Rezoning Application: PD 25-0274 (REV)

Zoning Hearing Master Date: June 16, 2025

BOCC Land Use Meeting Date: August 12, 2025



Development Services Department

1.0 APPLICATION SUMMARY

Applicant: KB Homes

FLU Category: RES-4

Service Area: Urban

Site Acreage: 37.2

Community

Seffner Mango

Plan Area: Overlay:

None



Introduction Summary:

The applicant is requesting to rezone the property from AS-1, RSC-6, and RSC-4 to Planned Development (PD) to allow for the development of 140 single-family, conventional dwellings. A private road located along the southern 35 feet of the original property area is being removed from the rezoning application through the certified parcel process prior to approval of this PD. The subject property is currently developed for agricultural and single-family use. All existing structures are required to be removed prior to redevelopment.

Zoning		Existing		Proposed
Districts	AS-1	RSC-6	RSC-4	PD
Typical General Uses	Single-Family Residential/ Agricultural	Single-Family Residential (Conventional Only)	Single-Family Residential (Conventional Only)	Single-Family Residential
Acreage	33.88	0.12	3.24	37.2
Density/Intensity	1 unit per acre	6 units per acre	4 units per acre	3.76 units per acre
Mathematical Maximum*	33 units	0 units	12 units	140 units

^{*}number represents a pre-development approximation

Development						
Standards	Standards		Existing		Proposed	
District	AS-1	RSC-6	RSC-4	PI	D	
Lot Size	1 acre	7,000 SF	10,000	4,400	5,500	
Lot Width (ft.)	150	70	75	40 (< 50)	50 (min.)	
Setbacks Buffering & Screening(NA)	Front: 50' Sides: 15' Rear: 50'	Front: 25' Sides: 7.5' Rear: 25'	Front: 25' Sides: 7.5' Rear: 25'	Front: 10'** Sides: 5' Rear: 15' Pools: 10'	Front: 10'** Sides: 5' Rear: 15' Pools: 10'	
Height	50′	35′	35′	35'	35'	

^{**}The entrance side of garage structures must be setback at least 20 feet for front yards and 20 feet for front yards functioning as side yards.

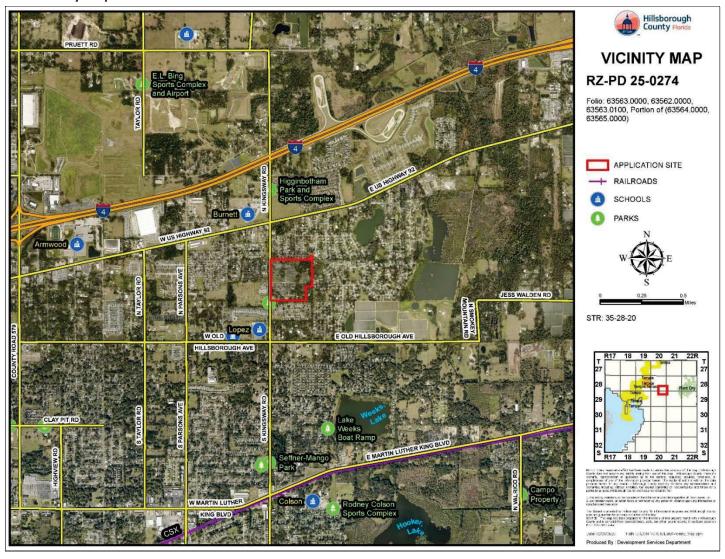
Additional Information	
PD Variations	None requested as part of this application
Waivers to the Land Development Code	None requested as part of this application

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

ZHM HEARING DATE: June 16, 2025 BOCC LUM MEETING DATE: August 12, 2025

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



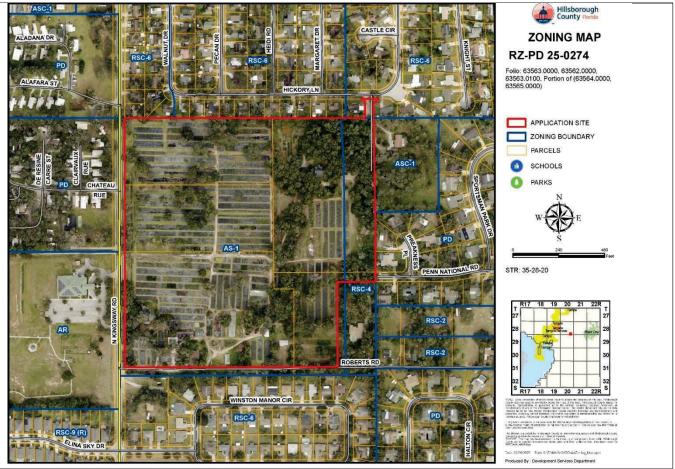
Context of Surrounding Area:

The subject property is located along the east side of Kingsway Road, approximately 0.6 miles south of Interstate-4, between US Highway 92 and Old Hillsborough Avenue. The area is primarily developed for single-family residential use with lots sizes ranging from 6,000 square feet to 3.8 acres. Other uses in the area include a public library and a public elementary school.

ZHM HEARING DATE: June 16, 2025 BOCC LUM MEETING DATE: August 12, 2025

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

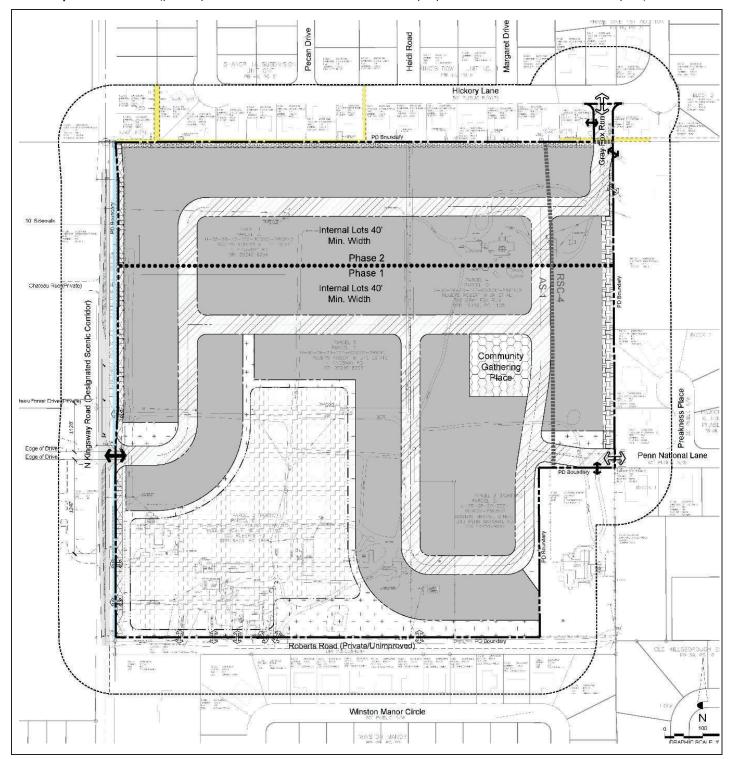


Adjacent Zonings and Uses					
Location	Zoning	Maximum Density/FAR Permitted by Zoning	Allowable Use	Existing Use	
North	RSC-6	6 units per acre	Single-Family Residential (Conventional Only)	Dwelling, Single-Family Conventional	
South	RSC-6	6 units per acre	Single-Family Residential (Conventional Only)	Dwelling, Single-Family Conventional	
South	RSC-4	4 units per acre	Single-Family Residential (Conventional Only)	Dwelling, Single-Family Conventional	
	PD 82-0051	2.36 units per acre	Single-Family Residential (Conventional Only)	Dwelling, Single-Family Conventional	
East	ASC-1	1 unit per acre	Agricultural & Single-Family Residential (Conventional Only)	Dwelling, Single-Family Conventional	
Most	AR	1 unit per 5 acres	Single-Family Residential & Agricultural	Public Library	
West	PD 82-0310	6.3 units per acre	Mobile Home & RV Park	Mobile Home & RV Park (107 lots)	

ZHM HEARING DATE: June 16, 2025 BOCC LUM MEETING DATE: August 12, 2025

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)



ZHM HEARING DATE: June 16, 2025

BOCC LUM MEETING DATE: August 12, 2025

Case Reviewer: Sam Ball

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

Adjoining Roadways (check if applicable)				
Road Name	Classification	Current Conditions	Select Future Improvements	
Kingsway Rd	County Collector - Rural	2 Lanes ⊠ Substandard Road □ Sufficient ROW Width	 □ Corridor Preservation Plan ☑ Site Access Improvements ☑ Substandard Road Improvements □ Other 	
Penn National Rd.	County Local - Urban	2 Lanes □ Substandard Road ⊠ Sufficient ROW Width	 □ Corridor Preservation Plan □ Site Access Improvements □ Substandard Road Improvements □ Other 	
Hickory Ln.	County Local - Urban	2 Lanes □ Substandard Road ⊠ Sufficient ROW Width	 □ Corridor Preservation Plan □ Site Access Improvements □ Substandard Road Improvements □ Other 	

Project Trip Generation ☐ Not applicable for this request					
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips		
Existing	550	39	50		
Proposed	1,320	101	136		
Difference (+/-)	+770	+62	+86		

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

Connectivity and Cross Access Not applicable for this request					
Project Boundary	Primary Access	Additional	Cross Access	Finding	
		Connectivity/Access			
North		Vehicular & Pedestrian	None	Meets LDC	
South		Vehicular & Pedestrian	None	Meets LDC	
East		Vehicular & Pedestrian	None	Meets LDC	
West	X	None	None	Meets LDC	
Notes:					

Design Exception/Administrative Variance ☐ Not applicable for this request				
Road Name/Nature of Request	Туре	Finding		
Kingsway Rd./Substandard Road	Design Exception Requested	Approvable		
Kingsway Rd./ Access Spacing	Administrative Variance Requested	Approvable		
Notes:				

ZHM HEARING DATE: June 16, 2025 BOCC LUM MEETING DATE: August 12, 2025

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY					
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments	
Environmental Protection Commission	⊠ Yes	☐ Yes	☐ Yes		
Environmental Protection Commission	□No	⊠ No	⊠ No		
Environmental Services	⊠ Yes	☐ Yes	□ Yes		
ETIVITOTITIETILAT SETVICES	□No	⊠ No	⊠ No		
Natural Resources	⊠ Yes	☐ Yes	⊠ Yes		
Natural Nesources	□No	⊠ No	□No		
Conservation & Environmental Lands	⊠ Yes	☐ Yes	☐ Yes		
Management	□No	⊠ No	⊠ No		
Check if Applicable:	☐ Potable W	Vater Wellfield Pro	tection Area		
☐ Wetlands/Other Surface Waters	☐ Significan	t Wildlife Habitat			
☐ Use of Environmentally Sensitive Land	☐ Coastal H	igh Hazard Area			
Credit	□ Urban/Suburban/Rural Scenic Corridor				
☐ Wellhead Protection Area	☐ Adjacent to ELAPP property				
☐ Surface Water Resource Protection Area	□ Other				
Public Facilities:	Comments	Ohioationa	Conditions	Additional	
Public racilities.	Received	Objections	Requested	Information/Comments	
Transpartation					
Transportation		□ Voc	⊠ Voc		
☐ Design Exc./Adm. Variance Requested	⊠ Yes	☐ Yes	⊠ Yes	See report	
•	⊠ Yes □ No	☐ Yes ☑ No	⊠ Yes □ No	See report	
☐ Design Exc./Adm. Variance Requested	□ No	⊠ No	□ No	See report	
☑ Design Exc./Adm. Variance Requested☑ Off-site Improvements Provided	□ No ⊠ Yes	⊠ No	□ No	See report	
 ☑ Design Exc./Adm. Variance Requested ☑ Off-site Improvements Provided Service Area/ Water & Wastewater ☑ Urban ☐ City of Tampa 	□ No	⊠ No	□ No	See report	
 ☑ Design Exc./Adm. Variance Requested ☑ Off-site Improvements Provided Service Area/ Water & Wastewater ☑ Urban ☐ City of Tampa ☐ Rural ☐ City of Temple Terrace 	□ No ⊠ Yes	⊠ No	□ No	See report	
 ☑ Design Exc./Adm. Variance Requested ☑ Off-site Improvements Provided Service Area/ Water & Wastewater ☑ Urban ☐ City of Tampa ☐ Rural ☐ City of Temple Terrace Hillsborough County School Board 	□ No ⊠ Yes	☑ No☐ Yes☑ No	□ No □ Yes ⊠ No	See report	
 ☑ Design Exc./Adm. Variance Requested ☑ Off-site Improvements Provided Service Area/ Water & Wastewater ☑ Urban ☐ City of Tampa ☐ Rural ☐ City of Temple Terrace Hillsborough County School Board Adequate ☒ K-5 ☒ 6-8 ☐ 9-12 ☐ N/A 	□ No ⊠ Yes □ No ⊠ Yes	☑ No☐ Yes☑ No☐ Yes	□ No □ Yes □ No □ Yes	See report	
 ☑ Design Exc./Adm. Variance Requested ☑ Off-site Improvements Provided Service Area/ Water & Wastewater ☑ Urban ☐ City of Tampa ☐ Rural ☐ City of Temple Terrace Hillsborough County School Board 	□ No ⊠ Yes □ No	☑ No☐ Yes☑ No	□ No □ Yes ⊠ No	See report	
 ☑ Design Exc./Adm. Variance Requested ☑ Off-site Improvements Provided Service Area/ Water & Wastewater ☑ Urban ☐ City of Tampa ☐ Rural ☐ City of Temple Terrace Hillsborough County School Board Adequate ☒ K-5 ☒ 6-8 ☐ 9-12 ☐ N/A 	☐ No ☑ Yes ☐ No ☑ Yes ☐ No	☑ Yes☑ No☑ Yes☑ Yes☑ No	☐ No ☐ Yes ☒ No ☐ Yes ☒ No		
 ☑ Design Exc./Adm. Variance Requested ☑ Off-site Improvements Provided Service Area/ Water & Wastewater ☑ Urban ☐ City of Tampa ☐ Rural ☐ City of Temple Terrace Hillsborough County School Board Adequate ☒ K-5 ☒ 6-8 ☐ 9-12 ☐ N/A Inadequate ☐ K-5 ☐ 6-8 ☒ 9-12 ☐ N/A Impact/Mobility Fees: Urban Mobility, North Mobility: \$ 9,183 * 140 = \$1,2 	☐ No ☐ Yes ☐ No ☐ Yes ☐ No Deast Parks/Fir 85,620	☑ Yes☑ No☑ Yes☑ Yes☑ No	☐ No ☐ Yes ☒ No ☐ Yes ☒ No		
 ☑ Design Exc./Adm. Variance Requested ☑ Off-site Improvements Provided Service Area/ Water & Wastewater ☑ Urban ☐ City of Tampa ☐ Rural ☐ City of Temple Terrace Hillsborough County School Board Adequate ☒ K-5 ☒ 6-8 ☐ 9-12 ☐ N/A Inadequate ☐ K-5 ☐ 6-8 ☒ 9-12 ☐ N/A Impact/Mobility Fees: Urban Mobility, North Mobility: \$ 9,183 * 140 = \$1,2 ☐ N/A Parks: \$ 2,145 * 140 = \$ 3 	☐ No ☐ Yes ☐ No ☐ Yes ☐ No Deast Parks/Fir 85,620 00,300	☑ Yes☑ No☑ Yes☑ Yes☑ No	☐ No ☐ Yes ☒ No ☐ Yes ☒ No		
 ☑ Design Exc./Adm. Variance Requested ☑ Off-site Improvements Provided Service Area/ Water & Wastewater ☑ Urban ☐ City of Tampa ☐ Rural ☐ City of Temple Terrace Hillsborough County School Board Adequate ☒ K-5 ☒ 6-8 ☐ 9-12 ☐ N/A Inadequate ☐ K-5 ☐ 6-8 ☒ 9-12 ☐ N/A Impact/Mobility Fees: Urban Mobility, North Mobility: \$ 9,183 * 140 = \$1,2 	☐ No ☐ Yes ☐ No ☐ Yes ☐ No ☐ No Deast Parks/Fir 85,620 00,300 51,780	☑ Yes☑ No☑ Yes☑ Yes☑ No	☐ No ☐ Yes ☒ No ☐ Yes ☒ No		

ZHM HEARING DATE:June 16, 2025BOCC LUM MEETING DATE:August 12, 2025Case Reviewer: Sam Ball

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

BOCC LUM MEETING DATE: August 12, 2025 Case Reviewer: Sam Ball

5.0 IMPLEMENTATION RECOMMENDATIONS

June 16, 2025

5.1 Compatibility

ZHM HEARING DATE:

Staff finds that the proposed development standards comply with the intent of the RSC-10 standards of the LDC. The number of 40-foot-wide lots is limited to 44, and the 40-foot lots are configured in a way that each one would front lots having at least 50 feet of width. The 40-foot lots are required to be at least 110 feet deep, which is sufficient to allow for a garage to be setback at least 20 feet from the front property line to allow for off-street parking. The 40-foot lots are restricted to an area that is surrounded by building envelopes that require 50-foot lots and the 40-foot lots will not be visible from the public rights-of-way or neighboring properties. Based on the proposed use and development standards, staff finds the proposed Planned Development compatible with the existing zoning and development pattern in the area.

5.2 Recommendation

Based on the above considerations, staff recommends approval of the request, subject to conditions.

APPLICATION NUMBER: PD 25-0274 (REV)
ZHM HEARING DATE: June 16, 2025

BOCC LUM MEETING DATE: August 12, 2025 Case Reviewer: Sam Ball

6.0 PROPOSED CONDITIONS

Prior to Certification, the applicant shall <u>update the general legend to change "proposed 30' buffer" to "proposed 35' buffer"; remove "see conditions of approval" statements from the general legend; and revise the General Notes #33 as follows: "Access to the east is proposed via Penn National Road. Access to the north is proposed via Gray Fox Run, which is proposed to become a public road." [Replace the words "cross access" with "access". Cross access is not the same as access and is not applicable to residential subdivisions.]</u>

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted May 28, 2025.

- 1. Development is limited to 140 single-family detached dwellings as depicted on the general site plan.
- 2. Internal 40-foot-wide lots: lots having at least 40 feet of width and less that than 50 feet of width, shall be limited to no more than 44 lots and shall comply with the following requirements:
 - a. The internal 40-foot-wide lots shall only be permitted where shown on the general site plan;
 - b. 40-foot-wide lots that are corner lots shall be at least 45 feet wide;
 - c. Development standards shall be as follows:

Minimum lot area: 4,400 square feet

Minimum lot width (internal lots): 40 feet

Minimum lot width (corner lots): 45 feet

Maximum building height: 35 feet (2-stories)

Minimum front yard: 10 feet* (10 feet for front yards functioning as side yards when no

access taken from front yard functioning as a side yard . Garage setback for a front yard functioning as a side yard shall be 20 feet minimum with

a minimum 15-foot setback for the remainder of the structure).

Minimum side yard setback: 5 feet

Minimum rear yard setback: 15 feet**

Maximum lot coverage: 40 percent

Swimming pool setbacks: 10 feet** (side and rear)

- * Side loading garages from the front yard shall be permitted a minimum front yard setback of 10 feet. The front facing façade of the side facing/loading garage shall be architecturally finished with the same material/style as the main dwelling and shall have at least two windows. Front porches shall be permitted a minimum front yard of 15 feet.
- ** Minimum rear setback of 5 feet for accessory structures and 3 feet for pool enclosures.
- d. The development of single-family lots having less than 50 feet of width shall provide the following:
 - 1) Each unit shall provide a 2-car garage; and
 - 2) The primary doorway/entrance shall front the street.

ZHM HEARING DATE: June 16, 2025

BOCC LUM MEETING DATE: August 12, 2025

Case Reviewer: Sam Ball

3. All other lots: lots having at least 50 feet of width shall comply with the following requirements:

Minimum lot area: 5,500 square feet

Minimum lot width (internal lots): 50 feet

Minimum lot width (corner lots): 55 feet

Maximum building height: 35 feet (2-stories)

Minimum front yard: 20 feet*, (10 feet for front yards functioning as side yards when no access taken

from the front yard functioning as a side yard. Garage setbacks for a front yard functioning as a side yard shall be 20 feet minimum with a minimum 15-foot

setback for the remainder of the structure)

Minimum side yard setback: 5 feet

Minimum rear yard setback: 15 feet**

Maximum lot coverage: 40 percent

Swimming pool setbacks: 10 feet** (side and rear)

- * Side loading garages from the front yard shall be permitted a minimum front yard setback of 10 feet. The front facing façade of the side facing/loading garage shall be architecturally finished with the same material/style as the main dwelling and shall have at least two windows. Front porches shall be permitted a minimum front yard of 15 feet.
- ** Minimum rear setback of 5 feet for accessory structures and 3 feet for pool enclosures.
- All perimeter lots, adjoining the project boundary, shall be a minimum of 50 feet by 110 feet.
- 5. Natural Resources staff identified numerous significant trees on the site including potential Grand Oaks. The site plan may be modified from the Certified Site Plan to avoid tree removal.
- 6. Any interim agricultural operations shall not result in the destruction of trees or the natural plant community vegetation on the property. Any application to conduct land alteration activities on the property must be submitted to the Natural Resources Team of the Development Services Department for review and approval. Use of the agricultural exemption provision to the Land Alteration regulations is prohibited.
- 7. 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.
- 8. 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.
- 9. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval25
- 10. The project shall be permitted an access connection on N Kingsway Road, Penn National Road and Hickory Lane, as shown on the PD site plan.

APPLICATION NUMBER:	PD 25-0274 (REV
---------------------	-----------------

ZHM HEARING DATE: June 16, 2025

BOCC LUM MEETING DATE: August 12, 2025

Case Reviewer: Sam Ball

V)

11. The developer shall construct a southbound left turn lane into the project access on N Kingsway Road with the initial increment of development.

- 12. The project shall allow for a minimum 50-foot wide vehicular and pedestrian access connection to the eastern boundary with folio #63555.0000 for the existing residential use and any future residential subdivision, generally where shown on the PD site plan. Notwithstanding anything shown on the PD site plan or herein conditions of approval to the contrary, no intervening common area or other parcel (i.e. "spite strip") shall be platted between the project's internal roadway and folio #63555.0000 such that it would prevent the existing access or a future minimum 50-foot wide vehicular and pedestrian access to be taken.
- 13. The project shall allow for a minimum 50-foot wide vehicular and pedestrian access connection to the remaining portion of parcel folio#63564.0000, not included in the PD rezoning, for the existing use and any future residential subdivision, generally where shown on the PD site plan. Notwithstanding anything shown on the PD site plan or herein conditions of approval to the contrary, no intervening common area or other parcel (i.e. "spite strip") shall be platted between the project's internal roadway and said portion of folio #63564.0000 such that it would prevent the existing access or a future minimum 50-foot wide vehicular and pedestrian access to be taken.
- 14. If PD 25-0274 is approved, the County Engineer will approve the Design Exception (dated February 26, 2025), which was found approvable on June 9, 2025, for N Kingsway Road substandard road improvements. As Kingsway Road is a substandard rural collector roadway, the developer will be required to construct 10-foot-wide sidewalk/multi-use path along the project frontage consistent with the Design Exception.
- 15. If PD 25-0274 is approved, the County Engineer will approve an administrative variance (dated January 21, 2025), which was found approvable on June 9, 2025. Approval of this Administrative Variance will permit reduction of the minimum access spacing (between the Kingsway Road access and next driveway connection to the north) such that a minimum spacing of +/- 128 feet is permitted.
- 16. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
- 17. All construction ingress and egress shall be limited to the proposed Kingsway Road vehicular access connection shown on the PD site plan. The developer shall include a note in each site/construction plan submittal which indicates same.
- 18. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

APPLICATION NUMBER:	PD 25-0274 (REV)	
ZHM HEARING DATE:	June 16, 2025	
BOCC LUM MEETING DATE:	August 12, 2025	Case Reviewer: Sam Ball

Zoning Administrator Sign Off:

J. Brian Grady

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

Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are being waived or otherwise approved. The project will be required to comply with the Site Development Plan Review approval process in addition to obtain all necessary building permits for on-site structures.

APPLICATION NUMBER: PD 25-0274 (REV)
ZHM HEARING DATE: June 16, 2025

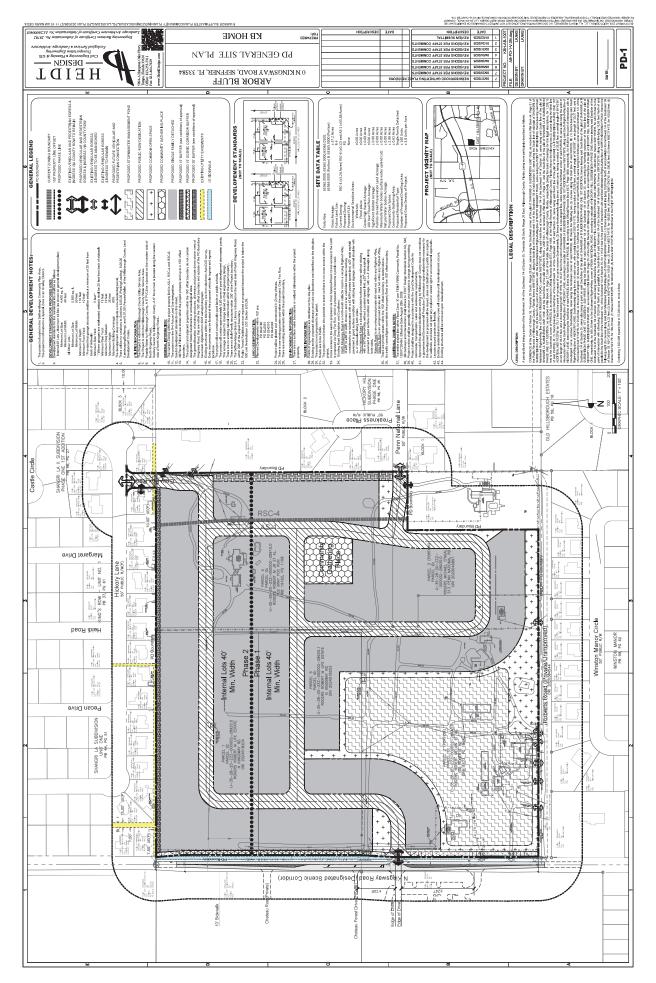
BOCC LUM MEETING DATE: August 12, 2025 Case Reviewer: Sam Ball

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

ZHM HEARING DATE: BOCC LUM MEETING DATE:	June 16, 2025 August 12, 2025	Case Reviewer: Sam Ball			
0.0 DDODOCED CITE DI A	NI/FILLI				
8.0 PROPOSED SITE PLAN (FULL)					

APPLICATION NUMBER:

PD 25-0274 (REV)



ZHM HEARING DATE:June 16, 2025BOCC LUM MEETING DATE:August 12, 2025Case Reviewer: Sam Ball

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

10: Zoning Technician, Development Services Department		DATE: 6/09/2025	
	WER: Richard Perez, AICP, Executive Planner ING AREA/SECTOR: SM/CENTRAL	AGENCY/DEPT: Transportation PETITION NO: PD 25-0274	
	This agency has no comments.		
	This agency has no objection.		
X	This agency has no objection, subject to listed or att	ached conditions.	
	This agency objects, based on the listed or attached conditions.		

CONDITIONS OF APPROVAL

- The project shall be permitted an access connection on N. Kingsway Rd., Penn National Rd. and Hickory Ln., as shown on the PD site plan.
- The developer shall construct a southbound left turn lane into the project access on N. Kingsway Rd. with the initial increment of development.
- The project shall allow for a minimum 50-foot wide vehicular and pedestrian access connection to the eastern boundary with folio#63555.0000 for the existing residential use and any future residential subdivision, generally where shown on the PD site plan. Notwithstanding anything shown on the PD site plan or herein conditions of approval to the contrary, no intervening common area or other parcel (i.e. "spite strip") shall be platted between the project's internal roadway and folio#63555.0000 such that it would prevent the existing access or a future minimum 50-foot wide vehicular and pedestrian access to be taken.
- The project shall allow for a minimum 50-foot wide vehicular and pedestrian access connection to the remaining portion of parcel folio#63564.0000, not included in the PD rezoning, for the existing use and any future residential subdivision, generally where shown on the PD site plan. Notwithstanding anything shown on the PD site plan or herein conditions of approval to the contrary, no intervening common area or other parcel (i.e. "spite strip") shall be platted between the project's internal roadway and said portion of folio#63564.0000 such that it would prevent the existing access or a future minimum 50-foot wide vehicular and pedestrian access to be taken.
- If PD 25-0274 is approved, the County Engineer will approve the Design Exception (dated February 26, 2025), which was found approvable on June 9, 2025, for N. Kingsway Rd. substandard road improvements. As Kingsway Rd. is a substandard rural collector roadway, the developer will be required to construct 10-foot-wide sidewalk/multi-use path along the project frontage consistent with the Design Exception.
- If PD 25-0274 is approved, the County Engineer will approve an administrative variance (dated January 21, 2025), which was found approvable on June 9, 2025. Approval of this Administrative Variance will permit reduction of the minimum access spacing (between the Kingsway Rd. access and next driveway connection to the north) such that a minimum spacing of +/- 128 feet is permitted.

- Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
- All construction ingress and egress shall be limited to the proposed Kingsway Rd vehicular access connection shown on the PD site plan. The developer shall include a note in each site/construction plan submittal which indicates same.

Other:

• Prior to Certification, the applicant shall revise the General Notes #33 as follows: "Cross access Access to the east is proposed via Penn National Road. Cross access Access to the north is proposed via Gray Fox Run, which is proposed to become a public road." [Cross access is not the same as access and is not applicable to residential subdivisions.]

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone several parcels totaling a +/- 37.2 acres, from Agricultural/Single Family 1 (AS-1), Residential Single Family Conventional 6 (RSC-6), and Residential Single-Family Conventional 4 (RSC-4) to Planned Development to construct 140 single-family detached units. The site is located at the northeast corner of N. Kingsway Rd. and Roberts Rd. The Future Land Use designation is Residential 4 (R-4).

The site is current occupied by 2 single family detached homes and a plant nursey.

Trip Generation Analysis

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

Existing Zoning

Land Use/Size	24 Hour Two- Way Volume	Total I Hour I	
AS: 33 Single Family Detached Units	264	2 - 2 / 2	
(ITE Code 210)	364	27	35
RSC-4: 12 Single Family Detached Units	144	11	14
(ITE Code 210)	111	- 11	• •
RSC-6: 1 Single Family Detached Units	10	1	1
(ITE Code 210)	10	1	1
Total	550	39	50

Proposed Rezoning

Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 140 Single Family Detached (ITE 210)	1,320	101	136

Trip Generation Difference

Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(+)770	(+)62	(+)86

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

<u>Kingsway Rd.</u> is a 2-lane, substandard, undivided, rural collector roadway. The roadway is characterized by +/-10-foot-wide travel lanes in good condition and sidewalks on both sides, lying within +/-50 feet of right-of-way along the project frontage. There are no paved shoulders along the project frontage.

According to the Hillsborough County Transportation Technical Manual a TS-7 rural local and collector roadway typical section has 12-foot lanes with 5-foot paved shoulders and sidewalks on both sides within a minimum of 96 feet of right-of-way. The applicant is proposing a Design Exception to construct a 10-foot-wide sidewalk/multi-use path along the project frontage. The proposed Design Exception is discussed in greater detail under the section titled Requested Design Exception: Kings Way Rd. herein.

<u>Penn National Rd</u>. is a 2-lane, urban local roadway. The roadway is characterized by +/-10-foot-wide travel lanes in good condition with curb, gutter and sidewalks, lying within +/-50 feet of right-of-way.

<u>Hickory Ln</u>. is a 2-lane, urban local roadway. The roadway is characterized by +/-10-foot-wide travel lanes in good condition with curb, gutter and sidewalks, lying within +/-50 feet of right-of-way.

SITE ACCESS AND CONNECTIVITY

The PD site plan proposes a full access vehicular and pedestrian connection on N. Kingsway Rd, and secondary connections to Penn National Rd. and Hickory Ln.

As demonstrated by the site access analysis submitted by the applicant's traffic engineer, the project meets warrants for a 255-foot southbound left turn lane at the project's primary access on N. Kingsway Rd. A northbound right turn lane is not warranted.

The proposed PD site plan meets the requirements of LDC, Sec. 6.02.01.A. Subdivision Access standards to connect to adjacent roadways and residentially zoned tracts of land to efficiently address the access needs of visitors, delivery trucks, and emergency vehicles as well as local residents, alleviate travel on arterial roadways, and provide safe alternative travel routes for motorists and pedestrians that reduce travel time, distance and infrastructure costs.

The project connects to Penn National Rd., a local roadway, to the east consistent with LDC, Sec. 6.02.01.A. 16. Which requires "Streets within and contiguous to the subdivision shall be coordinated with other existing or planned streets within the general area as to location, widths, grades, and drainage. Such streets shall be aligned and coordinated with existing or planned streets in existing or future adjacent or contiguous to adjacent subdivisions. All streets, alleys, and pedestrian pathways in any subdivision or site plan shall connect to other streets and to existing and projected streets outside the proposed subdivision or other development." Penn National Rd. was planned, approved, constructed, and platted as part of the adjacent residential single-family subdivision with the intent to connect to the subject property.

Similarly, the project proposes to connect to Hickory Ln., a local roadway, to the north serving a residential single-family subdivision where the subject property has a 50-foot continuous frontage along the right of way, as demonstrated by the survey submitted by the applicant. Additionally, the project will maintain access to large adjacent residential tracts to the northeast, folio#63555.0000, and the southeast, folio#63564.0000. Staff is proposing conditions of approval to ensure future connectivity and potential for the adjacent properties to make the necessary local roadway connections in the event they were to develop into a residential subdivision.

Internal project roadways will be designed to the County TTM, TS-3 local roadway section and are proposed to be public roads. Staff notes that the projects proposed roadway connections makes the internal roadways eligible for public dedication as they will meet the criteria set for in the Hillsborough County Comprehensive Plan Mobility Element Policy 4.1.4.A.

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

To minimize disruption to the surrounding residential neighborhoods during construction, all construction traffic will be limited to the project's N. Kingsway Rd. access.

REQUESTED DESIGN EXCEPTION: KINGSWAY RD. SUBSTANDARD ROADWAY

As Kings Way Rd. is a substandard collector roadway, the applicant's Engineer of Record (EOR) submitted a Design Exception request for the roadway (dated February 26, 2025) to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer found the Design Exception request approvable (on June 9. 2025). The developer will be required to construct a 10-foot-wide sidewalk/multi-use path along the project frontage on N. Kingsway Rd. consistent with the Design Exception.

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

REQUESTED ADMINISTRATIVE VARIANCE: ACCESS SPACING.

The applicant's Engineer of Record (EOR) submitted a Section 6.04.02.B. Administrative Variance Request (dated January 21, 2025) from the Section 6.04.07. LDC requirement, governing spacing for the proposed N. Kingsway Ave. access. Per the LDC, N. Kingsway Ave. is a Class 6 roadway, which requires minimum connection spacing of 245 feet. The applicant is proposing the driveway in a location which is +/- 128 feet from the next closest access connection to the north. As such, the applicant is seeking a variance of 117 feet. Based on factors presented in the Administrative Variance Request, the County Engineer found the request approvable on June 9, 2025.

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

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Penn National Rd. and Hickory Ln. are not a regulated roadway in the Hillsborough County Level of Service (LOS) Report.

FDOT Generalized Level of Service				
Roadway	From	LOS Standard	Peak Hr Directional LOS	
KINGSWAY RD	MLK BLVD	US HWY 92	D	С

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

From: Williams, Michael [WilliamsM@hcfl.gov]

Sent: Monday, June 9, 2025 1:11 PM **To:** Steven Henry [shenry@lincks.com]

CC: stirey@heidtdesign.com; Ball, Fred (Sam) [BallF@hcfl.gov]; Perez, Richard [PerezRL@hcfl.gov]; Drapach, Alan [DrapachA@hcfl.gov]; Tirado, Sheida

[TiradoS@hcfl.gov]; De Leon, Eleonor [DeLeonE@hcfl.gov]; PW-CEIntake [PW-

CEIntake@hcfl.gov]

Subject: FW: RZ PD 25-0274 - Administrative Variance & Design Exception Review

Attachments: 25-0274 AVReq 01-24-25.pdf; 25-0274 DEAd 03-25-25.pdf

Importance: High

Steve,

I have found the attached Section 6.04.02.B. Administrative Variance (AV) and Design Exception (DE) for PD 25-0274 APPROVABLE.

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

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

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

Lastly, please note that it is critical to ensure you copy all related correspondence to <u>PW-CEIntake@hillsboroughcounty.org</u>

Mike

Michael J. Williams, P.E.

Director, Development Review County EngineerDevelopment Services Department

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

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

Facebook | Twitter | YouTube | LinkedIn | HCFL Stay Safe

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

From: Tirado, Sheida <TiradoS@hcfl.gov> Sent: Sunday, June 8, 2025 5:07 PM

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

Cc: Perez, Richard < PerezRL@hcfl.gov>; Drapach, Alan < DrapachA@hcfl.gov>; De Leon, Eleonor

<DeLeonE@hcfl.gov>

Subject: RZ PD 25-0274 - Administrative Variance & Design Exception Review

Importance: High

Hello Mike,

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

shenry@lincks.com stirey@heidtdesign.com ballf@hcfl.gov perezrl@hcfl.gov drapacha@hcfl.gov

Best Regards,

Sheida L. Tirado, PE

Transportation Review & Site Intake Manager

Development Services Department

E: TiradoS@HCFL.gov

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

601 E. Kennedy Blvd., Tampa, FL 33602

HCFL.gov

Hillsborough County Florida

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



Supplemental Information for Transportation Related Administrative Reviews

Instructions:

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

Request Type (check one)	 ✓ Section 6.04.02.B. Administrative Variance ☐ Technical Manual Design Exception Request ☐ Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) ☐ Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.) 				
Submittal Type (check one)	➤ New Request				
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	 1. Access Spacing - N. Kingsway Road				
Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence of the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.					
Project Name/ Phase Arbor Bluff					
Important: The name selected must be used on all full frequest is specific to a discrete phase, please also	ture communications and submittals of additional/revised information relating to this variance. list that phase.				
Folio Number(s) 63562.0000, 63564.0000, 63565.0000, 63563.0000 Check This Box If There Are More Than Five Folio Numbers Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").					
Name of Person Submitting Request	Steven J. Henry, P.E.				
Important: For Design Exception (DE) Requests, the person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The DE request letter must be signed and sealed.					
Current Property Zoning Designation RSC-4 & AS-1					
Important: For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html . For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.					
Pending Zoning Application Number	Pending Zoning Application Number PD25-0274				
Important: If a rezoning application is pending, enter the application number proceeded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.					
Related Project Identification Number (Site/Subdivision Application Number)					

Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".



January 21, 2025

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

Re: Arbor Bluff

PD25-0274

Folio Numbers: 63562.0000, 63565.0000, 63564.0000, 63563.0000

Lincks Project No. 24089

The purpose of this letter is to request a Section 6.04.02.B Administrative Variance to Section 6.04.07 of the Hillsborough County Land Development Code for the access to Kingsway Road. The property is proposed to be rezoned to 140 Single Family Homes.

Table 1 provides the trip generation for the proposed project.

The access to serve the project is proposed to be via one (1) full access to Kingsway Road and Penn National Road. A copy of the PD plan is included in the Appendix of this letter.

The subject property is within the Urban Service Area. According to the Hillsborough County Roadways Functional Classification Map, Kingsway Road is a collector road and Penn National Road is a local road.

The request is for an Administrative Variance to Section 6.04.07 of the Hillsborough County LDC for the access spacing on Kingsway Road. Based on Section 6.04.07, the access spacing on Kingsway Road is 245 feet and the distance to the driveway to the north is 128 feet. This is graphically shown on the attached exhibit.

The justification for the variance is as follows:

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

The access to Kingsway Road is proposed to align with the northern access to the Seffner-Mango Library. There is an existing private road serving a limited number of residential lots. Given the proposed frontage, the development on the west side of the road and the required access improvements, the proposed location is the most reasonable location. Therefore, it is not reasonable or feasible for the project to modify the location of the access to meet the current LDC spacing criteria.

5023 West Laurel Street Tampa, FL 33607 813 289 0039 Telephone 8133 287 0674 Telefax www.Lincks.com Website

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

As indicated, the proposed access aligns with the access to the library and the private road serves a limited number of lots. Therefore, the variance would not be detrimental to the public health, safety and welfare.

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

The only connection for the project is to the collector road system is Kingsway Road. Due to property constraints, the only reasonable location for the access is shown on the attached exhibit.

Please do not hesitate to contact us if you have any questions or require styled diditional information. Best Regards Steven J Henry President Lincks & Associates, LLC P.E. #51555
Based on the information provided by the applicant, this request is:
Disapproved
Approved
Approved with Conditions
If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E.
DateSincerely,
Michael J. Williams
Hillsborough County Engineer

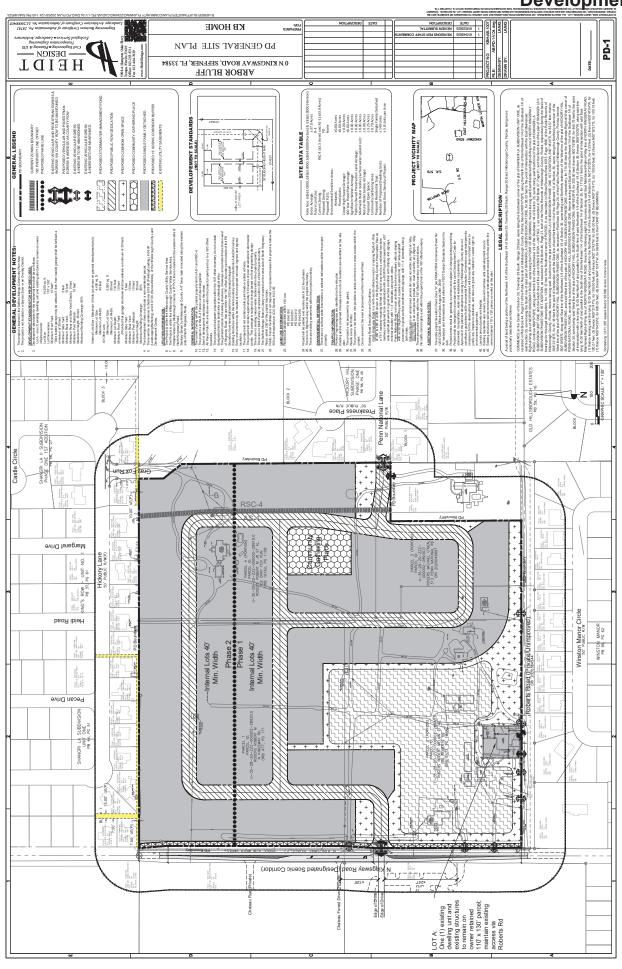
TABLE 1

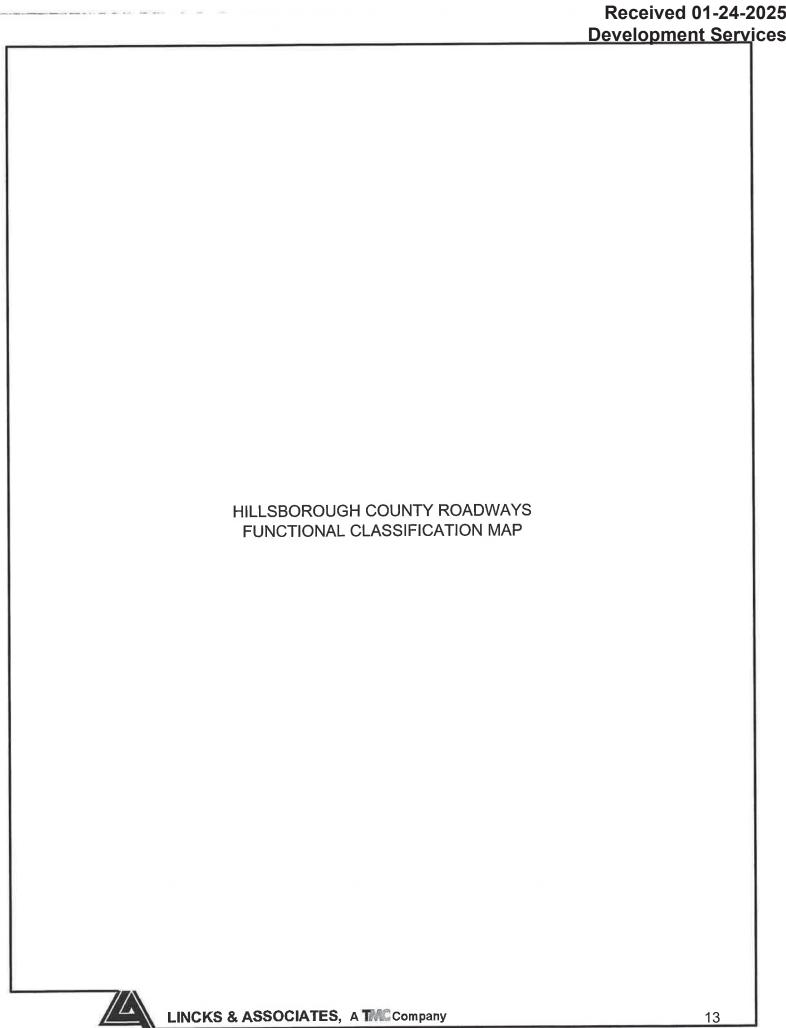
TRIP GENERATION (1)

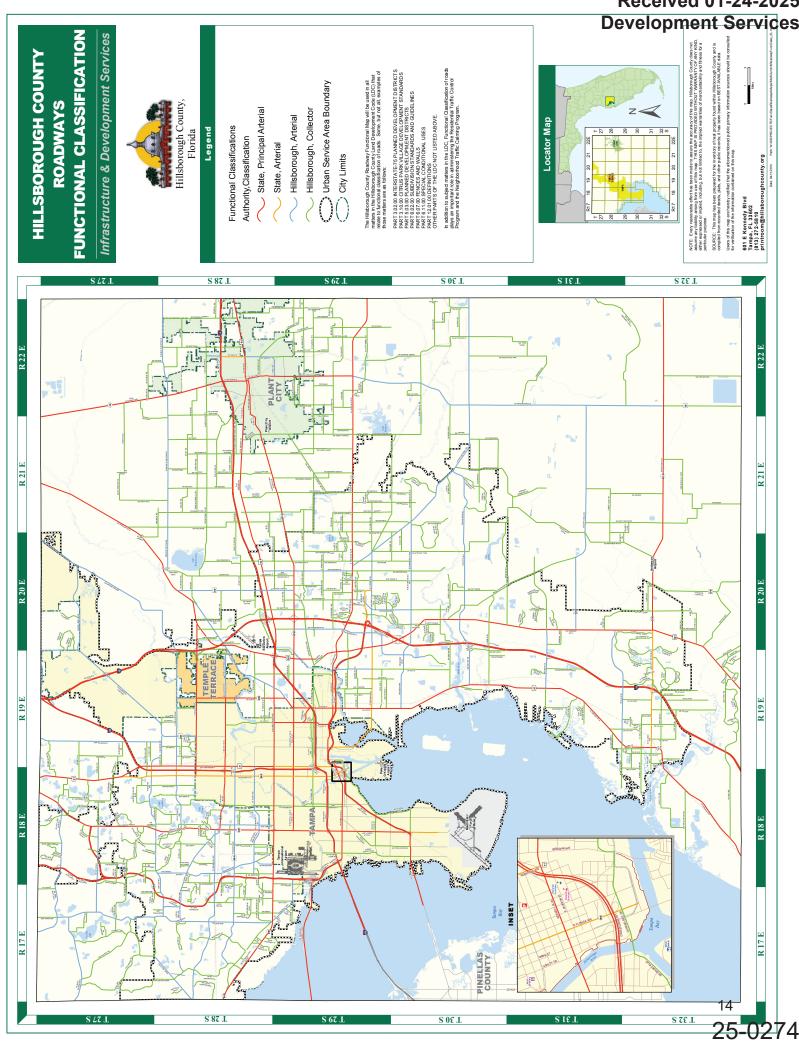
		lal	46	
k Hour	<u>E</u> nds	In Out Total	3 10	
PM Pe	Trip	OI EI	4	
		<u>[8]</u>	8	
ak Hour	<u>spu</u>	IF	ω ω	
AM Pea	Trip E	Ol CI	22 66 88	
			N	
	Daily	Trip Ends	1,321	
		Size	180 DU's	
	Ш	FNC	215	
		Land Use	ownhomes	

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









Sec. 6.04.04. - Design Standards

A. Driveway Width/Length

Driveways provide the physical transition between a site and the abutting roadway. Driveways should be located and designed to minimize impacts on traffic while providing safe entry and exit from the development served. The location and design of the connection must take into account characteristics of the roadway, the site, and the potential users.

The actual width and length of driveways shall be subject to internal and external traffic flow considerations. The driveway width considerations include, but are not limited to the number of lanes, the driveway geometrics, internal obstructions, traffic safety, etc. The length of driveways shall be designed to provide for an uninterrupted traffic flow on the public street. This will require that the entering vehicles not be confronted with maneuvering vehicles at the immediate point of entry, thus requiring other entering vehicle(s) to stop in the through traffic flow. The driveway length therefore, will be subject to the anticipated required stacking length of entering and exiting vehicle during the peak period.

- 1. For driveways that will be signalized, driveway length should be determined by a traffic study of expected traffic and queues.

 An important measurement in determining the driveway length is the outbound queue.
- 2. For unsignalized driveways, the following minimum lengths will be used:

Land Use	Driveway Length (In Feet)
Any major entrance with 4 or more total lanes in the in the driveway. Typically malls, and "Super" retail centers	300 or greater, based on
	traffic study
Regional Shopping Centers (over 150,000 sq. ft.)	250
Community Shopping Center (100-150,000 sq. ft.) (Supermarket, drug store, etc.)	150
Small Strip Shopping Center	50
Smaller Commercial Development (convenience store with gas pumps)	30

3. For residential developments, the maximum length shall be:

Land Use	Driveway Length (In Feet)
Residential Developments	250

B. Driveway Grades

- 1. Driveway grades shall conform to the requirements of FDOT Roadway and Traffic Design Standard Indices, latest edition.
- 2. For driveways with high volumes and where curve radii turnouts would be a prime benefit to traffic movements, the following factors should be considered:
 - a. It is desirable to have driveway slope upward from gutter line without any vertical curve. The upward slope with curbs will allow better control of drainage.

Received 01-24-2025 Development Services

- b. It is desirable to have a relatively flat area adjacent to the roadway, where vehicles may turn off without an immediate climbing or descending need. Then exiting vehicles may wait to enter traffic flow at approximately roadway level.
- c. Within the limits of curve radii, no drop curb shall be allowed except as required for curb cut ramps.

C. Traffic Control Devices

- The installation of signs and pavement markings at private roadways and residential or commercial driveways, and the
 installation of traffic signals at high-volume commercial Type III driveways may be required in order to provide for safe and
 efficient movement of traffic. All traffic control devices shall be installed in accordance with the Manual on Uniform Traffic
 Control Devices (MUTCD) and the current County standards and specifications and shall be approved by the County Public
 Works Department, Traffic Section.
- 2. The approval to install traffic signals shall be based on a traffic engineering study which addresses the warrants, the design, and the operation of the signals. The study and design shall be approved by the County Public Works Department, Traffic Section and FDOT, if on the State Highway System. The responsibility for the engineering study shall rest with the permittee. If a traffic signal is installed, all signal elements and appropriate portions of the access approach to assure efficient signal operation, shall be on public right-of-way or on easements granted to the public.
- 3. Any required traffic control devices, including signs, signals or pavement markings shall be installed by the permittee. The permittee shall be responsible for all purchase and installation costs involved.

D. Auxiliary Lanes

Auxiliary Lanes refer to left-turn, right-turn, acceleration, deceleration, and storage lanes. Developments which generate AM or PM Peak Hour Traffic which exceeds the following thresholds shall provide the following site related acceleration, deceleration, and storage lanes:

- 1. If more than 20 left turning vehicles per hour on a two-lane arterial or collector roadway, then left turn lanes are warranted,
- 2. If more than 50 right turning vehicles per hour on a two-lane arterial or collector roadway, then right turn lanes are warranted,
- 3. If more than 40 right turning vehicles per hour, on a four-lane rural roadway, then a right turn lane is warranted,
- 4. If more than 80 right turning vehicles per hour, on a four-lane urban roadway, then a right turn lane is warranted,
- 5. If more than 60 right turning vehicles per hour, on a six-lane rural roadway, then a right turn lane is warranted,
- 6. If more than 100 right turning vehicles per hour, on a six-lane urban roadway, then a right turn lane is warranted,
- 7. On multi-lane roadways, left turn lanes shall be constructed when there are more than 20 left turning vehicles.

(Ord. No. 00-38, § 2, 11-2-00; Ord. No. 05-22, § 2, 11-17-05; Ord. No. 07-18, § 2, 7-19-07, eff. 10-1-07)



Supplemental Information for Transportation Related Administrative Reviews

Instructions:

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

Request Type (check one)	 Section 6.04.02.B. Administrative Variance ★ Technical Manual Design Exception Request Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	■ New Request
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	
submittal number/name to each separate request	uests (whether of the same or different type), please use the above fields to assign a unique. Previous submittals relating to the same project/phase shall be listed using the name and oplicant reference this unique name in the request letter and subsequent filings/correspondence. If information related to a previously submitted request, then the applicant would check the
Project Name/ Phase Arbor Bluff	
Important: The name selected must be used on all full frequest is specific to a discrete phase, please also	uture communications and submittals of additional/revised information relating to this variance. list that phase.
Folio Number(s) 63562.0000, 63	564.0000, 63565.0000, 63563.0000, 63563.0100 Check This Box If There Are More Than Five Folio Numbers
numbers must be provided in the format provided	to a maximum of five. If there are additional folios, check the box to indicate such. Folio by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, 789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789;
Name of Person Submitting Request	Steven J. Henry, P.E.
Important: For Design Exception (DE) Requests, the DE request letter must be signed and sealed.	person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The
Current Property Zoning Designation	RSC-4 & AS-1
Designation. Typing "N/A" or "Unknown" will result County Zoning Atlas, which is available at https://m	mily Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) in your application being returned. This information may be obtained via the Official Hillsborough aps.hillsboroughcounty.org/maphillsborough/maphillsborough.html. For additional assistance, for Development Services at (813) 272-5600 Option 3.
Pending Zoning Application Number	PD25-0274
Important: If a rezoning application is pending, en Applicable". Use PD for PD rezoning applications, N	nter the application number proceeded by the case type prefix, otherwise type "N/A" or "Not MM for major modifications, PRS for minor modifications/personal appearances.
Related Project Identification Number (Site/Subdivision Application Number)	N/A
Important: This 4-digit code is assigned by the Cer Construction, and Preliminary/Final Plat application	nter for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision ns. If no project number exists, please type "N/A" or "Not Applicable".

25-0274



February 26, 2025

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

Re: Arbor Bluff

PD25-0274

Folio 63562.0000, 63564.0000, 63565.0000, 63563.0000, 63563.0100

Lincks Project No. 24089

The purpose of this letter is to request a Design Exception to the Hillsborough County Transportation Technical Manual per Section 1.7.2 to meet Land Development Code Section 6.04.03L for Kingsway Road from Hillsborough Avenue to the project access.

The developer proposes to rezone the property to PD to allow up to 140 Single Family Homes. Table 1 provides the trip generation for the project.

The access to serve the project is proposed to have one (1) full access to Kingsway Road and Penn National Road.

The proposed PD plan is included in the Appendix of this letter.

The subject site is within the Hillsborough County Urban Service Area. According to the Hillsborough County Roadways Functional Classification Map, Kingsway Road is a collector road and Penn National Road is a local road.

The request is for a Design Exception to TS-7 of the Hillsborough County Transportation Technical Manual for Kingsway Road. The segment of Kingsway Road currently has the following characteristics:

- Two (2) lane rural roadway
- Ten (10) foot lanes
- 60 feet of right of way
- No established drainage system along the segment of roadway

The following exceptions are requested to accommodate the proposed project:

1. Lane Width - TS-7 has 12 foot lanes. The existing roadway has 10 foot lanes.

5023 West Laurel Street Tampa, FL 33607 813 289 0039 Telephone 8133 287 0674 Telefax www.Lincks.com Website Mr. Mike Williams February 26, 2025 Page 2

- 2. Shoulders TS-7 has 8 foot shoulder with 5 feet paved. The existing road has unpaved shoulders.
- 3. Sidewalk TS-7 has five (5) foot sidewalk on both sides of the road. There are sidewalks on both sides of the road.
- 4. Right of Way TS-7 has 96 feet of right of way. The existing right of way is approximately 54 feet.

The justification for the Design Exception is as follows:

1. The Developer proposes to provide 10 foot sidewalk on the east side of the road along the project frontage.

The limits of the proposed improvements and the typical sections are shown on the attached exhibits.

Based on the above, it is our opinion, the proposed improvements to Kingsway Road will mitigate the impact of the project and meet the intent of the Transportation Technical Manual to the extent feasible.

Mr. Mike Williams February 26, 2025 Page 3

Please do not hesitate to contact us if you have any questions or require any additional information. Best Regards en J Henry Lincks & Associates, LLC TMC Company Based on the information provided by the applicant, this request is: **Disapproved** Approved _ Approved with Conditions If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E, (813) 276-8364, TiradoS@hillsboroughcounty.org. Sincerely, Michael J. Williams Hillsborough County Engineer

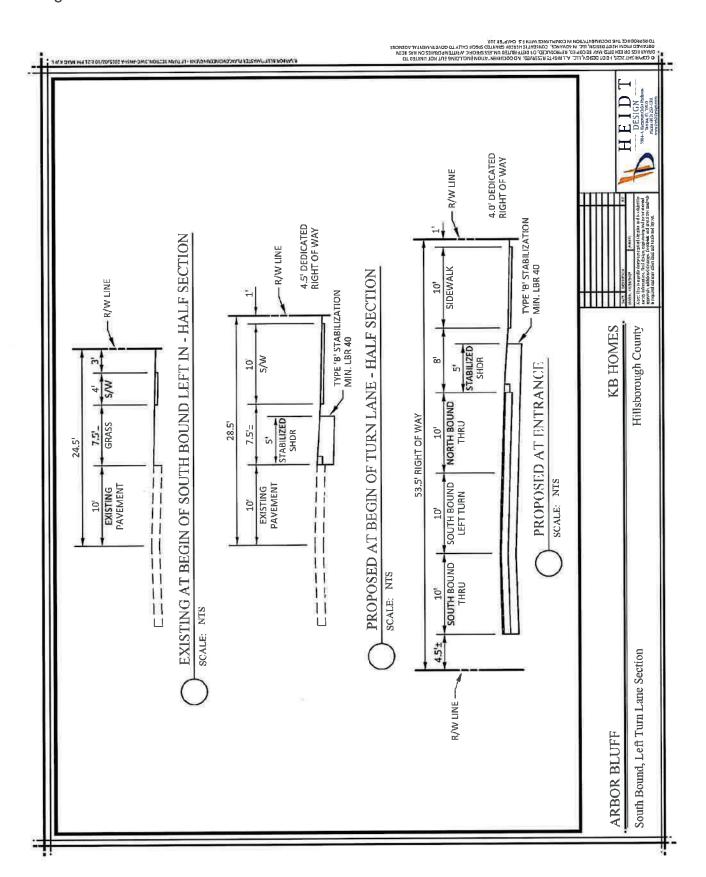
Mr. Mike Williams February 26, 2025 Page 4

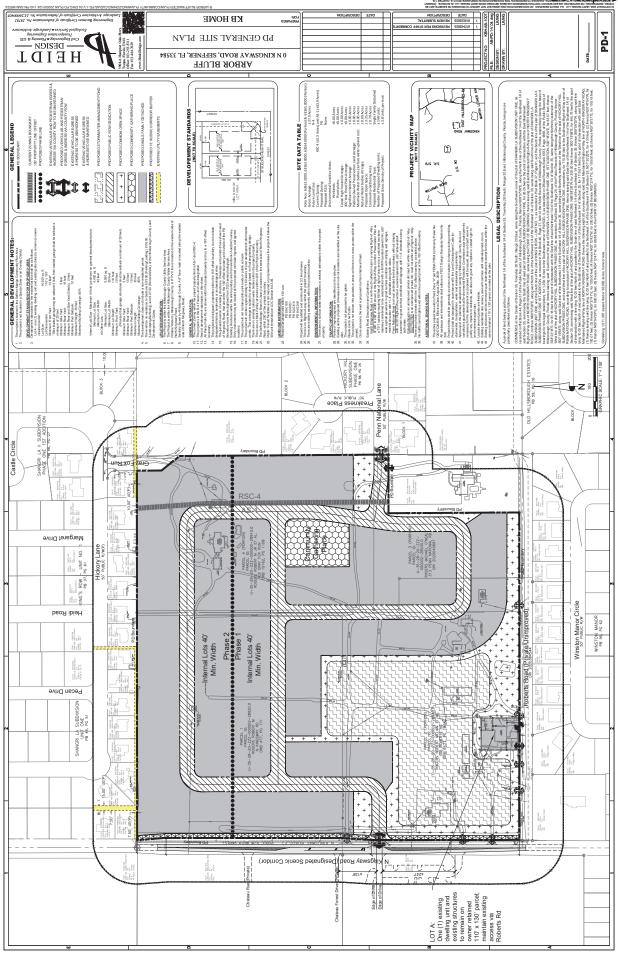
TABLE 1
TRIP GENERATION (1)

lour	our	<u>Total</u>	32
PM Peak Hour	TIP ENG	<u>In</u> Out Total	12
P.		듸	20
lour	S	Total	25
AM Peak Hour	rip End:	Ont	19
AM		듸	9
:	Dally	Trip Ends	333
		Size	30 DU's
l I	Щ	FNC	210
		Land Use	Single Family

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

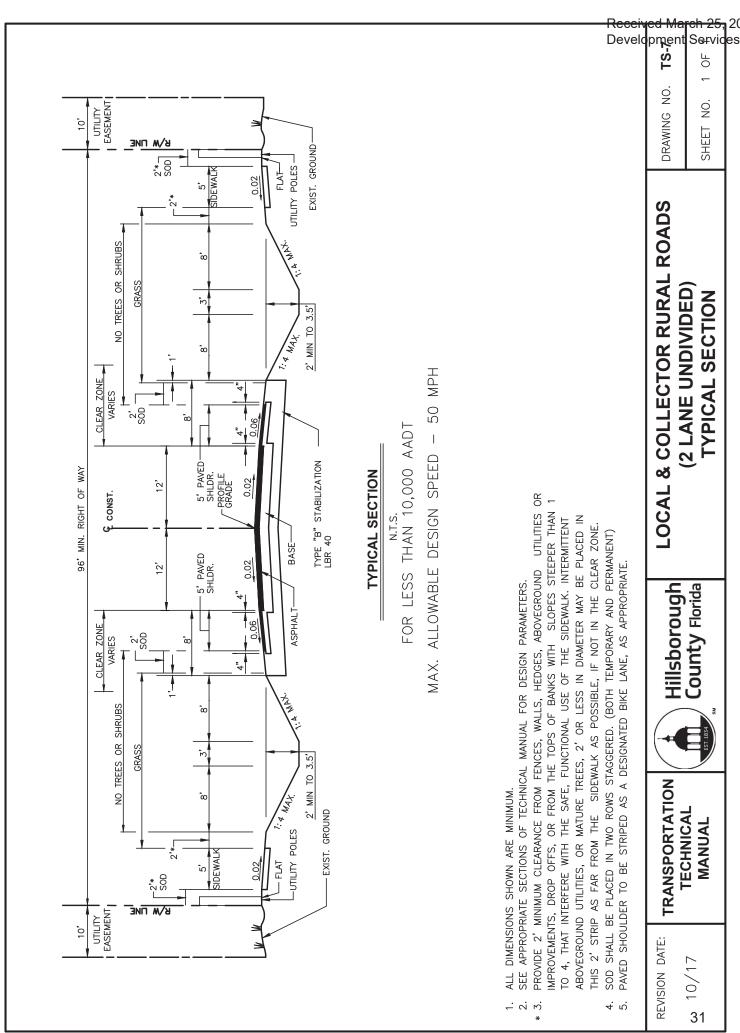






Received March 25, 2025 **Development Services** FUNCTIONAL CLASSIFICATION Infrastructure & Development Services HILLSBOROUGH COUNTY PART 3 TO THE STATE SOLVINGED DEFORMED DEFORMED TO STREET STANDARD TO STATE STATE SOLVINGED DEFORMED TO STANDARD SHAPEN TO STANDARD STATE STATE STANDARD STA Urban Service Area Boundary Hillsborough County, Florida ROADWAYS State, Principal Arterial Hillsborough, Collector Hillsborough, Arterial Locator Map Functional Classifications Legend Authority, Classification State, Arterial 75 R 19 E R 19 E COUNTY 29 **25-02**74

	Received March 25, 2025 Development Services
	- 08
1.	
TS-7	
LINCKS & ASSOCIATES, A TMC Company	30



Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Kingsway Rd	County Collector - Rural	2 Lanes ⊠ Substandard Road □ Sufficient ROW Width	 □ Corridor Preservation Plan ⋈ Site Access Improvements ⋈ Substandard Road Improvements □ Other
Penn National Rd.	County Local - Urban	2 Lanes □ Substandard Road ⊠ Sufficient ROW Width	 □ Corridor Preservation Plan □ Site Access Improvements □ Substandard Road Improvements □ Other
Hickory Ln.	County Local - Urban	2 Lanes □ Substandard Road ⊠ Sufficient ROW Width	☐ Corridor Preservation Plan☐ Site Access Improvements☐ Substandard Road Improvements☐ Other

Project Trip Generation ☐ Not applicable for this request				
	Average Annual Daily Trips A.M. Peak Hour Trips P.M. Peak Hour Trip			
Existing	550	39	50	
Proposed	1,320	101	136	
Difference (+/-)	+770	+62	+86	

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

Connectivity and Cross Access ☐ Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Vehicular & Pedestrian	None	Meets LDC
South		Vehicular & Pedestrian	None	Meets LDC
East		Vehicular & Pedestrian	None	Meets LDC
West	Х	None	None	Meets LDC
Notes:		-	•	-

Design Exception/Administrative Variance ⊠ Not applicable for this request			
Road Name/Nature of Request	Туре	Finding	
Kingsway Rd./Substandard Road	Design Exception Requested	Approvable	
Kingsway Rd./ Access Spacing	Administrative Variance Requested	Approvable	
Notes:			

4.0 Additional Site Information & Agency Comments Summary			
Transportation	Objections	Conditions Requested	Additional Information/Comments
☑ Design Exception/Adm. Variance Requested☑ Off-Site Improvements Provided	☐ Yes ☐ N/A ☒ No	⊠ Yes □ No	See report.

COUNTY OF HILLSBOROUGH ZONING HEARING MASTER'S RECOMMENDATION

Application number:	RZ-PD 25-0274
Hearing date:	June 16, 2025
Applicant:	KB Home
Request:	Rezone to Planned Development
Location:	East side of North Kingsway Road, south of East U.S. Highway 92, Seffner
Parcel size:	37.2 acres +/-
Existing zoning:	AS-1, RSC-4, and RSC-6
Future land use designation:	Res-4 (4 du/ga; 0.25 FAR)
Service area:	Urban
Community planning area:	Seffner-Mango Community Plan

A. APPLICATION REVIEW

DEVELOPMENT SERVICES STAFF REPORT APPLICATION REVIEW SUMMARY AND RECOMMENDATION

Rezoning Application: PD 25-0274 (REV)

Zoning Hearing Master Date:

June 16, 2025

BOCC Land Use Meeting Date: Au

August 12, 2025



Development Services Department

1.0 APPLICATION SUMMARY

Applicant: KB Homes

FLU Category: RES-4

Service Area: Urban

Site Acreage: 37.2

Community

Seffner Mango

Plan Area: Overlay:

None





Introduction Summary:

The applicant is requesting to rezone the property from AS-1, RSC-6, and RSC-4 to Planned Development (PD) to allow for the development of 140 single-family, conventional dwellings. A private road located along the southern 35 feet of the original property area is being removed from the rezoning application through the certified parcel process prior to approval of this PD. The subject property is currently developed for agricultural and single-family use. All existing structures are required to be removed prior to redevelopment.

Zoning	Existing P			Proposed
Districts	AS-1	RSC-6	RSC-4	PD
Typical General Uses	Single-Family Residential/ Agricultural	Single-Family Residential (Conventional Only)	Single-Family Residential (Conventional Only)	Single-Family Residential
Acreage	33.88	0.12	3.24	37.2
Density/Intensity	1 unit per acre	6 units per acre	4 units per acre	3.76 units per acre
Mathematical Maximum*	33 units	0 units	12 units	140 units

^{*}number represents a pre-development approximation

Development					
Standards		Existing		Prop	osed
District	AS-1	RSC-6	RSC-4	PI	D
Lot Size	1 acre	7,000 SF	10,000	4,400	5,500
Lot Width (ft.)	150	70	75	40 (< 50)	50 (min.)
Setbacks Buffering & Screening(NA)	Front: 50' Sides: 15' Rear: 50'	Front: 25' Sides: 7.5' Rear: 25'	Front: 25' Sides: 7.5' Rear: 25'	Front: 10'** Sides: 5' Rear: 15' Pools: 10'	Front: 10'** Sides: 5' Rear: 15' Pools: 10'
Height	50'	35′	35'	35'	35′

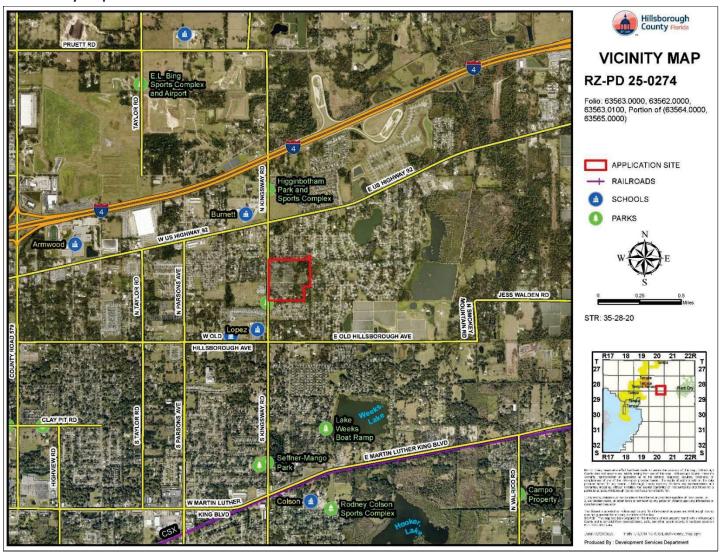
^{**}The entrance side of garage structures must be setback at least 20 feet for front yards and 20 feet for front yards functioning as side yards.

Additional Information	
PD Variations	None requested as part of this application
Waivers to the Land Development Code	None requested as part of this application

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

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



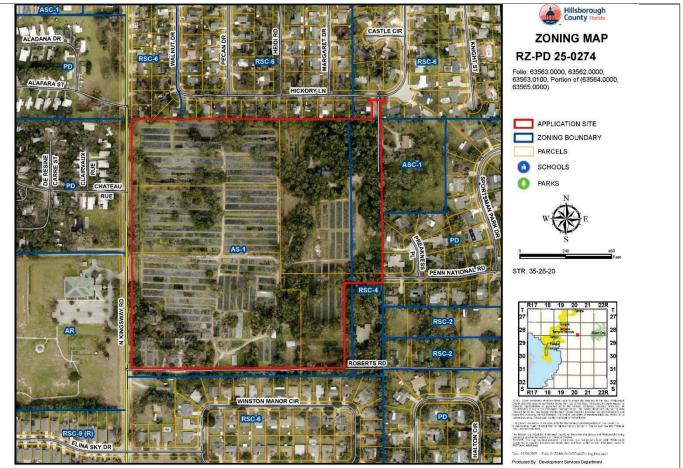
Case Reviewer: Sam Ball

Context of Surrounding Area:

The subject property is located along the east side of Kingsway Road, approximately 0.6 miles south of Interstate-4, between US Highway 92 and Old Hillsborough Avenue. The area is primarily developed for single-family residential use with lots sizes ranging from 6,000 square feet to 3.8 acres. Other uses in the area include a public library and a public elementary school.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



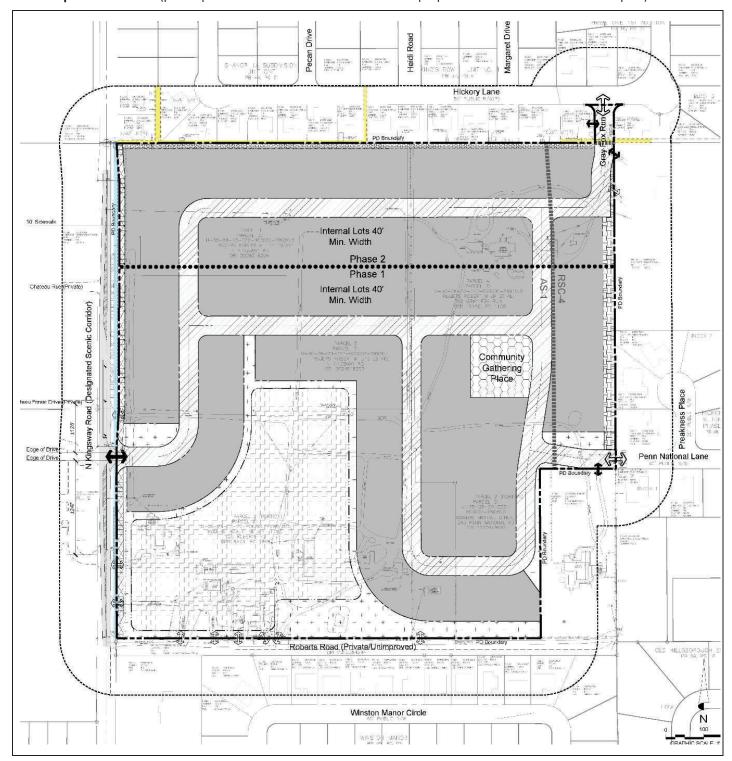
Case Reviewer: Sam Ball

Adjacent Zonings and Uses					
Location	Zoning	Maximum Density/FAR Permitted by Zoning	Allowable Use	Existing Use	
North	RSC-6	6 units per acre	Single-Family Residential (Conventional Only)	Dwelling, Single-Family Conventional	
South	RSC-6	6 units per acre	Single-Family Residential (Conventional Only)	Dwelling, Single-Family Conventional	
South	RSC-4	4 units per acre	Single-Family Residential (Conventional Only)	Dwelling, Single-Family Conventional	
	PD 82-0051	2.36 units per acre	Single-Family Residential (Conventional Only)	Dwelling, Single-Family Conventional	
East	ASC-1	1 unit per acre	Agricultural & Single-Family Residential (Conventional Only)	Dwelling, Single-Family Conventional	
Most	AR	1 unit per 5 acres	Single-Family Residential & Agricultural	Public Library	
West	PD 82-0310	6.3 units per acre	Mobile Home & RV Park	Mobile Home & RV Park (107 lots)	

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)

Case Reviewer: Sam Ball



APPLICATION NUMBER:	PD 25-0274 (RE\

ZHM HEARING DATE: June 16, 2025

BOCC LUM MEETING DATE: August 12, 2025

Case Reviewer: Sam Ball

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

Adjoining Roadways (check if applicable)					
Road Name	Classification	Current Conditions	Select Future Improvements		
Kingsway Rd	County Collector - Rural	2 Lanes ⊠ Substandard Road □ Sufficient ROW Width	 □ Corridor Preservation Plan ☑ Site Access Improvements ☑ Substandard Road Improvements □ Other 		
Penn National Rd.	County Local - Urban	2 Lanes □ Substandard Road ⊠ Sufficient ROW Width	 □ Corridor Preservation Plan □ Site Access Improvements □ Substandard Road Improvements □ Other 		
Hickory Ln.	County Local - Urban	2 Lanes □ Substandard Road ⊠ Sufficient ROW Width	□ Corridor Preservation Plan □ Site Access Improvements □ Substandard Road Improvements □ Other		

Project Trip Generation ☐ Not applicable for this request					
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips		
Existing	550	39	50		
Proposed	1,320	101	136		
Difference (+/-)	+770	+62	+86		

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

Connectivity and Cross Access Not applicable for this request					
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding	
North		Vehicular & Pedestrian	None	Meets LDC	
South		Vehicular & Pedestrian	None	Meets LDC	
East		Vehicular & Pedestrian	None	Meets LDC	
West	X	None	None	Meets LDC	
Notes:				•	

Design Exception/Administrative Variance ☐ Not applicable for this request				
Road Name/Nature of Request	Туре	Finding		
Kingsway Rd./Substandard Road	Design Exception Requested	Approvable		
Kingsway Rd./ Access Spacing Administrative Variance Requested Approvable				
Notes:				

APPLICATION NUMBER:	PD 25-0274 (REV
---------------------	-----------------

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	⊠ Yes □ No	☐ Yes ⊠ No	☐ Yes ⊠ No	
Environmental Services	⊠ Yes □ No	☐ Yes ⊠ No	□ Yes ⊠ No	
Natural Resources	⊠ Yes □ No	☐ Yes ⊠ No	⊠ Yes □ No	
Conservation & Environmental Lands Management	⊠ Yes □ No	☐ Yes ☑ No	☐ Yes ⊠ No	
Check if Applicable: ☐ Wetlands/Other Surface Waters ☐ Use of Environmentally Sensitive Land Credit ☐ Wellhead Protection Area ☐ Surface Water Resource Protection Area	☐ Significan☐ Coastal H☑ Urban/Su	 □ Potable Water Wellfield Protection Area □ Significant Wildlife Habitat □ Coastal High Hazard Area ☑ Urban/Suburban/Rural Scenic Corridor □ Adjacent to ELAPP property 		
- 1 11 - 111-1	Comments		Conditions	Additional
Public Facilities:	Received	Objections	Requested	Information/Comments
Public Facilities: Transportation ☑ Design Exc./Adm. Variance Requested ☑ Off-site Improvements Provided		Objections ☐ Yes ☑ No		
Transportation ⊠ Design Exc./Adm. Variance Requested	Received Yes	☐ Yes	Requested × Yes	Information/Comments
Transportation ☑ Design Exc./Adm. Variance Requested ☑ Off-site Improvements Provided Service Area/ Water & Wastewater ☑ Urban ☐ City of Tampa	Received ⊠ Yes □ No ⊠ Yes	☐ Yes ☑ Yes	Requested ⊠ Yes □ No	Information/Comments

Case Reviewer: Sam Ball

APPLICATION NUMBER: PD 25-0274 (REV)

ZHM HEARING DATE: June 16, 2025

BOCC LUM MEETING DATE: August 12, 2025

Case Reviewer: Sam Ball

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

APPLICATION NUMBER: PD 25-0274 (REV)

BOCC LUM MEETING DATE: August 12, 2025 Case Reviewer: Sam Ball

5.0 IMPLEMENTATION RECOMMENDATIONS

June 16, 2025

5.1 Compatibility

ZHM HEARING DATE:

Staff finds that the proposed development standards comply with the intent of the RSC-10 standards of the LDC. The number of 40-foot-wide lots is limited to 44, and the 40-foot lots are configured in a way that each one would front lots having at least 50 feet of width. The 40-foot lots are required to be at least 110 feet deep, which is sufficient to allow for a garage to be setback at least 20 feet from the front property line to allow for off-street parking. The 40-foot lots are restricted to an area that is surrounded by building envelopes that require 50-foot lots and the 40-foot lots will not be visible from the public rights-of-way or neighboring properties. Based on the proposed use and development standards, staff finds the proposed Planned Development compatible with the existing zoning and development pattern in the area.

5.2 Recommendation

Based on the above considerations, staff recommends approval of the request, subject to conditions.

APPLICATION NUMBER: PD 25-0274 (REV)
ZHM HEARING DATE: June 16, 2025

BOCC LUM MEETING DATE: August 12, 2025 Case Reviewer: Sam Ball

6.0 PROPOSED CONDITIONS

Prior to Certification, the applicant shall <u>update the general legend to change "proposed 30' buffer" to "proposed 35' buffer"; remove "see conditions of approval" statements from the general legend; and revise the General Notes #33 as follows: "Access to the east is proposed via Penn National Road. Access to the north is proposed via Gray Fox Run, which is proposed to become a public road." [Replace the words "cross access" with "access". Cross access is not the same as access and is not applicable to residential subdivisions.]</u>

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted May 28, 2025.

- 1. Development is limited to 140 single-family detached dwellings as depicted on the general site plan.
- 2. Internal 40-foot-wide lots: lots having at least 40 feet of width and less that than 50 feet of width, shall be limited to no more than 44 lots and shall comply with the following requirements:
 - a. The internal 40-foot-wide lots shall only be permitted where shown on the general site plan;
 - b. 40-foot-wide lots that are corner lots shall be at least 45 feet wide;
 - c. Development standards shall be as follows:

Minimum lot area: 4,400 square feet

Minimum lot width (internal lots): 40 feet

Minimum lot width (corner lots): 45 feet

Maximum building height: 35 feet (2-stories)

Minimum front yard: 10 feet* (10 feet for front yards functioning as side yards when no

access taken from front yard functioning as a side yard . Garage setback for a front yard functioning as a side yard shall be 20 feet minimum with

a minimum 15-foot setback for the remainder of the structure).

Minimum side yard setback: 5 feet

Minimum rear yard setback: 15 feet**

Maximum lot coverage: 40 percent

Swimming pool setbacks: 10 feet** (side and rear)

- * Side loading garages from the front yard shall be permitted a minimum front yard setback of 10 feet. The front facing façade of the side facing/loading garage shall be architecturally finished with the same material/style as the main dwelling and shall have at least two windows. Front porches shall be permitted a minimum front yard of 15 feet.
- ** Minimum rear setback of 5 feet for accessory structures and 3 feet for pool enclosures.
- d. The development of single-family lots having less than 50 feet of width shall provide the following:
 - 1) Each unit shall provide a 2-car garage; and
 - 2) The primary doorway/entrance shall front the street.

APPLICATION NUMBER: PD 25-0274 (REV)

ZHM HEARING DATE: June 16, 2025

BOCC LUM MEETING DATE: August 12, 2025

Case Reviewer: Sam Ball

3. All other lots: lots having at least 50 feet of width shall comply with the following requirements:

Minimum lot area: 5,500 square feet

Minimum lot width (internal lots): 50 feet

Minimum lot width (corner lots): 55 feet

Maximum building height: 35 feet (2-stories)

Minimum front yard: 20 feet*, (10 feet for front yards functioning as side yards when no access taken

from the front yard functioning as a side yard. Garage setbacks for a front yard functioning as a side yard shall be 20 feet minimum with a minimum 15-foot

setback for the remainder of the structure)

Minimum side yard setback: 5 feet

Minimum rear yard setback: 15 feet**

Maximum lot coverage: 40 percent

Swimming pool setbacks: 10 feet** (side and rear)

- * Side loading garages from the front yard shall be permitted a minimum front yard setback of 10 feet. The front facing façade of the side facing/loading garage shall be architecturally finished with the same material/style as the main dwelling and shall have at least two windows. Front porches shall be permitted a minimum front yard of 15 feet.
- ** Minimum rear setback of 5 feet for accessory structures and 3 feet for pool enclosures.
- 4. All perimeter lots, adjoining the project boundary, shall be a minimum of 50 feet by 110 feet.
- 5. Natural Resources staff identified numerous significant trees on the site including potential Grand Oaks. The site plan may be modified from the Certified Site Plan to avoid tree removal.
- 6. Any interim agricultural operations shall not result in the destruction of trees or the natural plant community vegetation on the property. Any application to conduct land alteration activities on the property must be submitted to the Natural Resources Team of the Development Services Department for review and approval. Use of the agricultural exemption provision to the Land Alteration regulations is prohibited.
- 7. 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.
- 8. 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.
- 9. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval25
- 10. The project shall be permitted an access connection on N Kingsway Road, Penn National Road and Hickory Lane, as shown on the PD site plan.

APPLICATION NUMBER:	PD 25-0274 (REV)
	()

ZHM HEARING DATE: June 16, 2025

BOCC LUM MEETING DATE: August 12, 2025

Case Reviewer: Sam Ball

11. The developer shall construct a southbound left turn lane into the project access on N Kingsway Road with the initial increment of development.

- 12. The project shall allow for a minimum 50-foot wide vehicular and pedestrian access connection to the eastern boundary with folio #63555.0000 for the existing residential use and any future residential subdivision, generally where shown on the PD site plan. Notwithstanding anything shown on the PD site plan or herein conditions of approval to the contrary, no intervening common area or other parcel (i.e. "spite strip") shall be platted between the project's internal roadway and folio #63555.0000 such that it would prevent the existing access or a future minimum 50-foot wide vehicular and pedestrian access to be taken.
- 13. The project shall allow for a minimum 50-foot wide vehicular and pedestrian access connection to the remaining portion of parcel folio#63564.0000, not included in the PD rezoning, for the existing use and any future residential subdivision, generally where shown on the PD site plan. Notwithstanding anything shown on the PD site plan or herein conditions of approval to the contrary, no intervening common area or other parcel (i.e. "spite strip") shall be platted between the project's internal roadway and said portion of folio #63564.0000 such that it would prevent the existing access or a future minimum 50-foot wide vehicular and pedestrian access to be taken.
- 14. If PD 25-0274 is approved, the County Engineer will approve the Design Exception (dated February 26, 2025), which was found approvable on June 9, 2025, for N Kingsway Road substandard road improvements. As Kingsway Road is a substandard rural collector roadway, the developer will be required to construct 10-foot-wide sidewalk/multi-use path along the project frontage consistent with the Design Exception.
- 15. If PD 25-0274 is approved, the County Engineer will approve an administrative variance (dated January 21, 2025), which was found approvable on June 9, 2025. Approval of this Administrative Variance will permit reduction of the minimum access spacing (between the Kingsway Road access and next driveway connection to the north) such that a minimum spacing of +/- 128 feet is permitted.
- 16. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
- 17. All construction ingress and egress shall be limited to the proposed Kingsway Road vehicular access connection shown on the PD site plan. The developer shall include a note in each site/construction plan submittal which indicates same.
- 18. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

APPLICATION NUMBER:	PD 25-0274 (REV)	
ZHM HEARING DATE:	June 16, 2025	
BOCC LUM MEETING DATE:	August 12, 2025	Case Reviewer: Sam Ball

Zoning Administrator Sign Off:

9. Brian Grady

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

Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are being waived or otherwise approved. The project will be required to comply with the Site Development Plan Review approval process in addition to obtain all necessary building permits for on-site structures.

APPLICATION NUMBER: PD 25-0274 (REV)
ZHM HEARING DATE: June 16, 2025

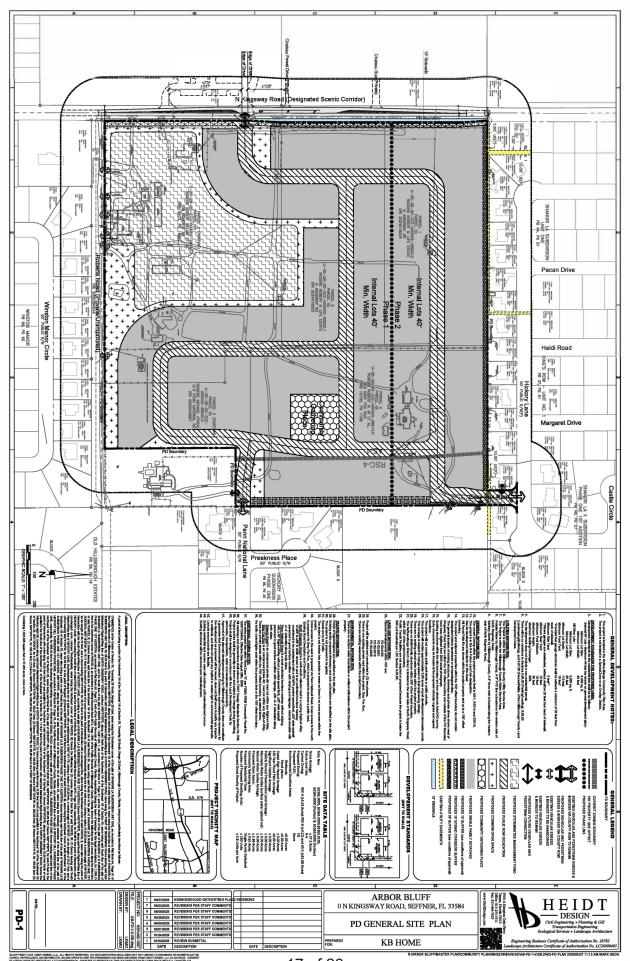
BOCC LUM MEETING DATE: August 12, 2025 Case Reviewer: Sam Ball

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

ZHM HEARING DATE: BOCC LUM MEETING DATE:	June 16, 2025 August 12, 2025	Case Reviewer: Sam Ball
8.0 PROPOSED SITE PLAN (FULL)		

APPLICATION NUMBER:

PD 25-0274 (REV)



B. HEARING SUMMARY

This case was heard by the Hillsborough County Zoning Hearing Master on June 16, 2025. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the petition.

Applicant

Mr. Clayton Bricklemyer spoke on behalf of the applicant. Mr. Bricklemyer presented the rezoning request, responded to the zoning master's questions, and provided testimony as reflected in the hearing transcript. Mr. Bricklemyer read into the record proposed conditions for buffering and screening and stated the conditions were arrived at through conversations with neighboring property owners.

Development Services Department

Mr. Sam Ball, Hillsborough County Development Services Department, presented a summary of the findings and analysis as detailed in the revised staff report, and provided testimony as reflected in the hearing transcript.

Planning Commission

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

Proponents

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

Opponents

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

Mr. Kevin Cash spoke in opposition to the rezoning. Mr. Cash stated he was speaking on behalf of himself and the Shangri La Homeowners' Association. Mr. Cash stated he and the homeowners' association do not generally oppose the development of the Subject Property, however, he raised issues related to density, lot size, impact on roadways and infrastructure. He stated the surrounding community suffers from flooding issues and is concerned that the proposed development will contribute to the existing flooding issues. He stated the community wants assurance that the proposed development will capture its runoff and not contribute to flooding in surrounding areas.

Ms. Elizabeth Belcher spoke in opposition to the rezoning. She raised issues related to the proposed access to Penn National Road and to preservation of trees on the Subject Property.

Mr. Herbert Belcher spoke in opposition to the rezoning. He raised issues related to stormwater runoff. Mr. Belcher stated he is concerned that the retention ponds for the

proposed new development will not be adequate to avoid adverse impacts to properties in the surrounding community.

Mr. William Kruppa spoke in opposition to the rezoning. Mr. Kruppa stated he was speaking on behalf of the Hickory Hills Homeowners' Association. He raised issues related to tree preservation, traffic, and the proposed access to Penn National Road. He stated the community is concerned about the additional traffic through the Hickory Hills subdivision if the access point on Penn National Road is implemented, and stated the access point should be restricted to "emergency only" if it cannot be eliminated. He stated construction traffic should not be allowed to use Penn National Road during development of the Subject Property.

Development Services Department

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

Applicant Rebuttal

Mr. Bricklemyer addressed some issues raised by the opposition speakers. Mr. Bricklemyer stated the applicant would accept elimination of the access point to Penn National Road or its restriction as an emergency access. Mr. Bricklemyer stated construction traffic will be required to take access from Kingsway Road as a condition of approval. Mr. Bricklemyer stated the proposed project density is between 3 and 4 units per acre.

Mr. Brad Kuhl P.E. addressed concerns related to drainage. He stated the Shangri La community is in a separate drainage basin from the Subject Property and should not be affected. He stated the area consists of closed basins, and the stormwater ponds for the proposed development will be designed to accommodate the 100-year 24-hour storm event as required by applicable regulations. He stated any stormwater discharge from the Subject Property should not affect surrounding areas in separate closed basins. Mr. Kuhl stated the proposed development would be designed to preserve existing trees to the greatest extent possible, and that this issue would be reviewed through the construction plan process.

Mr. Bricklemyer stated the approval conditions include language related to natural vegetation and screening.

The zoning master closed the hearing on RZ-PD 25-0274.

C. EVIDENCE SUMBITTED

Ms. Belcher submitted to the record at the hearing a statement of concerns from Hickory Hill Subdivision.

Mr. Ball submitted to the record at the hearing a copy of the revised Development Services Department staff report and attachments.

D. FINDINGS OF FACT

- 1. The Subject Property consists of four folio parcels and a portion of a fifth folio parcel, with a total of approximately 37.2 acres located on the east side of North Kingsway Road, south of East U.S. Highway 92, Seffner.
- 2. The Subject Property is designated Res-4 on the Future Land Use Map and is zoned AS-1, RSC-4, and RSC-6.
- 3. The Subject Property is in the Urban Services Area and is located within the boundaries of the Seffner-Mango Community Plan.
- 4. The general area surrounding the Subject Property consists of single-family residential, a public library, and an elementary school. Adjacent properties include a residential single-family subdivision to the north; a residential single-family subdivision and large lot single-family parcels to the east; a residential single-family subdivision and a large lot single-family parcel to the south; and a mobile-home park, public library, and Seffner Community Park and Gardens across North Kingsway Road to the west.
- 5. The Hillsborough County Property Appraiser's website shows folio 063562.0000 is improved with a single-family home built in 1996, folio 063564.0000 is improved with a single-family home built in 1995, folio 063565-0000 is improved with a single-family home built in 1956, and folios 063563.0000 and 063563.0100 are not improved. The Subject Property has historically been in agricultural operation.
- 6. The applicant is requesting to rezone the Subject Property to Planned Development to allow 140 single-family conventional dwellings. The Development Services Department staff report notes that a private road located along the south 35 feet of the Subject Property (folios 063565.0000 and 063564.0000) is being removed from the rezoning consideration through a certified parcel process.
- 7. The applicant's agent, Mr. Bricklemyer, stated at the hearing that the applicant is proposing certain buffering and screening conditions that were arrived at through conversations with neighboring property owners. Mr. Bricklemyer read into the record the following conditions:
 - a. A 35-foot-wide buffer shall be provided along the Subject Property's east boundary.¹
 - b. A 15-foot-wide buffer shall be provided along the Subject Property's north boundary.
 - c. Screening along the Subject Property's north and east boundaries shall consist of a 6-foot-high PVC fence and a row of shade trees with a minimum

¹ The site plan as submitted indicates a 30-foot-wide buffer.

2-inch caliper and a minimum of 8-feet in height at the time of planting, placed no more than 35-feet apart. Existing vegetation, excluding hazardous and non-native species, may be used in lieu of the plantings.

- 8. The applicant requested a Design Exception for North Kingsway Road substandard roadway improvements. The County Engineer found the Design Exception approvable. If the rezoning is approved, the developer will be required to construct a 10-foot-wide sidewalk or multi-use path along the project frontage consistent with the Design Exception.
- 9. The applicant requested an Administrative Variance for a reduction of the minimum access spacing to allow a minimum spacing of approximately 128 feet between the proposed North Kingsway Road access and the next driveway connection to the north. The County Engineer found the Administrative Variance approvable.
- 10. Property owners in surrounding communities spoke at the hearing in opposition to the proposed development and raised concerns related to flooding, traffic, and density. Citizens in surrounding communities provided fact-based testimony that they have experienced flooding after storm events in recent years. The applicant's expert witness testified that the Subject Property is within a separate closed drainage basin from the surrounding communities, and the stormwater ponds serving the proposed development would be designed to accommodate the 100-year 24-hour storm event as required by applicable regulations. He stated any stormwater discharge from the Subject Property should not affect surrounding areas in separate closed basins. Citizens who are residents of the adjacent community to the east of the Subject Property are opposed to the new subdivision having a connection point on Penn National Road. The applicant's agent stated the applicant does not object to not having a connection point on Penn National Road.
- 11. Development Services Department staff found the proposed development compatible with the existing zoning and development pattern in the area. Staff concluded the rezoning request is approvable subject to the conditions set out in the staff report based on the applicant's general site plan submitted May 28, 2025.
- 12. Hillsborough County Transportation Review staff stated no objections, subject to the conditions set out in the Transportation Review Comment Sheet and Development Services Department staff report.
- 13. Planning Commission staff found the proposed planned development is an allowed use in the Res-4 Future Land Use category, is compatible with the existing development pattern of the surrounding area and does support the vision of the Seffner-Mango Community Plan. Staff concluded the proposed rezoning is consistent with the *Unincorporated Hillsborough County Comprehensive Plan*.

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

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

F. CONCLUSIONS OF LAW

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

G. SUMMARY

The applicant is requesting to rezone the Subject Property to Planned Development to allow 140 single-family conventional dwellings. The applicant is proposing the following buffering and screening conditions that were arrived at through conversations with neighboring property owners:

- a. A 35-foot-wide buffer shall be provided along the Subject Property's east boundary.
- b. A 15-foot-wide buffer shall be provided along the Subject Property's north boundary.
- c. Screening along the Subject Property's north and east boundaries shall consist of a 6-foot-high PVC fence and a row of shade trees with a minimum 2-inch caliper and a minimum of 8-feet in height at the time of planting, placed no more than 35-feet apart. Existing vegetation, excluding hazardous and non-native species, may be used in lieu of the plantings.

The applicant requested a Design Exception for North Kingsway Road substandard roadway improvements. The County Engineer found the Design Exception approvable. The applicant requested an Administrative Variance for a reduction of the minimum access spacing. The County Engineer found the Administrative Variance approvable.

RECOMMENDATION

Based on the foregoing Findings of Fact and Conclusions of Law, this recommendation is for **APPROVAL** of request to rezone the Subject Property to Planned Development, subject to the certification requirements and proposed conditions set out in the

Development Services Department staff report based on the applicant's general site plan submitted May 28, 2025, and the following proposed conditions read into the record at the hearing:

- a. A 35-foot-wide buffer shall be provided along the Subject Property's east boundary.
- b. A 15-foot-wide buffer shall be provided along the Subject Property's north boundary.
- c. Screening along the Subject Property's north and east boundaries shall consist of a 6-foot-high PVC fence and a row of shade trees with a minimum 2-inch caliper and a minimum of 8-feet in height at the time of planting, placed no more than 35feet apart. Existing vegetation, excluding hazardous and non-native species, may be used in lieu of the plantings.

July 9, 2025 Date:

Pamela Jo Hatley PhD, 4D

Land Use Hearing Officer



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

Unincorporated Hillsborough County Rezoning Consistency Review			
Hearing Date: June 16, 2025	Case Number: PD 25-0274		
Report Prepared: June 5, 2025	Folio(s): 63562.0000, 63563.0000, 63563.0100, 63564.0000 & 63565.0000		
	General Location : East of North Kingsway Road and south of East US Highway 92		
Comprehensive Plan Finding	CONSISTENT		
Adopted Future Land Use	Residential-4 (4 du/ga;0.25 FAR)		
Service Area	Urban		
Community Plan(s)	Seffner-Mango		
Rezoning Request	Planned Development (PD) in order to develop 140 dwelling units.		
Parcel Size	+/- 37.2 acres		
Street Functional Classification	North Kingsway Road – County Collector East US Highway 92 – State Principle Arterial		
Commercial Locational Criteria	Not applicable		
Evacuation Area	None		

Table 1: COMPARISON OF SURROUNDING PROPERTIES					
Vicinity	Future Land Use Designation	Zoning	Existing Land Use		
Subject Property	Residential-4	AS-1 + RSC-4 + RSC- 6	Agricultural		
North	Residential-4	RSC-6	Single-Family Residential + Two-Family		
South	Residential-4	RSC-6	Single-Family Residential		
East	Residential-4	RSC-4 + ASC-1 + PD + RSC-2	Single- Family Residential + Agricultural		
West	Residential-4	PD + AR	Mobile Home Park + Public/Quasi/Public		

Staff Analysis of Goals, Objectives and Policies:

The ± 37.2-acre subject site is located east of North Kingsway Road and south of East US Highway 92. The site is in the Urban Service Area and is within the limits of the Seffner-Mango Community Plan. The subject site has a Future Land Use (FLU) designation of Residential-4 (RES-4), which allows for the consideration of agricultural, residential, neighborhood commercial, office uses and multi-purpose projects. The applicant is requesting a Planned Development (PD) in order to develop 140 single family dwelling units.

The site is in the Urban Service Area where, according to Objective 1.1 of the Future Land Use Section (FLUS), 80 percent of the county's growth is to be directed. Policy 3.1.3 requires all new developments to be compatible with the surrounding area, noting that "compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development." The site currently has agricultural uses developed with single family homes surrounding the site. The proposal for 140 dwelling units meets the intent of FLUS Objective 1.1.

Per Objective 2.2, Future Land Use categories outline the maximum level of intensity or density, and range of permitted land uses allowed in each category. Table 2.2 contains a description of the character and intent permitted in each of the Future Land Use categories. The site is in the RES-4 Future Land Use category, which is intended for agricultural, residential, neighborhood commercial, office uses and multipurpose projects. As the language states above, residential uses are allowed and therefore, the proposal meets Objective 2.2 and the associated policies.

The Comprehensive Plan requires that all development meet or exceed the land development regulations

PD 25-0274 2

in Hillsborough County (FLUS Objective 4.1, FLUS Policy 4.1.1 and FLUS Policy 4.1.2). Transportation did not object to the proposed request; therefore, the subject site meets the intent of FLUS Objective 4.1, FLUS Policy 4.1.1 and FLUS Policy 4.1.2.

The proposal meets the intent of FLUS Objective 4.4 and FLUS Policy 4.4.1 that require new development to be compatible with the surrounding neighborhood. In this case, the surrounding land use pattern is comprised mostly of single family residential. The proposed request will complement the area as well as the surrounding neighborhoods to the east, north, and south.

The subject site is within the limits of the Seffner-Mango Community Plan. The community plan seeks to enhance community character and ensure quality residential and nonresidential development. The proposed rezoning to develop 140 single family units aligns well with the Seffner-Mango Community Plan.

Overall, staff finds that the proposed use is an allowable use in the RES-4, is compatible with the existing development pattern found within the surrounding area, and does support the vision of the Seffner-Mango Community Plan. The proposed Planned Development (PD) would allow for development that is consistent with the Goals, Objectives, and Policies of the Future Land Use Section of the *Unincorporated Hillsborough County Comprehensive Plan*.

Recommendation

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

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

FUTURE LAND USE SECTION

Urban Service Area

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

Relationship to the Future Land Use Map

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

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

Future Land Use Categories

PD 25-0274

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

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

Compatibility

- **Policy 3.1.1:** Restrict incompatible land uses to protect established and planned neighborhoods and communities by utilizing planning principles that limit commercial development in residential Future Land Use categories. Commercial and mixed-use in residential Future Land Use categories shall be limited to neighborhood serving guided by the commercial locational criteria in Objective 4.7.
- **Policy 3.1.2**: Gradual transitions of intensities and densities between different land uses shall be provided for as new development is proposed and approved through the use of professional site planning, buffering and screening techniques and control of specific land uses. Screening and buffering used to separate new development from the existing, lower-density community should be designed in a style compatible with the community and allow pedestrian penetration. In rural areas, perimeter walls are discouraged and buffering with berms and landscaping are strongly encouraged.
- **Policy 3.1.3:** Any density increase shall be compatible with existing, proposed or planned surrounding development. Compatibility is defined as the characteristics of different uses or activities or 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

Development

- **Policy 4.1.1**: Each land use plan category shall have a set of zoning districts that may be permitted within that land use plan category, and development shall not be approved for zoning that is inconsistent with the plan.
- **Policy 4.1.2:** Developments must meet or exceed the requirements of all land development regulations as established and adopted by Hillsborough County, the state of Florida and the federal government unless such requirements have been previously waived by those governmental bodies.
- **4.1.6**: Existing and future land development regulations shall be made consistent with the Comprehensive Plan, and all development approvals shall be consistent with those development regulations per the timeframe provided for within Chapter 163, Florida Statutes. Whenever feasible and consistent with Comprehensive Plan policies, land development regulations shall be designed to provide flexible, alternative solutions to problems.

PD 25-0274 4

Neighborhood/Community Development

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

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

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

LIVABLE COMMUNITIES ELEMENT: Seffner-Mango

2. Goal: Enhance community character and ensure quality residential and nonresidential development.

PD 25-0274 5

HILLSBOROUGH COUNTY

2024 AERIAL RZ PD 25-0274

WITHDRAWN DENIED

Urban Service Area Shoreline Jurisdiction Boundary Major Roads

PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR) AGRICULTURAL/MINING-1/20 (.25 FAR) wam.NATURAL.LULC_Wet_Poly AGRICULTURAL-1/10 (.25 FAR)

AGRICULTURAL ESTATE-1/2.5 (.25 FAR) AGRICULTURAL/RURAL-1/5 (.25 FAR)

RESIDENTIAL PLANNED-2 (.35 FAR) RESIDENTIAL-1 (.25 FAR) RESIDENTIAL-2 (.25 FAR)

RESIDENTIAL-4 (.25 FAR) RESIDENTIAL-6 (.25 FAR)

RESIDENTIAL-12 (.35 FAR) RESIDENTIAL-9 (.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)

INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR) REGIONAL MIXED USE-35 (2.0 FAR) URBAN MIXED USE-20 (1.0 FAR)

RESEARCH CORPORATE PARK (1.0 FAR) OFFICE COMMERCIAL-20 (.75 FAR)

ENERGY INDUSTRIAL PARK (50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE) LIGHT INDUSTRIAL PLANNED (.75 FAR)

HEAVY INDUSTRIAL (.75 FAR) LIGHT INDUSTRIAL (.75 FAR)

WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR) NATURAL PRESERVATION CITRUS PARK VILLAGE



Map Printed from Rezoning System: 12/30/2024

File: G:\RezoningSystem\MapF



GENERAL SITE PLAN FOR CERTIFICATION



DEVELOPMENT SERVICES

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

HILLSBOROUGH COUNTY DEVELOPMENT SERVICES DEPARTMENT

GENERAL SITE PLAN REVIEW/CERTIFICATION

BOARD OF COUNTY COMMISSIONERS

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

COUNTY ADMINISTRATOR

Bonnie M. Wise

COUNTY ATTORNEY

Christine M. Beck

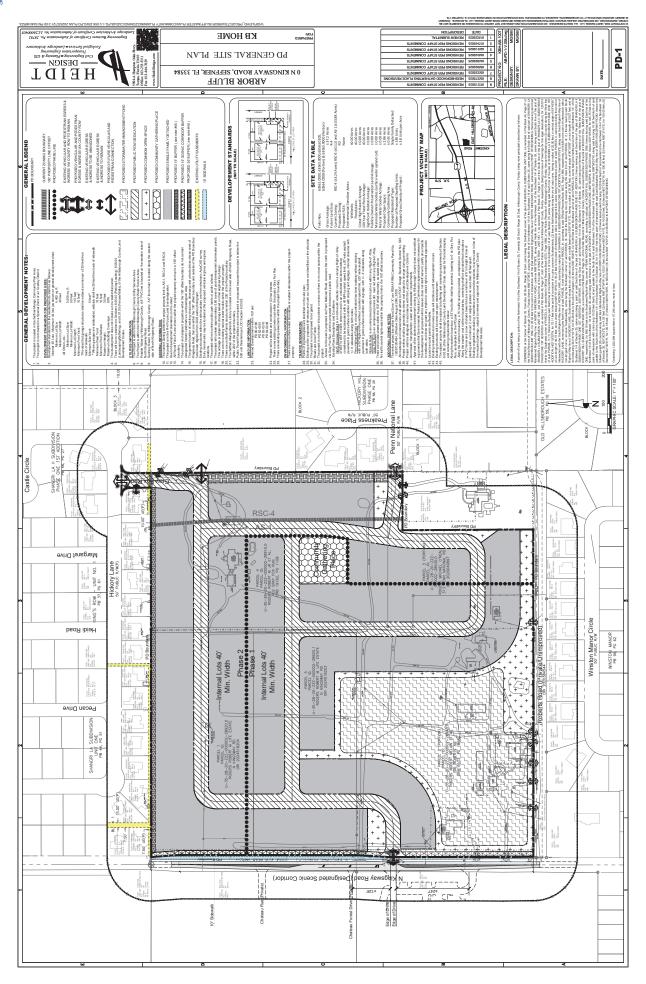
COUNTY INTERNAL AUDITOR

Melinda Jenzarli

DEPUTY COUNTY ADMINISTRATOR

Gregory S. Horwedel

Project Name: Arbor Bluff				
Zoning File: RZ-PD (25-0274) Modification: None				
Atlas Page: None	Submitted: 07/21/25			
To Planner for Review: 07/21/25 Date Due: ASAP				
Contact Person: Sheila Tirey, AICP	Phone: 813-253-5311/stirey@heidtdesign.com			
Right-Of-Way or Land Required for I	Dedication: Yes 🗸 No			
The Development Services Departm	ent HAS NO OBJECTION to this General Site Plan.			
The Development Services Department RECOMMENDS DISAPPROVAL of this General Site Plan for the following reasons:				
Reviewed by: Sam Ball	Date: 07-21-25			
Date Agent/Owner notified of Disapp	roval:			



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

IO: Zoi	ning Technician, Development Services Department	DATE: 6/09/2025	
	WER: Richard Perez, AICP, Executive Planner ING AREA/SECTOR: SM/CENTRAL	AGENCY/DEPT: Transportation PETITION NO: PD 25-0274	
	This agency has no comments.		
	This agency has no objection.		
X	This agency has no objection, subject to listed or att	ached conditions.	
	This agency objects, based on the listed or attached conditions.		

CONDITIONS OF APPROVAL

- The project shall be permitted an access connection on N. Kingsway Rd., Penn National Rd. and Hickory Ln., as shown on the PD site plan.
- The developer shall construct a southbound left turn lane into the project access on N. Kingsway Rd. with the initial increment of development.
- The project shall allow for a minimum 50-foot wide vehicular and pedestrian access connection to the eastern boundary with folio#63555.0000 for the existing residential use and any future residential subdivision, generally where shown on the PD site plan. Notwithstanding anything shown on the PD site plan or herein conditions of approval to the contrary, no intervening common area or other parcel (i.e. "spite strip") shall be platted between the project's internal roadway and folio#63555.0000 such that it would prevent the existing access or a future minimum 50-foot wide vehicular and pedestrian access to be taken.
- The project shall allow for a minimum 50-foot wide vehicular and pedestrian access connection to the remaining portion of parcel folio#63564.0000, not included in the PD rezoning, for the existing use and any future residential subdivision, generally where shown on the PD site plan. Notwithstanding anything shown on the PD site plan or herein conditions of approval to the contrary, no intervening common area or other parcel (i.e. "spite strip") shall be platted between the project's internal roadway and said portion of folio#63564.0000 such that it would prevent the existing access or a future minimum 50-foot wide vehicular and pedestrian access to be taken.
- If PD 25-0274 is approved, the County Engineer will approve the Design Exception (dated February 26, 2025), which was found approvable on June 9, 2025, for N. Kingsway Rd. substandard road improvements. As Kingsway Rd. is a substandard rural collector roadway, the developer will be required to construct 10-foot-wide sidewalk/multi-use path along the project frontage consistent with the Design Exception.
- If PD 25-0274 is approved, the County Engineer will approve an administrative variance (dated January 21, 2025), which was found approvable on June 9, 2025. Approval of this Administrative Variance will permit reduction of the minimum access spacing (between the Kingsway Rd. access and next driveway connection to the north) such that a minimum spacing of +/- 128 feet is permitted.

- Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
- All construction ingress and egress shall be limited to the proposed Kingsway Rd vehicular access connection shown on the PD site plan. The developer shall include a note in each site/construction plan submittal which indicates same.

Other:

• Prior to Certification, the applicant shall revise the General Notes #33 as follows: "Cross access Access to the east is proposed via Penn National Road. Cross access Access to the north is proposed via Gray Fox Run, which is proposed to become a public road." [Cross access is not the same as access and is not applicable to residential subdivisions.]

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone several parcels totaling a +/- 37.2 acres, from Agricultural/Single Family 1 (AS-1), Residential Single Family Conventional 6 (RSC-6), and Residential Single-Family Conventional 4 (RSC-4) to Planned Development to construct 140 single-family detached units. The site is located at the northeast corner of N. Kingsway Rd. and Roberts Rd. The Future Land Use designation is Residential 4 (R-4).

The site is current occupied by 2 single family detached homes and a plant nursey.

Trip Generation Analysis

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

Existing Zoning

Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips AM PM	
AS: 33 Single Family Detached Units	264	2 - 2 / 2	
(ITE Code 210)	364	27	35
RSC-4: 12 Single Family Detached Units	144	11	14
(ITE Code 210)	111	- 11	• •
RSC-6: 1 Single Family Detached Units	10	1	1
(ITE Code 210)	10	1	1
Total	550	39	50

Proposed Rezoning

Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 140 Single Family Detached (ITE 210)	1,320	101	136

Trip Generation Difference

Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(+)770	(+)62	(+)86

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

<u>Kingsway Rd.</u> is a 2-lane, substandard, undivided, rural collector roadway. The roadway is characterized by +/-10-foot-wide travel lanes in good condition and sidewalks on both sides, lying within +/-50 feet of right-of-way along the project frontage. There are no paved shoulders along the project frontage.

According to the Hillsborough County Transportation Technical Manual a TS-7 rural local and collector roadway typical section has 12-foot lanes with 5-foot paved shoulders and sidewalks on both sides within a minimum of 96 feet of right-of-way. The applicant is proposing a Design Exception to construct a 10-foot-wide sidewalk/multi-use path along the project frontage. The proposed Design Exception is discussed in greater detail under the section titled Requested Design Exception: Kings Way Rd. herein.

<u>Penn National Rd</u>. is a 2-lane, urban local roadway. The roadway is characterized by +/-10-foot-wide travel lanes in good condition with curb, gutter and sidewalks, lying within +/-50 feet of right-of-way.

<u>Hickory Ln</u>. is a 2-lane, urban local roadway. The roadway is characterized by +/-10-foot-wide travel lanes in good condition with curb, gutter and sidewalks, lying within +/-50 feet of right-of-way.

SITE ACCESS AND CONNECTIVITY

The PD site plan proposes a full access vehicular and pedestrian connection on N. Kingsway Rd, and secondary connections to Penn National Rd. and Hickory Ln.

As demonstrated by the site access analysis submitted by the applicant's traffic engineer, the project meets warrants for a 255-foot southbound left turn lane at the project's primary access on N. Kingsway Rd. A northbound right turn lane is not warranted.

The proposed PD site plan meets the requirements of LDC, Sec. 6.02.01.A. Subdivision Access standards to connect to adjacent roadways and residentially zoned tracts of land to efficiently address the access needs of visitors, delivery trucks, and emergency vehicles as well as local residents, alleviate travel on arterial roadways, and provide safe alternative travel routes for motorists and pedestrians that reduce travel time, distance and infrastructure costs.

The project connects to Penn National Rd., a local roadway, to the east consistent with LDC, Sec. 6.02.01.A. 16. Which requires "Streets within and contiguous to the subdivision shall be coordinated with other existing or planned streets within the general area as to location, widths, grades, and drainage. Such streets shall be aligned and coordinated with existing or planned streets in existing or future adjacent or contiguous to adjacent subdivisions. All streets, alleys, and pedestrian pathways in any subdivision or site plan shall connect to other streets and to existing and projected streets outside the proposed subdivision or other development." Penn National Rd. was planned, approved, constructed, and platted as part of the adjacent residential single-family subdivision with the intent to connect to the subject property.

Similarly, the project proposes to connect to Hickory Ln., a local roadway, to the north serving a residential single-family subdivision where the subject property has a 50-foot continuous frontage along the right of way, as demonstrated by the survey submitted by the applicant. Additionally, the project will maintain access to large adjacent residential tracts to the northeast, folio#63555.0000, and the southeast, folio#63564.0000. Staff is proposing conditions of approval to ensure future connectivity and potential for the adjacent properties to make the necessary local roadway connections in the event they were to develop into a residential subdivision.

Internal project roadways will be designed to the County TTM, TS-3 local roadway section and are proposed to be public roads. Staff notes that the projects proposed roadway connections makes the internal roadways eligible for public dedication as they will meet the criteria set for in the Hillsborough County Comprehensive Plan Mobility Element Policy 4.1.4.A.

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

To minimize disruption to the surrounding residential neighborhoods during construction, all construction traffic will be limited to the project's N. Kingsway Rd. access.

REQUESTED DESIGN EXCEPTION: KINGSWAY RD. SUBSTANDARD ROADWAY

As Kings Way Rd. is a substandard collector roadway, the applicant's Engineer of Record (EOR) submitted a Design Exception request for the roadway (dated February 26, 2025) to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer found the Design Exception request approvable (on June 9. 2025). The developer will be required to construct a 10-foot-wide sidewalk/multi-use path along the project frontage on N. Kingsway Rd. consistent with the Design Exception.

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

REQUESTED ADMINISTRATIVE VARIANCE: ACCESS SPACING.

The applicant's Engineer of Record (EOR) submitted a Section 6.04.02.B. Administrative Variance Request (dated January 21, 2025) from the Section 6.04.07. LDC requirement, governing spacing for the proposed N. Kingsway Ave. access. Per the LDC, N. Kingsway Ave. is a Class 6 roadway, which requires minimum connection spacing of 245 feet. The applicant is proposing the driveway in a location which is +/- 128 feet from the next closest access connection to the north. As such, the applicant is seeking a variance of 117 feet. Based on factors presented in the Administrative Variance Request, the County Engineer found the request approvable on June 9, 2025.

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

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Penn National Rd. and Hickory Ln. are not a regulated roadway in the Hillsborough County Level of Service (LOS) Report.

FDOT Generalized Level of Service				
Roadway	From	LOS Standard	Peak Hr Directional LOS	
KINGSWAY RD	MLK BLVD	US HWY 92	D	С

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

From: Williams, Michael [WilliamsM@hcfl.gov]

Sent: Monday, June 9, 2025 1:11 PM **To:** Steven Henry [shenry@lincks.com]

CC: stirey@heidtdesign.com; Ball, Fred (Sam) [BallF@hcfl.gov]; Perez, Richard [PerezRL@hcfl.gov]; Drapach, Alan [DrapachA@hcfl.gov]; Tirado, Sheida

[TiradoS@hcfl.gov]; De Leon, Eleonor [DeLeonE@hcfl.gov]; PW-CEIntake [PW-

CEIntake@hcfl.gov]

Subject: FW: RZ PD 25-0274 - Administrative Variance & Design Exception Review

Attachments: 25-0274 AVReq 01-24-25.pdf; 25-0274 DEAd 03-25-25.pdf

Importance: High

Steve,

I have found the attached Section 6.04.02.B. Administrative Variance (AV) and Design Exception (DE) for PD 25-0274 APPROVABLE.

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

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

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

Lastly, please note that it is critical to ensure you copy all related correspondence to <u>PW-CEIntake@hillsboroughcounty.org</u>

Mike

Michael J. Williams, P.E.

Director, Development Review County EngineerDevelopment Services Department

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

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

Facebook | Twitter | YouTube | LinkedIn | HCFL Stay Safe

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

From: Tirado, Sheida <TiradoS@hcfl.gov> Sent: Sunday, June 8, 2025 5:07 PM

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

Cc: Perez, Richard < PerezRL@hcfl.gov>; Drapach, Alan < DrapachA@hcfl.gov>; De Leon, Eleonor

<DeLeonE@hcfl.gov>

Subject: RZ PD 25-0274 - Administrative Variance & Design Exception Review

Importance: High

Hello Mike,

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

shenry@lincks.com stirey@heidtdesign.com ballf@hcfl.gov perezrl@hcfl.gov drapacha@hcfl.gov

Best Regards,

Sheida L. Tirado, PE

Transportation Review & Site Intake Manager

Development Services Department

E: TiradoS@HCFL.gov

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

601 E. Kennedy Blvd., Tampa, FL 33602

HCFL.gov

Hillsborough County Florida

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



Supplemental Information for Transportation Related Administrative Reviews

Instructions:

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

Request Type (check one)	 ✓ Section 6.04.02.B. Administrative Variance ☐ Technical Manual Design Exception Request ☐ Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) ☐ Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.) 			
Submittal Type (check one)	➤ New Request			
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	 1. Access Spacing - N. Kingsway Road			
submittal number/name to each separate request. number previously identified. It is critical that the ap	ests (whether of the same or different type), please use the above fields to assign a unique Previous submittals relating to the same project/phase shall be listed using the name and plicant reference this unique name in the request letter and subsequent filings/correspondence. I information related to a previously submitted request, then the applicant would check the			
Project Name/ Phase Arbor Bluff				
Important: The name selected must be used on all full frequest is specific to a discrete phase, please also	ture communications and submittals of additional/revised information relating to this variance. list that phase.			
Folio Number(s) 63562.0000, 63564.0000, 63565.0000, 63563.0000 Check This Box If There Are More Than Five Folio Numbers Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").				
Name of Person Submitting Request Steven J. Henry, P.E.				
Important: For Design Exception (DE) Requests, the person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The DE request letter must be signed and sealed.				
Current Property Zoning Designation RSC-4 & AS-1				
Important: For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html . For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.				
Pending Zoning Application Number PD25-0274				
Important: If a rezoning application is pending, enter the application number proceeded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.				
Related Project Identification Number (Site/Subdivision Application Number)				

Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".



January 21, 2025

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

Re: Arbor Bluff

PD25-0274

Folio Numbers: 63562.0000, 63565.0000, 63564.0000, 63563.0000

Lincks Project No. 24089

The purpose of this letter is to request a Section 6.04.02.B Administrative Variance to Section 6.04.07 of the Hillsborough County Land Development Code for the access to Kingsway Road. The property is proposed to be rezoned to 140 Single Family Homes.

Table 1 provides the trip generation for the proposed project.

The access to serve the project is proposed to be via one (1) full access to Kingsway Road and Penn National Road. A copy of the PD plan is included in the Appendix of this letter.

The subject property is within the Urban Service Area. According to the Hillsborough County Roadways Functional Classification Map, Kingsway Road is a collector road and Penn National Road is a local road.

The request is for an Administrative Variance to Section 6.04.07 of the Hillsborough County LDC for the access spacing on Kingsway Road. Based on Section 6.04.07, the access spacing on Kingsway Road is 245 feet and the distance to the driveway to the north is 128 feet. This is graphically shown on the attached exhibit.

The justification for the variance is as follows:

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

The access to Kingsway Road is proposed to align with the northern access to the Seffner-Mango Library. There is an existing private road serving a limited number of residential lots. Given the proposed frontage, the development on the west side of the road and the required access improvements, the proposed location is the most reasonable location. Therefore, it is not reasonable or feasible for the project to modify the location of the access to meet the current LDC spacing criteria.

5023 West Laurel Street Tampa, FL 33607 813 289 0039 Telephone 8133 287 0674 Telefax www.Lincks.com Website

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

As indicated, the proposed access aligns with the access to the library and the private road serves a limited number of lots. Therefore, the variance would not be detrimental to the public health, safety and welfare.

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

The only connection for the project is to the collector road system is Kingsway Road. Due to property constraints, the only reasonable location for the access is shown on the attached exhibit.

Please do not hesitate to contact us if you have any questions or require styled diditional information. Best Regards Steven J Henry President Lincks & Associates, LLC P.E. #51555
Based on the information provided by the applicant, this request is:
Disapproved
Approved
Approved with Conditions
If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E.
DateSincerely,
Michael J. Williams
Hillsborough County Engineer

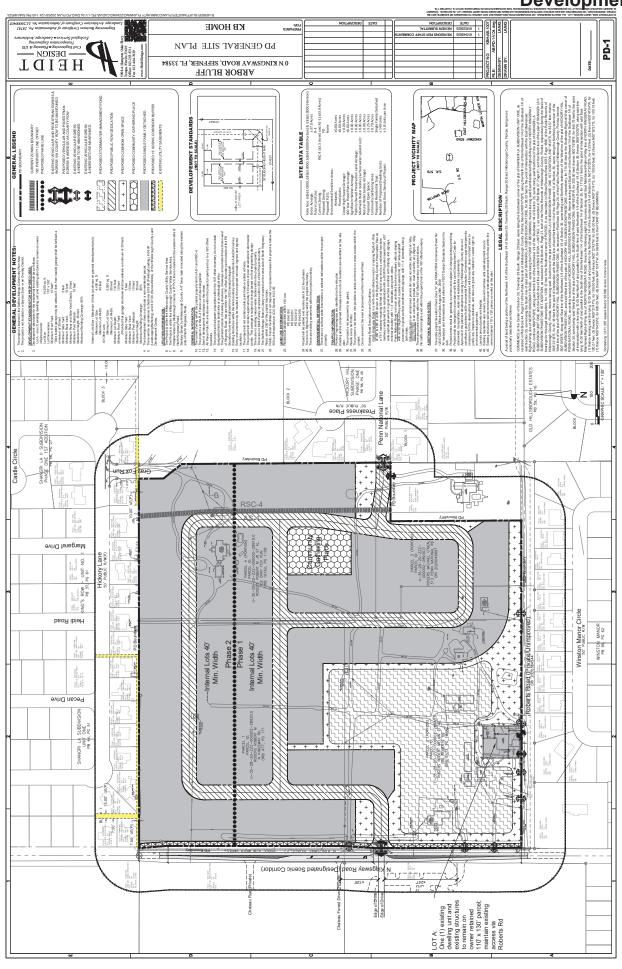
TABLE 1

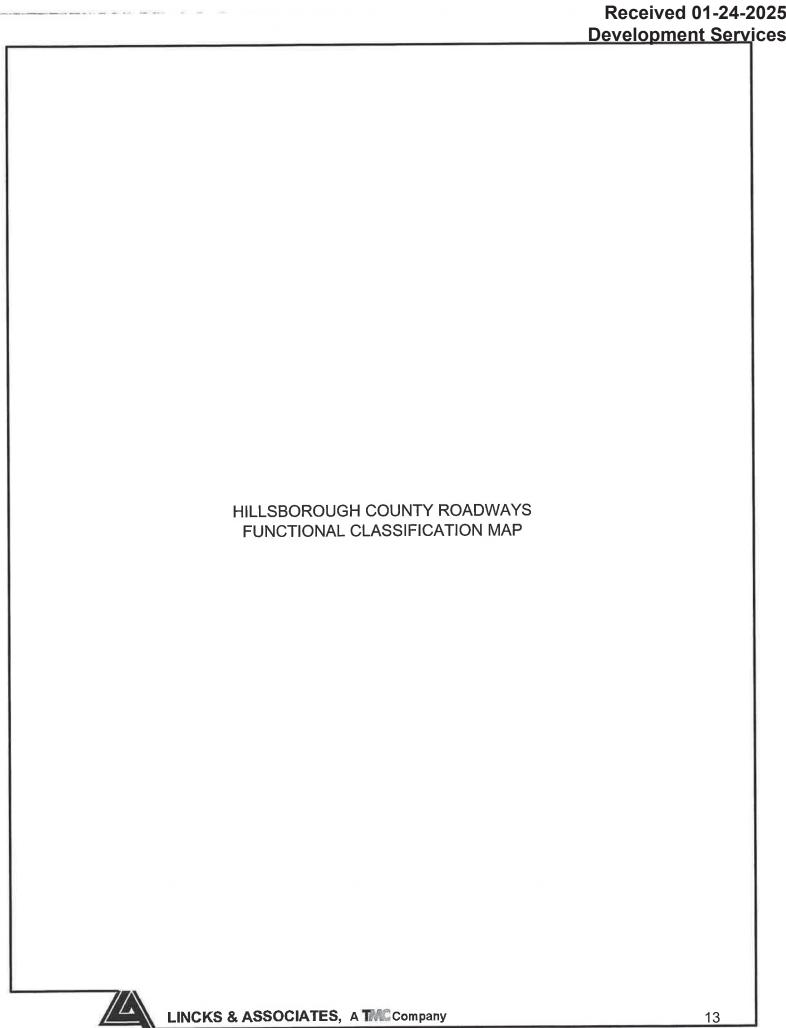
TRIP GENERATION (1)

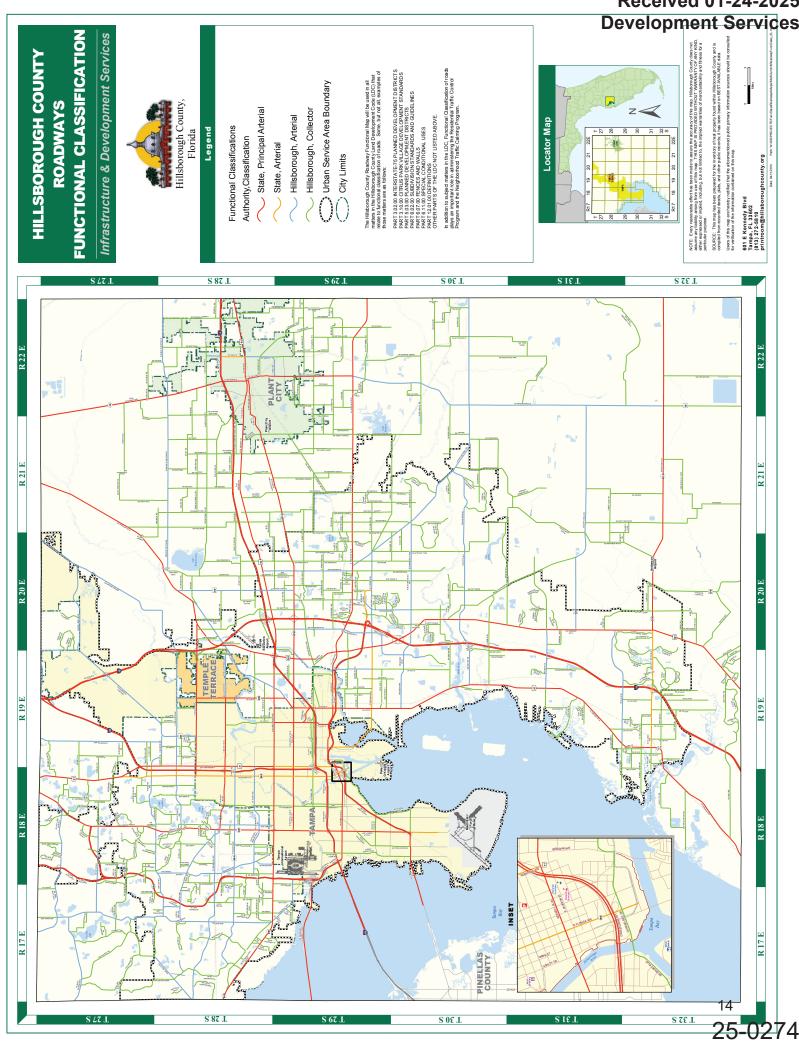
		lal	46	
k Hour	-spu	In Out Total	3 10	
PM Pe	Trip	OI EI	4	
		<u>[8]</u>	8	
ak Hour	<u>spu</u>	IF	ω ω	
AM Pea	Trip E	Ol CI	22 66 88	
			N	
	Daily	Trip Ends	1,321	
		Size	180 DU's	
	Ш	FNC	215	
		Land Use	ownhomes	

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









Sec. 6.04.04. - Design Standards

A. Driveway Width/Length

Driveways provide the physical transition between a site and the abutting roadway. Driveways should be located and designed to minimize impacts on traffic while providing safe entry and exit from the development served. The location and design of the connection must take into account characteristics of the roadway, the site, and the potential users.

The actual width and length of driveways shall be subject to internal and external traffic flow considerations. The driveway width considerations include, but are not limited to the number of lanes, the driveway geometrics, internal obstructions, traffic safety, etc. The length of driveways shall be designed to provide for an uninterrupted traffic flow on the public street. This will require that the entering vehicles not be confronted with maneuvering vehicles at the immediate point of entry, thus requiring other entering vehicle(s) to stop in the through traffic flow. The driveway length therefore, will be subject to the anticipated required stacking length of entering and exiting vehicle during the peak period.

- 1. For driveways that will be signalized, driveway length should be determined by a traffic study of expected traffic and queues.

 An important measurement in determining the driveway length is the outbound queue.
- 2. For unsignalized driveways, the following minimum lengths will be used:

Land Use	Driveway Length (In Feet)
Any major entrance with 4 or more total lanes in the in the driveway. Typically malls, and "Super" retail centers	300 or greater, based on
	traffic study
Regional Shopping Centers (over 150,000 sq. ft.)	250
Community Shopping Center (100-150,000 sq. ft.) (Supermarket, drug store, etc.)	150
Small Strip Shopping Center	50
Smaller Commercial Development (convenience store with gas pumps)	30

3. For residential developments, the maximum length shall be:

Land Use	Driveway Length (In Feet)
Residential Developments	250

B. Driveway Grades

- 1. Driveway grades shall conform to the requirements of FDOT Roadway and Traffic Design Standard Indices, latest edition.
- 2. For driveways with high volumes and where curve radii turnouts would be a prime benefit to traffic movements, the following factors should be considered:
 - a. It is desirable to have driveway slope upward from gutter line without any vertical curve. The upward slope with curbs will allow better control of drainage.

Received 01-24-2025 Development Services

- b. It is desirable to have a relatively flat area adjacent to the roadway, where vehicles may turn off without an immediate climbing or descending need. Then exiting vehicles may wait to enter traffic flow at approximately roadway level.
- c. Within the limits of curve radii, no drop curb shall be allowed except as required for curb cut ramps.

C. Traffic Control Devices

- The installation of signs and pavement markings at private roadways and residential or commercial driveways, and the
 installation of traffic signals at high-volume commercial Type III driveways may be required in order to provide for safe and
 efficient movement of traffic. All traffic control devices shall be installed in accordance with the Manual on Uniform Traffic
 Control Devices (MUTCD) and the current County standards and specifications and shall be approved by the County Public
 Works Department, Traffic Section.
- 2. The approval to install traffic signals shall be based on a traffic engineering study which addresses the warrants, the design, and the operation of the signals. The study and design shall be approved by the County Public Works Department, Traffic Section and FDOT, if on the State Highway System. The responsibility for the engineering study shall rest with the permittee. If a traffic signal is installed, all signal elements and appropriate portions of the access approach to assure efficient signal operation, shall be on public right-of-way or on easements granted to the public.
- 3. Any required traffic control devices, including signs, signals or pavement markings shall be installed by the permittee. The permittee shall be responsible for all purchase and installation costs involved.

D. Auxiliary Lanes

Auxiliary Lanes refer to left-turn, right-turn, acceleration, deceleration, and storage lanes. Developments which generate AM or PM Peak Hour Traffic which exceeds the following thresholds shall provide the following site related acceleration, deceleration, and storage lanes:

- 1. If more than 20 left turning vehicles per hour on a two-lane arterial or collector roadway, then left turn lanes are warranted,
- 2. If more than 50 right turning vehicles per hour on a two-lane arterial or collector roadway, then right turn lanes are warranted,
- 3. If more than 40 right turning vehicles per hour, on a four-lane rural roadway, then a right turn lane is warranted,
- 4. If more than 80 right turning vehicles per hour, on a four-lane urban roadway, then a right turn lane is warranted,
- 5. If more than 60 right turning vehicles per hour, on a six-lane rural roadway, then a right turn lane is warranted,
- 6. If more than 100 right turning vehicles per hour, on a six-lane urban roadway, then a right turn lane is warranted,
- 7. On multi-lane roadways, left turn lanes shall be constructed when there are more than 20 left turning vehicles.

(Ord. No. 00-38, § 2, 11-2-00; Ord. No. 05-22, § 2, 11-17-05; Ord. No. 07-18, § 2, 7-19-07, eff. 10-1-07)



Supplemental Information for Transportation Related Administrative Reviews

Instructions:

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

Request Type (check one)	 Section 6.04.02.B. Administrative Variance ★ Technical Manual Design Exception Request Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.) 	
Submittal Type (check one)	■ New Request	
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)		
Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.		
Project Name/ Phase Arbor Bluff		
Important: The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.		
Folio Number(s) 63562.0000, 63564.0000, 63565.0000, 63563.0000, 63563.0100 Check This Box If There Are More Than Five Folio Numbers		
Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").		
Name of Person Submitting Request Steven J. Henry, P.E.		
Important: For Design Exception (DE) Requests, the person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The DE request letter must be signed and sealed.		
Current Property Zoning Designation	RSC-4 & AS-1	
Important: For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsborough.county.org/maphillsborough/maphillsborough.html . For additional assistance, please contact the https://county.county.org/maphillsborough/maphillsborough.html . For additional assistance, please contact the https://county.county.org/maphillsborough/maphillsborough.html . For additional assistance, please contact the https://county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.county.co		
Pending Zoning Application Number	PD25-0274	
Important: If a rezoning application is pending, enter the application number proceeded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.		
Related Project Identification Number (Site/Subdivision Application Number)	N/A	
Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".		

25-0274



February 26, 2025

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

Re: Arbor Bluff

PD25-0274

Folio 63562.0000, 63564.0000, 63565.0000, 63563.0000, 63563.0100

Lincks Project No. 24089

The purpose of this letter is to request a Design Exception to the Hillsborough County Transportation Technical Manual per Section 1.7.2 to meet Land Development Code Section 6.04.03L for Kingsway Road from Hillsborough Avenue to the project access.

The developer proposes to rezone the property to PD to allow up to 140 Single Family Homes. Table 1 provides the trip generation for the project.

The access to serve the project is proposed to have one (1) full access to Kingsway Road and Penn National Road.

The proposed PD plan is included in the Appendix of this letter.

The subject site is within the Hillsborough County Urban Service Area. According to the Hillsborough County Roadways Functional Classification Map, Kingsway Road is a collector road and Penn National Road is a local road.

The request is for a Design Exception to TS-7 of the Hillsborough County Transportation Technical Manual for Kingsway Road. The segment of Kingsway Road currently has the following characteristics:

- Two (2) lane rural roadway
- Ten (10) foot lanes
- 60 feet of right of way
- No established drainage system along the segment of roadway

The following exceptions are requested to accommodate the proposed project:

1. Lane Width - TS-7 has 12 foot lanes. The existing roadway has 10 foot lanes.

5023 West Laurel Street Tampa, FL 33607 813 289 0039 Telephone 8133 287 0674 Telefax www.Lincks.com Website Mr. Mike Williams February 26, 2025 Page 2

- 2. Shoulders TS-7 has 8 foot shoulder with 5 feet paved. The existing road has unpaved shoulders.
- 3. Sidewalk TS-7 has five (5) foot sidewalk on both sides of the road. There are sidewalks on both sides of the road.
- 4. Right of Way TS-7 has 96 feet of right of way. The existing right of way is approximately 54 feet.

The justification for the Design Exception is as follows:

1. The Developer proposes to provide 10 foot sidewalk on the east side of the road along the project frontage.

The limits of the proposed improvements and the typical sections are shown on the attached exhibits.

Based on the above, it is our opinion, the proposed improvements to Kingsway Road will mitigate the impact of the project and meet the intent of the Transportation Technical Manual to the extent feasible.

Mr. Mike Williams February 26, 2025 Page 3

Please do not hesitate to contact us if you have any questions or require any additional information. Best Regards en J Henry Lincks & Associates, LLC TMC Company Based on the information provided by the applicant, this request is: **Disapproved** Approved _ Approved with Conditions If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E, (813) 276-8364, TiradoS@hillsboroughcounty.org. Sincerely, Michael J. Williams Hillsborough County Engineer

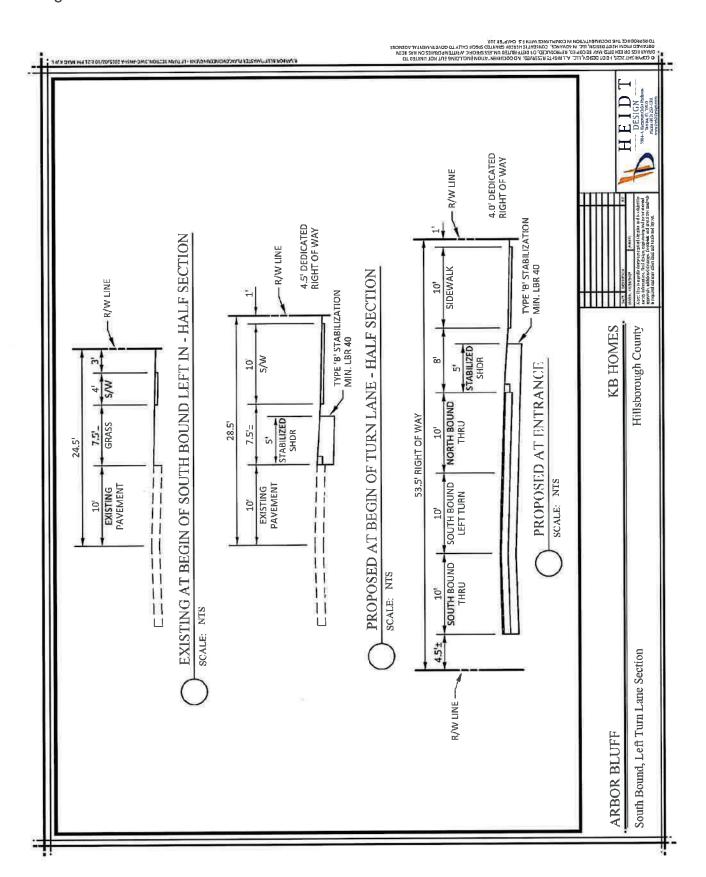
Mr. Mike Williams February 26, 2025 Page 4

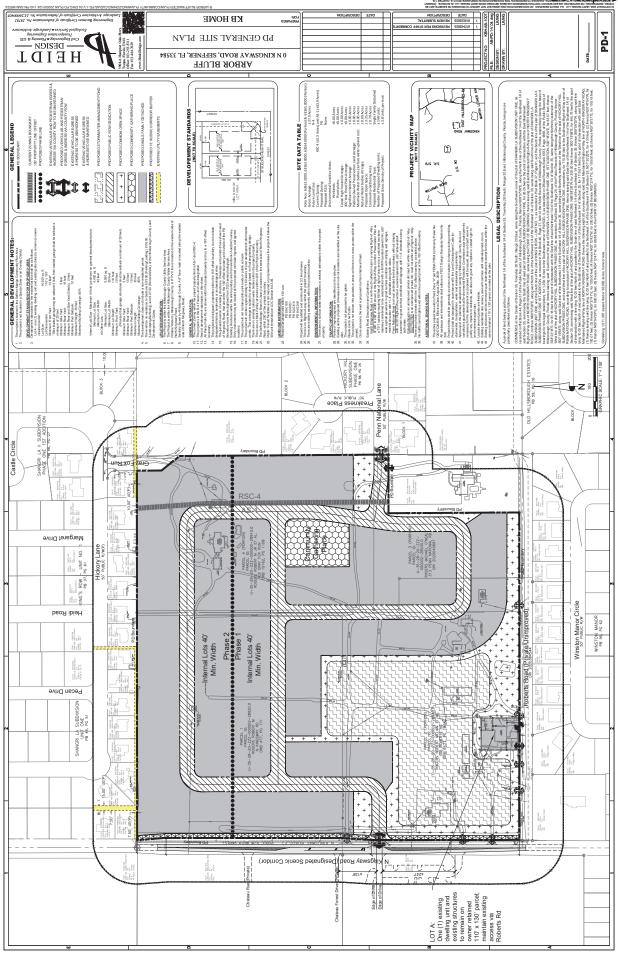
TABLE 1
TRIP GENERATION (1)

lour		<u>Total</u>	32
PM Peak Hour	TIP ENG	<u>In</u> Out Total	0 12
P.		듸	20
lour	S	Total	25
AM Peak Hour	rip End:	Ont	19
AM		듸	9
:	Dally	Trip Ends	333
		Size	30 DU's
l I	Щ	FNC	210
		Land Use	Single Family

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

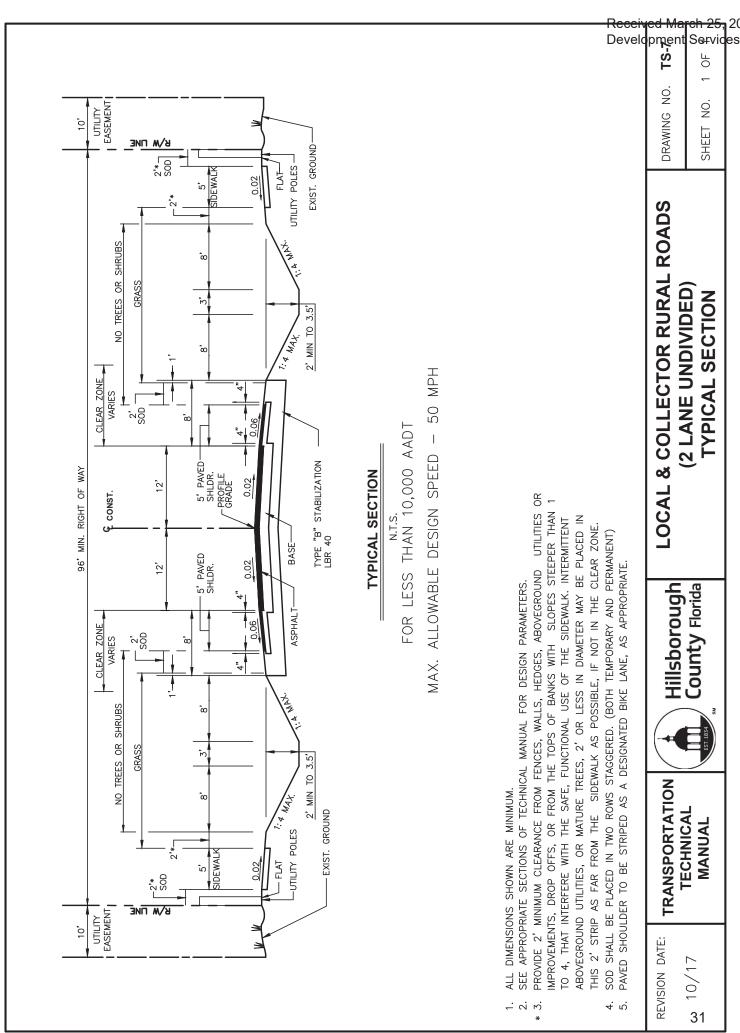






Received March 25, 2025 **Development Services** FUNCTIONAL CLASSIFICATION Infrastructure & Development Services HILLSBOROUGH COUNTY PART 3 TO THE STATE SOLVINGED DEFORMED DEFORMED TO STREET STANDARD TO STATE STATE SOLVINGED DEFORMED TO STANDARD SHAPEN STANDARD STATE SOLVINGED STANDARD ST Urban Service Area Boundary Hillsborough County, Florida ROADWAYS State, Principal Arterial Hillsborough, Collector Hillsborough, Arterial Locator Map Functional Classifications Legend Authority, Classification State, Arterial 75 R 19 E R 19 E COUNTY 29 **25-02**74

	Received March 25, 2025 Development Services
	- 08
1.	
TS-7	
LINCKS & ASSOCIATES, A TMC Company	30



Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)				
Road Name	Classification	Current Conditions	Select Future Improvements	
Kingsway Rd	County Collector - Rural	2 Lanes ⊠ Substandard Road □ Sufficient ROW Width	 □ Corridor Preservation Plan ⋈ Site Access Improvements ⋈ Substandard Road Improvements □ Other 	
Penn National Rd.	County Local - Urban	2 Lanes □ Substandard Road ⊠ Sufficient ROW Width	 □ Corridor Preservation Plan □ Site Access Improvements □ Substandard Road Improvements □ Other 	
Hickory Ln.	County Local - Urban	2 Lanes □ Substandard Road ⊠ Sufficient ROW Width	☐ Corridor Preservation Plan☐ Site Access Improvements☐ Substandard Road Improvements☐ Other	

Project Trip Generation ☐ Not applicable for this request				
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips	
Existing	550	39	50	
Proposed	1,320	101	136	
Difference (+/-)	+770	+62	+86	

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

Connectivity and Cross Access ☐ Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Vehicular & Pedestrian	None	Meets LDC
South		Vehicular & Pedestrian	None	Meets LDC
East		Vehicular & Pedestrian	None	Meets LDC
West	Х	None	None	Meets LDC
Notes:		-	•	-

Design Exception/Administrative Variance ⊠ Not applicable for this request		
Road Name/Nature of Request	Туре	Finding
Kingsway Rd./Substandard Road	Design Exception Requested	Approvable
Kingsway Rd./ Access Spacing	Administrative Variance Requested	Approvable
Notes:		

4.0 Additional Site Information & Agency Comme	ents Summary		
Transportation	Objections	Conditions Requested	Additional Information/Comments
☑ Design Exception/Adm. Variance Requested☑ Off-Site Improvements Provided	☐ Yes ☐ N/A ☒ No	⊠ Yes □ No	See report.

COMMISSION

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



DIRECTORS

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

AGENCY COMMENT SHEET

REZON	NING	
HEARING DATE: 3/24/2025	COMMENT DATE: 1/7/2025	
PETITION NO.: 25-0274	PROPERTY ADDRESS: 106 Roberts Rd, Seffner, FL 33584	
EPC REVIEWER: Melissa Yanez		
CONTACTINFORMATION: (813) 627-2600 X 1360	FOLIO #: 0635620000 (P), 0635640000 (P), 0635650000 (P), and 0635630000	
EMAIL: yanezm@epchc.org	STR: 35-28S-20E	
REQUESTED ZONING:: From RSC-4 and AS-1 t	o PD	
FINDI	NGS	
WETLANDS PRESENT	NO	
SITE INSPECTION DATE	NA	
WETLAND LINE VALIDITY	NA	
WETLANDS VERIFICATION (AERIAL PHOTO,	Desktop Review - Aerial review, soil survey and	
SOILS SURVEY, EPC FILES)	EPC file search	
The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current		

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

INFORMATIONAL COMMENTS:

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

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

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

My/cb



Adequate Facilities Analysis: Rezoning

Date: January 29, 2025 **Acreage:** 37 (+/- acres)

Jurisdiction: Hillsborough County Proposed Zoning: Planned Development

Case Number: 25-0274 Future Land Use: R-4

HCPS #: RZ 666

Maximum Residential Units: 140

Address: 702 Gray Fox Run and N Kingsway Rd

Residential Type: Single Family Detached

Parcel Folio Number(s): 63562.0000 63563.0000 63564.0000 63565.0000

School Data	Lopez Elementary	Burnett Middle	Strawberry Crest High
FISH Capacity Total school capacity as reported to the Florida Inventory of School Houses (FISH)	761	1200	2467
2024-25 Enrollment K-12 enrollment on 2024-25 40 th day of school. This count is used to evaluate school concurrency per Interlocal Agreements with area jurisdictions	472	663	2511
Current Utilization Percentage of school capacity utilized based on 40 th day enrollment and FISH capacity	62%	55%	102%
Concurrency Reservations Existing concurrency reservations due to previously approved development. Source: CSA Tracking Sheet as of 1/29/2025	0	165	0
Students Generated Estimated number of new students expected in development based on adopted generation rates. Source: Duncan Associates, School Impact Fee Study for Hillsborough County, Florida, Dec. 2019	28	13	19
Proposed Utilization School capacity utilization based on 40 th day enrollment, existing concurrency reservations, and estimated student generation for application	66%	70%	103%

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

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

andrea a Hingone

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

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

AGENCY COMMENT SHEET

TO: Zoning/Code Administration, Development Services Department

FROM: **Reviewer**: Andria McMaugh **Date:** 02/27/2025

Agency: Natural Resources **Petition #: 25-0274**

- () This agency has **no comment**
- () This agency has **no objections**
- (X) This agency has **no objections**, subject to listed or attached conditions
- () This agency objects, based on the listed or attached issues.
- 1. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. The site plan may be modified from the Certified Site Plan to avoid tree removal. This statement should be identified as a condition of the rezoning.
- 2. Any interim agricultural operations shall not result in the destruction of trees or the natural plant community vegetation on the property. Any application to conduct land alteration activities on the property must be submitted to the Natural Resources Team of the Development Services Department for review and approval. Use of the agricultural exemption provision to the Land Alteration regulations is prohibited.
- 3. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
- 4. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
- 5. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise.

References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.



AGENCY REVIEW COMMENT SHEET

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

TO: Zoning Review, Development Services DATE: 03/13/2025

REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: KB Home PETITION NO: 25-0274

FOLIO NO: see below

Estimated Fees:

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

Mobility: \$9,183 * 140 = \$1,285,620 Parks: \$2,145 * 140 = \$300,300 School: \$8,227 * 140 = \$1,151,780

Fire: \$335 * 140 = \$46,900

Total per House: \$19,890 * 140 = \$2,784,600

Project Summary/Description:

Urban Mobility, Northeast Parks/Fire - 140 single family homes

Folios: 63565.0000 63563.0000 63563.0100 63562.0000 63564.0000

Addresses: 106 Roberts Rd, 0 N Kingsway Rd,702 Gray Fox Run, 313 Penn National Rd

AGENCY REVIEW COMMENT SHEET

10:	ZONING TECHNICIAN, Planning Growth Man	agement	DATE: 14 Feb. 2025	
REV	TEWER: Bernard W. Kaiser, Conservation and	Environmental l	Lands Management	
APP	LICANT: Christie Barreiro	PETITION NO	P: RZ-PD 25-0274	
LOC	CATION: Seffner, FL 33584			
	IO NO: <u>63565.0000, 63563.0000,</u> 2.0000,63564.0000	SEC: <u>35</u> TW	N: <u>28</u> RNG: <u>30</u>	
0330.	2.0000,03304.0000			
\boxtimes	This agency has no comments.			
	This agency has no objection.			
	This agency has no objection.			
	This agency has no objection, subject to listed	or attached cor	nditions.	
	This agency objects, based on the listed or att	ached condition	S.	
	, , , , ,			
COMI	MENTS:			

AGENCY COMMENT SHEET

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

FROM: Reviewer: Andria McMaugh Date: 02/14/2025

Agency: Natural Resources **Petition #: 25-0274**

- () This agency has **no comment**
- () This agency has **no objections**
- (X) This agency has **no objections**, subject to listed or attached conditions
- () This agency objects, based on the listed or attached issues.
- 1. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. Every effort must be made to avoid the removal of and design the site around these trees. The site plan may be modified from the Certified Site Plan to avoid tree removal. This statement should be identified as a condition of the rezoning.
- 2. Any interim agricultural operations shall not result in the destruction of trees or the natural plant community vegetation on the property. Any application to conduct land alteration activities on the property must be submitted to the Natural Resources Team of the Development Services Department for review and approval. Use of the agricultural exemption provision to the Land Alteration regulations is prohibited.
- 3. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
- 4. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
- 5. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more

restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

WATER RESOURCE SERVICES REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER

PETIT	TION NO.: <u>RZ-PD 25-0274</u> REVIEWED BY: <u>Clay Walker, E.I.</u> DATE: <u>1/6/2025</u>
FOLIC	NO.: 63563.0000, 63565.0000, 63562.0000, 63564.0000
	WATER
	The property lies within the Water Service Area. The applicant should contact the provider to determine the availability of water service.
\boxtimes	A <u>8</u> inch water main exists <u>(approximately _ feet from the site)</u> , <u>(adjacent to the site)</u> , <u>and is located west of the subject property within the west Right-of-Way of North Kingsway Road</u> . 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 <u>4</u> inch wastewater forcemain exists (approximately <u>145</u> feet from the project site), (adjacent to the site) <u>and is located south of the subject property within the east Right-of-Way of North Kingsway Road</u> . 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.
COMM	MENTS: 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.

ENVIRONMENTAL SERVICES DIVISION



PO Box 1110 Tampa, FL 33601-1110

Agency Review Comment Sheet

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

TO: Zoning Review, Development Services REQUEST DATE: 12/18/2024

REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 12/23/2024

PROPERTY OWNER: Robert Melvin and Mary Jane Rogers PID: 25-0274

APPLICANT: KB Home

LOCATION: 106 Roberts Rd. Seffner, FL 33584

702 Gray Fox Run Seffner, FL 33584

313 Penn National Rd. Seffner, FL 335847

FOLIO NO.: 63563.0000, 63565.0000, 63562.0000, 63564.0000

AGENCY REVIEW COMMENTS:

At this time, according to the Hillsborough County BOCC approved maps adopted in the Comprehensive Plan, the site does not appear to be located within a Wellhead Resource Protection Area (WRPA), Potable Water Wellfield Protection Area (PWWPA) and/or Surface Water Resource Protection Area (SWRPA), as defined in Part 3.05.00 of the Hillsborough County Land Development Code (LDC).

At this time, Hillsborough County EVSD has no recommended conditions and no request for additional information associated with wellhead protection.

VERBATIM TRANSCRIPT

1	HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS	
2		
3	IN RE:	
4	ZONING HEARING MASTER MEETING	
5		
6	ZONING HEARING MASTER MEETING TRANSCRIPT OF TESTIMONY AND PROCEEDINGS	
7	TRANSCRIFT OF TESTIMONT AND PROCEEDINGS	
8		mela Jo Hatley oning Hearing Master
9		ming hearing master
10	DATE: Mo	onday, June 16, 2025
11		ommencing at 6:00 p.m. oncluding at 8:58 p.m.
12		oning Hearing Master
13	Se	cond Floor Boardroom 1 East Kennedy Boulevard
14		mpa, Florida 33602
15		
16		
17		
18		
19		
20		
21		
22		
23	Reported by: Diane DeMarsh, AAERT No. 16	554
24		
25		

MS. HEINRICH: Our next item is Item D.5, PD 25-0274. The applicant is requesting to rezone property from AS-1, RSC-4, and RSC-6 to Planned Development. Sam Ball with Development Services will provide staff findings after the applicant's presentation.

MR. BRICKLEMYER: No PowerPoints for this. We're old school. Good evening, Madam Hearing Master. I'm Clayton Bricklemyer with Hill Ward Henderson, 101 East Kennedy.

Representing the applicant. This is a nursery in Seffner that is ready to turn into residences. In the interest of time, I'm going to thank staff for their recommendations. I'm not going to run through all the facts. What I do have for you, Hearing Master, is I'm going to read in -- I don't know what you've seen and what you haven't seen. Along -- we had some enhanced buffering and screening that we've gotten to by working with the neighbors that I'm going to read in.

So along the eastern boundary, we're providing a 35foot buffer. It's going to be -- it's -- there is a buffer
depicted on the plan. I do not think it says 35 feet right now.

I think it says 30. That'll be 35 feet. Along the northern
boundary, a 15-foot buffer will be provided. I think that's
already shown. And along those two boundaries, we're proposing
a screening standard that's going to be a six-foot PVC fence and
a row of shade trees, minimum of eight feet in height at time of
planting, minimum two-inch caliper, planted no more than 35 feet

apart.

2.4

And then we kept -- and I'm sure you've seen this language in other things. There are some large trees out there. So we have left in the language that's standard, saying existing vegetation, excluding hazardous and nonnative species, may be used in lieu. So we don't -- we certainly don't want to tear down a nice tree to replace it with an eight-foot tree. All that subject to review and approval by Development Services.

That is one of the things that we were -- we got to by working with neighbors. I do want to go ahead and remove the suspense that you might have. I think you are going to hear a lot about the cross-connection points to the east, and probably also to the north. We are agnostic on those. We want staff approval, and we got it by including those cross-access points.

We -- we're fine including them. We're fine not including them. The Code requires them, so they appear. I know that's caused a lot of gnashing teeth in the neighborhood, and we've heard it and understand it. We do have the team here.

I'm -- I'll sort of -- I think I'll save the rest of my time for rebuttal. The team is here. We have our planner, our civil engineer, our traffic engineer, are all here in case you have any questions.

If you have any questions now, we're available.

HEARING MASTER: Just to clarify. The conditions you read into the record, are those changes -- changed conditions?

1 Are those in the staff report? MR. BRICKLEMYER: I don't think that this version --2 The screening standard is definitely not in there. 3 can't remember if the 35 feet made it in there or not. 4 HEARING MASTER: Okay. MR. BRICKLEMYER: We -- the 35 feet is mentioned under 6 6.0, Proposed Conditions. 8 HEARING MASTER: Okav. 9 MR. BRICKLEMYER: But the screening standard was not 10 included as we decided that I would read it in. 11 HEARING MASTER: Okay. All right. I have that then. 12 Thank you. 13 MR. BRICKLEMYER: Good evening. Thanks. 14 MR. BALL: Good evening. Sam Ball with the 15 Hillsborough County Development Services. 16 The applicant is requesting to rezone from AS-1, RSC-17 6, and RSC-4 to Planned Development to allow for 140 singlefamily conventional dwellings. The subject property is 18 19 currently developed for Agriculture and Single-family Use. 20 the existing structures will be required to be removed prior to 21 the development. 22 The subject property is located along the east side of 23 Kingsway Road, approximately .6 miles south of Interstate-4, 2.4 between US 92 and Old Hillsborough Avenue, and Kingsway Road is

designated scenic corridor. The area is primarily developed for

25

single-family use with lots ranging in size from 6,000 square feet to 3.8 acres. Other uses in the area include a public library and a public elementary school.

2.4

The applicant is not requesting waivers or variations from the LDC, but a private road located along the south side and 35 feet of the original property is being removed from rezoning application through the certified process. Certified parcel process, which must be completed prior to approval of the PD to avoid the creation of a nonconforming lot.

Staff finds that the proposed development standards comply with the intent of the RSC-10 standards of the LDC for the 40-foot lots. The 40-foot lots are limited to 40 -- to no more than 44 lots, and are configured in such a way that each one of the front 50-foot lot -- the 40-foot lots are required to be at least 110 feet deep, which is sufficient to allow for the garage and it'll setback at least 20 feet from the property line and to allow for off-street parking.

The -- according (indiscernible) restricted to an area that's surrounded -- where the -- surrounded by a building on the left side of the park. 50-foot lots and 40-foot lots will not be visible from public right-of-ways or neighboring properties. The applicant is also proposing the 35-foot buffer along the western boundary of the site, and 15-foot buffer along the northern. These buffers are not required by the LDC. It's an addition to.

And then so based on the proposed use to development standards, staff finds the proposed Planned Development compatible with the existing zoning and development pattern in the area, and recommends approval subject to conditions.

That concludes my presentation. Do you have any

That concludes my presentation. Do you have any questions?

HEARING MASTER: No questions for you. Thank you. Planning commission.

MS. MICHIE: Willow Michie, Planning Commission staff.

The subject site is located east of North Kingsway
Road and south of East US Highway 92. The site is in the Urban
Service Area and is within the limits of the Seffner-Mango
Community Plan. The subject site has a Future Land Use
designation of Residential-4 and the applicant is requesting a
Planned Development in order to develop 140 single-family
dwelling units.

The Residential for Future Land Use Category is intended for agricultural, residential, neighborhood commercial, office uses, and multi-purpose projects. As the language states above, the residential uses are allowed, and therefore, the potential -- the proposal meets Objective 2.2 and the associated policies.

The proposal meets the intent of Objective 4.4 and Policy 4.4.1 that require a new development to be compatible with the surrounding neighborhood. In this case, the

surrounding land use pattern is comprised mostly of single-family residential. The proposed request will complement the area as well as the surrounding neighborhoods to the east, north, and south. Subject site is within the limits of the Seffner-Mango Community Plan.

2.4

The Community Plan seeks to enhance community character and ensure quality in residential and nonresidential development. The proposed rezoning to develop 140 single-family units aligns well with the Seffner-Mango Community Plan.

Based upon the above considerations and the following goals, objectives and policies, Planning Commission staff finds the proposed plan development consistent with the Unincorporated Hillsborough County Comprehensive Plan, subject to the conditions proposed by the Development Services Department.

HEARING MASTER: All right. Thank you. All right. Is there anyone here or online who wishes to speak in support of this application? Do not hear anyone.

Is there anyone here or online who wishes to speak in opposition to this application? All right. Please come forward if you wish to speak in opposition to this application.

How many speakers do we have? Raise your hand, please, or stand up. Looks like we have four. All right. Let's see. All right. That's about 3 minutes and 45 seconds.

MR. CASH: Good evening. Kevin Cash, 903 Gambit Place, Seffner, Florida.

Speaking to you on behalf of myself and also the Shangri-La HOA. We're 119 member HOA that is just east and north of this proposed development.

We're not against the development, per se, of this property. The issues we have are more around the density of it. Is -- the size of these lots -- 4,400 square foot lots is, by my rough math, is what, 10 homes per acre? Even the bigger lots are eight homes per acre. That does not fit in with the surrounding community, and the pressure it's going to put on the roads around that.

But our bigger concern is the runoff from these properties. This is a lot of asphalt, a lot of sidewalks, a lot of rooftops, and not a whole lot of green space. Now, we've seen they've put in a retention pond on the southwest corner of the property. We live downhill from this property. Everything that's been put in around us over the last 15 to 20 years has affected the drainage of our neighborhood.

We live on a very small lake that was put in when the neighborhoods were put in 50 years ago. Two neighborhoods drain into that lake. Now, there's seven. Each time another new neighborhood gets put in around us, our flooding issues get worse and worse and worse. Last year, when the big one hit, 20 of the -- 20 homes around that lake flooded, I included. And we're having issues repeatedly over and over again.

And the County's response typically is just, well,

sorry, you live at the bottom of a closed basin, deal with it.

Well, we were not in a flood zone when we bought our house,

nobody was. Our area was not a flood zone 50 years ago. It

only became a flood zone because of all the things they put

around us that don't have sufficient capture ability for their

stormwater runoff.

2.4

I went riding my bike around yesterday after we got five inches of rain this week. Almost every retention pond and drainage ditch I could find within a mile and a half circle of my house was empty. But our lake went up a foot. Five inches of rain, it went up a foot. That's the problem we're dealing with. Three more feet, that water's in my house. So to go up a foot in one week on just five inches of rain sets us up for trouble over and over and over again.

We've gotten to the point now where every year our backyards disappear. If you have a shed in your backyard, it's underwater. And if a big one hits, like last year, you got fish swimming through your living room. So what assurances do we have that when someone puts 140 homes in such a tight piece of property like this, that's directly uphill of us, what assurances do we have that that water which -- that's produced from that is going to be captured and not flow down the hill to us, like every other development around us has. That's our concern.

We want assurances that they will capture the runoff

and not have it effect on our properties. Because we've seen over and over and over again developments put in around us, and engineers like these folks here stand up and go, it's not going to have any effect on you. We're going to be self-contained. It won't affect you one bit. And we've seen over and over again where that's been wrong. And it has affected us. So that is our main opposition to this property. Thank you.

HEARING MASTER: Thank you, sir. Be sure and sign in with the Clerk. And he didn't sign in. Thank you.

MS. BELCHER: Elizabeth Belcher, 617 Penn National Road, Seffner, Florida 33584.

Per statement provided by KB Homes, I have it here, and I would like to put into the record. It says that the County is requiring them to put an access onto Penn National, and they cite Code 6.0201 as the reason. The Land Code Development requires a new subdivision to have access to a county approved and maintained road. They have an access to that bike on Kingsway.

And KB further stated if we, the residents, ask for elimination of Penn National access road at the Zoning Master Hearing, they will eliminate. Well, we're asking for the elimination of access and have been doing so since we became aware of the proposal. Now that we have made the request at the Zoning Master Hearing, KB Holmes must honor their promise to remove Penn National access. This means submitting a new site

plan with the access to Penn National eliminated.

May 28th is the last site plan KB provided, still didn't -- still showed Penn National access. The site plan is the controlling document regarding the site plan. If the denial of Penn National access is only in a written requirement, the May 28th site plan will be the controlling document. Before approval can be granted, KB must be required to submit a new site plan with the elimination of Penn National Road.

In addition to statements made today by the KB representative stating that there was additional things that they were going to do, they should also be included in the new site plan. As a side note, KB seems to be doing what a lot of developers do, promising something outside the Zoning Master Hearing in hopes that citizens will believe this will be official and will not show up to the Zoning Hearing Master so they can continue with their original proposal.

On February 14th, 2025, National Resources submitted a statement to the zoning application. It discussed, in length, the requirement to preserve trees on the property, especially the grand oaks. On the last site plan there's no notation on where the trees are to be preserved or located. Since KB will have to submit another site plan to eliminate access to Penn National, the preserved trees should be included into this -- to the plan. Without documentation of where the trees are located, it will be impossible to determine if the -- if any trees are

1 preserved. Thank you. 2 HEARING MASTER: Yes, ma'am. Thank you. 3 All right. Next speaker, please. Next speaker, 4 please come forward. 5 MR. BELCHER: Yes. My name is Herbert Belcher. 617 Penn National Road, Seffner, Florida. 6 I'm here in opposition, specifically, concerning the runoff and the water retention issue from this development into 8 9 our subdivision. Our rights are good. We live there. We don't 10 need a water runoff. That's the problem. 11 We're just -- we're -- they're not taking into account 12 the water runoff. They think that they're going to put in some 13 retention ponds, and that's going to be it. It's not going to 14 happen. Water flows down the slope, and there's nothing you can 15 do to stop it. I appreciate your stopping this. It's just 16 ridiculous. Thank you. 17 HEARING MASTER: Yes, sir. Thank you. Please be sure and sign in. 18 19 MR. BELCHER: Yes, I will. 20 HEARING MASTER: Next speaker, please. 21 MR. KRUPPA: Hello. My name is William Kruppa. 22 speaking on behalf of the HOA of Hickory Hills and the 181 homes 23 included in it. We thank you for the opportunity to share our 24 concerns about the proposed subdivision known as Arbor Bluff,

and the impact it's going to have on our community.

25

2.4

Hickory Hills Subdivision was developed in the 1980s for a small community of 181 homes, built on 1/3 acre lots. Our subdivision is off a quiet road, Old Hillsboro Avenue, in an area that includes a strawberry field, single-family homes with large lots, and a couple of small subdivisions. Many homeowners moved here for our quiet, rural community.

Those of us who have been here since the community was first developed have seen a number of changes take place over the years. Orange groves have been cleared to build subdivisions. Vacant parcels of land with huge oak trees have been cleared to build storage units. Other areas have been cleared to build schools to accommodate the increased student population.

For the most part, during all of this progress, our small community has remained untouched. When we heard that Robert's Nursery was being sold and a subdivision was being planned, we were sorry to hear that more trees would be torn down to pave the way for progress. We didn't realize how much the new subdivision would impact our community until we heard that a dead-end road in our neighborhood was going to be connected to Arbor Bluff, allowing more traffic to flow through our subdivision.

A number of years ago, Hickory Hills was connected to another subdivision that it abuts. The opening of that road created increased traffic in our community. Many of the cars

2.4

that traveled through our subdivision on a daily basis don't obey the speed limit or stop signs. They coast through intersections and we've had numerous near-miss accidents. When we heard about Penn National Road being opened to Arbor Bluff, we knew it would only make our traffic situation worse.

We understand that progress can't be stopped, but the extension of Penn National Road into Arbor Bluff is unnecessary and will create a change that will negatively impact so many of our residents in Hickory Hills. Penn National runs through a portion of our community that is very quiet, making it an area where many homeowners take walks with their children and ride bikes. If Penn National Road is open to Arbor Bluff, there will be a path with few turns or traffic calming measures to connect to the existing neighborhood behind us. We are certain this will lead to increased vehicle speeds.

Again, we know we can't halt progress and Arbor Bluff will be approved, but the issue that will affect Hickory Hills Subdivision, the one that is most important, is -- can be prevented. If Penn National Road cannot remain a dead-end street in Hickory Hills, we strongly urge that the proposed extension be locked off and made available to emergency vehicles only.

We are also asking that Penn National Road not be used during the construction of Arbor Bluff. We thank you for consideration of our concerns.

1 HEARING MASTER: Thank you, sir.

2.4

All right. Is there anyone else here or online who wishes to speak in opposition to this application? Not hearing anyone.

Development Services, anything further?

MS. HEINRICH: No, ma'am.

HEARING MASTER: All right. And applicant?

MR. BRICKLEMYER: Yes. Thank you. Clayton

Bricklemyer, again. We'll run through the buckets that I just
heard, and I've got our civil engineer to address, specifically,
the stormwater design and the tree preservation process.

Just following up on Penn National. Again, just to reiterate, we are fine having that connection. We are fine not having that connection. That is solely up to the Board, with your recommendation. We are fine if it's reduced to emergency access, that's also fine with us. It's not anything we've planned on. I can tell you that the traffic study, if you look, doesn't show very much going on at that intersection anyway.

The -- there's a condition -- just to quell the one fear that I just heard, there's a condition required to chart some traffic to take its access off Kingsway. I think it's Condition 17. I'm just going to put that in there, which we would go with.

The density, just to put it on the record, is between the required three and the plan four. And I will let Brad

1 handle stormwater, because all I know is what he said, it rolls 2 downhill, so --MR. KUHL: Hi. Brad Kuhl, Heidt Design. 5907 Hampton 3 4 Oaks Parkway, Tampa, Florida 33610. And to address -- I'll try to address the comments in 6 order here. HEARING MASTER: All right. Just to be clear on the 8 record, are you an engineer? 9 MR. KUHL: I'm the engineer of record, yes. Sorry --10 HEARING MASTER: Thank you, sir. 11 MR. KUHL: -- for not clarifying that. 12 HEARING MASTER: Thank you. 13 MR. KUHL: So to answer the first gentleman's concerns 14 about the drainage. Actually, Shangri-La is in a separate 15 drainage basin from us, so they should not be affected by the 16 drainage, the runoff from our pond. These are closed basins in this area, and we will be required to design a pond to 17 18 accommodate the 100-year, 24-hour storm event, as is required by 19 the Hillsborough County LDC. And again, it should not discharge 20 and affect their basin. They're two separate closed basins. 21 To answer the second round of concerns regarding the 22 trees and screening, we are going to do everything we can to 23 preserve the existing trees as is. That's just -- it's 24 typically reviewed under the construction plan process. 25 To answer the third gentleman's concerns, again, we

1 are retaining the 100-year, 24-hour storm event, as is required 2 by the Hillsborough County LDC. And then as -- for the last gentleman's concerns, 3 4 again, I heard some screening concerns. And we'll address those 5 at the construction plan review process. And that's all I have, unless there's other questions 6 from me. HEARING MASTER: No questions for you. I understand. 8 9 Thank you. Be sure and sign in with the Clerk's office. MR. BRICKLEMYER: That's all I -- I guess I would 10 11 reiterate that we left the natural vegetation language into 12 the -- to that screen condition specifically to make sure that no trees accidentally were removed. But that is all. 13 We would ask for your recommendation approval, unless 14 15 you have any questions. 16 HEARING MASTER: No questions. Thank you. 17 MR. BRICKLEMYER: Thank you, ma'am. 18 HEARING MASTER: All right. This closes the hearing 19 on rezoning PD 25-0274. 20 We are going to take a guick break. Five minutes. 21 We'll be back at 8:31. 22 (Pause) 23 HEARING MASTER: All right. We are reconvening. 24 you could please take your seats. We are reconvening the June 25 16th, 2025, Zoning Hearing Master Meeting. And we're ready to

Zoning Hearing Master Hearing March 24, 2025

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

Zoning Hearing Master Hearing March 24, 2025

ZHM Hearing. 1 Item A.20, Major Mod 25-0262. This application has 3 been withdrawn from the hearing process. Item A.21, PD 25-0270. This application is out of order to be heard. It is being continued to the April 15, 2025 ZHM Hearing. Item A.22, PD <mark>25-0274</mark>. This application is out of order to be heard and is being continued to the April 15, 2025 ZHM Hearing. 9 Item A.23, PD 25-0447. This application is out of 10 11 order to be heard and is being continued to the May 19, 2025 12 ZHM Hearing. 13 Item A.24, Standard Rezoning 25-0454. 14 application is being continued by staff to the April 15, 2025 15 ZHM Hearing. 16 And that concludes all withdrawals continuances. HEARING MASTER FINCH: Thank you so much. I 17 18 appreciate it. All right. Let me start by going over our procedures 19 20 for today's hearing. Our hearing today consists of agenda items 21 that require a public hearing by the Zoning Hearing Master. 22 I'll conduct a hearing on each agenda item and will file a 23 recommendation within 15 business days following today's hearing. Those recommendations are then sent to the Board of 24 County Commissioners who make the final decision. 25

EXHIBITS SUBMITTED DURING THE ZHM HEARING

PAGE | OF _7

DATE/TIME: 6/16/2025 HEARING MASTER: Panela To Hattey

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING NAME P. Cola Rice APPLICATION # RZ-24-1251 MAILING ADDRESS 1000 W Cass SY CITY Tampa STATE FL ZIP37609PHONE 813-915-6371 NAME Kami Cobbet APPLICATION # MAILING ADDRESS 1019 Kennely Bold Ste 3700 MM 24-0675 CITY TAM PA STATE CL ZIP 33602 PHONE 813-8421 PLEASE PRINT APPLICATION # NAME CHOIS MANEAL MM 24-0675 MAILING ADDRESS 15957 N. FLODADA AVE CITY LUTZ STATE FL ZIP33649PHONE 813.968.1081 PLEASE PRINT APPLICATION # NAME DONALD MARCO MAILING ADDRESS 11201 N mckinley Dr MM 24-0675 CITY Tampa STATE FL ZIP33612 PHONE 813-975-6054 1 VS) NAME WE WARDS SON APPLICATION # MM 24-0675 MAILING ADDRESS 1008 Windy Grop PL

CITY (alill) STATE | ZIP 219 PHONE 615-300-1777 NAME Pous Madison APPLICATION # MM 24-0675 MAILING ADDRESS 1502 Windy Gap Pl CITY DICO STATE E ZIP 3594 PHONE 615-920-6548

PAGE 2 OF 7

DATE/TIME: 6/16/2025 HEARING MASTER: Pamela To Hatley

I LETTOP I THEFT OF	EARLY, THIS INFORMATION WILL BE USED FOR MAILING
APPLICATION #	NAME Yvette Niemann
mm 24-0675	MAILING ADDRESS 4711 DOVER CHIFF CT
(vs)	CITY DOVEC STATE FL ZIP 3557 PHONE 813-924-2309
APPLICATION #	PLEASE PRINT NAME George Niemann
mm 24-0675	MAILING ADDRESS 4711 Dover Cliff CT
(VS)	CITY DOVER STATE FL ZIP 33527 PHONE 516-318-6331
APPLICATION #	NAME Denny Martin
MM 24-0675	MAILING ADDRESS 2030 Martin BD
(VS)	CITY STATE _FL _ ZIP 33527 PHONE 813 - 376-4134
APPLICATION #	NAME Brady Harris
mm 24-0675	MAILING ADDRESS 2110 Hinson RD
(vs)	CITY DONEY STATE FL ZIP 33527 PHONE 813-447-996.
APPLICATION #	PLEASE PRINT NAME Debbie Holliday
MM 24-0675	MAILING ADDRESS 2130 Martin RD
(vs)	CITY DOVER STATES FL ZIP 33527 PHONE 813 - 848-8307
APPLICATION #	PLEASE PRINT ON USE MAN
RZ-24-1353	MAILING ADDRESS DO THE TOP THONE THE TOP OF

PAGE 3 OF 7

DATE/TIME: 6/16/2025 HEARING MASTER: Pamela Jo Hatley

PLEASE PRINT CLEARLY. THIS INFORMATION WILL BE USED FOR MAILING NAME RObert C Douglas APPLICATION # MAILING ADDRESS 19431 EDELTON PL W BZ - 24-1353 CITYLAND OLIKES STATE FZ ZIP3465PHONE 941-3200595 PLEASE PRINT APPLICATION # DRU DOYLE NAME MAILING ADDRESS 7004 EDENBROOK CT. BZ-24-1353 CITY TAMPA STATE FL ZIP33634PHONE813 283-8248 PLEASE PRINT APPLICATION # NAME ATMUA DOHNSTONANG MAILING ADDRESS 5226 CATERLAIONE COOK RZ-24-1353 CITY TOURD STATE PL ZIP 3362/PHONE 813-453-860 PLEASE PRINT APPLICATION # NAME TAMMY M. TORKES MAILING ADDRESS 5 WILL PING BAR DRIVE BZ - 24-1353 CITY TAMPA STATE T ZIP 33 LOPHONE (813) PLEASE PRINT APPLICATION # NAME MANUEL NOLAN ROPRICK RZ-24-1353 MAILING ADDRESS 58)4 PINEY LANE DA CITY TAI STATE FL ZIP 336 PHONE 813 363- 2208 PLEASE PRINT APPLICATION # NAME ANTHONY J. Torres MAILING ADDRESS 5614 Pine BAY Drive BZ- 24-1353 CITY TAMPA STATE CL. ZIP3425 PHONE (8/3) (25 8 256

SIGN-IN SHEET: RFR, CHM, PHM, LUHO PAGE 4 OF 7

DATE/TIME: 6/16/2025 HEARING MASTER: Pamela To Hatley

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING **APPLICATION #** NAME Kristopher Bryant MAILING ADDRESS 12507 Brucie PL RZ-24-1353 CITY TOMPO STATE FL ZIP33625 PHONE 727 . 481-1601 (VS) NAME Chris Frick APPLICATION # MAILING ADDRESS 5423 Pive Buy 25 RZ-24-1353 CITY TOWAY STATE FL ZIP 3325 PHONE 703-216-1279 NAME Francine Sinclair APPLICATION # MAILING ADDRESS 5602 Pine Bay Dr. RZ-24-1353 CITY TOWNS STATE 3L ZIP 3302 PHONE 7-4 3-35 4223 NAME Rene' Renton **APPLICATION #** MAILING ADDRESS 13542 Bellingham D. RZ-24-1353 CITY Tampa STATE IL ZIP33625 PHONE \$13-340-4623 NAME Linda Cooper APPLICATION # MAILING ADDRESS 5603 Pine Bay DR RZ-24-1353 CITY TOMPO STATE FL ZIP 33625 PHONE 813-541-5929 (VS) PLEASE PRINT APPLICATION # NAME Kimberly Jones RZ-24-1353 MAILING ADDRESS 5620 Pine Bay DR CITY Tampo STATE FL ZIP 33625 PHONE 813 - 404 - 2399 (VS)

PAGE 5 OF 7

DATE/TIME: 6/16/2025 HEARING MASTER: Pamela To Hatley

PLEASE PRINT CLE	ARLY, THIS INFORMATION WILL BE USED FOR MAILING
APPLICATION #	NAME BUSSELL Horton
RZ-24-1353	MAILING ADDRESS 5617 Pine Bay Drive
(US)	CITY Tampa STATE FL ZIP 33625 PHONE 863-381-6256
APPLICATION #	PLEASE PRINT NAME CHUS MANEK
RZ-25-0270	MAILING ADDRESS 15957 N FLORITH AND
	CITY WTZ STATE R ZIP33549 PHONE 6139861001
APPLICATION #	NAME SWARD COSGROVE
RZ-25-0270	MAILING ADDRESS 1440 N US Hay SO/
	CITY 1600 6555 STATE FZ ZIP3392 PHONE 23 986 9760
APPLICATION #	NAME JAMES HOPFWEN
BZ-25-0270	MAILING ADDRESS 14402 NUS 201 CITY THENO STATE 1-6 ZIP PHONE 7274109700
	CITY WOO STATE TO THORE IC TO THOSE
APPLICATION #	PLEASE PRINT NAME LAYTON PRICEEMES
RZ 25-0274	MAILING ADDRESS 101 E. KENNERS BUR SON 3700
	CITY TAMPA STATE ZIP 33607 PHONE (813) 957-722
APPLICATION #	NAME Kern Cash
RZ 25-0274	MAILING ADDRESS 903 Gambit Place
	CITY STATE ZIP ZIP PHONE \$13-294_4/46

PAGE 6 OF 7

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

DATE/TIME: 6/16/2025 HEARING MASTER: Pamela To Hattey

PLEASE PRINT CLEARLY. THIS INFORMATION WILL BE USED FOR MAILING **APPLICATION #** NAME E/12 do Hy Bold, 92 MAILING ADDRESS 6/7 PTWN Natto 22-25-0274 CITY SEPTIME STATE ZIP 335 PHONE NAME HERBOR L. BELCONSE **APPLICATION #** MAILING ADDRESS 6/7 ROW NATIONAL FOR BZ-25-0274 CITY STATE STATE LE ZHEST PHONE PLEASE PRINT APPLICATION # NAME William Kryppa MAILING ADDRESS 530 Sports man Park Drive 22-25-0274 CITY Softner STATE FL ZIP33584 PHONE 443-521-2762 NAME BRAD KUHL PE APPLICATION # BZ-25-0274 MAILING ADDRESS 5907 HAMPTON OAKS PKWY CITY TAMPA STATE FL ZIP33CtoPHONE 813 253 5311 PLEASE PRINT APPLICATION # NAME KAM(ES) C) ART MAILING ADDRESS 19532 Whispens Brok Dove B72-25-0447 CITY TONG STATE ZIP 3/19 PHONE 8/3 84 971 APPLICATION # NAME Margaret Tagione MAILING ADDRESS 3810 Northdale Bivel, Side 10 R2 25-6447 CITY Tampa STATE FT ZIP325UPHONE 315-491-1501

PAGE 7 OF 7

DATE/TIME: 6/16/25 GPM HEARING MASTER: Pamela To Hatley

PLEASE PRINT CL	EARLY, THIS INFORMATION WILL BE USED FOR MAILING
APPLICATION #	NAME KNUSHOU POTEL
RZ-25-0447	MAILING ADDRESS 3651 Capital REServe Dr.
M2-25 0 1 1	CITY Plant City STATE FL ZIP33565PHONE804-862-7483
APPLICATION #	PLEASE PRINT NAME NIShtha Patel
RZ 25-0447	MAILING ADDRESS 11010 TOC +010 151e way
	CITY _ AMPA STATE <u>FL</u> ZIP33647PHONE 813-842-74
APPLICATION #	NAME Limgbahen Soni
RZ 25-0447	MAILING ADDRESS 1920 Verdant Pastyre way
	CITY Tampy STATE PL ZIP 32647 PHONE 917539347
APPLICATION #	PLEASE PRINT OUL VESTUAN
25-0500	MAILING ADDRESS 200) 4 5 # 49
	CITY FOC STATE TO ZIP PHONE SEAT
APPLICATION #	NAME BIONCH NOWWOOD
RZ 25-0500	MAILING ADDRESS 1877 monitober Cet
NZ 23 0 300	CITY Kissimul STATE TO ZIP 3475 PHONE 407-729-7
APPLICATION #	PLEASE PRINT NAME
	MAILING ADDRESS
	CITYSTATEZIPPHONE

HEARING TYPE: ZHM, PHM, VRH, LUHO DATE: June 16, 2025

HEARING MASTER: Pamela Jo Hatley PAGE: 1 OF 1

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
MM 24-0675	Tim Lampkin	Revised Staff Report	Yes
MM 24-0675	Renee Maddison	2. Opposition Presentation Packet	No
RZ 24-1353	Todd Pressman	Applicant Presentation Packet	No
RZ 24-1353	Chris Grandlienard	2. Revised Staff Report	Yes
RZ 24-1353	Tammy Torres	3. Opposition Presentation Packet	No
RZ 24-1353	Chris Frick	4. Opposition Presentation Packet	No
RZ 25-0270	James Hepner	Opposition Presentation Packet	No
RZ 25-0274	Sam Ball	Revised Staff Report	Yes
RZ 25-0274	Elizabeth Belcher	2. Opposition Presentation Packet	No
RZ 25-0447	Chris Grandlienard	Revised Staff Report	Yes
RZ 25-0447	Margaret Tassone	2. Applicant Presentation Packet	No
RZ 25-0500	Todd Pressman	Applicant Presentation Packet	No
RZ 25-0500	Tania Chapela	2. Revised Staff Report	No

JUNE 16, 2025 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, June 16, 2025, at 6:00 p.m., in the Boardroom, Frederick B. Karl County Center, Tampa, Florida, and held virtually.

Pamela Jo Hatley, ZHM, called the meeting to order at 6:00 p.m. and led in the pledge of allegiance to the flag, and introduction

A. WITHDRAWALS AND CONTINUANCES

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

Pamela Jo Hatley, ZHM, overview of ZHM process.

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

Pamela Jo Hatley, ZHM, Oath.

- B. REMANDS None.
- C. REZONING STANDARD (RZ-STD): None.
- D. REZONING-PLANNED DEVELOPMENT (RZ-PD) & MAJOR MODIFICATION (MM):

D.1. MM 24-0675

Michelle Heinrich, DS, called MM 24-0675.

► Testimony provided.

Pamela Jo Hatley, ZHM, closed MM 24-0675.

D.2. RZ 24-1257

Michelle Heinrich, DS, called RZ 24-1257.

Testimony provided.

Pamela Jo Hatley, ZHM, continued RZ 24-1257 to August 18, 2025, ZHM Hearing.

D.3. RZ 24-1353

Michelle Heinrich, DS, called RZ 24-1353.

- ► Testimony provided.
- Pamela Jo Hatley, ZHM, closed RZ 24-1353.

D.4. RZ 25-0270

- Michelle Heinrich, DS, called RZ 25-0270.
- ► Testimony provided.
- ▶ Pamela Jo Hatley, ZHM, closed RZ 25-0270.

D.5. RZ 25-0274

- Michelle Heinrich, DS, called RZ 25-0274.
- Testimony provided.
- Pamela Jo Hatley, ZHM, closed RZ 25-0274.

D.6. RZ 25-0447

- Michelle Heinrich, DS, called RZ 25-0447.
- ► Testimony provided.
- ▶ Pamela Jo Hatley, ZHM, closed RZ 25-0447.

D.7. RZ 25-0500

- Michelle Heinrich, DS, called RZ 25-0500.
- Testimony provided.
- Pamela Jo Hatley, ZHM, closed RZ 25-0500.

E. ZHM SPECIAL USE - None.

ADJOURNMENT

Pamela Jo Hatley, ZHM, adjourned the meeting at 8:58 p.m.

Rezoning Application: PD 25-0274 (REV)

Zoning Hearing Master Date: June 16, 2025

BOCC Land Use Meeting Date: August 12, 2025



Development Services Department

1.0 APPLICATION SUMMARY

Applicant: KB Homes

FLU Category: RES-4

Service Area: Urban

Site Acreage: 37.2

Community

Seffner Mango

Plan Area: Overlay:

None



Introduction Summary:

The applicant is requesting to rezone the property from AS-1, RSC-6, and RSC-4 to Planned Development (PD) to allow for the development of 140 single-family, conventional dwellings. A private road located along the southern 35 feet of the original property area is being removed from the rezoning application through the certified parcel process prior to approval of this PD. The subject property is currently developed for agricultural and single-family use. All existing structures are required to be removed prior to redevelopment.

Zoning		Existing		Proposed
Districts	AS-1	RSC-6	RSC-4	PD
Typical General Uses	Single-Family Residential/ Agricultural	Single-Family Residential (Conventional Only)	Single-Family Residential (Conventional Only)	Single-Family Residential
Acreage	33.88	0.12	3.24	37.2
Density/Intensity	1 unit per acre	6 units per acre	4 units per acre	3.76 units per acre
Mathematical Maximum*	33 units	0 units	12 units	140 units

*number represents a pre-development approximation

Development Standards		Existing		Prop	osed
District	AS-1	RSC-6	RSC-4	Р	D
Lot Size	1 acre	7,000 SF	10,000	4,400	5,500
Lot Width (ft.)	150	70	75	40 (< 50)	50 (min.)
Setbacks Buffering & Screening(NA)	Front: 50' Sides: 15' Rear: 50'	Front: 25' Sides: 7.5' Rear: 25'	Front: 25' Sides: 7.5' Rear: 25'	Front: 10'** Sides: 5' Rear: 15' Pools: 10'	Front: 10'** Sides: 5' Rear: 15' Pools: 10'
Height	50'	35′	35'	35′	35'

**The entrance side of garage structures must be setback at least 20 feet for front yards and 20 feet for front yards functioning as side yards.

Additional Information	
PD Variations	None requested as part of this application
Waivers to the Land Development Code	None requested as part of this application

Planning Commission Recommendation:

Consistent

Application No.

5-0274

Development Services Recommendation:Approvable, subject to proposed conditions

Created 8-17-21 Name: Sau Bal

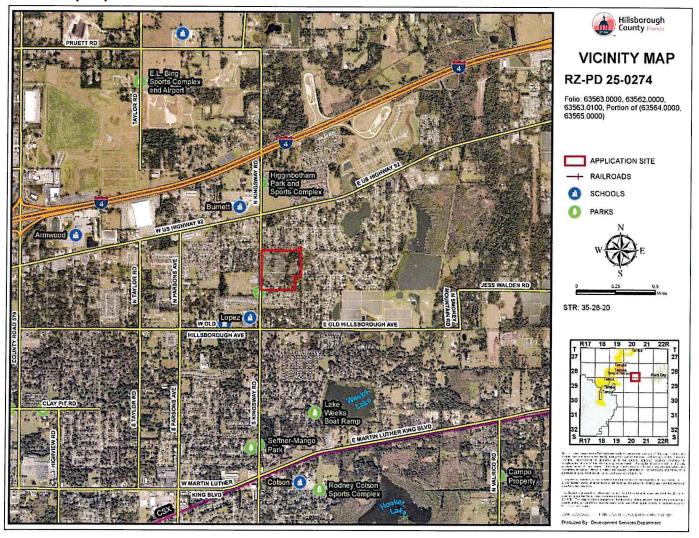
Entered at Public Hearing: 2HM

ZHM HEARING DATE: June 16, 2025 BOCC LUM MEETING DATE: August 12, 2025

Case Reviewer: Sam Ball

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



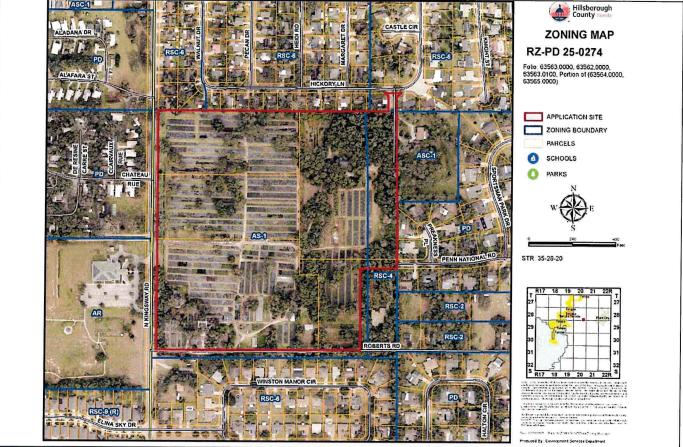
Context of Surrounding Area:

The subject property is located along the east side of Kingsway Road, approximately 0.6 miles south of Interstate-4, between US Highway 92 and Old Hillsborough Avenue. The area is primarily developed for single-family residential use with lots sizes ranging from 6,000 square feet to 3.8 acres. Other uses in the area include a public library and a public elementary school.

ZHM HEARING DATE: June 16, 2025 BOCC LUM MEETING DATE: August 12, 2025

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



$\mathcal{H}_{\mathcal{A}}(\mathcal{A}_{\mathcal{A}}^{(1)},\mathcal{A}_{\mathcal{A}}^{(1)},\mathcal{A}_{\mathcal{A}}^{(1)},\mathcal{A}_{\mathcal{A}}^{(2)},\mathcal{A}_{\mathcal{A}}^{(2)})$	Adjacent Zonings and Uses				
Location	Zoning	Maximum Density/FAR Permitted by Zoning	Allowable Use	Existing Use	
North	RSC-6	6 units per acre	Single-Family Residential (Conventional Only)	Dwelling, Single-Family Conventional	
South	RSC-6	6 units per acre	Single-Family Residential (Conventional Only)	Dwelling, Single-Family Conventional	
Journ	RSC-4	4 units per acre	Single-Family Residential (Conventional Only)	Dwelling, Single-Family Conventional	
	PD 82-0051	2.36 units per acre	Single-Family Residential (Conventional Only)	Dwelling, Single-Family Conventional	
East	ASC-1	1 unit per acre	Agricultural & Single-Family Residential (Conventional Only)	Dwelling, Single-Family Conventional	
West	AR	1 unit per 5 acres	Single-Family Residential & Agricultural	Public Library	
vvest	PD 82-0310	6.3 units per acre	Mobile Home & RV Park	Mobile Home & RV Park (107 lots)	

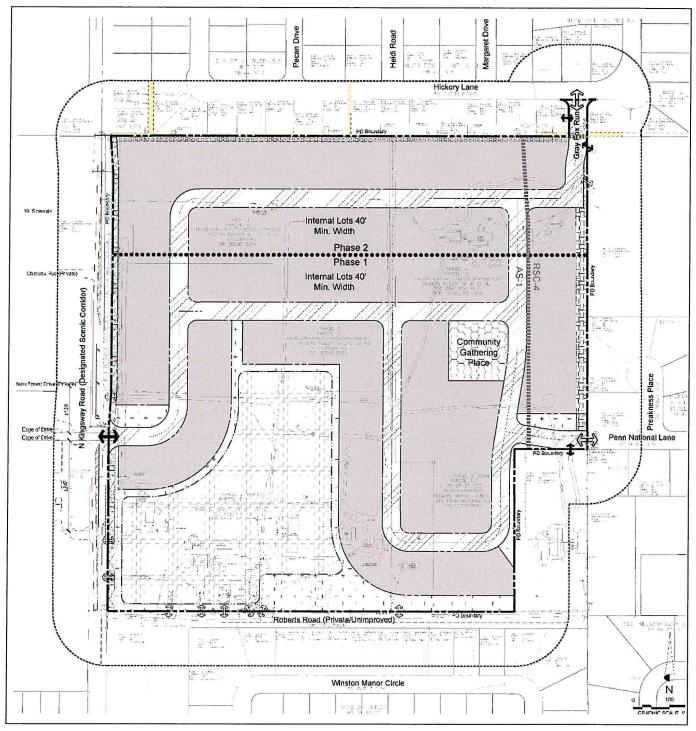
Case Reviewer: Sam Ball

ZHM HEARING DATE: June 16, 2025 BOCC LUM MEETING DATE: August 12, 2025

Case Reviewer: Sam Ball

2.0 LAND USE MAP SET AND SUMMARY DATA

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



APPLICATION NUMBER: PD 25-0274 (REV)

ZHM HEARING DATE: June 16, 2025

BOCC LUM MEETING DATE: August 12, 2025

Case Reviewer: Sam Bali

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

Adjoining Roadways (Adjoining Roadways (check if applicable)				
Road Name	Classification	Current Conditions	Select Future Improvements		
Kingsway Rd	County Collector - Rural	2 Lanes ⊠ Substandard Road □ Sufficient ROW Width	 □ Corridor Preservation Plan ⋈ Site Access Improvements ⋈ Substandard Road Improvements □ Other 		
Penn National Rd.	County Local - Urban	2 Lanes ☐ Substandard Road ☑ Sufficient ROW Width	 □ Corridor Preservation Plan □ Site Access Improvements □ Substandard Road Improvements □ Other 		
Hickory Ln.	County Local - Urban	2 Lanes ☐ Substandard Road ☑ Sufficient ROW Width	□ Corridor Preservation Plan □ Site Access Improvements □ Substandard Road Improvements □ Other		

Project Trip Generation ☐ Not applicable for this request				
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips	
Existing	550	39	50	
Proposed	1,320	101	136	
Difference (+/-)	+770	+62	+86	

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

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

Design Exception/Administrative Variance ⊠ Not applicable for this request			
Road Name/Nature of Request	Туре	Finding	
Kingsway Rd./Substandard Road	Design Exception Requested	Approvable	
Kingsway Rd./ Access Spacing	Administrative Variance Requested	Approvable	
Notes:			

APPLICATION NUMBER:	PD 25-0274 (REV)	
ZHM HEARING DATE:	June 16, 2025	
BOCC LUM MEETING DATE:	August 12, 2025	Case Reviewer: Sam Ball

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	⊠ Yes □ No	☐ Yes ☒ No	☐ Yes ⊠ No	,
Environmental Services	⊠ Yes	☐ Yes	□ Yes	
Natural Resources	☐ No ⊠ Yes ☐ No	☐ Yes ⊠ No	⊠ No ⊠ Yes □ No	
Conservation & Environmental Lands Management	⊠ Yes □ No	☐ Yes ☑ No	☐ Yes ☑ No	
Check if Applicable: ☐ Wetlands/Other Surface Waters		Vater Wellfield Pro t Wildlife Habitat	tection Area	
☐ Use of Environmentally Sensitive Land Credit	☐ Coastal High Hazard Area ☑ Urban/Suburban/Rural Scenic Corridor			
☐ Wellhead Protection Area ☐ Surface Water Resource Protection Area	☐ Adjacent to ELAPP property			
Public Facilities:	Other Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation ☑ Design Exc./Adm. Variance Requested ☑ Off-site Improvements Provided	⊠ Yes □ No	□ Yes ⊠ No	⊠ Yes	See report
Service Area/ Water & Wastewater □ Urban □ City of Tampa □ Rural □ City of Temple Terrace	⊠ Yes □ No	□ Yes ⊠ No	□ Yes ⊠ No	
Hillsborough County School Board Adequate □ K-5 □ 6-8 □ 9-12 □ N/A Inadequate □ K-5 □ 6-8 □ 9-12 □ N/A	⊠ Yes □ No	□ Yes ⊠ No	□ Yes ⊠ No	
Impact/Mobility Fees: Urban Mobility, Northeast Parks/Fire: Single Family Detached. Estimate is based on 2,000 SF Mobility: \$ 9,183 * 140 = \$1,285,620 Parks: \$ 2,145 * 140 = \$ 300,300 School: \$ 8,227 * 140 = \$1,151,780 Fire: \$ 335 * 140 = \$ 46,900 Total per House: \$19,890 * 140 = \$2,784,600				

APPLICATION NUMBER:	PD 25-0274 (REV)	
ZHM HEARING DATE:	June 16, 2025	
BOCC LUM MEETING DATE:	August 12, 2025	Case Reviewer: Sam Ball

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

APPLICATION NUMBER: PD 25-0274 (REV)

ZHM HEARING DATE: June 16, 2025

BOCC LUM MEETING DATE: August 12, 2025 Case Reviewer: Sam Ball

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

Staff finds that the proposed development standards comply with the intent of the RSC-10 standards of the LDC. The number of 40-foot-wide lots is limited to 44, and the 40-foot lots are configured in a way that each one would front lots having at least 50 feet of width. The 40-foot lots are required to be at least 110 feet deep, which is sufficient to allow for a garage to be setback at least 20 feet from the front property line to allow for off-street parking. The 40-foot lots are restricted to an area that is surrounded by building envelopes that require 50-foot lots and the 40-foot lots will not be visible from the public rights-of-way or neighboring properties. Based on the proposed use and development standards, staff finds the proposed Planned Development compatible with the existing zoning and development pattern in the area.

5.2 Recommendation

Based on the above considerations, staff recommends approval of the request, subject to conditions.

APPLICATION NUMBER:	PD 25-0274 (REV)	
ZHM HEARING DATE:	June 16, 2025	
BOCC LUM MEETING DATE:	August 12, 2025	Case Reviewer: Sam Ball

6.0 PROPOSED CONDITIONS

Prior to Certification, the applicant shall <u>update the general legend to change "proposed 30' buffer" to "proposed 35' buffer"; remove "see conditions of approval" statements from the general legend; and revise the General Notes #33 as follows: "Access to the east is proposed via Penn National Road. Access to the north is proposed via Gray Fox Run, which is proposed to become a public road." [Replace the words "cross access" with "access". Cross access is not the same as access and is not applicable to residential subdivisions.]</u>

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted May 28, 2025.

- 1. Development is limited to 140 single-family detached dwellings as depicted on the general site plan.
- 2. Internal 40-foot-wide lots: lots having at least 40 feet of width and less that than 50 feet of width, shall be limited to no more than 44 lots and shall comply with the following requirements:
 - a. The internal 40-foot-wide lots shall only be permitted where shown on the general site plan;
 - b. 40-foot-wide lots that are corner lots shall be at least 45 feet wide;
 - c. Development standards shall be as follows:

Minimum lot area: 4,400 square feet

Minimum lot width (internal lots): 40 feet

Minimum lot width (corner lots): 45 feet

Maximum building height: 35 feet (2-stories)

Minimum front yard: 10 feet* (10 feet for front yards functioning as side yards when no

access taken from front yard functioning as a side yard. Garage setback for a front yard functioning as a side yard shall be 20 feet minimum with

a minimum 15-foot setback for the remainder of the structure).

Minimum side yard setback: 5 feet

Minimum rear yard setback: 15 feet**

Maximum lot coverage: 40 percent

Swimming pool setbacks: 10 feet** (side and rear)

- * Side loading garages from the front yard shall be permitted a minimum front yard setback of 10 feet. The front facing façade of the side facing/loading garage shall be architecturally finished with the same material/style as the main dwelling and shall have at least two windows. Front porches shall be permitted a minimum front yard of 15 feet.
- ** Minimum rear setback of 5 feet for accessory structures and 3 feet for pool enclosures.
- d. The development of single-family lots having less than 50 feet of width shall provide the following:
 - 1) Each unit shall provide a 2-car garage; and
 - The primary doorway/entrance shall front the street.

APPLICATION NUMBER: PD 25-0274 (REV)

ZHM HEARING DATE: June 16, 2025

BOCC LUM MEETING DATE: August 12, 2025

Case Reviewer: Sam Ball

3. All other lots: lots having at least 50 feet of width shall comply with the following requirements:

Minimum lot area: 5,500 square feet

Minimum lot width (internal lots): 50 feet
Minimum lot width (corner lots): 55 feet

Maximum building height: 35 feet (2-stories)

Minimum front yard: 20 feet*, (10 feet for front yards functioning as side yards when no access taken

from the front yard functioning as a side yard. Garage setbacks for a front yard functioning as a side yard shall be 20 feet minimum with a minimum 15-foot

setback for the remainder of the structure)

Minimum side yard setback: 5 feet

Minimum rear yard setback: 15 feet**

Maximum lot coverage: 40 percent

Swimming pool setbacks: 10 feet** (side and rear)

- * Side loading garages from the front yard shall be permitted a minimum front yard setback of 10 feet. The front facing façade of the side facing/loading garage shall be architecturally finished with the same material/style as the main dwelling and shall have at least two windows. Front porches shall be permitted a minimum front yard of 15 feet.
- ** Minimum rear setback of 5 feet for accessory structures and 3 feet for pool enclosures.
- 4. All perimeter lots, adjoining the project boundary, shall be a minimum of 50 feet by 110 feet.
- 5. Natural Resources staff identified numerous significant trees on the site including potential Grand Oaks. The site plan may be modified from the Certified Site Plan to avoid tree removal.
- 6. Any interim agricultural operations shall not result in the destruction of trees or the natural plant community vegetation on the property. Any application to conduct land alteration activities on the property must be submitted to the Natural Resources Team of the Development Services Department for review and approval. Use of the agricultural exemption provision to the Land Alteration regulations is prohibited.
- 7. 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.
- 8. 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.
- 9. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval25
- 10. The project shall be permitted an access connection on N Kingsway Road, Penn National Road and Hickory Lane, as shown on the PD site plan.

APPLICATION NUMBER:	PD 25-0274 (REV)	
ZHM HEARING DATE:	June 16, 2025	
BOCC LUM MEETING DATE:	August 12, 2025	Case Reviewer: Sam Ball

11. The developer shall construct a southbound left turn lane into the project access on N Kingsway Road with the initial increment of development.

- 12. The project shall allow for a minimum 50-foot wide vehicular and pedestrian access connection to the eastern boundary with folio #63555.0000 for the existing residential use and any future residential subdivision, generally where shown on the PD site plan. Notwithstanding anything shown on the PD site plan or herein conditions of approval to the contrary, no intervening common area or other parcel (i.e. "spite strip") shall be platted between the project's internal roadway and folio #63555.0000 such that it would prevent the existing access or a future minimum 50-foot wide vehicular and pedestrian access to be taken.
- 13. The project shall allow for a minimum 50-foot wide vehicular and pedestrian access connection to the remaining portion of parcel folio#63564.0000, not included in the PD rezoning, for the existing use and any future residential subdivision, generally where shown on the PD site plan. Notwithstanding anything shown on the PD site plan or herein conditions of approval to the contrary, no intervening common area or other parcel (i.e. "spite strip") shall be platted between the project's internal roadway and said portion of folio #63564.0000 such that it would prevent the existing access or a future minimum 50-foot wide vehicular and pedestrian access to be taken.
- 14. If PD 25-0274 is approved, the County Engineer will approve the Design Exception (dated February 26, 2025), which was found approvable on June 9, 2025, for N Kingsway Road substandard road improvements. As Kingsway Road is a substandard rural collector roadway, the developer will be required to construct 10-foot-wide sidewalk/multi-use path along the project frontage consistent with the Design Exception.
- 15. If PD 25-0274 is approved, the County Engineer will approve an administrative variance (dated January 21, 2025), which was found approvable on June 9, 2025. Approval of this Administrative Variance will permit reduction of the minimum access spacing (between the Kingsway Road access and next driveway connection to the north) such that a minimum spacing of +/- 128 feet is permitted.
- 16. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
- 17. All construction ingress and egress shall be limited to the proposed Kingsway Road vehicular access connection shown on the PD site plan. The developer shall include a note in each site/construction plan submittal which indicates same.
- 18. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

APPLICATION NUMBER: PD 25-0274 (REV)

ZHM HEARING DATE: June 16, 2025

BOCC LUM MEETING DATE: August 12, 2025

Case Reviewer: Sam Ball

Zoning Administrator Sign Off:

J. Brian Grady

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

Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are being waived or otherwise approved. The project will be required to comply with the Site Development Plan Review approval process in addition to obtain all necessary building permits for on-site structures.

APPLICATION NUMBER: PD 25-0274 (REV)

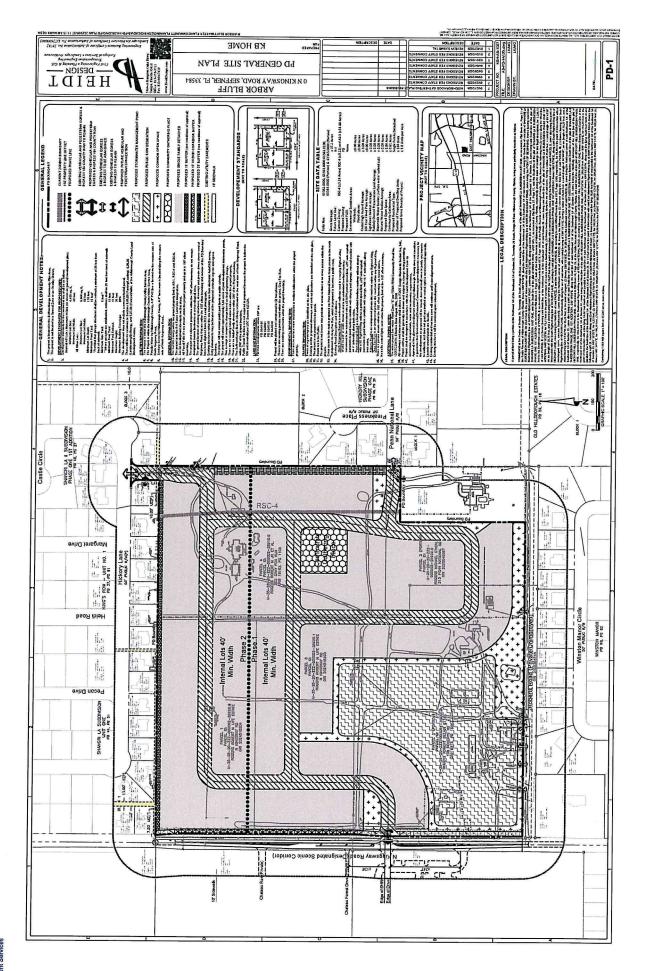
ZHM HEARING DATE: BOCC LUM MEETING DATE: August 12, 2025

June 16, 2025

Case Reviewer: Sam Ball

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

APPLICATION NUMBER:	PD 25-0274 (REV)	
ZHM HEARING DATE: BOCC LUM MEETING DATE:	June 16, 2025 August 12, 2025	Case Reviewer: Sam Ball
——————————————————————————————————————	August 12, 2023	Case Neviewer. Salli Ball
	2. (2)	
8.0 PROPOSED SITE PLA	N (FULL)	
		a a
		5



APPLICATION NUMBER: PD 25-0274 (REV)

ZHM HEARING DATE: June 16, 2025

Case Reviewer: Sam Ball BOCC LUM MEETING DATE: August 12, 2025

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zo	O: Zoning Technician, Development Services Department DATE: 6/09/2025		
	WER: Richard Perez, AICP, Executive Planner NING AREA/SECTOR: SM/CENTRAL	AGENCY/DEPT: Transportation PETITION NO: PD 25-0274	
	This agency has no comments.		
	This agency has no objection.		
X	This agency has no objection, subject to listed or attached conditions.		
	This agency objects based on the listed or attached	conditions	

CONDITIONS OF APPROVAL

- The project shall be permitted an access connection on N. Kingsway Rd., Penn National Rd. and Hickory Ln., as shown on the PD site plan.
- The developer shall construct a southbound left turn lane into the project access on N. Kingsway Rd. with the initial increment of development.
- The project shall allow for a minimum 50-foot wide vehicular and pedestrian access connection to the eastern boundary with folio#63555.0000 for the existing residential use and any future residential subdivision, generally where shown on the PD site plan. Notwithstanding anything shown on the PD site plan or herein conditions of approval to the contrary, no intervening common area or other parcel (i.e. "spite strip") shall be platted between the project's internal roadway and folio#63555.0000 such that it would prevent the existing access or a future minimum 50-foot wide vehicular and pedestrian access to be taken.
- The project shall allow for a minimum 50-foot wide vehicular and pedestrian access connection to the remaining portion of parcel folio#63564.0000, not included in the PD rezoning, for the existing use and any future residential subdivision, generally where shown on the PD site plan. Notwithstanding anything shown on the PD site plan or herein conditions of approval to the contrary, no intervening common area or other parcel (i.e. "spite strip") shall be platted between the project's internal roadway and said portion of folio#63564.0000 such that it would prevent the existing access or a future minimum 50-foot wide vehicular and pedestrian access to be taken.
- If PD 25-0274 is approved, the County Engineer will approve the Design Exception (dated February 26, 2025), which was found approvable on June 9, 2025, for N. Kingsway Rd. substandard road improvements. As Kingsway Rd. is a substandard rural collector roadway, the developer will be required to construct 10-foot-wide sidewalk/multi-use path along the project frontage consistent with the Design Exception.
- If PD 25-0274 is approved, the County Engineer will approve an administrative variance (dated January 21, 2025), which was found approvable on June 9, 2025. Approval of this Administrative Variance will permit reduction of the minimum access spacing (between the Kingsway Rd. access and next driveway connection to the north) such that a minimum spacing of +/- 128 feet is permitted.

- Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
- All construction ingress and egress shall be limited to the proposed Kingsway Rd vehicular access connection shown on the PD site plan. The developer shall include a note in each site/construction plan submittal which indicates same.

Other:

• Prior to Certification, the applicant shall revise the General Notes #33 as follows: "Cross access Access to the east is proposed via Penn National Road. Cross access Access to the north is proposed via Gray Fox Run, which is proposed to become a public road." [Cross access is not the same as access and is not applicable to residential subdivisions.]

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone several parcels totaling a +/- 37.2 acres, from Agricultural/Single Family 1 (AS-1), Residential Single Family Conventional 6 (RSC-6), and Residential Single-Family Conventional 4 (RSC-4) to Planned Development to construct 140 single-family detached units. The site is located at the northeast corner of N. Kingsway Rd. and Roberts Rd. The Future Land Use designation is Residential 4 (R-4).

The site is current occupied by 2 single family detached homes and a plant nursey.

Trip Generation Analysis

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

Existing Zoning

Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips	
	way voiding	AM	PM
AS: 33 Single Family Detached Units (ITE Code 210)	364	27	35
RSC-4: 12 Single Family Detached Units (ITE Code 210)	144	11	14
RSC-6: 1 Single Family Detached Units (ITE Code 210)	10	1	1
Total	550	39	50

Proposed Rezoning

	24 H T	Total Peak	
Land Use/Size	24 Hour Two-	Hour Trips	
	Way Volume	AM	PM
PD: 140 Single Family Detached (ITE 210)	1,320	101	136

Trip Generation Difference

Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(+)770	(+)62	(+)86

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

<u>Kingsway Rd.</u> is a 2-lane, substandard, undivided, rural collector roadway. The roadway is characterized by +/-10-foot-wide travel lanes in good condition and sidewalks on both sides, lying within +/-50 feet of right-of-way along the project frontage. There are no paved shoulders along the project frontage.

According to the Hillsborough County Transportation Technical Manual a TS-7 rural local and collector roadway typical section has 12-foot lanes with 5-foot paved shoulders and sidewalks on both sides within a minimum of 96 feet of right-of-way. The applicant is proposing a Design Exception to construct a 10-foot-wide sidewalk/multi-use path along the project frontage. The proposed Design Exception is discussed in greater detail under the section titled Requested Design Exception: Kings Way Rd. herein.

<u>Penn National Rd.</u> is a 2-lane, urban local roadway. The roadway is characterized by +/-10-foot-wide travel lanes in good condition with curb, gutter and sidewalks, lying within +/-50 feet of right-of-way.

<u>Hickory Ln.</u> is a 2-lane, urban local roadway. The roadway is characterized by +/-10-foot-wide travel lanes in good condition with curb, gutter and sidewalks, lying within +/-50 feet of right-of-way.

SITE ACCESS AND CONNECTIVITY

The PD site plan proposes a full access vehicular and pedestrian connection on N. Kingsway Rd, and secondary connections to Penn National Rd. and Hickory Ln.

As demonstrated by the site access analysis submitted by the applicant's traffic engineer, the project meets warrants for a 255-foot southbound left turn lane at the project's primary access on N. Kingsway Rd. A northbound right turn lane is not warranted.

The proposed PD site plan meets the requirements of LDC, Sec. 6.02.01.A. Subdivision Access standards to connect to adjacent roadways and residentially zoned tracts of land to efficiently address the access needs of visitors, delivery trucks, and emergency vehicles as well as local residents, alleviate travel on arterial roadways, and provide safe alternative travel routes for motorists and pedestrians that reduce travel time, distance and infrastructure costs.

The project connects to Penn National Rd., a local roadway, to the east consistent with LDC, Sec. 6.02.01.A. 16. Which requires "Streets within and contiguous to the subdivision shall be coordinated with other existing or planned streets within the general area as to location, widths, grades, and drainage. Such streets shall be aligned and coordinated with existing or planned streets in existing or future adjacent or contiguous to adjacent subdivisions. All streets, alleys, and pedestrian pathways in any subdivision or site plan shall connect to other streets and to existing and projected streets outside the proposed subdivision or other development." Penn National Rd. was planned, approved, constructed, and platted as part of the adjacent residential single-family subdivision with the intent to connect to the subject property.

Similarly, the project proposes to connect to Hickory Ln., a local roadway, to the north serving a residential single-family subdivision where the subject property has a 50-foot continuous frontage along the right of way, as demonstrated by the survey submitted by the applicant. Additionally, the project will maintain access to large adjacent residential tracts to the northeast, folio#63555.0000, and the southeast, folio#63564.0000. Staff is proposing conditions of approval to ensure future connectivity and potential for the adjacent properties to make the necessary local roadway connections in the event they were to develop into a residential subdivision.

Internal project roadways will be designed to the County TTM, TS-3 local roadway section and are proposed to be public roads. Staff notes that the projects proposed roadway connections makes the internal roadways eligible for public dedication as they will meet the criteria set for in the Hillsborough County Comprehensive Plan Mobility Element Policy 4.1.4.A.

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

To minimize disruption to the surrounding residential neighborhoods during construction, all construction traffic will be limited to the project's N. Kingsway Rd. access.

REQUESTED DESIGN EXCEPTION: KINGSWAY RD. SUBSTANDARD ROADWAY

As Kings Way Rd. is a substandard collector roadway, the applicant's Engineer of Record (EOR) submitted a Design Exception request for the roadway (dated February 26, 2025) to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer found the Design Exception request approvable (on June 9. 2025). The developer will be required to construct a 10-foot-wide sidewalk/multi-use path along the project frontage on N. Kingsway Rd. consistent with the Design Exception.

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

REQUESTED ADMINISTRATIVE VARIANCE: ACCESS SPACING.

The applicant's Engineer of Record (EOR) submitted a Section 6.04.02.B. Administrative Variance Request (dated January 21, 2025) from the Section 6.04.07. LDC requirement, governing spacing for the proposed N. Kingsway Ave. access. Per the LDC, N. Kingsway Ave. is a Class 6 roadway, which requires minimum connection spacing of 245 feet. The applicant is proposing the driveway in a location which is +/- 128 feet from the next closest access connection to the north. As such, the applicant is seeking a variance of 117 feet. Based on factors presented in the Administrative Variance Request, the County Engineer found the request approvable on June 9, 2025.

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

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Penn National Rd. and Hickory Ln. are not a regulated roadway in the Hillsborough County Level of Service (LOS) Report.

FDOT Generalized Level of Service				
Roadway	From	То	LOS Standard	Peak Hr Directional LOS
KINGSWAY RD	MLK BLVD	US HWY 92	D	С

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

From: Williams, Michael [WilliamsM@hcfl.gov]

Sent: Monday, June 9, 2025 1:11 PM
To: Steven Henry [shenry@lincks.com]

CC: stirey@heidtdesign.com; Ball, Fred (Sam) [BallF@hcfl.gov]; Perez, Richard [PerezRL@hcfl.gov]; Drapach, Alan [DrapachA@hcfl.gov]; Tirado, Sheida [TiradoS@hcfl.gov]; De Leon, Eleonor [DeLeonE@hcfl.gov]; PW-CEIntake [PW-

CEIntake@hcfl.gov]

Subject: FW: RZ PD 25-0274 - Administrative Variance & Design Exception Review

Attachments: 25-0274 AVReq 01-24-25.pdf; 25-0274 DEAd 03-25-25.pdf

Importance: High

Steve,

I have found the attached Section 6.04.02.B. Administrative Variance (AV) and Design Exception (DE) for PD 25-0274 APPROVABLE.

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

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

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

Lastly, please note that it is critical to ensure you copy all related correspondence to <u>PW-CEIntake@hillsboroughcounty.org</u>

Mike

Michael J. Williams, P.E.

Director, Development Review County EngineerDevelopment Services Department

P: (813) 307-1851 M: (813) 614-2190

E: Williamsm@HCFL.gov

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

Facebook | Twitter | YouTube | LinkedIn | HCFL Stay Safe

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

From: Tirado, Sheida <TiradoS@hcfl.gov> Sent: Sunday, June 8, 2025 5:07 PM

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

Cc: Perez, Richard <PerezRL@hcfl.gov>; Drapach, Alan <DrapachA@hcfl.gov>; De Leon, Eleonor

<DeLeonE@hcfl.gov>

Subject: RZ PD 25-0274 - Administrative Variance & Design Exception Review

Importance: High

Hello Mike,

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

shenry@lincks.com stirey@heidtdesign.com ballf@hcfl.gov perezrl@hcfl.gov drapacha@hcfl.gov

Best Regards,

Sheida L. Tirado, PE

Transportation Review & Site Intake Manager

Development Services Department

E: TiradoS@HCFL.gov

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

601 E. Kennedy Blvd., Tampa, FL 33602

HCFL.gov

Facebook | X | YouTube | LinkedIn | Instagram | HCFL Stay Safe

Hillsborough County Florida

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



Supplemental Information for Transportation Related Administrative Reviews

Instructions:

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

To complete this form	
Request Type (check one)	 ✓ Section 6.04.02.B. Administrative Variance ☐ Technical Manual Design Exception Request ☐ Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) ☐ Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	➤ New Request
Submittal Number and	☐1. Access Spacing - N. Kingsway Road ☐4.
Description/Running History	
(check one and complete text box	□ 2. □ 5.
using instructions provided below)	□ 3. □ 6.
submittal number/name to each separate request number previously identified. It is critical that the ap	uests (whether of the same or different type), please use the above fields to assign a unique. Previous submittals relating to the same project/phase shall be listed using the name and oplicant reference this unique name in the request letter and subsequent filings/correspondence. If information related to a previously submitted request, then the applicant would check the
Project Name/ Phase Arbor Bluff	
Important: The name selected must be used on all full frequest is specific to a discrete phase, please also	nture communications and submittals of additional/revised information relating to this variance. list that phase.
Folio Number(s) 63562.0000, 635	564.0000, 63565.0000, 63563.0000
i one tramber(s)	Check This Box If There Are More Than Five Folio Numbers
numbers must be provided in the format provided b	to a maximum of five. If there are additional folios, check the box to indicate such. Folio by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, 189"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789;
Name of Person Submitting Request	Steven J. Henry, P.E.
Important: For Design Exception (DE) Requests, the p DE request letter must be signed and sealed.	person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The
Current Property Zoning Designation	RSC-4 & AS-1
Designation. Typing "N/A" or "Unknown" will result in County Zoning Atlas, which is available at https://ma	nily Conventional — 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) in your application being returned. This information may be obtained via the Official Hillsborough <u>ps.hillsboroughcounty.org/maphillsborough/maphillsborough.html</u> . For additional assistance, for Development Services at (813) 272-5600 Option 3.
Pending Zoning Application Number	PD25-0274
Important: If a rezoning application is pending, en Applicable". Use PD for PD rezoning applications, M	ter the application number proceeded by the case type prefix, otherwise type "N/A" or "Not M for major modifications, PRS for minor modifications/personal appearances.
Related Project Identification Number (Site/Subdivision Application Number)	N/A
	er for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision



January 21, 2025

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

Re: Arbor Bluff

PD25-0274

Folio Numbers: 63562.0000, 63565.0000, 63564.0000, 63563.0000

Lincks Project No. 24089

The purpose of this letter is to request a Section 6.04.02.B Administrative Variance to Section 6.04.07 of the Hillsborough County Land Development Code for the access to Kingsway Road. The property is proposed to be rezoned to 140 Single Family Homes.

Table 1 provides the trip generation for the proposed project.

The access to serve the project is proposed to be via one (1) full access to Kingsway Road and Penn National Road. A copy of the PD plan is included in the Appendix of this letter.

The subject property is within the Urban Service Area. According to the Hillsborough County Roadways Functional Classification Map, Kingsway Road is a collector road and Penn National Road is a local road.

The request is for an Administrative Variance to Section 6.04.07 of the Hillsborough County LDC for the access spacing on Kingsway Road. Based on Section 6.04.07, the access spacing on Kingsway Road is 245 feet and the distance to the driveway to the north is 128 feet. This is graphically shown on the attached exhibit.

The justification for the variance is as follows:

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

The access to Kingsway Road is proposed to align with the northern access to the Seffner-Mango Library. There is an existing private road serving a limited number of residential lots. Given the proposed frontage, the development on the west side of the road and the required access improvements, the proposed location is the most reasonable location. Therefore, it is not reasonable or feasible for the project to modify the location of the access to meet the current LDC spacing criteria.

5023 West Laurel Street Tampa, FL 33607 813 289 0039 Telephone 8133 287 0674 Telefax www.Lincks.com Website

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

As indicated, the proposed access aligns with the access to the library and the private road serves a limited number of lots. Therefore, the variance would not be detrimental to the public health, safety and welfare.

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

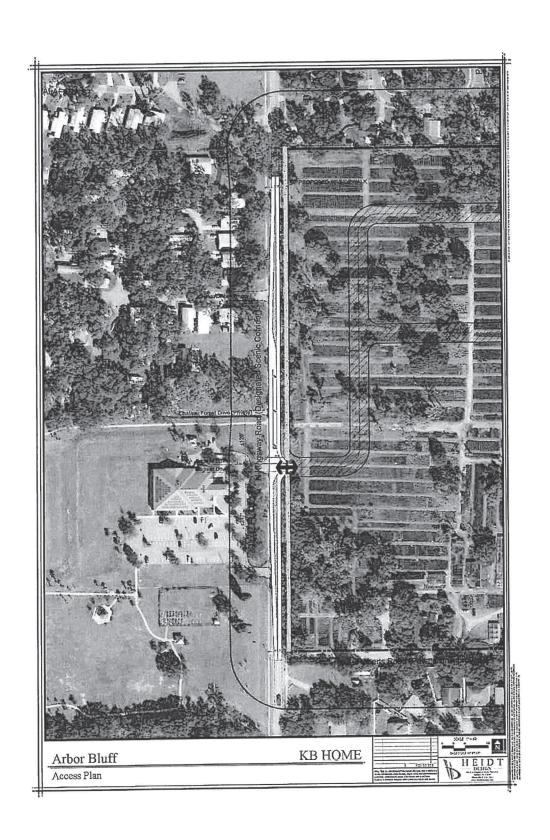
The only connection for the project is to the collector road system is Kingsway Road. Due to property constraints, the only reasonable location for the access is shown on the attached exhibit.

Please do not hesitate to contact us if you have an information. Best Regards Steven J Henry President Jineks & Associates, LLC P.E. #51555	y questions or require sty edditional licens
Based on the information provided by the appli	cant, this request is:
Disapproved	
Approved	
Approved with Conditions	
If there are any further questions or you need contact L. Tirado, P.E.	larification, please contact Sheida
Date	
	Sincerely,
	Michael J. Williams
	Hillsborough County Engineer

I ABLE 1 TRIP GENERATION (1)

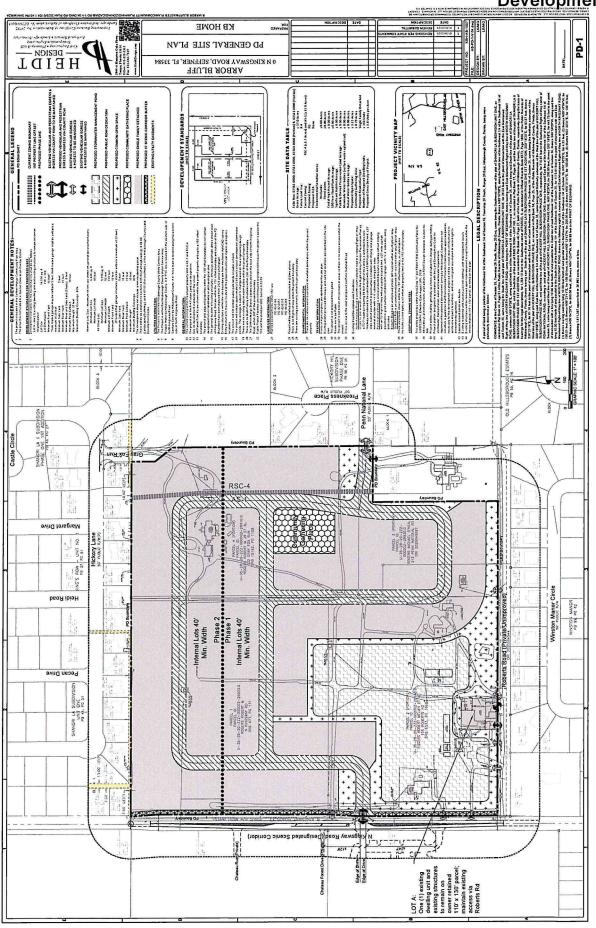
oni		Total	104
л Реак н	Trip Ends	In Out Total	43
בֿ		듸	61
onr	.0	Total	88
Реак н	rip End	Ont	99
AM Peak Hour Trin Ende		듸	22
	Daily	Trip Ends	1,321
		Size	180 DU's
	出	CNC	215
		Land Use	Townhomes

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



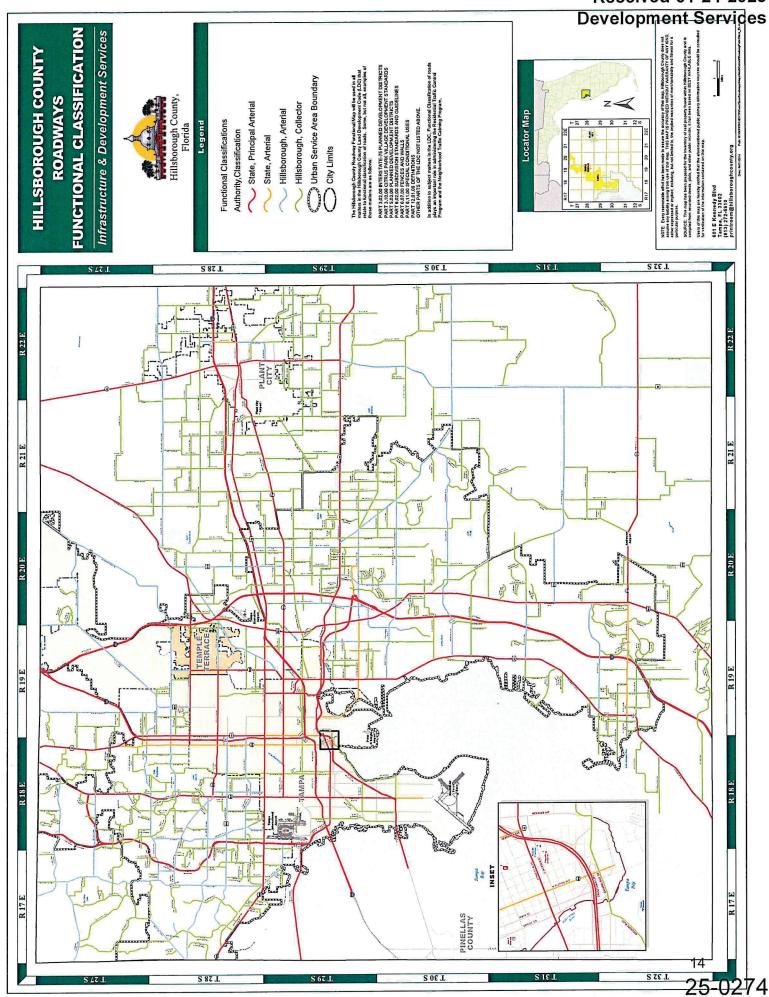
LINCKS & ASSOCIATES, A TWO Company





HILLSBOROUGH COUNTY ROADWAYS FUNCTIONAL CLASSIFICATION MAP





Sec. 6.04.04. - Design Standards

A. Driveway Width/Length

Driveways provide the physical transition between a site and the abutting roadway. Driveways should be located and designed to minimize impacts on traffic while providing safe entry and exit from the development served. The location and design of the connection must take into account characteristics of the roadway, the site, and the potential users.

The actual width and length of driveways shall be subject to internal and external traffic flow considerations. The driveway width considerations include, but are not limited to the number of lanes, the driveway geometrics, internal obstructions, traffic safety, etc. The length of driveways shall be designed to provide for an uninterrupted traffic flow on the public street. This will require that the entering vehicles not be confronted with maneuvering vehicles at the immediate point of entry, thus requiring other entering vehicle(s) to stop in the through traffic flow. The driveway length therefore, will be subject to the anticipated required stacking length of entering and exiting vehicle during the peak period.

- 1. For driveways that will be signalized, driveway length should be determined by a traffic study of expected traffic and queues.

 An important measurement in determining the driveway length is the outbound queue.
- 2. For unsignalized driveways, the following minimum lengths will be used:

Land Use	Driveway Length (In Feet)
Any major entrance with 4 or more total lanes in the in the driveway. Typically malls, and "Super" retail centers	300 or greater, based on
mais, and Super retain certers	traffic study
Regional Shopping Centers (over 150,000 sq. ft.)	250
Community Shopping Center (100-150,000 sq. ft.) (Supermarket, drug store, etc.)	150
Small Strip Shopping Center	50
Smaller Commercial Development (convenience store with gas pumps)	30

3. For residential developments, the maximum length shall be:

Land Use	Driveway Length (In Feet)
Residential Developments	250

B. Driveway Grades

- 1. Driveway grades shall conform to the requirements of FDOT Roadway and Traffic Design Standard Indices, latest edition.
- 2. For driveways with high volumes and where curve radii turnouts would be a prime benefit to traffic movements, the following factors should be considered:
 - a. It is desirable to have driveway slope upward from gutter line without any vertical curve. The upward slope with curbs will allow better control of drainage.

- b. It is desirable to have a relatively flat area adjacent to the roadway, where vehicles may turn off without an immediate climbing or descending need. Then exiting vehicles may wait to enter traffic flow at approximately roadway level.
- c. Within the limits of curve radii, no drop curb shall be allowed except as required for curb cut ramps.

C. Traffic Control Devices

- The installation of signs and pavement markings at private roadways and residential or commercial driveways, and the
 installation of traffic signals at high-volume commercial Type III driveways may be required in order to provide for safe and
 efficient movement of traffic. All traffic control devices shall be installed in accordance with the Manual on Uniform Traffic
 Control Devices (MUTCD) and the current County standards and specifications and shall be approved by the County Public
 Works Department, Traffic Section.
- 2. The approval to install traffic signals shall be based on a traffic engineering study which addresses the warrants, the design, and the operation of the signals. The study and design shall be approved by the County Public Works Department, Traffic Section and FDOT, if on the State Highway System. The responsibility for the engineering study shall rest with the permittee. If a traffic signal is installed, all signal elements and appropriate portions of the access approach to assure efficient signal operation, shall be on public right-of-way or on easements granted to the public.
- 3. Any required traffic control devices, including signs, signals or pavement markings shall be installed by the permittee. The permittee shall be responsible for all purchase and installation costs involved.

D. Auxiliary Lanes

Auxiliary Lanes refer to left-turn, right-turn, acceleration, deceleration, and storage lanes. Developments which generate AM or PM Peak Hour Traffic which exceeds the following thresholds shall provide the following site related acceleration, deceleration, and storage lanes:

- 1. If more than 20 left turning vehicles per hour on a two-lane arterial or collector roadway, then left turn lanes are warranted,
- 2. If more than 50 right turning vehicles per hour on a two-lane arterial or collector roadway, then right turn lanes are warranted,
- 3. If more than 40 right turning vehicles per hour, on a four-lane rural roadway, then a right turn lane is warranted,
- 4. If more than 80 right turning vehicles per hour, on a four-lane urban roadway, then a right turn lane is warranted,
- 5. If more than 60 right turning vehicles per hour, on a six-lane rural roadway, then a right turn lane is warranted,
- 6. If more than 100 right turning vehicles per hour, on a six-lane urban roadway, then a right turn lane is warranted,
- 7. On multi-lane roadways, left turn lanes shall be constructed when there are more than 20 left turning vehicles.

(Ord. No. 00-38, § 2, 11-2-00; Ord. No. 05-22, § 2, 11-17-05; Ord. No. 07-18, § 2, 7-19-07, eff. 10-1-07)



Supplemental Information for Transportation Related Administrative Reviews

Instructions:

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

to complete this form.			
Request Type (check one)	 ☐ Section 6.04.02.B. Administrative Variance ☒ Technical Manual Design Exception Request ☐ Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) ☐ Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.) 		
Submittal Type (check one)	➤ New Request		
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	X1. DE - Kingsway Road ↓4. X2. DE - Kingsway Road (Revised) ↓5. ↓6.		
Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.			
Project Name/ Phase Arbor Bluff Important: The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.			
Folio Number(s) Gas 62.0000, 63564.0000, 63565.0000, 63563.0000, 63563.0100 Check This Box If There Are More Than Five Folio Numbers Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").			
Name of Person Submitting Request Steven J. Henry, P.E. Important: For Design Exception (DE) Requests, the person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The			
DE request letter must be signed and sealed. Current Property Zoning Designation RSC-4 & AS-1 Important: For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html . For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.			
Pending Zoning Application Number	PD25-0274 Inter the application number proceeded by the case type prefix, otherwise type "N/A" or "Not MM for major modifications, PRS for minor modifications/personal appearances.		
Related Project Identification Number (Site/Subdivision Application Number)	N/A nter for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision ons. If no project number exists, please type "N/A" or "Not Applicable".		



February 26, 2025

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

Re: Arbor Bluff

PD25-0274

Folio 63562.0000, 63564.0000, 63565.0000, 63563.0000, 63563.0100

Lincks Project No. 24089

The purpose of this letter is to request a Design Exception to the Hillsborough County Transportation Technical Manual per Section 1.7.2 to meet Land Development Code Section 6.04.03L for Kingsway Road from Hillsborough Avenue to the project access.

The developer proposes to rezone the property to PD to allow up to 140 Single Family Homes. Table 1 provides the trip generation for the project.

The access to serve the project is proposed to have one (1) full access to Kingsway Road and Penn National Road.

The proposed PD plan is included in the Appendix of this letter.

The subject site is within the Hillsborough County Urban Service Area. According to the Hillsborough County Roadways Functional Classification Map, Kingsway Road is a collector road and Penn National Road is a local road.

The request is for a Design Exception to TS-7 of the Hillsborough County Transportation Technical Manual for Kingsway Road. The segment of Kingsway Road currently has the following characteristics:

- Two (2) lane rural roadway
- Ten (10) foot lanes
- 60 feet of right of way
- No established drainage system along the segment of roadway

The following exceptions are requested to accommodate the proposed project:

1. Lane Width – TS-7 has 12 foot lanes. The existing roadway has 10 foot lanes.

5023 West Laurel Street Tampa, FL 33607 813 289 0039 Telephone 8133 287 0674 Telefax www.Lincks.com Website Mr. Mike Williams February 26, 2025 Page 2

- Shoulders TS-7 has 8 foot shoulder with 5 feet paved. The existing road has unpaved shoulders.
- 3. Sidewalk TS-7 has five (5) foot sidewalk on both sides of the road. There are sidewalks on both sides of the road.
- Right of Way TS-7 has 96 feet of right of way. The existing right of way is approximately 54 feet.

The justification for the Design Exception is as follows:

 The Developer proposes to provide 10 foot sidewalk on the east side of the road along the project frontage.

The limits of the proposed improvements and the typical sections are shown on the attached exhibits.

Based on the above, it is our opinion, the proposed improvements to Kingsway Road will mitigate the impact of the project and meet the intent of the Transportation Technical Manual to the extent feasible.

Mr. Mike Williams February 26, 2025 Page 3

ny additional
act Sheida
Sincerely,
J. Williams
y Engineer

Mr. Mike Williams February 26, 2025 Page 4

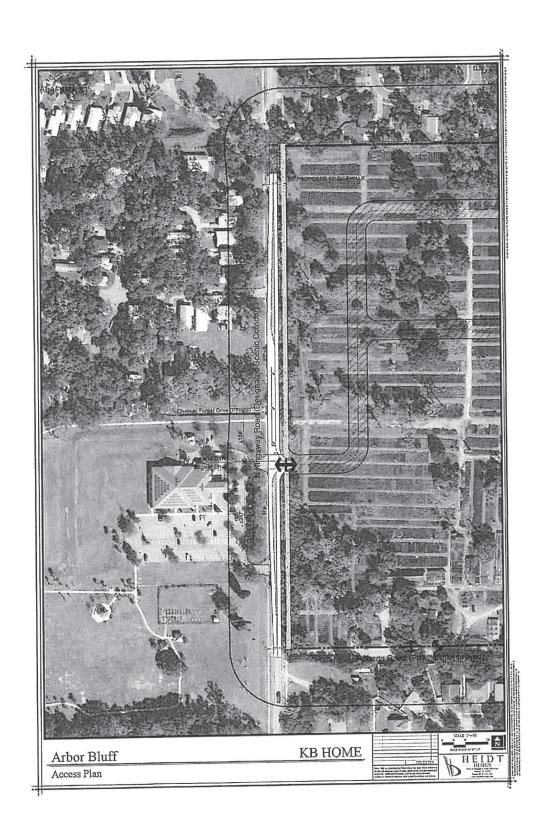
TABLE 1

TRIP GENERATION (1)

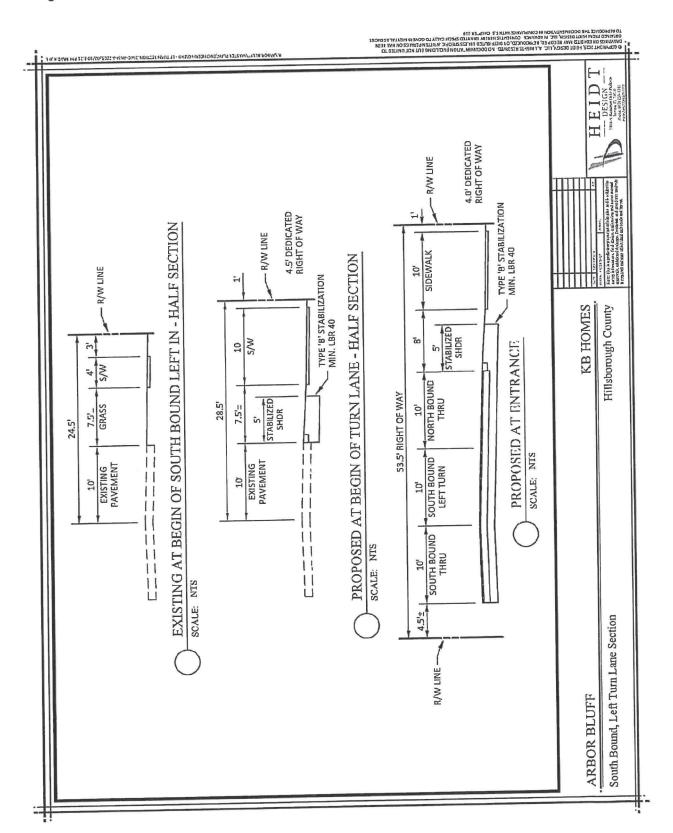
32 PM Peak Hour Trip Ends Ont 12 20 Total 25 AM Peak Hour Trip Ends Ont 19 9 Trip Ends Daily 333 30 DU's Size 出 210 Single Family Land Use

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

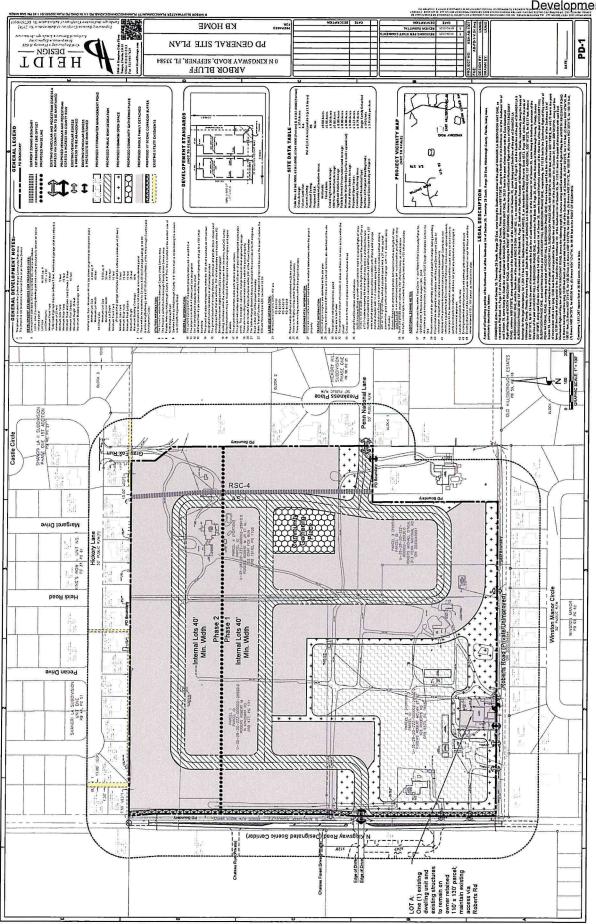
Mr. Mike Williams February 26, 2025 Page 5

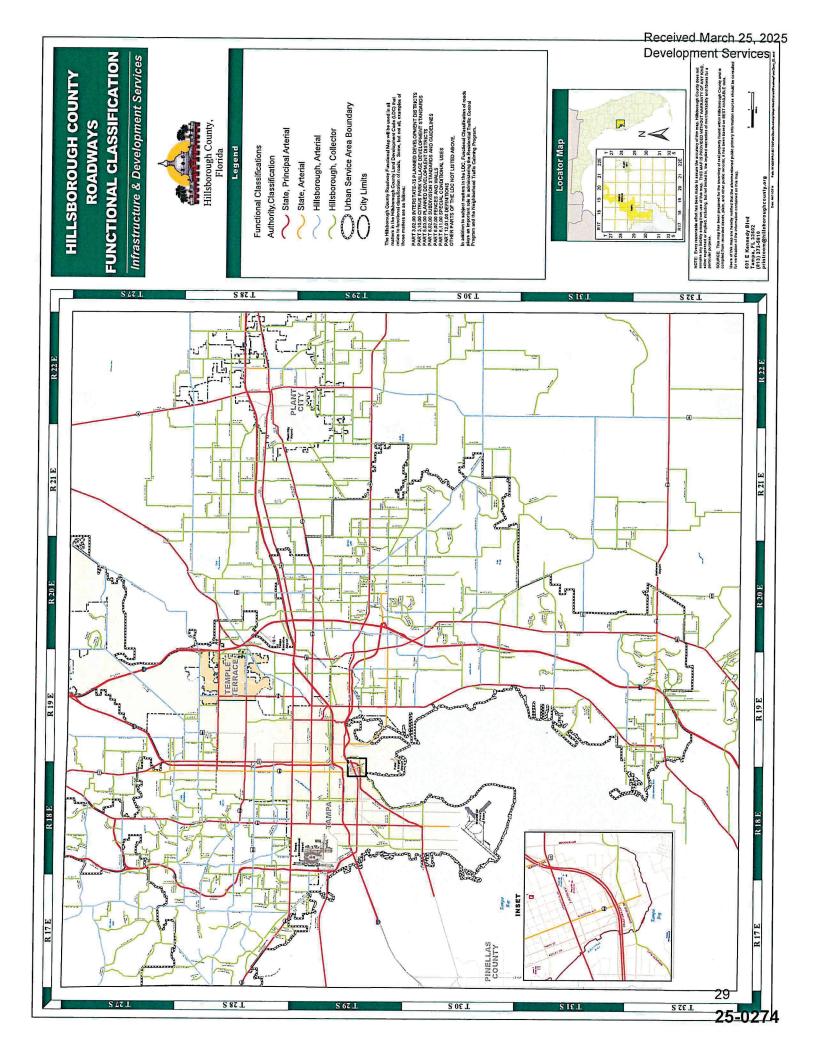


Mr. Mike Williams February 26, 2025 Page 6



	Received March 25, 2025 Development Services
APPENDIX	
LINCKS & ASSOCIATES, A TMCCompany	25

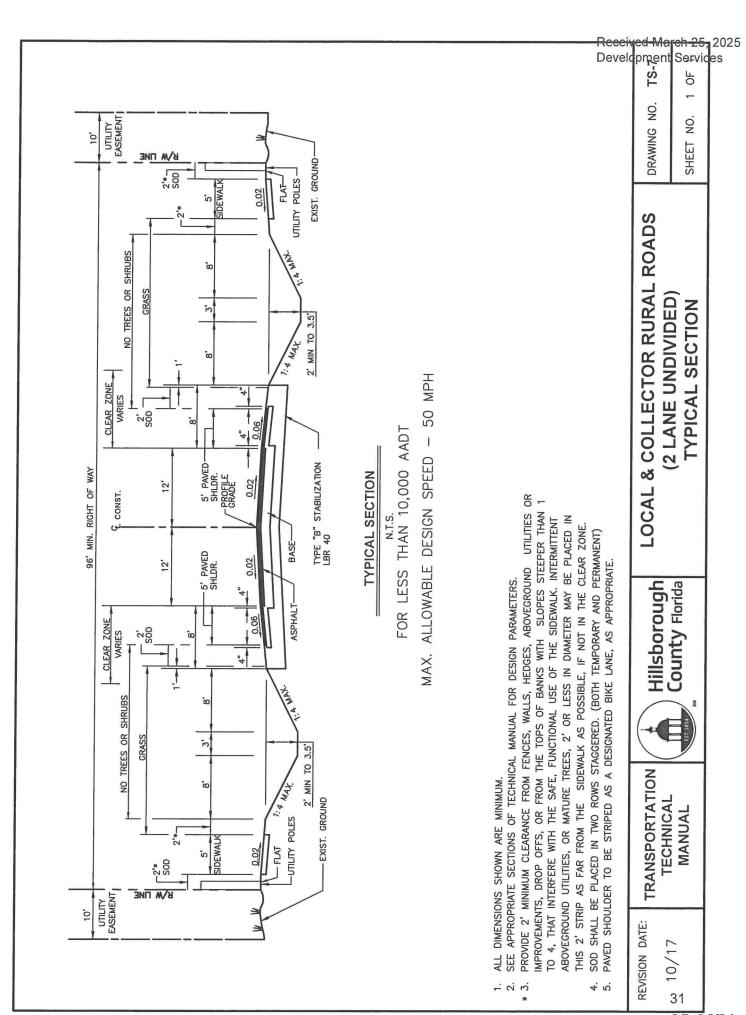




TS-7



LINCKS & ASSOCIATES, A TWC Company



Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)					
Road Name	Classification	Current Conditions	Select Future Improvements		
Kingsway Rd	County Collector - Rural	2 Lanes ⊠ Substandard Road □ Sufficient ROW Width	 □ Corridor Preservation Plan ☑ Site Access Improvements ☑ Substandard Road Improvements □ Other 		
Penn National Rd.	County Local - Urban	2 Lanes □ Substandard Road ⊠ Sufficient ROW Width	 □ Corridor Preservation Plan □ Site Access Improvements □ Substandard Road Improvements □ Other 		
Hickory Ln.	County Local - Urban	2 Lanes □ Substandard Road ☑ Sufficient ROW Width	 □ Corridor Preservation Plan □ Site Access Improvements □ Substandard Road Improvements □ Other 		

Project Trip Generation ☐ Not applicable for this request				
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips	
Existing	550	39	50	
Proposed	1,320	101	136	
Difference (+/-)	+770	+62	+86	

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

Connectivity and Cross Access ☐ Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Vehicular & Pedestrian	None	Meets LDC
South		Vehicular & Pedestrian	None	Meets LDC
East		Vehicular & Pedestrian	None	Meets LDC
West	Х	None	None	Meets LDC
Notes:			•	

Design Exception/Administrative Variance ☑ Not applicable for this request				
Road Name/Nature of Request	Туре	Finding		
Kingsway Rd./Substandard Road	Design Exception Requested	Approvable		
Kingsway Rd./ Access Spacing	Administrative Variance Requested	Approvable		
Notes:				

4.0 Additional Site Information & Agency Comments Summary				
Transportation	Objections	Conditions	Additional	
topologica sergi contrabilitation		Requested	Information/Comments	
□ Design Exception/Adm. Variance Requested	☐ Yes ☐ N/A	⊠ Yes	Saa ranart	
☑ Off-Site Improvements Provided	⊠ No	□ No	See report.	

Concerns from Hickory Hill Subdivision Regarding RZPD 25-0274

<u>Use of Penn National Road</u> (Hickory Hill Subdivision) as an ingress/egress from Arbor Bluff:

• Eliminate the use of Penn National Road as an ingress/egress from Arbor Bluff. The use of Penn National will significantly increase traffic in Hickory Hill which will adversely affect property values. It will also impact emergency services for our community. Our subdivision is already used as a through-way for vehicles from Shangri-La and Hickory Lakes Manor subdivisions, many of whom do not observe the speed limit or stop signs. Hillsborough County is requiring KB Home to make the connection to Penn National. Per the Hillsborough County Land Development Code Section 6.02.01. Paragraph 16.

"......All streets, alleys, and pedestrian pathways in any subdivision or site plan shall connect to other streets and to existing and projected streets outside the proposed subdivision or other development."

As discussed in the meeting, If the residents of Hickory Hill Subdivision make a request to the Zoning Hearing Master and the BOCC to eliminate the connection, KB will not oppose the elimination of this connection. In other instances where a connection was required, the county has allowed the subdivision to install an emergency gate at the connection point.

Similarly, KB will not oppose the elimination of the connection to Hickory Lane through Gray Fox Run.

If there are no other alternatives to using Penn National Road as an ingress/egress from Arbor Bluff:

- Reduce the number of homes to three per acre to mitigate the amount of traffic that will flow
 through Hickory Hill. The Hillsborough County Comprehensive Plan designation for the site is
 Res-4, which allows 4 units per acre and requires that all new development achieve a
 minimum density of 3 units per acre. KB Home is proposing a density of 3.4 homes per acre in
 the Arbor Bluffs Subdivision which is well within the range of required density according to the
 Hillsborough County Comprehensive Plan.
 - Place a minimum of two traffic calming measures on Penn National Road and two in Arbor Bluff Subdivision leading to Kingsway Road. KB cannot install traffic calming measures on Penn National without permission from Hillsborough County. Traffic calming measures will be evaluated if access connections are required by Hillsborough County.
- Do not use Penn National Road during construction of Arbor Bluff. KB Home will commit to directing our primary construction contractor to relegate their access, and that of their subconsultants, to Kingsway Road and Roberts Road.

Application No. 25 - 0274

Name: Elizabeth Belicher

Entered at Public Hearing: 2HM

Exhibit # 2. Date: 6/16/2025

Two Story Homes Backing up to Hickory Hill Subdivision

Eliminate the building of two-story homes in Arbor Bluff for lots backing up to Hickory Hill (to

allow for privacy to pools/backyards of Hickory Hill homeowners). KB Home will not limit future homeowners to single story homes adjacent to the Hickory Hill subdivision. KB Home will commit to preserving as many existing perimeter trees as possible along the shared boundary and installing additional screen trees adjacent to homeowners on eastern and northern boundaries of the site. KB Home will include minimum of 35' buffer along the western boundary of the Hickory Hills subdivision.

Water Run-off concerns:

- Address the ditch that was created in Robert's Nursery along the Hickory Hill property line to
 insure flooding of Hickory Hill properties does not occur again. Our drainage engineer has looked
 at the ditch referenced above. KB is not purchasing the property where the ditch is located. KB will
 have no control over this ditch.
- Conduct an independent contamination assessment of Robert's Nursery property to determine if
 pesticides and poisons remain. KB Home has conducted a Phase I Environmental Site
 Assessment and no environmental concerns were flagged on the site.

Questions

- What is the criteria for saving or removing trees? KB Home will preserve as many trees as possible on
 the eastern and northern perimeter of the site in order to maintain the screening function of these trees.
 With regard to the Grand Oaks on the site, KB is in consultation with a certified arborist to survey and
 evaluate the viability of existing trees on site. The decision to save or remove these trees will be based on
 he arborists recommendation and site plan considerations.
- 2. Was access to Penn National from Robert's Nursery created legally? KB Home's title examination did not reveal any information regarding the legality or illegality of the existing access to Penn National.
- 3. Will Arbor Bluff have deed restrictions? (This will affect property values in Hickory Hill.) Yes, Arbor Bluffs will have a Homeowners Association which will enforce deed restrictions.
- 4. Has an environmental study been done? Yes, no issues that would disqualify the site for development were identified.

In addition to the issues addressed, Hickory Hill homeowners are concerned about the increased traffic that will be created on Kingsway Road for the students who attend Lopez Elementary and Burnett Middle schools and must use Kingsway Road to walk to and from school. Acknowledged, to address this concern, the site plan for Arbor Bluffs calls for a 10' wide sidewalk to be constructed on the eastern side of Kingsway Road within the northern and southern limits of the subdivision.

Hickory Hill homeowners are also concerned about the recent hurricanes that hit our community last fall and created flooding for so many homeowners in our area. We realize the storms were considered 100-year events, but the potential for flooding only increases as more land is cleared for homes. The stormwater pond for Arbor Bluffs will be sized and constructed to handle a 500-year flood event. The stormwater management system will be designed to retain the runoff generated from the 100-year storm event per Hillsborough County criteria. The design will accept off-site flows from the north and route it through or around the proposed project as required by Hillsborough County and SWFWMD. We will not discharge to any adjacent or downstream properties at a rate that exceeds the pre-developed condition.

Additional Comment Raised at the Meeting that we not include in question sheet provided by the HOA

- How will you handle the drainage on to Penn National? The stormwater management system will be designed to retain the runoff generated from the 100-year storm event per Hillsborough County criteria. The design will accept off-site flows from the north and route it through or around the proposed project as required by Hillsborough County and SWFWMD. We will not discharge to any adjacent or downstream properties at a rate that exceeds the pre-developed condition.
- Will the streets in the subdivision have curbs and gutters? Yes
- Does your traffic report indicated you must have an emergency ingress / egress? Our traffic report does not address the requirement for an emergency access. However, our traffic consultant, Lincks Associates, indicates that given the depth of the project (distance from Kingsway to the terminus of Penn National) an emergency access is required.
- Will you construct a northbound right turn lane on Kingsway Road. Our traffic analysis indicates that we are not required to construct a northbound right turn lane.
- What is stopping you from having two access points on Kingsway so that you can eliminate the
 access on Penn National. Per section Section 6.02.01.16 of the Hillsborough County Land
 Developent Code, Arbor Bluffs is required to connect to Penn National and Grey Fox Run.
 Additionally, Based on the LDC only one access (on Kingsway) is required for the project.
- Access on the private Roberts Road is limited three homes and is subject to a law suite.
 Understood. Roberts Road is a private road and is included in the PD rezoning as required by the County. However, KB Home is not purchasing Roberts Road and not subject to the lawsuit.
- Can we get a copy of Phase I ESA? No, the Phase I ESA is only available for those who
 purchase homes in the community.

PARTY OF RECORD

Rivas, Keshia

From: Hearings

Sent: Monday, February 17, 2025 2:30 PM **To:** Rome, Ashley; Ball, Fred (Sam); Rivas, Keshia

Subject: FW: BOCC Contact Form - Zoning Application Comment (RZ-PD 25-0274). Please add

to hearing record.

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

Sent: Monday, February 17, 2025 12:34 PM

To: Hearings < Hearings@hcfl.gov>

Subject: BOCC Contact Form - Zoning Application Comment (RZ-PD 25-0274). Please add to hearing record.



Formstack Submission For: BOCC Contact Form - NEW

Submitted at 02/17/25 12:33 PM

Your Commissioner(s)

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

1 | Commissioner Harry Cohen (District 1)

Your Information

Your Name:: Carl Tamborello

Address: 403 Penn National Road

Seffner, Hillsborough, Florida, USA, FL 33584

Your Phone Number:: 18139248652

Your Email Address:: ltamborello@msn.com

Your Message

Your Subject (required)::	Arbor Bluff zoning application, Seffner
Your Message (required)::	Mr. Cohen I am a resident of Seffner since 1978 and have witnessed the over development of all the treed green areas. They're very little left. Now comes another developer that wants to stuff 140 homes, 10 feet apart in 37 acres at 411 N Kingsway Rd. This is across the street from the Seffner-Mango Library and between Lopez Elementary at 200 Kingsway and Burnett Middle school, 1010 N Kingsway. The road is already heavRZily traveled with cars and children. My Hickory Hills community abuts the abandoned plant nursery, and a community road dead ended at the property line, The owner of the nursery opened the dead-end street without a variance from the county for his use from his home on nursery property. Now the builder, KB Homes, wants to use our road and a back exit to Arbor Bluff, this will disrupt our community as these homeowners will use our community as a way to avoid busy Kingsway Road. Furthermore, there is a history of flooding of a neighbor's pool from run off from the nursery. A large ditch was dug to prevent reoccurrences, but this will have to be filled in as it will becomes a backyard of the new homes. Also 2 story homes will invade the privacy of our homes. We get coyotes, foxes and other animals from the nursery grounds, they have no other refuges. Please represent the people not the developers. Enough is enough. Thank you for your time.
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	RZ-PD 25-0274

Copyright @ 2025 Formstack, LLC. All rights reserved. This is a customer service email.

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

Rivas, Keshia

From: Hearings

Sent: Tuesday, February 18, 2025 8:14 AM **To:** Rome, Ashley; Ball, Fred (Sam); Rivas, Keshia

Subject: FW: BOCC Contact Form - Zoning Application Comment (RZ-PD 25-0274). Please add

to hearing record.

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

Sent: Monday, February 17, 2025 5:22 PM

To: Hearings < Hearings@hcfl.gov>

Subject: BOCC Contact Form - Zoning Application Comment (RZ-PD 25-0274). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 02/17/25 5:21 PM

Your Commissioner(s)

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

2 | Commissioner Ken Hagan (District 2)

V	.	:
Your	Inform	ation

Your Name:: Carl Tamborello

Address: 403 Penn National Road

Seffner, Hillsborough, Florida, USA, FL 33584

Your Phone Number:: (813) 924-8652

Your Email Address:: ltamborello@msn.com

Your Message

Your Subject (required)::	Arbor Bluff zoning application ,Seffner
Your Message (required)::	Mr. Hagan I am a resident of Seffner since 1978 and have witnessed the over development of all the treed green areas. They're very few green areas left. Now comes another developer, KB homes, wants to stuff 140 homes in 37 acres, 10 feet apart in an abandoned plant nursery at 411 N Kingsway Rd. This is across the road from the Seffner-Mango Library. and between Lopez Elementary (200 N Kingsway) and Barnett Middle school. (1010 N Kingsway). The schools are at or above the recommended student to teacher ratio, and the road is already heavily traveled with cars and children. My Hickory Hills subdivision abuts the nursery and a road in our neighborhood. Penn National Rd, deadened at the property line of the nursery with a fence. The road was opened without a county variance, without warning so the owner of the nursery could use our road instead of his private road to Kingsway. That family did not respect the speed limit. Now KB Homes wants to use Penn National for a back door that will result in Arbor Bluff using our neighborhood disrupting our community and not respecting our speed limit. Furthermore, there is a history of a home whose pool was flooded with sand and dirt during a storm. To prevent a reoccurrence a ditch was dug at the nursery, this ditch will have to be filled in as it will be a lot's backyard. Also 2 story homes will invade the privacy of certain homes. We get coyotes, red foxes, raccoons, possums and several species of birds from the nursery. They have no refuge due to the many new subdivisions and some under construction. Please represent the citizens of Seffner and not the developers. Enough is enough. Best regards, Carl Tamborello
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	RZ-PD 25-0274

Copyright © 2025 Formstack, LLC. All rights reserved. This is a customer service email.

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

Rivas, Keshia

From: Hearings

Sent: Tuesday, February 18, 2025 10:16 AM **To:** Rome, Ashley; Ball, Fred (Sam); Rivas, Keshia

Subject: FW: BOCC Contact Form - Zoning Application Comment (RZ-PD 25-0274). Please add

to hearing record.

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

Sent: Tuesday, February 18, 2025 8:42 AM

To: Hearings < Hearings@hcfl.gov>

Subject: BOCC Contact Form - Zoning Application Comment (RZ-PD 25-0274). Please add to hearing record.



Formstack Submission For: BOCC Contact Form - NEW

Submitted at 02/18/25 8:41 AM

Your Commissioner(s)

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

3 | Commissioner Gwen Myers (District 3)

Your Information

Your Name:: Carl Tamborello

Address: 403 Penn National Road

Seffner, Hillsborough, Florida, USA, FL 33584

Your Phone Number:: (813) 924-8652

Your Email Address:: ltamborello@msn.com

Your Message

Your Subject (required)::	Arbor Bluff Zone application
Your Message (required)::	Ms. Myers, I am a resident of Seffner since 1978 and have witnessed the over development of all the treed green areas. They're very few green areas left. Now comes another developer, KB homes, wants to stuff 140 homes in 37 acres, 10 feet apart in an abandoned plant nursery at 411 N Kingsway Rd. This is across the road from the Seffner-Mango Library. and between Lopez Elementary (200 N Kingsway) and Barnett Middle school. (1010 N Kingsway). The schools are at or above the recommended student to teacher ratio, and the road is already heavily traveled with cars and children. My Hickory Hills subdivision abuts the nursery and a road in our neighborhood. Penn National Rd, deadened at the property line of the nursery with a fence. The road was opened without a county variance, without warning so the owner of the nursery could use our road instead of his private road to Kingsway. That family did not respect the speed limit. Now KB Homes wants to use Penn National for a back door that will result in Arbor Bluff using our neighborhood disrupting our community and not respecting our speed limit. Furthermore, there is a history of a home whose pool was flooded with sand and dirt during a storm. To prevent a reoccurrence a ditch was dug at the nursery, this ditch will have to be filled in as it will be a lot's backyard. Also 2 story homes will invade the privacy of certain homes. We get coyotes, red foxes, raccoons, possums and several species of birds from the nursery. They have no refuge due to the many new subdivisions and some under construction. Please represent the citizens of Seffner and not the developers. Enough is enough. Best regards, Carl Tamborello
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	RZ-PD 25-0274

Copyright © 2025 Formstack, LLC. All rights reserved. This is a customer service email. Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Rivas, Keshia

From: Hearings

Sent: Tuesday, February 18, 2025 10:17 AM **To:** Rome, Ashley; Ball, Fred (Sam); Rivas, Keshia

Subject: FW: BOCC Contact Form - Zoning Application Comment (RZ-PD 25-0274). Please add

to hearing record.

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

Sent: Tuesday, February 18, 2025 8:46 AM

To: Hearings < Hearings@hcfl.gov>

Subject: BOCC Contact Form - Zoning Application Comment (RZ-PD 25-0274). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 02/18/25 8:45 AM

Your Commissioner(s)

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

4 | Commissioner Christine Miller (District 4)

Your Information

Your Name:: Carl Tamborello

Address: 403 Penn National Road

Seffner, Hillsborough, Florida, USA, FL 33584

Your Phone Number:: (813) 924-8652

Your Email Address:: ltamborello@msn.com

Your Message

Your Subject (required)::	Arbor Bluff Zone application, Seffner
Your Message (required)::	Ms. Miller, I am a resident of Seffner since 1978 and have witnessed the over development of all the treed green areas. They're very few green areas left. Now comes another developer, KB homes, wants to stuff 140 homes in 37 acres, 10 feet apart in an abandoned plant nursery at 411 N Kingsway Rd. This is across the road from the Seffner-Mango Library. and between Lopez Elementary (200 N Kingsway) and Barnett Middle school. (1010 N Kingsway). The schools are at or above the recommended student to teacher ratio, and the road is already heavily traveled with cars and children. My Hickory Hills subdivision abuts the nursery and a road in our neighborhood. Penn National Rd, deadened at the property line of the nursery with a fence. The road was opened without a county variance, without warning so the owner of the nursery could use our road instead of his private road to Kingsway. That family did not respect the speed limit. Now KB Homes wants to use Penn National for a back door that will result in Arbor Bluff using our neighborhood disrupting our community and not respecting our speed limit. Furthermore, there is a history of a home whose pool was flooded with sand and dirt during a storm. To prevent a reoccurrence a ditch was dug at the nursery, this ditch will have to be filled in as it will be a lot's backyard. Also 2 story homes will invade the privacy of certain homes. We get coyotes, red foxes, raccoons, possums and several species of birds from the nursery. They have no refuge due to the many new subdivisions and some under construction. Please represent the citizens of Seffner and not the developers. Enough is enough.
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	RZ-PD 25-0274

Copyright © 2025 Formstack, LLC. All rights reserved. This is a customer service email.

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

Rivas, Keshia

From: Hearings

Sent: Tuesday, February 18, 2025 10:17 AM **To:** Rome, Ashley; Ball, Fred (Sam); Rivas, Keshia

Subject: FW: BOCC Contact Form - Zoning Application Comment (RZ-PD 25-0274). Please add

to hearing record.

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

Sent: Tuesday, February 18, 2025 8:49 AM

To: Hearings < Hearings@hcfl.gov>

Subject: BOCC Contact Form - Zoning Application Comment (RZ-PD 25-0274). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 02/18/25 8:49 AM

Your Commissioner(s)

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

5 | Commissioner Donna Cameron Cepeda (District 5)

		- •
VALIR	Inform	2tion
IUUI		auvii

Your Name:: Carl Tamborello

Address: 403 Penn National Road

Seffner, Hillsborough, Florida, USA, FL 33584

Your Phone Number:: (813) 924-8652

Your Email Address:: ltamborello@msn.com

Your Message

Your Subject (required)::	Arbor Bluff zoning application, Seffner
Your Message (required)::	Ms. Cepeda, I am a resident of Seffner since 1978 and have witnessed the over development of all the treed green areas. They're very few green areas left. Now comes another developer, KB homes, wants to stuff 140 homes in 37 acres, 10 feet apart in an abandoned plant nursery at 411 N Kingsway Rd. This is across the road from the Seffner-Mango Library. and between Lopez Elementary (200 N Kingsway) and Barnett Middle school. (1010 N Kingsway). The schools are at or above the recommended student to teacher ratio, and the road is already heavily traveled with cars and children. My Hickory Hills subdivision abuts the nursery and a road in our neighborhood. Penn National Rd, deadened at the property line of the nursery with a fence. The road was opened without a county variance, without warning so the owner of the nursery could use our road instead of his private road to Kingsway. That family did not respect the speed limit. Now KB Homes wants to use Penn National for a back door that will result in Arbor Bluff using our neighborhood disrupting our community and not respecting our speed limit. Furthermore, there is a history of a home whose pool was flooded with sand and dirt during a storm. To prevent a reoccurrence a ditch was dug at the nursery, this ditch will have to be filled in as it will be a lot's backyard. Also 2 story homes will invade the privacy of certain homes. We get coyotes, red foxes, raccoons, possums and several species of birds from the nursery. They have no refuge due to the many new subdivisions and some under construction. Please represent the citizens of Seffner and not the developers. Enough is enough. Best regards, Carl Tamborello
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	RZ-PD 25-0274

Copyright © 2025 Formstack, LLC. All rights reserved. This is a customer service email.

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

Rivas, Keshia

From: Hearings

Sent: Tuesday, February 18, 2025 10:17 AM **To:** Rome, Ashley; Ball, Fred (Sam); Rivas, Keshia

Subject: FW: BOCC Contact Form - Zoning Application Comment (RZ-PD 25-0274). Please add

to hearing record.

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

Sent: Tuesday, February 18, 2025 8:53 AM

To: Hearings < Hearings@hcfl.gov>

Subject: BOCC Contact Form - Zoning Application Comment (RZ-PD 25-0274). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 02/18/25 8:52 AM

Your Commissioner	(s)	
-------------------	-----	--

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

6 | Commissioner Chris Boles (District 6)

	-	- •
VALIF	ntorm	ation
TOUL	nform	auvii

Your Name:: Carl Tamborello

Address: 403 Penn National Road

Seffner, Hillsborough, Florida, USA, FL 33584

Your Phone Number:: (813) 924-8652

Your Email Address:: ltamborello@msn.com

Your Message

Your Subject (required)::	Arbor Bluff zoning application, Seffner
Your Message (required)::	Mr. Boles, I am a resident of Seffner since 1978 and have witnessed the over development of all the treed green areas. They're very few green areas left. Now comes another developer, KB homes, wants to stuff 140 homes in 37 acres, 10 feet apart in an abandoned plant nursery at 411 N Kingsway Rd. This is across the road from the Seffner-Mango Library. and between Lopez Elementary (200 N Kingsway) and Barnett Middle school. (1010 N Kingsway). The schools are at or above the recommended student to teacher ratio, and the road is already heavily traveled with cars and children. My Hickory Hills subdivision abuts the nursery and a road in our neighborhood. Penn National Rd, deadened at the property line of the nursery with a fence. The road was opened without a county variance, without warning so the owner of the nursery could use our road instead of his private road to Kingsway. That family did not respect the speed limit. Now KB Homes wants to use Penn National for a back door that will result in Arbor Bluff using our neighborhood disrupting our community and not respecting our speed limit. Furthermore, there is a history of a home whose pool was flooded with sand and dirt during a storm. To prevent a reoccurrence a ditch was dug at the nursery, this ditch will have to be filled in as it will be a lot's backyard. Also 2 story homes will invade the privacy of certain homes. We get coyotes, red foxes, raccoons, possums and several species of birds from the nursery. They have no refuge due to the many new subdivisions and some under construction. Please represent the citizens of Seffner and not the developers. Enough is enough. Best regards, Carl Tamborello
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	RZ-PD 25-0274

Copyright © 2025 Formstack, LLC. All rights reserved. This is a customer service email.

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

Rivas, Keshia

From: Hearings

Sent: Tuesday, February 18, 2025 10:18 AM **To:** Rome, Ashley; Ball, Fred (Sam); Rivas, Keshia

Subject: FW: BOCC Contact Form - Zoning Application Comment (RZ-PD 25-0274). Please add

to hearing record.

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

Sent: Tuesday, February 18, 2025 8:57 AM

To: Hearings < Hearings@hcfl.gov>

Subject: BOCC Contact Form - Zoning Application Comment (RZ-PD 25-0274). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 02/18/25 8:56 AM

Your Commissioner(s)

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

7 | Commissioner Joshua Wostal (District 7)

Your Information

Your Name:: Carl Tamborello

Address: 403 Penn National Road

Seffner, Hillsborough, Florida, USA, FL 33584

Your Phone Number:: (813) 924-8652

Your Email Address:: ltamborello@msn.com

Your Message

Your Subject (required)::	Arbor Bluff zoning application, Seffner
Your Message (required)::	Mr. Wostal, I am a resident of Seffner since 1978 and have witnessed the over development of all the treed green areas. They're very few green areas left. Now comes another developer, KB homes, wants to stuff 140 homes in 37 acres, 10 feet apart in an abandoned plant nursery at 411 N Kingsway Rd. This is across the road from the Seffner-Mango Library. and between Lopez Elementary (200 N Kingsway) and Barnett Middle school. (1010 N Kingsway). The schools are at or above the recommended student to teacher ratio, and the road is already heavily traveled with cars and children. My Hickory Hills subdivision abuts the nursery and a road in our neighborhood. Penn National Rd, deadened at the property line of the nursery with a fence. The road was opened without a county variance, without warning so the owner of the nursery could use our road instead of his private road to Kingsway. That family did not respect the speed limit. Now KB Homes wants to use Penn National for a back door that will result in Arbor Bluff using our neighborhood disrupting our community and not respecting our speed limit. Furthermore, there is a history of a home whose pool was flooded with sand and dirt during a storm. To prevent a reoccurrence a ditch was dug at the nursery, this ditch will have to be filled in as it will be a lot's backyard. Also 2 story homes will invade the privacy of certain homes. We get coyotes, red foxes, raccoons, possums and several species of birds from the nursery. They have no refuge due to the many new subdivisions and some under construction. Please represent the citizens of Seffner and not the developers. Enough is enough. Best regards, Carl Tamborello
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	RZ-PD 25-0274

Copyright © 2025 Formstack, LLC. All rights reserved. This is a customer service email.

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

From: Melanie Tatum <tatum605@gmail.com>
Sent: Tuesday, March 25, 2025 7:49 PM

To: Ball, Fred (Sam) **Subject:** NO! to 25-0274

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

Hello,

I've lived in Hickory Hill for nearly 40 years. My husband and I raised our kids here, and my daughter now lives here with her family and my grandchildren.

The reason I've stayed in this neighborhood for so long is because of its safe and peaceful nature. I love that it is walkable and quiet.

The proposed re-zoning would change all of that for the worse by allowing significantly more traffic to use our neighborhood as a shortcut.

I deeply object to this and would like this written statement counted in the consideration NOT to move forward with rezoning.

Please don't change the place I've called home all of these years.

Sincerely,

Melanie Tatum

605 Sportsman Park Drive Seffner, Florida 33584 Sent from my iPhone

From: Ball, Fred (Sam)

Sent: Friday, March 14, 2025 3:56 PM

To: Hearings

Subject: FW: PD 25-0274

Good afternoon,

I received this party of record statement for 25-0274. Please cc me on the response to the constituent.

Sam

Sam Ball

Principal Planner

Community Development Section

Development Services Department

P: (813) 307-1876

E: BallF@hillsboroughcounty.org

W: HCFLGov.net

Zoning Public Hearing Map (LUHO & ZHM)

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

Facebook | Twitter | YouTube | LinkedIn | HCFL Stay Safe

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

From: Elizabeth <ejbelcher@att.net>
Sent: Friday, March 14, 2025 3:31 PM
To: ballF@hillsbourghcounty.org
Cc: Ball, Fred (Sam) <BallF@hcfl.gov>

Subject: Fw: PD 25-0274

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

hi,

Which email address is correct? In addition, please answer the questions below. thank you

Elizabeth Belcher

---- Forwarded Message -----

From: Elizabeth < ejbelcher@att.net >

To: balls@hillsboroug.org **Sent:** Thursday, March 13, 2025 at 09:52:44 PM EDT

Subject: Fw: PD 25-0274

Hi,

I am not sure what your correct email address is. Please include me as a person of record. In addition to the following questions, I want to add another question. Where on the site map for 25-0274 is the retention pond located?

Elizabeth Belcher

---- Forwarded Message -----

From: Elizabeth <ejbelcher@att.net>

To: balls@hillsbourghcounty.gov <balls@hillsbourghcounty.gov>

Sent: Monday, March 10, 2025 at 05:44:34 PM EDT

Subject: PD 25-0274

Mr.Ball.

Please include me as a person of record for 25-0274.

I also have questions regarding the application:

- 1. Per Section 6.01.01 RC-4 designation requires a 75 foot wide lot. The application states the lot width will be 40. How is that permissable?
- 2. Would you explain what Section C-4 5-.03.03 means:

Before development may proceed, any required agreements, contracts, surities and other instruments involved ..executed and found in compliance with Board of Commissioners by appropriate ..and agencies.

Thank you in advance for your prompt response.

Elizabeth Belcher

From: Ball, Fred (Sam)

Sent: Monday, March 31, 2025 4:43 PM

To: Hearings

Subject: FW: Sam Ball Contact <<eom>>

Hello-

This letter of opposition for 25-0274 came in a little while ago.

Sam

Sam Ball

Principal Planner

Community Development Section

Development Services Department

P: (813) 307-1876

E: BallF@hillsboroughcounty.org

W: HCFLGov.net

Zoning Public Hearing Map (LUHO & ZHM)

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

Facebook | Twitter | YouTube | LinkedIn | HCFL Stay Safe

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

From: Jay <geoteacher@att.net>

Sent: Monday, March 31, 2025 4:29 PM **To:** Ball, Fred (Sam) <BallF@hcfl.gov> **Subject:** Re: Sam Ball Contact <<eom>>

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

I wish to be a person of record in the matter of 25-0274.

I further wish to be informed of all recommendations by each and every county or state entity and the contact person for that entity.

Currently the developer has made no effort to contact the Hickory Hill Community Homeowners Association or the Hickory Hill Special Tax

District. We have not been notified if the developer is going to make this a deed restricted community. Failure to do so will allow trailers, boats, and other vehicles not in operating condition to be stored there along with semi-trailers belonging to the residents. There will be no requirement to maintain their property so as not to devalue their neighbors property such as the homes in Hickory Hill.

We are specifically concerned with the road improvements needed on Kingsway Road, Penn National Road, and any other ingress or egress roads.

We are specifically concerned with water runoff of the property and the retention pond location.

We are specifically concerned about the current wildlife on the property, such as foxes, turtles, owls, coyotes, raccoons, possums, along with other reptiles.

We are specifically concerned about the impact on our neighborhood schools, such as overloading the classes, traffic creating dangerous walking, parent pickup, etc.

We are specifically concerned with traffic issues at US 92 and Kingsway, where there is no right or left hand turn lanes or space for them and the traffic signal does not have turn signals available. Issues abound at entrances into the subdivision for left and right hand turn lanes. Issue of intersection at Kingsway and Old Hillsborough four way stop. No right hand turn lanes and no traffic signal.

We are specifically concerned about traffic flow from Shangri-La subdivision traversing to Penn National Road. Creating a speed lane to Kingsway with a fast right to US 92. There are no traffic calming devices anywhere on Penn National Road.

These are but a few of the issues we need to see addressed.

Herbert Belcher geoteacher@att.net

Sam Ball

Principal Planner

Community Development Section

Development Services Department

P: (813) 307-1876

E: BallF@hillsboroughcounty.org

W: HCFLGov.net

Zoning Public Hearing Map (LUHO & ZHM)

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

Facebook | Twitter | YouTube | LinkedIn | HCFL Stay Safe

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

From: Ball, Fred (Sam)

Sent: Thursday, March 27, 2025 8:25 AM

To: Hearings

Subject: POR Opposition for 25-0274

Attachments: 25 0274 NO

Good morning,

I received this submission of opposition for PD 25-0274. Please cc me when the response is sent.

Sam

Sam Ball

Principal Planner Community Development Section

Development Services Department

P: (813) 307-1876

E: BallF@hillsboroughcounty.org

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

Zoning Public Hearing Map (LUHO & ZHM)

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

Facebook | Twitter | YouTube | LinkedIn | HCFL Stay Safe

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

From: Connie bergkvist <cs1bergkvist@yahoo.com>

Sent: Wednesday, March 26, 2025 9:08 PM

To: Ball, Fred (Sam) **Subject:** 25 0274 NO

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

Good Evening,

I have lived in Hickory Hills subdivision for over 32 years. I have raised my 4 children here and have enjoyed living in our home and enjoying the comforts of this peaceful area.

I feel strongly AGAINST this rezoning.

Please don't take away what we have enjoyed for so many decades and for our future 🙏



We appreciate your consideration in this very sensitive matter.

Kind regards,

Connie Bergkvist 528 Sportsman Park Drive Seffner F. 33584

Yahoo Mail - Email Simplified

From: Ball, Fred (Sam)

Sent: Wednesday, March 19, 2025 10:04 AM

To: Hearings

Subject: FW: Zone 25-0274

Good morning,

This is a POR in opposition to 25-0274. Please cc me when the response is sent.

Sam

Sam Ball Principal Planner Community Development Section Development Services Department

P: (813) 307-1876

E: BallF@hillsboroughcounty.org

W: HCFLGov.net

Zoning Public Hearing Map (LUHO & ZHM)

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

Facebook | Twitter | YouTube | LinkedIn | HCFL Stay Safe

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

----Original Message-----

From: Lia Mandelbaum liabeth22@gmail.com> Sent: Wednesday, March 19, 2025 9:20 AM To: Ball, Fred (Sam) <BallF@hcfl.gov>

Subject: Zone 25-0274

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

Hi Sam,

My name is Lia and I'm a resident of the Hickory Hill community in Seffner. This is an email expressing my opposition of Heidt Design's project in zone 25-0274.

They plan pack in a rather massive amount of houses over on the property of Robert's Nursery, with exits directing traffic through our Hickory Hills neighborhood, and onto an already busy street, Kingsway. Right on Kingsway, you have an elementary school on one end of the block, and a middle school on the other side. And the proposed exit onto Kingsway is right across from a Library.

Cars get backed up as parents drop of kids, and as crossing guards help kids. This is the same case for the middle school that opens not much later. This will create safety hazards for kids and massive traffic jams on an already congested street.

Lastly, our Hickory Hills neighborhood has always been considered to be safe. You often see children riding their bikes, people walking their dogs and so forth. This would create a totally different dynamic in our neighborhood as we would have a consistent flow of traffic exiting and entering through our neighborhood.

I greatly oppose this project in Seffner by Heidt designs.

Thank you, Lia Mandelbaum From: rob robertsnursery.com

To: <u>Hearings</u>
Subject: RZ-PD 25-0274

Date: Wednesday, March 5, 2025 10:07:04 AM

Attachments: <u>Arbor Bluff letter to zoning.docx</u>

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

Dear Zoning Administrator,

I am attaching a letter I am submitting for the rezoning of Arbor Bluff in Seffner. I hope you consider the wishes of the family that has lived here for most of our lives.

Sincerely,

Rob Rogers

Rob Rogers

Robert's Nursery, Inc.

813 689-3030

Zoning Administrator County Center 601 E. Kennedy Blvd Tampa, FL 33602

Application No: RZ-PD 25-0274

RE: Arbor Bluff

Dear Zoning Administrator,

Our family has been part of the Seffner community for about 70 years. My dad, Robert Rogers, purchased half the land in the 1950s. My Dad, Brother, and I live and work on this land. Kingsway was Seffner Lake Rd then, and the only thing around us was Pancoast Peat and a few orange groves. There were no subdivisions, no schools, or parks. Over the years, houses started popping up as the community grew. We served the Tampa Bay area as a Landscape Contractor for over 30 years, working in areas like Brandon, Tampa, Carrollwood, and Town and Country, to name a few. In the early 1980s, we went from landscaping to being a wholesale grower, and we have been doing so for over 40 years. After serving the community for so many years, we feel it's time for the family to move on in our later stages of life. We believe the land would now better serve the community for housing, especially the younger generation with children.

Arbor Bluff would offer new homeowners with the Seffner-Mango Branch Library and Park across the road, Lopez Elementary School a few blocks to the south, Burnett Middle School several blocks to the north, Armwood High School 1 mile to the west and Independence Academy 2.5 miles to the east. It will also generate more needed tax dollars to help support these schools and education, and be a great area to live in. Please consider these few points when making your decision.

Sincerely,

Rob Rogers 702 Gray Fox Run

Seffner, FL 33584

From: Norris, Marylou

Sent: Wednesday, March 5, 2025 11:45 AM

To: rob robertsnursery.com

Subject: RZ-PD 25-0274

Attachments: PGM Store Tutorial.pdf; Participation in the ZHM Meeting 09.23.24.pdf

Thank you for contacting Hillsborough County. We will enter your comments included in your email into the RZ-PD 25-0274 application's record. Please note that audio or video files will not be included in the record via email. These items must be placed on a USB drive and brought to the hearing and delivered to the Clerk.

Please note that this application is being heard at the 3/24/25 Zoning Hearing Master Hearing (ZHM) at the Board of County Commissioners Boardroom, 2nd Floor of the County Center located at 601 E Kennedy Blvd, Tampa, FL 33602 starting at 9:00 a.m.

Please be advised, that if you have any further comments or materials to be entered into the records, these must be received by email (Hearings@hcfl.gov) by the cutoff date (day before the hearing at 3 PM), or if after the cutoff date, must be in person or by proxy at the hearing. Materials cannot be submitted at the hearing through virtual participation.

If you wish to speak at the hearing either in person or by virtual participation, registration to speak at the hearing starts **seven (7) days before the hearing** at the following link http://hcflgov.net/SpeakUp. You may register up to 30 minutes before the start of the hearing. However, if you wish to watch the hearing without participating, you can watch the hearing at:

https://www.youtube.com/results?search_query=Hillsborough+county+meetings

PGM Store Instructions:

website. We have attached the instructions to access the PGM Store. To review all application records on our website please turn off your Pop-Up Blocker before you log in. Click on the next link https://www.hcfl.gov/pgmstore to enter the PGM Store. Click on ENTER PGM STORE. The username and password are public. Double click on Document Repository. To access the information, please enter the tracking number in the box that reads APP/Permit/Tracking #, or by address or folio #, then click Query. A blue bar will pop up with the Application number, Folio ID, Permit type & Current Status. Double click on the bar to access the documents. Scroll down the page and you will find all the documents you are looking for. The Tracking, in this case, would be 25-0426.

For your convenience, please be aware that the staff reports and all application records may be viewed on our

If you need further information regarding this application, please contact Sam Ball at <u>BallF@hcfl.gov</u>, who is the planner for this application. If you have other questions such as how to participate in the rezoning process, please let me know.

Best regards,

Marylou Norris

Administrative Specialist

Community Development Section Development Services Department P: (813) 276-8398

E: NorrisM@HCFLGov.net

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

Facebook | Twitter | YouTube | LinkedIn | HCFL Stay Safe



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

PGM Store Tutorial



- 1. Turn off your Pop-Up Blocker (if enabled).
- 2. You can search the PGM Store by Folio Number, of Application Number. If you have an application number or Folio number you are inquiring about, please proceed to step 3.

If you need a Folio number or Application number:

Find the Folio number for the property by going to https://maps.hillsboroughcounty.org and entering the address.



The box labeled "Your Results" will show the Folio Number at the top.



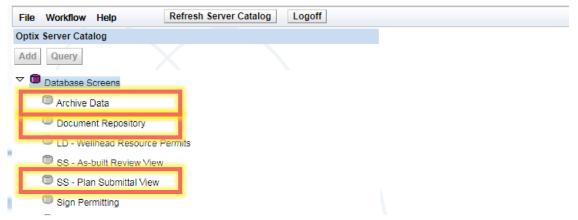
Scroll down in the results box to view additional information, including zoning information. Zoning applications related to the folio will be displayed by the type of application. *Please note: If you plan to search for Planned Development information in the PGM store, you may not find a result unless you use the application number.*



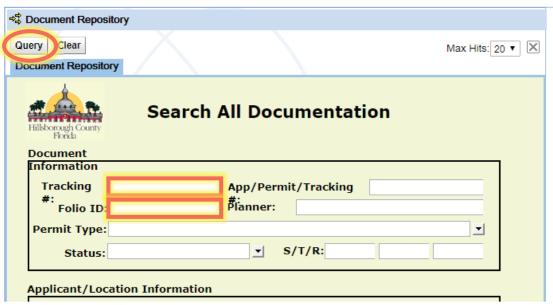
- 3. Go to the website pgm.hillsboroughcounty.org
- 4. Enter username public (all lowercase). Enter the password public (all lowercase). Leave the server as Optix.



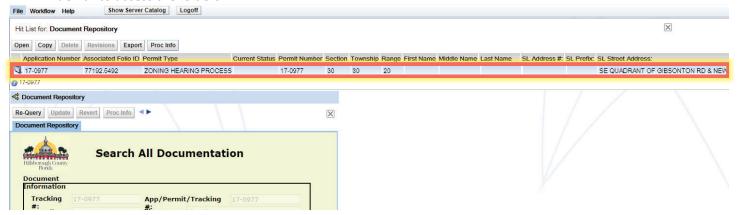
- 5. Click on the **Login** button.
- 6. Once you are logged in, double click on **Document Repository** near the top left corner. If you are having difficulty finding items approved prior to 2004, please choose **Archive Data**. If you are looking for site plans, please select **SS Plan Submittal**. Please note, building documents prior to 2004 are not available on the PGM Store.



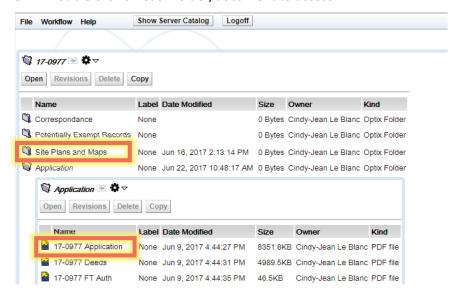
7. Enter the tracking number (Application number, Permit number) in the box that reads Tracking. Or you can search by folio by entering the folio number into the Folio ID box. Then click on Query. Tip: Use either the application number or the folio number as this will typically yield more accurate results than searching for both.



8. A blue bar will pop up with the Application number, Folio ID, Permit type & Current Status. Double click on the Blue Bar to access the folders.



9. Double click on each folder/document to access.



How to Participate in the ZHM Hearing Virtually, In Person, and Submitting Documentary Evidence

PARTICIPATION OPTIONS: Hillsborough County is making it possible for interested parties to participate in this public hearing virtually by means of communications media technology or in person.

Virtual Participation: In order to participate virtually, you must have access to a communications media device (such as a tablet or a computer equipped with a camera and microphone) that will enable you to be seen (video) and heard (audio) by the Zoning Hearing Master during the public hearing.

Additionally, should you opt to participate virtually in this public hearing, you will be able to provide oral testimony to the Zoning Hearing Master, but you will be unable to submit documentary evidence during the public hearing. Therefore, if you opt to participate virtually in this public hearing, you must submit any documentary evidence you wish to be considered by the Zoning Hearing Master to the staff of the Development Services Department at least two business days prior to the Zoning Hearing Master hearing at **Hearings@HillsboroughCounty.ORG**. Any evidence submitted to the record prior to the deadline will be included in the record with or without live participation.

Anyone who wishes to participate virtually in this public hearing will be able to do so one week before the hearing by completing the online Public Comment Signup Form found at: http://hcflqov.net/SpeakUp. You will be required to provide your name and telephone number on the online form. This information is being requested to facilitate the audio conferencing process. The Zoning Hearing Master will call on speakers by name in the order in which they have completed the online Public Comment Signup Form, depending on the application(s) to which each speaker signed up to speak. An audio call-in number will be provided to participants that have completed the form after it is received by the County. All callers will be muted upon calling and will be unmuted in the submission order after being recognized by the Zoning Hearing Master by name. Call submissions for the public hearing will close 30 minutes prior to the start of the hearing. Public comments offered using communications media technology will be afforded equal consideration as if the public comments were offered in person.

In Person: Standard in-person participation is still available. The format and procedures for in-person participation may differ from a traditional hearing. For the safety of participants and staff, social distancing will be properly adhered to at all times. For planning purposes, parties wishing to participate in person are encouraged to sign up ahead of time at http://hcflgov.net/SpeakUp.

Anyone wishing to view and listen to the public hearing live, without participating, can do so in the following ways:

- •The County's official YouTube channel: YouTube.com/HillsboroughCountyMeetings
- •The County's HTV channels on cable television: Spectrum 637 and Frontier 22
- •The HCFLGov.net website by going to HCFLGov.net/newsroom and selecting the "Live Meetings" button
- •Listening to the hearing on smart phones by going to the above YouTube link.

If you have any questions or need additional information for providing public input you may call (813)307-4739

From: Simon, Kimberly <SIMON.KIMBERLY@flsenate.gov>

Sent: Monday, March 17, 2025 2:11 PM

To: Hearings

Subject: PD 25-0274 - Set for Hearing April 15, 2025 at 6:00 pm

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

Dear County Zoning Official or Board Members,

My name is Kimberly Simon and live at 534 Sportsman Park, Seffner, Florida 33584. I am writing to formally express my strong opposition to zoning proposal PD 25-0274, which includes the construction of a new emergency exit road through our neighborhood on Penn National. While I understand the need for emergency preparedness, I have serious concerns about the impact this road will have on our community's safety, quality of life, and property values.

First and foremost, the proposed road would significantly increase traffic through our residential area, creating hazards for families, pedestrians, and children who frequently walk, bike, and play along our neighborhood streets. Increased vehicle flow—especially in emergency situations—poses a major risk to our community's safety. This change would undermine the peaceful and secure environment that residents of Penn National have worked hard to maintain.

Furthermore, the proposed road may have a negative effect on property values. Buyers are often deterred by high-traffic areas, and this change could reduce the desirability of homes in our neighborhood. This is a serious concern for homeowners who have invested in this community and expect their property values to remain stable.

While I recognize the need for emergency access planning, I urge the County to explore alternative solutions that do not compromise the well-being of Penn National residents. Options such as enhancing existing emergency routes or exploring alternative locations that do not cut through residential areas should be prioritized.

I respectfully ask that the County reconsider this proposal and take into account the voices of concerned residents. I appreciate your time and attention to this matter and look forward to your response.

Sincerely,

Kimberly Simon Senator Dany Burgess Chief of Staff 38507 Fifth Avenue Zephyrhills, Florida 33542 (813) 779-7059

Please note: Florida has a broad public records law (Chapter 119, Florida Statutes). Written communications to or from state officials or staff regarding state business are considered to be public records and will be made available to the public and the media upon request. Therefore, your e-mail message may be subject to public disclosure.

Kimberly Simon

Senator Dany Burgess Senior Legislative Aide 38507 Fifth Avenue Zephyrhills, Florida 33542 (813) 779-7059



Please note: Florida has a broad public records law (Chapter 119, Florida Statutes). Written communications to or from state officials or staff regarding state business are considered to be public records and will be made available to the public and the media upon request. Therefore, your e-mail message may be subject to public disclosure.

From: Ball, Fred (Sam)

Sent: Monday, March 24, 2025 3:19 PM

To: Hearings

Subject: FW: Objecting to zoning number 25-0274

Hello-

I received this POR in opposition to 25-0274.

Sam

Sam Ball

Principal Planner

Community Development Section

Development Services Department

P: (813) 307-1876

E: BallF@hillsboroughcounty.org

W: HCFLGov.net

Zoning Public Hearing Map (LUHO & ZHM)

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

Facebook | Twitter | YouTube | LinkedIn | HCFL Stay Safe

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

From: Lindsey Tatum <ellejaytee123@gmail.com>

Sent: Monday, March 24, 2025 3:18 PM **To:** Ball, Fred (Sam) <BallF@hcfl.gov>

Subject: Objecting to zoning number 25-0274

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

Hello Mr. Ball,

I'm a current resident of Hickory Hill and the street I live on would be highly impacted by this rezoning if it goes through.

I have the unique experience of growing up in this neighborhood (my parents moved here when I was 6). Now, I live here with my own children.

It's my fervent belief that the rezoning would change the peaceful and safe nature of this neighborhood, inviting more traffic, noise, and safety issues in.

Please let this written statement be considered. I do not want them to open up my street, negatively impacting the place I spent so much time choosing to raise my little family.

Sincerely,

Lindsey Prater

From: Ball, Fred (Sam)

Sent: Monday, April 14, 2025 8:59 AM

To: Hearings

Subject: FW: Gray Fox Run

Good morning,

This is a letter of opposition to PD 25-0274. Please cc me when the response is sent.

Sam

Sam Ball

Principal Planner

Community Development Section

Development Services Department

P: (813) 307-1876

E: BallF@hillsboroughcounty.org

W: HCFLGov.net

Zoning Public Hearing Map (LUHO & ZHM)

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

Facebook | Twitter | YouTube | LinkedIn | HCFL Stay Safe

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

From: Jewels Angelopoulos < jangelopoulos@hotmail.com>

Sent: Sunday, April 13, 2025 10:59 AM **To:** Ball, Fred (Sam) <BallF@hcfl.gov>

Subject: Gray Fox Run

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

I'm opposing the use of Gray Fox Run for the project Arbor Bluff, there is not enough room.

I think we only have about 5' or 6' at the end of our driveway. The individuals that use this as an entrance and exit are unable to proceed on Gray Fox, side by side, due to the small size, even using all the grass on the sides. (Delivery Trucks take up the entire space)

Roberts Road would be a more suitable location for an additional exit/entrance. I realize it is a private road as Gray Fox Run.

As stated, there must be 50' to build the road. Roberts Road is already set up for additional travelers. Seems tree removal would be minimal. It is my guess Roberts Road is as private as Gray Fox, however, the first survey Gray Fox was less than the 50'

Please allow the 2 families to keep this small dirt road private. There is access in other areas within the project

Thank you, in advance, for your kind consideration,

Julie Angelopoulos 813-681-4211
 From:
 Zoning Intake-DSD

 To:
 Rome, Ashley

 Cc:
 Medrano, Maricela

 Subject:
 FW: Gray Fox Run PD-25-0274

 Date:
 Monday, April 14, 2025 7:15:16 AM

Please see email below.

Cierra James

Planning and Zoning Technician

Development Services Department

E:<u>JamesCi@hcfl.gov</u> P: (813) 422-9701

601 E. Kennedy Blvd., Tampa, FL 33602

HCFL.gov

Facebook | X | YouTube | LinkedIn | Instagram | HCFL Stay Safe

Hillsborough County Florida

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

From: Jewels Angelopoulos < jangelopoulos@hotmail.com>

Sent: Sunday, April 13, 2025 12:32 PM

To: Zoning Intake-DSD <ZoningIntake-DSD@hcfl.gov>

Subject: Gray Fox Run PD-25-0274

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

Opposition to the use of Gray Fox Run for the Arbor Bluff Development

My family has lived on this dirt road for 45 years in addition to maintaining for 40 or so years.

Gray Fox is not wide enough to handle traffic coming and going. I'm finding it difficult,

as large as the development will be, why would it be feasible to take this small, insignificant

little road as an exit/entrance with all the obvious access available to handle the traffic

generated by this new development., i.e. North, South, East and West.

Robert's Road is also listed as "Private" and runs the length of the new development

When Gray Fox was first surveyed, Gray Fox Run was less than the minimum of 50' wide. It is my understanding a second survey was completed and now is 50' wide, just

wondering how that happens, I'm perplexed.

I would like to thank you for your kind consideration regarding my request. I truly hope I'm no too late .

Sincerely,
Julie Angelopoulos 813-681-4211

From: Ball, Fred (Sam)

Sent: Wednesday, June 4, 2025 3:55 PM

To: Hearings **Subject:** POR 25-0274

Attachments: Re: Gray Fox Run PD-25-0274

Good afternoon,

The attachment is a request for email to be entered into the record for PD 25-0274 as a letter in opposition. Please let me know if anything else is required to carry out their request.

Sam

Sam Ball

Principal Planner Community Development SectionDevelopment Services Department

P: (813) 307-1876

E: BallF@hillsboroughcounty.org

W: HCFLGov.net

Zoning Public Hearing Map (LUHO & ZHM)

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

Facebook | Twitter | YouTube | LinkedIn | HCFL Stay Safe

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

From: Jewels Angelopoulos < jangelopoulos@hotmail.com>

Sent: Wednesday, June 4, 2025 3:51 PM

To: Ball, Fred (Sam)

Subject: Re: Gray Fox Run PD-25-0274

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

I have it for you below...so appreciate your patience and assistance. Thank You Mr. Ball...

OPPOSITION: Gray Fox Run - RZ-PD-0274

May 23, 2025

Please review the following regarding the private road Gray Fox Run to be restructured as an entrance/exit for the Arbor Bluff neighborhood to be located on the former Robert's Nursery Property.

Hickory Hill Neighborhood: The builder did not contact the HOA group in the Shangri-La Neighborhood to request passage using Gay Road as an exit/entrance. They just took Gay Road and it is presently used on a daily basis between the two areas. There is no reason why Arbor Bluff be barred from using Penn National as they are using Gay Road no difference.

This property borders Kingsway Road and Roberts Road. Again, with Penn National and Kingsway, there Is room for entrances and exits from both ends. Even with the retention field, there is ample area room for two entrance/exit locations without destroying

our small little dirt road that has been our only way to get to our drive way.

Gray Fox is a small dirt road that my husband and another family use to access our properties. It's not

big nor is it long, If this small portion of the 37 plus acres is used as a "Road" for Arbor Bluff they still have to exit on to Hickory Lane and then find their way to either Kingsway or Hwy 92. Not to mention backing out of our driveway would be quite difficult. Hickory Lane is the only road in our neighborhood that does not have

speed bumps but are in need of them, despite my effort to have them. I bring this up to advise you that other people living in the area use Hickory Lane as a race track on steroids.

I'm not sure how long this has been a "road" (Gray Fox) seems to me that when Robert's Nursery purchase the last 18 acres of this area they added Gray Fox Run to the 18 acres. We've been here since 1979. Just a thought, not positive, although Gray Fox Run was named after the final 18 acres were acquired.

Since my husband and I moved to this area. Our neighborhood was the only one around. Fast forward to 2025. Each parcel small or large, as in this case has been inundated with homes, apartments, storage buildings, businesses. The traffic is fierce, since all the construction and developments are bordering Kingsway. I certainly understand progress it keeps everything moving ahead. I appreciate that and we do not have a problem with Arbor Bluff and the homes they are building. Its Gray Fox Run we are worried about and want to keep as is.

Please, with all due respect, leave Gray Fox Run as a dirt road, entrance and exit for our two families.

Thank you, in advance, for your kind consideration.

Sincerely,

Julie Angelopoulos

From: Ball, Fred (Sam) <BallF@hcfl.gov> Sent: Wednesday, June 4, 2025 12:24 PM

To: Jewels Angelopoulos < jangelopoulos@hotmail.com>

Cc: Hearings < Hearings@hcfl.gov > Subject: RE: Gray Fox Run PD-25-0274

Good afternoon, Ms. Angelopoulos,

I did not see a letter attached in your message. If you reply all and attach the letter, it will be placed into the record.

Sam

Sam Ball

Principal Planner
Community Development Section
Development Services Department

P: (813) 307-1876

E: BallF@hillsboroughcounty.org

W: HCFLGov.net

Zoning Public Hearing Map (LUHO & ZHM)

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

Facebook | Twitter | YouTube | LinkedIn | HCFL Stay Safe

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

From: Jewels Angelopoulos < jangelopoulos@hotmail.com>

Sent: Wednesday, June 4, 2025 11:40 AM **To:** Ball, Fred (Sam) <BallF@hcfl.gov> **Subject:** Gray Fox Run PD-25-0274

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

Mr. Ball, I have one more letter in opposition regarding changing Gray Fox Run from private to public.

Your help in this request is greatly appreciated.

Thank you for your time.

Julie Angelopoulos

From: Donna Brooks <dbrooks837@aol.com>
Sent: Thursday, May 1, 2025 2:42 PM

To: Hearings

Subject: Comments re: Arbor Bluff development, 411 N. Kingsway Rd, Seffner

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

hearings@hcfl.gov

for June 16, 2025 zoning meeting

boccrec@hillsclerk.com

for Aug 12, 2025 BOCC meeting

Arbor Bluff development

@ Roberts Nursery, 411 N. Kingsway Road, Seffner

(No.: R2-PD25-0274)?

We are writing to *strongly object to a secondary egress into Hickory Hill subdivision* via the current gated driveway at 313 Penn National Road when the Arbor Bluff subdivision is built at 411 N. Kingsway Road, Seffner.

We live at 205 Running Horse Road – the main thoroughfare for the Hickory Hill subdivision. The amount of traffic on Running Horse has increased tremendously in the 16 years we have lived here - as most homes in our 181-home subdivision have multiple cars.

We already have two other housing areas that utilize Running Horse Road as secondary egress: the large Shangri-La community connects via Gay Road from the North, and Hickory Lakes Manor connects on our East.

I ride my bicycle to exercise in Hickory Hill nearly every day, and it is becoming increasingly dangerous with all the vehicular traffic we currently have. Residents from the new subdivision heading East would discover they could avoid the 4-way stop at Old Hillsborough by cutting through our subdivision – further increasing traffic on Running Horse Road. And those wanting to avoid the light at US-92 would cut through our subdivision and then through Shangri La.

When approving re-zoning and allowing new subdivisions, isn't it a goal not to impact adjacent neighborhoods?

I am certain we can't keep the property in question from becoming a subdivision, but the traffic from those 140 (?) new homes can be kept on the main street – Kingsway – rather than allowing access to our adjacent subdivision.

If there <u>must</u> be another egress, we implore you to make the exit into Hickory Hill, via the current gated driveway at 313 Penn National into a *gated, emergency vehicle only access*.

Thank you for your consideration.

Larry and Donna Brooks 205 Running Horse Road Seffner, FL. 33584 (813) 748-3032 dbrooks837@aol.com

From: Boccrec <boccrec@hillsclerk.com>
Sent: Thursday, May 1, 2025 4:01 PM

To: Boles, Christopher; Cohen, Harry; Cameron Cepeda, Donna; Myers, Gwendolyn; Hagan,

Ken; Wostal, Joshua; Miller, Christine; Bennett, Leslie; Green, Yorlanda; Hearings; Rivas, Keshia; Rome, Ashley; Sekouri, Michelle; Sweet, Sharon; VanArsdall, Rick - CLERK; Vazquez, Bianca; Williams, Charlene; Wise, Bonnie; Becker, Ryan; Burgos, Glorivee; Castillo, Maria; Cury, Della; Hoyt, Melonie; Manresa, Lidia; Marion, Casaundra; Moser, Meagan; Pike, Isabella; Smith, Rabiah (Robbi); Reidy, Richard; Skidmore, Alana; West,

Wanda; Yates, Kathleen

Subject: FW: [EXTERNAL] Comments re: Arbor Bluff development, 411 N. Kingsway Rd, Suffer

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

From: Donna Brooks <dbrooks837@aol.com>

Sent: Thursday, May 1, 2025 2:44 PM **To:** Boccrec <boccrec@hillsclerk.com>

Subject: [EXTERNAL] Comments re: Arbor Bluff development, 411 N. Kingsway Rd, Suffer

CAUTION: This email is from an external source. Do you know them and are you expecting this? Look again! Phishing is our #1 threat. **You are our best defense!!!** hearings@hcfl.gov

for June 16, 2025 zoning meeting

boccrec@hillsclerk.com

for Aug 12, 2025 BOCC meeting

Arbor Bluff development

@ Roberts Nursery, 411 N. Kingsway Road, Seffner

(No.: R2-PD25-0274)?

We are writing to *strongly object to a secondary egress into Hickory Hill subdivision* via the current gated driveway at 313 Penn National Road when the Arbor Bluff subdivision is built at 411 N. Kingsway Road, Seffner.

We live at 205 Running Horse Road – the main thoroughfare for the Hickory Hill subdivision. The amount of traffic on Running Horse has increased tremendously in the 16 years we have lived here - as most homes in our 181-home subdivision have multiple cars.

We already have two other housing areas that utilize Running Horse Road as secondary egress: the large Shangri-La community connects via Gay Road from the North, and Hickory Lakes Manor connects on our East.

I ride my bicycle to exercise in Hickory Hill nearly every day, and it is becoming increasingly dangerous with all the vehicular traffic we currently have. Residents from the new subdivision heading East would discover they could avoid the 4-way stop at Old Hillsborough by cutting through our subdivision – further increasing traffic on Running Horse Road. And those wanting to avoid the light at US-92 would cut through our subdivision and then through Shangri La.

When approving re-zoning and allowing new subdivisions, isn't it a goal not to impact adjacent neighborhoods?

I am certain we can't keep the property in question from becoming a subdivision, but the traffic from those 140 (?) new homes can be kept on the main street – Kingsway – rather than allowing access to our adjacent subdivision.

If there <u>must</u> be another egress, we implore you to make the exit into Hickory Hill, via the current gated driveway at 313 Penn National into a *gated, emergency vehicle only access*.

Thank you for your consideration.

Larry and Donna Brooks 205 Running Horse Road Seffner, FL. 33584 (813) 748-3032 dbrooks837@aol.com

From: Kevin Cash <kcash0217@gmail.com>
Sent: Saturday, June 7, 2025 1:31 PM

To: Hearings

Subject: PD Rezoning, RZ-PD 25-0274

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

We recently received notification of a pending application to rezone a property adjacent to our neighborhood. How can we find more details on the proposed development? I tried searching the county portal, but could not find it.

We are assuming the property is being developed for single family homes. Our main concern is how they will address and handle storm water runoff. Our HOA (Shangri La) suffered major flooding during/after the hurricanes last year. As the land around our small lake has been developed over the last 15 years, we have faced greater and greater challenges from excess runoff that flows into our lake. This proposed development abuts Hickory Hills, which has retention ponds that drain into our lake.

How do we get assurances this new development will not add to the runoff that effects our homes?

Sincerely, Kevin Cash Shangri La Board of Directors

From: Chuck Coty <cwcoty@gmail.com>
Sent: Monday, June 9, 2025 8:55 PM

To: Hearings

Subject: Zoning Hearing Master: RZPD25-0274

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

Zoning Hearing Master,

For the past 34 years, my wife and I have been residents of Hickory Hill Subdivision. The primary reason we purchased our home on Preakness PL (which is a 6-house cul-de-sac near the end of where Penn National terminates into Robert's private entrance) was due to its seclusion and extremely low traffic.

At the time of our purchase in 1991 there was absolutely no chance of Penn National Rd. being extended. Our neighborhood allowed Roberts access for his private entrance and now we're being betrayed for our kindness. We feel deceived. There are already two access points out of our neighborhood and adding another will not only substantially increase traffic near our home but will undoubtedly increase the crime rate. Our grandkids ride bikes and scooters down Preakness to Penn National and this would severely jeopardize their safety.

Therefore, we would like to express our strong opposition to the proposed extension of Penn National Rd which will connect to Arbor Bluff Subdivision. I'm sorry for the redundancy, but we need to reiterate this potential road extension will significantly impact our community by increasing traffic and creating safety issues for our residents and children who walk and ride their bikes in our neighborhood.

The increased traffic will also contribute to noise pollution and will most assuredly affect our property values by taking away from the calm, quiet environment we currently enjoy.

Thank you for taking the time to consider our concerns. I would like my letter included as part of the packet for the proposed subdivision of Arbor Bluff.

If Penn National Rd. is extended, we will be forced to sell, no doubt at a lesser value since one of the primary features of our home is seclusion. The whole thing is heartbreaking.

Charles and Debora Coty 505 Preakness PL Seffner, FL 33584 813.390.0258 Cwcoty@gmail.com

From: L. TAMBORELLO < ltamborello@msn.com>

Sent: Thursday, May 22, 2025 1:11 PM

To: Hearings

Subject: Subject: RZ-PD 25-0274, Arbor Bluff, PR zoning

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

Subject: RZ-PD 25-0274, Arbor Bluff, PD ZONING

May 22,2025

My name is Carl Tamborello. I moved to Seffner in 1978 and Hickory Hills in 1993, so I have seen a rural community turn into another Brandon. Developers have sucked up every treed green property that this board has allowed. Now comes KB Homes who want to stuff 140 homes 10 feet apart in 37 acres in what was a plant nursery. THE ZONING MANUAL STATES THAT IT IS TO PROVIDE FOR PUBLIC SAFETY AND PROTECT THE CHARARACTER OF ADJACENT NEIGBORHOODS.

HICKORY HILLS COMMUNITY IS AJACENT TO THE ARBOR BLUFF DEVELOPMENT AND WILL HAVE ITS SAFETY AND CHARACTER CHANGED FOR THE WORST. WE ARE A DEED RESTRICTED COMMUNITY WITH LARGE LOTS, A SPEED LIMIT AND, OUR PEOPLE LOVE TO WALK IN THE STREET, JOG IN THE STREET AND WALK THEIR DOGS IN THE STREET. WE WILL BE UNENDATED WITH AT A MINIUM OF 280 CARS USING PENN NATIONAL ROAD TO AVOID A BUSY KINGWAYS RD. PENN NATIONAL WAS ILLEGALLY OPENED BY THE OWNER OF THE NURSERY. I BOUGHT MY HOME AND SO DID THOSE IN THE CULDESAC BECAUSE OF THE DEAD-END STREET. I WILL NEVER FORGET WHEN MY TWO YOUNG DAUGHTERS TOLD ME ABOUT SPEEDING CARS THAT DON'T GIVE THEM TIME TO GET OUT WITHOUT RUNNING FROM WHAT WAS ONCE A PLAYGROUND. THE NURSERY OWNER, FAMILY AND VISITORS HAVE THEIR OWN PRIVATE ROAD TO KINGSWAY BUT THEY USE PENN NATIONAL, NOT RESPECTING OUR SPEED LIMIT AND THAT IS WHAT ARBOR BLUF WILL USE, AS WELL AS CONTRUCTION VEHICALS. WE WANT PENN NATIONAL RD TO REVERT BACK TO A DEAD-END STREET.

THERE ARE OTHER CONCERNS; THERE IS A HISTORY OF FLOODED POOLS AT THE PROPRTY LINE DURING HEAVINY RAINS DUE TO AN ELEVATION OF 10 OR MORE FEET. TO SOLVE THE FLOODING A DITCH WAS DUG AT THE PROPERTY LINE OF THE NURSURY. THAT DITCH WILL BE FILLED IN AS IT WILL BE SOMEONES BACK YARD AT ARBOR BLUFF. THERE IS SURFACE WATER CONTAMINATED WITH YEARS OF PESTICDE AND FERTILIZER USE AT THE NURSERY, AND A BURN PIT OF UNKNOW CONTAMINANTS. WHAT ABOUT THE SAFETY OF OUR CHILDREN IN OUR NEIGHBORHOOD AND ON KINGSWAY RD, THE SITE IS ACROSS FROM A BUSY LIBRARY AND BETWEEN TWO SCHOOLS, ELEMEMTARY AND MIDDLE. AND WHERE WILL ALL THE ANIMALS GO.WE ALREADY HAVE COYOTES AND OTHER SPECIES COMING TO OUR YARDS FROM THE NURSEY GROUNDS.ALSO THE DEVELOPERS TRAFFIC STUDY IS BOGUS AS IT DOES NOT TAKE INTO ACCOUNT AT LEAST 42 CONDOMINIANS INPROGRESS .OFF OF OLD HILLSBOROUGH RD, OR THE PROPERTY ON KINGSWAY RD, ABOUT 0,2 MILES LONG AND WILL CONTAIN OVER A 100 HOMES. ABOUT A MILE FURTHER MULTI-HOME LOTS ACROSS FROM THE YMCA HAS BEEN CLEARED. KINGSWAY RD AND OLD HILLSBOROUGH ROAD IS HEAVILY TRAVELED AS THEY LEAD TO US I-4. AS FOR EMERGENCY USE, TWO FIRE STATIONS AND THE HOSPITAL WILL COME DOWN KINGSWAY RD. TO USE PENN NATIONAL RD IS WAY OUT OF THE WAY.

THE BOTTOM LINE IS THE DEVELOPERS ARE BATTING A 1000 AS EVIDENCED BY ALL THE NEW DEVELOPMENTS IN PROGRESS AND THOSE IN THE LAST 5 TO 10 YEARS WITHIN 1.3 MILES OF OUR HICKORY HILLS. IT IS IMPERATIVE THAT PENN NATIONAL RD REVERT BACK TO THE DEAD- END ROAD THAT IT WAS FOR DECADES. THE NURSERY PROPERTY ALREADY HAS AN ACCESS ROAD TO THE SOUTH AND ONE TO THE NORTH, ALBITE THEY ARE DIRT ROADS, AND THE MAIN ENTRANCE. WE DONOT EXPECT ARBOR BLUF TO BE REJECTED ,BUT AT LEAST FOLLOW YOUR OWN PRECEPT "PROVIDE FOR THE PUBLIC SAFETY AND PROTECT THE CHARACTER OF ADJACENT NEIGHBORHOODS. CLOSING PENN NATIONAL RD WILL ACCOMPLISH THAT AT LEAST FOR OUR NEGHBORHOOD.

THANK YOU,
CARL TAMBORELLO (403 PENN NATIONAL RD)

From: Melanie Asher <melanie.asher@hcps.net>
Sent: Wednesday, June 11, 2025 9:46 AM

To: Hearings Subject: RZPD25-0274

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

To whom it may concern,

I am a homeowner in the Hickory Hill Subdivision in Seffner and would like to express my strong opposition to the proposed extension of Penn National Road from our subdivision to connect to the new Arbor Bluff subdivision. I live 4 houses down from the proposed access point, and I have several major concerns regarding this project which are listed below:

Increased Traffic and Congestion –The extension of Penn National will significantly increase traffic flow into Hickory Hill, especially during peak hours, which will lead to increased congestion potentially making it unsafe for residents and children to take walks and ride bikes.

Safety Concerns - The new road will also increase the risk of accidents. I am very concerned for the safety of our children when going to and from school.

Environmental Impact - The increase in traffic will contribute to air and noise pollution and will take away from the calm, quiet environment we currently enjoy.

Impact on Property Values - The increased traffic and noise pollution associated with the road extension will significantly affect property values within our subdivision. It will also impact the aesthetic appeal of our neighborhood.

I respectfully request that you reconsider the proposed extension of Penn National Road into Arbor Bluff subdivision.

Kind Regards,

Melanie Asher Math Department Strawberry Crest High School

From: formstack@hillsboroughcounty.org
Sent: Wednesday, June 11, 2025 9:50 AM

To: Hearings

Subject: BOCC Contact Form - Zoning Application Comment (RZPD25-0274). Please add to

hearing record.



Formstack Submission For: BOCC Contact Form - NEW

Submitted at 06/11/25 9:49 AM

Your Commissioner(s)		
Please select the Commissioner(s) you wish to contact (required)::	1 Commissioner Harry Cohen (District 1) 2 Commissioner Ken Hagan (District 2) 3 Commissioner Gwen Myers (District 3) 4 Commissioner Christine Miller (District 4) 5 Commissioner Donna Cameron Cepeda (District 5) 6 Commissioner Chris Boles (District 6) 7 Commissioner Joshua Wostal (District 7)	
Your Information		
Your Name::	MELANIE ASHER	
Address:	409 Penn National Road, Seffner, FL, 33584 SEFFNER, FL 33584	
Your Phone Number::	18134071323	
Your Email Address::	209076@hcps.net	
Your Message		
Your Subject (required)::	RZPD25-0274	

I am a homeowner in the Hickory Hill Subdivision in Seffner and would like to express my strong opposition to the proposed extension of Penn National Road from our subdivision to connect to the new Arbor Bluff subdivision. I live 4 houses down from the proposed access point, and I have several major concerns regarding this project which are listed below:

Increased Traffic and Congestion –The extension of Penn National will significantly increase traffic flow into Hickory Hill, especially during peak hours, which will lead to increased congestion potentially making it unsafe for residents and children to take walks and ride bikes.

Your Message (required)::

Safety Concerns - The new road will also increase the risk of accidents. I am very concerned for the safety of our children when going to and from school.

Environmental Impact - The increase in traffic will contribute to air and noise pollution and will take away from the calm, quiet environment we currently enjoy.

Impact on Property Values - The increased traffic and noise pollution associated with the road extension will significantly affect property values within our subdivision. It will also impact the aesthetic appeal of our neighborhood.

I respectfully request that you reconsider the proposed extension of Penn National Road into Arbor Bluff subdivision.

Is this comment related to an active zoning application?:

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

Rezoning Application Number:

RZPD25-0274

Copyright © 2025 Formstack, LLC. All rights reserved. This is a customer service email.

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

From: formstack@hillsboroughcounty.org
Sent: Wednesday, June 11, 2025 11:14 AM

To: Hearings

Subject: BOCC Contact Form - Zoning Application Comment (RZPD25-0274). Please add to

hearing record.



Formstack Submission For: BOCC Contact Form - NEW

Submitted at 06/11/25 11:13 AM

Your Commissioner(s)		
Please select the Commissioner(s) you wish to contact (required)::	1 Commissioner Harry Cohen (District 1) 2 Commissioner Ken Hagan (District 2) 3 Commissioner Gwen Myers (District 3) 4 Commissioner Christine Miller (District 4) 5 Commissioner Donna Cameron Cepeda (District 5) 6 Commissioner Chris Boles (District 6) 7 Commissioner Joshua Wostal (District 7)	
	Your Information	
Your Name::	William J Farnand	
Address:	504 Preakness Place Seffner, FL 33584	
Your Phone Number::	(813) 245-0898	
Your Email Address::	wfarnand@aol.com	
Your Message		
Your Subject (required)::	RZPD25-0274	

I am a resident of Hickory Hill Subdivision in Seffner and would like to express my opposition to the proposed extension of Penn National Road which will connect to Arbor Bluff Subdivision. The road extension will significantly impact our community by increasing traffic and creating safety issues for residents and children who walk and ride their bikes in our neighborhood. The increased traffic will also contribute to air and noise pollution and will affect our property values by taking away from the calm, quiet environment we currently enjoy.

I am concerned about the Environmental Site Assessment for the Arbor Bluff development. We have been told only homeowners purchasing a lot in Arbor Bluff will have access to the report. Individuals who may be impacted should also have access to the results, including homeowners in Hickory Hill.

Your Message (required)::

My swimming pool backs up to Arbor Bluff and I am concerned about the privacy of my yard if an Arbor Bluff two story home is built behind mine.

I have been told a buffer zone will be created, but feel the best solution is to not allow two story

homes to be built on the Hickory Hill/Arbor Bluff property line.

Homes in our community have had flooding issues in the past from Robert's Nursery.

We are very concerned about possible flooding again once the property is developed and 140 homes are built.

Thank you for taking the time to consider my concerns.

I would like my letter included as part of the packet for the proposed subdivision of Arbor Bluff.

William J. Farnand 504 Preakness Place Seffner, FL 33584

Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	RZPD25-0274

Copyright © 2025 Formstack, LLC. All rights reserved. This is a customer service email.

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

From: Bill Farnand < wfarnand@aol.com>
Sent: Wednesday, June 11, 2025 12:51 PM

To: Hearings Subject: RZPD25-0274

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

I am a resident of Hickory Hill Subdivision in Seffner and would like to express my opposition to the proposed extension of Penn National Road which will connect to Arbor Bluff Subdivision. The road extension will significantly impact our community by increasing traffic and creating safety issues for residents and children who walk and ride their bikes in our neighborhood. The increased traffic will also contribute to air and noise pollution and will affect our property values by taking away from the calm, quiet environment we currently enjoy.

I am concerned about the Environmental Site Assessment for the Arbor Bluff development. We have been told only homeowners purchasing a lot in Arbor Bluff will have access to the report. Individuals who may be impacted should also have access to the results, including homeowners in Hickory Hill.

My swimming pool and entire yard backs up to Arbor Bluff and I am concerned about the privacy of my yard if an Arbor Bluff two story home is built behind mine.

I have been told a buffer zone will be created, but feel the best solution is to not allow two story homes to be built on the Hickory Hill/Arbor Bluff property line.

Homes in our community have had flooding issues in the past from Robert's Nursery. We are very concerned about possible flooding again once the property is developed and 140 homes are built.

Thank you for taking the time to consider my concerns.

I would like my letter included as part of the packet for the proposed subdivision of Arbor Bluff.

William J. Farnand 504 Preakness Place Seffner, FL 33584

From: formstack@hillsboroughcounty.org
Sent: Monday, June 9, 2025 7:39 PM
To: Commissioner District 5
Subject: (WEB mail) - RZPD25-0274

The following Commissioner(s) received a direct copy of this email:

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

Date and Time Submitted: Jun 9, 2025 7:38 PM

Name: Daniel McCall

Address: 406 PENN NATIONAL ROAD

Seffner, FL 33584

Phone Number: (205) 442-3337

Email Address: vwjammer@gmail.com

* Zoning Application Comment: :

Subject: RZPD25-0274

Message: I am a resident of Hickory Hill Subdivision in Seffner and would like to express my strong opposition to the proposed extension of Penn National Road from our subdivision to connect to the new Arbor Bluff subdivision. I have several concerns regarding this project which are listed below:

Increased Traffic and Congestion –The extension of Penn National will significantly increase traffic flow into Hickory Hill, especially during peak hours, which will lead to increased congestion, potentially making it unsafe for residents and children to take walks and ride bikes.

Safety Concerns - The new road will also increase the risk of accidents. I am very

concerned for the safety of our children when going to and from school. Environmental Impact - The increase in traffic will contribute to air and noise pollution and will take away from the calm, quiet environment we currently enjoy. Impact on Property Values - The increased traffic and noise pollution associated with the road extension will significantly affect property values within our subdivision. It will also impact the aesthetic appeal of our neighborhood.

I respectfully request that you reconsider the proposed extension of Penn National Road into Arbor Bluff subdivision. It is my understanding that the developer had no intention to break into our neighborhood through Penn National Road. But is was you, the Commissioners, that want to break into our neighborhood. There is no reason this development needs to break into ours. Please have this removed from the plans. If you do not remove it. Then make it only an emergency entrance with a locked gate that only emergency vehicles have access. Thanks

1351934326

Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/137.0.0.0 Safari/537.36

^{*} if "Yes, my comment is related to an active zoning application and should be added to the hearing record" is indicated, the email was copied to development services. If blank, the comment was not related to a zoning application as was not copied to development services.

From: Cheryl Smith <cherc55@gmail.com>
Sent: Tuesday, June 10, 2025 6:02 PM

To: Hearings

Subject: Subject: RZPD25-0274

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

We are residents of *Hickory Hill Subdivision in Seffner* and would like to express our opposition to the proposed extension of Penn National Road which will connect to Arbor Bluff Subdivision.

The road extension will significantly impact our community by increasing traffic and creating safety issues for residents and children who walk and ride their bikes in our neighborhood.

The increased traffic will also contribute to air and noise pollution and will affect our property values by taking away from the calm, quiet environment we currently enjoy.

We are concerned about the Environmental Site Assessment for the Arbor Bluff development. We have been told only homeowners purchasing a lot in Arbor Bluff will have access to the report. Individuals who may be impacted should also have access to the results, including homeowners in Hickory Hill.

We have been told a buffer zone will be created, but we feel the best solution is to not allow two story homes to be built on the Hickory Hill/Arbor Bluff property line.

Homes in our community have had flooding issues in the past from Robert's Nursery. We are very concerned about possible flooding again once the property is developed and 140 homes are built.

Thank you for taking the time to consider my concerns. We would like my letter included as part of the packet for the proposed subdivision of Arbor Bluff.

Respectfully, Robert (Stan) and Cheryl Smith Hickory Hill Subdivision residents since 1991

From: formstack@hillsboroughcounty.org
Sent: Tuesday, June 10, 2025 6:19 PM

To: Hearings

Subject: BOCC Contact Form - Zoning Application Comment (RZPD25-0274). Please add to

hearing record.



Formstack Submission For: BOCC Contact Form - NEW

Submitted at 06/10/25 6:18 PM

Your Commissioner(s)		
Please select the Commissioner(s) you wish to contact (required)::	1 Commissioner Harry Cohen (District 1) 2 Commissioner Ken Hagan (District 2) 3 Commissioner Gwen Myers (District 3) 4 Commissioner Christine Miller (District 4) 5 Commissioner Donna Cameron Cepeda (District 5) 6 Commissioner Chris Boles (District 6) 7 Commissioner Joshua Wostal (District 7)	
Your Information		
Your Name::	Cheryl Smith	
Address:	513 CAULDER PARK RD SEFFNER, FL 33584	
Your Phone Number::	(813) 625-6319	
Your Email Address::	cherc55@gmail.com	
Your Message		
Your Subject (required)::	RZPD25-0274	

Your Message (required)::	I am a resident of Hickory Hill Subdivision in Seffner since 1991. I would like to express my strong opposition to the proposed extension of Penn National Road from our subdivision to connect to the Arbor Bluff subdivision.
	I have several concerns regarding this project but the increased traffic and congestion in this area is at the top of my list. This will make our neighborhood unsafe for our many residents and children who walk and ride bicycles. We already have another neighborhood, Shangri-La, that we deal with. It's ridiculous that we have to have another neighborhood come through ours. I respectfully request that you reconsider the proposed extension
	of Penn National Road into Arbor Bluff subdivision.
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	RZPD25-0274

Copyright © 2025 Formstack, LLC. All rights reserved. This is a customer service email.

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