM HEARING**



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

PAGE 1 OF 6

DATE/TIME: 3/25/2024 6:00pm HEARING MASTER: Susan Finch

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

<p>APPLICATION # <u>23-0918</u></p>	<p>PLEASE PRINT NAME <u>William Molloy</u></p> <p>MAILING ADDRESS <u>315 S Blvd</u></p> <p>CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33606</u> PHONE <u>813-7157</u></p>
<p>APPLICATION # <u>24-0029</u></p>	<p>PLEASE PRINT NAME <u>Jedd Freeman</u></p> <p>MAILING ADDRESS <u>200 2nd Ave S #451</u></p> <p>CITY <u>St. Pete</u> STATE <u>FL</u> ZIP <u>33701</u> PHONE <u>813-207-1760</u></p>
<p>APPLICATION # <u>23-0082</u></p>	<p>PLEASE PRINT NAME <u>Jedd Freeman</u></p> <p>MAILING ADDRESS <u>200 2nd Ave S #451</u></p> <p>CITY <u>St. Pete</u> STATE <u>FL</u> ZIP <u>33701</u> PHONE <u>813-207-1760</u></p>
<p>APPLICATION # <u>23-0082</u></p>	<p>PLEASE PRINT NAME <u>Michael Bernstein</u></p> <p>MAILING ADDRESS <u>19537 Deer Lake Rd</u></p> <p>CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33548</u> PHONE <u>813 293 1930</u></p>
<p>APPLICATION # <u>23-0082</u></p>	<p>PLEASE PRINT NAME <u>Jay A MUFFLY</u></p> <p>MAILING ADDRESS <u>102 5TH AVE. SE</u></p> <p>CITY <u>LUTZ</u> STATE <u>FL</u> ZIP <u>33549</u> PHONE <u>813-949-2724</u></p>
<p>APPLICATION # <u>24-0166</u></p>	<p>PLEASE PRINT NAME <u>Kelly Hopkins</u></p> <p>MAILING ADDRESS <u>1673 E Keysville Rd</u></p> <p>CITY <u>Plant City</u> STATE <u>FL</u> ZIP <u>33567</u> PHONE <u>813 770 5141</u></p>

DATE/TIME: 3/25/2024 6:00pm HEARING MASTER: Susan Finch

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

<p>APPLICATION #</p> <p>24-0166</p>	<p>PLEASE PRINT NAME <u>PARA STARE</u></p> <p>MAILING ADDRESS <u>515 E Keyville Rd</u></p> <p>CITY <u>Plant City</u> STATE <u>FL</u> ZIP <u>33567</u> PHONE <u>813-244-2301</u></p>
<p>APPLICATION #</p> <p>24-0166</p>	<p>PLEASE PRINT NAME <u>Michele Hunt</u></p> <p>MAILING ADDRESS <u>322 Sea Island Way</u></p> <p>CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813.245.0678</u></p>
<p>APPLICATION #</p> <p>24-0303</p>	<p>PLEASE PRINT NAME <u>Todd Presley</u></p> <p>MAILING ADDRESS <u>200 2nd Ave S</u></p> <p>CITY <u>St. Pet</u> STATE <u>FL</u> ZIP <u>33704</u> PHONE <u>727-424-1700</u></p>
<p>APPLICATION #</p> <p>24-0323</p>	<p>PLEASE PRINT NAME <u>Todd Presley</u></p> <p>MAILING ADDRESS <u>200 2nd Ave S</u></p> <p>CITY <u>St. Pet</u> STATE <u>FL</u> ZIP <u>33704</u> PHONE <u>727-424-1700</u></p>
<p>APPLICATION #</p> <p>24-0323</p> <p>V5</p>	<p>PLEASE PRINT NAME <u>Debra McClure</u></p> <p>MAILING ADDRESS <u>603 Cottage Grove Cir.</u></p> <p>CITY <u>Valrico</u> STATE <u>FL</u> ZIP <u>33594</u> PHONE _____</p>
<p>APPLICATION #</p> <p>24-0323</p> <p>V5</p>	<p>PLEASE PRINT NAME <u>Susan Phillips</u></p> <p>MAILING ADDRESS <u>602 Cottage Grove Cir.</u></p> <p>CITY <u>Valrico</u> STATE <u>FL</u> ZIP <u>33594</u> PHONE _____</p>

DATE/TIME: 3/25/2024 6:00pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>24-0323</u> <u>VS</u>	PLEASE PRINT NAME <u>Tony Fernandes</u> MAILING ADDRESS <u>710 Valrico Hills Ln.</u> CITY <u>Valrico</u> STATE <u>FL</u> ZIP <u>33594</u> PHONE _____
APPLICATION # <u>24-0323</u> <u>VS</u>	PLEASE PRINT NAME <u>April Williams</u> MAILING ADDRESS <u>2114 Valrico Heights Blvd.</u> CITY <u>Valrico</u> STATE <u>FL</u> ZIP <u>33594</u> PHONE _____
APPLICATION # <u>24-0323</u>	PLEASE PRINT NAME <u>Tom Leevitt</u> MAILING ADDRESS <u>2015 Kiser Drive</u> CITY <u>Valrico</u> STATE <u>FL</u> ZIP <u>33594</u> PHONE <sup>813</sup> <u>220-5335</u>
APPLICATION # <u>24-0323</u>	PLEASE PRINT NAME <u>Dan Peterson</u> MAILING ADDRESS <u>2004 Capri Rd</u> CITY <u>Valrico</u> STATE <u>FL</u> ZIP <u>33594</u> PHONE <u>407 937 9868</u>
APPLICATION # <u>24-0323</u>	PLEASE PRINT NAME <u>JACKIE MARCELTIN</u> MAILING ADDRESS <u>1905 Capri Rd</u> CITY <u>Valrico</u> STATE <u>FL</u> ZIP <u>33594</u> PHONE <sup>(813)</sup> <u>754 6713</u>
APPLICATION # <u>24-0323</u>	PLEASE PRINT NAME <u>Michelle Logan</u> MAILING ADDRESS <u>2002 Capri Rd</u> CITY <u>Valrico</u> STATE <u>FL</u> ZIP <u>33594</u> PHONE <u>256-227-5766</u>

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

APPLICATION #  <u>24-0356</u> <u>VS</u>	PLEASE PRINT NAME <u>Justin Marx</u> MAILING ADDRESS <u>19115 Crooked Ln.</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33548</u> PHONE _____
APPLICATION #  <u>23-0774</u>	PLEASE PRINT NAME <u>Anne Pollack</u> MAILING ADDRESS <u>433 Central Ave Ste 400</u> CITY <u>St Pete</u> STATE <u>FL</u> ZIP <u>33701</u> PHONE <u>813-898-2836</u>
APPLICATION #  <u>23-0774</u>	PLEASE PRINT NAME <u>Robert Tomczak</u> MAILING ADDRESS <u>10611 Broadmoor Place</u> CITY <u>Thonotosassa</u> STATE <u>FL</u> ZIP <u>33592</u> PHONE <u>813-750-4790</u>
APPLICATION #  <u>23-0778</u>	PLEASE PRINT NAME <u>John LaRocca</u> MAILING ADDRESS <u>3225 S. MacDill Ave, Ste 129-320</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33629</u> PHONE <u>(813)695-0469</u>
APPLICATION #  <u>23-0887</u>	PLEASE PRINT NAME <u>CHRISTOPHER S. MUNEAL</u> MAILING ADDRESS <u>15957 N. FLORIDA AVE</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33549</u> PHONE <u>813-205-2564</u>
APPLICATION #  <u>23-0994</u>	PLEASE PRINT NAME <u>Isabelle Albert</u> MAILING ADDRESS <u><del>4112</del> 1000 N. Ashley Dr.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-331-0976</u>

DATE/TIME: 3/25/2024 6:00pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>24-0031</u>	PLEASE PRINT NAME <u>David M Smith</u> MAILING ADDRESS <u>401 E. Jackson St suite 2100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33601</u> PHONE <u>813 222-5010</u>
APPLICATION # <u>24-0031</u>	PLEASE PRINT NAME <u>Jake Cremer</u> MAILING ADDRESS <u>401 E Jackson St #2100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33601</u> PHONE <u>813-222-5051</u>
APPLICATION # <u>24-0132</u> <u>VS</u>	PLEASE PRINT NAME <u>David Mechanik</u> MAILING ADDRESS <u>385 S. Blvd.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33606</u> PHONE _____
APPLICATION # <u>24-0241</u>	PLEASE PRINT NAME <u>Stephen Sposato</u> MAILING ADDRESS <u>505 E Jackson St</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33601</u> PHONE <u>813-375-0612</u>
APPLICATION # <u>24-0241</u> <u>VS</u>	PLEASE PRINT NAME <u>David Alessandri</u> MAILING ADDRESS <u>5121 Ehrlich Rd. #107B</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33624</u> PHONE _____
APPLICATION # <u>23-0955</u>	PLEASE PRINT NAME <u>Kami Corbett</u> MAILING ADDRESS <u>HWH 1019 Kennedy Blvd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>227 8421</u>



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

PAGE 6 OF 6


DATE/TIME: 3/25/2024 6:00pm HEARING MASTER: Susan Finch

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


APPLICATION # <u>23-0955</u>	PLEASE PRINT NAME <u>MICHAEL YATES</u> MAILING ADDRESS <u>PALM TRAFFIC 4006 SOUTH MACDILL AVE</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33611</u> PHONE <u>813 205 8057</u>
APPLICATION # <u>23-0955</u>	PLEASE PRINT NAME <u>HARISH PATEL</u> MAILING ADDRESS <u>7620 PARADISE POINTE CIRCLE SOUTH</u> CITY <u>ST. PETERSBURG</u> STATE <u>FL</u> ZIP <u>33711</u> PHONE <u>813-732-5262</u>
APPLICATION # <u>24-0782</u>	PLEASE PRINT NAME <u>Gisselle Amparo</u> MAILING ADDRESS <u>1606 Condurant way</u> CITY <u>Brandon</u> STATE <u>FL</u> ZIP <u>33511</u> PHONE <u>401.339.8460</u>
APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____
APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____
APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____

MARCH 25, 2024 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, March 25, 2024, 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.

 Cameron Clark, Senior Assistant County Attorney, overview of oral argument/ZHM process.

 Susan Finch, ZHM, Oath.

B. REMANDS

B.1. RZ 23-0082

 Michelle Heinrich, DS, called RZ 23-0082.

 Testimony provided.

 Susan Finch, ZHM, closed RZ 23-0082.

C. REZONING STANDARD (RZ-STD)

C.1. RZ 24-0166

 Michelle Heinrich, DS, called RZ 24-0166.

 Testimony provided.


 Susan Finch, ZHM, closed RZ 24-0166.

C.2. RZ 24-0303

 Michelle Heinrich, DS, called RZ 24-0303.

 Testimony provided.


MONDAY, MARCH 25, 2024

 Susan Finch, ZHM, closed RZ 24-0303.

C.3. RZ 24-0323

 Michelle Heinrich, DS, called RZ 24-0323.


 Testimony provided.

 Susan Finch, ZHM, closed RZ 24-0323.

C.4. RZ 24-0356

 Michelle Heinrich, DS, called RZ 24-0356.

 Testimony provided.


 Susan Finch, ZHM, closed RZ 24-0356.

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

D.1. RZ 23-0774

 Michelle Heinrich, DS, called RZ 23-0774.


 Testimony provided.

 Susan Finch, ZHM, closed RZ 23-0774.

D.2. RZ 23-0778

 Michelle Heinrich, DS, called RZ 23-0778.


 Testimony provided.

 Susan Finch, ZHM, closed RZ 23-0778.

D.3. MM 23-0887

 Michelle Heinrich, DS, called MM 23-0887.

 Testimony presented.


 Susan Finch, ZHM, closed MM 23-0887.

MONDAY, MARCH 25, 2024

D.4. RZ 23-0918

 Michelle Heinrich, DS, called RZ 23-0918.

 Testimony provided.

 Susan Finch, ZHM, continued RZ 23-0918 to May 14, 2024, ZHM hearing.

D.5. RZ 23-0994

 Michelle Heinrich, DS, called RZ 23-0994.


 Testimony provided.

 Susan Finch, ZHM, closed RZ 23-0994.

D.6. MM 24-0029

 Michelle Heinrich, DS, called MM 24-0029.


 Testimony presented.

 Susan Finch, ZHM, continued MM 24-0029 to May 14, 2024, ZHM hearing.

D.7. RZ 24-0031

 Michelle Heinrich, DS, called RZ 24-0031.


 Testimony provided.

 Susan Finch, ZHM, closed RZ 24-0031.

D.8. RZ 24-0132

 Michelle Heinrich, DS, called RZ 24-0132.

 Testimony provided.

 Susan Finch, ZHM, closed RZ 24-0132.

D.9. MM 24-0241

 Michelle Heinrich, DS, called MM 24-0241.

 Testimony presented.

MONDAY, MARCH 25, 2024


 Susan Finch, ZHM, closed MM 24-0241.

E. ZHM SPECIAL USE

E.1. SU 23-0955


 Michelle Heinrich, DS, called SU 23-0955.


 Testimony presented.

 Susan Finch, ZHM, closed SU 23-0955.

E.2. SU 24-0382

 Michelle Heinrich, DS, called SU 24-0382.

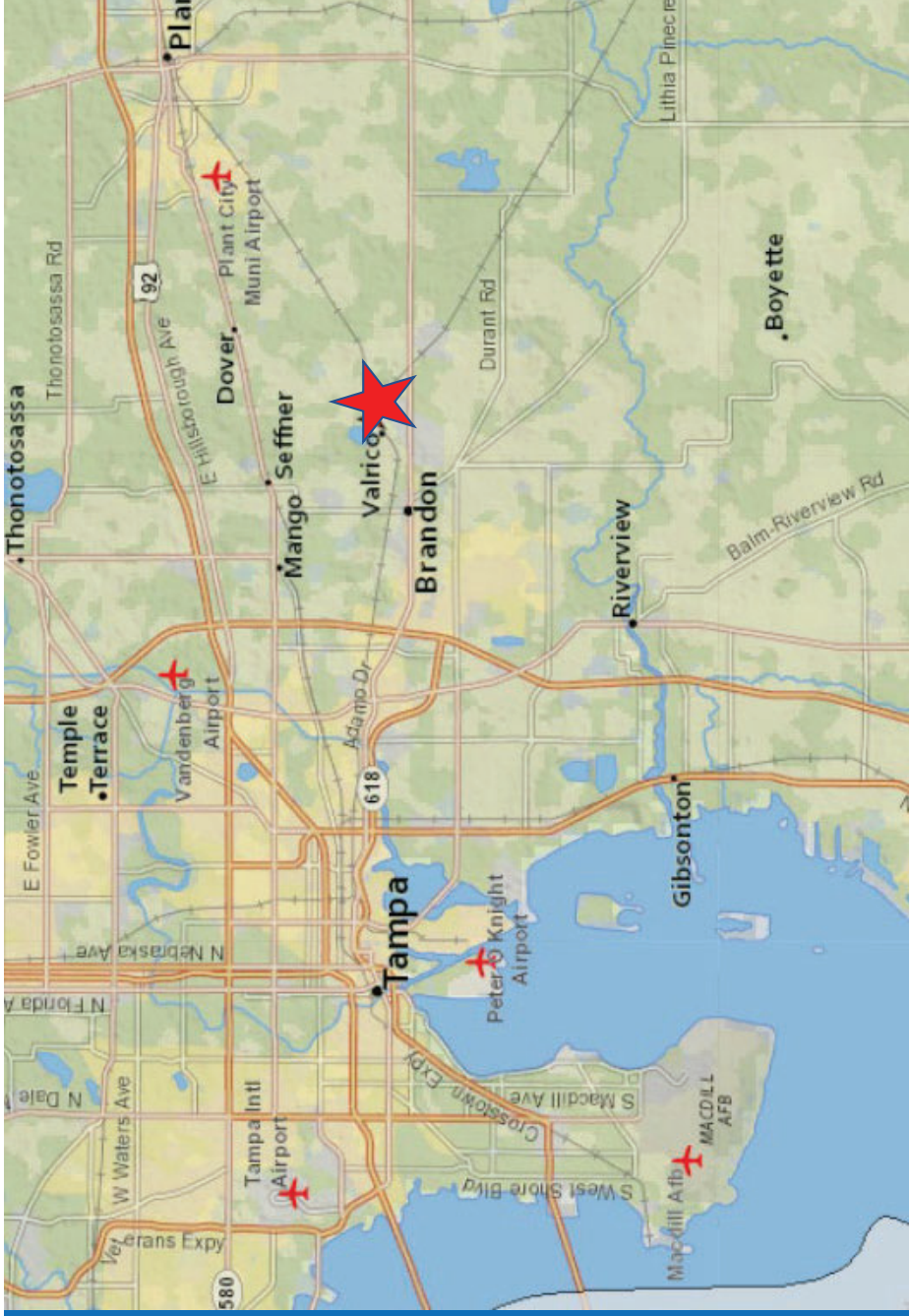
 Testimony presented.

 Susan Finch, ZHM, closed SU 24-0382.

ADJOURNMENT

 Susan Finch, ZHM, adjourned meeting at 10:24 p.m.











**ISSUE: AS-1 to RSC-4**  
**Single Family Homes**

## Planning Commission

“The proposed rezoning is **consistent** with the Goals, Objectives and Policies of the *Unincorporated Hillsborough County Comprehensive Plan* and is compatible with the existing and planned development pattern found in the surrounding area.

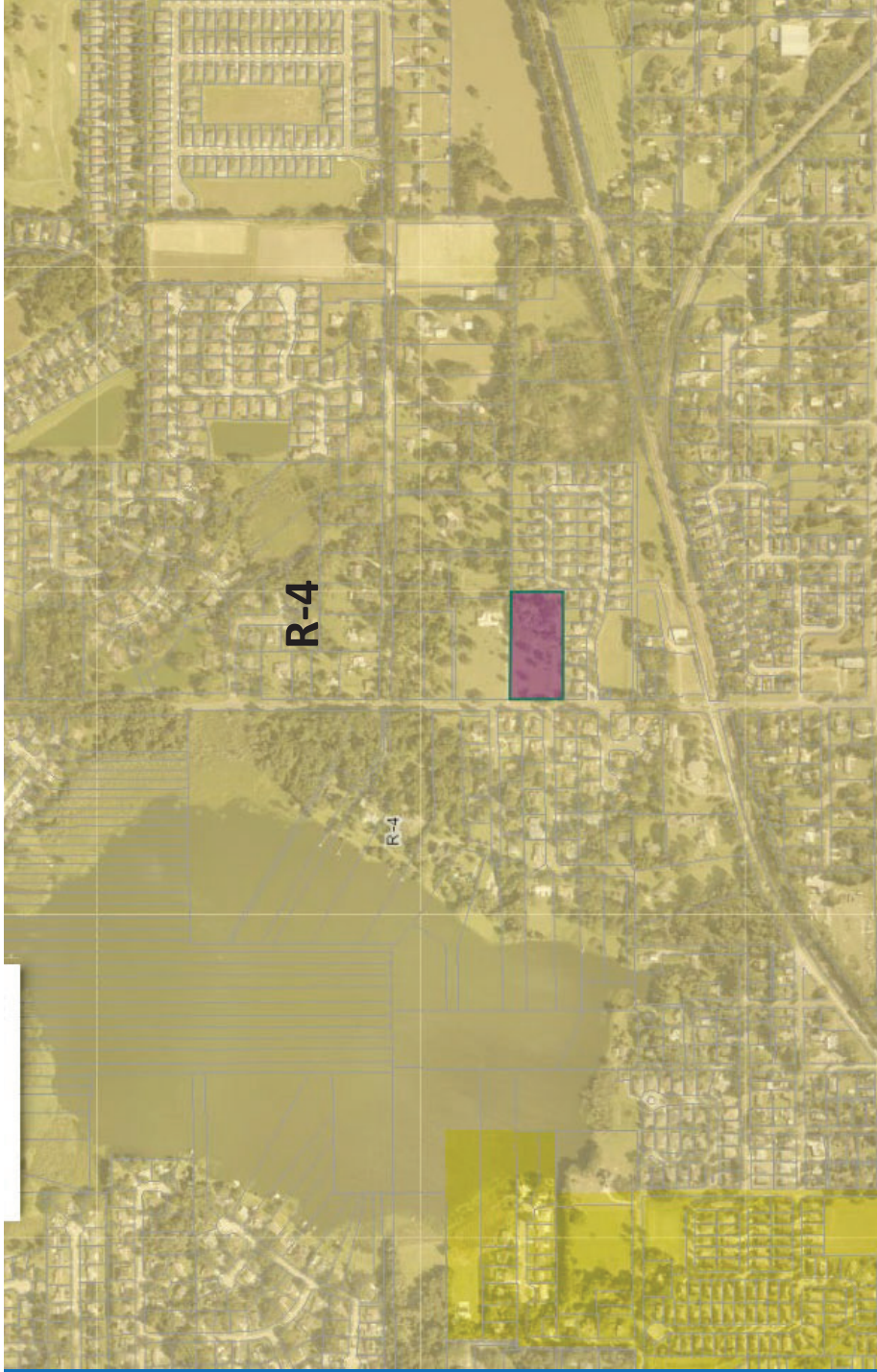
## Development Services:

‘the RSC-4 zoning district is **consistent** with the development pattern, zoning districts, and uses in the surrounding area’.

## Transportation Dept.

**No Objection**

# FLU Map – R-4



# Zoning Map – Site is AS-1



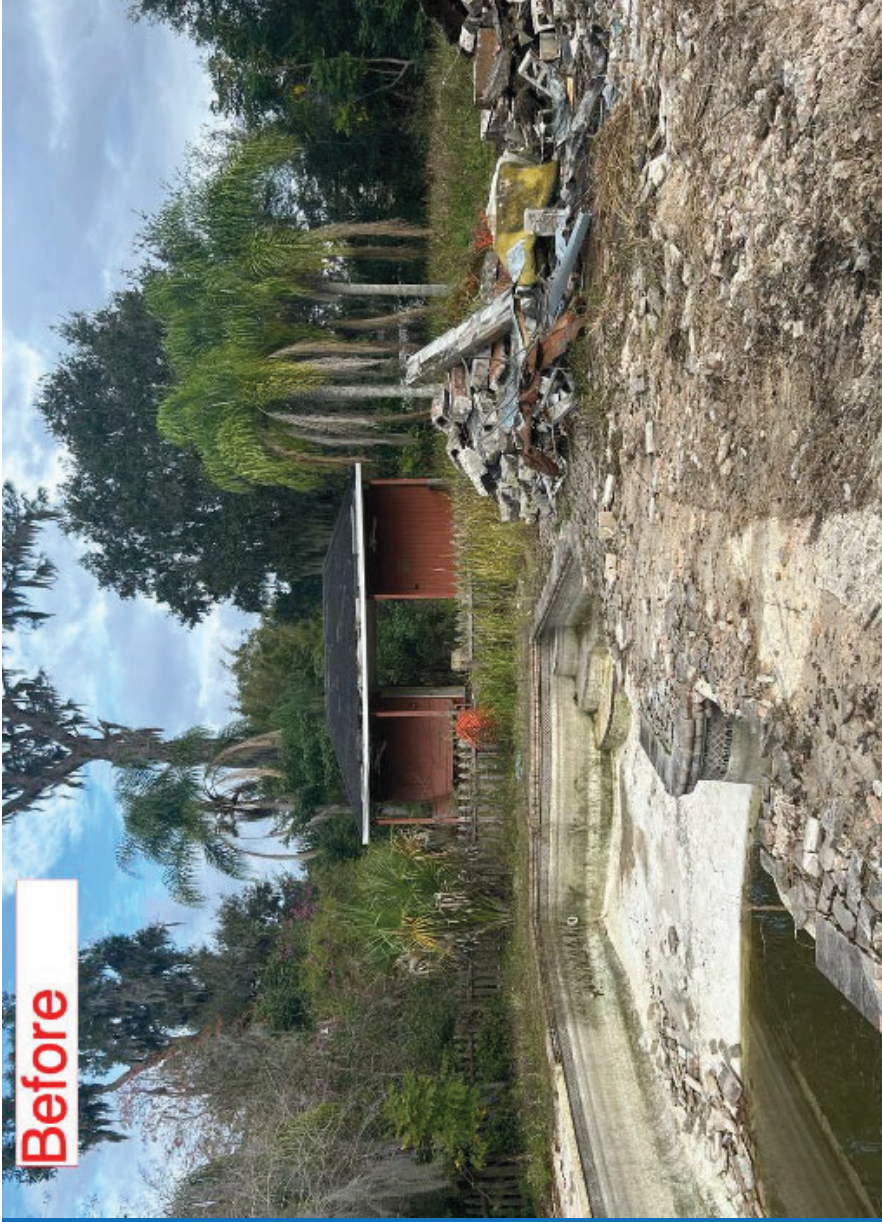
RSC-6

Equal to RSC-4.8

RSC-4

SITE  
AS-1

**Before**



After





**Hillsborough  
County Florida**

**CONSUMER & VETERANS SERVICES**  
PO Box 1110 Tampa, FL 33601-1110  
(813) 635-8316

**NOTICE OF COMPLIANCE**  
**CASE#: CE21012184**

03/08/2024

APC HOMES LLC  
2116 VALTERRA VISTA WAY  
VALRICO, FL 33594-4443

VIA CERTIFICATE OF MAILING

RE: Code Enforcement Board/Special Magistrate  
Violation Address: 717 N VALRICO RD

**BOARD OF COUNTY  
COMMISSIONERS**

Donna Cameron Cepeda  
Harry Cohen  
Ken Hagan  
Pat Kemp

Gwendolyn "Gwen" Myers  
Michael Owen  
Joshua Wostal

**COUNTY ADMINISTRATOR**

Bonnie M. Wise

**COUNTY ATTORNEY**

Christine M. Beck

**COUNTY INTERNAL AUDITOR**

Peggy Caskey

**ASSISTANT COUNTY ADMINISTRATOR**

Dexter L. Barge



LEGAL DESCRIPTION

ALSO LESS The East 400 feet of the South 475.6 feet of the said Southwest 1/4 of the Northwest 1/4, ALSO LESS the South 390 feet more or less of the West 275 feet more or less of the said Southwest 1/4 of the Northwest 1/4, Containing 20.8 Acres more or less.

ACREAGE :

GROSS : 20.8 Ac.  
ADD R/W : 1.1 Ac.  
NET : 19.7 Ac.

UNITS : 100 units/Ac. (GROSS)  
DENSITY : 4.8 units/Ac. (50' x 100', typical)

LOT SIZE : 5,000 sq ft (50' x 100', typical)  
WATER SERVICE : HILLSBOROUGH COUNTY  
WASTE WATER : HILLSBOROUGH COUNTY  
RETENTION : AS SHOWN  
ZONING : PD - H (w/ RSMH-9 USES)

SITE DATA

OWA  
DENN  
124 KIM  
BRANDY

ENGR  
GULF  
PO BOX  
815

DEV  
VALR  
1742  
TAM

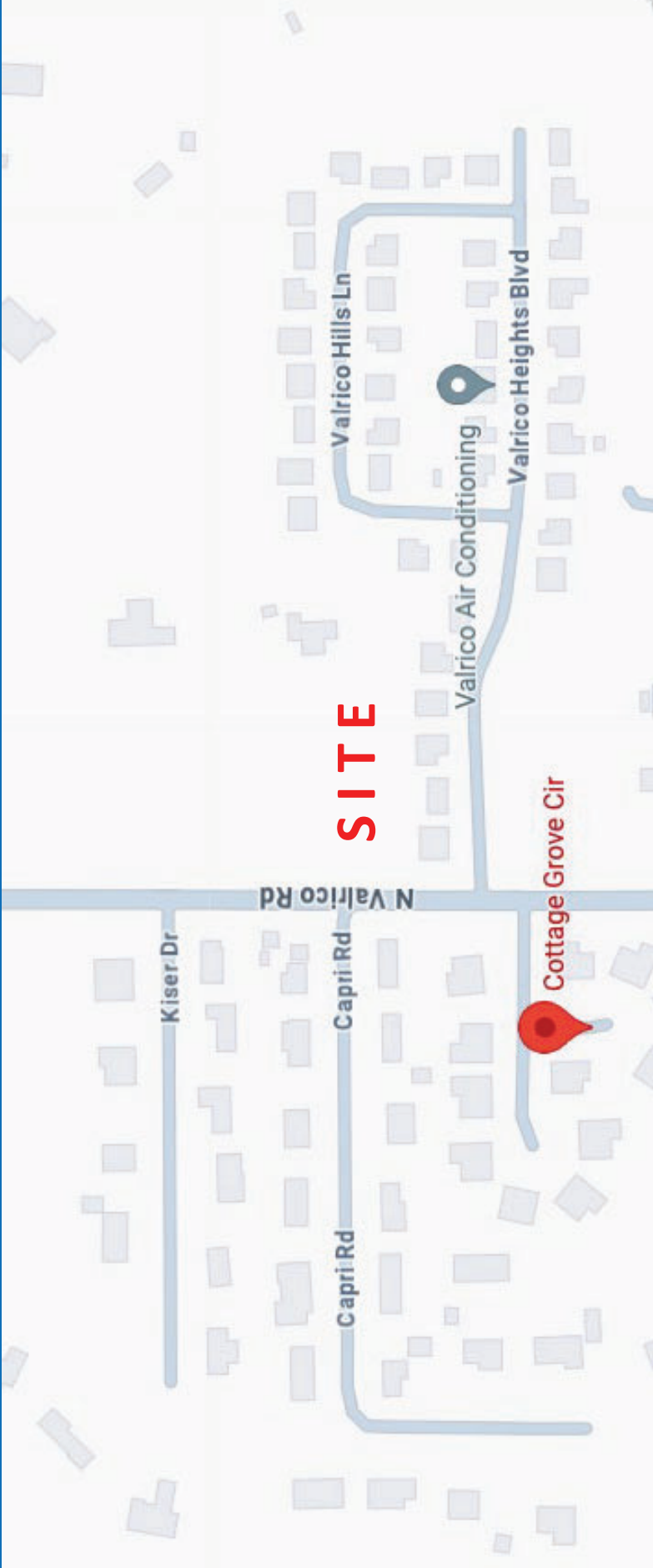
**Valrico Vista**  
SECTION 19, TOWNSHIP 29-N, RANGE 21-E, HILLSBOROUGH COUNTY  
GENERAL SITE PLAN



LEGAL DESCRIPTION

..... Maryn Manor

6/10/18 10:22:28 - 10 20 24 1/2



**SITE**

# Abutting South & East





# Adjacent East of Subject Site





# East and 1 street North











**PARTY OF  
RECORD**

**NONE**