

Rezoning Application: PD 24-0924**Zoning Hearing Master Date:** August 18, 2025**BOCC CPA Public Hearing Date:** October 7, 2025

Development Services Department

1.0 APPLICATION SUMMARY**Applicant:** Craciun Farm LLC; Pavel Pop-Buia**FLU Category:** RES-4**Service Area:** Urban**Site Acreage:** 11.57 acres**Community Plan Area:** Riverview**Overlay:** None**Introduction Summary:**

This is a request to rezone a parcel to Planned Development (PD) to allow a 36-unit residential single-family development at a density of 3.11 dwelling units per acre.

Zoning:		Existing	Proposed
District(s)		AR	PD 24-0924
Typical General Use(s)		Single-Family Residential/Agricultural	Single-Family Residential
Acreage		11.57 acres	11.57 acres
Density/Intensity		1 DU per 5 acres	3.11 DU per acre
Mathematical Maximum*		2 dwelling units	Thirty-six (36) dwelling units

*number represents a pre-development approximation

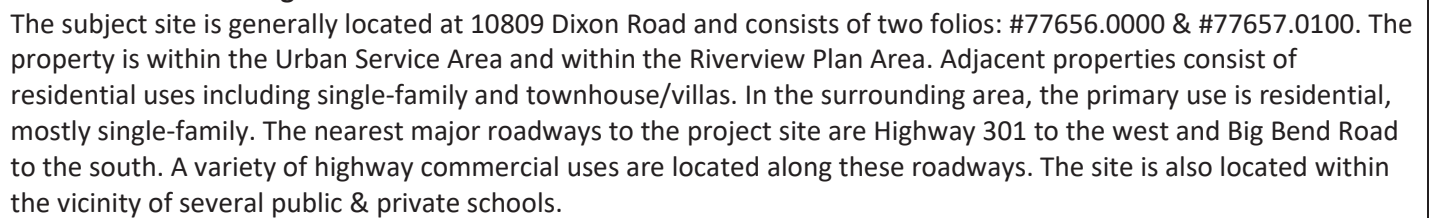
Development Standards:		Existing	Proposed
District(s)		AR	PD 24-0924
Lot Size / Lot Width		5 acres / 150'	5,000 sf / 50 feet
Setbacks/Buffering and Screening		Front: 50' Side: 25' Rear: 50'	Front: 20' Side: 5' Rear: 20'
Height		50'	35'

Additional Information:

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

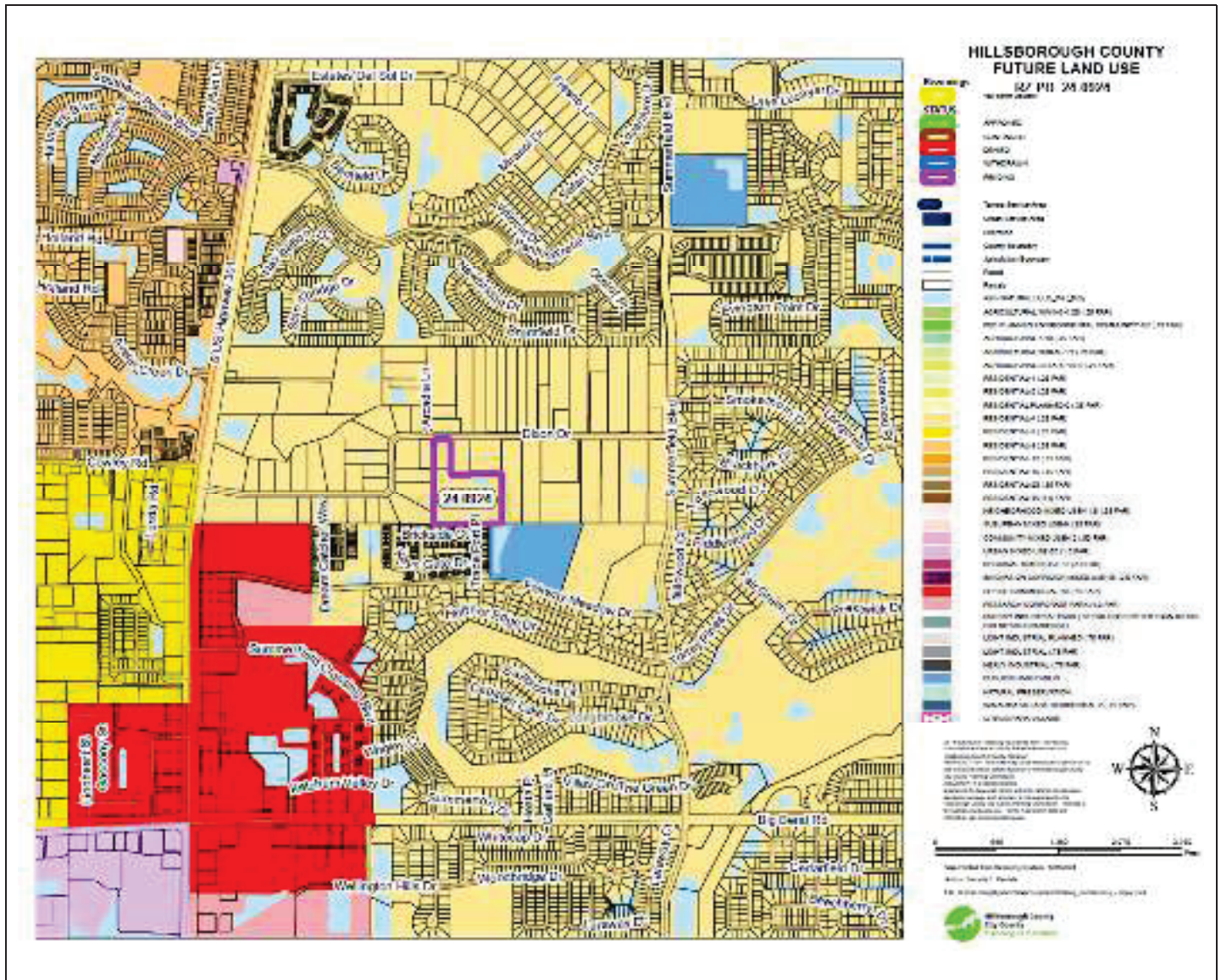
Planning Commission Recommendation:
Consistent**Development Services Recommendation:**
Approvable, subject to the conditions

2.1 Vicinity Map

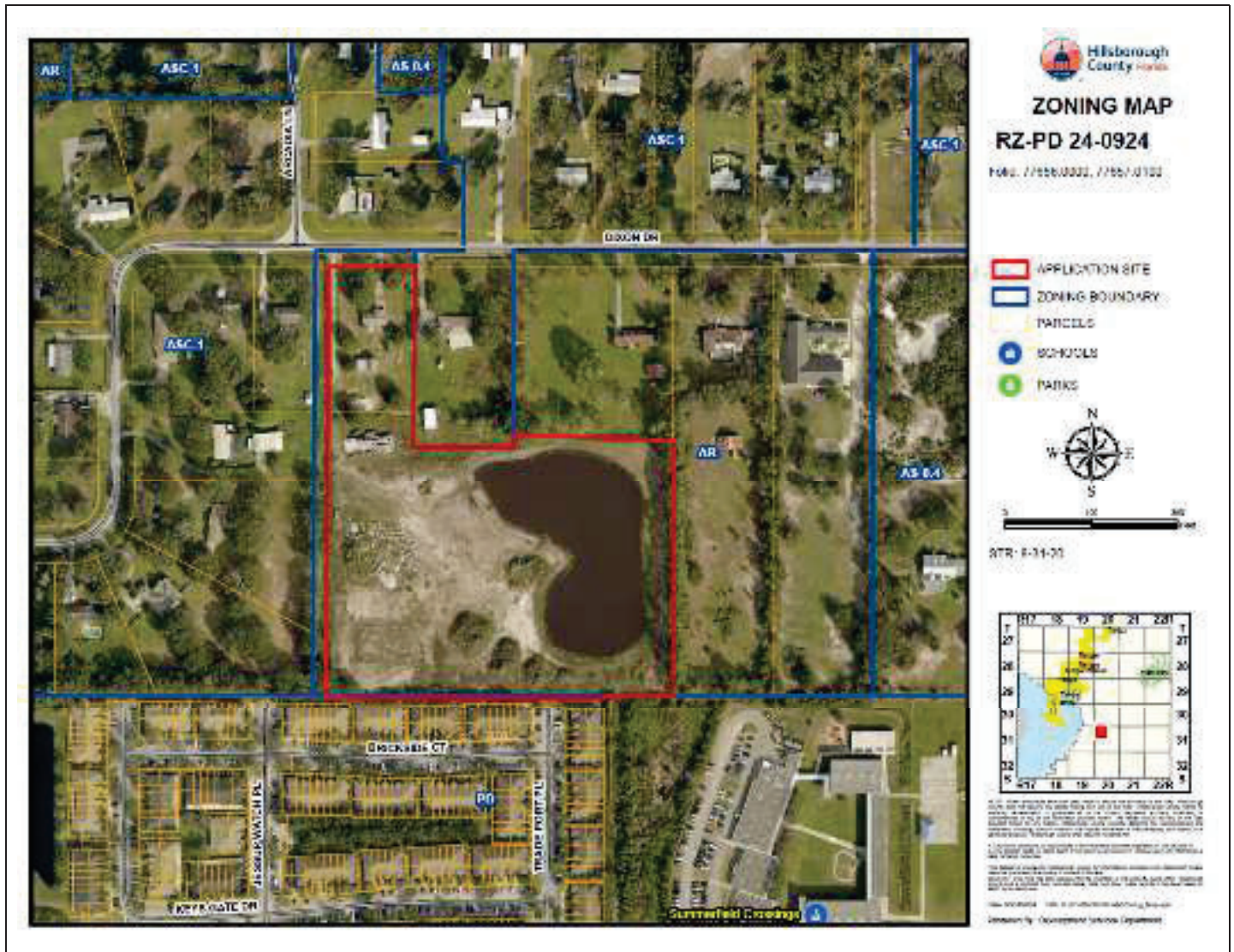


2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map

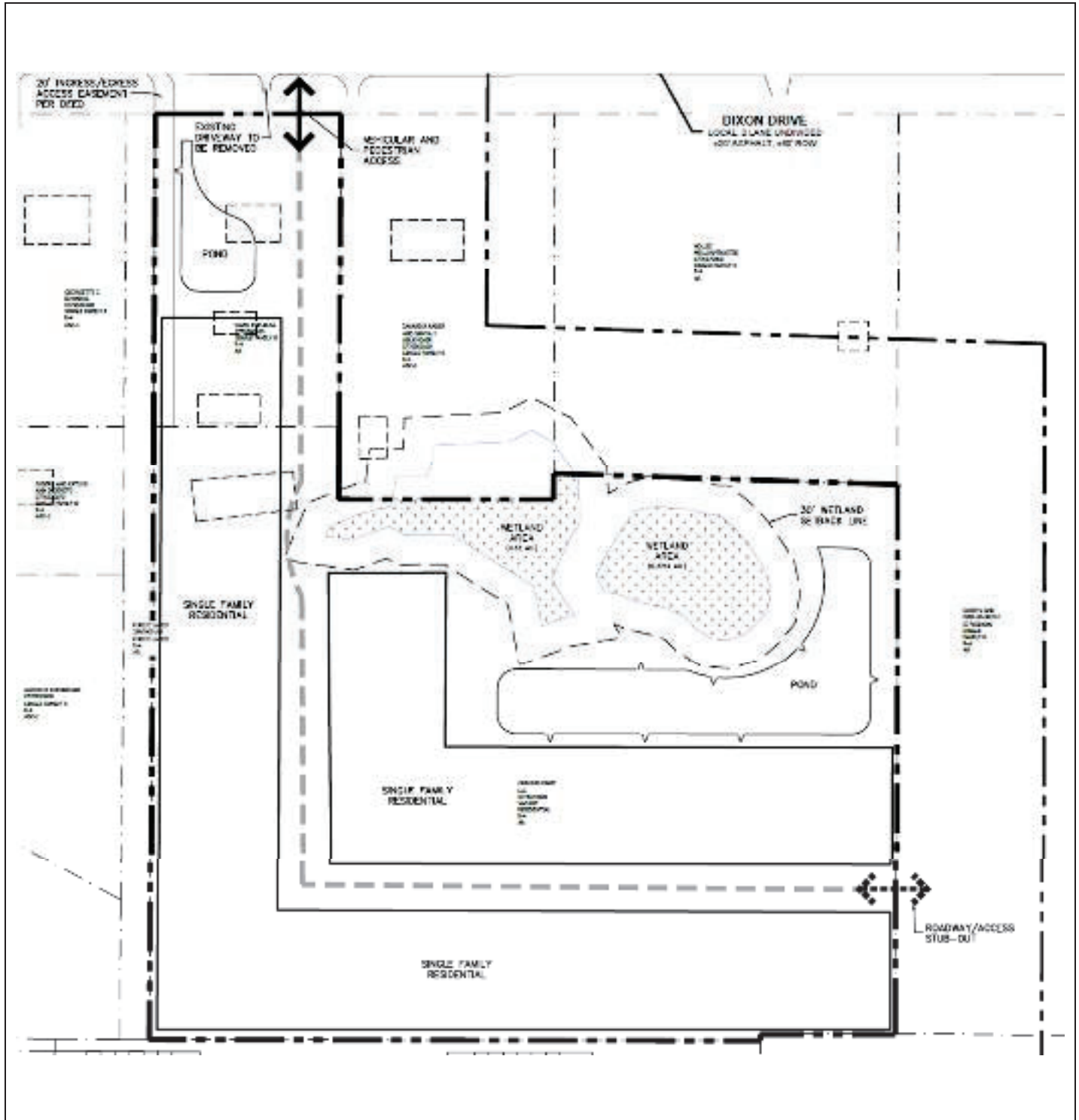


Subject Site Future Land Use Category:	Residential- 4 (RES-12)
Maximum Density/F.A.R.:	4.0 dwelling units per gross acre
Typical Uses:	Agricultural, residential, neighborhood commercial, office uses and multi-purpose projects.

2.0 LAND USE MAP SET AND SUMMARY DATA**2.3 Immediate Area Map****Adjacent Zonings and Uses**

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	ASC-1 AR	1 DU per acre 1 DU per 5 acres	Agriculture, Single Family Conventional	Single-family Residential
South	PD 81-0339A	4.45 DUs per acre	Single Family, Patio Homes, Townhomes, School	Townhomes, Public School
East	AR	1 DU per 5 acres	Agriculture, Single-Family Conventional	Single-family Residential
West	ASC-1	1 DU per acre	Agriculture, Single-Family Conventional	Single-family Residential

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



APPLICATION NUMBER: PD 24-0924

ZHM HEARING DATE: August 18, 2025

BOCC CPA PUBLIC HEARING DATE: October 7, 2025

Case Reviewer: Jared Follin

3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 OF STAFF REPORT)**Adjoining Roadways (check if applicable)**

Road Name	Road Name	Road Name	Road Name
Dixon Dr.	County Local - Rural	4 Lanes ☒ Substandard Road ☒ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other

Project Trip Generation

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	19	1	2
Proposed	394	29	38
Difference (+/-)	(+)375	(+)28	(+)36

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

Connectivity and Cross Access

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

Design Exception/Administrative Variance

Road Name/Nature of Request	Type	Finding
Dixon Dr./ Substandard Roadway	Administrative Variance Requested	Approvable
Notes:		

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	☒ Yes ☐ No	☒ Yes ☐ No	☒ Yes ☐ No	Wetlands present, New Wetland Delineation Required
Natural Resources	☐ Yes ☒ No	☐ Yes ☒ No	☐ Yes ☒ No	
Conservation & Environ. Lands Mgmt.	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Check if Applicable: ☒ Wetlands/Other Surface Waters ☐ Use of Environmentally Sensitive Land Credit ☐ Wellhead Protection Area ☐ Surface Water Resource Protection Area ☐ Potable Water Wellfield Protection Area ☐ Significant Wildlife Habitat ☐ Coastal High Hazard Area ☐ Urban/Suburban/Rural Scenic Corridor ☐ Adjacent to ELAPP property ☐ Other __				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation ☒ Design Exc./Adm. Variance Requested ☐ Off-site Improvements Provided	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	See Section 9.0 for full 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 Single Family Detached (Fee estimate is based on a 2,000 s.f.) Mobility: \$9,183 * 36 = \$330,588 Parks: \$2,145 * 36 = \$77,220 School: \$8,227 * 36 = \$296,172 Fire: \$335 * 36 = \$12,060 Total per House: \$19,890 * 36 = \$716,040				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission ☐ Meets Locational Criteria ☒ N/A ☐ Locational Criteria Waiver Requested ☐ Minimum Density Met ☒ N/A	☒ Yes ☐ No	☐ Inconsistent ☒ Consistent	☐ Yes ☒ No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

This is a request to rezone a 11.57-acre tract from AR to a Planned Development to facilitate a residential single-family development at a density of 3.11 dwelling unit per acre or up to a maximum thirty-six (36) dwelling units. Subject site is composed of two folios and is generally located at 10809 Dixon Road. The surrounding area is primarily residential with the majority of properties developed with single-family homes but also includes a townhomes/villa type housing development adjacent to the south. Adjacent zonings are primarily agriculture zoning districts; however, the property to the south is zoned Planned Development.

The lot development standards for the proposed Planned Development are standards of the RSC-9 zoning district with 5,000 square foot lots and a minimum width of 50 feet. The maximum height of the development is proposed to be 35 feet. The density of the development is capped at 3.11 lots per acre and will be allowed a maximum of 36 lots. The development includes the construction of a public roadway with a stub out connection is future connections to the east.

Development Services does not foresee any compatibility concerns with the proposed single-family development. The density of the proposed development is appropriate for the area and does not pose any negative impacts to the surrounding residential uses.

5.2 Recommendation

Based on the above considerations, staff finds the proposed Planned Development district, subject to the conditions, approvable.

6.0 PROPOSED CONDITIONS

Requirements Prior to Certification:

1. The rear yard setback shall be changed from 10' to 20', under the Development Standards on the site plan.

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

1. The project shall be limited to sixteen (36) single-family dwelling units.
2. Development Standards of the project shall be as followed:

Maximum Density – 3.11 dwelling units per gross acre
Minimum Lot Size – 5,000 square feet
Minimum Lot Width – 50 feet
Minimum front yard setback – 20 feet*
Minimum side yard setback – 5 feet
Minimum rear yard setback – 20 feet
Maximum building height – 35 feet
Maximum Building Coverage: 40%

*A minimum 20' setback shall be required from the building façade/garage door to the back of sidewalk

3. The project shall be permitted one full access connection on Dixon Dr. as shown on the PD site plan.
4. The project shall construct a roadway stub-out to the eastern boundary with folio#77658.0000 for future connection as shown on the PD site plan. In addition to any end-of-way treatment/signage required by the Manual of Uniform Traffic (MUTCD), the developer shall place signage which identifies roadway stub-out as a "Future Roadway Connection."
5. If PD 24-0924 is approved, the County Engineer will approve the Section 6.04.02. B. Administrative Variance (dated August 17, 2024) to meet the requirements of the Hillsborough County Land Development Code (LDC) Section 6.04.03.L, which was found approvable on November 4, 2024. Approval of the Administrative Variance will waive the substandard roadway improvements on Dixon Dr. in association with the proposed development.
6. The developer shall construct a 5-foot sidewalk along the project frontage on Dixon Dr.
7. Internal project roadways shall be constructed to the County Transportation Technical Manual, TS-3 local roadway standard and platted as private roads. Gated access shall not be permitted.
8. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
9. All construction ingress and egress shall be limited to the Dixon Dr. project access. The developer shall include a note in each site/construction plan submittal which indicates same.
10. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for

the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.

11. The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
12. Prior to issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as a "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
13. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.
14. The applicant agrees to complete the required wetland restoration as depicted on the site plan included in this rezoning petition submitted to the Planning Commission on March 28, 2025. Restoration activities include but are not limited to fill removal, regrading, and planting of the restored wetland areas.
15. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
16. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

Zoning Administrator Sign Off:

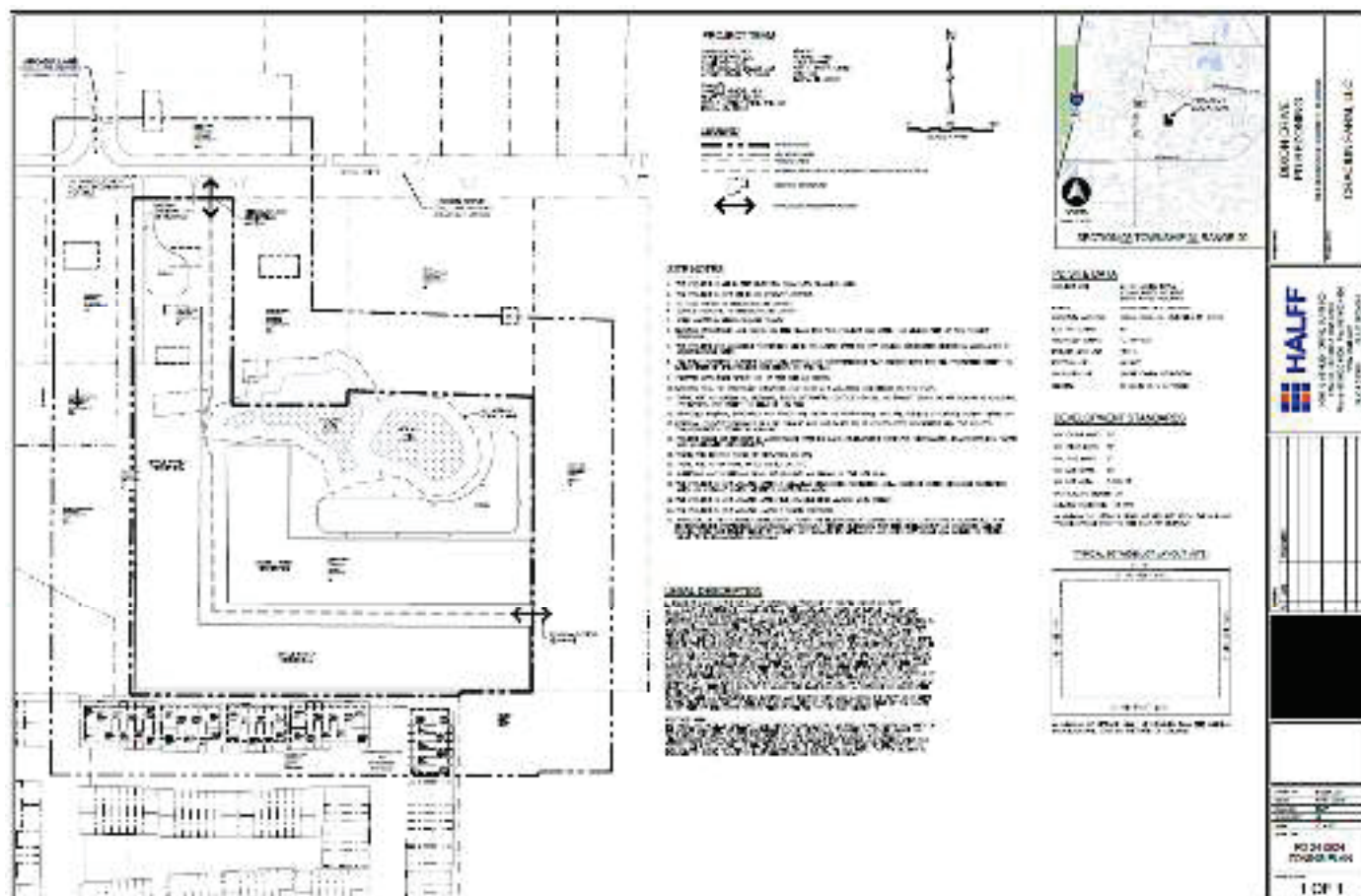
J. Brian Grady

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

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

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS (See following pages)

8.0 PROPOSED SITE PLAN (FULL)



9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 11/04/2024

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: RV/South

PETITION NO: PD 24-0924

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

CONDITIONS OF APPROVAL

- The project shall be permitted one full access connection on Dixon Dr. as shown on the PD site plan.
- The project shall construct a roadway stubout to the eastern boundary with folio#77658.0000 for future connection as shown on the PD site plan. In addition to any end-of-way treatment/signage required by the Manual of Uniform Traffic (MUTCD), the developer shall place signage which identifies roadway stub-out as a "Future Roadway Connection".
- If PD 24-0924 is approved, the County Engineer will approve the Section 6.04.02.B. Administrative Variance (dated August 17, 2024) to meet the requirements of the Hillsborough County Land Development Code (LDC) Section 6.04.03.L, which was found approvable on November 4, 2024. Approval of this Administrative Variance will waive the substandard roadway improvements on Dixon Dr. in association with the proposed development.
- The developer shall construct a 5-foot sidewalk along the project frontage on Dixon Dr.
- Internal project roadways shall be constructed to the County Transportation Technical Manual, TS-3 local roadway standard and platted as private roads. Gated access shall not be 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 Dixon Dr. project access. The developer shall include a note in each site/construction plan submittal which indicates same.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone a +/- 11.57-acre parcel, from Agricultural/Residential (A/R) to Planned Development to construct 36 single family detached units. The site is located 100ft east of Arcadia Ln and Dixon Dr. intersection, and south side of the Dixon Dr. The Future Land Use designation is Residential 4 (R-4).

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
ASC-1: 2 Single Family Detached Units (ITE Code 210)	19	1	2

Proposed Rezoning

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 36 Single Family Detached Units (ITE 210)	394	29	38

Trip Generation Difference

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(+)375	(+)28	(+)36

The proposed PD rezoning is anticipated to increase the number of trips potentially generated by development by +375 average daily trips and +28 a.m. peak hour trips, and +36 p.m. peak hour trips.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Dixon Dr. is a 2-lane, substandard, rural local roadway is a substandard, 2-lane, public, rural local roadway characterized by +/- 20 feet of pavement in good condition, no sidewalks or bikelanes within +/- 80 feet of right of way.

According to the Hillsborough County Transportation Technical Manual a TS-7 rural local 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 requesting a Sec. 6.04.02.B. Administrative Variance to waive Design Exception to improve the roadway. The proposed Administrative Variance is discussed in greater detail under the section titled Requested Administrative Variance: Dixon Dr.

SITE ACCESS AND CONNECTIVITY

The PD site plan proposes a full access vehicular and pedestrian connection on Dixon Dr. Consistent with the requirements of LDC, Sec. 6.02.01.A.14., the proposed PD site plan provides a roadway stubout to the east (folio##77658.0000) for future potential connectivity, if said property were to redevelop.

As demonstrated by the transportation analysis submitted by the applicant's traffic engineer, the project does not meet warrants for site access improvements (i.e. turn lanes) at the projects access connection. Since Dixon Dr. is a dead-end local roadway the intersection with US Hwy 41 is considered the project site access for purposes of evaluating turn lane warrants. As is standard practice, County staff requested that FDOT provide comments related to the intersection of US Hwy 41, an FDOT facility, and Dixon Dr. However, FDOT staff declined to review the project because it is not located adjacent to US Hwy 41.

Internal project roadways are proposed to be privately maintained and ungated. The roadways will be designed to the County TTM, TS-3 local roadway section.

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.

REQUESTED ADMINISTRATIVE VARIANCE: DIXON DR.

The applicant's EOR submitted a Section 6.04.02.B. Administrative Variance request (dated August 17, 2024) for Dixon Dr. requesting relief from the Section 6.04.03.L requirement to improve Dixon Dr., between US Hwy 301 and the project access, to current County standards for a Type TS-7, Rural Roadway Typical Section as found within the Hillsborough County Transportation Technical Manual (TTM). On November 4, 2024 the County Engineer found the variance approvable. As such, no improvements to that portion of Dixon Dr. would be required.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

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

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
US HWY 301	BALM RD	RHODINE RD	D	C

Source: [2020 Hillsborough County Level of Service \(LOS\) Report](#)

From: Williams, Michael [WilliamsM@hcfl.gov]
Sent: Monday, November 4, 2024 1:00 PM
To: Michael Yates [myates@palmtraffic.com]; Vicki Castro [vcastro@palmtraffic.com]
CC: Albert, Isabelle [ialbert@Half.com]; Follin, Jared [FollinJ@hcfl.gov]; Perez, Richard [PerezRL@hcfl.gov]; Tirado, Sheida [TiradoS@hcfl.gov]; PW-CEIntake [PW-CEIntake@hcfl.gov]; De Leon, Eleonor [DeLeonE@hcfl.gov]
Subject: FW: RZ PD 24-0924 - Administrative Variance Review
Attachments: 24-0924 AVReq 08-19-24.pdf

Importance: High

Vicki/Michael,

I have found the attached Section 6.04.02.B. Administrative Variance (AV) for PD 24 -0924 APPROVABLE.

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

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

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

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

Mike

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

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

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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From: Tirado, Sheida <TiradoS@hcfl.gov>
Sent: Sunday, November 3, 2024 9:05 AM
To: Williams, Michael <WilliamsM@hcfl.gov>; De Leon, Eleonor <DeLeonE@hcfl.gov>
Cc: Perez, Richard <PerezRL@hcfl.gov>
Subject: RZ PD 24-0924 - Administrative Variance Review
Importance: High

Hello Mike,

The Attached AV is APPROVABLE to me, please include the following people in your response email:

myates@palmtraffic.com
vcastro@palmtraffic.com
ialbert@halff.com
follinj@hcfl.gov
perezrl@hcfl.gov

Best Regards,

Sheida L. Tirado, PE

Transportation Review Manager

Development Services Department

E: TiradoS@HCFL.gov

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

601 E. Kennedy Blvd., Tampa, FL 33602

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Hillsborough County Florida

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**Hillsborough
County Florida**
Development Services

Supplemental Information for Transportation Related Administrative Reviews

Instructions:

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

Request Type (check one)	☒ Section 6.04.02.B. Administrative Variance ☐ Technical Manual Design Exception Request ☐ Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) ☐ Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	☒ New Request ☐ Revised Request ☐ Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	☒ 1. AV-Substandard Rd Dixon Drive ☐ 4. ☐ 2. ☐ 5. ☐ 3. ☐ 6.
Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.	
Project Name/ Phase	Dixon Drive PD Rezoning
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)	77656-0000,77657-0100
☐ 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	Vicki Castro, 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	
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	24-0924
Important: If a rezoning application is pending, enter the application number preceded 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".	



August 17, 2024

Mr. Michael Williams, P.E.
Hillsborough County Development Services Department
Development Review Director
County Engineer
601 E. Kennedy Boulevard, 20th Floor
Tampa, FL 33602

RE: Dixon Drive PD Rezoning (PD 24-0924)
Folio: 77656-0000, 77657-0100
Administrative Variance Request – Dixon Drive
Palm Traffic Project No. T24026

Dear Mr. Williams:

The purpose of this letter is to provide justification for the administrative variance to meet the requirements of the Hillsborough County Land Development Code (LDC) Section 6.04.03.L (existing facility) in association with the proposed development located south of Dixon Drive and east of US 301, as shown in Figure 1. This request is made based on our virtual meeting on August 08, 2024, with Hillsborough County staff.

The proposed rezoning will allow for up to 36 single family detached dwelling unit.

The project proposes to have the following access:

- One (1) full access to Dixon Drive.

This request is for an administrative variance to the TS-7 typical section of the Hillsborough County Transportation Technical Manual in accordance with LDC Section 6.04.02.B for the section of Dixon Drive from US 301 to the project driveway, for the following reasons: (a) there is an unreasonable burden on the applicant; (b) the variance would not be detrimental to the public health, safety and welfare; and; if applicable, (c) without the variance, reasonable access cannot be provided. These items are further discussed below.

a) There is unreasonable burden on the applicant

The existing ROW along Dixon Drive is approximately 80 feet. The typical TS-7 section for local and collector rural roadway requires a minimum of 96 feet of ROW with 12-foot travel lanes, a 5-foot paved shoulder, open drainage and a 5-foot sidewalk. The adjacent segment of Dixon Drive has approximately 10-foot travel and open drainage on both the north and south sides and no sidewalks along the roadway. This segment of Dixon Drive was recently repaved by Hillsborough County. Due to the constrained right of way on Dixon Drive, the additional travel lane width and sidewalk cannot be provided. Therefore, the requirement to improve Dixon Drive is unreasonable.

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

Dixon Drive currently has 10-foot travel lanes. According to the Florida Green Book, on a suburban roadway where the speed limit is between 25 and 35 mph, 10-foot lanes may be used. The posted speed limit on Dixon Drive is 25 mph. The existing 10-foot travel lanes help keep the speed down and help provide a safe section that serves the neighborhood. Given the information outlined in this section, the existing roadway section would not be detrimental to the public health, safety and welfare of the motoring public.

c) Without the variance, reasonable access cannot be provided.

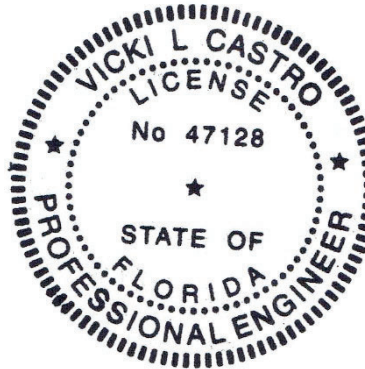
The proposed project will maintain only the one (1) existing full access to Dixon Drive. Again, without the variance, reasonable access cannot be provided.

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

Sincerely,

**Vicki L
Castro** Digitally signed
by Vicki L Castro
Date: 2024.08.17
04:14:58 -04'00'

Vicki L Castro, P.E.
Principal



This item has been digitally signed and sealed by Vicki L Castro on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

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

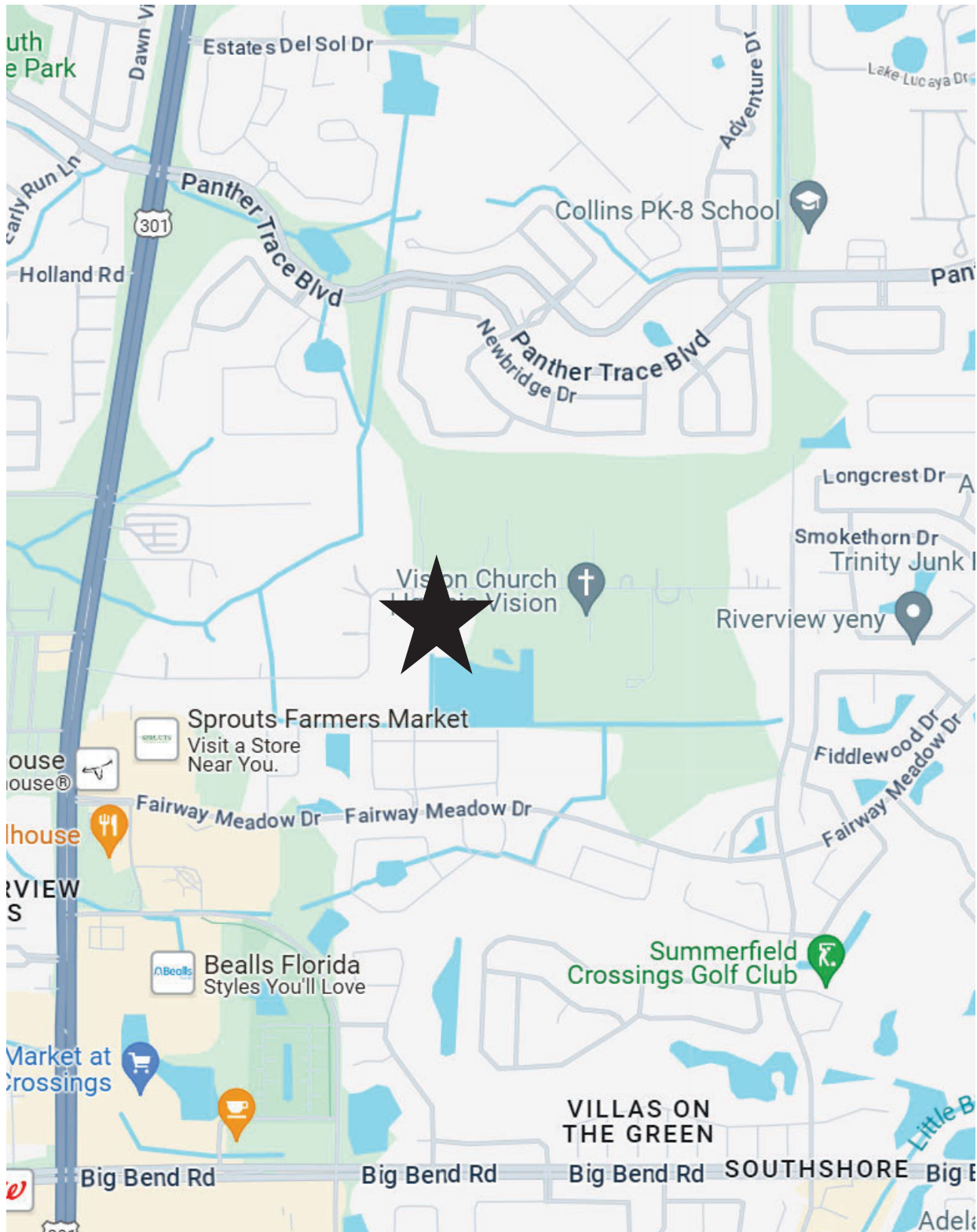
_____Disapproved _____Approved with Conditions _____Approved

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

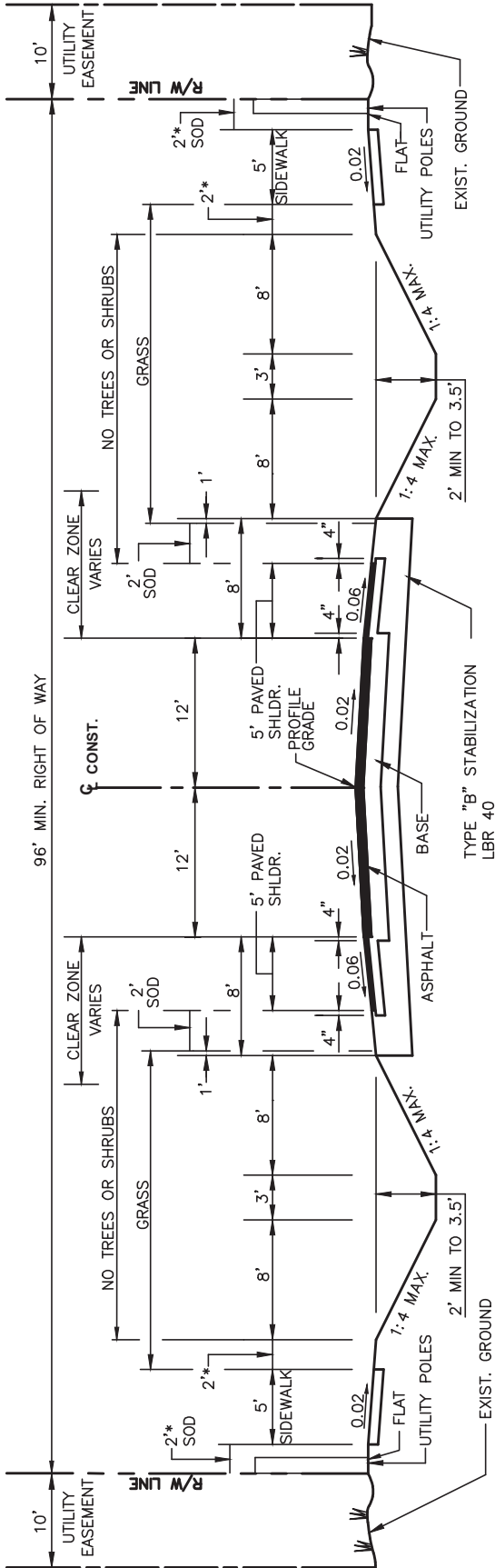
Sincerely,

Michael J. Williams
Hillsborough County Engineer

Figure 1. Location Map



7



TYPICAL SECTION

N.T.S.

FOR LESS THAN 10,000 AADT

MAX. ALLOWABLE DESIGN SPEED - 50 MPH

1. ALL DIMENSIONS SHOWN ARE MINIMUM.
2. SEE APPROPRIATE SECTIONS OF TECHNICAL MANUAL FOR DESIGN PARAMETERS.
- * 3. PROVIDE 2' MINIMUM CLEARANCE FROM FENCES, WALLS, HEDGES, ABOVEGROUND UTILITIES OR IMPROVEMENTS, DROP OFFS, OR FROM THE TOPS OF BANKS WITH SLOPES STEEPER THAN 1 TO 4, THAT INTERFERE WITH THE SAFE, FUNCTIONAL USE OF THE SIDEWALK. INTERMITTENT ABOVEGROUND UTILITIES, OR MATURE TREES, 2' OR LESS IN DIAMETER MAY BE PLACED IN THIS 2' STRIP AS FAR FROM THE SIDEWALK AS POSSIBLE, IF NOT IN THE CLEAR ZONE.
4. SOD SHALL BE PLACED IN TWO ROWS STAGGERED. (BOTH TEMPORARY AND PERMANENT)
5. PAVED SHOULDER TO BE STRIPED AS A DESIGNATED BIKE LANE, AS APPROPRIATE.

REVISION DATE:

10/17

8

TRANSPORTATION TECHNICAL MANUAL



**Hillsborough
County Florida**

LOCAL & COLLECTOR RURAL ROADS (2 LANE UNDIVIDED) TYPICAL SECTION

DRAWING NO. **TS-7**

SHEET NO. 1 OF 1

Table 210.2.1 – Minimum Travel and Auxiliary Lane Widths

Context Classification	Travel (feet)			Auxiliary (feet)			Two-Way Left Turn (feet)	
	Design Speed (mph)			Design Speed (mph)			Design Speed (mph)	
	25-35	40-45	≥ 50	25-35	40-45	≥ 50	25-35	40
C1 Natural	11	11	12	11	11	12	N/A	
C2 Rural	11	11	12	11	11	12		
C2T Rural Town	11	11	12	11	11	12	12	12
C3 Suburban	10	11	12	10	11	12	11	12
C4 Urban General	10	11	12	10	11	12	11	12
C5 Urban Center	10	11	12	10	11	12	11	12
C6 Urban Core	10	11	12	10	11	12	11	12

Notes:**Travel Lanes:**

- (1) Minimum 11-foot travel lanes on designated freight corridors, SIS facilities, or when truck volume exceeds 10% on very low speed roadways (design speed ≤ 35 mph) (regardless of context).
- (2) Minimum 12-foot travel lanes on all undivided 2-lane, 2-way roadways (for all context classifications and design speeds). However, 11-foot lanes may be used on 2-lane, 2-way curbed roadways that have adjacent buffered bicycle lanes.
- (3) 10-foot travel lanes are typically provided on very low speed roadways (design speed ≤ 35 mph), but should consider wider lanes when transit is present or truck volume exceeds 10%.
- (4) Travel lanes should not exceed 14 feet in width.

Auxiliary Lanes:

- (1) Auxiliary lanes are typically the same width as the adjacent travel lane.
- (2) Table values for right turn lanes may be reduced by 1 foot when a bicycle keyhole is present.
- (3) Median turn lanes should not exceed 15 feet in width.
- (4) For high speed curbed roadways, 11-foot minimum lane widths are allowed for the following:
 - Dual left turn lanes
 - Single left turn lanes at directional median openings.
- (5) For RRR Projects, 9-foot right turn lanes on very low speed roadways (design speed ≤ 35 mph) are allowed.

Two-way Left Turn Lanes:

- (1) Two-way left turn lanes are typically one foot wider than the adjacent travel lanes.
- (2) For RRR Projects, the values in the table may be reduced by 1-foot.

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

Project Trip Generation ☐ Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	19	1	2
Proposed	394	29	38
Difference (+/-)	(+)375	(+)28	(+)36

*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	X	None	None	Meets LDC
South		None	None	Meets LDC
East		Vehicular & Pedestrian	None	Meets LDC
West		None	None	Meets LDC
Notes:				

Design Exception/Administrative Variance ☐ Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Dixon Dr./Substandard Roadway	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

**RECOMMENDATION OF THE
LAND USE HEARING OFFICER**

APPLICATION NUMBER:	RZ PD 24-0924
DATE OF HEARING:	August 18, 2025
APPLICANT:	Craciun Farm LLC / Pavel Pop-Buia
PETITION REQUEST:	The request is to rezone a parcel of land from AR to PD
LOCATION:	100 feet east of the intersection of Arcadia Ln. and Dixon Dr.
SIZE OF PROPERTY:	11.57 acres m.o.l.
EXISTING ZONING DISTRICT:	AR
FUTURE LAND USE CATEGORY:	RES-4
SERVICE AREA:	Urban
COMMUNITY PLANNING AREA:	Riverview

DEVELOPMENT REVIEW STAFF REPORT

Rezoning Application: PD 24-0924
Zoning Hearing Master Date: August 18, 2025
BOCC CPA Public Hearing Date: October 7, 2025



Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Craciun Farm LLC; Pavel Pop-Buia
FLU Category: RES-4
Service Area: Urban
Site Acreage: 11.57 acres
Community Plan Area: Riverview
Overlay: None



Introduction Summary:

This is a request to rezone a parcel to Planned Development (PD) to allow a 36-unit residential single-family development at a density of 3.11 dwelling units per acre.

Zoning:	Existing	Proposed
District(s)	AR	PD 24-0924
Typical General Use(s)	Single-Family Residential/Agricultural	Single-Family Residential
Acreage	11.57 acres	11.57 acres
Density/Intensity	1 DU per 5 acres	3.11 DU per acre
Mathematical Maximum*	2 dwelling units	Thirty-six (36) dwelling units

*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	AR	PD 24-0924
Lot Size / Lot Width	5 acres / 150'	5,000 sf / 50 feet
Setbacks/Buffering and Screening	Front: 50' Side: 25' Rear: 50'	Front: 20' Side: 5' Rear: 20'
Height	50'	35'

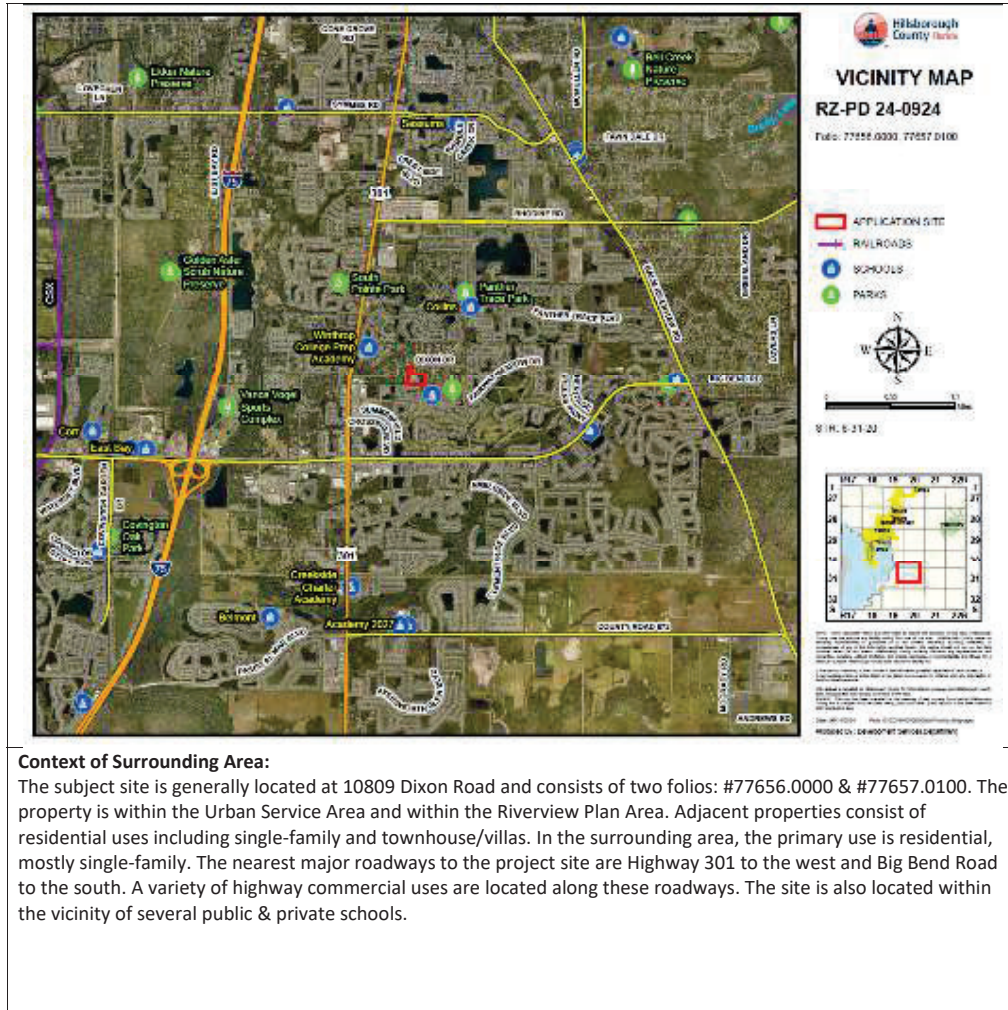
Additional Information:

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

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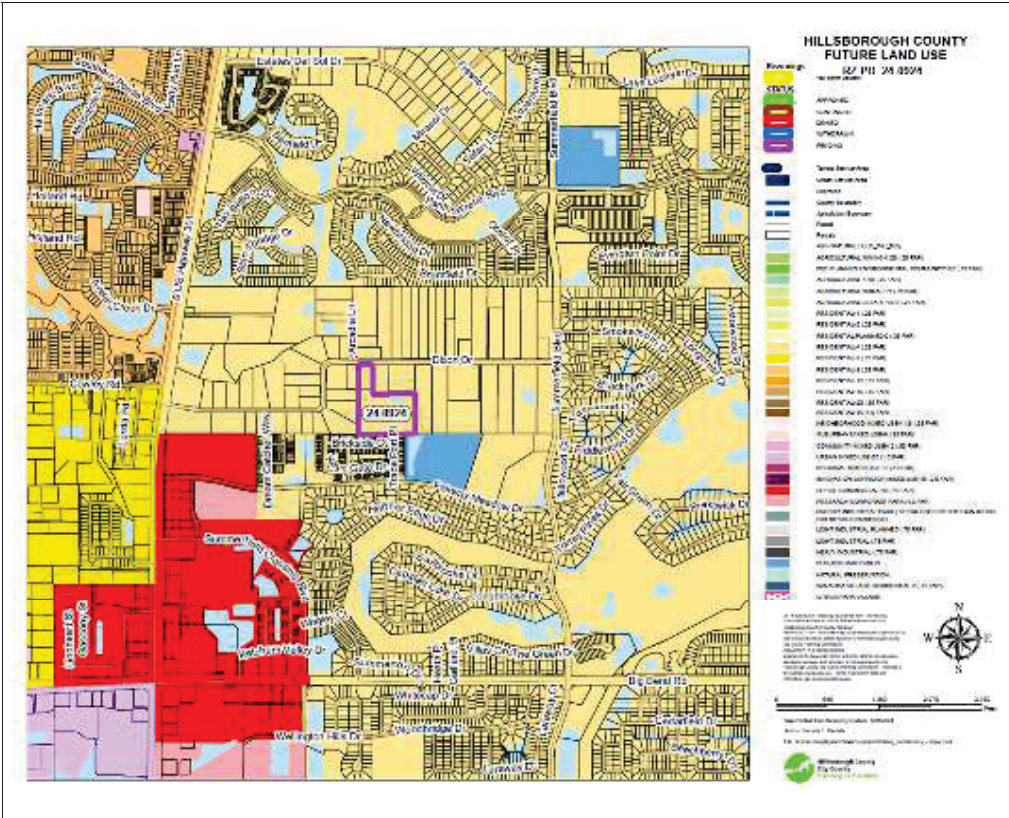
2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



2.0 LAND USE MAP SET AND SUMMARY DATA

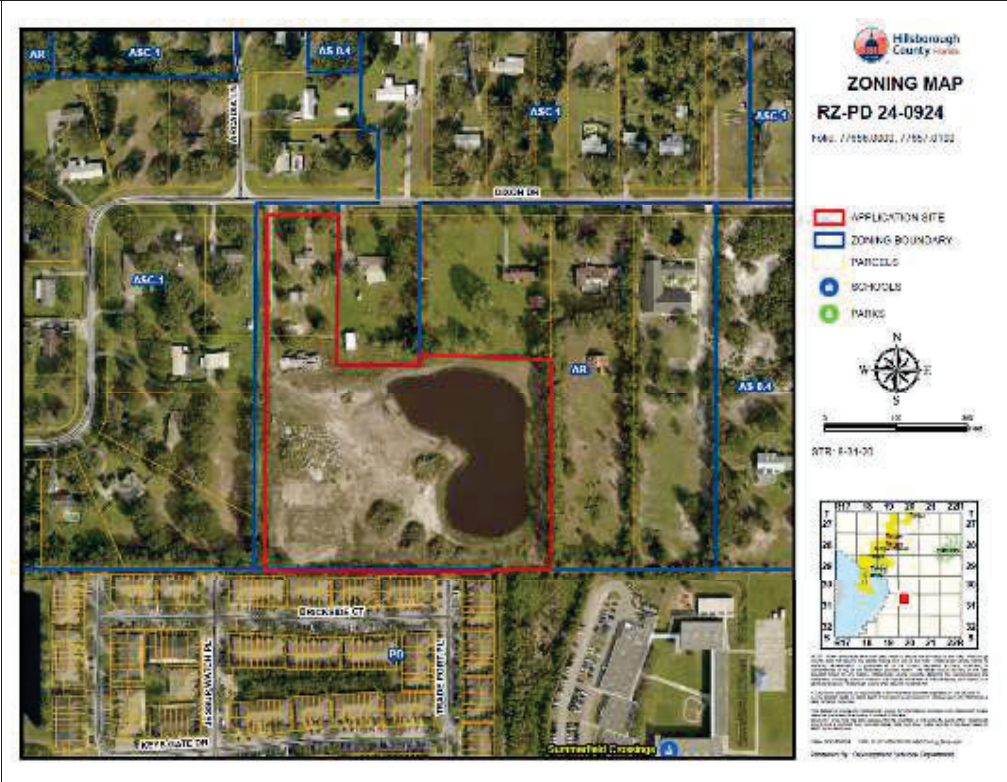
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential- 4 (RES-12)
Maximum Density/F.A.R.:	4.0 dwelling units per gross acre
Typical Uses:	Agricultural, residential, neighborhood commercial, office uses and multi-purpose projects.

2.0 LAND USE MAP SET AND SUMMARY DATA

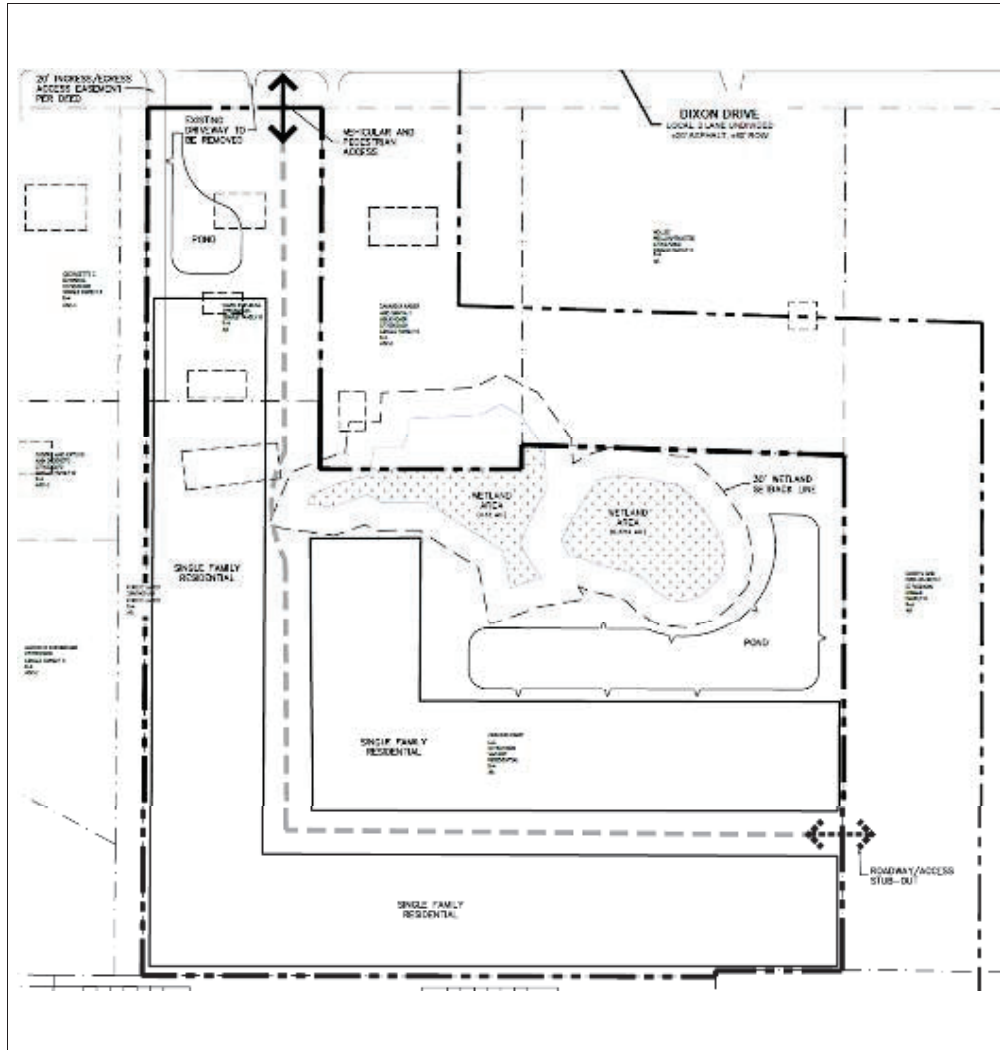
2.3 Immediate Area Map



Adjacent Zonings and Uses				
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	ASC-1 AR	1 DU per acre 1 DU per 5 acres	Agriculture, Single Family Conventional	Single-family Residential
South	PD 81-0339A	4.45 DUs per acre	Single Family, Patio Homes, Townhomes, School	Townhomes, Public School
East	AR	1 DU per 5 acres	Agriculture, Single-Family Conventional	Single-family Residential
West	ASC-1	1 DU per acre	Agriculture, Single-Family Conventional	Single-family Residential

2.0 LAND USE MAP SET AND SUMMARY DATA

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



APPLICATION NUMBER:	PD 24-0924
ZHM HEARING DATE:	August 18, 2025
BOCC CPA PUBLIC HEARING DATE:	October 7, 2025
Case Reviewer: Jared Follin	

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

Adjoining Roadways (check if applicable)			
Road Name	Road Name	Road Name	Road Name
Dixon Dr.	County Local - Rural	4 Lanes ☒ Substandard Road ☒ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other

Project Trip Generation			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	19	1	2
Proposed	394	29	38
Difference (+/1)	(+)375	(+)28	(+)36

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

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

Design Exception/Administrative Variance		
Road Name/Nature of Request	Type	Finding
Dixon Dr./ Substandard Roadway	Administrative Variance Requested	Approvable
Notes:		

APPLICATION NUMBER:	PD 24-0924
ZHM HEARING DATE:	August 18, 2025
BOCC CPA PUBLIC HEARING DATE:	October 7, 2025
Case Reviewer: Jared Follin	

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	Wetlands present, New Wetland Delineation Required
Natural Resources	☐ Yes ☒ No	☐ Yes ☒ No	☐ Yes ☒ No	
Conservation & Environ. Lands Mgmt.	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Check if Applicable: ☒ Wetlands/Other Surface Waters ☐ Use of Environmentally Sensitive Land Credit ☐ Wellhead Protection Area ☐ Surface Water Resource Protection Area ☐ Potable Water Wellfield Protection Area ☐ Significant Wildlife Habitat ☐ Coastal High Hazard Area ☐ Urban/Suburban/Rural Scenic Corridor ☐ Adjacent to ELAPP property ☐ Other _____				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation ☒ Design Exc./Adm. Variance Requested ☐ Off-site Improvements Provided	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	See Section 9.0 for full 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 Single Family Detached (Fee estimate is based on a 2,000 s.f.)	Mobility: \$9,183 * 36 = \$330,588 Parks: \$2,145 * 36 = \$77,220 School: \$8,227 * 36 = \$296,172 Fire: \$335 * 36 = \$12,060 Total per House: \$19,890 * 36 = \$716,040			
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission ☐ Meets Locational Criteria ☒ N/A ☐ Locational Criteria Waiver Requested ☐ Minimum Density Met ☒ N/A	☒ Yes ☐ No	☐ Inconsistent ☒ Consistent	☐ Yes ☒ No	

APPLICATION NUMBER:	PD 24-0924	
ZHM HEARING DATE:	August 18, 2025	
BOCC CPA PUBLIC HEARING DATE:	October 7, 2025	Case Reviewer: Jared Follin

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

This is a request to rezone a 11.57-acre tract from AR to a Planned Development to facilitate a residential single-family development at a density of 3.11 dwelling unit per acre or up to a maximum thirty-six (36) dwelling units. Subject site is composed of two folios and is generally located at 10809 Dixon Road. The surrounding area is primarily residential with the majority of properties developed with single-family homes but also includes a townhomes/villa type housing development adjacent to the south. Adjacent zonings are primarily agriculture zoning districts; however, the property to the south is zoned Planned Development.

The lot development standards for the proposed Planned Development are standards of the RSC-9 zoning district with 5,000 square foot lots and a minimum width of 50 feet. The maximum height of the development is proposed to be 35 feet. The density of the development is capped at 3.11 lots per acre and will be allowed a maximum of 36 lots. The development includes the construction of a public roadway with a stub out connection is future connections to the east.

Development Services does not foresee any compatibility concerns with the proposed single-family development. The density of the proposed development is appropriate for the area and does not pose any negative impacts to the surrounding residential uses.

5.2 Recommendation

Based on the above considerations, staff finds the proposed Planned Development district, subject to the conditions, approvable.

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

SUMMARY OF HEARING

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on August 18, 2025. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the petition.

Ms. Isabelle Albert 1000 North Ashley Drive testified on behalf of the applicant. Ms. Albert showed a PowerPoint presentation and identified the location of the 11.5-acre subject property. She stated that the request is to rezone it for 36 single-family homes on 5,000 square foot lots. She added that the Planning Commission staff report has three pages of policies that the rezoning application meets. Ms. Albert concluded her presentation by stated that the Development Services Department found the request compatible with the existing development pattern and that reviewing agencies had no objection.

Hearing Master Finch asked Ms. Albert about the number of letters in opposition in the file which states concerns pertaining to the environmental condition of the property and asked what the status of the application with EPC was. Ms. Albert replied that she would like the project biologist to reply.

Mr. Drew Sanders 1000 North Ashley testified on behalf of the applicant regarding the wetlands on-site. Mr. Sanders stated that he worked with EPC to develop a plan to restore previous wetland disturbance on-site. He added that the EPC Consent Order has been issued, and the restoration work has been completed. Mr. Sanders testified that EPC has reviewed the work and signed off on it to issue the final Consent Order.

Ms. Albert completed her presentation by stating that the Consent Order was signed off on last month even though they have been in the process for over two years.

Mr. Jared Follin Development Services staff, testified regarding the County's staff report. Mr. Follin stated that the applicant is requesting a rezoning from AR to Planned Development to permit the construction of 36 single-family homes. He described the surrounding land uses and stated that the lots are required to be a minimum of 5,000 square feet with a minimum lot width of 50-feet. He concluded his comments by stating that staff finds the rezoning approvable given the residential nature of the surrounding area and that all other reviewing agencies support the application.

Ms. Lilyann Linehan, Planning Commission staff testified regarding the Planning Commission staff report. Ms. Linehan stated that the property is located in the

Residential-4 Future Land Use category, the Urban Service Area and the Riverview Community Planning Area. She testified that the application is compatible with the surrounding neighborhood and cited numerous policies that the rezoning meets. Ms. Linehan stated that staff found the rezoning compatible with the development pattern and consistent with both the Riverview Community Plan and the Hillsborough County Comprehensive Plan.

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

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

Ms. Cathy Moore 10603 Dixon Drive testified in opposition. Ms. Moore stated that she has live at that address for 50 years and lived through many changes in the community. She testified that the neighborhood is comprised on 52 homes and that a lot of people have cows, horses and chickens. She added that it is a more rural old-Riverview type community. The neighborhood is more like a village than a subdivision and that the proposed project will change that. She stated that the subdivision will be in the center of her neighborhood. She described other projects that have not benefited the County in the past and expressed concerns regarding possible flooding from the subject property.

Mr. John Murdock 10702 Dixon Drive testified in opposition and stated that he has lived there 38 years. He asked if the applicant was aware that the subject property is contaminated as it had an illegal dirt pit on-site without permits or inspections. He described the contamination and stated that dump trucks were leaving construction debris in a 20-foot-deep hole buried on-site. He added that the wetland was dug into and that the lake was used to dump trees cleared on the property. Mr. Murdock alleged possible influence contractors have had over County departments and stated that it should be investigated. He detailed the EPC inspections of the subject property that began in March of 2021 and stated that because of the damage, Dixon Drive floods every time there is a typical Florida rainstorm. He concluded his comments by stating that the County did not recognize an easement going through private property and that water is not supposed to drain there.

Mr. Brent Davis 10609 Dixon Drive testified in opposition. Mr. Davis asked member of audience that were there in opposition to stand up. He stated that about 35 to 40 people stood up. Mr. Davis asked the Hearing Master if she had reviewed the information submitted into the County's file last week. Hearing Master Finch replied yes. He testified that as of that morning, the ditch is still blocked, and he was not sure how EPC signed off on that. Mr. Davis detailed the history of the ownership of the subject property and stated that it was an attempt to get around the EPC fines. He described issued pertaining to traffic and that the additional project traffic is unacceptable to the people that currently live there. Mr.

Davis showed a photo to discuss his unique neighborhood that has trees, livestock and other things that is totally different than a 36-home cookie cutter subdivision. He concluded his comments by discussing the neighborhood meeting held by the applicant and stated that the applicant just wanted to make money.

Mr. Charles Weldon 10707 Dixon Drive testified in opposition. Mr. Weldon questioned who was the person that decided the project was compatible as the project is not compatible.

Hearing Master Finch commented to Mr. Weldon that no decisions have been made but rather the County staff reports are recommendations.

Mr. Weldon continued with his testimony in opposition by stating that his property floods with an ordinary rainstorm and that he submitted a document into the record for review.

County staff did not have additional comments.

Ms. Albert testified during the rebuttal period that Mr. Sanders of the applicant's team would provide comments regarding the flooding concerns.

Mr. Drew Sanders testified that there was a ditch on site prior to some of the alterations that were made to restore the property. He stated that he worked with EPC to address that in the restoration plan which replaced the ditch to allow water to flow into the Hillsborough County easement as EPC had requested.

Mr. Michael Yates with Palm Traffic testified in rebuttal on behalf of the applicant regarding transportation issues. Mr. Yates stated that US 301 operates at a Level of Service C and that the project is relatively low in terms of vehicular trip generation. Mr. Yates showed a graphic to discuss traffic from the existing charter school to the north and stated that the school has no connection to Dixon Drive.

Ms. Albert concluded the rebuttal testimony by stating that the applicant has worked with EPC for two years and that the Consent Order was signed last month. She added that there are numerous policies in the Comprehensive Plan that support the rezoning request and that Development Services staff found the project compatible with the area.

The hearing was then concluded.

EVIDENCE SUBMITTED

Ms. Albert submitted documents pertaining to the EPC Consent Order for the site into the record.

Mr. Davis submitted a photo showing a flooded street and an aerial photo of the area into the record.

PREFACE

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

FINDINGS OF FACT

1. The subject property is 11.57 acres in size and is currently zoned Agricultural Rural (AR) and is designated Residential-4 (RES-4) by the Comprehensive Plan. The property is located within the Urban Service Area and the Riverview Community Planning Area.
2. The applicant is requesting a rezoning to the Planned Development (PD) zoning district develop 36 single-family homes.
3. No Planned Development Variations or waivers are requested.
4. The Planning Commission staff supports the rezoning request. Staff cited numerous Objectives and Policies that the request complies with and found the application to be consistent with both the Riverview Community Plan and the Comprehensive Plan.
5. The surrounding area by properties zoned ASC-1 and AR as well as PD and developed with single-family homes with townhomes and a school located to the south.

6. Testimony in opposition was provided at the Zoning Hearing Master hearing and submitted into the County record. Concerns pertained to the incompatibility of the proposed 36 single-family homes with the existing neighborhood as well as the traffic condition in the area and the possible negative impacts of the project traffic. Additionally, concerns were expressed regarding current flooding in the area and the environmental condition of the site due to previous illegal dumping and wetland impacts.

In response, the applicant's representative testified that they had worked with EPC to complete a restoration plan for the site and that the work had been completed. Further, EPC issued a Consent Order after the site had been restored in accordance with their request. The applicant's traffic engineer testified that the 36 single-family homes generate a low number of vehicular trips and that concerns expressed by the opposition regarding the existing school traffic on Dixon Drive are unsubstantiated as the school traffic does not impact Dixon Drive.

7. The requested 36 single-family homes equate to a project density of 3.11 dwelling units per acre which is below the maximum density of 4 dwelling units per acre that could be considered under the RES-4 Future Land Use category.
8. The maximum height of the proposed single-family homes is 35-feet which is less than the maximum height permitted under the adjacent agricultural zoning districts.
9. The developer will be required to adhere to all applicable stormwater retention regulations.
10. The rezoning request to PD for the development of 36 single-family homes is compatible with the surrounding development pattern and is consistent with the Land Development Code and the Comprehensive Plan.

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

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

CONCLUSIONS OF LAW

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

SUMMARY

The applicant is requesting a rezoning from AR to the PD zoning district for the development of 36 single-family homes. No Planned Development variations or waivers are requested.

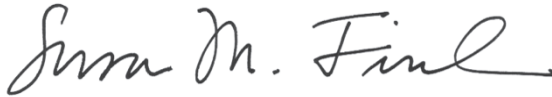
The Planning Commission staff supports the rezoning request and found it compatible with the development pattern in the area and both the Riverview Community Plan and the Comprehensive Plan.

Testimony in opposition was provided at the Zoning Hearing Master hearing and submitted into the County record. Concerns expressed pertained to the incompatibility of the proposed 36 single-family homes with the existing neighborhood as well as the traffic condition in the area and the possible negative impacts of the project traffic. Additionally, concerns were expressed regarding current flooding in the area and the environmental condition of the site due to previous illegal dumping and wetland impacts. In response, the applicant's representative testified that they had worked with EPC to complete a restoration plan for the site and that the work had been completed. Further, EPC issued a Consent Order after the site had been restored in accordance with their request. The applicant's traffic engineer testified that the 36 single-family homes generate a low number of vehicular trips and that concerns expressed by the opposition regarding the existing school traffic on Dixon Drive are unsubstantiated as the school traffic does not impact Dixon Drive.

The rezoning request to PD for the development of 36 single-family homes equate to a density of 3.11 dwelling units per acre which is under the maximum of 4 dwelling units per acre that could be considered under the RES-4 Future Land Use category. The request is consistent with the Land Development Code and the Comprehensive Plan.

RECOMMENDATION

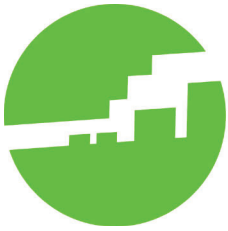
Based on the foregoing, this recommendation is for **APPROVAL** of the Planned Development rezoning request as indicated by the Findings of Fact and Conclusions of Law stated above subject to the zoning conditions prepared by the Development Services Department.



September 9, 2025

Susan M. Finch, AICP
Land Use Hearing Officer

Date



**Hillsborough County
City-County
Planning Commission**

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

Unincorporated Hillsborough County Rezoning Consistency Review	
Hearing Date: August 18, 2025 Report Prepared: August 7, 2025	Case Number: PD 24-0924 Folio(s): 77656.0000 & 77657.0100 General Location: South of Dixon Drive and east of US Highway 301
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Residential-4 (4 du/ga ; 0.25 FAR)
Service Area	Urban
Community Plan(s)	Riverview & SouthShore Areawide Systems
Rezoning Request	Planned Development (PD) to allow a single-family residential development of up to 36 units with 50-foot-wide minimum lots
Parcel Size	11.57 ± acres
Street Functional Classification	Dixon Drive – Local US Highway 301 – State Principal 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	AR	Vacant Land
North	Residential-4	ASC-1 + AS-0.4 + PD	Single Family Residential + Vacant Land + Public/Quasi-Public/Institutions
South	Residential-4 + Public/Quasi-Public	PD	HOA Property + Single Family Residential + Educational + Recreational/Open Space + Light Commercial
East	Residential-4	AR + AS-0.4 + PD	Single Family Residential + Public/Quasi-Public/Institutions + Vacant Land
West	Residential-4 + Residential-6 + Residential-9	ASC-1 + PD + AS-0.4	Single Family Residential + Public/Quasi-Public/Institutions + Vacant Land + Light Commercial

Staff Analysis of Goals, Objectives and Policies:

The 11.57 ± acre subject site is located south of Dixon Drive and east of US Highway 301. The site is in the Urban Service Area and is located within the limits of the Riverview Community Plan. The applicant is requesting a Planned Development (PD) to allow a single-family residential development of up to 36 units with 50-foot-wide minimum lots.

The site is in the Urban Service Area where according to Objective 1 of the Future Land Use Element (FLUE), 80 percent of the County's growth is to be directed. Policy 1.4 requires all new development 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 vacant land. There is also vacant land to the north and east. Single-family uses surround the subject site on all sides. The proposal meets the intent of FLUE Objective 1 and Policy 1.4.

FLUE Objective 7, FLUE Objective 8 and each of their respective policies establish the Future Land Use Map (FLUM) as well as the allowable range of uses for each Future Land Use category. The character of each land use category is defined by building type, residential density, functional use and the physical composition of the land. The integration of these factors set 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 within the land use designation. Appendix A contains a description of the character and intent permitted in each of the Future Land use categories. The site is in the Residential-4 (RES-4) Future Land Use category. The RES-4 category allows for the consideration of residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects. As the language states above, residential is allowed, therefore; it meets the intent of FLUE Objective 7, FLUE Objective 8 and each of their respective policies.

The Comprehensive Plan requires that all development meet or exceed the land development regulations in Hillsborough County (FLUE Objective 9, FLUE Policy 9.1 and FLUE Policy 9.2). Transportation had no objection to the proposed request, therefore, the site meets FLUE Objective 9, FLUE Policy 9.1 and FLUE Policy 9.2

The proposal meets the intent of FLUE Objective 16 and its accompanying policies 16.1, 16.2, 16.3, 16.5 and 16.10 that require new development to be compatible to the surrounding neighborhood. Goal 12 and Objective 12-1 of the Community Design Component (CDC) of the FLUE require new developments to recognize the existing community and be designed to relate to and be compatible with the predominant character of the surrounding area. In this case, the surrounding land use pattern is mostly single-family; therefore, the proposed residential use will complement the surrounding area.

The site is within the limits of the Riverview Community Plan, specifically the Residential District. The Residential District is located south of the Alafia River along the US Highway 301 and is primarily comprised of residential. The proposal meets the intent of Goal 2 of the Plan which reflects the vision of Riverview using the District Concept Map. The Riverview District Concept Map illustrates the unique qualities and land uses related to distinct geographic areas identified as districts. The Residential District encourages attractive residential developments that complements the surrounding character and promotes housing diversity. The site is also within the limits of the SouthShore Areawide Systems Community Plan. Goal 1 of the Cultural/Historic Objective desires to promote sustainable growth and development that is clustered and well planned to preserve the area's environment, cultural identity and livability. The proposed Planned Development to allow a single-family residential development of up to 36 units will complement the area and is consistent with the intent of the Riverview and SouthShore Areawide Systems Community Plans.

Overall, staff finds that the proposed use is an allowable use in the RES-4 category, is compatible with the existing development pattern found within the surrounding area and does support the vision of the Riverview Community Plan. The proposed Planned Development allow for development that is consistent with the Goals, Objectives, and Policies of the Future Land Use Element 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 proposed conditions by the Development Services Department.

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

FUTURE LAND USE ELEMENT

Urban Service Area

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

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

Land Use Categories

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

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

Relationship to Land Development Regulations

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

consistent with Comprehensive Plan policies, land development regulations shall be designed to provide flexible, alternative solutions to problems.

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

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

Neighborhood/Community Development

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

Policy 16.2: *Gradual transitions of intensities between different land uses shall be provided for as new development is proposed and approved, through the use of professional site planning, buffering, and screening techniques and control of specific land uses.*

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

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

Policy 16.5: *Development of higher intensity non-residential land uses that are adjacent to established neighborhoods shall be restricted to collectors and arterials and to locations external to established and developing neighborhoods.*

Policy 17.7: *New development and redevelopment must mitigate the adverse noise, visual, odor and vibration impacts created by that development upon all adjacent land uses.*

Community Design Component (CDC)

5.0 NEIGHBORHOOD LEVEL DESIGN

5.1 COMPATIBILITY

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

Policy 12-1.4: *Compatibility may be achieved through the utilization of site design techniques including but not limited to transitions in uses, buffering, setbacks, open space and graduated height restrictions, to affect elements such as height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture.*

7.0 SITE DESIGN

7.1 DEVELOPMENT PATTERN

GOAL 17: *Develop commercial areas in a manner which enhances the County's character and ambiance.*

OBJECTIVE 17-1: *Facilitate patterns of site development that appear purposeful and organized.*

Policy 17-1.4: *Affect the design of new commercial structures to provide an organized and purposeful character for the whole commercial environment.*

LIVABLE COMMUNITIES ELEMENT: RIVERVIEW COMMUNITY PLAN

IV. Goals

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

The following specific districts are incorporated into the Riverview District Concept Map. Require future development and redevelopment to comply with the adopted Riverview District Concept Map.

1. **Hwy 301 Corridor** - *Provide a safe, attractive and efficient corridor system that contributes to the character and economic well-being of the community and provides a sense of arrival.*
2. **Downtown** - *Focus and direct mixed-use development to create an aesthetically pleasing and pedestrian-friendly downtown.*
3. **Riverfront** - *Recognize the historical, environmental, scenic, and recreational value of the Alafia River.*
4. **Mixed Use** - *Focus and direct development toward walkable mixed-use town center locations throughout the community while respecting existing land use.*
5. **Residential** - *Encourage attractive residential development that complements the surrounding character and promotes housing diversity.*
6. **Industrial** - *Attract employment centers and desirable industry with appropriate infrastructure in areas without conflicting with surrounding land use.*
7. **Open Space** - *Build upon the county owned Boyette Scrub lands by acquiring lands from willing sellers.*

LIVABLE COMMUNITIES ELEMENT: SOUTHSORE AREAWIDE SYSTEMS COMMUNITY PLAN

Cultural/Historic Objective

The SouthShore region of Hillsborough County supports a diverse population with people living in unique communities, interspersed with farms, natural areas, open spaces and greenways that preserve and enhance the natural and cultural heritage.

The community desires to:

- *Promote sustainable growth and development that is clustered and well planned to preserve the area's environment, cultural identity and livability.*
 - a. *Employ an integrated, inclusive approach to sustainable growth and development that is well planned to maintain the cultural and historic heritage and unique agricultural and archaeological resources of SouthShore*

HILLSBOROUGH COUNTY FUTURE LAND USE

RZ PD 24-0924

Rezonings

STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

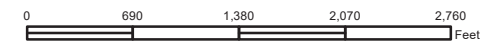
- Tampa Service Area
- Urban Service Area
- Shoreline
- County Boundary
- Jurisdiction Boundary
- Roads
- Parcels

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

DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser.

REPRODUCTION: This sheet may not be reproduced in part or full for sale to anyone without specific approval of the Hillsborough County City-County Planning Commission.

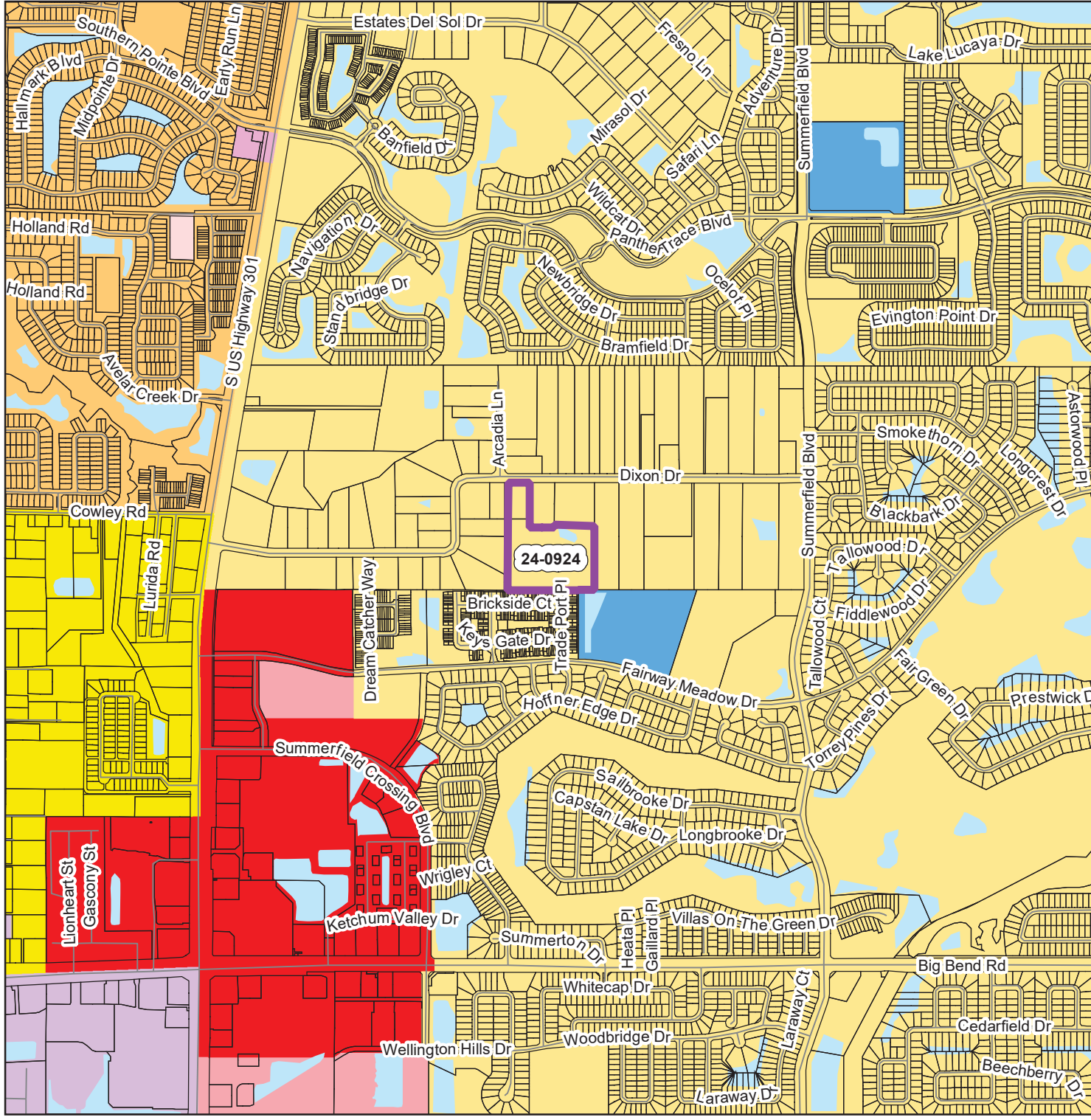
ACCURACY: It is intended that the accuracy of the base map comply with U.S. national map accuracy standards. However, such accuracy is not guaranteed by the Hillsborough County City-County Planning Commission. This map is for illustrative purposes only. For the most current data and information, see the appropriate source.



Map Printed from Rezoning System: 6/26/2024

Author: Beverly F. Daniels

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



**GENERAL
SITE PLAN
FOR
CERTIFICATION**



**Hillsborough
County** Florida

DEVELOPMENT SERVICES

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

**HILLSBOROUGH COUNTY
DEVELOPMENT SERVICES DEPARTMENT**

GENERAL SITE PLAN REVIEW/CERTIFICATION

**BOARD OF COUNTY
COMMISSIONERS**

Donna Cameron Cepeda
Harry Cohen
Ken Hagan
Pat Kemp

Gwendolyn "Gwen" Myers
Michael Owen
Joshua Wostal

COUNTY ADMINISTRATOR

Bonnie M. Wise

COUNTY ATTORNEY

Christine M. Beck

COUNTY INTERNAL AUDITOR

Peggy Caskey

DEPUTY COUNTY ADMINISTRATOR

Gregory S. Horwedel

Project Name: Dixon Drive

Zoning File: RZ PD 24-0924 Modification: None

Atlas Page: None Submitted: 09/19/2025

To Planner for Review: 09/19/2025 Date Due: ASAP

Contact Person: Isabelle Albert Phone: 813.331.0976 / ialbert@halff.com

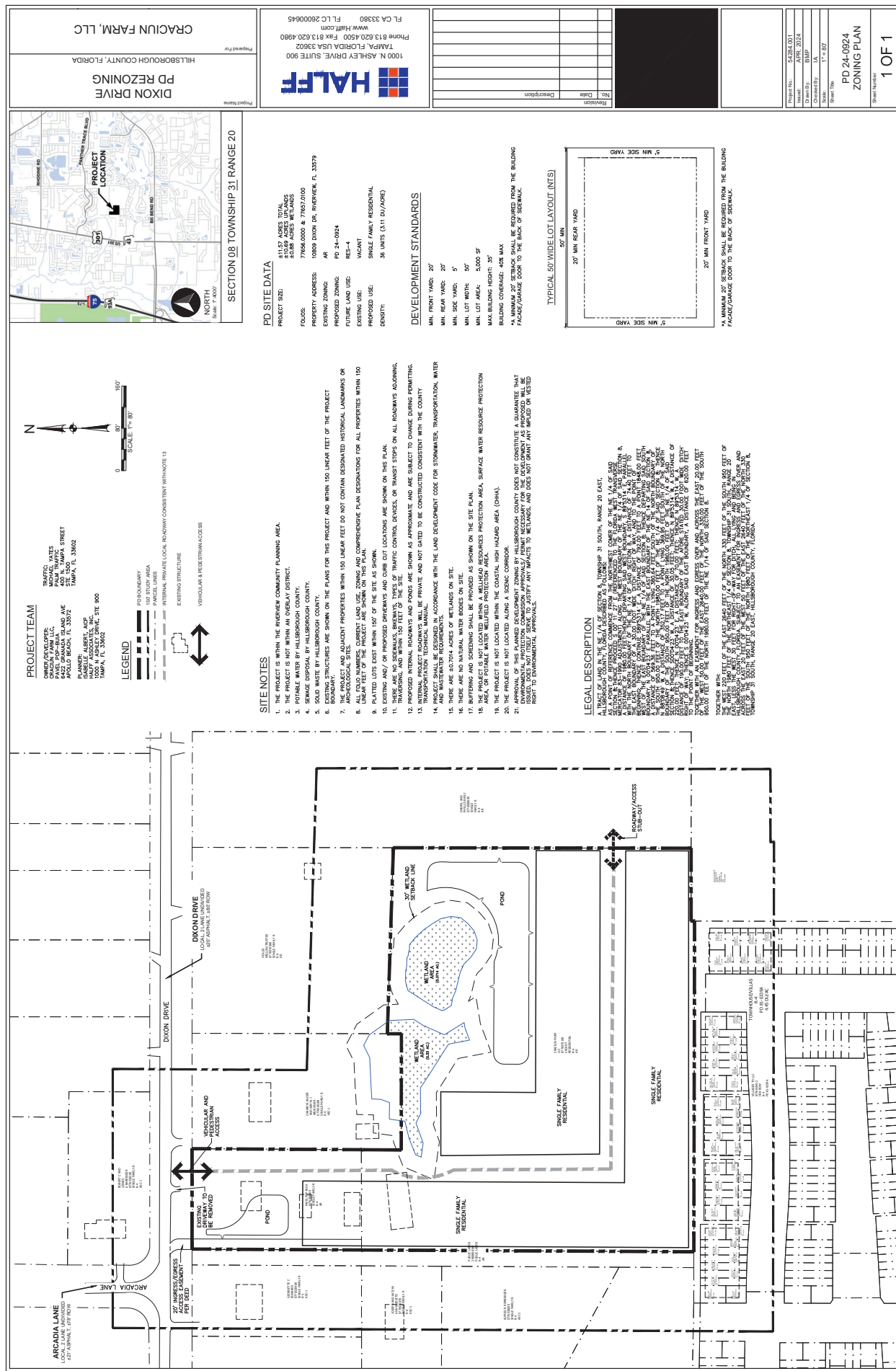
Right-Of-Way or Land Required for Dedication: Yes ☒ No ☐

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

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

Reviewed by: Jared Follin Date: 09/22/2025

Date Agent/Owner notified of Disapproval: _____





AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 11/04/2024

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: RV/South

PETITION NO: PD 24-0924

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

CONDITIONS OF APPROVAL

- The project shall be permitted one full access connection on Dixon Dr. as shown on the PD site plan.
- The project shall construct a roadway stubout to the eastern boundary with folio#77658.0000 for future connection as shown on the PD site plan. In addition to any end-of-way treatment/signage required by the Manual of Uniform Traffic (MUTCD), the developer shall place signage which identifies roadway stub-out as a "Future Roadway Connection".
- If PD 24-0924 is approved, the County Engineer will approve the Section 6.04.02.B. Administrative Variance (dated August 17, 2024) to meet the requirements of the Hillsborough County Land Development Code (LDC) Section 6.04.03.L, which was found approvable on November 4, 2024. Approval of this Administrative Variance will waive the substandard roadway improvements on Dixon Dr. in association with the proposed development.
- The developer shall construct a 5-foot sidewalk along the project frontage on Dixon Dr.
- Internal project roadways shall be constructed to the County Transportation Technical Manual, TS-3 local roadway standard and platted as private roads. Gated access shall not be 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 Dixon Dr. project access. The developer shall include a note in each site/construction plan submittal which indicates same.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone a +/- 11.57-acre parcel, from Agricultural/Residential (A/R) to Planned Development to construct 36 single family detached units. The site is located 100ft east of Arcadia Ln and Dixon Dr. intersection, and south side of the Dixon Dr. The Future Land Use designation is Residential 4 (R-4).

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
ASC-1: 2 Single Family Detached Units (ITE Code 210)	19	1	2

Proposed Rezoning

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 36 Single Family Detached Units (ITE 210)	394	29	38

Trip Generation Difference

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(+)375	(+)28	(+)36

The proposed PD rezoning is anticipated to increase the number of trips potentially generated by development by +375 average daily trips and +28 a.m. peak hour trips, and +36 p.m. peak hour trips.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Dixon Dr. is a 2-lane, substandard, rural local roadway is a substandard, 2-lane, public, rural local roadway characterized by +/- 20 feet of pavement in good condition, no sidewalks or bikelanes within +/- 80 feet of right of way.

According to the Hillsborough County Transportation Technical Manual a TS-7 rural local 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 requesting a Sec. 6.04.02.B. Administrative Variance to waive Design Exception to improve the roadway. The proposed Administrative Variance is discussed in greater detail under the section titled Requested Administrative Variance: Dixon Dr.

SITE ACCESS AND CONNECTIVITY

The PD site plan proposes a full access vehicular and pedestrian connection on Dixon Dr. Consistent with the requirements of LDC, Sec. 6.02.01.A.14., the proposed PD site plan provides a roadway stubout to the east (folio##77658.0000) for future potential connectivity, if said property were to redevelop.

As demonstrated by the transportation analysis submitted by the applicant's traffic engineer, the project does not meet warrants for site access improvements (i.e. turn lanes) at the projects access connection. Since Dixon Dr. is a dead-end local roadway the intersection with US Hwy 41 is considered the project site access for purposes of evaluating turn lane warrants. As is standard practice, County staff requested that FDOT provide comments related to the intersection of US Hwy 41, an FDOT facility, and Dixon Dr. However, FDOT staff declined to review the project because it is not located adjacent to US Hwy 41.

Internal project roadways are proposed to be privately maintained and ungated. The roadways will be designed to the County TTM, TS-3 local roadway section.

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.

REQUESTED ADMINISTRATIVE VARIANCE: DIXON DR.

The applicant's EOR submitted a Section 6.04.02.B. Administrative Variance request (dated August 17, 2024) for Dixon Dr. requesting relief from the Section 6.04.03.L requirement to improve Dixon Dr., between US Hwy 301 and the project access, to current County standards for a Type TS-7, Rural Roadway Typical Section as found within the Hillsborough County Transportation Technical Manual (TTM). On November 4, 2024 the County Engineer found the variance approvable. As such, no improvements to that portion of Dixon Dr. would be required.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

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

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
US HWY 301	BALM RD	RHODINE RD	D	C

Source: [2020 Hillsborough County Level of Service \(LOS\) Report](#)

From: Williams, Michael [WilliamsM@hcfl.gov]
Sent: Monday, November 4, 2024 1:00 PM
To: Michael Yates [myates@palmtraffic.com]; Vicki Castro [vcastro@palmtraffic.com]
CC: Albert, Isabelle [ialbert@Half.com]; Follin, Jared [FollinJ@hcfl.gov]; Perez, Richard [PerezRL@hcfl.gov]; Tirado, Sheida [TiradoS@hcfl.gov]; PW-CEIntake [PW-CEIntake@hcfl.gov]; De Leon, Eleonor [DeLeonE@hcfl.gov]
Subject: FW: RZ PD 24-0924 - Administrative Variance Review
Attachments: 24-0924 AVReq 08-19-24.pdf

Importance: High

Vicki/Michael,

I have found the attached Section 6.04.02.B. Administrative Variance (AV) for PD 24 -0924 APPROVABLE.

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

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

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

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

Mike

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

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

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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From: Tirado, Sheida <TiradoS@hcfl.gov>
Sent: Sunday, November 3, 2024 9:05 AM
To: Williams, Michael <WilliamsM@hcfl.gov>; De Leon, Eleonor <DeLeonE@hcfl.gov>
Cc: Perez, Richard <PerezRL@hcfl.gov>
Subject: RZ PD 24-0924 - Administrative Variance Review
Importance: High

Hello Mike,

The Attached AV is APPROVABLE to me, please include the following people in your response email:

myates@palmtraffic.com
vcastro@palmtraffic.com
ialbert@halff.com
follinj@hcfl.gov
perezrl@hcfl.gov

Best Regards,

Sheida L. Tirado, PE

Transportation Review Manager

Development Services Department

E: TiradoS@HCFL.gov

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

601 E. Kennedy Blvd., Tampa, FL 33602

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Hillsborough County Florida

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**Hillsborough
County Florida**
Development Services

Supplemental Information for Transportation Related Administrative Reviews

Instructions:

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

Request Type (check one)	☒ Section 6.04.02.B. Administrative Variance ☐ Technical Manual Design Exception Request ☐ Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) ☐ Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	☒ New Request ☐ Revised Request ☐ Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	☒ 1. AV-Substandard Rd Dixon Drive ☐ 4. ☐ 2. ☐ 5. ☐ 3. ☐ 6.
Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.	
Project Name/ Phase	Dixon Drive PD Rezoning
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)	77656-0000,77657-0100
☐ 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	Vicki Castro, 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	
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	24-0924
Important: If a rezoning application is pending, enter the application number preceded 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".	



August 17, 2024

Mr. Michael Williams, P.E.
Hillsborough County Development Services Department
Development Review Director
County Engineer
601 E. Kennedy Boulevard, 20th Floor
Tampa, FL 33602

RE: Dixon Drive PD Rezoning (PD 24-0924)
Folio: 77656-0000, 77657-0100
Administrative Variance Request – Dixon Drive
Palm Traffic Project No. T24026

Dear Mr. Williams:

The purpose of this letter is to provide justification for the administrative variance to meet the requirements of the Hillsborough County Land Development Code (LDC) Section 6.04.03.L (existing facility) in association with the proposed development located south of Dixon Drive and east of US 301, as shown in Figure 1. This request is made based on our virtual meeting on August 08, 2024, with Hillsborough County staff.

The proposed rezoning will allow for up to 36 single family detached dwelling unit.

The project proposes to have the following access:

- One (1) full access to Dixon Drive.

This request is for an administrative variance to the TS-7 typical section of the Hillsborough County Transportation Technical Manual in accordance with LDC Section 6.04.02.B for the section of Dixon Drive from US 301 to the project driveway, for the following reasons: (a) there is an unreasonable burden on the applicant; (b) the variance would not be detrimental to the public health, safety and welfare; and; if applicable, (c) without the variance, reasonable access cannot be provided. These items are further discussed below.

a) There is unreasonable burden on the applicant

The existing ROW along Dixon Drive is approximately 80 feet. The typical TS-7 section for local and collector rural roadway requires a minimum of 96 feet of ROW with 12-foot travel lanes, a 5-foot paved shoulder, open drainage and a 5-foot sidewalk. The adjacent segment of Dixon Drive has approximately 10-foot travel and open drainage on both the north and south sides and no sidewalks along the roadway. This segment of Dixon Drive was recently repaved by Hillsborough County. Due to the constrained right of way on Dixon Drive, the additional travel lane width and sidewalk cannot be provided. Therefore, the requirement to improve Dixon Drive is unreasonable.

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

Dixon Drive currently has 10-foot travel lanes. According to the Florida Green Book, on a suburban roadway where the speed limit is between 25 and 35 mph, 10-foot lanes may be used. The posted speed limit on Dixon Drive is 25 mph. The existing 10-foot travel lanes help keep the speed down and help provide a safe section that serves the neighborhood. Given the information outlined in this section, the existing roadway section would not be detrimental to the public health, safety and welfare of the motoring public.

c) Without the variance, reasonable access cannot be provided.

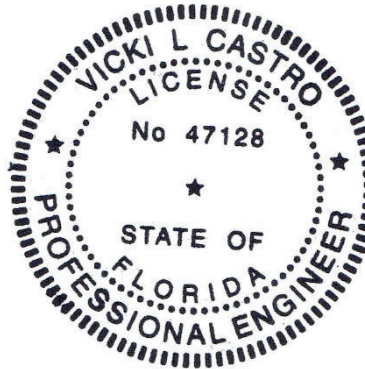
The proposed project will maintain only the one (1) existing full access to Dixon Drive. Again, without the variance, reasonable access cannot be provided.

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

Sincerely,

**Vicki L
Castro** Digitally signed
by Vicki L Castro
Date: 2024.08.17
04:14:58 -04'00'

Vicki L Castro, P.E.
Principal



This item has been digitally signed and sealed by Vicki L Castro on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

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

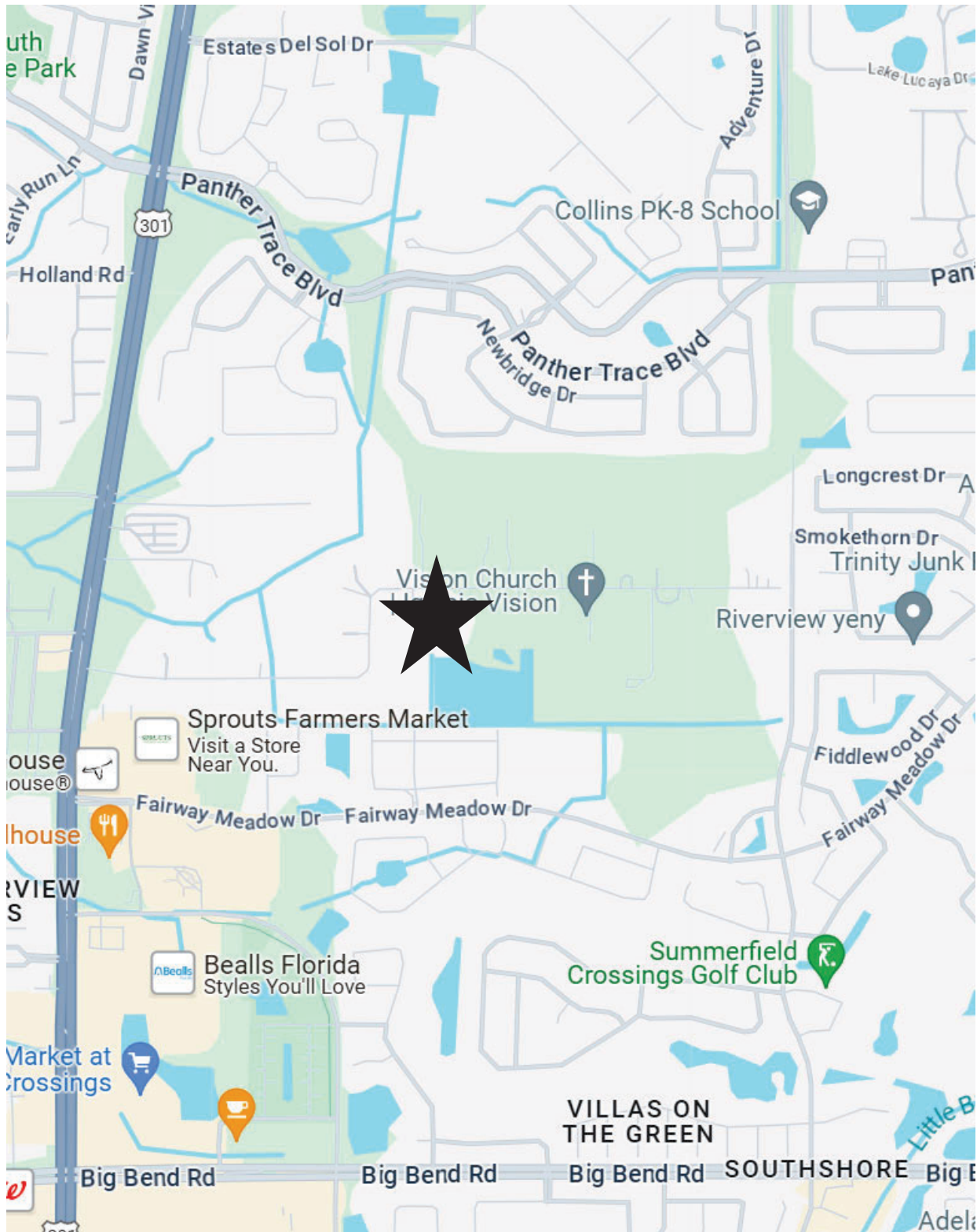
_____Disapproved _____Approved with Conditions _____Approved

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

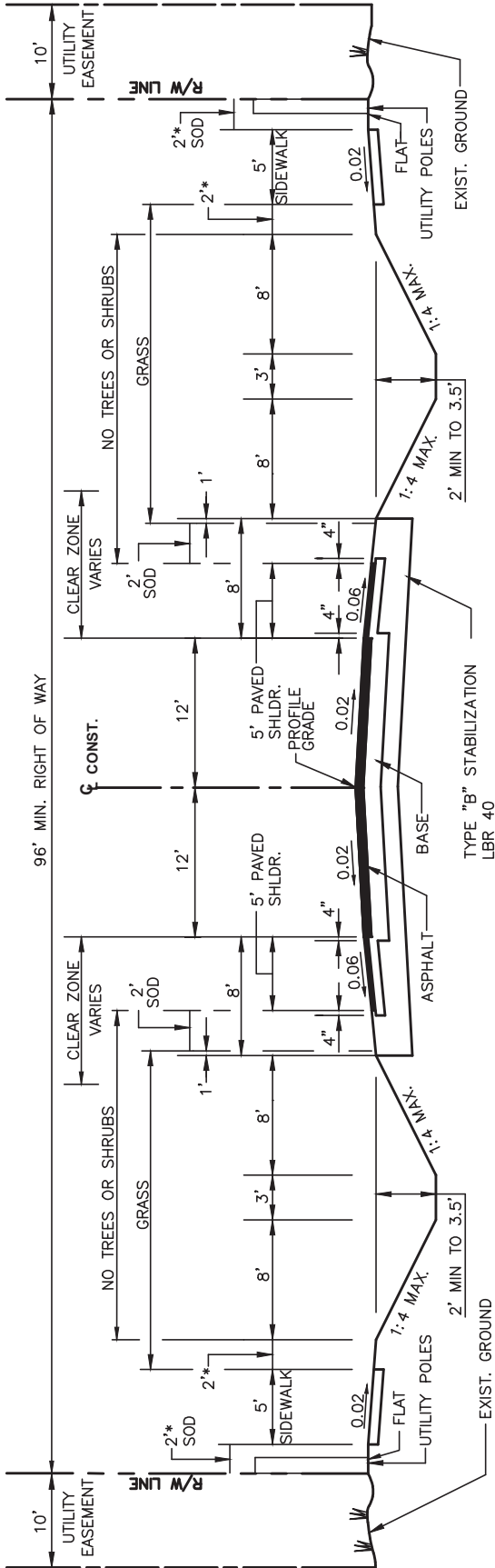
Sincerely,

Michael J. Williams
Hillsborough County Engineer

Figure 1. Location Map







TYPICAL SECTION

N.T.S.

FOR LESS THAN 10,000 AADT

MAX. ALLOWABLE DESIGN SPEED - 50 MPH

1. ALL DIMENSIONS SHOWN ARE MINIMUM.
2. SEE APPROPRIATE SECTIONS OF TECHNICAL MANUAL FOR DESIGN PARAMETERS.
- * 3. PROVIDE 2' MINIMUM CLEARANCE FROM FENCES, WALLS, HEDGES, ABOVEGROUND UTILITIES OR IMPROVEMENTS, DROP OFFS, OR FROM THE TOPS OF BANKS WITH SLOPES STEEPER THAN 1 TO 4, THAT INTERFERE WITH THE SAFE, FUNCTIONAL USE OF THE SIDEWALK. INTERMITTENT ABOVEGROUND UTILITIES, OR MATURE TREES, 2' OR LESS IN DIAMETER MAY BE PLACED IN THIS 2' STRIP AS FAR FROM THE SIDEWALK AS POSSIBLE, IF NOT IN THE CLEAR ZONE.
4. SOD SHALL BE PLACED IN TWO ROWS STAGGERED. (BOTH TEMPORARY AND PERMANENT)
5. PAVED SHOULDER TO BE STRIPED AS A DESIGNATED BIKE LANE, AS APPROPRIATE.

REVISION DATE:

10/17

8

TRANSPORTATION TECHNICAL MANUAL



**Hillsborough
County Florida**

LOCAL & COLLECTOR RURAL ROADS (2 LANE UNDIVIDED) TYPICAL SECTION

DRAWING NO. **TS-7**

SHEET NO. 1 OF 1

Table 210.2.1 – Minimum Travel and Auxiliary Lane Widths

Context Classification		Travel (feet)			Auxiliary (feet)			Two-Way Left Turn (feet)	
		Design Speed (mph)			Design Speed (mph)			Design Speed (mph)	
		25-35	40-45	≥ 50	25-35	40-45	≥ 50	25-35	40
C1	Natural	11	11	12	11	11	12	N/A	
C2	Rural	11	11	12	11	11	12		
C2T	Rural Town	11	11	12	11	11	12	12	12
C3	Suburban	10	11	12	10	11	12	11	12
C4	Urban General	10	11	12	10	11	12	11	12
C5	Urban Center	10	11	12	10	11	12	11	12
C6	Urban Core	10	11	12	10	11	12	11	12

Notes:**Travel Lanes:**

- (1) Minimum 11-foot travel lanes on designated freight corridors, SIS facilities, or when truck volume exceeds 10% on very low speed roadways (design speed ≤ 35 mph) (regardless of context).
- (2) Minimum 12-foot travel lanes on all undivided 2-lane, 2-way roadways (for all context classifications and design speeds). However, 11-foot lanes may be used on 2-lane, 2-way curbed roadways that have adjacent buffered bicycle lanes.
- (3) 10-foot travel lanes are typically provided on very low speed roadways (design speed ≤ 35 mph), but should consider wider lanes when transit is present or truck volume exceeds 10%.
- (4) Travel lanes should not exceed 14 feet in width.

Auxiliary Lanes:

- (1) Auxiliary lanes are typically the same width as the adjacent travel lane.
- (2) Table values for right turn lanes may be reduced by 1 foot when a bicycle keyhole is present.
- (3) Median turn lanes should not exceed 15 feet in width.
- (4) For high speed curbed roadways, 11-foot minimum lane widths are allowed for the following:
 - Dual left turn lanes
 - Single left turn lanes at directional median openings.
- (5) For RRR Projects, 9-foot right turn lanes on very low speed roadways (design speed ≤ 35 mph) are allowed.

Two-way Left Turn Lanes:

- (1) Two-way left turn lanes are typically one foot wider than the adjacent travel lanes.
- (2) For RRR Projects, the values in the table may be reduced by 1-foot.

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

Project Trip Generation ☐ Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	19	1	2
Proposed	394	29	38
Difference (+/-)	(+)375	(+)28	(+)36

*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	X	None	None	Meets LDC
South		None	None	Meets LDC
East		Vehicular & Pedestrian	None	Meets LDC
West		None	None	Meets LDC
Notes:				

Design Exception/Administrative Variance ☐ Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Dixon Dr./Substandard Roadway	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.

COMMISSION

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Harry Cohen VICE-CHAIR
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Rick Muratti, Esq. LEGAL DEPT
Steffanie L. Wickham WASTE DIVISION

AGENCY COMMENT SHEET

REZONING	
HEARING DATE: August 18, 2025 PETITION NO.: 24-0924 EPC REVIEWER: Abbie Weeks CONTACT INFORMATION: (813) 627-2600 x 1101 EMAIL: weeksa@epchc.org	COMMENT DATE: July 24, 2025 PROPERTY ADDRESS: 10809 Dixon Dr., Riverview FOLIO #: 0776560000, 0776570100 STR: 08-31S-20E
REQUESTED ZONING: Change from AR to PD	
FINDINGS	
WETLANDS PRESENT	YES
SITE INSPECTION DATE	July 3, 2024
WETLAND LINE VALIDITY	New Wetland Delineation Required
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Wetlands are approximately depicted on the site plan
The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included: - Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals. - The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property. - Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The	

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

- Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.
- The applicant agrees to complete the required wetland restoration as depicted on the site plan included in this rezoning petition submitted to the Planning Commission on March 28, 2025. Restoration activities include but are not limited to fill removal, regrading, and planting of the restored wetland areas.

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.

- Pursuant to condition 1(e) of the First Amendment to Consent Order EPC Case #2021-0042E, a new wetland delineation is required. Knowledge of the actual extent of the wetland and OSW are necessary in order to verify the avoidance of wetland impacts pursuant to Chapter 1-11. Prior to the issuance of any building or land alteration permits or other development, the wetlands/OSWs must be field delineated in their entirety by EPC staff or Southwest Florida Water Management District staff (SWFWMD) and the wetland line surveyed. Once delineated, surveys must be submitted for review and formal approval by EPC staff.
- Chapter 1-11 prohibits wetland impacts unless they are necessary for reasonable use of the property. Staff of the EPC recommends that this requirement be taken into account during the earliest stages of site design so that wetland impacts are avoided or minimized to the greatest extent possible. The size, location, and configuration of the wetlands may result in requirements to reduce or reconfigure the improvements depicted on the plan.
- The Hillsborough County Land Development Code (LDC) defines wetlands and other surface waters as Environmentally Sensitive Areas. Pursuant to the LDC, wetlands and other surface waters are further defined as Conservation Areas or Preservation Areas and these areas must be designated as such on all development plans and plats. A minimum setback must be maintained around the Conservation/Preservation Area and the setback line must also be shown on all future plan submittals.
- Any activity interfering with the integrity of wetland(s) or other surface water(s), such as clearing, excavating, draining or filling, without written authorization from the Executive Director of the EPC or authorized agent, pursuant to Section 1-11.07, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of Chapter 1-11.

aow /

ec: ialbert@half.com

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Adequate Facilities Analysis: Rezoning

Date: October 29, 2024

Acreage: 11.55 (+/- acres)

Jurisdiction: Hillsborough County

Proposed Zoning: Planned Development

Case Number: 24-0924

Future Land Use: RES-4

HCPS #: RZ 649

Maximum Residential Units: 36

Address: 10809 Dixon Drive

Residential Type: Single Family Detached

Parcel Folio Number(s): 77656.0000
77657.0100

School Data	Summerfield Crossing Elementary	Eisenhower Middle	East Bay High
FISH Capacity Total school capacity as reported to the Florida Inventory of School Houses (FISH)	1015	1489	2485
2023-24 Enrollment K-12 enrollment on 2023-24 40 th day of school. This count is used to evaluate school concurrency per Interlocal Agreements with area jurisdictions	895	1225	1894
Current Utilization Percentage of school capacity utilized based on 40 th day enrollment and FISH capacity	88%	82%	76%
Concurrency Reservations Existing concurrency reservations due to previously approved development. Source: CSA Tracking Sheet as of 10/4/2024	38	274	461
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	8	4	5
Proposed Utilization School capacity utilization based on 40 th day enrollment, existing concurrency reservations, and estimated student generation for application	93%	101%	95%

Notes: At this time, adequate capacity exists at Summerfield Crossing Elementary and East Bay High schools for the residential impact of the proposed rezoning. Although Eisenhower Middle School is projected to be over capacity given existing approved development and the proposed project, 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 middle school level.

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

Andrea A. Stingone

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

E: andrea.stingone@hcps.net

P: 813.272.4429 C: 813.345.6684



**Hillsborough
County Florida**
Development Services

AGENCY REVIEW COMMENT SHEET

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

TO: Zoning Review, Development Services

DATE: 08/28/2024

REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: Craciun Farm LLC Pavel Pop Buia

PETITION NO: 24-0924

LOCATION: 10809 Dixon Dr

FOLIO NO: 77656.0000 77657.0100

Estimated Fees:

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

Mobility: $\$9,183 * 36 = \$330,588$

Parks: $\$2,145 * 36 = \$77,220$

School: $\$8,227 * 36 = \$296,172$

Fire: $\$335 * 36 = \$12,060$

Total per House: $\$19,890 * 36 = \$716,040$

Project Summary/Description:

Urban Mobility, South Parks/Fire - 36 single family home

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 11 Jul. 2023

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

APPLICANT: Isabelle Albert

PETITION NO: RZ-PD 24-0924

LOCATION: 6422 Granada Island Ave., Apolla Beach, FL 33579

FOLIO NO: 77656.0000, 77657.0100

SEC: 08 TWN: 31 RNG: 20

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

COMMENTS: _____.



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:** 6/12/2024
REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 6/25/2024
PROPERTY OWNER: Craciun Farm LLC, Pavel Pop-Buia **PID:** 24-0924
APPLICANT: Craciun Farm LLC, Pavel Pop-Buia
LOCATION: 10809 Dixon Dr. Riverview, FL 33579
FOLIO NO.: 77656.0000, 77657.0100

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).

Hillsborough County EVSD has no recommended conditions and no request for additional information.

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

PETITION NO.: RZ-PD 24-0924 REVIEWED BY: Clay Walker, E.I. DATE: 6/21/2024

FOLIO NO.: 77656.0000, 77657.0100

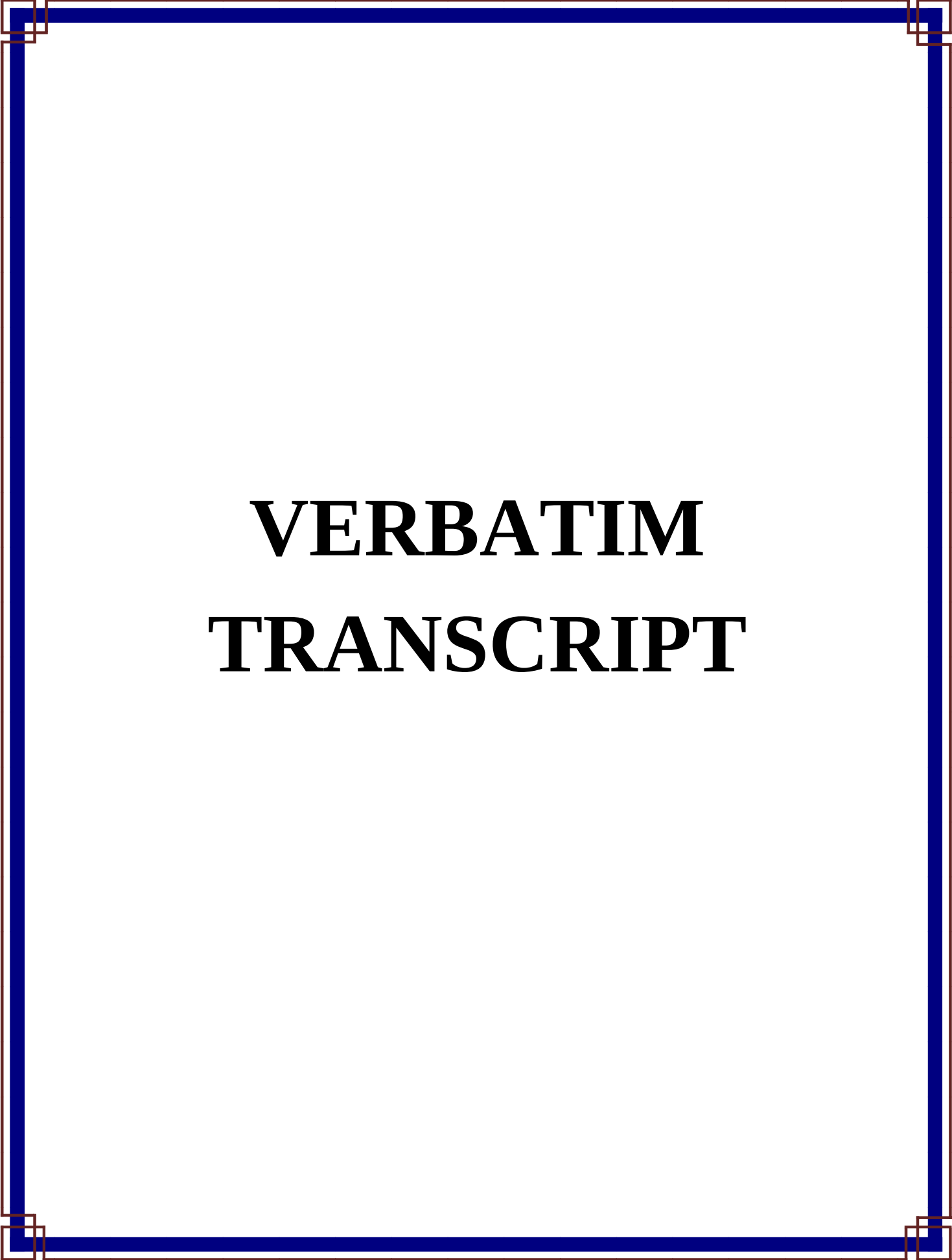
WATER

- ☐ The property lies within the _____ Water Service Area. The applicant should contact the provider to determine the availability of water service.
- ☒ A 8 inch water distribution main exists ☒ (approximately 2,700 feet from the site), ☐ (adjacent to the site), and is located west of the subject property within the south Right-of-Way of Cowley Road. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- ☐ Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

WASTEWATER

- ☐ The property lies within the _____ Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
- ☒ A 8 inch wastewater forcemain exists ☒ (approximately 2,600 feet from the project site), ☐ (adjacent to the site) and is located west of the subject property within the east Right-of-Way of South U.S. Highway 31. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- ☐ Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

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



VERBATIM TRANSCRIPT

Transcript of Proceedings
August 18, 2025

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

IN RE:

ZONING HEARING MASTER MEETING

ZONING HEARING MASTER MEETING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: Susan Finch
Zoning Hearing Master

DATE: Monday, August 18, 2025

TIME: Commencing at 6:00 p.m.
Concluding at 11:54 p.m.

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

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

1 MS. HEINRICH: Our next item is Item D.2, PD 24-0924.
2 The applicant is requesting to rezone property from AR to
3 Planned Development. Jared Follin with Development Services
4 will present staff findings after the applicant's presentation.

5 HEARING MASTER: All right. Is the applicant here?
6 Good evening.

7 MS. ALBERT: Good morning. Good afternoon. Good
8 evening. All of the above. Hopefully this will work for me
9 today. Isabelle Albert with Halff, 1000 North Ashley Drive,
10 Tampa, Florida 33621, here and representing the applicant.

11 It is not going to work. Okay so here's the site
12 information. It is located in the Urban Service Area in the
13 Riverview and SouthShore Community Plan, near Summerfield
14 Crossing, just south of there is Big Bend Road, and this is 301.
15 Just to give you the, sort of, where it's located. It's in the
16 Residential-4 Future Land Use, and it's approximately 11 and a
17 half acres.

18 So the request is to rezone it to single-family.
19 Single-family units, with 36 units, 5,000 square foot lots. The
20 Planning Commission has three pages of policies to which we
21 meet. First of all, the Urban Service Area meeting the minimum
22 units requirement under the Residential-4, which is three -- at
23 least three units. We have 3.11 units.

24 And it's also consistent with all these objectives and
25 policies under the Land Use Category, the relationship to the

1 Land Development Regulation, the Neighborhood Community
2 Development, which they found to be compatible with the area, as
3 well as the community design components. And then other
4 policies, the site design develop patterns and the Riverview
5 Community Plan, as well as the SouthShore Area Assistance
6 Community Plan.

7 Development Services also reviewed the application and
8 found it compatible with the existing area and the surrounding
9 areas, and found it to be approvable. Different reviewing
10 agencies has also reviewed this, and had no objections.

11 And so with that, that concludes my presentation for
12 now. But if possible, to save some of my remaining time for
13 rebuttal.

14 HEARING MASTER: Let me just -- I had just one
15 question before you go.

16 MS. ALBERT: Sure.

17 HEARING MASTER: In reading the backup, there's a
18 number of letters in opposition.

19 MS. ALBERT: Correct.

20 HEARING MASTER: And they -- prior to this hearing, up
21 to this hearing, they mostly concern the environmental condition
22 of the property. And some of the letters that were submitted,
23 associated with this hearing, assert that there's been filling
24 ponds and things like that. Tell me what the status is with
25 EPC.

1 MS. ALBERT: So I have our biologist here, and I was
2 going to let him speak for the rebuttal, just to get all the
3 information. But he can come up now and explain a little bit.

4 HEARING MASTER: Let's go ahead and get his testimony.

5 MS. ALBERT: Absolutely. Thank you.

6 HEARING MASTER: Thank you. Don't forget to sign it.

7 Good evening.

8 MR. SANDERS: Good evening. Drew Sanders, Half
9 Associates. 1000 North Ashley Drive, Tampa, Florida.

10 So I'm here to speak on behalf of the wetlands of the
11 property. I was brought in to help the current applicant to
12 restore the wetlands. So part of my responsibility is to work
13 with EPC to try to understand what was going on on the property
14 previous to the disturbance, and develop a plan that could
15 restore those functions. And we work with EPC, got the consent
16 order. The work has now been completed. The restoration work
17 is done. And EPC has reviewed and has signed off on it, and has
18 issued the final consent order.

19 HEARING MASTER: So the final consent order has been
20 issued with EPC, which means they're satisfied with the
21 restoration of the property.

22 MR. SANDERS: Correct.

23 HEARING MASTER: All right. Thank you very much. I
24 appreciate your testimony.

25 MR. SANDERS: Thank you.

1 HEARING MASTER: If you could please sign in as well.

2 Ms. Albert, does that complete your presentation?

3 MS. ALBERT: Just for the record, the final consent
4 order was just signed last month, even though we've been in this
5 process for over two years.

6 HEARING MASTER: All right. Thank you so much.

7 MS. ALBERT: Thank you.

8 HEARING MASTER: Appreciate it.

9 Development Services. Good evening.

10 MR. FOLLIN: Good evening. Jared Follin with
11 Development Services.

12 So this is a request to rezone an 11.57-acre parcel
13 from AR-Agricultural Rural to a Planned Development in order to
14 allow the construction of 36 residential single-family homes.

15 The site is generally located at 10809 Dixon Road
16 [sic], and is within the Urban Service Area and the Riverview
17 Plan Area. The surrounding area primarily consists of
18 residential uses. To the north, east, and west, adjacent
19 properties are zoned agricultural and contain single-family uses
20 on large lots. Adjacent to the south lies a large townhome
21 development and an elementary school.

22 The proposed development standards will match those
23 required for standards of standard zoning district RSC-9, which
24 requires a minimum 5,000 square foot lots with a minimum width
25 of 50 feet.

1 The development will include the construction of a
2 public roadway within the development and will connect to the
3 frontage road, Dixon Drive, which will be its only permitted
4 access. The roadway is also proposed to stub out to the east
5 for potential future connections.

6 Given the residential nature of the surrounding area,
7 Development Services finds the land development approvable, and
8 all other reviewing agencies have given their support of this
9 application.

10 HEARING MASTER: Thank you so much. No questions at
11 this time. Appreciate it.

12 Planning Commission.

13 MS. LINEHAN: Lilyann Linehan, Planning Commission
14 staff.

15 The subject property is located in the Residential-4
16 Future Land Use Category. It is in the Urban Service Area and
17 it is located within the limits of the Riverview and SouthShore
18 Areawide Community Plans. The Residential-4 Future Land Use
19 surrounds the site, and additionally, to the south there is
20 Public/Quasi-Public, Commercial-20, Office Commercial-20, and
21 Research Corporate Park Future Land Uses.

22 The site is in the Urban Service Area where, according
23 to Objective 1 of the Future Land Use Element, 80 percent of the
24 county's growth is to be directed. Policy 1.4 requires all new
25 development be compatible with the surrounding area, noting that

1 compatibility does not mean the same as. Rather, it refers to
2 the sensitivity of development proposals and maintaining the
3 character of the existing development.

4 The site currently has vacant land, and there's also
5 vacant land to the north and east, and single-family uses
6 surround the subject site on all sides. The proposal meets the
7 intent of Objective 1 and Policy 1.4. Proposal meets the intent
8 of FLUE Objective 16, and its accompanying policies, that
9 require new development to be compatible with the surrounding
10 neighborhood.

11 Goal 12 and Objective 12-1 of the community design
12 component of the FLUE, require new developments to recognize the
13 existing community and be designed to relate to, and be
14 compatible with, the predominant character of the surrounding
15 area. In this case, the surrounding land use pattern is mostly
16 single family. Therefore, the proposed residential use will
17 complement the surrounding area.

18 Proposal meets the intent of Goal 2 of the Riverview
19 Community Plan, which reflects the vision of Riverview using the
20 District Concept Map. Riverview District Concept Map
21 illustrates the unique qualities and land uses related to the
22 distinct geographic areas identified as districts. The site is
23 located within the residential district, which encourages
24 attractive residential development that complements surrounding
25 character and promote housing diversity.

1 The site is also within the limits of the SouthShore
2 Areawide Systems Community Plan, and Goal 1 of the
3 Cultural/Historic Objective desires to promote sustainable
4 growth and development that is clustered well and well planned
5 to preserve the area's environment, cultural identity, and
6 livability. The proposed plan development to allow single-
7 family residential development of up to 36 units will complement
8 the area, and the planned development is consistent with the
9 intent of the Riverview and Southshore Areawide Systems
10 Community Plans.

11 Based upon those considerations, Planning Commission
12 staff finds the proposed rezoning consistent with the
13 Unincorporated Hillsborough County Comprehensive Plan.

14 HEARING MASTER: Thank you so much.

15 Let me just take a second. We've had some people walk
16 in unrelated to this hearing. We take -- we've had some people
17 walk in, and I don't know if you heard at the beginning, we have
18 an overflow room on the first floor. If you don't have a seat,
19 and you would like to get a seat, there's a room downstairs.
20 You can have a seat. It's televised so you can watch the
21 progression of the hearing. I offer it up, if you'd like.
22 You're welcome to stay in the room if you would like as well.

23 So at this time, let me -- for this case, let me call
24 for anyone who would like to speak in support. Anyone in favor
25 of this application? Seeing no one.

1 Anyone in opposition to the request? Okay. How many
2 of you would like to speak? I need a show of hands.

3 MR. DAVIS: We have four speakers, I believe.

4 HEARING MASTER: Four total? Because I saw more signs
5 go up. But those folks don't want to speak; is that correct? I
6 need an answer. Is --

7 UNIDENTIFIED SPEAKER: Correct.

8 HEARING MASTER: Because I need to be able to define
9 the time --

10 UNIDENTIFIED SPEAKER: Correct. Correct.

11 HEARING MASTER: Thank you. All right. So four.
12 We'll just say four minutes a piece. If you could go ahead and
13 line up and come forward, if you plan to speak, it makes it go a
14 little faster.

15 Let me also ask, is there anyone online that wanted to
16 speak in opposition?

17 HTV STAFF: I don't have anyone online.

18 HEARING MASTER: Thank you so much.

19 So we have four in the room. Whoever wants to go
20 first, please come forward.

21 MR. DAVIS: There'll be three of us.

22 HEARING MASTER: Oh. All right. So we'll do -- we'll
23 stick -- because I said four, we'll stick with four minutes a
24 piece. Go ahead and come forward. Actually, that would be
25 five, wouldn't it? That math works out to five.

1 So five minutes, Michael.

2 Good evening.

3 MS. MOORE: Good evening. First of all, I'd like to
4 make a correction. We don't live on Dixon Road, we live on
5 Dixon Drive. And the planner, I believe, called it Dixon Road.

6 HEARING MASTER: Thank you for that. Go ahead.

7 MS. MOORE: My name is Cathy Moore. I live at 10603
8 Dixon Drive, Riverview, Florida 33579.

9 I've lived there for 50 years and I've seen a lot of
10 changes that have taken place. I can say most of the changes
11 we've managed to live through, and our community has kept its
12 unique personality, even with some of the changes that have
13 happened. But this change will definitely change our
14 neighborhood.

15 We have a unique neighborhood of 52 houses. It is
16 agricultural/residential, so a lot of people have cows, horses,
17 chickens. It's more of a rural old Florida -- excuse me, not
18 Florida -- old Riverview-type community. Now, we're more like a
19 village than we are a -- than we are a subdivision. We --
20 everybody knows everybody. And this will definitely change
21 that.

22 This will be putting a subdivision right in the center
23 of our community. And the County has not really benefited us in
24 the past. We have -- Panther Trace dumps their water into our
25 natural spring fed creek. Summerfield dumps water on our

1 neighbors on the south side. And now this community will, even
2 though we say they're supposed to keep their water contained,
3 they have a lake that will, when over flooded, will come over
4 its banks and be also causing more flooding.

5 So therefore, I don't think that this is an
6 appropriate plan for us. And I don't see why all of Riverview
7 has to be put (indiscernible), why we can't have unique areas of
8 our neighborhood that can stay intact. And people live there
9 because they like the atmosphere and they like the way of life.
10 So I appreciate it if it could stay that way.

11 HEARING MASTER: All right. Thank you for coming
12 down. I really appreciate it. If you could please sign in.

13 Next, please. Good evening.

14 MR. MURDOCK: My name is John Murdock. I live in
15 10702 Dixon Drive.

16 Been out there 38 years. I'd like to begin with a
17 question. Do the applicant's realize that the land they want to
18 build on is contaminated? K.C. Coastal have had an illegal dirt
19 pit over a year and a half without any permit or inspections.

20 The (indiscernible) on the property was not
21 (indiscernible). Instead, the owner of the property pumped out
22 the face ponds and dug 20 and 30 foot deeper, which released a
23 toxic chemical into our drainage ditches on Dixon Drive. The
24 drains ran across their property and down to 301, down to
25 Bullfrog Creek, and eventually made its way to Tampa Bay. That

1 chemical face lined the ditches on our street. Like on the EPC,
2 they sent out a representative, reported the toxic chemicals
3 were so high that it recalibrated the instrument in order to get
4 a correct, accurate reading.

5 Every dump truck leaving the site of the clean fill
6 came back filled with scrape. Scrape is the first 18 inches of
7 the surface where a building is planted. It consists of blocks,
8 bricks, wood, rocks, grass, septic pipes, metal, garbage,
9 plastic, any debris that -- left over construction debris were
10 dumped on the property.

11 I personally watched them dig a 20-foot-deep hole
12 where they dumped four construction dumpsters full of metal
13 studs, drywall, paint buckets, and other construction debris.
14 How many other dumpster loads are buried on that property? This
15 is what replaced the clean dirt on this site. I would
16 definitely not want to build a house on top of this mess. If
17 you need proof, send an engineer out and I'll tell where the --
18 they dug the hole and buried all that construction debris.

19 They also dug into the wetlands and a spring pond in
20 order to make a three-acre lake over 70 feet deep. EPC told
21 them not to touch the frame pond since it was part of the aqua
22 filter, but they did anyway. They use the lake to dump all the
23 trees and tree stumps that they cleared off the property, and
24 not a tree remained standing. Again, done without no permits.

25 After repeated calls to Code Enforcement, we were told

1 that everything was being handled downtown by Planning and
2 Growth. Some years ago, we were told (indiscernible) with a
3 dispute with the storage center on the corner of Dixon and 301.
4 There was another job, a lot of the progress without permits and
5 inspections.

6 The building without permits has got to stop. They
7 give the citizens on this street the appearance, and rightly so,
8 that applicants, contractors have influence over Planning and
9 Growth, which leads to a lax in Code enforcement. The
10 contractors do what they want and pay their fines later, that if
11 any fines are even leveled. No one has the right to supersede
12 over Code enforcement. This should be investigated by County
13 officials and should be held accountable.

14 Beginning in March 2021, the EPC made several
15 inspections of the site and found many violations. But here we
16 are in August of 2024 and nothing has been done to repair the
17 damage. As I mentioned earlier, EPC told the owner not to touch
18 the spring pond since it was part of the aqua filter, but they
19 did anyway. The owner man-made lake is continually full to the
20 top because of the aqua filter pumping water in. As a result,
21 Dixon Drive floods every time that the typical Florida rain
22 storms. Constant flooding did not exist prior to unauthorized
23 alteration of the property.

24 Where's the EPC enforcement? The landowners should be
25 getting daily fines until that drainage problem has been fixed.

1 The water is retained on the owner's property. He is draining
2 his water on private property. That is, the County did not
3 recognize that easement going down through there, and it's
4 private property. When it floods, they can go 20, 30 feet up
5 into people's property. And it's private property. You're not
6 supposed to drain the water there. And what they did to restore
7 that wetland is not working. It all washed out, washed all the
8 way down, black sludge all the way down into the ditches. So it
9 needs to be stopped. There's no permits.

10 HEARING MASTER: Thank you sir. I appreciate it. If
11 you could please sign in.

12 All right. Our last speaker, please. Good evening.

13 MR. DAVIS: Good evening. My name is Brent Davis.
14 I'm at 10609 Dixon Drive in Riverview.

15 With all the people that are here in opposition, let
16 us know. Let the record show that there are about 10 more
17 people downstairs. So there's about 35 or 40 people here. And
18 we've been before you before, as you know.

19 The information that you presented earlier about the
20 Optix website, you have reviewed the information that was
21 submitted as late as last week, during the drains?

22 HEARING MASTER: Yes.

23 MR. DAVIS: That's a major point of contention for us.
24 Contrary to what the biologists for the applicant says, that is
25 not fixed. It's still like that as of this morning. It is

1 washed out. The ditch is blocked. And they were even pumping
2 the pond out. So that is not factual. I'm not sure how the EPC
3 signed off on that, because I spoke with Mr. Inch numerous
4 times, and I don't think that's the case. Just my opinion.

5 A little history here. The property has been
6 quitclaim deeded twice from the owner, to K.C. Coastal, to Mr.
7 Pavel Pop-Buia, to Smart Communications. My opinion is, is that
8 they're trying to get around these EPC fines, which were
9 reduced, as Mr. Murdock stated, somehow were handled downtown.
10 And it was reduced dramatically to only \$9,100.

11 You've got a traffic issue there as well. We have
12 three services of a church on Sunday that block our street for
13 45 minutes at a time. We also have a charter school that we've
14 mentioned in a previous matter, that is blocking the street at
15 the end five days a week. And now, we're looking at putting
16 maybe 72 more cars on the street. That is unacceptable to the
17 people who live here.

18 And the applicant has come along and just destroyed
19 this land, and dug it up, and hauled filler out illegally, and
20 total disregard for the community. And now they have the
21 audacity to come before you and ask to put 36 homes in there.
22 We only have about 50-some now. It's about a 40 percent
23 increase in the amount of people that would live on Dixon Drive.
24 And we have a very unique area.

25 I'm going to put a picture of it up here, if I may.

1 Let's see if I got that right. We're the area in red right
2 here. And as you --

3 THE CLERK: Move the microphone, please.

4 HEARING MASTER: You can just bring the microphone
5 over with you. It moves.

6 MR. DAVIS: As you can see, our area is very unique
7 with the cookie cutter homes surrounding us. It's trees, people
8 with livestock, and farming, and so forth. This community
9 doesn't need 36 homes and a cookie cutter subdivision, which is
10 totally different than what we have. We have a very unique
11 area, and we certainly want to keep it that way. We're
12 concerned about our property values, about safety.

13 And this is reality. This is what happens when it
14 rains. Did I get that up there right?

15 HEARING MASTER: I see it.

16 MR. DAVIS: Oh. This is what happens when it rained.
17 This is not a hurricane. And this has happened three times
18 since they've done this work, wetland restoration. It is not
19 working. This is what we have to deal with on a regular basis.

20 So for this applicant to come in here, you know, like
21 a good neighbor and say that they want to build 36 homes.
22 They're not a good neighbor. They're a greedy developer,
23 builders that want to make money at our expense.

24 And basically, the choice for you is going to come
25 down to this. Do our rights, as people that have lived there

1 30, 40, 50 plus years, have any value, as opposed to this
2 developer who wants to come in and make money?

3 We met with Mr. Lee several times. In fact, they had
4 a community meeting which was nothing but a dog and pony show,
5 and all he talks about is he has to make money. That's what we
6 hear from Mr. Lee. He's not the applicant, but he's the man
7 that wants to build the houses. I got to make money. I got to
8 make money.

9 Well, none of these people care if Mr. Lee makes any
10 money. They want to preserve their way of life. We've lived
11 there a long time. Most of us have intentions of retiring
12 there. We don't need the development. That's the bottom line.
13 Your choice is them making money or us preserving our way of
14 life. Thank you.

15 HEARING MASTER: Thank you for your time. If you
16 could please -- all right. Taking note. There's nothing from
17 the audience, sir. That's inappropriate.

18 All right. Is there anyone else that wanted to speak
19 in opposition?

20 MR. WELDON: Yes.

21 HEARING MASTER: No. You have to come forward. I
22 will allow you a minute, because we're just now at 15 minutes,
23 and we have to keep this hearing moving.

24 MS. HEINRICH: And Ms. Finch, if you could just ask to
25 make sure the last speaker enters any exhibits he wants into the

1 record --

2 HEARING MASTER: Yes, sir.

3 MS. HEINRICH: -- to the Clerk's Office.

4 HEARING MASTER: Sir. Sir, you can enter your
5 documents in.

6 MR. DAVIS: Yes, I will.

7 HEARING MASTER: Okay. Yes, sir, I'll give you a
8 minute of time.

9 MR. WELDON: Thank you.

10 HEARING MASTER: Name and address.

11 MR. WELDON: My name is Charles Weldon. I'm at 10707
12 Dixon Drive.

13 I don't know who's in charge of the compatibility.
14 There's no way that's compatible with (indiscernible). There's
15 no way. I would like to know the person that decided that was
16 compatible.

17 HEARING MASTER: No decisions have been made, sir.
18 These are the recommendations.

19 MR. WELDON: I know. The recommendation was that it
20 was compatible (indiscernible).

21 HEARING MASTER: There are County planning staffs --

22 MR. WELDON: It's not.

23 HEARING MASTER: -- and --

24 MR. WELDON: It's not compatible.

25 HEARING MASTER: All right.

1 MR. WELDON: Number two, we already have a -- I have
2 a -- on my house, in the back, we already have an illegal -- in
3 my opinion, illegal drainage from the Summerville Community
4 behind us, on the south side. I'm sorry. I'm a little bit
5 nervous (indiscernible).

6 HEARING MASTER: Sir, you have about 15 seconds left.
7 You need to wrap it up.

8 MR. WELDON: So all I'm saying is, I have structures
9 in the back. I have animals. We get flooded on an ordinary
10 rain storm. I have submitted it on the portal. And please
11 review this. Review this.

12 HEARING MASTER: Thank you very much.

13 MR. WELDON: (Indiscernible).

14 HEARING MASTER: Please sign. Please sign in.

15 All right. So opposition testimony is closed. Excuse
16 me.

17 We'll go back to Development Services. Ms. Heinrich,
18 anything further?

19 MS. HEINRICH: Nothing further. I don't know if
20 Transportation has anything further to add.

21 HEARING MASTER: Mr. Ratliff, anything you'd like to
22 add?

23 MR. RATLIFF: Nothing further.

24 HEARING MASTER: All right. Thank you so much.

25 Then we'll go back to the applicant. Ms. Albert, you

1 have five minutes for rebuttal.

2 MS. ALBERT: And I believe I have some time left over
3 from the --

4 HEARING MASTER: Well, because I let the opposition go
5 another minute, we'll be a little lenient with that, but not
6 much.

7 MS. ALBERT: Okay. Well, (indiscernible) Mr. Drew is
8 going to talk about the environmental. And then, Mr. Yates is
9 going to talk about transportation.

10 HEARING MASTER: All right.

11 MS. ALBERT: And thank you.

12 HEARING MASTER: Can you make it brief, sir? I'd
13 appreciate it. Good evening.

14 MR. SANDERS: Drew Sanders, Halff Associates. 1000
15 North Ashley Drive, Tampa, Florida.

16 So I'm going to speak just briefly on some of the
17 flooding concerns as it relates to the subject property. There
18 was a ditch that was on the property prior to some of the
19 alterations that occurred that we recently restored. We worked
20 with EPC to address that, and included in our restoration plan,
21 EPC's mandate. That was the replacement of this ditch. So it
22 now allows water to flow the way it used to, and it does go into
23 the easement that was mentioned a few minutes ago.

24 There is some contention. It does show up on a
25 property appraiser as a Hillsborough County easement. That's

1 where the water used to go into, and we restored it back to that
2 condition as EPC has requested.

3 HEARING MASTER: All right. Thank you so much. I
4 appreciate it.

5 Good evening.

6 MR. YATES: Good evening. Michael Yates with Palm
7 Traffic and I have been sworn.

8 I just want to go through a couple of the
9 transportation -- in the Transportation staff report, you can
10 see the trip generation for the site is 29 AM peak hour trips,
11 38 PM peak hour trips. So relatively low in trip generation.
12 Dixon Drive is an unregulated County roadway, so local roadway.
13 But the first thoroughfare roadway would be US-301. And that is
14 shown to operate at a level of service C.

15 Just wanted to go through -- I know one of the
16 comments related to transportation was related to the school in
17 the area. And you can see this is the existing charter school
18 to the north. This is Dixon Drive, and this is the proposed
19 project over here. So Dixon Drive has a right-in/right-out only
20 access to US-301. The school has no connection to Dixon Drive.
21 And there's no logical reason for --

22 HEARING MASTER: Nothing from the audience please.

23 MR. YATES: There is no logical reason for traffic
24 related to the school being on Dixon Drive.

25 HEARING MASTER: All right. Thank you for that. I

1 appreciate it.

2 MS. ALBERT: Isabelle Albert, for the record.

3 Again, this has been going on for two years working
4 with EPC. We have a sign up from last month. That letter is
5 put into the record. We made all the policies -- there's
6 numerous policies in Comprehensive Plan that supports this case
7 as well as Development Services addressing the compatibility.

8 And I'm here if you have any questions.

9 HEARING MASTER: No further questions. Thank you very
10 much.

11 MS. ALBERT: Thank you very.

12 HEARING MASTER: Thank you. I appreciate it.

13 With that, we'll close Rezoning 24-0924.

14 And if you all are exiting the room, if you could
15 please exit quietly so we could continue on with the full agenda
16 that we have.

17 All right. So we're ready for the next case, Ms.
18 Heinrich.

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Zoning Hearing Master Hearing
March 24, 2025

HILLSBOROUGH COUNTY, FLORIDA
Board of County Commissioners

-----X
IN RE:)
ZONE HEARING MASTER)
HEARINGS)
-----X

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: Susan Finch and
Pamela Jo Hatley
Land Use Hearing Master

DATE: Monday, March 24, 2025

TIME: Commencing at 6:02 p.m.
Concluding at 11:24 p.m.

LOCATION: Hillsborough County Commission
601 East Kennedy Boulevard,
Second Floor
Tampa, Florida 33602

Reported by:
Diane DeMarsh, AAERT No. 1654
DIGITAL REPORTER

Zoning Hearing Master Hearing
March 24, 2025

1 April 15, 2025 ZHM Hearing.

2 Item A.2, PD 24-0921. This application is out of
3 order to be heard and is being continued to the April 15, 2025
4 ZHM Hearing.

5 Item A.3, PD 24-0924. This application is being
6 continued by the applicant to the April 15, 2025 ZHM hearing.

7 Item A.4, PD 24-1013. This application is out of
8 order to be heard and is being continued to the April 15, 2025
9 ZHM Hearing.

10 Item A.5, PD 24-1116. This application is out of
11 order to be heard and is being continued to the May 19, 2025 ZHM
12 Hearing.

13 Item A.6, Major Mod 24-1141. This application is out
14 of order to be heard and is being continued to the
15 April 15, 2025 ZHM Hearing.

16 Item A.7, Major Mod 24-1152. This application is out
17 of order to be heard and is being continued to the
18 April 15, 2025 ZHM Hearing.

19 Item A.8, PD 24-1155. This application is out of
20 order to be heard and is being continued to the April 15, 2025
21 ZHM Hearing.

22 Item A.9, PD 24-1202. This application is being
23 continued by the applicant to the May 19, 2025 ZHM Hearing.

24 Item A.10, PD 24-1240. This application is out of
25 order to be heard and is being continued to the May 19, 2025 ZHM

Zoning Hearing Master Hearing
January 14, 2025

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

-----X
)
IN RE:)
)
ZONE HEARING MASTER)
HEARINGS)
)
-----X

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: Susan Finch
Land Use Hearing Master

DATE: Tuesday, January 14, 2025

TIME: Commencing at 6:00 p.m.
Concluding at 9:09 p.m.

LOCATION: Hillsborough County BOCC
601 East Kennedy Boulevard,
Second Floor
Tampa, Florida 33601

Reported by:
Crystal Reyes, AAERT No. 1660
DIGITAL REPORTER

Zoning Hearing Master Hearing
January 14, 2025

P R O C E E D I N G S

HEARING MASTER: Good evening. Could you please stand for the Pledge of Allegiance?

(Pledge of Allegiance said in unison.)

HEARING MASTER: Thank you. Please be seated.

Good evening, everyone. I want to welcome you to the January 14, 2025 Zoning Hearing Master Hearing. Mr. My name is Susan Finch and I'll be presiding as the hearing officer over tonight's cases.

Let me start by introducing Ms. Colleen Marshall. She is with Development Services Department. And she will introduce other staff members that will participate -- participate in tonight's hearing, as well as go over any changes we have to tonight's agenda. Ms. Marshall.

MS. MARSHALL: Good evening. Colleen Marshall, Development Services. To my right is Ashley Rome of Development Services staff. To my left is Mary Dorman with the Hillsborough County, County Attorney's Office and Alexis Myers and Willow Michie of Planning Commission Staff.

During the course of the hearing, a number of other staff planners will be presenting their findings for various cases and will be introduced for each item.

We have one change to the published agenda. On agenda page ten, Item D.3, PD Rezoning 24-0924. That applicant is here to request a continuous to the February 18, 2025 Zoning Hearing

1 Master Hearing.

2 HEARING MASTER: Okay. Is the applicant here?

3 Good evening.

4 MS. ALBERT: Good evening. Thank you very much.

5 Isabelle with Halff representing the -- the applicant.

6 Yes, we are requesting a -- a continuance. We are in
7 process of still working with EPC. Part of the site we're
8 working with EPC for a restoration project to -- to restore the
9 wetlands. And it had gone through the first approval process.
10 Then when we came down to further review of it, we had to meet
11 with EPC again onsite to amend that. And this is where we are
12 right now, we're in the process of amending. And hoping to get
13 the approval soon so that we are not going forward with the
14 zoning if that is not approved.

15 So until that is -- is worked out, we can't go
16 forward.

17 HEARING MASTER: I understand. Let me ask you this.
18 I was here the last time this came up and you asked for a
19 continuance --

20 MS. ALBERT: Correct.

21 HEARING MASTER: -- to this hearing. And Ms. Pinson
22 of your office stated that you -- you needed to meet with EPC,
23 obviously. But you also were going to meet with the neighbors.
24 Did that occur?

25 MS. ALBERT: No, it did not occur because I had

1 nothing to state to the neighbors of what EPC's outcome was. I
2 was hoping by then would have that. But I didn't email all the
3 neighbors saying that I was going to request another continuance
4 this time around.

5 I can meet with the neighbors, but I have nothing to
6 give them until I have feedback from EPC.

7 HEARING MASTER: And does the EPC give you, obviously,
8 you don't control their schedule, but had they give you an
9 indication that you would have that information by the
10 February 18th hearing?

11 MS. ALBERT: They did not indicate that. That -- they
12 didn't indicate anything. All I know is that there's two
13 people -- Hill Hicks is reviewing the restoration. And then I
14 have my zoning one. My zoning she says, I'm on hold, Isabelle,
15 until this is figured out. There's no reason for me to review
16 your case until this is figured out.

17 And I asked is it okay? Well, obviously we had the
18 holidays. So this occurred right before the holidays. So
19 obviously, we had the holidays. I am hoping, but again, there's
20 no guarantee. And I -- I cannot say that until I get a go from
21 EPC.

22 HEARING MASTER: All right. Thank you so much.

23 MS. ALBERT: Thank you.

24 HEARING MASTER: Let me ask if there's anyone in the
25 audience that would like to speak to the continuance only, just

1 the -- not the merits of the case, but the continuance only.

2 Sir. Yes.

3 Is there anyone else while he's coming forward? If
4 you could go ahead and come forward if you'd like to speak only
5 to the continuance.

6 Could you give us your name and address, please?

7 MR. DAVIS: Brent Davis, 10609 Dixon Drive in
8 Riverview.

9 And we're opposed to granting another continuance. I
10 mean, this has been four or five continuances. I would move
11 that they withdraw the application if they're not prepared to
12 move forward. We've been down here a number of times.

13 How many people are here in opposition? Let the
14 record show there's, again, about 30 people here in -- in
15 opposition to this. Every person in the neighborhood is opposed
16 to it. And they continue to string it out and string it out, I
17 guess, hoping that we'll just give up. But we won't.

18 So I would ask that they withdraw the application if
19 they're not prepared to move forward. This is getting
20 ridiculous. They're making a mockery of this process.

21 HEARING MASTER: All right. Thank you, sir. If you
22 could please sign in with the clerk's office.

23 Yes, sir.

24 MR. KIRBERG: I'm 100 percent --

25 HEARING MASTER: Sir, you have to be on the

1 microphone. Give us your name and address, please.

2 MR. KIRBERG: William Kirberg for my parents, the
3 Phillips. 10722 Dixon Drive.

4 HEARING MASTER: Thank you.

5 MR. KIRBERG: And I am a 100 percent with him. And
6 once it even gets past what they're trying to do with the water,
7 you know, the whole problem that they're having even building on
8 that property.

9 We're going to have the rural part that is so unique
10 on Dixon Drive. What's left of --

11 HEARING MASTER: Sir, we're only talking about the
12 continuance, not --

13 MR. KIRBERG: Okay.

14 HEARING MASTER: -- the merits of the case.

15 MR. KIRBERG: I'm sorry.

16 HEARING MASTER: That's okay.

17 MR. KIRBERG: I didn't know exactly how to approach
18 this, so --

19 HEARING MASTER: That's all right. No problem.

20 MR. KIRBERG: Okay. That's good.

21 HEARING MASTER: Yes.

22 MR. KIRBERG: Okay.

23 HEARING MASTER: Thank you for coming down. I
24 appreciate it. If you could please sign in.

25 Anyone else that would to speak to the continuance of

1 the case?

2 UNIDENTIFIED SPEAKER: Would it benefit for all of us
3 to -- to make a comment and put it on the record?

4 HEARING MASTER: It doesn't -- it's up to you. I
5 can't advise you what to do. I'm only talking about the
6 continuance. When this does -- when it is heard then you'll
7 certainly have an opportunity to speak to this case specifics
8 itself.

9 MR. DAVIS: Might I make one more quick comment?

10 HEARING MASTER: You got to come back to the
11 microphone and give your name again.

12 MR. DAVIS: Isabelle emailed a number of us in the
13 community yesterday advising us that they were going to ask for
14 continuance. The reason we showed up here is for, frankly, we
15 don't trust her. She has lied to us in the past. And that's
16 why we're all here and we'll continue to show up.

17 But she also said in her email that the work was
18 progressing. And she told this body that the work was
19 progressing two months ago before they asked for our previous
20 continuance. And I'm here to tell you that nothing has happened
21 on that property. Now, there may be something going on behind
22 the scenes. But there's nothing happening on that property,
23 other than they have removed clean fill dirt from there
24 illegally. I contacted EPC, they were there within an hour. So
25 they have removed clean fill from that property. That's what

1 reality is. They're making a mockery of the entire process.

2 Again, I thank you for being able to comment.

3 THE CLERK: Excuse me, sir, please state your name for
4 the record.

5 MR. DAVIS: Again, Brent Davis, 10609 Dixon Drive in
6 Riverview.

7 HEARING MASTER: Thank you, Mr. Davis. I appreciate
8 it.

9 Before I move on, anyone else that would like to speak
10 only to the continuance? Okay.

11 Ms. Marshall, can you tell me where this case stands
12 in terms of the retirement to have it heard? When is the last
13 hearing it could be heard at?

14 MS. MARSHALL: Currently, the last hearing would be
15 April 2025. However, there -- there is an LDC amendment that
16 may be approved on February 11th that due to the hurricane,
17 there would be an extension. And if that's approved, then it
18 would be April 2026.

19 HEARING MASTER: Okay. That's quite a difference.

20 Ms. Albert, you can come back. Listen, I feel for the
21 residents that are coming down. I was here the last time
22 when --

23 MS. ALBERT: Correct.

24 HEARING MASTER: -- when everybody came down.

25 Are you -- are you -- I would be inclined to ask you

1 to ask for a later date so that we're not dragging people down
2 here every month when --

3 MS. ALBERT: Okay.

4 HEARING MASTER: -- and -- when you don't control how
5 EPC is permitting property.

6 Ms. ALBERT: I respect that. Absolutely. I have
7 no -- no objections to that. We don't want to drag it. There's
8 nothing going on because it's on paper, it's on EPC and they're
9 working. We're working constantly.

10 I specifically emailed everybody who was on the record
11 last hearing. I got a response from Mr. Davis. I -- are you
12 requesting a continuance? I said yes, but they have every right
13 to come here. That's --

14 HEARING MASTER: Of course.

15 MS. ALBERT: They have every right to come here --

16 HEARING MASTER: Of course.

17 MS. ALBERT: -- and -- and oppose, which they did.
18 And I've emailed them again, not yesterday, but last week. And
19 I told them again, we are going to request a continuance. I
20 would have liked to have done the notice and request on -- on a
21 correct continuance. It was -- it was during the holidays and
22 we had to -- I had to request a continuance by a certain date
23 and I didn't. This is why I here today again. So, I -- I do
24 want to -- to as much as I can keep them posted of what's going
25 on. But there's nothing --

1 HEARING MASTER: All right. Let me -- without
2 getting --

3 MS. ALBERT: Let's go two -- two months from now.
4 Yes.

5 HEARING MASTER: All right. But --

6 MS. ALBERT: In March.

7 HEARING MASTER: And what -- and what would that be --
8 date be, Ms. Marshall?

9 MS. MARSHALL: It would be March 24th.

10 HEARING MASTER: March 24th. And before you leave the
11 podium, let me ask you one question.

12 So the permitting, the gentleman, Mr. Davis, said that
13 there's nothing going on, on the property. Now, I'm -- I'm
14 guessing you're trying to satisfy the permitting, the paperwork
15 part of it with EPC. There's actually nothing happening on the
16 site is that, is that correct?

17 MS. ALBERT: There is currently nothing happening
18 onsite except removal of some of the debris, that's part of the
19 restoration project.

20 And then throughout that pro -- throughout that
21 process, they had to make some amendments. And we're making
22 some amendments. So it has to go back to engineering or go back
23 to the process.

24 HEARING MASTER: Okay.

25 MS. ALBERT: But we are working on it right now.

Zoning Hearing Master Hearing
January 14, 2025

1 HEARING MASTER: All right.

2 MS. ALBERT: Yes.

3 HEARING MASTER: Well, this case as -- as -- and truly
4 for the people that came down here, I really sympathize with you
5 because it is -- it is way inconvenient for you all to come down
6 and then the hear -- the case is not heard.

7 But the crux of this case as I've read it and I've
8 read all of your letters that are in OPTIX in the file is
9 hinging on the environmental piece of it. So that piece needs
10 to be resolved from a permitting standpoint. So that's why I
11 think the cont -- I am going to grant the continuance of
12 Rezoning PD 24-0924 to the March 24, 2025 Zoning Hearing Master
13 Hearing at 6:00 p.m.

14 MS. ALBERT: Thank you.

15 HEARING MASTER: Thank you.

16 MS. ALBERT: And by then, I hope that we have
17 something by EPC. There's no guarantee.

18 HEARING MASTER: And I would advise you to closely
19 work with these neighbors before you come back.

20 MS. ALBERT: Yes. Thank you.

21 HEARING MASTER: Thank you so much. I appreciate it.

22 Ms. Marshall, if you could continue with --

23 MS. MARSHALL: Yes.

24 HEARING MASTER: -- the changes.

25 MS. MARSHALL: There's a number of withdrawals and

Zoning Hearing Master Hearing CORRECTED
December 16, 2024

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

-----X
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IN RE:)
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ZONE HEARING MASTER)
HEARINGS)
)
-----X

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: Pamela Jo Hatley
Land Use Hearing Master

DATE: Monday, December 16, 2024

TIME: Commencing at 6:00 p.m.
Concluding at 9:07 p.m.

LOCATION: Hillsborough County BOCC
601 East Kennedy Boulevard, Second
Floor
Tampa, Florida 33601

Reported by:
Crystal Reyes, AAERT No. 1660
Digital Reporter

1 order to be heard and is being continued to the January 14, 2025
2 ZHM Hearing.

3 Item A.8, PD 24-0921. This application is out order
4 to be heard and is being continued to the March 24, 2025 ZHM
5 Hearing.

6 Item A.9, PD 24-0924. This application is being
7 continued by the applicant to the January 14, 2025 ZHM Hearing.

8 Item A.10, PD 24-1013. This application is out of
9 order to be heard and is being continued to the January 14, 2025
10 ZHM Hearing.

11 Item A.11, PD 24-1075. This application is out of
12 order to be heard and is being continued to the January 14, 2025
13 ZHM Hearing.

14 Item A.12, Major Mod 24-1110. This application is out
15 of order to be heard and is being continued to the
16 January 14, 2025 ZHM Hearing.

17 Item A.13, PD 24-1116. This application is out of
18 order to be heard and is being continued to the January 14, 2025
19 ZHM Hearing.

20 Item A.14, PD 24-1135. This application is out of
21 order to be heard and is being continued to January 14, 2025
22 ZHM Hearing.

23 Item A.15, Major Mod 24-1137. This application is out
24 of order to be heard and is being continued to the
25 January 14, 2025 ZHM Hearing.

1 a key part of it, and she will be missed dearly, so we really,
2 really appreciate her help.

3 We welcome Ashley Rome, who's standing behind her.
4 She will -- has big shoes to fill, but I'm sure she'll do great.

5 So, thank you; go ahead, Ms. Heinrich.

6 MS. HEINRICH: We do have some unpublished changes to
7 go over.

8 The first one is Agenda Page 6, Item C2, Standard
9 Rezoning 24-1204. This is just to update the agenda that the
10 current zoning is ASC1 and AS1; it is a split zone piece of
11 property, so that's to note on your agenda.

12 Secondly, Agenda Page 8, Item D6, Rezoning PD 24-0924.
13 The applicant is requesting a continuance to the December 16th,
14 2024 ZHM hearing, and this is not a matter of right and will
15 require you to approve or deny that request.

16 HEARING MASTER: All right. Thank you.

17 Is the applicant here?

18 UNIDENTIFIED SPEAKER: (Inaudible.)

19 HEARING MASTER: I run the hearing, so when we get to
20 that part, I'll -- I'll call you. Good evening.

21 MS. PINSON: Hi, yes.

22 HEARING MASTER: Give us your name and address,
23 please.

24 MS. PINSON: Brice Pinson with Halff Associates, 1000
25 North Ashley Drive, Tampa, Florida, and I'm representing the

1 applicant, and we are requesting a continuance.

2 HEARING MASTER: Can you tell us the reason why you
3 need the continuance.

4 MS. PINSON: We're working with Environmental to just
5 settle some things with EPC, and also to set up a neighborhood
6 meeting.

7 HEARING MASTER: All right. So this was the case that
8 has environmental issues that perhaps there's impacts that
9 weren't proved and so forth, and so you are going to meet with
10 EPC is the purpose of the continuance, and also the neighbors?

11 MS. PINSON: Yes.

12 HEARING MASTER: Okay. And so December 16th is the
13 date you're requesting, is that sufficient for you to get all
14 that done?

15 MS. PINSON: Yes.

16 HEARING MASTER: All right. Thank you.

17 All right. We'll ask for anyone that would like to
18 speak regarding the continuance only. Not the merits of the
19 case, but the continuance only; if you'd like to address that,
20 you're welcome to come up.

21 THE CLERK: Can you come sign in with me, please.

22 HEARING MASTER: If you could give us your name and
23 address, please, sir, thank you.

24 MR. B. DAVIS: Good evening.

25 HEARING MASTER: Good evening.

1 MR. B. DAVIS: Brent Davis, 10609 Dixon Drive. Could
2 I get all the people that are here in opposition stand up,
3 please. We oppose this continuance because all of these people
4 are here, there's already been two continuances, and the EPC
5 issues that she referenced, they've had three and a half years
6 to deal with and have done nothing. So we're ready to present
7 evidence tonight, and we would like for them to do so as well.

8 HEARING MASTER: All right. Thank you, sir. I
9 appreciate it.

10 Is there anyone else that would like to speak to the
11 continuance? Just the continuance only, not the merits of the
12 case.

13 All right. Seeing no one, Ms. Heinrich, let me ask
14 where this case is in the process in terms of being able to be
15 heard. This is not -- is December 16th the last date available
16 to them?

17 MS. HEINRICH: No, ma'am, the last date would be
18 March -- the March 2025 ZHM date.

19 HEARING MASTER: All right. Okay. Well, I'm going
20 to -- because I have read the file and the letters of opposition
21 in the file, and I am gonna grant the continuance to allow them
22 to meet with both you and EPC. So Rezoning PD 24-0924 is
23 continued to December 16th at the zoning hearing master meeting
24 beginning at 6:00 p.m.

25 Ms. Heinrich, please continue with the continuances.

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

-----X
)
IN RE:)
)
ZONE HEARING MASTER)
HEARINGS)
)
-----X

TRANSCRIBER'S CERTIFICATE ON CORRECTIONS
TO THE ZONING HEARING MASTER HEARING WHICH TOOK PLACE ON
November 12, 2024

Under penalties of perjury, I declare that I, Austin Goodrich,
have reviewed the transcript audio and found the following
errors:

Page 7, Line 12, "26" and "24-2924" should be "D.6." and
"24-0924".

Page 32, Line 22, "24-0360" should be "24-0368".
Page 104, Line 7, "24-0983" should be "24-0933".

Per additional correction:

Page 12, Line 15, "26" and "24-1257 " should be "24-1297 ".

DATED this 21st day of November 2024.



Austin Goodrich, TRANSCRIPTIONIST

**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

SIGN-IN SHEET: RFR, ZHM, PHM, LUHOPAGE 1 OF 12DATE/TIME: August 18, 2025 HEARING MASTER: Susan Finch
6:00 pmPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # MM 24-1141	PLEASE PRINT NAME <u>Todd Peggley</u> MAILING ADDRESS <u>200 2nd Ave S #427</u> CITY <u>J. Peck</u> STATE <u>FL</u> ZIP <u>33549</u> PHONE <u>252-1760</u>
APPLICATION # MM 24-1141 VS	PLEASE PRINT NAME <u>Chris McNeal</u> MAILING ADDRESS <u>15957 N Florida Ave</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33549</u> PHONE _____
APPLICATION # MM 24-1141	PLEASE PRINT NAME <u>NASHAT SOUFAN</u> MAILING ADDRESS <u>15118 Livingston Ave</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP _____ PHONE _____
APPLICATION # MM 24-1141	PLEASE PRINT NAME <u>Debbie Hines</u> MAILING ADDRESS <u>15123 N 24th St</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33549</u> PHONE _____
APPLICATION # RZ 25-0931	PLEASE PRINT NAME <u>Todd Peggley</u> MAILING ADDRESS <u>200 2nd Ave S #427</u> CITY <u>J. Peck</u> STATE <u>FL</u> ZIP <u>33549</u> PHONE <u>252-1760</u>
APPLICATION # RZ 25-0802	PLEASE PRINT NAME <u>William Sullivan</u> MAILING ADDRESS <u>26336 State Road 19</u> CITY <u>Howe's New Hills</u> STATE <u>FL</u> ZIP <u>34737</u> PHONE _____

SIGN-IN SHEET: RFR, ZHM, PHM, LUHOPAGE 2 OF 12DATE/TIME: August 18, 2025 / 6pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # RZ 25-002	PLEASE PRINT NAME <u>Kayleen Beres</u> MAILING ADDRESS <u>1511 N Westshore Blvd Suite 1000</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-957-0544</u>
APPLICATION # 25-002	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____
APPLICATION # RZ 25-0802	PLEASE PRINT NAME <u>Suzan Watts</u> MAILING ADDRESS <u>3615 Cold Creek Drive</u> CITY <u>Valrico</u> STATE <u>FL</u> ZIP <u>33556</u> PHONE <u>813-505-1231</u>
APPLICATION # RZ 25-0999	PLEASE PRINT NAME <u>Todd Pressman</u> MAILING ADDRESS <u>1000 Gulf Ave #456</u> CITY <u>FL</u> STATE <u>FL</u> ZIP <u>33541</u> PHONE <u>813-241-1760</u>
APPLICATION # RZ 25-1000	PLEASE PRINT NAME <u>Isabene Albert</u> MAILING ADDRESS <u>1000 W Ashley Dr #900</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-331-0976</u>
APPLICATION # RZ 25-1000 VS	PLEASE PRINT NAME <u>Jonathan Edwards</u> MAILING ADDRESS <u>19023 Fern Meadow Loop</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33558</u> PHONE _____

SIGN-IN SHEET: RFR, ZHM, PHM, LUHOPAGE 3 OF 12DATE/TIME: August 18, 2025/6pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ 24-0591</u>	PLEASE PRINT NAME <u>DAVID WRIGHT</u> MAILING ADDRESS <u>20085 SABAL PALM CT</u> CITY <u>LAND OAKS</u> STATE <u>FL</u> ZIP <u>34638</u> PHONE <u>813-230-7473</u>
APPLICATION # <u>RZ 24-0591</u>	PLEASE PRINT NAME <u>Kristine Schroeder</u> MAILING ADDRESS <u>4411 River Chase Blvd</u> CITY <u>Valrico</u> STATE <u>FL</u> ZIP <u>33596</u> PHONE <u>813-361-9370</u>
APPLICATION # <u>RZ 24-0924</u>	PLEASE PRINT NAME <u>Isabelle Albani</u> MAILING ADDRESS <u>1000 W. Ashley Dr. #900</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-0976</u>
APPLICATION # <u>RZ 24-0924</u>	PLEASE PRINT NAME <u>Drew Sanders</u> MAILING ADDRESS <u>1000 N. Ashley Dr. #900</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-635-5038</u>
APPLICATION # <u>RZ 24-0924</u>	PLEASE PRINT NAME <u>Cathy Moore</u> MAILING ADDRESS <u>10603 DIXON DR.</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33579</u> PHONE <u>813-677-9291</u>
APPLICATION # <u>RZ 24-0924</u>	PLEASE PRINT NAME <u>John Wierback</u> MAILING ADDRESS <u>10702 DIXON DR. RIVERVIEW</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33570</u> PHONE <u>813-671-2141</u>

SIGN-IN SHEET: RFR, ZHM, PHM, LUHOPAGE 4 OF 12DATE/TIME: August 18, 2025 / 6pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # RZ 24-0924	PLEASE PRINT NAME <u>BRENT R. DAVIS</u> MAILING ADDRESS <u>10609 DIXON DR.</u> CITY <u>RIEVIEW</u> STATE <u>FL</u> ZIP <u>33579</u> PHONE <u>813 857-1467</u>
APPLICATION # RZ 24-0924	PLEASE PRINT NAME <u>CHARLES WELDON</u> MAILING ADDRESS <u>10707 DIXON DR.</u> CITY <u>RIEVIEW</u> STATE <u>FL</u> ZIP <u>33750</u> PHONE <u>707630-7132</u>
APPLICATION # RZ 24-0924	PLEASE PRINT NAME <u>MICHAEL YATES / PALM TRAFFIC</u> MAILING ADDRESS <u>4006 S. MacDILL AVE</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33611</u> PHONE <u>813 2058057</u>
APPLICATION # RZ 24-1675	PLEASE PRINT NAME <u>RAM A. GOEL</u> MAILING ADDRESS <u>10329 CROSS CREEK BLVD #P</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33647</u> PHONE <u>727 420-4796</u>
APPLICATION # RZ 24-1675	PLEASE PRINT NAME <u>Elizabeth Rodriguez</u> MAILING ADDRESS <u>18156 Sandy Pointe Dr.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33647</u> PHONE <u>813.545.3314</u>
APPLICATION # RZ 24-1675	PLEASE PRINT NAME <u>Rosen Lamberton</u> MAILING ADDRESS <u>6322 Palm River Rd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33619</u> PHONE <u>813-401-3391</u>

SIGN-IN SHEET: RFR, ZHM, PHM, LUHOPAGE 5 OF 12DATE/TIME: August 18, 2025 / 6:00 PM HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # RZ 24-1263	PLEASE PRINT NAME <u>Kami Corbett</u> MAILING ADDRESS <u>101 E Kennedy Blvd, Ste 2700</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-227-8421</u>
APPLICATION # RZ 24-1263	PLEASE PRINT NAME <u>Isabelle Albert</u> MAILING ADDRESS <u>1000 W. Ashley Dr # 900</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 331 0976</u>
APPLICATION # RZ 24-1263 VS	PLEASE PRINT NAME <u>Brady Harris</u> MAILING ADDRESS <u>2110 Hinson rd.</u> CITY <u>Dover</u> STATE <u>FL</u> ZIP <u>33527</u> PHONE _____
APPLICATION # RZ 24-1263 VS	PLEASE PRINT NAME <u>Penny Martin</u> MAILING ADDRESS <u>2030 Martin Rd</u> CITY <u>Dover</u> STATE <u>FL</u> ZIP <u>33527</u> PHONE _____
APPLICATION # RZ 24-1263	PLEASE PRINT NAME <u>Dorise Hollis</u> MAILING ADDRESS <u>2130 Martin Rd</u> CITY <u>Dover</u> STATE <u>FL</u> ZIP <u>33527</u> PHONE _____
APPLICATION # RZ 24-1263	PLEASE PRINT NAME <u>Yvette Neumann</u> MAILING ADDRESS <u>4711 Dover Cliff Ct</u> CITY <u>Dover</u> STATE <u>FL</u> ZIP <u>33527</u> PHONE _____

SIGN-IN SHEET: RFR, ZHM, PHM, LUHOPAGE 6 OF 12DATE/TIME: August 18, 2025 / 6pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # RZ 24-1263	PLEASE PRINT NAME <u>GEORGE NIEMANN</u> MAILING ADDRESS <u>4711 DOVER CLIFF COURT</u> CITY <u>DOVER</u> STATE <u>FL</u> ZIP <u>33527</u> ⁸¹³ PHONE <u>662-7100</u>
APPLICATION # RZ 24-1263	PLEASE PRINT NAME <u>Jeremy Carl</u> MAILING ADDRESS <u>17937 Huntingbow Circle</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33558</u> PHONE <u>813 920 2005</u>
APPLICATION # RZ 24-1263	PLEASE PRINT NAME <u>STEVE HENRY</u> MAILING ADDRESS <u>5023 W. LAMAR ST</u> CITY <u>TPA</u> STATE <u>FL</u> ZIP <u>33629</u> ⁸¹³⁻⁷⁸⁹⁻ PHONE <u>0039</u>
APPLICATION # RZ 25-0602	PLEASE PRINT NAME <u>Latoria Bogilias</u> MAILING ADDRESS <u>13444 Canopy Creek Dr</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33605</u> PHONE <u>813-4947116</u>
APPLICATION # RZ 25-0602	PLEASE PRINT NAME <u>John West May</u> MAILING ADDRESS <u>200 2nd Ave N</u> CITY <u>Hyde</u> STATE <u>FL</u> ZIP <u></u> PHONE <u></u>
APPLICATION # RZ 25-0602	PLEASE PRINT NAME <u>BANEET STEWART</u> MAILING ADDRESS <u>13128 BROOKSIDE MOSS DRIVE</u> CITY <u>RIVERVIEW</u> STATE <u>FL</u> ZIP <u>33579</u> ⁽⁹⁰⁴⁾ PHONE <u>673 4314</u>

SIGN-IN SHEET: RFR, ZHM, PHM, LUHOPAGE 7 OF 12DATE/TIME: August 18, 2025 / 6pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # RZ 25-0602	PLEASE PRINT NAME <u>Serena Stewart</u> MAILING ADDRESS <u>8562 Tidal Bay Lane</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33635</u> PHONE <u>941 875 6498</u>
APPLICATION # RZ 25-0602	PLEASE PRINT NAME <u>Angelett Johnson</u> MAILING ADDRESS <u>1001 Sea Spray Place</u> CITY <u>Tnp</u> STATE <u>F</u> ZIP <u>33624</u> PHONE <u>813 857 6402</u>
APPLICATION # RZ 25-0602	PLEASE PRINT NAME <u>Michael Nolan</u> MAILING ADDRESS <u>2614 n Landy Blvd #A</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33611</u> PHONE <u>813 237 3381</u>
APPLICATION # RZ 25-0602	PLEASE PRINT NAME <u>Beverly Kieng - FHNA President</u> MAILING ADDRESS <u>10902 N. Edison Ave</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33612</u> PHONE <u>813-625-0400</u>
APPLICATION # RZ 25-0602	PLEASE PRINT NAME <u>GINA MARIE ISIN</u> MAILING ADDRESS <u>13108 N. Oia Ave</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33612</u> PHONE <u>(813) 225-1101</u>
APPLICATION # RZ 25-0602	PLEASE PRINT NAME <u>Susan Dennis</u> MAILING ADDRESS <u>13109 N Hamner</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33612</u> PHONE <u>813-373-4779</u>

SIGN-IN SHEET: RFR, ZHM, PHM, LUHOPAGE 8 OF 12DATE/TIME: August 18, 2023 / 6pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # RZ 25-0602	PLEASE PRINT NAME <u>Jamie Fearnham</u> MAILING ADDRESS <u>513 W. 129th Ave</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33612</u> PHONE <u>813 391-4699</u>
APPLICATION # RZ 25-0700	PLEASE PRINT NAME <u>Alexandra Schaler</u> MAILING ADDRESS <u>400 N. Ashley Dr. Suite 1100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-221-9600</u>
APPLICATION # RZ 25-0704	PLEASE PRINT NAME <u>Kami Corbett</u> MAILING ADDRESS <u>101 East Kennedy Ave St 3700</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 227-8421</u>
APPLICATION # RZ 25-0704	PLEASE PRINT NAME <u>Isukela Albert</u> MAILING ADDRESS <u>1000 W. Ashley Dr #900</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 331-0976</u>
APPLICATION # RZ 25-0709 VS	PLEASE PRINT NAME <u>Robert Lavers Sr.</u> MAILING ADDRESS <u>5019 Bonita Dr.</u> CITY <u>Wimauma</u> STATE <u>FL</u> ZIP <u>33598</u> PHONE <u></u>
APPLICATION # RZ 25-0704	PLEASE PRINT NAME <u>Bill Baier</u> MAILING ADDRESS <u>5222 Lake Venice Drive</u> CITY <u>Wimauma</u> STATE <u>FL</u> ZIP <u>33598</u> PHONE <u>203-717-4840</u>

SIGN-IN SHEET: RFR, ZHM, PHM, LUHOPAGE 9 OF 12DATE/TIME: August 18, 2025 / 6pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ 25-0704</u>	PLEASE PRINT NAME <u>STATE HENRY</u> MAILING ADDRESS <u>5033 W. LAMAR ST</u> CITY <u>TPA</u> STATE <u>FL</u> ZIP <u>33609</u> PHONE <u>813 289 0639</u>
APPLICATION # <u>RZ 25-0801</u>	PLEASE PRINT NAME <u>TU Mai</u> MAILING ADDRESS <u>14031 N. Dale Mabry Hwy</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33618</u> PHONE <u>(813) 962-6230</u>
APPLICATION # <u>RZ 25-0801</u>	PLEASE PRINT NAME <u>Yaisnel Hernandez</u> MAILING ADDRESS <u>3265 Laurel Dale Dr</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33618</u> PHONE <u>813 335 9885</u>
APPLICATION # <u>RZ 25-0801</u>	PLEASE PRINT NAME <u>DONALD LACEY</u> MAILING ADDRESS <u>1340 GOLF BLVD #196</u> CITY <u>CLEARWATER</u> STATE <u>FL</u> ZIP <u>33767</u> PHONE <u>352 585 0493</u>
APPLICATION # <u>RZ 25-0802</u>	PLEASE PRINT NAME <u>William Sullivan Potomac Land Comp</u> MAILING ADDRESS <u>26336 State Road 19</u> CITY <u>Howey in the Hills</u> STATE <u>FL</u> ZIP <u>34737</u> PHONE <u>407 463 3631</u>
APPLICATION # <u>RZ 25-0802</u>	PLEASE PRINT NAME <u>Sean Cashen</u> MAILING ADDRESS <u>13825 Teet Blvd Ste 205</u> CITY <u>Clearwater</u> STATE <u>FL</u> ZIP <u>33760</u> PHONE <u>727 524-1818</u>

SIGN-IN SHEET: RFR, ZHM, PHM, LUHOPAGE 10 OF 12DATE/TIME: August 18, 2025 / 6pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # RZ 25-0802	PLEASE PRINT NAME <u>TOM LEECH</u> MAILING ADDRESS <u>4530 RIVER CLOSE BLVD</u> CITY <u>VALRICO</u> STATE <u>FL</u> ZIP <u>33596</u> PHONE _____
APPLICATION # RZ 25-0802	PLEASE PRINT NAME <u>Christopher R. Rata</u> MAILING ADDRESS <u>4341 Culbreth Rd</u> CITY <u>Valrico</u> STATE <u>FL</u> ZIP <u>33596</u> PHONE <u>860-395-7723</u>
APPLICATION # RZ 25-0802	PLEASE PRINT NAME <u>Sason Emory</u> MAILING ADDRESS <u>2624 Allwood Ave</u> CITY <u>Valrico</u> STATE <u>FL</u> ZIP <u>33596</u> PHONE <u>828-242-3006</u>
APPLICATION # RZ 25-0802	PLEASE PRINT NAME <u>Kathleen Peres</u> MAILING ADDRESS <u>#1511 N Westshore Blvd Suite 1000</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>3360</u> PHONE <u>813 957-0544</u>
APPLICATION # MM 25-0808	PLEASE PRINT NAME <u>Jalie Cremer</u> MAILING ADDRESS <u>2002 W. Cleveland St #203</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33606</u> PHONE <u>813-419-3914</u> <u>813-419-3914</u>
APPLICATION # MM 25-0808	PLEASE PRINT NAME <u>David M. Smith</u> MAILING ADDRESS <u>401 E Jackson Street</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33601</u> PHONE <u>813 222 5010</u>

SIGN-IN SHEET: RFR, ZHM, PHM, LUHOPAGE 11 OF 12DATE/TIME: August 18, 2025 / 6pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>MM 25-0808</u>	PLEASE PRINT NAME <u>David Moore</u> MAILING ADDRESS <u>17310 Carriage Way</u> CITY <u>Odessa</u> STATE <u>FL</u> ZIP <u>33556</u> PHONE <u>813 600 7588</u>
APPLICATION # <u>MM 25-0808</u>	PLEASE PRINT NAME <u>MICHAEL BEAM</u> MAILING ADDRESS <u>6401 THOROUGHbred Loop</u> CITY <u>ODESSA</u> STATE <u>FL</u> ZIP <u>33556</u> PHONE <u>727.452.5798</u>
APPLICATION # <u>MM 25-0808</u>	PLEASE PRINT NAME <u>Melissa Nordbeck</u> MAILING ADDRESS <u>19810 Hawthorn Rd</u> CITY <u>Odessa</u> STATE <u>FL</u> ZIP <u>33556</u> PHONE <u>813-505-9315</u>
APPLICATION # <u>MM 25-0808</u>	PLEASE PRINT NAME <u>Beth White</u> MAILING ADDRESS <u>17905 Burrell Rd</u> CITY <u>Odessa</u> STATE <u>FL</u> ZIP <u>33556</u> PHONE <u>813/404-3125</u>
APPLICATION # <u>MM 25-0808</u>	PLEASE PRINT NAME <u>R. Blain Sanford</u> MAILING ADDRESS <u>6613 THOROUGHbred LP</u> CITY <u>ODESSA</u> STATE <u>FL</u> ZIP <u>33556</u> PHONE <u>813.293.1046</u>
APPLICATION # <u>MM 25-0808</u>	PLEASE PRINT NAME <u>Edward Schwan Jr</u> MAILING ADDRESS <u>6402 Thoroughbred Loop</u> CITY <u>Odessa</u> STATE <u>FL</u> ZIP <u>33556</u> PHONE <u>813 7664434</u>

SIGN-IN SHEET: RFR, ZHM, PHM, LUHOPAGE 12 OF 12DATE/TIME: August 18, 2025 / 6pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # MM 25-0808	PLEASE PRINT NAME <u>Lisa Kasson</u> MAILING ADDRESS <u>17005 Winners Circle</u> CITY <u>Odessa</u> STATE <u>FL</u> ZIP <u>33556</u> PHONE <u>813-505-0661</u>
APPLICATION # MM 25-0808	PLEASE PRINT NAME <u>Lisa Dean</u> MAILING ADDRESS <u>17042 Winners Circle</u> CITY <u>Odessa</u> STATE <u>FL</u> ZIP <u>33556</u> PHONE <u>813-300-0363</u>
APPLICATION # MM 25-0808	PLEASE PRINT NAME <u>Dawn Bickoff</u> MAILING ADDRESS <u>17106 Longacres</u> CITY <u>Odessa</u> STATE <u>FL</u> ZIP <u>33556</u> PHONE <u>813-679-5042</u>
APPLICATION # MM 25-0808	PLEASE PRINT NAME <u>Timothy Veldner</u> MAILING ADDRESS <u>5904-A Hampton Oaks Pkwy</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33610</u> PHONE <u>813-253-5311</u>
APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____
APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____

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

Susan Finch

PAGE: 1 OF 2

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

DATE: August 18, 2025

PAGE: 2 OF 2

[illegible]

AUGUST 18, 2025 - ZONING HEARING MASTER

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

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

A. WITHDRAWALS AND CONTINUANCES

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

 Susan Finch, ZHM, overview of ZHM process.

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

 Susan Finch, ZHM, Oath.

B. REMANDS:

B.1. MM 24-1141

 Michelle Heinrich, DS, called MM 24-1141.

 Testimony provided.

 Susan Finch, ZHM, closed MM 24-1141.

C. REZONING STANDARD (RZ-STD):

C.1. RZ 25-0931

 Michelle Heinrich, DS, called RZ 25-0931.

 Testimony provided.

 Susan Finch, ZHM, closed RZ 25-0931.

C.2. RZ 25-0999

 Michelle Heinrich, DS, called RZ 25-0999.

 Testimony provided.

MONDAY, AUGUST 18, 2025

 Susan Finch, ZHM, closed RZ 25-0999.

C.3. RZ 25-1000

 Michelle Heinrich, DS, called RZ 25-1000.

 Testimony provided.

 Susan Finch, ZHM, closed RZ 25-1000.

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

D.1. RZ 24-0591

 Michelle Heinrich, DS, called RZ 24-0591.

 Testimony provided.

 Susan Finch, ZHM, closed RZ 24-0591.

D.2. RZ 24-0924

 Michelle Heinrich, DS, called RZ 24-0924.

 Testimony provided.

 Susan Finch, ZHM, closed RZ 24-0924.

D.3. RZ 24-1075

 Michelle Heinrich, DS, called RZ 24-1075.

 Testimony presented.

 Susan Finch, ZHM, closed RZ 24-1075.

D.4. RZ 24-1263

 Michelle Heinrich, DS, called RZ 24-1263.

 Testimony provided.

 Susan Finch, ZHM, closed RZ 24-1263.

MONDAY, AUGUST 18, 2025

D.5. RZ 25-0602

 Michelle Heinrich, DS, called RZ 25-0602.

 Testimony provided.

 Susan Finch, ZHM, closed RZ 25-0602.

D.6. RZ 25-0700

 Michelle Heinrich, DS, called RZ 25-0700.

 Testimony presented.

 Susan Finch, ZHM, closed RZ 25-0700.

D.7. RZ 25-0704

 Michelle Heinrich, DS, called RZ 25-0704.

 Testimony provided.

 Susan Finch, ZHM, closed RZ 25-0704.

D.8. RZ 25-0801

 Michelle Heinrich, DS, called RZ 25-0801.

 Testimony provided.

 Susan Finch, ZHM, closed RZ 25-0801.

D.9. RZ 25-0802

 Michelle Heinrich, DS, called RZ 25-0802.

 Applicant requested a continuance.

 Susan Finch, ZHM, denied the continuance request.

 Michelle Heinrich, DS, called RZ 25-0802.

 Testimony presented.

 Susan Finch, ZHM, closed RZ 25-0802.

MONDAY, AUGUST 18, 2025

D.10. MM 25-0808

 Michelle Heinrich, DS, called MM 25-0808.

 Testimony presented.

 Susan Finch, ZHM, closed MM 25-0808.

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

ADJOURNMENT

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

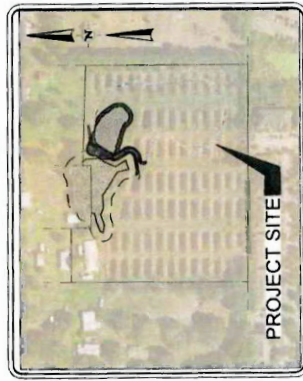
TYPE OF CONSTRUCTION PLANS FOR DIXON DRIVE SITE RESTORATION HILLSBOROUGH COUNTY, FLORIDA

DIXON DRIVE
HILLSBOROUGH COUNTY, FLORIDA
MARCH, 2024

ENGINEER
1009 N ASHLEY DRIVE, SUITE 900
TAMPA, FLORIDA 33602
JONATHAN H. THORNTON, P.E.
EMAIL: JTHORNTON@HALFF.COM
TEL: (813) 452-4500
FIRM / BUSINESS NO: FLA CA 3306 & F.L.C. 0000046 STATE FL

SURVEYOR
1009 N ASHLEY DRIVE, SUITE 900
TAMPA, FLORIDA 33602
JONATHAN H. THORNTON, P.E.
EMAIL: JTHORNTON@HALFF.COM
TEL: (813) 452-4500
FIRM / BUSINESS NO: FLA CA 3306 & F.L.C. 0000046 STATE FL

POINTE AS-BUILT (1/15/2022)
1009 N ASHLEY DRIVE, SUITE 900
TAMPA, FLORIDA 33602
JONATHAN H. THORNTON, P.E.
EMAIL: JTHORNTON@HALFF.COM
TEL: (813) 452-4500
FIRM / BUSINESS NO: FLA CA 3306 & F.L.C. 0000046 STATE FL



PROJECT SITE
1" = 200'



LOCATION MAP
1" = 4000'

SHEET NUMBER	SHEET TITLE
C001	COVER SHEET
C002	GENERAL NOTES
C003	FOUNDER EXISTING CONDITIONS
C004	CURRENT EXISTING CONDITIONS
C005	DEMOLITION & EROSION CONTROL
C006	SITE PLAN
C007	GRADING PLAN
C008	PLANTING PLAN
C009	CRISIS SECTION
C010	CRISIS SECTION DETAILS
C011	CONTROL STRUCTURE TABLE

PREPARED BY:
halff
1009 N ASHLEY DRIVE, SUITE 900
TAMPA, FLORIDA 33602
TEL: (813) 452-4500 FAX: N/A
www.halff.com



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RZ 24-0924
Isabelle Albert
ZHM
Exhibit #1
8-18-2025

THE INFORMATION SHOWN ON THESE DRAWINGS INDICATING SIZE, TYPE AND LOCATION OF WORK IS BASED ON THE INFORMATION PROVIDED BY THE CONTRACTOR. THE CONTRACTOR SHALL CONTACT THE NEAREST UTILITY SYSTEM AT 1-800-327-0748 PRIOR TO BEGINNING ANY EXCAVATION OR CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES AFFECTED BY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESTORATION OF CONTRACTOR DAMAGED UTILITIES TO THE UTILITY COMPANY'S STANDARDS AT THE EXPENSE OF THE CONTRACTOR.



APPROVED BY: _____ DATE: _____
NAME: _____ DATE: _____
NAME: _____ DATE: _____

AVO: 54284-002 DATE: DECEMBER 2024

G001

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

July 28, 2025

Smart Communication Holdings, LLC and
Craciun Farm, LLC
c/o Mr. Pavel Pop-Buia
6422 Grenada Island Avenue
Apollo Beach, FL, 33572
bistrobuilders@yahoo.com

SUBJECT: Proposed Resolution for the UNAUTHORIZED DEVELOPMENT IN WETLANDS / Case Number 2021-0042E / Smart Communication Holdings, LLC and Craciun Farm, LLC / no physical address, Dixon Drive, Riverview, FL 33579 / Folio No. 077657-0100 / STR 08-31-20

Dear Mr. Pop-Buia:

In an effort to amicably resolve Environmental Protection Commission (EPC) case No.: 2021-0042E, please find the enclosed the Amendment to the Consent Order (Order) for your review and consideration. The Order revises the corrective actions plan and contains the necessary conditions to correct the violation.

The Order would become operative only if you and the EPC agree to the terms. If this amendment to the Consent Order is acceptable, the appropriate person should sign page 4 of the Order in both places labeled "Respondent."

Please return the signed copy to my attention at the Wetlands Division, Environmental Protection Commission of Hillsborough County, 3629 Queen Palm Drive, Tampa, Florida 33619. We will return a copy to you after our Executive Director, Janet Lorton, signs the Order.

Please respond to this letter and the enclosed Order within ten (10) days of receipt of this letter. Please contact Bill Inch via email at inchw@epchc.org if you have any questions about the terms of settlement or require additional information.

Environmental Excellence in a Changing World

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

EPC Case No.2021-0042E
Smart Communication Holdings, LLC
and Cracium Farm, LLC
July 28, 2025

Sincerely,



Mike Lynch, Director
Wetlands Division
Environmental Protection Commission
of Hillsborough County

bi/ml

Enclosures: Proposed Amendment to the Consent Order and attachments (6 pages)

EC: Bob Owens, EPC, Owens@epchc.org
Sang Yup Lee, sangyuplee91@gmail.com

**BEFORE THE ENVIRONMENTAL PROTECTION
COMMISSION OF HILLSBOROUGH COUNTY**

**ENVIRONMENTAL PROTECTION
COMMISSION OF
HILLSBOROUGH COUNTY,**

Complainant,

vs.

**SMART COMMUNICATION
HOLDINGS, LLC and
CRACIUN FARM, LLC,**

Respondent.

EPC Case #2021-0042E

FIRST AMENDMENT TO CONSENT ORDER

This First Amendment to the Consent Order is made and entered into between the Environmental Protection Commission of Hillsborough County (EPC) and Smart Communication Holdings, LLC and Craciun Farm, LLC (collectively "Respondents"), in resolution of the above case pursuant to Chapter 84-446, as amended, Laws of Florida (EPC Act), the rules promulgated thereunder, including but not limited to Chapter 1-11 Rules of the EPC (Wetland Rule) and Chapter 373 and 403, Florida Statutes (F.S.), and rules adopted under.

WHEREAS, the EPC and the Respondents entered into a Consent Order on March 26, 2024, in resolution of wetland impact violations (Consent Order) by Respondents at no physical address near Dixon Drive, Riverview, Hillsborough County, Florida, Folio No. 077657-0100, Section 08 Township 31S Range 20E, (Property), requiring the Respondents, among other things, to restore wetland back to pre-alteration, wetland grade and condition.

WHEREAS, Paragraph 10 of the Consent Order provided that Respondents prepare an EPC approved Wetland Restoration Plan (Plan) for the corrective actions. The Plan was initially approved then later modified.

WHEREAS, Respondents have submitted and EPC Staff has approved the Dixon Drive Wetland Restoration Plan (attached here as "Exhibit A") received January 27, 2025 to address the corrective actions in the Consent Order.

NOW THEREFORE, in consideration of the following mutual conditions, the parties hereto agree that the Consent Order executed on March 26, 2024, by the EPC concerning the Respondents, is amended as follows:

1. The Consent Order's Paragraph 10, 11 and 12 have been amended and replaced by the following paragraphs or sentences:

- a. Within 120 days of the Execution Date of this Amendment to the Consent Order, the Respondents shall implement the restoration plan of fully restoring the Wetland "A" and Wetland "B" areas back to pre-construction/land alteration wetland grade and condition, as indicated in the attached hereto plan identified as Exhibit A, and incorporated herein as the Dixon Drive Wetland Restoration Plan.
- b. Within 120 days of the Execution Date of this Amendment to the Consent Order, the Respondents shall fully restore the western boundary surface water ditch system back to the pre-filling grade alteration and condition.
- c. Within 30 days of the completion of the fully restored pre-construction/land alteration wetland grades and conditions as per the Dixon Drive Wetland Restoration Plan, the Respondents shall notify the EPC staff to arrange a mutually convenient date and time to inspect the site for compliance with the restoration of the wetland grades.
- d. Within 30 days of the EPC Staff approved completion of the fully restored wetland grades, the Respondents shall plant the restored wetland as indicated in Exhibit A, the Dixon Drive Wetland Restoration Plan. There shall be a minimum of 85% survival of all the plantings within a year of the plantings, otherwise replanting may be required.

- e. Within 30 days of the completion of the restoration of the site in accordance with the approved Dixon Drive Wetland Restoration Plan Wetland Restoration Plan and EPC Staff approval of the restoration, the Respondents, shall submit to this office along with the applicable fee, the Application to Perform Delineation of Wetlands and Other Surface Waters (WDR30) to document the boundaries of the wetland limits. Once the wetland boundaries have been determined the Respondents shall survey in the boundary limits and submit to this office for approval, surveys depicting the wetland limits.
 - f. Upon approval of the wetland boundary surveys, the Respondent property owner shall convey to the EPC Staff, a written Conservation Easement (CE) pursuant to Section 704.06, F.S. over Wetland "A" and Wetland "B" or their onsite mitigated equivalent, portions that are located only on Folio No. 077657-0100, identified in the Dixon Drive Site Restoration Plan and provide legal descriptions of those restored wetland boundaries. The Respondent property owner, Craciun Farm, LLC, shall use the most recent Template Conservation Easement which can be obtained by Wetlands Division staff and Respondent shall pay for the recording costs on recording the Conservation Easement. The Conservation Easement and property shall be free and clear of all title encumbrances that may inhibit the enforcement of such Conservation Easement.
2. The terms and conditions set forth in this First Amendment to Consent Order are hereby adopted and incorporated into the Consent Order and may be enforced in a court of competent jurisdiction pursuant to Florida law and any other laws referenced in the Consent Order.
 3. The Respondents acknowledge that this First Amendment is a final agency action subject to Section 9 of the EPC Act. Upon the timely filing of an appeal or a request for an extension of time to file an appeal, this First Amendment to the Consent Order will not be effective until further order of the EPC.

4. The Respondents re-affirm and acknowledge, as it relates to the Consent Order and this amendment, it is waiving its various challenge rights as described in paragraph 24 of the Consent Order.

5. But for those amendments described in Paragraph 1, above, the remainder of the Consent Order is unchanged and remains in full force and effect.

RESPONDENT:
Smart Communication Holdings, LLC

07/29/2025
DATE

By: 
Name: Pavel Pop-Buia
Title: Owner/President

RESPONDENT:
Craciun Farm, LLC

07/29/2025
DATE

By: 
Name: Pavel Pop-Buia
Title: Owner/President

Approved as to legal sufficiency by the EPC Legal Department.

 08/05/2025
EPC Attorney Date

DONE and ORDERED on 08/05/2025, in Hillsborough County, Florida.

ENVIRONMENTAL PROTECTION
COMMISSION OF
HILLSBOROUGH COUNTY


Janet D. Lorton
Executive Director

Copies furnished to: Sang Yup Lee

CONSENT ORDER NOTICE OF RIGHTS FOR THIRD PARTIES

Pursuant to Section 9 of the Hillsborough County Environmental Protection Act, Chapter 84-446, as amended, Laws of Florida, (EPC Act) and Rule 1-2.30, Rules of the Environmental Protection Commission of Hillsborough County (EPC), any person whose interests are protected by the EPC Act and who is adversely affected or otherwise aggrieved by this Amendment to the Consent Order has the right to appeal this Amended Consent Order, unless the right was previously waived. Written Notice of Appeal for a Section 9 Administrative Hearing must be received by the EPC Legal Department via electronic mail at legalclerk@epchc.org within twenty (20) days of receipt of this notice. Pursuant to Section 1-2.30(c), Rules of the EPC, a Notice of Appeal must include the following information:

- (1) The name, address, e-mail, and telephone number of the Appellant; the name, address, e-mail, and telephone number of the Appellant's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the Appellant will be aggrieved or how his or her interests will be adversely affected by the Executive Director's decision;
- (2) A statement of when and how the Appellant received notice of the agency decision;
- (3) A statement of all disputed issues of material fact. If there are none, the Notice of Appeal must so indicate;
- (4) The specific facts the Appellant contends warrant reversal or modification of the Executive Director's proposed action;
- (5) A statement of the specific laws or rules the Appellant contends require reversal or modification of the Executive Director's proposed action; and
- (6) A statement of the relief sought by the Appellant, stating precisely the action Appellant wishes the Commission to take with respect to the Executive Director's proposed action or decision.

Pursuant to Section 1-2.31, Rules of the EPC, you may request additional time to file a Notice of Appeal by filing a "Request for Extension of Time to File a Notice of Appeal." The Request for Extension of Time must include a statement when and how the Appellant received notice of the agency decision and a statement why good cause exists for the extension. The Request for Extension of Time must be sent to and received by the EPC Legal Department at the e-mail noted above within twenty (20) calendar days of receipt of this notice.

By submitting a "Notice of Appeal" or a "Request for Extension of Time to file a Notice of Appeal" via e-mail, you are agreeing to service and receipt of correspondences via e-mail at the originating e-mail address identified in the e-mail submission.

This Consent Order is FINAL unless the party timely files, pursuant to Chapter 1-2, Part IV, Rules of the EPC, "Notice of Appeal" or files "Request for Extension of Time to file a Notice of Appeal" for a formal hearing. Pursuant to Section 1-2.31(c), Rules of the EPC, failure to request an administrative hearing by filing a Notice of Appeal within twenty (20) days after receipt of this Order shall constitute a WAIVER of one's right to have an appeal heard and this unappealed Consent Order shall automatically become a final and enforceable Order of the Commission.

Upon receipt of a sufficient Notice of Appeal for a Section 9 Administrative Hearing an independent hearing officer will be assigned. The hearing officer will schedule the appeal hearing at the earliest reasonable date. Following an evidentiary hearing, the hearing officer will render his/her decision as a recommendation before the EPC Commission. Pursuant to Section 1-2.35, Rules of the EPC, the EPC Commission will take final agency action on the findings of fact and conclusions of law of the hearing officer. A written decision will be provided by the EPC Commission, which affirms, reverses or modifies the hearing officer's decision. Should this final administrative decision still not be in your favor, you may seek judicial review in accordance with Section 9 of the Hillsborough County Environmental Protection Act, Chapter 84-446, as amended, Laws of Florida, and the Administrative Procedure Act, Chapter 120, part II, Florida Statutes, 1961 by filing an appeal under Rule 9.110 of the Florida Rules of Appellate Procedure, with the clerk of the Environmental Protection Commission, EPC Legal Department, 3629 Queen Palm Dr., Tampa, FL 33619, and by filing a notice of appeal accompanied by the applicable filing fee with the Second District Court of Appeal within 30 days from the date of this Consent Order becoming an Order of the Commission. Please, note that this District Court appeal differs from the Section 9 Appeal.

Copies of EPC rules referenced in this Consent Order may be examined at any EPC office, may be found on the internet site for the agency at <http://www.epchc.org>, or may be obtained by written request to the EPC Legal Department at 3629 Queen Palm Dr., Tampa, FL 33619.

Exhibit A



1 DURING THE CONSTRUCTION AND MAINTENANCE OF THIS PROJECT, ALL SAFETY REGULATIONS ARE TO BE ENFORCED. THE CONTRACTOR OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE CONTROL AND SAFETY OF THE TRAVELING PUBLIC AND THE SAFETY OF HIS/HER PERSONNEL.

- GENERAL NOTES (CONT.):

ALL COMPONENTS OF THE WATER SYSTEM, INCLUDING FITTINGS, HYDRAULIC CONNECTIONS AND VALVES SHALL REMAIN UNCOVERED UNTIL PROPERLY INSPECTED AND ACCEPTED BY THE OWNER'S ENGINEER AND APPLICABLE AGENCIES.

PRESSURE TESTS TO BE IN ACCORDANCE WITH APPLICABLE AGENCY SPECIFICATIONS. CONTRACTOR TO NOTIFY OWNER'S ENGINEER AND APPLICABLE AGENCY INSPECTORS 72 HOURS IN ADVANCE OF PERFORMING TESTS. CONTRACTOR TO SET UP AND TESTIFY TESTS IN ADVANCE OF SCHEDULED INSPECTION.

CONTRACTOR TO PERFORM CHLORINATION AND BACTERIOLOGICAL SAMPLING PURSUANT TO AGENCY REQUIREMENTS AND IN ACCORDANCE WITH APPLICABLE AGENCY SPECIFICATIONS. CHLORINATION, COMPLETION OF BACTERIOLOGICAL SAMPLING AND TESTING SHALL BE SUBMITTED TO OWNER'S ENGINEER WITHIN 10 DAYS AFTER TESTING OF ALL BACTERIOLOGICAL TESTS TO BE SUBMITTED TO OWNER'S ENGINEER WITHIN 10 DAYS AFTER TESTING.

CONTRACTOR IS HEREBY ADVISED THAT THE WATER CERTIFICATION AND CLEARANCE PROCESS MUST BE COMPLETED PRIOR TO ANY TEMPORARY OR PERMANENT BUILDING CERTIFICATE OF OCCUPANCY. THIS PROCESS TYPICALLY REQUIRES A MINIMUM OF 10 BUSINESS DAYS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE TESTING AND TESTING PROCESS CAN HAVE SIGNIFICANTLY LONGER ACHIEVEMENT OR TESTING INFORMATION IS INCOMPLETE OR MISSING OR THE TESTS ARE NOT CONSTRUCTED PER THE APPROVED PLANS. THIS DELAY MAY RESULT IN A NEED TO RE-TEST THE SYSTEM AT THE CONTRACTOR'S EXPENSE.

CONTRACTOR SHALL FURNISH AND INSTALL 3" METAL DETECTABLE IDENTIFICATION TAPE. CAUTION TAPE SHALL BE PLACED AT THE TRENCH, 6 INCHES BELOW THE FINISHED GRADE.

ALL PIPE, FITTINGS, JOINT, PUMPING AND JOINTING MATERIALS, VALVES, HYDRAULIC AND METERS INSTALLED UNDER THIS PROJECT SHALL CONFORM TO APPLICABLE AMERICAN WATER ASSOCIATION (AWWA) STANDARDS FOR EACH PIPE AND FITTING. SEE AWWA C 900, C 905, C 900.5, C 900.6, C 900.7, C 900.8, C 900.9, C 900.10, C 900.11, C 900.12, C 900.13, C 900.14, C 900.15, C 900.16, C 900.17, C 900.18, C 900.19, C 900.20, C 900.21, C 900.22, C 900.23, C 900.24, C 900.25, C 900.26, C 900.27, C 900.28, C 900.29, C 900.30, C 900.31, C 900.32, C 900.33, C 900.34, C 900.35, C 900.36, C 900.37, C 900.38, C 900.39, C 900.40, C 900.41, C 900.42, C 900.43, C 900.44, C 900.45, C 900.46, C 900.47, C 900.48, C 900.49, C 900.50, C 900.51, C 900.52, C 900.53, C 900.54, C 900.55, C 900.56, C 900.57, C 900.58, C 900.59, C 900.60, C 900.61, C 900.62, C 900.63, C 900.64, C 900.65, C 900.66, C 900.67, C 900.68, C 900.69, C 900.70, C 900.71, C 900.72, C 900.73, C 900.74, C 900.75, C 900.76, C 900.77, C 900.78, C 900.79, C 900.80, C 900.81, C 900.82, C 900.83, C 900.84, C 900.85, C 900.86, C 900.87, C 900.88, C 900.89, C 900.90, C 900.91, C 900.92, C 900.93, C 900.94, C 900.95, C 900.96, C 900.97, C 900.98, C 900.99, C 900.100, C 900.101, C 900.102, C 900.103, C 900.104, C 900.105, C 900.106, C 900.107, C 900.108, C 900.109, C 900.110, C 900.111, C 900.112, C 900.113, C 900.114, C 900.115, C 900.116, C 900.117, C 900.118, C 900.119, C 900.120, C 900.121, C 900.122, C 900.123, C 900.124, C 900.125, C 900.126, C 900.127, C 900.128, C 900.129, C 900.130, C 900.131, C 900.132, C 900.133, C 900.134, C 900.135, C 900.136, C 900.137, C 900.138, C 900.139, C 900.140, C 900.141, C 900.142, C 900.143, C 900.144, C 900.145, C 900.146, C 900.147, C 900.148, C 900.149, C 900.150, C 900.151, C 900.152, C 900.153, C 900.154, C 900.155, C 900.156, C 900.157, C 900.158, C 900.159, C 900.160, C 900.161, C 900.162, C 900.163, C 900.164, C 900.165, C 900.166, C 900.167, C 900.168, C 900.169, C 900.170, C 900.171, C 900.172, C 900.173, C 900.174, C 900.175, C 900.176, C 900.177, C 900.178, C 900.179, C 900.180, C 900.181, C 900.182, C 900.183, C 900.184, C 900.185, C 900.186, C 900.187, C 900.188, C 900.189, C 900.190, C 900.191, C 900.192, C 900.193, C 900.194, C 900.195, C 900.196, C 900.197, C 900.198, C 900.199, C 900.200, C 900.201, C 900.202, C 900.203, C 900.204, C 900.205, C 900.206, C 900.207, C 900.208, C 900.209, C 900.210, C 900.211, C 900.212, C 900.213, C 900.214, C 900.215, C 900.216, C 900.217, C 900.218, C 900.219, C 900.220, C 900.221, C 900.222, C 900.223, C 900.224, C 900.225, C 900.226, C 900.227, C 900.228, C 900.229, C 900.230, C 900.231, C 900.232, C 900.233, C 900.234, C 900.235, C 900.236, C 900.237, C 900.238, C 900.239, C 900.240, C 900.241, C 900.242, C 900.243, C 900.244, C 900.245, C 900.246, C 900.247, C 900.248, C 900.249, C 900.250, C 900.251, C 900.252, C 900.253, C 900.254, C 900.255, C 900.256, C 900.257, C 900.258, C 900.259, C 900.260, C 900.261, C 900.262, C 900.263, C 900.264, C 900.265, C 900.266, C 900.267, C 900.268, C 900.269, C 900.270, C 900.271, C 900.272, C 900.273, C 900.274, C 900.275, C 900.276, C 900.277, C 900.278, C 900.279, C 900.280, C 900.281, C 900.282, C 900.283, C 900.284, C 900.285, C 900.286, C 900.287, C 900.288, C 900.289, C 900.290, C 900.291, C 900.292, C 900.293, C 900.294, C 900.295, C 900.296, C 900.297, C 900.298, C 900.299, C 900.300, C 900.301, C 900.302, C 900.303, C 900.304, C 900.305, C 900.306, C 900.307, C 900.308, C 900.309, C 900.310, C 900.311, C 900.312, C 900.313, C 900.314, C 900.315, C 900.316, C 900.317, C 900.318, C 900.319, C 900.320, C 900.321, C 900.322, C 900.323, C 900.324, C 900.325, C 900.326, C 900.327, C 900.328, C 900.329, C 900.330, C 900.331, C 900.332, C 900.333, C 900.334, C 900.335, C 900.336, C 900.337, C 900.338, C 900.339, C 900.340, C 900.341, C 900.342, C 900.343, C 900.344, C 900.345, C 900.346, C 900.347, C 900.348, C 900.349, C 900.350, C 900.351, C 900.352, C 900.353, C 900.354, C 900.355, C 900.356, C 900.357, C 900.358, C 900.359, C 900.360, C 900.361, C 900.362, C 900.363, C 900.364, C 900.365, C 900.366, C 900.367, C 900.368, C 900.369, C 900.370, C 900.371,

1. CONTRACTOR TO REMOVE AND DISPOSE OF ALL EXISTING OCCUPATION AS NECESSARY TO CONSTRUCT PROPOSED IMPROVEMENTS.
2. CONTRACTOR TO DEMOLISH AND REMOVE ALL IMPROVEMENTS WITHIN LIMITS OF CONSTRUCTION UNLESS SHOWN ON PLANS AS TO BE RETAINED.

- 405-3.531(2), FAC
-
- SITE PLAN & COORDINATE GEOMETRY NOTES.

[illegible]

- ADDITIONAL NOTE: THE AHJ RESERVES THE RIGHT TO SAMPLE AND TEST ANY MATERIAL DURING CONSTRUCTION

NOTES:

- [illegible]

PROJECT NO : 54-284-002	ISSUED: DECEMBER 2024	GENERAL NOTES G002
DRAWN BY: BM	CHECKED BY: JMT	
SCALE: 1" = 8'		
SHEET TITLE		

WETLAND CONSERVATION AREA NOTE

THE WETLAND CONSERVATION AREA SHALL BE RETAINED IN A NATURAL STATE PURSUANT TO THE WETLANDS AND SWAMPLANDS PROTECTION ACT (LCG) AS AMENDED, THE HILLSBOROUGH COUNTY LAND PROTECTION ACT, CHAPTER 34-40, AND CHAPTER 1-11, RULES OF THE ADDITIONAL WUGH COUNTY ENVIRONMENTAL COMMISSION. THE REQUIRED 40% SETBACK FROM THE WETLAND CONVECTION AREA IS NOT TO BE TAKEN BACK FROM THE WETLAND CONVECTION AREA IN THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE.



SURVEYORS NOTES

- [illegible]

LEGAL DESCRIPTION

[illegible]

LEGEND

- REE LEGEND
- ON TRFEL
PALM TRFEL
PINE TRFEL
- WATER
- WETLAND
CONSERVATION
AREA/OSW

FLOODPLAIN INFORMATION

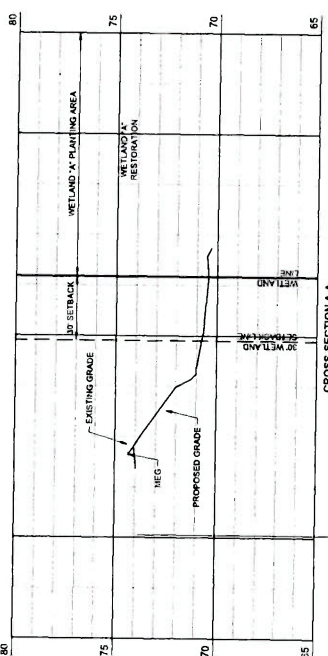
THIS PROPERTY LIES WITHIN FLOOD ZONE "X" AS DEPICTED ON FLOOD INSURANCE RATE MAP NO. 1257C0515H HILLSBOROUGH COUNTY, FLORIDA. EFFECTIVE DATE OF AUGUST 28, 2009

WETLAND CONSERVATION AREA NOTE

WETLAND CONSERVATION AREA NOTE
THE WETLAND CONSERVATION AREA SHALL BE RETAINED IN A NATURAL STATE PURSUANT TO THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE (LDC) AS AMENDED. THE HILLSBOROUGH COUNTY ENVIRONMENTAL PROTECTION ACT, CHAPTER 84-446, AND CHAPTER 1-11, RULES OF THE HILLSBOROUGH COUNTY ENVIRONMENTAL PROTECTION COMMISSION IN ADDITION, A 30 FOOT SETBACK FROM THE WETLAND CONSERVATION AREA IS REQUIRED AND SHALL CONFORM TO THE PROVISIONS STIPULATED WITHIN THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE

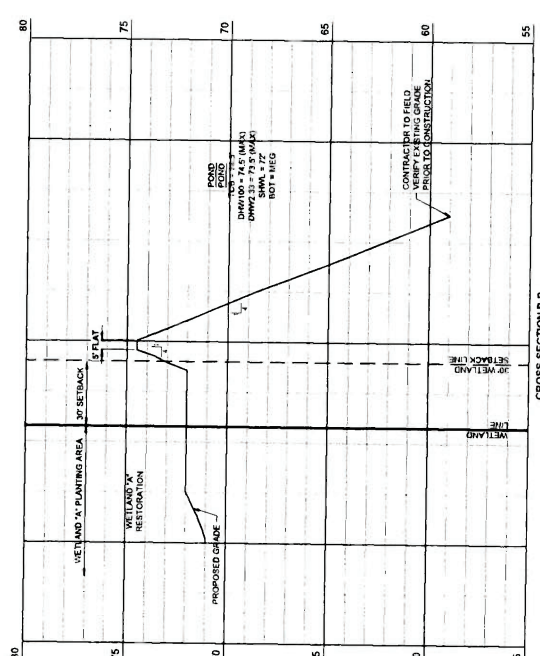




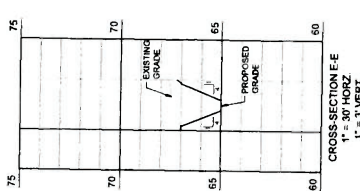


CROSS-SECTION A-A
1" = 30' HORIZ.
1" = 3' VERT.

POND EXCAVATION NOTE:

[illegible]

CROSS-SECTION B-B
1" = 30' HORIZ.
1" = 3' VERT.



CROSS-SECTION E-E
1" = 30' HORIZ.
1" = 1' VERT.

CROSS SECTION	C601
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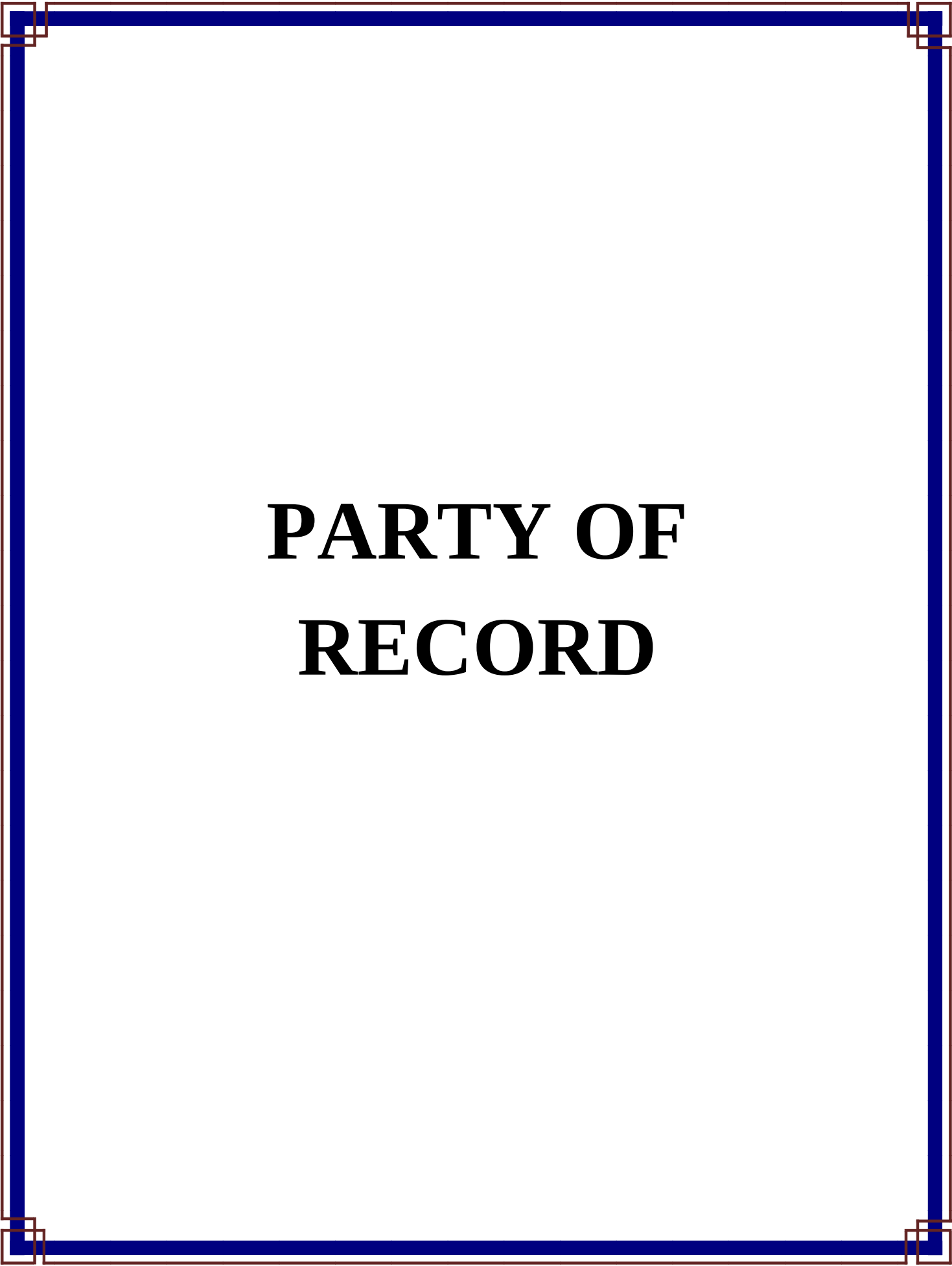
PROJECT NO: 54764-002	DRAWN BY: BFM	DATE: 1" = 8'	SHEET TITLE DRAINAGE NOTES & DETAILS	C702
ISSUED: JANUARY 2024	CHECKED BY: JNT			

Brent '14-0924

RZ 24-0924
Brent R. Davis
ZHM
Exhibit #2 8-18-2025







PARTY OF RECORD

Rome, Ashley

From: Hearings
Sent: Friday, August 9, 2024 10:27 AM
To: Timoteo, Rosalina; Chapela, Tania; Rome, Ashley
Subject: FW: BOCC Contact Form - Zoning Application Comment (RZ-PD-24-0924). Please add to hearing record.

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>
Sent: Friday, August 9, 2024 10:17 AM
To: Hearings <Hearings@hcfl.gov>
Subject: BOCC Contact Form - Zoning Application Comment (RZ-PD-24-0924). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW
Submitted at 08/09/24 10:17 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 Pat Kemp (District 6) 7 Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Carryn Barrilleaux
Address:	10510 Dixon Dr Riverview, FL 33579
Your Phone Number::	(813) 465-3198
Your Email Address::	carryn.barrilleaux@gmail.com

Your Message	
Your Subject (required)::	We are against rezoning this land in the middle of a residential street
Your Message (required)::	Me and my family live at the front of this residential street with no outlet. I have 3 small children one of which is Autistic with special needs. We have spoken to the builders proposing a THIRTY HOME DEVELOPMENT on a residential property comparable to the rest of the homes on this street. We are a very active community who will fight this every step of the way and be at the hearings. This is ridiculous our little street cannot handle this capacity of people in one plot.
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-24-0924

Rome, Ashley

From: Hearings
Sent: Thursday, August 29, 2024 7:58 AM
To: Timoteo, Rosalina; Rome, Ashley; Chapela, Tania
Subject: FW: ATTN: ZONING HEARING MASTER REF:PD-24-0924

From: Sevn Castillo <scastillo813@yahoo.com>
Sent: Wednesday, August 28, 2024 6:42 PM
To: Hearings <Hearings@hcfl.gov>
Subject: ATTN: ZONING HEARING MASTER REF:PD-24-0924

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

Attn: Zoning Hearing Master

Application Number: PD-24-0924

ZHM Meeting: September 16, 2024

IN OPPOSITION to the rezoning of properties on Dixon Dr. Folio #s 77656.000 & 77657.0100

The current owner of the folios mentioned, first and foremost, destroyed the property and has yet to make it right. To add insult to injury he now wants to build 36 homes on the site! Building a subdivision on a street with most homes sitting on 3-5 acres does not support the compatibility of our surrounding land/community.

The increased traffic alone should be a huge concern as Dixon Drive is a sub-standard roadway. With 36 homes and assuming there are approximately 2 cars per home (possibly even 3 or 4 if they have kids) is 72 additional cars transiting Dixon Dr. Residents can barely get onto 301 as it is now with the continually increasing amount of traffic. This will create a nightmare for all living here and an increase in traffic incidents. The potential for loss of life from an accident is extremely high. We already have issues with the amount of traffic from the church on Dixon. I have to leave my house on Sunday 30 minutes before my church's service, otherwise we get held up in the Dixon church traffic and am late to church.

With the current building code requirements, the proposed homes would have to be built up significantly. Adding 36 homes will drastically change the amount of water running off of their properties and into the surrounding properties. We haven't faced a hurricane this year and Dixon Dr. is already flooding from the mess the owner has created with that property. I believe evidence will be presented at the ZHM to this fact and it was a regular storm, way before TS Debbie and you could not see where the ditch and road met.

The owner bought this property with the intent to build a house on it (from what we were told). I don't believe that was ever the case. He purchased this property in 2020 for \$225K. He can still build a home on it, even 2-3 homes, and make money. We do not support 36 homes! No. It only benefits the property owner who will not be living on Dixon Dr. He is only interested in putting substantial money in his pocket. When will Hillsborough County stop letting developers get rich while taking up every spec of land in sight? Please let us have our space. We live here and we love our area. So many old Florida-born and bred people are leaving because they just cannot take the overdevelopment. Hillsborough County is perpetually playing catch up in every department, all due to the infrastructure not being designed for this many people.

Dixon Drive is a tight-knit community. Some of the residents have lived on this street for well over 40 years and raised their families here on a nice quiet street. That is why when property goes up for sale it is snatched up. Every new homeowner in the last few years has said the same thing. "We love this street, it's like a breath of fresh air, country life in the city." One new resident even said she waited for years for a home to become available because she wanted to live here. We look out for each other, we all know each other, we help each other. Our goal has always been to keep our life here simple and avoid overdevelopment. We will always fight to maintain our standard of living.

Putting 36 homes on our street that will most likely bring crime to our street. I previously lived just up the road in Colonial Hills for 10 years. The last 3 years I lived there, they built sub-divisions on both sides of our neighborhood. Within two years, we had people breaking into our vehicles. Not once did that happen before the new sub-divisions were built.

Lastly, none of this in any way is beneficial to the people currently residing on Dixon Dr. The only person who will gain from this is the developer. They will put tons of money in their pockets and walk away with a smile, we will be left with the mess. What - who does Hillsborough County care about? It's citizens or making sure there is a house on every spare inch of land and developers get money in their pockets.

I would like to thank you for taking the time to read our written testimony and we appreciate your consideration and request that you to deny this application.

Very Respectfully,
Sevn & Sarah Castillo

10892 Dixon Drive
Riverview, FL 33579.

Rome, Ashley

From: Hearings
Sent: Tuesday, August 20, 2024 10:49 AM
To: Rome, Ashley; Timoteo, Rosalina; Chapela, Tania
Subject: FW: PD-24-0924
Attachments: Hearing Testimony.docx; 2024.03.26 Smart Communication CASE 2021-0042E Revised LFCO Final - Executed (1).pdf; A piece of heaven on Dixon Dr.jpg; Paradise ruined!.png; County contacts.jpg; image001 (1).png; Mellon property.jpg; PXL_20240717_213233658.MP.jpg; PXL_20240717_213247228.jpg

From: Brent Davis <nuthinfancy1@verizon.net>
Sent: Tuesday, August 20, 2024 8:59 AM
To: Hearings <Hearings@hcfl.gov>
Subject: Fw: PD-24-0924

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

----- Forwarded Message -----

From: Brent Davis <nuthinfancy1@verizon.net>
To: gs@hcfl.gov <gs@hcfl.gov>
Sent: Tuesday, August 20, 2024 at 08:13:32 AM EDT
Subject: PD-24-0924

Zoning Hearing Master

Board of County Commissioners

Re: **RZ-PD-24-0924**

Please consider this letter and attached evidence as my testimony in opposition to this application.

This property was formerly owned By Virgil and Shirley Best who were tragically murdered in their home in 2015. They operated approximately 10 acres of the property as a tropical fish farm before their deaths. I dare say they would be shocked to see what has happened to their property. Their children and heirs, Todd and Michelle, sold the property in 2020 To the current owner Pavel Pop-Buia and his company Smart Communications Holdings LLC for \$225,000.00. His associate Braian Cracium, owner of KC Coastal, brought in heavy excavation equipment and began to dig and sell large quantities of fill dirt from the site. Hundreds of trucks loaded with this dirt drove down Dixon Drive for months. He also dug into the aquifer and destroyed the existing wetland. This released toxic chemicals into the drainage ditch that runs to the south side of the neighboring properties and

ultimately flows past the properties on the north side of Dixon drive and on to the creek at US 301. This was verified by the EPC and the gentleman doing the testing advised some of us that he had never seen readings this high. On top of that, large quantities of construction debris were buried on the property and remain to this day. All of this work was done without any permits to the best of my knowledge.

Code enforcement has visited the site many times and ordered that corrective action be taken. (Business cards of some of the county employees who visited the site are attached). Fines were also levied reportedly in the \$1,000,000 range. Most of this activity occurred over 3 years ago in the spring of 2021. To date no corrective action has been taken and the fines have somehow been reduced to \$9100.00, which has been paid. Documentation is attached. How could this happen? We were told this was “handled downtown”. What does that mean? Does the applicant have influence with county officials that private citizens do not? One must wonder. This wreaks of impropriety within the county government to the average citizen. The alterations to the property including a large retention pond, (photos attached) have caused extreme flooding to several of the properties to the west of the site. Photos are attached. This was prior to hurricane Debby. The owner has made no attempt to rectify the situation as was ordered by the EPC and code enforcement over 3 years ago. He has been a horrible steward of the property.

Now the applicant has the audacity to request a zoning change to build a dedicated subdivision within our community! The applicant's representative, Isabelle Albert concedes that our community is unique, (email attached) and many of us have lived here for 30 – 50 years. We have approximately 57 owners and 36 homes represents an almost 40% increase in dwellings in one shot. This is unacceptable to **EVERYONE** who lives in this community. Most of us moved into this community to retire, and to have some buffer from the out-of-control development in southern Hillsborough County. Dixon Drive has been a wonderful place to raise children, grandchildren and animals. This is a one-way-in and one way out community that offers a much different way of life for the residents than the subdivisions that blanket the area. (video and photos attached). How will this affect our property values. My guess is they would plummet as the unique situation we have would be gone.

The applicant has never intended to build a home on this property and live amongst the residents. He and his associates are only interested in making yet more money from this piece of property and going on their merry way leaving all of us to suffer the consequences of their actions. We already have a serious traffic issue with the church traffic which routinely backs up the street for 45 minutes at a time, preventing us from getting in or out of our community. (video attached) 60-70 more cars on this street (which was not built to handle the load) and all the construction vehicles need for construction is the last thing we need. Similar situations have seen a sharp increase in crimes including burglary which is also not something we should have to deal with. We are also concerned about this community being required to hook up to county water and sewer. We are all on wells and septic tanks and have no desire to hook up to county services or have our community dug up so the applicant can hook up. Another concern is what if they are granted the zoning change and change their mind and decide to build townhomes? This has happened recently near one of our resident's offices. A fine was apparently paid and the townhomes remain. This would be disastrous for our community and could easily happen. **This development is in no way compatible with our community!**

In summation, every resident on Dixon Drive and Arcadia Lane is opposed to this project. The owner has destroyed this piece of land, violated EPC regulations, made a mockery of county code enforcement and profited handsomely I'm sure, with no regard for the community. We have serious questions already as to how this happened and who in the County should be held accountable for

allowing this situation to occur. The residents of our community deserve an answer to this question. The site should be restored to an acceptable condition before there is any conversation regarding developing it. We come before the Zoning Hearing Master and our Board of County Commissioners and respectfully urge you to deny this application. Are you willing to destroy our resident's way of life so profiteers can build yet another subdivision? This is the question you must ask yourself.

Brent R. Davis

10609 Dixon Drive

Riverview, Fl. 33579

Zoning Hearing Master

Board of County Commissioners

Re: **RZ-PD-24-0924**

Please consider this letter and attached evidence as my testimony in opposition to this application.

This property was formerly owned By Virgil and Shirley Best who were tragically murdered in their home in 2015. They operated approximately 10 acres of the property as a tropical fish farm before their deaths. I dare say they would be shocked to see what has happened to their property. Their children and heirs, Todd and Michelle, sold the property in 2020 To the current owner Pavel Pop-Buia and his company Smart Communications Holdings LLC for \$225,000.00. His associate Braian Cracium, owner of KC Coastal, brought in heavy excavation equipment and began to dig and sell large quantities of fill dirt from the site. Hundreds of trucks loaded with this dirt drove down Dixon Drive for months. He also dug into the aquifer and destroyed the existing wetland. This released toxic chemicals into the drainage ditch that runs to the south side of the neighboring properties and ultimately flows past the properties on the north side of Dixon drive and on to the creek at US 301. This was verified by the EPC and the gentleman doing the testing advised some of us that he had never seen readings this high. On top of that, large quantities of construction debris were buried on the property and remain to this day. All of this work was done without any permits to the best of my knowledge.

Code enforcement has visited the site many times and ordered that corrective action be taken. (Business cards of some of the county employees who visited the site are attached). Fines were also levied reportedly in the \$1,000,000 range. Most of this activity occurred over 3 years ago in the spring of 2021. To date no corrective action has been taken and the fines have somehow been reduced to \$9100.00, which has been paid. Documentation is attached. How could this happen? We were told this was “handled downtown”. What does that mean? Does the applicant have influence with county officials that private citizens do not? One must wonder. This wreaks of impropriety within the county government to the average citizen. The alterations to the property including a large retention pond, (photos attached) have caused extreme flooding to several of the properties to the west of the site. Photos are attached. This was prior to hurricane Debby. The owner has made no attempt to rectify the situation as was ordered by the EPC and code enforcement over 3 years ago. He has been a horrible steward of the property.

Now the applicant has the audacity to request a zoning change to build a dedicated subdivision within our community! The applicant’s representative, Isabelle Albert concedes that our community is unique, (email attached) and many of us have lived here for 30 – 50 years. We have approximately 57 owners and 36 homes represents an almost 40% increase in dwellings in one shot. This is unacceptable to **EVERYONE** who lives in this community. Most of us moved into this community to retire, and to have some buffer from the out-of-control development in southern Hillsborough County. Dixon Drive has been a wonderful place to raise children, grandchildren and animals. This is a one-way-in and one way out community that offers a much different way of life for the residents than the subdivisions that blanket the area. (video and photos attached). How will this

affect our property values. My guess is they would plummet as the unique situation we have would be gone.

The applicant has never intended to build a home on this property and live amongst the residents. He and his associates are only interested in making yet more money from this piece of property and going on their merry way leaving all of us to suffer the consequences of their actions. We already have a serious traffic issue with the church traffic which routinely backs up the street for 45 minutes at a time, preventing us from getting in or out of our community. (video attached) 60-70 more cars on this street (which was not built to handle the load) and all the construction vehicles need for construction is the last thing we need. Similar situations have seen a sharp increase in crimes including burglary which is also not something we should have to deal with. We are also concerned about this community being required to hook up to county water and sewer. We are all on wells and septic tanks and have no desire to hook up to county services or have our community dug up so the applicant can hook up. Another concern is what if they are granted the zoning change and change their mind and decide to build townhomes? This has happened recently near one of our resident's offices. A fine was apparently paid and the townhomes remain. This would be disastrous for our community and could easily happen. **This development is in no way compatible with our community!**

In summation, every resident on Dixon Drive and Arcadia Lane is opposed to this project. The owner has destroyed this piece of land, violated EPC regulations, made a mockery of county code enforcement and profited handsomely I'm sure, with no regard for the community. We have serious questions already as to how this happened and who in the County should be held accountable for allowing this situation to occur. The residents of our community deserve an answer to this question. The site should be restored to an acceptable condition before there is any conversation regarding developing it. We come before the Zoning Hearing Master and our Board of County Commissioners and respectfully urge you to deny this application. Are you willing to destroy our resident's way of life so profiteers can build yet another subdivision? This is the question you must ask yourself.

Brent R. Davis

10609 Dixon Drive

Riverview, FL 33579

**BEFORE THE ENVIRONMENTAL PROTECTION
COMMISSION OF HILLSBOROUGH COUNTY**

**ENVIRONMENTAL PROTECTION
COMMISSION OF HILLSBOROUGH COUNTY,**

Complainant,

vs.

EPC Case #: 2021-0042E

**SMART COMMUNICATION HOLDINGS, LLC and
CRACIUN FARM, LLC,**

Respondents.

_____ /

CONSENT ORDER

This Consent Order is made and entered into between the Environmental Protection Commission of Hillsborough County (EPC) and *Smart Communication Holdings, LLC* and *Craciun Farm, LLC* (collectively referred to herein as the “Respondents”) in resolution of the above case pursuant to Chapter 84-446, Laws of Florida, as amended (EPC Act) and the rules promulgated thereunder, including but not limited to the EPC Wetland Rule Chapter 1-11, Rule of the EPC. This Consent Order is being offered with corrective actions required to bring the Respondents’ site into compliance.

EPC finds and the Respondents admit the following:

1. The EPC is a local regulatory agency vested by the Florida Legislature with the power and duty to protect Hillsborough County's air, soil, and water resources and to administer and enforce the EPC Act, and the EPC rules adopted thereunder. The EPC has jurisdiction over the matters addressed in this Consent Order.
2. The Respondent Smart Communication Holdings, LLC is an active registered Florida Limited Liability Company and is a person within the meaning of the EPC Act and Chapter 403, Florida Statutes (F.S.). The Respondent Craciun Farm, LLC is an active registered Florida Limited Liability Company having been administratively dissolved on September 23, 2022, and reinstated February 3, 2023, and is a person within the meaning of the EPC Act and Chapter 403, Florida Statutes (F.S.).

Smart Communication Holdings, LLC and Craciun Farm, LLC
EPC Case No. 2021-0042E

Page 1 of 10

3. The Respondent Craciun Farm, LLC has owned real property located at no physical address, near Dixon Drive, Folio No. 077657-0100, Section 08 Township 31S Range 20E, Riverview, Hillsborough County, Florida (Property) since December 1, 2021. As the owner of the Property, Respondent Craciun Farm, LLC is responsible for the unauthorized wetland and/or other surface water (OSW) impacts located on this and adjacent Property.
4. The Respondent Smart Communication Holdings, LLC owned the Property previous to December 1, 2021, since August 31, 2020.
5. The EPC finds that the following findings and violation(s) occurred:
 - a. On March 11, 2021, EPC staff inspected the Property, as investigation of complaint No. 2021-0300E, and discovered the unauthorized placement of fill into a wetland, lack of established erosion controls, and discharge of sediments and turbid water into a wetland. Warning Notice No. 2021-0042E was issued to Smart Communication Holdings, LLC for the above-described violations.
 - b. On March 16, 2021, EPC staff inspected the Property with Florida Department of Environmental Protection (FDEP) and Hillsborough County staff. Staff discovered grading of site was ongoing without established erosion controls. Additionally, staff confirmed Wetland B approximately 0.40 acres was cleared and dredged and ultimately combined into a new borrow pit. Wetland A showed soil disturbance and vegetation removal.
 - c. On March 29, 2021, EPC staff inspected the Property to assess site conditions. Staff observed established silt fence as effort to repair breached berm, and continued grading and dumping of concrete to on-site wetlands.
 - d. On April 14, 2021, EPC staff found approximately 0.2 acres of wetland impacts along the northern property line to the adjacent property at 10811 Dixon Dr., Hillsborough County, Riverview, FL, Folio No. 077656-0100 ("Adjacent Property"), owned by third-party Zakariya Kader and Samya J Abukhdair. On June 15, 2021, EPC staff issued Warning Notice No. 2021-0103E to Zakariya Kader at 10811 Dixon Drive, Riverview, FL, 33579-7409 was issued for the above-described violations.
 - e. On September 9, 2021, EPC staff inspected the Property, as investigation of complaint No. 2021-1098E, and discovered discharge of sediments and turbid water into a wetland due to inadequate and non-maintained erosion controls. On September 13, 2021, EPC staff issued Warning Notice No. 2021-0157E to Smart Communication Holdings, LLC for the above-described violations.

Smart Communication Holdings, LLC and Craciun Farm, LLC
EPC Case No. 2021-0042E

Page 2 of 10

6. These activities resulted in adverse impacts to the wetlands on the Property as identified in the *Wetland Impact Area Map* attached hereto and incorporated herein as Exhibit 1 and these impacts constitute “pollution” as defined by the EPC Act and are violations of Section 1-11.05(1), Rules of the EPC and the EPC Act.
7. The term “adverse impact” is defined by Section 1-11.02(a) as a negative effect upon a wetland, resulting from development which contaminates, alters or destroys, or which contributes to the contamination, alteration or destruction of a wetland or portion thereof such that its environmental benefits are destroyed, reduced or impaired or which threatens their present or future functioning.
8. The Respondents have worked with EPC staff to resolve the above matters by agreement after receiving notice of these violations. On July 6, 2022, EPC staff verified offsite restoration on Adjacent Property was completed. A restoration plan was submitted to EPC on May 8, 2022. The EPC responded with a Request for Additional Information (RAI) on May 25, 2022. A restoration plan was submitted to EPC on September 12, 2022. EPC responded with a Request for Additional Information on December 9, 2022. Revised restoration construction plans and drainage report were submitted February 2, 2024 and revised site plan was submitted February 13, 2024.

THEREFORE, having reached a resolution of these matters, the Respondents and the EPC mutually agree, and it is **ORDERED**:

9. The Respondents shall immediately cease any activities constituting development in wetlands and/or other surface waters as defined in Chapter 1-11, Rules of the EPC, unless specifically authorized in writing by EPC’s Executive Director.
10. Within 90 days of the Execution Date of this Consent Order, the Respondents shall have an EPC approved Wetland Restoration Plan for the areas indicated as *Wetland “A”* and *Wetland “B”* identified in the *Wetland Impact Area Map* attached hereto and incorporated herein as Exhibit 1. Exhibit 1 and terms encompassed are enforceable under this Consent Order. The EPC approved Wetland Restoration Plan shall bring all out-of-compliance impacts into substantial compliance and/or mitigate as agreed upon between the Respondents and EPC. If requested, the Respondents may need to submit additional documentation to EPC, including but not limited to, additional complete application(s) with the applicable application fee(s). The Respondents acknowledge that an EPC approved Wetland Restoration Plan and/or any permit issuance is not guaranteed, and the site may require extensive modifications. However, provided the Respondent submits a proposed Wetland Restoration Plan within 45 days of the Execution Date of this Consent Order, and works with reasonable diligence to respond to any comments or Requests for Additional Information from EPC, the deadline for obtaining an approved Wetland Restoration Plan

Smart Communication Holdings, LLC and Craciun Farm, LLC
EPC Case No. 2021-0042E

Page 3 of 10

may be extended. Within 90 days of an EPC approved Wetland Restoration Plan and the issuance of any required permits, the Respondents shall restore or modify the site in accordance with the Wetland Restoration Plan and/or new permit(s).

11. If a Wetland Restoration Plan identified in Paragraph 10 above is not approved by the EPC within 90 days of the Execution Date of this Consent Order, then within 180 days of the Execution Date of this Consent Order, the Respondents shall fully restore the wetland areas back to pre-construction/land alteration wetland grade and condition, as indicated in the Corrective Actions Offer Letter dated April 13, 2021, attached hereto, and incorporated herein as Exhibit 2. Within 30 days of the completion of the fully restored wetlands, the Respondents shall notify the EPC staff to arrange a mutually convenient date and time to inspect the site for compliance.
12. Within 90 days of the completion of the restoration of the site in accordance with the approved Wetland Restoration Plan and/or new permit(s), the Respondent Craciun Farm, LLC shall convey to the EPC, a written Conservation Easement (CE) pursuant to Section 704.06, F.S. over *Wetland "A"* and *Wetland "B"* or their onsite mitigated equivalent, portions that are located only on Folio No. 077657-0100, identified in Exhibit 1 and provide legal descriptions of those restored wetland boundaries. The Respondent Craciun Farm, LLC shall use the most recent Template Conservation Easement which can be obtained by Wetlands Division staff and shall pay for the recording costs on recording the Conservation Easement. The Conservation Easement shall be free and clear of all encumbrances that may inhibit the enforcement of such Conservation Easement in the future.
13. Within 30 days of the effective date of this Consent Order,
 - a. The Respondents shall pay the EPC a total of **\$9,100.00** in settlement of the matters addressed in this Consent Order. This amount includes \$6,900.00 for civil penalties and \$2,200.00 for costs and expenses incurred by the EPC during the investigation of this matter and the preparation and tracking of this Consent Order.
 - b. Payment shall be by check or money order and shall be made payable to "Environmental Protection Commission" and shall reference this Consent Order and the case number above and shall be mailed to 3629 Queen Palm Drive, Tampa, Florida 33619 in care of Sabatia Merchant, MerchantS@epchc.org in the Wetlands Division. If the Respondents fail to timely make an agreed payment or if the Respondents file for bankruptcy, The Respondents shall notify EPC immediately and any unpaid balance will become immediately due and owing.
14. Notwithstanding the above, the Respondents shall pay as an agreed stipulated penalty:

Smart Communication Holdings, LLC and Craciun Farm, LLC
EPC Case No. 2021-0042E

Page 4 of 10

- a. The amount of \$500.00 per week for each week that constitutes a violation of any condition specified in paragraphs 9, 10, 11 or 12 of this Consent Order, or for any and each violation of the rules and regulations addressed herein. A separate penalty shall be assessed for each violation.
 - b. Payment will be due within 15 days of date on the demand letter issued by the EPC. Payment shall be made by check or money order payable to the “Environmental Protection Commission” and shall reference this Consent Order and the case number above. Any penalties assessed under this paragraph shall be in addition to the settlement sum agreed to in paragraph 13 of this Consent Order. Nothing in this paragraph shall prevent EPC from filing suit to specifically enforce any of the terms of this Consent Order. If EPC is required to file a lawsuit to recover stipulated penalties under this paragraph, EPC will not be foreclosed from seeking civil penalties in an amount greater than the stipulated penalties due under this paragraph.
15. If any event, including administrative or judicial challenges by third parties unrelated to the Respondents, occurs which causes delay or the reasonable likelihood of delay, in complying with the requirements of this Consent Order, Respondents shall have the burden of proving the delay was or will be caused by circumstances beyond the reasonable control of the Respondents and could not have been or cannot be overcome by Respondents' due diligence. Neither economic circumstances nor the failure of a contractor, subcontractor, materialman, or other agent (collectively referred to as “contractor”) to whom responsibility for performance is delegated to meet contractually imposed deadlines shall be considered circumstances beyond the control of Respondents (unless the cause of the contractor's late performance was also beyond the contractor's control). Upon occurrence of an event causing delay, or upon becoming aware of a potential for delay, Respondents shall notify the EPC within 5 working days. Additionally, within seven (7) calendar days of occurrence of an event causing delay or upon becoming aware of a potential for delay, Respondents shall notify the EPC in writing of (a) the anticipated length and cause of the delay, (b) the measures taken or to be taken to prevent or minimize the delay, and (c) the timetable by which Respondents intend to implement these measures. If the parties can agree that the delay or anticipated delay has been or will be caused by circumstances beyond the reasonable control of Respondents, the time for performance hereunder shall be extended. The agreement to extend compliance must identify the provision or provisions extended, the new compliance date or dates, and the additional measures Respondents must take to avoid or minimize the delay, if any. The agreement to extend any deadline(s) must be in writing from the EPC but does not necessarily require execution of an amended Consent Order. Failure of Respondents to comply with the notice requirements of this paragraph in a timely manner constitutes a waiver of Respondents' right to request an extension of time for compliance for those circumstances.

16. If Respondents sell, lease, or otherwise convey all or part of the referenced Property or Facility, Respondents shall provide the new owner or lessee with a copy of this Consent Order and shall reserve the right to access the property to complete performance of its terms. Respondents shall remain completely responsible to the EPC for compliance with the terms of this Consent Order regardless of any sale or lease, unless the new owner or lessee specifically assumes the Respondents' responsibilities hereunder in writing and the Executive Director specifically approves the assumption in writing.
17. This Consent Order is a settlement of the EPC's civil and administrative authority arising under Florida law to resolve the matters addressed herein. This Consent Order is not a settlement of any criminal liabilities which may arise under Florida law, nor is it a settlement of any violation which may be prosecuted criminally or civilly under federal law. Entry of this Consent Order does not relieve Respondents of the need to comply with applicable federal, state or local laws, regulations or ordinances, and all applicable permits and orders issued under those laws, regulations or ordinances. This Consent Order shall not be a defense to any actions commenced pursuant to said laws, regulations, ordinances, orders, or permits, except as expressly described in this Consent Order.
18. The EPC hereby expressly reserves the right to initiate appropriate legal action to address any violations of statutes or rules administered by the EPC that are not specifically resolved by this Consent Order. The EPC reserves its right to pursue any and all of its legal remedies as to any other persons not party to this settlement.
19. The terms and conditions set forth in this Consent Order may be enforced in a court of competent jurisdiction pursuant to the EPC Act. Failure to comply with the terms of this Consent Order shall constitute a violation of the EPC Act.
20. The EPC, for and in consideration of the complete and timely performance by Respondents of all the obligations agreed to in this Consent Order, hereby conditionally waives its right to seek judicial imposition of damages or civil penalties for the violations described above up to the date of the filing of this Consent Order. This waiver is conditioned upon Respondents' complete compliance with all the terms of this Consent Order. The Respondents acknowledge and agree that in no event shall this Consent Order shall be construed to apply as a waiver by the EPC to undertake causes of action not addressed by this Consent Order.
21. Respondents are fully aware that a violation of the terms of this Consent Order may subject Respondents to judicial imposition of damages, civil penalties up to \$15,000.00 per day per violation, costs and expenses of litigation, and criminal penalties.
22. The provisions of the Consent Order shall apply to, inure, and be binding upon the parties and their successors and assigns. Each of the parties hereby agrees that in the event one of

the parties attempts to enforce the terms of this Consent Order, no defense will be raised as to the validity or enforceability of this Consent Order. This Consent Order shall be construed and enforced under Florida Law.

23. The EPC, does not, by execution of this Consent Order, warrant or assert in any manner that the Respondents' compliance with this Consent Order will result in compliance with Respondents' permit(s). Notwithstanding the EPC's review or approval of any plans, reports, schedules, policies, or procedures prepared pursuant to this Consent Order, the Respondents and its successors and assigns shall remain solely responsible for any noncompliance with the terms of this Consent Order, all applicable federal, state or local laws, regulations or ordinances.
24. Respondents acknowledge and waive its right to an administrative appeal (a/k/a hearing) pursuant to Section 9 of the EPC Act and Chapter 1-2, Rules of the EPC, on the terms of this Consent Order. Respondents hereby foregoes, surrenders, waives, and disclaims any and all other hearing and appeal rights under Chapter 120, F.S. or Section 9 of the EPC Act and any and all other suits, appeals, claims, or causes of action in any court of competent jurisdiction, including but not limited to County Court, Circuit Court, the Division of Administrative Hearings, appellate courts, or any other EPC hearing processes against the EPC and DEP arising out of or relating to the violations specifically addressed in this Consent Order, and Respondents, and their counsel, further agree not to encourage or support any such actions by other parties or entities to challenge this Consent Order. If Respondents are charged with violation of this Consent Order, Respondents do not waive its right to prove compliance with the terms of this Consent Order in any court of competent jurisdiction. The entry of this Consent Order does not abrogate the rights of substantially affected persons who are not parties to this Consent Order to challenge this Consent Order pursuant to Chapter 1-2, Rules of the EPC.
25. Respondents shall allow all authorized representatives of the EPC access to the Property and Facility at reasonable times for the purpose of determining compliance with the terms of this Consent Order and the applicable rules and statutes. Access to the property includes, but is not limited to, inspecting, taking photographs, video recording, sampling, collecting, testing, and analyzing.
26. Electronic signatures or other versions of the parties' signatures, such as .pdf, shall be valid and have the same force and effect as originals. The parties hereto may execute this Consent Order in counterpart and such signatures shall have the same effect as if signed all at the same time. No modifications of the terms of this Consent Order shall be effective until reduced to writing and executed by both Respondents and the EPC.
27. All parties agree to pay their own fees and costs, including attorney's fees and costs, related to the violations addressed in this Consent Order and incurred up to the date of execution of

Smart Communication Holdings, LLC and Craciun Farm, LLC
EPC Case No. 2021-0042E

Page 7 of 10

this Consent Order, except that Respondents shall pay for any penalties, cost, and fees agreed to in this Consent Order.

28. This Consent Order shall take effect upon the date that it is signed by the Executive Director or his designee (Execution Date) and shall constitute final agency action by the EPC.
29. Nothing herein shall be construed to limit the authority of the EPC to undertake any action against Respondents in response to, or to recover the cost of responding to, conditions at or from the site requiring EPC action to abate an imminent hazard to the public health, welfare, or the environment.
30. EPC anticipates continuing administrative expenses in tracking this Consent Order and in reviewing and monitoring the corrections contemplated in this Consent Order. EPC will notify the Respondents in writing, at quarterly intervals, of any such continuing expenses and the basis therefore. Respondents shall submit, within 15 days of written notification, a check to the Environmental Protection Commission to cover the additional reasonable expenses of the EPC at the rate of \$60 per hour.
31. Respondents' obligations agreed to in this Consent Order shall terminate upon issuance by the EPC of a Letter of Closure when all terms of this Consent Order have been satisfactorily completed. The Letter of Closure shall reference this Consent Order, this paragraph, and shall specifically state that the EPC's enforcement file in this matter is "closed."

RESPONDENT: *Smart Communication Holdings, LLC*

03/22/24

Date

By:

Name:

Title:



Pavel Pop-Buia

Owner

RESPONDENT: *Craciun Farm, LLC*

03/22/24

Date

By:

Name:

Title:



Pavel Pop-Buia

Owner

FOR INTERNAL USE ONLY

DONE and ORDERED this 26th day of March, 2024.

For the Environmental Protection
Commission of Hillsborough County

Janet D. Lorton

Janet D. Lorton
Executive Director
3629 Queen Palm Drive
Tampa, Florida 33619
(813) 627-2600

Enclosures: Notice of Rights
Exhibit 1
Exhibit 2

Smart Communication Holdings, LLC and Craciun Farm, LLC
EPC Case No. 2021-0042E

Page 9 of 10

CONSENT ORDER NOTICE OF RIGHTS FOR THIRD PARTIES

Pursuant to Section 9 of the Hillsborough County Environmental Protection Act, Chapter 84-446, as amended, Laws of Florida, (EPC Act) and Rule 1-2.30, Rules of the Environmental Protection Commission of Hillsborough County (EPC), any person whose interests are protected by the EPC Act and who is adversely affected or otherwise aggrieved by this Consent Order has the right to appeal this Consent Order, unless the right was previously waived. **Written Notice of Appeal for a Section 9 Administrative Hearing must be received by the EPC Legal Department via electronic mail at legalclerk@epchc.org within twenty (20) days of receipt of this notice.** Pursuant to Section 1-2.30(c), Rules of the EPC, a Notice of Appeal must include the following information:

- (1) The name, address, e-mail, and telephone number of the Appellant; the name, address, e-mail, and telephone number of the Appellant's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the Appellant will be aggrieved or how his or her interests will be adversely affected by the Executive Director's decision;
- (2) A statement of when and how the Appellant received notice of the agency decision;
- (3) A statement of all disputed issues of material fact. If there are none, the Notice of Appeal must so indicate;
- (4) The specific facts the Appellant contends warrant reversal or modification of the Executive Director's proposed action;
- (5) A statement of the specific laws or rules the Appellant contends require reversal or modification of the Executive Director's proposed action; and
- (6) A statement of the relief sought by the Appellant, stating precisely the action Appellant wishes the Commission to take with respect to the Executive Director's proposed action or decision.

Pursuant to Section 1-2.31, Rules of the EPC, you may request additional time to file a Notice of Appeal by filing a "Request for Extension of Time to File a Notice of Appeal." The Request for Extension of Time must include a statement when and how the Appellant received notice of the agency decision and a statement why good cause exists for the extension. The Request for Extension of Time must be sent to and received by the EPC Legal Department at the e-mail noted above within twenty (20) calendar days of receipt of this notice.

By submitting a "Notice of Appeal" or a "Request for Extension of Time to file a Notice of Appeal" via e-mail, you are agreeing to service and receipt of correspondences via e-mail at the originating e-mail address identified in the e-mail submission.

This Consent Order is FINAL unless the party timely files, pursuant to Chapter 1-2, Part IV, Rules of the EPC, "Notice of Appeal" or files "Request for Extension of Time to file a Notice of Appeal" for a formal hearing. Pursuant to Section 1-2.31(e), Rules of the EPC, failure to request an administrative hearing by filing a Notice of Appeal within twenty (20) days after receipt of this Order shall constitute a WAIVER of one's right to have an appeal heard and this unappealed Consent Order shall automatically become a final and enforceable Order of the Commission.

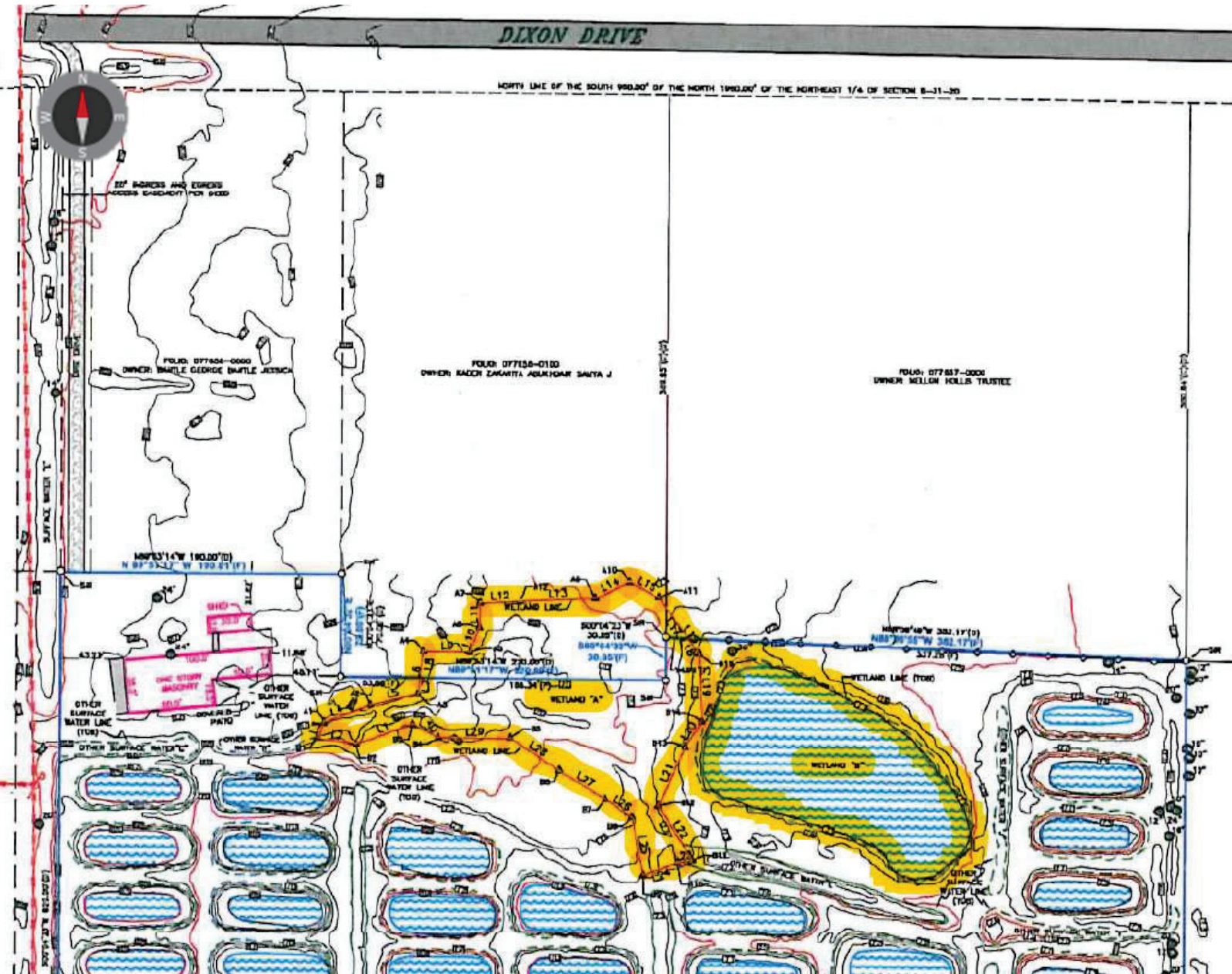
Upon receipt of a sufficient Notice of Appeal for a Section 9 Administrative Hearing an independent hearing officer will be assigned. The hearing officer will schedule the appeal hearing at the earliest reasonable date. Following an evidentiary hearing, the hearing officer will render his/her decision as a recommendation before the EPC Commission. Pursuant to Section 1-2.35, Rules of the EPC, the EPC Commission will take final agency action on the findings of fact and conclusions of law of the hearing officer. A written decision will be provided by the EPC Commission, which affirms, reverses or modifies the hearing officer's decision. Should this final administrative decision still not be in your favor, you may seek judicial review in accordance with Section 9 of the Hillsborough County Environmental Protection Act, Chapter 84-446, as amended, Laws of Florida, and the Administrative Procedure Act, Chapter 120, part II, Florida Statutes, 1961 by filing an appeal under Rule 9.110 of the Florida Rules of Appellate Procedure, with the clerk of the Environmental Protection Commission, EPC Legal Department, 3629 Queen Palm Dr., Tampa, FL 33619, and by filing a notice of appeal accompanied by the applicable filing fee with the Second District Court of Appeal within 30 days from the date of this Consent Order becoming an Order of the Commission. Please, note that this District Court appeal differs from the Section 9 Appeal.

Copies of EPC rules referenced in this Consent Order may be examined at any EPC office, may be found on the internet site for the agency at <http://www.epchc.org>, or may be obtained by written request to the EPC Legal Department at 3629 Queen Palm Dr., Tampa, FL 33619.

Smart Communication Holdings, LLC and Craciun Farm, LLC
EPC Case No. 2021-0042E

Page 10 of 10

EXHIBIT 1
TO THE SMART COMMUNICATION HOLDINGS, LLC AND CRACIUN FARM, LLC
CONSENT ORDER
WETLAND IMPACT AREA MAP



KEY **Not to scale for illustrative purposes only**

 Impact Areas Wetland "A" and Wetland "B"

TO THE SMART COMMUNICATION HOLDINGS, LLC AND CRACIUN FARM, LLC
CORRECTIVE ACTION WARNING NOTICE LETTER

COMMISSION

Mariella Smith CHAIR
 Pat Kemp VICE-CHAIR
 Harry Cohen
 Ken Hagan
 Gwendolyn "Gwen" W. Myers
 Kimberly Overman
 Stacy White

**DIRECTORS**

Janet L. Dougherty EXECUTIVE DIRECTOR
 Hooshang Boostani, P.E. WASTE DIVISION
 Elaine S. DeLeeuw ADMIN DIVISION
 Sam Elrabi, P.E. WATER DIVISION
 Rick Muratti, Esq. LEGAL DEPT
 Andy Schipfer, P.E. WETLANDS DIVISION
 Sterlin Woodard, P.E. AIR DIVISION

April 13, 2021

Via email: braian@kccoastalf.com

Smart Communication Holdings, LLC
 6417 Grenada Island Avenue
 Apollo Beach, FL 33572

**SUBJECT: CORRECTIVE ACTIONS FOR EPC WETLAND VIOLATION WARNING
 NOTICE #2021-0042E / DIXON DRIVE, RIVERVIEW, FL / FOLIO# 0776570100 / STR
 08-31-20**

Dear Mr. Craciun:

The Environmental Protection Commission of Hillsborough County (EPC) has observed violations of Chapter 1-11, Rules of the EPC concerning unauthorized impacts to wetlands on the above referenced property. To work toward resolving the violation noted on the subject Warning Notice, the following corrective actions must be completed on the above referenced property within 14 days of the date of this Notice:

- Remove all fill from within wetland "A", restoring the wetland back to pre-filling wetland grade and condition.
- Restore Wetland "B" back to pre-excavation wetland grade and condition.
- Once both wetlands "A" and "B" are restored back to pre-construction wetland grade and condition, please notify me to schedule a mutually convenient time for inspection.
- Upon approval that both wetland's grades have been appropriately restored, both wetlands will be required to be replanted accordingly.
- Please note this case is being recommended for transfer to Enforcement which will result in the recovery of penalties and costs.

Environmental Excellence in a Changing World

Environmental Protection Commission - Roger P. Stewart Center
3629 Queen Palm Drive, Tampa, FL 33619 - (813) 627-2600 - www.epchc.org
 Smart Communication Holdings, LLC and Craciun Farm, LLC
 EPC Case No. 2021-0042E

TO THE SMART COMMUNICATION HOLDINGS, LLC AND CRACIUN FARM, LLC DEVELOPMENT ORDER

CORRECTIVE ACTION WARNING NOTICE LETTER

Smart Communication
Holdings, LLC
April 13, 2021
Page 2 of 2

It is the EPC's desire that you are able to adequately address the items of concern so that this matter can be resolved in a timely matter. Failure to respond appropriately and completely by the above referenced 14 day timeframe will result in the initiation of formal enforcement proceedings where costs and penalties will be sought through administrative or civil enforcement.

Any further activity interfering with the integrity of wetland(s), such as clearing, excavating, draining or filling, without written authorization from the Executive Director of the EPC or her authorized agent, pursuant to Section 1-11.07, Rules of the EPC, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of Chapter 1-11, Rules of the EPC.

Thank you for your cooperation regarding this matter. If you have any questions, please do not hesitate to contact me at 627-2600 X1223.

Sincerely,



William P. Inch
Environmental Scientist
Wetlands Management Division
Environmental Protection Commission
of Hillsborough County

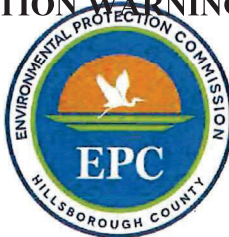
Enclosure-Warning Notice #2021-0042E
Plat of Survey

Cc: Kira Soroka, FDEP
Thomas Baker, PUD
Christa Hull, HC Development Services

Received August 20, 2024
Development Services

EXHIBIT 2
TO THE SMART COMMUNICATION HOLDINGS, LLC AND CRACIUN FARM, LLC
CORRECTIVE ACTION WARNING NOTICE LETTER

Janet L. Dougherty
Executive Director
(813) 627-2600



2021-0042E
Issue Date: 03/11/2021

ENVIRONMENTAL PROTECTION COMMISSION OF HILLSBOROUGH COUNTY

WARNING NOTICE

RESPONSIBLE PARTY

Name: Smart Communication Holdings, LLC
Address: 6417 Grenada Island Avenue Apollo Beach, FL 33572
Phone: **Email:** braian@kccoastfl.com

ALLEGED VIOLATION(S)

Location & Date: Dixon Dr, Riverview, FL 33579, folio# 0776570100 on 3/11/2021

Alleged Violation(s) pursuant to Chapter 84-446 Laws of Florida (Act) and the following:

- > Chapter 84-446 (Act), Chapter 1-5, Rules of the Commission (Water Quality)
- > Chapter 84-446 (Act), Chapter 1-11, Rules of the Commission (Wetlands)
- > Chapter 84-446 (Act), Sec. 17 1.b, Violating Rule/Standard/Order

The violations here alleged may not include possible concurrent violations of other applicable environmental laws: local, state or federal including those of the Environmental Protection Commission. Facts believed to constitute the alleged violation(s):

Placement of fill into a wetland.
No established erosion controls.
Discharge of sediments and turbid water into a wetland.

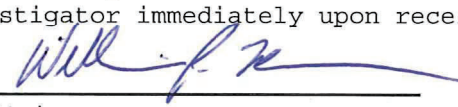
By copy of this Notice, the responsible party is informed that Commission staff believes that based upon the information available, a violation may have occurred. If substantiated, appropriate administrative or legal action will be initiated by the Commission to assure compliance with the Environmental Protection Act of Hillsborough County and the Rules of the Environmental Protection Commission. If you believe that the above does not constitute a violation as alleged, you are encouraged to immediately contact the investigator named below. If the violation is substantiated, cooperative resolution and correction may avoid enforcement action in this matter.

RECOMMENDATIONS

Because continuation of a violation subsequent to this Notice may be considered to be an intentional violation, it is recommended that you cease the above alleged violation and until this matter is resolved it is recommended that you do the following:

Immediately stabilize exposed soils and establish appropriate erosion controls to prevent the discharge of sediments and turbidity into the wetland.
Contact Investigator immediately upon receipt of this Notice.

Investigator:


Bill Inch
Environmental Scientist III
Wetlands Division
Ph.: (813) 627-2600 x1223
Email: inchw@epchc.org

Delivered By: Email

Cc: Thomas Baker, Public Utilities Dept.
Christa Hull, Hillsborough County
Development Services

Attachments:

Environmental Protection Commission of Hillsborough County

Warning Notice #2021-0042E

Issued 03/11/2021

Page 1 of 1

Smart Communication Holdings, LLC and Craciun Farm, LLC

EPC Case No. 2021-0042E

Page 3 of 4

24-0924

~~TO THE SMART COMMUNICATION HOLDINGS, LLC AND CRACHI FARM, LLC CONSENT ORDER~~

POINT OF
COMMENCEMENT
FCM
NORTHWEST CORNER OF THE
NORTHEAST 1/4 OF SECTION
8-31-20

North Line of the Monocent 1/4 of Section 8-31-20

FCM
NORTHEAST CORNER
OF THE NORTHEAST
1/4 OF SECTION
8-31-20

RECEIVED
DEC 31 2020
EPC of H.C.
WETLANDS

DRAWN BY: ERC

DATE: 12-11-2020

CHECKED BY: FM

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SURVEYORS NOTES

- [illegible]

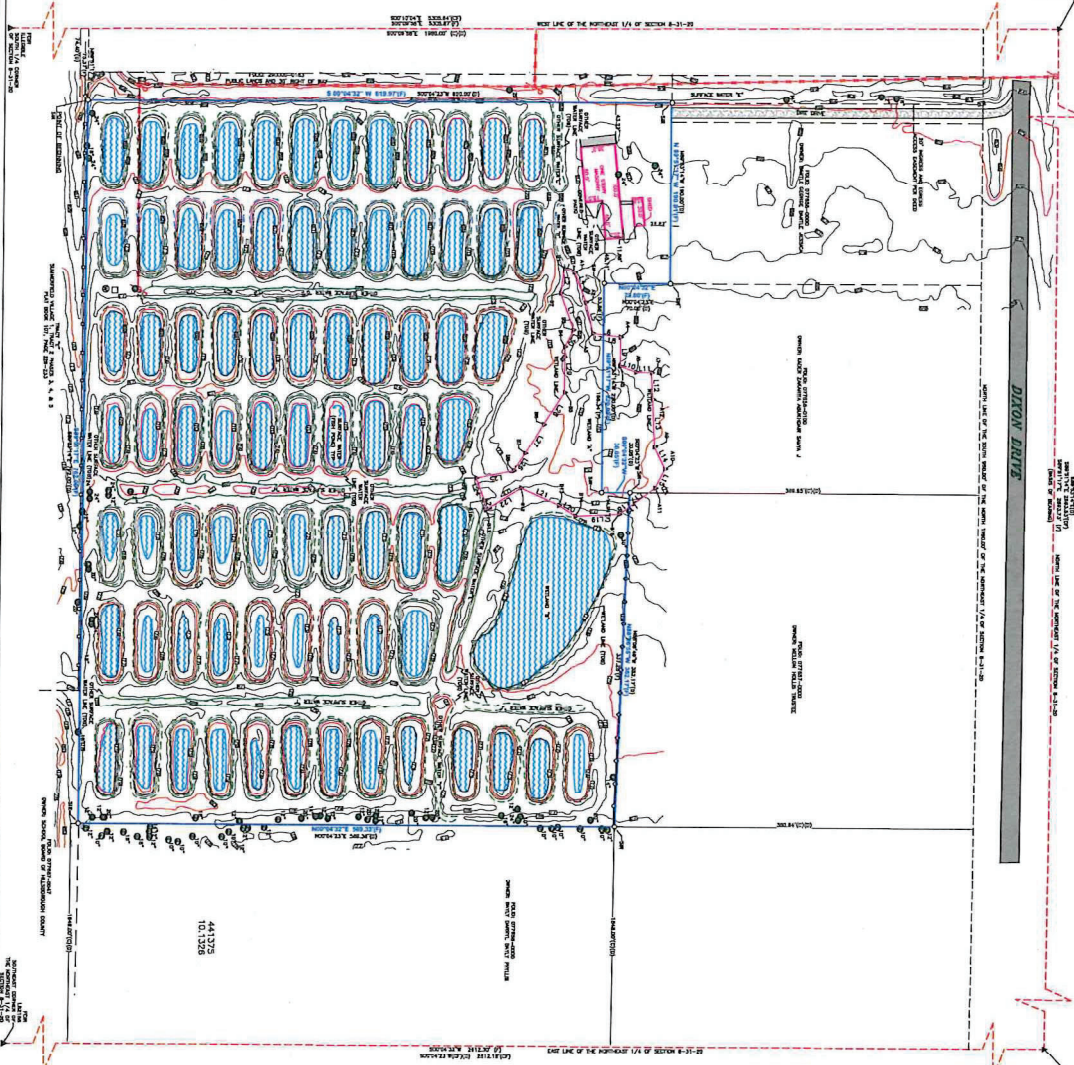
LEGAL DESCRIPTION

PER ICD - O.R., BOOK 25230 PG. 446

[illegible]

WETLAND ACREAGE

OVERALL SITE AREA = 10.13 ACRES ±
TOTAL ON SITE WETLAND AREA = 1.31 ACRES ±
TOTAL ON SITE OTHER SURFACE WATER AREA = 4.19 ACRES ±



Case	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
1	1.1	1.2	1.3	1.4	1.5	1.6	1.7	1.8	1.9	2.0	2.1	2.2	2.3	2.4	2.5	2.6	2.7	2.8	2.9	3.0	3.1	3.2	3.3	3.4	3.5	3.6	3.7	3.8	3.9	4.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	5.0	5.1	5.2	5.3	5.4	5.5	5.6	5.7	5.8	5.9	6.0	6.1	6.2	6.3	6.4	6.5	6.6	6.7	6.8	6.9	7.0	7.1	7.2	7.3	7.4	7.5	7.6	7.7	7.8	7.9	8.0	8.1	8.2	8.3	8.4	8.5	8.6	8.7	8.8	8.9	9.0	9.1	9.2	9.3	9.4	9.5	9.6	9.7	9.8	9.9	10.0										

LEGEND

[illegible]

THIS SURVEY* APPEARS TO ACCURATELY DEPICT THE LIMITS OF VED AND OUR

9DPT1162340FAC, BY EPC ITAF

SIGNATURE _____ DATE 1/14/2026

EXPIRATION DATE: 1/14/2026

CERTIFICATION
I HONESTLY CERTIFY THAT THIS SUB

THE STATE OF FLORIDA

12-18-2020

DATE _____ FILED BY _____

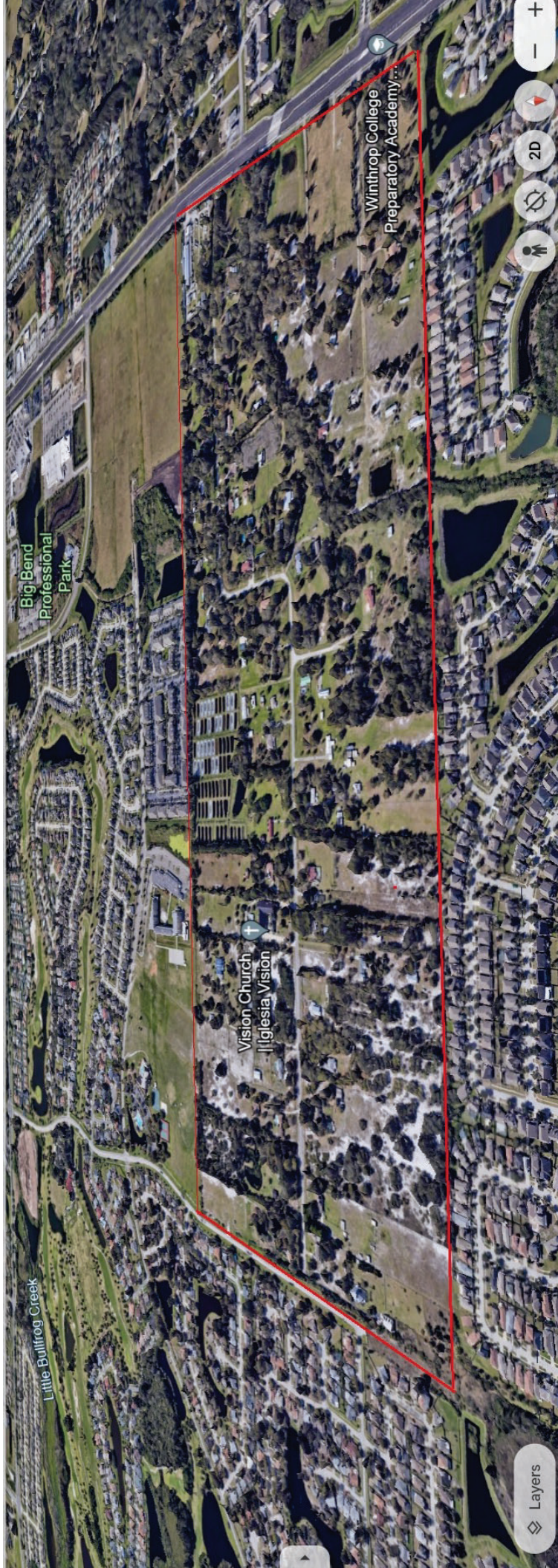
Alpha Surveying & Mapping
 APOLLO BEACH FLORIDA (813)-221-2144 LB 8304
 website- www.alphalandsurveying.com
 email- franklin@alasm96.com

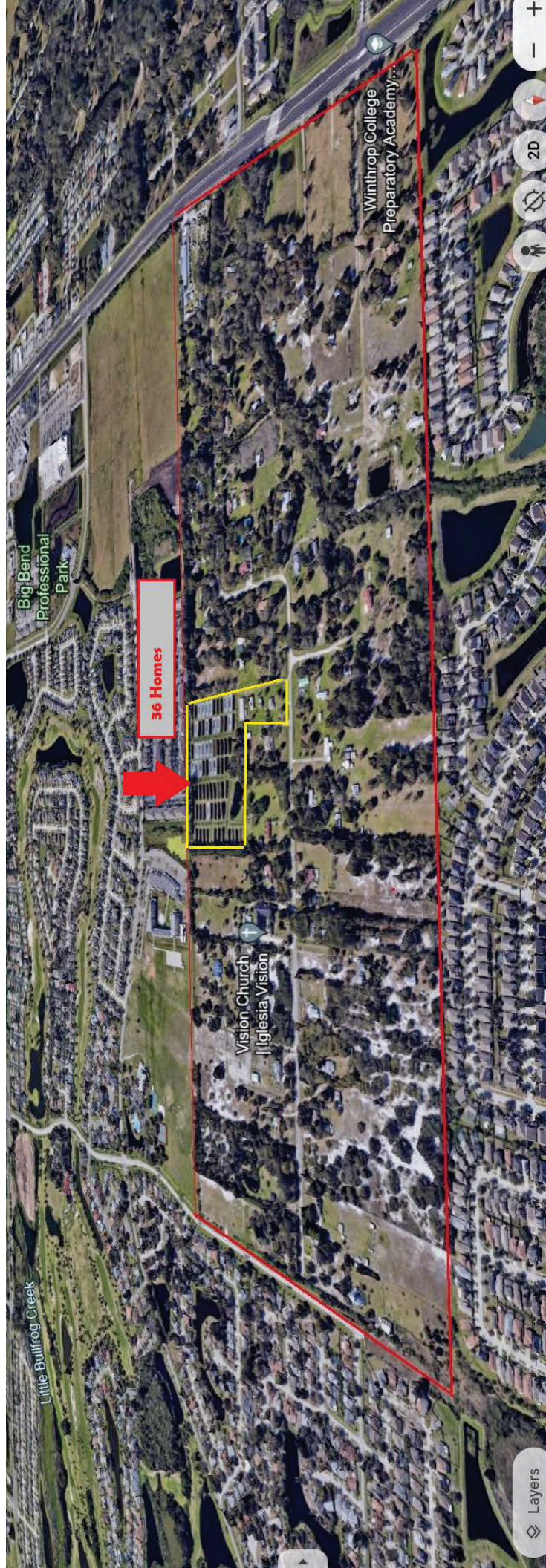
ALPHA SURVEYING & MAPPING

PLAT OF SURVEY.

Smart Communication Holdings, LLC and Craciun Farm, LLC

EPC Case No. 2021-0042E







**Hillsborough
County Florida**

Development Services
Natural Resources

Tony Hood
Environmental Codes Enforcement Officer

☎ (813) 618-0028

✉ HoodT@HCFLGov.net

601 E. Kennedy Blvd., 20th Floor
Tampa, Florida 33602

HCFLGov.net



**Hillsborough
County Florida**

Code Enforcement

Armando Gutierrez
Code Enforcement Officer

☎ (813) 404-9121

✉ GutierrezA@HCFLGov.net

☎ (813) 274-6609

3629 Queen Palm Drive
Tampa, Florida 33619

HCFLGov.net



**Hillsborough
County Florida**

Public Utilities

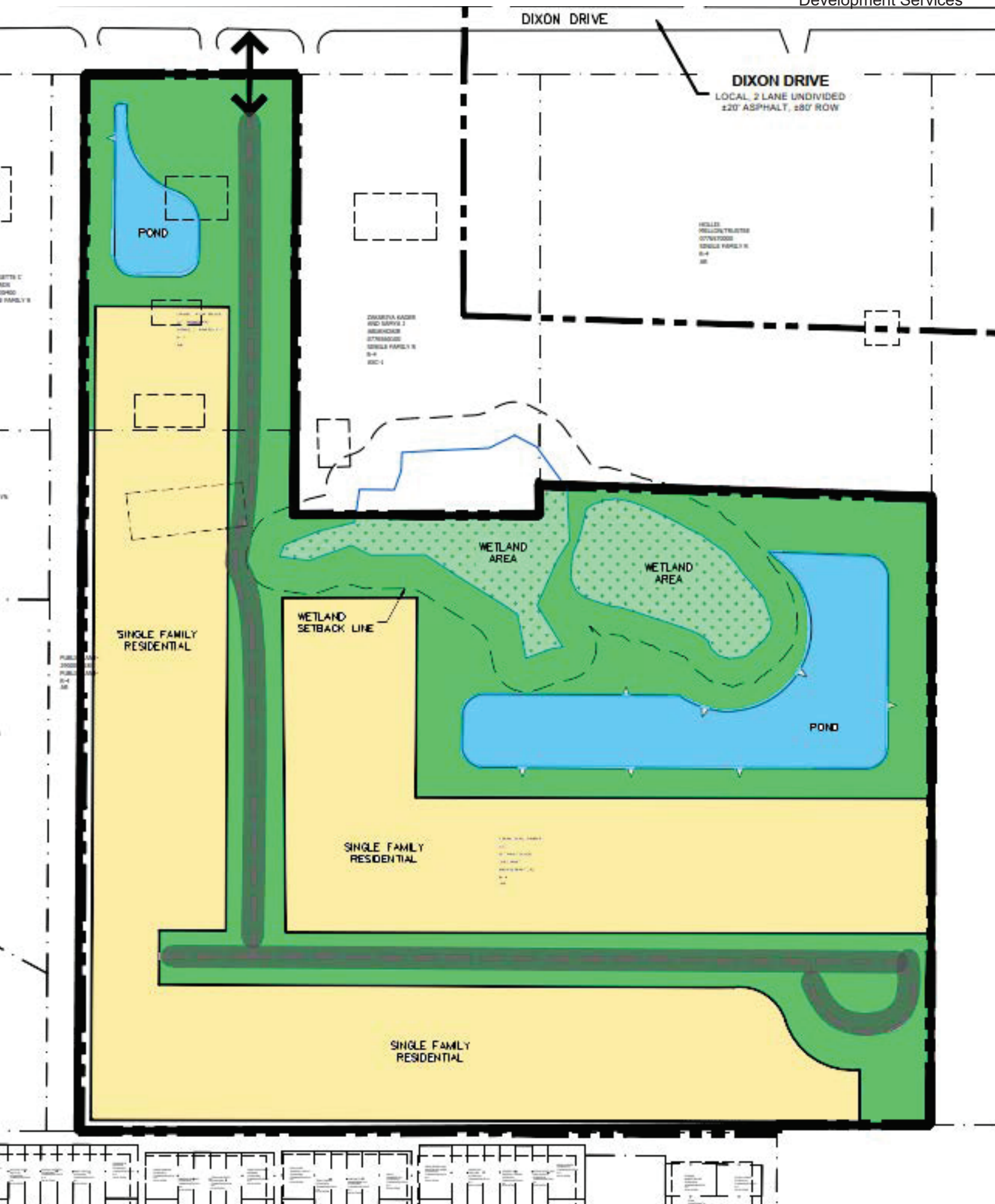
Thomas Baker
Environmental Specialist

☎ (813) 744-5671 Ext. 41322

✉ Bakerth@HCFLGov.net

☎ (813) 394-4920

2420 North Falkenburg Road
Tampa, Florida 33619
HCFLGov.net







240824



Rome, Ashley

From: Hearings
Sent: Thursday, August 29, 2024 10:42 AM
To: Chapela, Tania; Timoteo, Rosalina; Rome, Ashley
Subject: FW: PD-RZ-24-0924
Attachments: REZ 24-0924 EPC 07052024.pdf; retention pond.jpg; retention pond 2.jpg; Drainage ditch west side of property.jpg; Flooding video.html; Hearing Testimony.docx

From: Brent Davis <nuthinfancy1@verizon.net>
Sent: Thursday, August 29, 2024 9:10 AM
To: Hearings <Hearings@hcfl.gov>
Subject: PD-RZ-24-0924

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

I submitted evidence and testimony on 8-20-24 and received a confirmation email on the same day. I submitted additional evidence on 8-28-24 but did not receive a confirmation email. Do I need to submit this again? I am attaching the additional evidence to this email as well to make sure it is on the record. Also, the hearing for this application has been moved to October. Will I need to submit my testimony and evidence again?

Regards,
Brent R. Davis

COMMISSION

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

**DIRECTORS**

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

AGENCY COMMENT SHEET

REZONING	
HEARING DATE: September 16, 2024	COMMENT DATE: July 5, 2024
PETITION NO.: 24-0924	PROPERTY ADDRESS: 10809 Dixon Dr., Riverview
EPC REVIEWER: Abbie Weeks	FOLIO #: 0776560000, 0776570100
CONTACT INFORMATION: (813) 627-2600 X1101	STR: 08-31S-20E
EMAIL: weeksa@epchc.org	
REQUESTED ZONING: Change from AR to PD	
FINDINGS	
WETLANDS PRESENT	YES
SITE INSPECTION DATE	July 3, 2024
WETLAND LINE VALIDITY	Survey valid through 1/14/2026
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	The wetland lines depicted on the site plan do not reflect current site conditions due to unauthorized site alteration
RECOMMENDED ZONING RESUBMITTAL COMMENTS:	
1. The submitted Planned Development Rezoning Request narrative notes that on-site alteration disturbed wetlands along the northern property boundary and a wetland restoration plan was developed and approved by the Environmental Protection Commission (EPC). Per EPC records, a Wetland Restoration Plan for the areas indicated as Wetland “A” and Wetland “B”, pursuant to the Consent Order signed by the property owners (Respondents) and the Executive Director of EPC on March 26, 2024, has not been submitted to EPC for review and formal approval. 2. Per a site inspection by EPC staff on July 3, 2024, the current site conditions exhibit wetland impacts which have not been authorized by the Executive Director of the Environmental Protection Commission (EPC). The Wetland Restoration Plan must be submitted for formal review and approval by EPC staff. Chapter 1-11 prohibits wetland impacts unless they are necessary for reasonable use of the property. Staff of the EPC recommends that this requirement be taken into account during the earliest stages of site design so that wetland impacts are avoided or minimized to the greatest extent possible. The size, location, and configuration of the wetlands may result in requirements to reduce or reconfigure the improvements depicted on the plan. If you choose to proceed with the wetland impacts depicted on the plan, a separate wetland impact/mitigation proposal and appropriate fees must be submitted to this agency for review.	

Environmental Excellence in a Changing World

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

24-0924

INFORMATIONAL COMMENTS:

- The acreage of the wetland areas, and associated wetland setbacks, may result in the applicant's inability to construct the project as envisioned, and it may be necessary to reduce the scope of the project and/or redesign the proposed development layout to avoid wetland impacts.
- Please note that the construction and location of any proposed wetland/other surface water impacts and mitigation plan shall be reviewed separately by EPC pursuant to Chapter 1-11 and Basis of Review. Please be aware that a submittal provides no reliance that the wetlands may be developed as proposed and that EPC staff cannot approve plans at the construction phase if unapproved wetland impacts are depicted.
- The Hillsborough County Land Development Code (LDC) defines wetlands and other surface waters as Environmentally Sensitive Areas. Pursuant to the LDC, wetlands and other surface waters are further defined as Conservation Areas or Preservation Areas and these areas must be designated as such on all development plans and plats. A minimum setback must be maintained around the Conservation/Preservation Area and the setback line must also be shown on all future plan submittals.
- Any activity interfering with the integrity of wetland(s) or other surface water(s), such as clearing, excavating, draining or filling, without written authorization from the Executive Director of the EPC or authorized agent, pursuant to Section 1-11.07, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of Chapter 1-11.

aow / cb

ec: ialbert@halff.com







Zoning Hearing Master

Board of County Commissioners

Re: **RZ-PD-24-0924**

Please consider this letter and attached evidence as my testimony in opposition to this application.

This property was formerly owned By Virgil and Shirley Best who were tragically murdered in their home in 2015. They operated approximately 10 acres of the property as a tropical fish farm before their deaths. I dare say they would be shocked to see what has happened to their property. Their children and heirs, Todd and Michelle, sold the property in 2020 To the current owner Pavel Pop-Buia and his company Smart Communications Holdings LLC for \$225,000.00. His associate Braian Cracium, owner of KC Coastal, brought in heavy excavation equipment and began to dig and sell large quantities of fill dirt from the site. Hundreds of trucks loaded with this dirt drove down Dixon Drive for months. He also dug into the aquifer and destroyed the existing wetland. This released toxic chemicals into the drainage ditch that runs to the south side of the neighboring properties and ultimately flows past the properties on the north side of Dixon drive and on to the creek at US 301. This was verified by the EPC and the gentleman doing the testing advised some of us that he had never seen readings this high. On top of that, large quantities of construction debris were buried on the property and remain to this day. All of this work was done without any permits to the best of my knowledge.

Code enforcement has visited the site many times and ordered that corrective action be taken. (Business cards of some of the county employees who visited the site are attached). Fines were also levied reportedly in the \$1,000,000 range. Most of this activity occurred over 3 years ago in the spring of 2021. To date no corrective action has been taken and the fines have somehow been reduced to \$9100.00, which has been paid. Documentation is attached. How could this happen? We were told this was “handled downtown”. What does that mean? Does the applicant have influence with county officials that private citizens do not? One must wonder. This wreaks of impropriety within the county government to the average citizen. The alterations to the property including a large retention pond, (photos attached) have caused extreme flooding to several of the properties to the west of the site. Photos are attached. This was prior to hurricane Debby. The owner has made no attempt to rectify the situation as was ordered by the EPC and code enforcement over 3 years ago. He has been a horrible steward of the property.

Now the applicant has the audacity to request a zoning change to build a dedicated subdivision within our community! The applicant’s representative, Isabelle Albert concedes that our community is unique, (email attached) and many of us have lived here for 30 – 50 years. We have approximately 57 owners and 36 homes represents an almost 40% increase in dwellings in one shot. This is unacceptable to **EVERYONE** who lives in this community. Most of us moved into this community to retire, and to have some buffer from the out-of-control development in southern Hillsborough County. Dixon Drive has been a wonderful place to raise children, grandchildren and animals. This is a one-way-in and one way out community that offers a much different way of life for the residents than the subdivisions that blanket the area. (video and photos attached). How will this

affect our property values. My guess is they would plummet as the unique situation we have would be gone.

The applicant has never intended to build a home on this property and live amongst the residents. He and his associates are only interested in making yet more money from this piece of property and going on their merry way leaving all of us to suffer the consequences of their actions. We already have a serious traffic issue with the church traffic which routinely backs up the street for 45 minutes at a time, preventing us from getting in or out of our community. (video attached) 60-70 more cars on this street (which was not built to handle the load) and all the construction vehicles need for construction is the last thing we need. Similar situations have seen a sharp increase in crimes including burglary which is also not something we should have to deal with. We are also concerned about this community being required to hook up to county water and sewer. We are all on wells and septic tanks and have no desire to hook up to county services or have our community dug up so the applicant can hook up. Another concern is what if they are granted the zoning change and change their mind and decide to build townhomes? This has happened recently near one of our resident's offices. A fine was apparently paid and the townhomes remain. This would be disastrous for our community and could easily happen. **This development is in no way compatible with our community!**

In summation, every resident on Dixon Drive and Arcadia Lane is opposed to this project. The owner has destroyed this piece of land, violated EPC regulations, made a mockery of county code enforcement and profited handsomely I'm sure, with no regard for the community. We have serious questions already as to how this happened and who in the County should be held accountable for allowing this situation to occur. The residents of our community deserve an answer to this question. The site should be restored to an acceptable condition before there is any conversation regarding developing it. We come before the Zoning Hearing Master and our Board of County Commissioners and respectfully urge you to deny this application. Are you willing to destroy our resident's way of life so profiteers can build yet another subdivision? This is the question you must ask yourself.

Brent R. Davis

10609 Dixon Drive

Riverview, FL 33579

Rome, Ashley

From: Hearings
Sent: Monday, August 19, 2024 10:21 AM
To: Rome, Ashley; Timoteo, Rosalina; Chapela, Tania
Subject: FW: Letter to Hearing Master RZ-PD-24-0924
Attachments: Strongly Oppose RZ.docx

From: C Doubleday <doubleday67@gmail.com>
Sent: Monday, August 19, 2024 10:19 AM
To: Hearings <Hearings@hcfl.gov>
Subject: Letter to Hearing Master RZ-PD-24-0924

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

Attached is our letter to the Zoning Hearing Master re: RZ-PD-24-0924 for submission as testimony.

Doubleday
10902 Dixon Dr, Riverview, FL 33579

Attn: Zoning Hearing Master

Application Number: RZ-PD-24-0924

ZHM Meeting: September 16, 2024

IN OPPOSITION to the rezoning of properties on Dixon Dr. Folio #s 77656.000 & 77657.0100

I am 57 years old and have lived my entire life in Ruskin, Apollo Beach and Riverview. I grew up in Ruskin on 10 acres. I lived in a subdivision in Apollo Beach for many years afterward. My husband and I chose our home here in Riverview on Dixon Drive because I was tired of living right next door, practically on top of my neighbors and at that time Riverview had not been over developed.

The current owner of the folios mentioned, first and foremost, destroyed the property and has yet to make it right. To add insult to injury he now wants to build 36 homes on the site! Building a subdivision on a street with most homes sitting on 3-5 acres does not support the compatibility of our surrounding land/community.

The increased traffic alone should be a huge concern as Dixon Drive is a sub-standard roadway. With 36 homes and assuming there are 2 cars per home (possibly even 3 if they have kids) is 72 additional cars on Dixon Dr. We can barely get onto 301 as it is now with the traffic, and this will create a nightmare for us. The potential for loss of life from an accident is extremely high. People treat 301 like a racetrack. We already have issues with the amount of traffic from the church on Dixon. I have to leave my house on Sunday 30 minutes before my church's service otherwise I get caught up in the Dixon church traffic and am late to my church. We know what will happen to traffic if even a small subdivision/development is built!

We haven't faced a hurricane this year and Dixon Dr. is already flooding from the mess the owner has created with that property. I believe evidence will be presented at the ZHM to this fact and it was a regular storm, way before TS Debbie and you could not see where the ditch and road met.

The proposed development is roughly .6 miles, just a tad over a ½ mile from 301. With this many homes, of course, they will have to connect to county sewer and water. What a mess it will create to put in the pipes. Question. Will it be long before Hillsborough County will require us to hook up to this service? We do not want it. We love our way of life.

The owner bought this property with the intent to build a house on it, (that is what we were told). I don't believe that was ever the case. He purchased this property in 2020 for \$225K. He can still build a home on it, even 2-3 homes and make money. We do not support 36 homes! No. It only benefits the property owner who will not be living on Dixon Dr. He is only interested in putting substantial money in his pocket. When will Hillsborough County stop letting developers get rich while taking up every spec of land in sight? Please let us have our space. We live here and we love

our area. So many old Florida-born and bred people are leaving because they just cannot take the overdevelopment.

Dixon Drive is a tight-knit community. Some of the residents have lived on this street for well over 40 years and raised their families here on a nice quiet street. That is why when property goes up for sale it is snatched up. Every new homeowner in the last few years has said the same thing. "We love this street, it's like a breath of fresh air, country life in the city." One new resident even said she waited for years for a home to become available because she wanted to live here. We look out for each other, we all know each other, we help each other. Our goal has always been to keep our life here simple and avoid overdevelopment. We will always fight to maintain our standard of living. We are not interested in putting 36 homes on our street that will most likely bring crime to our street. Too many times subdivisions go in, and crime goes up.

Lastly, none of this in any way is beneficial to the people currently residing on Dixon Dr. The only person who will gain from this is the developer. They will put tons of money in their pockets and walk away with a smile, we will be left with the mess. What - who does Hillsborough County care about? It's citizens or making sure there is a house on every spare inch of land and developers get money in their pockets.

My husband and I would like to thank you for taking the time to read our written testimony and we appreciate your consideration and request that you deny this application.

Respectfully,

Fred & Crystal Doubleday
10902 Dixon Drive
Riverview, FL 33579

Attn: Zoning Hearing Master

Application Number: RZ-PD-24-0924

ZHM Meeting: September 16, 2024

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our area. So many old Florida-born and bred people are leaving because they just cannot take the overdevelopment.

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Lastly, none of this in any way is beneficial to the people currently residing on Dixon Dr. The only person who will gain from this is the developer. They will put tons of money in their pockets and walk away with a smile, we will be left with the mess. What - who does Hillsborough County care about? It's citizens or making sure there is a house on every spare inch of land and developers get money in their pockets.

My husband and I would like to thank you for taking the time to read our written testimony and we appreciate your consideration and request that you deny this application.

Respectfully,

Fred & Crystal Doubleday
10902 Dixon Drive
Riverview, FL 33579

Douleday
10902 Dixon Dr.
River View Fc 33579

TAMPA FL 335
SAINT PETERSBURG FL
20 AUG 2024 PM 4 L



2
oving Hearing Master
PO Box 1110
Tampa, Fc 33601

39601-111010



Rome, Ashley

From: Hearings
Sent: Thursday, August 29, 2024 8:00 AM
To: Timoteo, Rosalina; Rome, Ashley; Chapela, Tania
Subject: FW: Zoning Hearing Dixon Drive

From: Haylee Garcia <haylee@lightfoster.com>
Sent: Wednesday, August 28, 2024 9:35 PM
To: Hearings <Hearings@hcfl.gov>
Subject: Zoning Hearing Dixon Drive

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

ATTN: ZONING HEARING MASTER
APPLICATION NUMBER: PD-24-0924
ZHM: SEPTEMBER 16, 2024

My name is Haylee Garcia and I am in opposition to the proposed zoning on Dixon Drive.

I am a new mother, and my concerns for our road, Dixon Drive, has quickly increased for the safety of my child. There has been a number of “close calls” exiting and entering our neighborhood (Dixon Drive) with our vehicle almost getting hit by cars going 50+ miles per hour. More traffic coming in and out of Dixon Drive is a safety hazard to anyone, let alone new mothers, children with families, and the elderly with whom our street occupies.

Within our neighborhood, on Dixon Drive, there are two bends in the road and that both have blind spots in both directions that you cannot see oncoming traffic. This is a huge concern because again, we have almost been in head on collisions with oncoming cars not being able to see that another car is coming. This will be a huge concern with adding more housing to our street and traffic that will create ongoing problems for our community for years to come.

The opportunity to make this neighborhood bigger and to create more housing for families is tempting, but not in the best interest for the city, traffic, or for the people who currently reside here. This has been a small and unique neighborhood for years and should stay in its unique form for as long as possible.

When my husband and I bought a home on Dixon Drive a couple years ago we bought it because it was a small and unique neighborhood with a lot to offer our small family. The property was beautiful with a quiet and safe road to live on, with an “escape” of the traffic and the masses that 301, Big Bend and I75 already give. If our road and neighborhood zoning starts to change, we would begin to question our future as a family here on Dixon Drive.

Thank you for your consideration,

Haylee Garcia
10810 Dixon Drive
Riverview FL 33579

HAYLEE GARCIA
Light Foster
Founder & Creative Director
haylee@lightfoster.com
lightfoster.com

Rome, Ashley

From: Hearings
Sent: Thursday, August 29, 2024 11:03 AM
To: Chapela, Tania; Timoteo, Rosalina; Rome, Ashley
Subject: FW: PD 24-0924 Dixon Drive in Riverview Florida

From: Bertha Little <blandts@hotmail.com>
Sent: Thursday, August 29, 2024 9:22 AM
To: Hearings <Hearings@hcfl.gov>
Subject: PD 24-0924 Dixon Drive in Riverview Florida

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

Dear Hearing Master,

I am opposed of this development project for Dixon drive. My parents and my family live on Arcadia Lane that is located across the street from this proposed project. My parents are the current and only owners since the home was built in the 70's. With their passing or elder care time, the home will pass to me and my disabled son. this new development will hinder traffic issues and cause problems for the current residents of our neighborhood and for new ones that acquire the current properties on the two roads. Currently Sundays and any church events already cause the traffic to backup when trying to leave our homes. More traffic due to this development means waiting longer to be able to leave our homes. As we all know since the county decided to change the road entry from us 301, It takes longer for us to go south on US 301 from Dixon Drive and US 301 and now we will have to wait in a longer line to accomodate the new residents leaving our neighborhood.

There is a concern for the wildlife and the wetlands as they are being destroyed and have been distroyed with what has already happend to the property that this land development is to occupy. Arcadia lane is the only turn around spot for Hillsborough County School buses. With an influx of homes, that will increase the number of students, which will increase the number of school buses or overcrowding on a particular bus. There will also be a larger group of students hanging around on Dixon drive to wait for buses. With this development it can bring in more crime from both Adult and Juveniles. We have had crime over the years but nothing to compare to what is to come. As a future home owner of my parents home I strongly object to this new proposed development and ask for you to say NO. thank you

Bertha Little
12810 Arcadia Lane
Riverview, FL 33579
813-767-9410
blandts@hotmail.com

Rome, Ashley

From: Hearings
Sent: Thursday, August 29, 2024 11:16 AM
To: Chapela, Tania; Timoteo, Rosalina; Rome, Ashley
Subject: FW: PD 24-0924 Dixon Drive in Riverview Florida
Attachments: 1000002859.jpg

From: Bertha Little <blandts@hotmail.com>
Sent: Thursday, August 29, 2024 9:25 AM
To: Hearings <Hearings@hcfl.gov>
Subject: Re: PD 24-0924 Dixon Drive in Riverview Florida

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

See attachment

From: Bertha Little <blandts@hotmail.com>
Sent: Thursday, August 29, 2024 9:22:25 AM
To: hearings@hcfl.gov <hearings@hcfl.gov>
Subject: PD 24-0924 Dixon Drive in Riverview Florida

Dear Hearing Master,

I am opposed of this development project for Dixon drive. My parents and my family live on Arcadia Lane that is located across the street from this proposed project. My parents are the current and only owners since the home was built in the 70's. With their passing or elder care time, the home will pass to me and my disabled son. this new development will hinder traffic issues and cause problems for the current residents of our neighborhood and for new ones that acquire the current properties on the two roads. Currently Sundays and any church events already cause the traffic to backup when trying to leave our homes. More traffic due to this development means waiting longer to be able to leave our homes. As we all know since the county decided to change the road entry from us 301, It takes longer for us to go south on US 301 from Dixon Drive and US 301 and now we will have to wait in a longer line to accomodate the new residents leaving our neighborhood.

There is a concern for the wildlife and the wetlands as they are being destroyed and have been distroyed with what has already happend to the property that this land development is to occupy. Arcadia lane is the only turn around spot for Hillsborough County School buses. With an influx of homes, that will increase the number of students, which will increase the number of school buses or overcrowding on a particular bus. There will also be a larger group of students hanging around on Dixon drive to wait for buses. With this development it can bring in more crime from both Adult and Juveniles. We have had crime over the years but nothing to compare to what is to come. As a future home owner of my parents home I strongly object to this new proposed development and ask for you to say NO. thank you

Bertha Little
12810 Arcadia Lane
Riverview, FL 33579
813-767-9410
blandts@hotmail.com



Hillsborough
County Florida
Development Services

ZONING HEARING MASTER LETTER OF NOTICE

To: Surrounding Property Owner
and/or Any Registered Neighborhood
Organization or Civic Association

APPLICATION NUMBER: PD 24-0924

You are hereby notified that the undersigned is requesting a Plan Development before the Zoning Hearing Master of Hillsborough County at a public hearing. You have received notice of this requested action because you are a property owner or the designated representative of a Registered Neighborhood Organization and/or Civic Association within the required distance of the subject site.

PUBLIC HEARING DATE: 09/16/2024 TIME: 6:00 PM

LOCATION OF PUBLIC HEARING: Board of County Commissioners Boardroom*
2nd Floor, County Center, 601 E Kennedy Blvd, Tampa, FL 33602
(*Virtual participation in this public hearing is available through communications media technology, as described in the "About the Hearing" section, below.)

NATURE OF REQUEST: (Provide a general description of the request)

rezoning to a planned development

Note: The PD application and approval process creates its own customized zoning district and may be used to obtain variations from the non-district regulations as set forth in Section 5.03.06.C.6 of the Land Development Code.

LOCATION OF THE PROPERTY: (Address and/or General Location) 100 FT EAST OF ARCADIA LN AND
DIXON DR INTERSECTION, AND SOUTH SIDE OF THE DIXON DR.

CURRENT ZONING: AR

PROPOSED ZONING: PD

Copies of the application and department reports are kept by the Administrator and are open to public inspection in the offices of the Clerk of the Board and the County Administrator. The application may be reviewed online through the Hillsborough County Development Services Department webpage located at: HCFLGov.net/pgmstore.

Additional information concerning this application may be obtained by emailing Hillsborough County Development Services Department at Hearings@hcflgov.net. Please include the Application Number at the top of this form for a quicker response. Additional information may also be obtained by calling (813) 307-4739.

In accordance with the Americans with Disabilities Act, persons needing special accommodations to participate in the proceeding, and those seeking an interpreter, should contact the Customer Service Center at telephone number (813) 272-5900 or Hearing/Voice Impaired Call 711 no later than 48 hours prior to the proceedings. This meeting is closed captioned for the hearing impaired.

Para información en Español, favor de llamar al (813) 307-4739

Applicant / Representative

Name: Isabelle Albert, HALFF

Address: 1000 N Ashley Dr., Ste 900, Tampa, FL 33602

Phone: 813.331.0976

Email: ialbert@halff.com

Send Written Comments or Evidence, along with your physical address and email address to:

DSD - Community Development Division, PO BOX 1110, Tampa, FL 33601; or Email to Hearings@HCFLGov.net

Additional information may be obtained or a neighborhood meeting may be requested by contacting the applicant or the applicant's representative at the number listed above.

24-0924

Rome, Ashley

From: Hearings
Sent: Wednesday, August 21, 2024 4:27 PM
To: Timoteo, Rosalina; Chapela, Tania; Rome, Ashley
Subject: FW: Application #: PD-24-0924
Attachments: DixonDriveFlooding1 2024-07-17.jpg; DixonDrivePropertyFlooding 2024-08-05.jpg

From: kpete1@tampabay.rr.com <kpete1@tampabay.rr.com>
Sent: Wednesday, August 21, 2024 4:21 PM
To: Hearings <Hearings@hcfl.gov>
Subject: Application #: PD-24-0924

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

Attn: Zoning Hearing Master
Application Number: PD-24-0924
ZHM: September 16, 2024

My name is Kathleen Rowland and I and my daughter Elizabeth Pete are in opposition to the proposed zoning change on Dixon Drive.

As residents that live near the property for which a rezoning request has been submitted, we are against the zoning change for several reasons. Riverview Country Estates is a small rural neighborhood with large parcels, big beautiful oak trees, and only one entrance in and out. Adding a dense subdivision within our neighborhood will change the character of our area and we will lose some of the reasons that most of the residents purchased homes here.

Our area is quiet and peaceful with little traffic most of the time. Sunday mornings are an exception due to the presence of a church on Dixon Drive. Adding 30+ houses will generate more noise and traffic that no one wants to have. There are NO sidewalks. We have children, bikers, walkers, dogs and wildlife that use our roads. Earlier this year, a baby sandhill crane was killed by a vehicle on Dixon Drive. Extra traffic will only cause more problems.

Another major reason to deny this zoning change request is that construction on that property will involve raising the elevation of the property which will increase the risk of flooding for nearby homes. I have attached two photos of recent flooding at our house. Our east property line is approximately 175 ft west of the west property line of the subject property. We already suffer major flooding events during heavy rains as stormwater drains from east to west across our property. We have horses and standing in flood water and mud for long periods of time is not healthy for them. The flood water is eroding the soil from our fence line and tree roots. The flooding gets so bad that the road ditch near our house floods and

completely covers Dixon Drive at times. This is very dangerous for drivers! We can only imagine how much worse the flooding will be if that land is raised for construction of those new homes.

We request that the Zoning Hearing Master DENY the request for a zoning change.

Respectfully,

Elizabeth Pete &
Kathleen Rowland
10725 Dixon Drive
Riverview, FL 33579





Rome, Ashley

From: Hearings
Sent: Tuesday, August 20, 2024 10:52 AM
To: Rome, Ashley; Timoteo, Rosalina; Chapela, Tania
Subject: FW: BOCC Contact Form - Zoning Application Comment (PD-24-0924). Please add to hearing record.
Attachments: 152422882_pd_24-0924.pdf

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>
Sent: Tuesday, August 20, 2024 10:47 AM
To: Hearings <Hearings@hcfl.gov>
Subject: BOCC Contact Form - Zoning Application Comment (PD-24-0924). Please add to hearing record.

Formstack Submission For: **BOCC Contact Form - NEW**

Submitted at 08/20/24 10:47 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 Pat Kemp (District 6)
	7 Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Junior Peterson
Address:	12810 Arcadia lane Riverview, FL 33579
Your Phone Number::	(813) 677-1413

Your Email Address::

hk77078@gmail.com

Your Message

Your Subject (required)::

application number: PD-24-0924 - Dixon Drive Rezoning t a
planned Development

**Your Message
(required)::**

I am a resident of the dixon drive area and live on Arcadia Lane, which is the only side street on Dixon Drive and is adjacent to the proposed rezoning location on Dixon Drive. I am opposed to this development project as it will disrupt our community in several ways, traffic, more individuals with vehicles, crime from both juveniles and adults. There are school busing concerns as to the potential of many children in all grades standing at the corner of this proposed site on Dixon Drive. Arcadia lane is the only turn around for school buses. There may also be a increase of the amount of school buses needed to pick up the students for more than one school. The traffic is already a concern with the Church located on Dixon Drive and it takes time for residents to enter or leave on any given Sunday or church function day. The school located just north of Dixon drive has parent using Dixon Drive as a pick up and drop off point for the students of that school. Many children walk from the neighborhoods just south of dixon drive and cross Dixon drive to go to the Charter School. With more traffic and waiting on youth to cross will cause the current residents to exit longer than currently, The wetlands and nature are also a concern as the more development occurs the more that this is destroyed.

There is also a concern with the possibility of any County water system for this development affecting the community of Dixon Drive/Arcadia Lane. All residents have a well system and none of us are able to pay for any County water system. Any costs or disruption in adding a system to this proposed development will be a burden on the current residents. Our community will be put in harms way with adding more infrastructure and people to the area. I am strongly opposed to this proposed rezoning Plan.

Junior Peterson

**Is this comment related
to an active zoning
application?:**

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

Rezoning Application Number:	PD-24-0924
Attachment::	View File

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



**Hillsborough
County Florida**
Development Services

ZONING HEARING MASTER LETTER OF NOTICE

To: Surrounding Property Owner
and/or Any Registered Neighborhood
Organization or Civic Association

APPLICATION NUMBER: PD 24-0924

You are hereby notified that the undersigned is requesting a Plan Development before the Zoning Hearing Master of Hillsborough County at a public hearing. You have received notice of this requested action because you are a property owner or the designated representative of a Registered Neighborhood Organization and/or Civic Association within the required distance of the subject site.

PUBLIC HEARING DATE: 09/16/2024 TIME: 6:00 PM

LOCATION OF PUBLIC HEARING: Board of County Commissioners Boardroom*
2nd Floor, County Center, 601 E Kennedy Blvd, Tampa, FL 33602
(*Virtual participation in this public hearing is available through communications media technology, as described in the "About the Hearing" section, below.)

NATURE OF REQUEST: (Provide a general description of the request)

rezoning to a planned development

Note: The PD application and approval process creates its own customized zoning district and may be used to obtain variations from the non-district regulations as set forth in Section 5.03.06.C.6 of the Land Development Code.

LOCATION OF THE PROPERTY: (Address and/or General Location) 100 FT EAST OF ARCADIA LN AND
DIXON DR INTERSECTION, AND SOUTH SIDE OF THE DIXON DR.

CURRENT ZONING: AR

PROPOSED ZONING: PD

Copies of the application and department reports are kept by the Administrator and are open to public inspection in the offices of the Clerk of the Board and the County Administrator. The application may be reviewed online through the Hillsborough County Development Services Department webpage located at: HCFLGov.net/pgmstore.

Additional information concerning this application may be obtained by emailing Hillsborough County Development Services Department at Hearings@hcflgov.net. Please include the Application Number at the top of this form for a quicker response. Additional information may also be obtained by calling (813) 307-4739.

In accordance with the Americans with Disabilities Act, persons needing special accommodations to participate in the proceeding, and those seeking an interpreter, should contact the Customer Service Center at telephone number (813) 272-5900 or Hearing/Voice Impaired Call 711 no later than 48 hours prior to the proceedings. This meeting is closed captioned for the hearing impaired.

Para información en Español, favor de llamar al (813) 307-4739

Applicant / Representative

Name: Isabelle Albert, HALFF

Address: 1000 N Ashley Dr., Ste 900, Tampa, FL 33602

Phone: 813.331.0976

Email: ialbert@halff.com

Send Written Comments or Evidence, along with your physical address and email address to:

DSD - Community Development Division, PO BOX 1110, Tampa, FL 33601; or Email to Hearings@HCFLGov.net

Additional information may be obtained or a neighborhood meeting may be requested by contacting the applicant or the applicant's representative at the number listed above.

ATTN: ZONING Hearing Master
Application Number PD-24-0924
ZHM: September 16, 2024

My name is Alfred Romberger and I am in
opposition to the proposed zoning on
Dixon Drive

I am against the development

1. Increased Traffic
2. Water Runoff

a.) My Property and Dixon Dr. has been
flooded at least two times since
K.E. Coastal raised the Property about
3 ft. above MIND

3. Pond Runover

4. the Ditch between My property and
that Property gets Blocked up with Dirt
washing off their Property causing
flooding

Respectfully

Alfred Romberger

10715 Dixon Dr. Riverview FL 33579



Ms. Frances Romberger
10715 Dixon Dr
Riverview, FL 33579

TAMPA FL 335
SAINT PETERSBURG FL
24 AUG 2024 PM 4 L



ZONING HEARING MASTER
P.O. Box 1110
Tampa, FL 33601

33601-111010



Rome, Ashley

From: Hearings
Sent: Friday, August 9, 2024 10:21 AM
To: Timoteo, Rosalina; Rome, Ashley; Chapela, Tania
Subject: FW: BOCC Contact Form - Zoning Application Comment (RZ-PD 24-0924). Please add to hearing record.

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>
Sent: Friday, August 9, 2024 9:40 AM
To: Hearings <Hearings@hcfl.gov>
Subject: BOCC Contact Form - Zoning Application Comment (RZ-PD 24-0924). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW
Submitted at 08/09/24 9:40 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 Pat Kemp (District 6) 7 Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Erin Taylor
Address:	10713 Dixon Dr. Riverview, FL 33579
Your Phone Number::	(727) 204-0023
Your Email Address::	speak2erin@gmail.com

Your Message

Your Subject (required)::

Dixon Dr, Rezoning, NO

**Your Message
(required)::**

I see there is a public hearing (App. No. RZ-PD 24-0924) for proposed rezoning of two properties and the addition of a proposed subdivision. This is something none of the residents want on our dead-end street. We already have a traffic issue caused by a church on our street, locking in cars and causing anger among their own parishioners as they dangerously try to cut each other off to get to the stop sign or bypass the stop sign which is only a right hand turn on 301 - and they all try to cross three lanes of traffic to do an immediate u-turn. Or, the fact that we already have speeding issues caused by the church (and a few residents) which is dangerous, since we have no side-walks, yet we have a walking club, youth drivers, youths on bikes, farm dogs. This is not the time nor the area to be rezoned to allow even more people or houses. Let us have something unique in this overpopulated county. Stop cramming in more people - especially in an agricultural and equestrian neighborhood. We all moved here to NOT be a part of that. There is definitely already something fishy going on with those two properties. Let someone buy it and build ONE HOME PER PROPERTY as intended.

I do NOT want to be rezoned, nor do I want any area on Dixon Dr rezoned.

**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 24-0924

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

Rome, Ashley

From: Hearings
Sent: Tuesday, September 3, 2024 7:53 AM
To: Rome, Ashley; Chapela, Tania; Timoteo, Rosalina
Subject: FW: Zoning Application Number: PD-24-09

From: Phyllis Bayly <phyllisbayly@gmail.com>
Sent: Friday, August 30, 2024 3:40 PM
To: Hearings <Hearings@hcfl.gov>
Subject: Zoning Application Number: PD-24-09

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

ATTN: ZONING HEARING MASTER
APPLICATION NUMBER; PD-24-0924
ZHM: SEPTEMBER 16, 2024

We are in opposition to the proposed zoning on Dixon Drive, Riverview, FL. 33579. Our community is named Riverview Country Estates. Dixon is a dead- end street. Homes here have acreage which is zoned agricultural - residential and includes zoning for horses. To build this development of 36 single homes would be very detrimental to our neighborhood and in direct opposition as to why residents have bought property on Dixon Drive. My husband and I own 5 acres which can be subdivided only once, to build one more house on our property. The west side of our property line directly borders the 10 acres where these homes would be built. We can't imagine that 36 single family homes would be built on 10 acres bordering our property line. Recently we find that a "Stub out" is being planned, along our line, for vehicles to drive in and out to access this development. How is it possible that planning has already gone this far, before zoning is even approved?

Dixon has only one way in or out, which is directly on to Highway 301. Adding these homes would create a very dangerous situation, with so many more homes adding traffic, for which Dixon Drive was not built. The development would totally impact our property values NEGATIVELY. Our neighborhood was not meant to be turned into a subdivision.

Safety is a huge concern at Dixon and Highway 301. There is no traffic light there. Serious and deadly accidents have already happened there. Just north of Dixon on 301 is a charter school. Traffic already lines up in front of the school, on the East side of 301, when parents line up to wait for their children to be dismissed. Earlier this week, I was driving home turning right on to Dixon. I counted 11 vehicles facing 301 ON the north side of Dixon, which were lined up waiting for school to let out. Walkers and bike riders also cross the entrance/exit at Dixon, which makes unsafe conditions. The speed limit at 301 and Dixon, and at the charter school, is 50 miles per hour, not school zone speed. We already have more than enough traffic and congestion on our street.

Please DENY any proposed zoning change having to do with the above application number: PD-24-0924.

Thank you for your consideration,

Darryl and Phyllis Bayly
10815 Dixon Drive
Riverview, FL. 33579

ATTN: ZONING HEARING MASTER
APPLICATION NUMBER; PD-24-0924
ZHM: SEPTEMBER 16, 2024

We are in opposition to the proposed zoning on Dixon Drive, Riverview, FL. 33579. Our community is named Riverview Country Estates. Dixon is a dead- end street. Homes here have acreage which is zoned agricultural - residential and includes zoning for horses. To build this development of 36 single homes would be very detrimental to our neighborhood and in direct opposition as to why residents have bought property on Dixon Drive. My husband and I own 5 acres which can be subdivided only once, to build one more house on our property. The west side of our property line directly borders the 10 acres where these homes would be built. We can't imagine that 36 single family homes would be built on 10 acres bordering our property line. Recently we find that a "Stub out" is being planned, along our line, for vehicles to drive in and out to access this development. How is it possible that planning has already gone this far, before zoning is even approved?

Dixon has only one way in or out, which is directly on to Highway 301. Adding these homes would create a very dangerous situation, with so many more homes adding traffic, for which Dixon Drive was not built. The development would totally impact our property values **NEGATIVELY**. Our neighborhood was not meant to be turned into a subdivision.

Safety is a huge concern at Dixon and Highway 301. There is no traffic light there. Serious and deadly accidents have already happened there. Just north of Dixon on 301 is a charter school. Traffic already lines up in front of the school, on the East side of 301, when parents line up to wait for their children to be dismissed. Earlier this week, I was driving home turning right on to Dixon. I counted 11 vehicles facing 301 ON the north side of Dixon, which were lined up waiting for school to let out. Walkers and bike riders also cross the entrance/exit at Dixon, which makes unsafe conditions. The speed limit at 301 and Dixon, and at the charter school, is 50 miles per hour, not school zone speed. We already have more than enough traffic and congestion on our street.

Please **DENY** any proposed zoning change having to do with the above application number: PD-24-0924.

Thank you for your consideration,

Darryl and Phyllis Bayly
10815 Dixon Drive
Riverview, FL. 33579



Mr. & Mrs. Darryl Bayly
10815 Dixon Dr.
Riverview, FL 33579

Attention: Hearing Hearing Master
P.O. Box 1116
Tampa, FL 33601

TAMPA FL 335
SAINT PETERSBURG FL
31 AUG 2024 PM 4 L



33601-111010



Rome, Ashley

From: Hearings
Sent: Thursday, August 29, 2024 7:59 AM
To: Timoteo, Rosalina; Rome, Ashley; Chapela, Tania
Subject: FW: ATTN;ZONING HEARING MASTER ,APPLICATION NUMBER; PD-24-0924 (ZHM9-16-2024)

From: Cathy Moore <cbmorehorse@aol.com>
Sent: Wednesday, August 28, 2024 7:11 PM
To: Hearings <Hearings@hcfl.gov>
Subject: ATTN;ZONING HEARING MASTER ,APPLICATION NUMBER; PD-24-0924 (ZHM9-16-2024)

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

HI! MY NAME IS BYRON MOORE (10603 Dixon Drive, Riverview, FL 33579), In 1964 our dead end road community was platted for 1 to 5 acre plots. This was common in south Riverview. Change has occurred, BUT WHAT A CHANGE!! PLEASE! REJECT App: PD-24-0924 so that we can slow down this fast pace of change, which will double the number of people in our community. Respectfully,
Byron Moore

Rome, Ashley

From: Hearings
Sent: Thursday, August 29, 2024 2:14 PM
To: Chapela, Tania; Timoteo, Rosalina; Rome, Ashley
Subject: FW: ATTN; ZONING HEARING MASTER, Application Number; PD-24-0924, ZHM; 9-16-2024

From: Cathy Moore <cbmorehorse@aol.com>
Sent: Thursday, August 29, 2024 1:34 PM
To: Hearings <Hearings@hcfl.gov>
Subject: ATTN; ZONING HEARING MASTER, Application Number; PD-24-0924, ZHM; 9-16-2024

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

My name is Cathy Moore and I've been a resident of Riverview Country Estates at 10603 Dixon Dr. Riverview, 33579 for over 50 years. I will start with my secondary complaint, July 17, 2024 the plan indicated a circle at the end of the interior road. The revised plan received August 7, 2024 indicated roadway access to the east beyond the property boundary utilizing a stub-out. I consider that a major change that needs explanation. I would like 2 minutes at the meeting to address this and my general disgust with any consideration being given to totally changing our community. Thank You, Cathy Moore

From: [Rome, Ashley](#)
To: [Kathy Murdock](#)
Cc: [Hearings](#); [Timoteo, Rosalina](#); [Chapela, Tania](#)
Subject: RE: RZ-PD-24-0924
Date: Tuesday, September 3, 2024 4:09:00 PM
Attachments: [image001.png](#)

Good afternoon,

When attempting to open "EPC Letter 1", staff receives the message "EPC Letter 1.pdf" is protected. Please enter a Document Open Password." Remove the security feature from the document and resubmit, to have it included in the record.

At this time, your document submission will not be included in the file for accessibility reasons, though your email, other documents, and this response will be uploaded for transparency.

Have a good one,

Ashley Rome
Planning & Zoning Technician
Development Services Dept.

P: (813) 272-5595
E: romea@hillsboroughcounty.org
W: HCFLGov.net

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

[Facebook](#) | [Twitter](#) | [YouTube](#) | [LinkedIn](#) | [HCFL Stay Safe](#)

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

From: Hearings <Hearings@hcfl.gov>
Sent: Tuesday, September 3, 2024 7:55 AM
To: Rome, Ashley <RomeA@hcfl.gov>; Timoteo, Rosalina <TimoteoR@hcfl.gov>; Chapela, Tania <ChapelaT@hcfl.gov>
Subject: FW: RZ-PD-24-0924

From: Kathy Murdock <kmurdock6151@gmail.com>
Sent: Friday, August 30, 2024 7:23 PM
To: Hearings <Hearings@hcfl.gov>
Subject: RZ-PD-24-0924

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

This email is being sent on behalf of John Murdock.

I would like to begin with a question. Do the applicants realize that the land they want to build on is contaminated?

KC Coastal ran an illegal dirt pit for over a year and a half without any permits or inspections.

The fish pond on the property was not filled in. Instead, the owner of the property pumped out the fish pond, which released a toxic chemical into our drainage ditches on Dixon Drive. The drainage ran across our properties and down to Hwy 301. The drainage then runs into Bullfrog Creek and eventually makes its way to Tampa Bay. Dead tropical fish lined the ditches of our street. I called the EPC and they sent out a representative. He reported that the toxic chemical was so high that he had to recalibrate his instruments in order to get an accurate reading.

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I plan to send this information to the Hillsborough County Commissioners to make them aware of our problems.

Please help us.

John Murdock
10702 Dixon Drive
Riverview, FL 33579
813-431-9479

Rome, Ashley

From: Hearings
Sent: Tuesday, September 3, 2024 7:55 AM
To: Rome, Ashley; Timoteo, Rosalina; Chapela, Tania
Subject: FW: RZ-PD-24-0924
Attachments: EPC Letter 1.pdf; EPC Letter 2.pdf; Dixon Dr Flooding.pdf; Drainage Ditch.pdf; retention pond .pdf

From: Kathy Murdock <kmurdock6151@gmail.com>
Sent: Friday, August 30, 2024 7:23 PM
To: Hearings <Hearings@hcfl.gov>
Subject: RZ-PD-24-0924

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

This email is being sent on behalf of John Murdock.

I would like to begin with a question. Do the applicants realize that the land they want to build on is contaminated?

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COMMISSION

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Steffanie L. Wickham WASTE DIVISION

AGENCY COMMENT SHEET

REZONING	
HEARING DATE: September 16, 2024 PETITION NO.: 24-0924 EPC REVIEWER: Abbie Weeks CONTACT INFORMATION: (813) 627-2600 X1101 EMAIL: weeksa@epchc.org	COMMENT DATE: July 5, 2024 PROPERTY ADDRESS: 10809 Dixon Dr., Riverview FOLIO #: 0776560000, 0776570100 STR: 08-31S-20E
REQUESTED ZONING: Change from AR to PD	
FINDINGS	
WETLANDS PRESENT	YES
SITE INSPECTION DATE	July 3, 2024
WETLAND LINE VALIDITY	Survey valid through 1/14/2026
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	The wetland lines depicted on the site plan do not reflect current site conditions due to unauthorized site alteration
RECOMMENDED ZONING RESUBMITTAL COMMENTS: - The submitted Planned Development Rezoning Request narrative notes that on-site alteration disturbed wetlands along the northern property boundary and a wetland restoration plan was developed and approved by the Environmental Protection Commission (EPC). Per EPC records, a Wetland Restoration Plan for the areas indicated as Wetland “A” and Wetland “B”, pursuant to the Consent Order signed by the property owners (Respondents) and the Executive Director of EPC on March 26, 2024, has not been submitted to EPC for review and formal approval. - Per a site inspection by EPC staff on July 3, 2024, the current site conditions exhibit wetland impacts which have not been authorized by the Executive Director of the Environmental Protection Commission (EPC). The Wetland Restoration Plan must be submitted for formal review and approval by EPC staff. Chapter 1-11 prohibits wetland impacts unless they are necessary for reasonable use of the property. Staff of the EPC recommends that this requirement be taken into account during the earliest stages of site design so that wetland impacts are avoided or minimized to the greatest extent possible. The size, location, and configuration of the wetlands may result in requirements to reduce or reconfigure the improvements depicted on the plan. If you choose to proceed with the wetland impacts depicted on the plan, a separate wetland impact/mitigation proposal and appropriate fees must be submitted to this agency for review.	

Environmental Excellence in a Changing World

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

24-0924

INFORMATIONAL COMMENTS:

- The acreage of the wetland areas, and associated wetland setbacks, may result in the applicant's inability to construct the project as envisioned, and it may be necessary to reduce the scope of the project and/or redesign the proposed development layout to avoid wetland impacts.
- Please note that the construction and location of any proposed wetland/other surface water impacts and mitigation plan shall be reviewed separately by EPC pursuant to Chapter 1-11 and Basis of Review. Please be aware that a submittal provides no reliance that the wetlands may be developed as proposed and that EPC staff cannot approve plans at the construction phase if unapproved wetland impacts are depicted.
- The Hillsborough County Land Development Code (LDC) defines wetlands and other surface waters as Environmentally Sensitive Areas. Pursuant to the LDC, wetlands and other surface waters are further defined as Conservation Areas or Preservation Areas and these areas must be designated as such on all development plans and plats. A minimum setback must be maintained around the Conservation/Preservation Area and the setback line must also be shown on all future plan submittals.
- Any activity interfering with the integrity of wetland(s) or other surface water(s), such as clearing, excavating, draining or filling, without written authorization from the Executive Director of the EPC or authorized agent, pursuant to Section 1-11.07, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of Chapter 1-11.

aow / cb

ec: ialbert@halff.com







Rome, Ashley

From: Hearings
Sent: Tuesday, September 3, 2024 7:54 AM
To: Rome, Ashley; Timoteo, Rosalina; Chapela, Tania
Subject: FW: RZ-PD-24-0924

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

From: Kathy Murdock <kmurdock6151@gmail.com>
Sent: Friday, August 30, 2024 7:29 PM
To: Hearings <Hearings@hcfl.gov>
Subject: RZ-PD-24-0924

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

Many of my neighbors plan to submit their concerns about the increased flooding on our street due to the unauthorized modifications done to the property in question. I agreed that flooding is a major concern, but I also want to point out another concern and that's the traffic.

Dixon Drive is a little two-lane dead end street. Years ago, the widening of Hwy 301 made the entry onto our street and the exit from our street very challenging. In order to turn south on Hwy 301 from our street, you must cross three lanes of traffic headed north in order to get into the left lane to make a U-turn at Cowley Road. Likewise, if you are traveling south on Hwy 301 and you want to turn onto our street, you must pass our street and then do a U-turn at Fairway Meadow Drive and drive back to our street. With the increasing traffic on Hwy 301 combined with the heavy cross traffic at the U-turn sites, these maneuverings are becoming more challenging and much more dangerous.

As I mentioned previously, Dixon Drive is a dead end street. There's also a church located toward the end of the street. The church does not cause a traffic problem during the weekdays when the church is not in session. However, there are two services each Sunday. At the end of each service, the traffic on our street is sometimes lined up past Arcadia Lane, which is a little dead end side street off of Dixon. In other words, the Sunday traffic jam is backing up half of Dixon Drive. These are folks attempting to exit our street onto Hwy 301.

Like I said, right now this is only a problem on Sunday mornings and we've learned to adjust our driving habits respectively. However, if a new development with many homes is built on the property in question, this problem will no longer be limited to Sunday mornings. We'll be dealing with this problem every day. And emergency services better be ready to address the increased risk of accidents at Hwy 301/Dixon Drive, Hwy 301/Cowley Road, and Hwy 301/Fairway Meadow Drive.

Thank you,
Kathryn Murdock
10702 Dixon Drive
Riverview, FL 33579
813-892-7222

Rome, Ashley

From: Kathy Murdock <kmurdock6151@gmail.com>
Sent: Wednesday, September 4, 2024 4:05 PM
To: Rome, Ashley
Subject: Re: RZ-PD-24-0924

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

Hi Ashley,

I'm sorry about the problem with "EPC Letter 1.pdf". I will look into it.

Meanwhile, it looks like my email and the other attachments (the other letter and 3 pictures) will be included in the hearing. Is this correct?

Thank you,
Kathy Murdock

On Sep 3, 2024, at 4:09 PM, Rome, Ashley <RomeA@hcfl.gov> wrote:

Good afternoon,

When attempting to open "EPC Letter 1", staff receives the message "'EPC Letter 1.pdf' is protected. Please enter a Document Open Password." Remove the security feature from the document and resubmit, to have it included in the record.

At this time, your document submission will not be included in the file for accessibility reasons, though your email, other documents, and this response will be uploaded for transparency.

Have a good one,

Ashley Rome
Planning & Zoning Technician
Development Services Dept.

P: (813) 272-5595
E: romea@hillsboroughcounty.org
W: HCFLGov.net

<image001.png>

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

<image001.png>

[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: Hearings <Hearings@hcfl.gov>**Sent:** Tuesday, September 3, 2024 7:55 AM**To:** Rome, Ashley <RomeA@hcfl.gov>; Timoteo, Rosalina <TimoteoR@hcfl.gov>; Chapela, Tania <ChapelaT@hcfl.gov>**Subject:** FW: RZ-PD-24-0924

From: Kathy Murdock <kmurdock6151@gmail.com>**Sent:** Friday, August 30, 2024 7:23 PM**To:** Hearings <Hearings@hcfl.gov>**Subject:** RZ-PD-24-0924

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Please help us.

John Murdock
10702 Dixon Drive
Riverview, FL 33579
813-431-9479

Rome, Ashley

From: Hearings
Sent: Wednesday, August 28, 2024 2:10 PM
To: Rome, Ashley; Timoteo, Rosalina; Chapela, Tania
Subject: FW: Application # PD-24-0924

From: JJ Murphy <murphyjj1974@gmail.com>
Sent: Wednesday, August 28, 2024 1:43 PM
To: Hearings <Hearings@hcfl.gov>
Subject: Application # PD-24-0924

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

Attn: Zoning Hearing Master
Application Number: PD-24-0924
ZHM: September 16, 2024

Dear Zoning Hearing Master,

My name is James Murphy and I am in opposition to the proposed zoning change on Dixon Dive in Riverview, FL.

I politely ask that you please do not allow a builder to come in and pillage our peaceful, 60 year old neighborhood.

Doubling the current amount of existing homes is not right and it's certainly not fair to all of us residents who have lived here for many, many years.

If you could put yourself in our situation, I'm positive you would agree with each and everyone of us. This is a nightmare scenario for everyone that lives here. Nobody, anywhere, would ever want something like this to happen in the middle of their well established, close-knit, neighborhood.

Dixon Drive is a small road with one-way in and one-way out. It's right near all of the chaos that is, Big Bend and Hwy 301. The population explosion in this area, over the last 20 years, has been massive. The threat of it continuing, literally, in our own backyards is very concerning to everyone that lives here.

I don't mean to sound dramatic but it really is stressful to think this could actually happen. Our neighborhood and our homes are our sanctuaries. There are not many neighborhoods like this one left and we would very much like for it to stay the way it is.

In closing, I very respectfully ask on behalf of myself and my entire neighborhood that you please do not allow this development to take place.

Thank you very much for your time and I appreciate your consideration.

Best Regards,

James Murphy



**Hillsborough
County Florida**
Development Services

ZONING HEARING MASTER LETTER OF NOTICE

To: Surrounding Property Owner
and/or Any Registered Neighborhood
Organization or Civic Association

APPLICATION NUMBER: **PD 24-0924**

You are hereby notified that the undersigned is requesting a Plan Development before the Zoning Hearing Master of Hillsborough County at a public hearing. You have received notice of this requested action because you are a property owner or the designated representative of a Registered Neighborhood Organization and/or Civic Association within the required distance of the subject site.

PUBLIC HEARING DATE: 09/16/2024 **TIME:** 6:00 PM

LOCATION OF PUBLIC HEARING: Board of County Commissioners Boardroom*
2nd Floor, County Center, 601 E Kennedy Blvd, Tampa, FL 33602
(*Virtual participation in this public hearing is available through communications media technology, as described in the "About the Hearing" section, below.)

NATURE OF REQUEST: (Provide a general description of the request)

rezoning to a planned development

Note: The PD application and approval process creates its own customized zoning district and may be used to obtain variations from the non-district regulations as set forth in Section 5.03.06.C.6 of the Land Development Code.

LOCATION OF THE PROPERTY: (Address and/or General Location) 100 FT EAST OF ARCADIA LN AND
DIXON DR INTERSECTION, AND SOUTH SIDE OF THE DIXON DR.

CURRENT ZONING: AR

PROPOSED ZONING: PD

Copies of the application and department reports are kept by the Administrator and are open to public inspection in the offices of the Clerk of the Board and the County Administrator. The application may be reviewed online through the Hillsborough County Development Services Department webpage located at: HCFLGov.net/pgmstore.

Additional information concerning this application may be obtained by emailing Hillsborough County Development Services Department at Hearings@hcflgov.net. Please include the Application Number at the top of this form for a quicker response. Additional information may also be obtained by calling (813) 307-4739.

In accordance with the Americans with Disabilities Act, persons needing special accommodations to participate in the proceeding, and those seeking an interpreter, should contact the Customer Service Center at telephone number (813) 272-5900 or Hearing/Voice Impaired Call 711 no later than 48 hours prior to the proceedings. This meeting is closed captioned for the hearing impaired.

Para información en Español, favor de llamar al (813) 307-4739

Applicant / Representative

Name: Isabelle Albert, HALFF

Address: 1000 N Ashley Dr., Ste 900, Tampa, FL 33602

Phone: 813.331.0976

Email: ialbert@halff.com

Send Written Comments or Evidence, along with your physical address and email address to:

DSD - Community Development Division, PO BOX 1110, Tampa, FL 33601; or Email to Hearings@HCFLGov.net

Additional information may be obtained or a neighborhood meeting may be requested by contacting the applicant or the applicant's representative at the number listed above.

PLEASE USE ORIGINAL FORM - DO NOT RETYPE

ATTENTION : ZONING HEARING MASTER
APPLICATION NUMBER: PD-24-0924
ZHM : SEPT 16, 2024

My NAME IS PHILIP M PHILLIPS AND MY WIFE'S NAME IS EMMERSON PHILLIPS AND WE ARE IN OPPOSITION TO THE PROPOSED ZONING CHANGE ON DIXON DRIVE.

I HAVE LIVED ON DIXON DRIVE FOR 44 YEARS SINCE THE 70'S ALONG WITH RAISING A FAMILY THAT ALSO ARE IN OPPOSITION TO THE CHANGES.

DIXON DRIVE HAS ALWAYS BEEN A DEAD END ROAD TO PREVENT OUR RURAL AREA BECOMING OVER POPULATED AND TRAFFIC JAMS OF 70 SOMETHING VEHICLES FROM THE 36 HOUSES HEADED IN AND OUT FOR WORK.

WE HAVE ALWAYS ENJOYED THE SAFETY FOR HORSE RIDING, BIKE RIDING, STREET WALKING, DOG WALKING AND NATURE TRAILS. OUR SPEED LIMIT OF 25MPH AND 20MPH ON THE TWO SHARP TURNS WILL DEFINITELY NOT BE FOLLOWED AND ENDANGER THE WILDLIFE THAT POPULATE OUR AREA DUE TO BEING THE LAST OASIS WITH WHAT HAS HAPPENED TO RIVERVIEW.

AT DIXON DRIVE AND US301, THERE IS NO INTERSECTION OR TRAFFIC LIGHT ALLOWING EASY EXITING AND WILL ADD TO MORE NUMBERS OF ACCIDENTS ADDING TO A HUGE CAR LINE NIGHTMARE. THERE IS ALSO 2 PRIVATE SCHOOLS THAT CHILDREN REQUIRE THE SAFETY OF CROSSING DIXON DRIVE WE LOOK OUT FOR, THE ROAD THEY WANT TO ATTATCH TO DIXON IS MAN MADE DIRT ROAD, NOT LEGAL, THEY WILL WANT YOU TO MAKE IT OFFICIAL.

* PHILIP M. PHILLIPS 10722 DIXON DR RIVERVIEW 33579
813-677-7917



**Hillsborough
County Florida**
Development Services

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* PHILIP M. PHILLIPS 10722 DIXON DR RIVERVIEW 33579
813-677-7917

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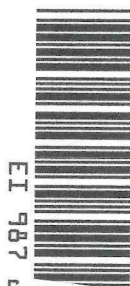
Planning & Growth
Management
19th Floor # County Center

Phone: Unspecified
Received On: 09-03-2024 07:31am

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Philip M. Phillips
10722 Dixon Drive
Riverview, FL 33579
Fax: 214M PD-24-0924

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LABEL 11-B, NOVEMBER 2023

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UNITED STATES
POSTAL SERVICE®

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Your Subject (required)::	RZ-PD-24-0924
Your Message (required)::	Good morning, Commissioner Cepeda. My name is Brent Davis and I understand you spoke with my neighbor Kathy Moore recently regarding the above referenced rezoning application and requested additional information. Rather than attach the many pieces of evidence I have submitted, I would invite you to review this information in the OPTIX website, under party of record - Davis. I have attached my initial testimony. What has happened here is outrageous and will likely come before the board in December if approval is granted by the Zoning Hearing Master. We need your support to prevent our community from being destroyed by an unscrupulous owner/ developer. Please review my testimony (and that of many of my neighbors) to get a handle on what is happening here. Further, I would invite you to visit us on Dixon Drive for a firsthand look at this situation before it comes before you. Please contact me and I will be happy to give you a quick look at our community and the subject property.
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-24-0924
Attachment::	View File

Zoning Hearing Master

Board of County Commissioners

Re: **RZ-PD-24-0924**

Please consider this letter and attached evidence as my testimony in opposition to this application.

This property was formerly owned By Virgil and Shirley Best who were tragically murdered in their home in 2015. They operated approximately 10 acres of the property as a tropical fish farm before their deaths. I dare say they would be shocked to see what has happened to their property. Their children and heirs, Todd and Michelle, sold the property in 2020 To the current owner Pavel Pop-Buia and his company Smart Communications Holdings LLC for \$225,000.00. His associate Braian Cracium, owner of KC Coastal, brought in heavy excavation equipment and began to dig and sell large quantities of fill dirt from the site. Hundreds of trucks loaded with this dirt drove down Dixon Drive for months. He also dug into the aquifer and destroyed the existing wetland. This released toxic chemicals into the drainage ditch that runs to the south side of the neighboring properties and ultimately flows past the properties on the north side of Dixon drive and on to the creek at US 301. This was verified by the EPC and the gentleman doing the testing advised some of us that he had never seen readings this high. On top of that, large quantities of construction debris were buried on the property and remain to this day. All of this work was done without any permits to the best of my knowledge.

Code enforcement has visited the site many times and ordered that corrective action be taken. (Business cards of some of the county employees who visited the site are attached). Fines were also levied reportedly in the \$1,000,000 range. Most of this activity occurred over 3 years ago in the spring of 2021. To date no corrective action has been taken and the fines have somehow been reduced to \$9100.00, which has been paid. Documentation is attached. How could this happen? We were told this was “handled downtown”. What does that mean? Does the applicant have influence with county officials that private citizens do not? One must wonder. This wreaks of impropriety within the county government to the average citizen. The alterations to the property including a large retention pond, (photos attached) have caused extreme flooding to several of the properties to the west of the site. Photos are attached. This was prior to hurricane Debby. The owner has made no attempt to rectify the situation as was ordered by the EPC and code enforcement over 3 years ago. He has been a horrible steward of the property.

Now the applicant has the audacity to request a zoning change to build a dedicated subdivision within our community! The applicant’s representative, Isabelle Albert concedes that our community is unique, (email attached) and many of us have lived here for 30 – 50 years. We have approximately 57 owners and 36 homes represents an almost 40% increase in dwellings in one shot. This is unacceptable to **EVERYONE** who lives in this community. Most of us moved into this community to retire, and to have some buffer from the out-of-control development in southern Hillsborough County. Dixon Drive has been a wonderful place to raise children, grandchildren and animals. This is a one-way-in and one way out community that offers a much different way of life for the residents than the subdivisions that blanket the area. (video and photos attached). How will this

affect our property values. My guess is they would plummet as the unique situation we have would be gone.

The applicant has never intended to build a home on this property and live amongst the residents. He and his associates are only interested in making yet more money from this piece of property and going on their merry way leaving all of us to suffer the consequences of their actions. We already have a serious traffic issue with the church traffic which routinely backs up the street for 45 minutes at a time, preventing us from getting in or out of our community. (video attached) 60-70 more cars on this street (which was not built to handle the load) and all the construction vehicles need for construction is the last thing we need. Similar situations have seen a sharp increase in crimes including burglary which is also not something we should have to deal with. We are also concerned about this community being required to hook up to county water and sewer. We are all on wells and septic tanks and have no desire to hook up to county services or have our community dug up so the applicant can hook up. Another concern is what if they are granted the zoning change and change their mind and decide to build townhomes? This has happened recently near one of our resident's offices. A fine was apparently paid and the townhomes remain. This would be disastrous for our community and could easily happen. **This development is in no way compatible with our community!**

In summation, every resident on Dixon Drive and Arcadia Lane is opposed to this project. The owner has destroyed this piece of land, violated EPC regulations, made a mockery of county code enforcement and profited handsomely I'm sure, with no regard for the community. We have serious questions already as to how this happened and who in the County should be held accountable for allowing this situation to occur. The residents of our community deserve an answer to this question. The site should be restored to an acceptable condition before there is any conversation regarding developing it. We come before the Zoning Hearing Master and our Board of County Commissioners and respectfully urge you to deny this application. Are you willing to destroy our resident's way of life so profiteers can build yet another subdivision? This is the question you must ask yourself.

Brent R. Davis

10609 Dixon Drive

Riverview, FL 33579

--

Submitted at 09/11/24 9:23 AM

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 Pat Kemp (District 6)
- 7 | Commissioner Joshua Wostal (District 7)

Your Name::	Brent Davis
Address:	10609 Dixon Dr. Riverview, FL 33579

Address: 10609 Dixon Dr.
Riverview, FL 33579

Your Email Address::	nuthinfancy1@verizon.net
Your Message	
Your Subject (required)::	RZ-PD-24-0924
Your Message (required)::	Good morning, I am contacting you this morning to give you a heads up on a matter that will likely come before you in December. The 50+ residents of our community are in danger of having our community and our way of life destroyed by an unscrupulous landowner / developer. I have attached my initial testimony to give you an idea of what we are facing right now. I would also encourage you to review my evidence, and the testimony and evidence submitted by many of my neighbors on the OPTIX website under party of record. Further, I would invite any and all of you to contact me and arrange a visit to see this disaster firsthand. We may well need support from all of you to prevent our unique community from being destroyed. regards, Brent R. Davis
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-24-0924
Attachment::	View File

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

Zoning Hearing Master

Board of County Commissioners

Re: **RZ-PD-24-0924**

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Brent R. Davis

10609 Dixon Drive

Riverview, FL 33579

Rome, Ashley

From: Hearings
Sent: Friday, January 17, 2025 7:50 AM
To: Follin, Jared; Rome, Ashley; Rivas, Keshia
Subject: POR FW: RZ-PD-24-0924
Attachments: Clean fill removal 1 1-15-25.jpg; Clean fill removal 2 1-15-25.jpg; Clean fill removal 3 1-15-25.jpg; Clean fill removal 4 1-15-25.jpg; Wetland 1 1-15-25.jpg; Wetland 2 1-15-25.jpg; Wetland 3 1-15-25.jpg; Wetland 4 1-15-25.jpg; Clean fill being removed on 12-2-24 1.jpg; Clean fill being removed on 12-2-24 2.jpg

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

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Visit
CrushCOVIDHC.org

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

From: Brent Davis <nuthinfancy1@verizon.net>
Sent: Thursday, January 16, 2025 10:30 AM
To: Hearings <Hearings@hcfl.gov>
Subject: RZ-PD-0924

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

Please find the attached (10) photos as additional evidence in this matter. At the ZHM hearing on January 14th, the applicant's representative, Isabelle Albert, advised the hearing master that "debris" was being removed to facilitate wetland restoration. I stated on the record this was not true and in fact clean fill dirt had been removed from the site on two separate occasions. I first reported this removal to

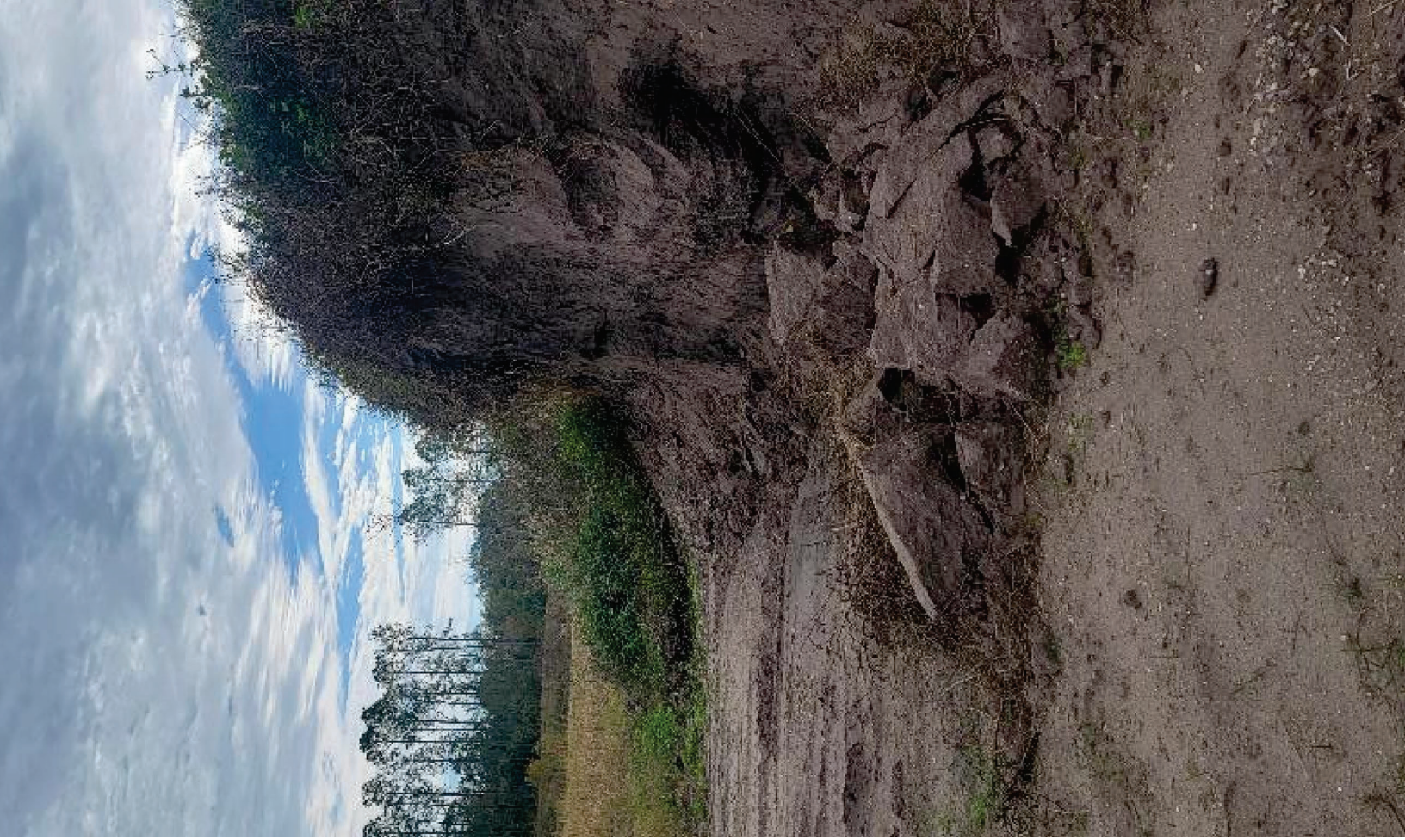
EPC around December 3rd. They responded to the site in less than an hour. I submit these photos to substantiate my claim that the applicant is not being truthful in answering the hearing master's questions. This application should be withdrawn and the EPC issues resolved immediately by the owner to prevent further flooding issues for the adjacent property owners.

Regards,
Brent R. Davis







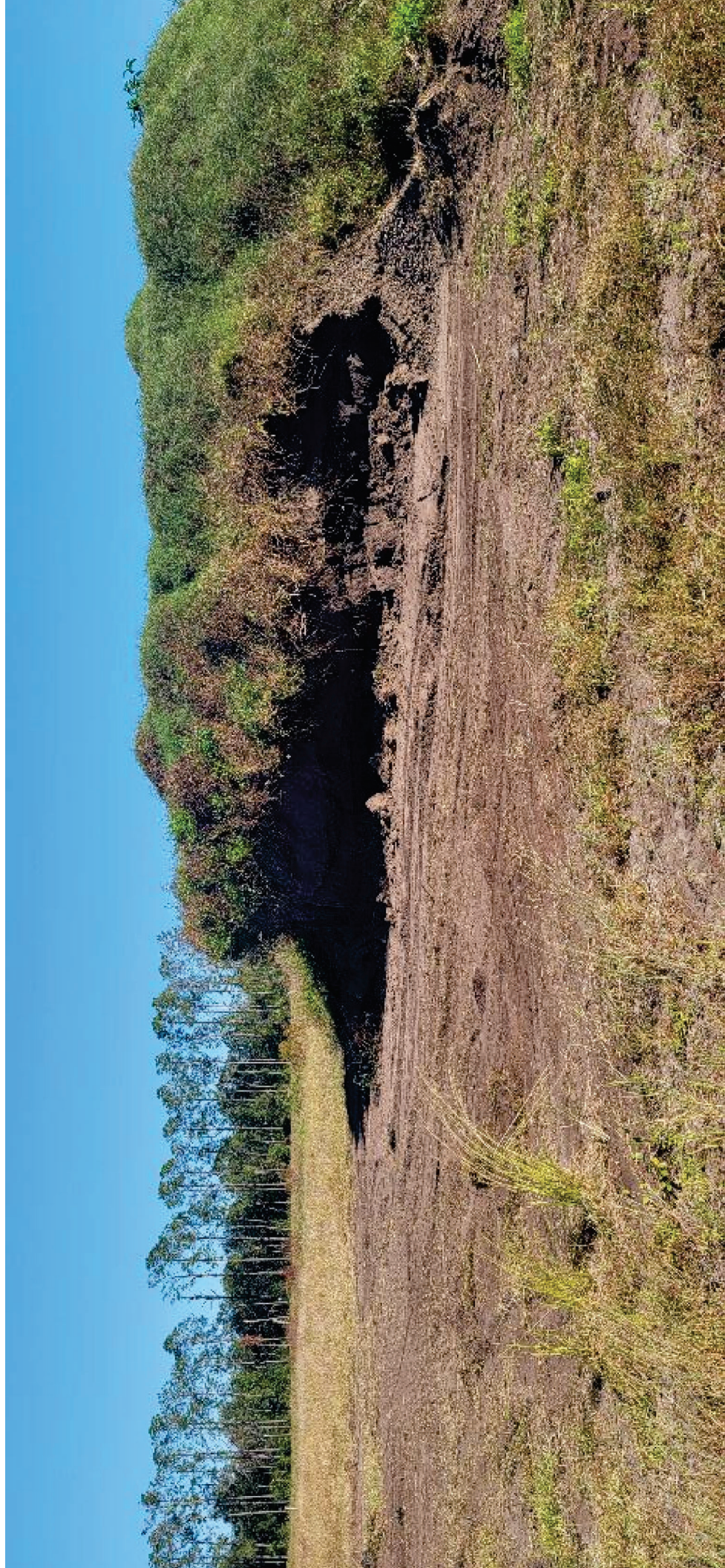


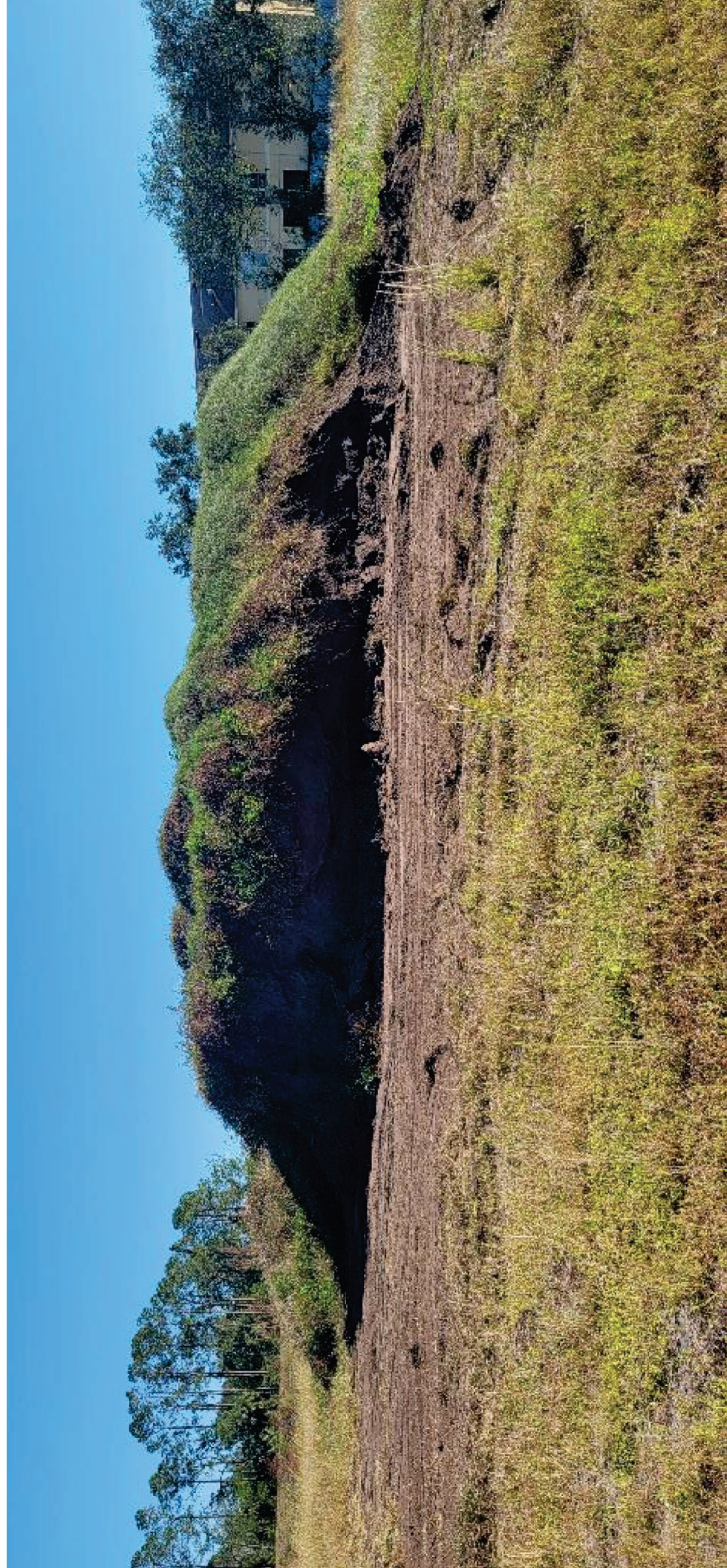












Norris, Marylou

From: Brent Davis <nuthinfancy1@verizon.net>
Sent: Monday, March 10, 2025 9:10 AM
To: Hearings
Subject: RZ-PD-24-0924
Attachments: Contaminated soil dumped 2-15-25.jpg; Contaminated soil 2 dumped 2-15-25.jpg; Contaminated soil 3 dumped 2-15-25.jpg; Contaminated soil removed 3-6-25.jpg; Well water @ 10904 Dixon Dr.jpg; testimoney 3-10-25.docx

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

Please add this testimony and evidence to the OPTIX file on this matter.

Brent R. Davis - 10609 Dixon Dr.

Please consider this document and attached photos as additional testimony and evidence in this matter.

On 2-20-25 a meeting was held by Isabel Albert and Jang Lee representing the owner of the subject property. Isabelle invited only a handful of residents to this meeting as it was obvious to the 25 or 30 residents who found out about the meeting and attended that this was a “dog and pony show” to satisfy the ZHM suggestion that she meet with the residents. At this meeting Mr. Lee once again lied to the residents. First he denied that he had stated in our first meeting with him that if all of the residents opposed his plan that he would look elsewhere to build homes. An obvious lie, as he is proceeding with his plan even though opposition in our community is 100% against it. Secondly, he claimed that dirt dumped on the property was clean fill to be used in the EPC mandated restoration of the property. He claimed that he personally inspected the fill dirt and also claimed that the EPC had approved it. Another lie as the fill was removed on or about 3-6-25. The attached photos show it was contaminated with construction debris. **The EPC needs to be made aware that this property has many, many truckloads of this debris buried on it and is potentially the cause of the contaminated well water at 10904 Dixon Dr. Photo also attached.** The owner of this property has profited from this property by selling clean fill (illegally) and allowed large amounts of construction debris from other projects to be dumped and buried to avoid dumping it at the county landfill that was put in place for this reason. Also, illegal.

This group has run rough shod over our community and the county has done very little if anything to protect our rights. One of our residents told her story at the “meeting” that she walked through our neighborhood as a young girl dreaming of living on Dixon Dr. She saved her money, bided her time until a property became available and was able to fulfill her dream by buying a home. 1 year later this group of unscrupulous developers announces this proposed development. Can you imagine how she feels about this? As ZHM you have an obligation to our residents to recommend NO to this project for so many reasons and we hope and pray that you do.

Brent R. Davis











Rome, Ashley

From: Hearings
Sent: Friday, September 6, 2024 1:14 PM
To: Rome, Ashley; Timoteo, Rosalina; Chapela, Tania
Subject: FW: Pd24-0924
Attachments: Video.mov

From: jaimon kuriakose <jaimonk@yahoo.com>
Sent: Friday, September 6, 2024 12:31 PM
To: Hearings <Hearings@hcfl.gov>
Subject: Pd24-0924

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

Hi, my name is Jaimon Kuriakose owner of 10114 Cowely rd. My concern regarding the development (application number PD24-0924) is about the water flooding issue. I had a talk with county with my realtor 4 years before i was told it is a common land and not allowed to do any building. But now I noticed the land is filling with dirt by the new owner. So whenever it rains all water coming to my property. I have a video or any one can come and check the site. We never had this issue before. Please address this before you proceed with any thing. Unfortunately i am not able to attend the hearing. Please do the needful.

Thanking you

Jaimon Kuriakose. 8134380220

Rome, Ashley

From: Hearings
Sent: Monday, September 30, 2024 11:06 AM
To: Follin, Jared; Timoteo, Rosalina; Rome, Ashley
Subject: FW: ZHM: RZ-PD-24-0924

From: Colleen Lhotka <colleenc9lhotka@icloud.com>
Sent: Monday, September 30, 2024 10:25 AM
To: Hearings <Hearings@hcfl.gov>
Subject: ZHM: RZ-PD-24-0924

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

ATTN: ZHM RZ-PD-24-0924

Colleen Lhotka
10714 Dixon Dr.
Riverview, FL 33579
Re: RZ-PD-24-0924

To whom it may concern:

I submit this testimony in **opposition** to this application. The owner, Pavel Pop-Buia, and his associates, are asking for a zoning change to build 36 houses on this property. Since buying this property in 2020, he has allowed his partner Braian Cracium(KC Coastal) to rape this property, selling truck after truck of clean fill dirt and replacing it with buried construction debris and a large unpermitted retention pond. These practices also destroyed the wetland that has been there for years. I don't believe any permits were issued for any of this work. The county EPC got involved in this mess after the fact and discovered toxic levels of chemicals in the drainage ditch. The owner was ordered to repair the damage and fines were issued. To date nothing has been done and most of the fines somehow went away. My neighbors have a lot of questions as to what happened here.

The results have been catastrophic flooding on several occasions not related to a hurricane. Just typical SW Florida thunderstorms. My property was seriously impacted. I have attached a video and photos showing the last time this happened on July 17th. This man has a lot of nerve asking to build 36 houses on 11 acres after what he has put us as a neighborhood through already. An aerial view of our community shows it is unique in Hillsborough County and everyone living here wants to keep it that way. This proposed subdivision within our

community is in no way compatible with our way of life here. There is not one positive for any of us if you allow this to happen. Only a profit for a greedy developer.

Dixon Drive is classified as a substandard road and can barely handle the load of our 57 residents and the very large church crowd we have backing up the street every Sunday for 45 minutes to an hour. We don't need 60- 70 additional cars on a daily basis. We are all on septic tanks and wells and do not want that to change. I believe this development would have to hook up to County sewer and water and we have to wonder if we would be forced to hook up too. This application should be denied.

Thank you,

Colleen Lhotka



Fw: Application #: PD-24-0924

From E. Pete <petey6@verizon.net>
Date Tue 11/12/2024 3:31 PM
To Kathy Pete <kpete1@tampabay.rr.com>

 2 attachments (7 MB)

DixonDriveFlooding1 2024-07-17.jpg; DixonDrivePropertyFlooding 2024-08-05.jpg;

----- Forwarded Message -----

From: kpete1@tampabay.rr.com <kpete1@tampabay.rr.com>
To: hearings@hcfl.gov <hearings@hcfl.gov>
Sent: Wednesday, August 21, 2024 at 04:21:36 PM EDT
Subject: Application #: PD-24-0924

Attn: Zoning Hearing Master
Application Number: PD-24-0924
ZHM: September 16, 2024

My name is Kathleen Rowland and I and my daughter Elizabeth Pete are in opposition to the proposed zoning change on Dixon Drive.

As residents that live near the property for which a rezoning request has been submitted, we are against the zoning change for several reasons. Riverview Country Estates is a small rural neighborhood with large parcels, big beautiful oak trees, and only one entrance in and out. Adding a dense subdivision within our neighborhood will change the character of our area and we will lose some of the reasons that most of the residents purchased homes here.

Our area is quiet and peaceful with little traffic most of the time. Sunday mornings are an exception due to the presence of a church on Dixon Drive. Adding 30+ houses will generate more noise and traffic that no one wants to have. There are NO sidewalks. We have children, bikers, walkers, dogs and wildlife that use our roads. Earlier this year, a baby sandhill crane was killed by a vehicle on Dixon Drive. Extra traffic will only cause more problems.

Another major reason to deny this zoning change request is that construction on that property will involve raising the elevation of the property which will increase the risk of flooding for nearby homes. I have attached two photos of recent flooding at our house. Our east property line is approximately 175 ft west of the west property line of the subject property. We already suffer major flooding events during heavy rains as stormwater drains from east to west across our property. We have horses and standing in flood water and mud for long periods of time is not healthy for them. The flood water is eroding the soil from our fence line and tree roots. The flooding gets so bad that the road ditch near our house floods and completely covers Dixon Drive at times. This is very dangerous for drivers! We can only imagine how much worse the flooding will be if that land is raised for construction of those new homes.

We request that the Zoning Hearing Master DENY the request for a zoning change.

Respectfully,

Elizabeth Pete &
Kathleen Rowland
10725 Dixon Drive
Riverview, FL 33579

Fox 13 News – September 7, 2024

Hillsborough County homeowners concerned next storm will cause more flooding

By [Jordan Bowen](#)

Published September 7, 2024 6:16pm EDT, [Hillsborough County](#), [FOX 13 News](#)

ADAMSVILLE, Fla. - Some residents in south [Hillsborough County](#) say Tropical Storm Debby brought flooding like they've never seen before.

Some homeowners lost everything and are now concerned about the next storm.

Up to four feet of floodwaters made it into Brittany Vanvaerenbergh's home. It destroyed nearly everything inside. For the last few weeks they've been making repairs, ripping out the floors and dry wall.

"We have really just gutted everything we could that would hold water. And then, as far as the yard, we really haven't touched too much. We've just been focused on the animals getting their enclosures back up together and running," Vanvaerenbergh said.

Vanvaerenbergh has a small zoo with several dozen animals, all of which were safely evacuated during the storm. Vanvaerenbergh's home backs up to a creek where she says the depth is usually at least five feet lower. She's lived in the area of Hillsborough County near Adamsville her entire life and says she's never seen it flood this bad.

"We lived here during Irma. Irma was about eight inches of water throughout the whole house. This was four feet throughout the whole house and less water," Vanvaerenbergh said.

Some residents worry development in the area has happened too fast and, as a result, the water doesn't have anywhere to go.

"In past years, it hasn't been this bad, but it keeps getting deeper and deeper every year," Hillsborough County resident Richard Connolly said.

Meanwhile, Vanvaerenbergh says she's hoping something can be done at the county level to alleviate the flooding before the next big storm hits.

"We clearly can't live like this every rainstorm, you know, begging that it's not in our house," Vanvaerenbergh said.

ABC Action News – September 5, 2024

Heavy rainfall overwhelmed stormwater systems in Tampa this week

The Director of Mobility said that one major contributing factor to the excessive flooding is a change in weather patterns which now creates a critical need to re-look at development.

By: Lydia Vazquez

Posted 4:12 PM, Sep 05, 2024 and last updated 7:57 PM, Sep 05, 2024

SOUTH TAMPA, Fla — The City of Tampa saw nearly 5 inches of rain Tuesday and close to 4 inches Wednesday creating chaos out on the roads and putting cars under water.

City officials said stormwater systems were overwhelmed by the downpour.

"I've seen cars literally underwater... I have a very small compact car so there's a lot of flooding I can't ride through. It's a mess," South Tampa resident Jamal Burton explained.

Rebecca Ranney sent us video showing major street flooding and cars driving through it in the Hyde Park area.

"We've had more than three inches, three and a half inches, within an hour in certain parts of the city. That kind of rain will inundate any of our stormwater systems. Our stormwater systems are not designed for that kind of rain,"

Vik Bhide, the Director of Mobility for the City of Tampa, said they are developing a watershed management plan citywide that considers the latest sea level rise data.

"We'll be modeling every basin within the city to understand what our future infrastructure needs are. As part of that effort, we're also looking at what policies do we need to put in place, and certainly development, particularly the location of development, as we grow, is going to be critical," Bhide explained.

He said this week's rain overwhelmed the current stormwater systems and that a change in weather patterns, which now creates a critical need to rethink development, is one major contributing factor to the excessive flooding.

"You can't build enough culverts. You can't build enough stormwater infrastructure to deal with what we saw yesterday. But what you can do is smart development," Councilman Alan Clendenin said.

Clendenin represents District 1. He said over-development is a concern across Tampa.

"We have done things specifically in some of these urban areas where we've divided lots. We've put too much on too little. The same thing I've been preaching since I've been here. I've seen this council do it, divide lots and approve these things where we're putting too much on too little and mother nature kicks back, and yesterday mother nature kicked back," Clendenin said.

Meanwhile, Bhide said there are plans in place, including upgrading stormwater systems and policies to be more conducive to current and future weather patterns, adding the system is not designed for instant drainage.

PD-24-0924

From: Elizabeth Pete
Kathleen Rowland
10725 Dixon Drive
Riverview, FL 33579

~~11/12/2024~~
3/12/2025

From: kpete1@tampabay.rr.com
To: [Rome, Ashley](#)
Subject: RE: RZ PD 24-0924
Date: Monday, March 24, 2025 7:51:46 AM

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

Good morning, Ashley,

I apologize for my delay in responding. I have been out of town and having problems with my email.

First, we would like the USB drive returned.

Second, Elizabeth and I are a bit confused. If the USB drive is delivered to the hearing, will the zoning board be able to review the contents before they make their decision? We have included videos of neighborhood flooding, natural resources, etc. that should be taken into consideration for their zoning decision.

Also, if staff can't connect to data storage devices in advance of the meeting, why can they do it during or after the meeting?

We are new to this zoning stuff. Our rural neighborhood is very special to us and we appreciate your help. Thank you so much.

Kathy Rowland
Elizabeth Pete
10725 Dixon Drive
Riverview, FL 33579
813-431-4826

From: "Rome, Ashley"
To: "kpete1@tampabay.rr.com"
Cc: Ashley, "Hearings"
Sent: Wednesday March 12 2025 5:06:18PM
Subject: RZ PD 24-0924

Good afternoon Elizabeth,

Hillsborough County Development Services Hearing Operations staff received a manila envelope with a printed copy of an email, two article printouts, and a USB drive, first attachment.

The email matches one delivered to Hearings@hcfl.gov on August 21, 2024 and uploaded to the record for RZ PD 24-0924, second and third attachments respectively.

The documents received today will be uploaded to the record as attached. Due to security imperatives, county policy does not allow staff to connect data storage devices from external sources, so the USB and its contents will not be included. If you would like the files to be included, please include them in an email to Hearings@hcfl.gov. PDF format is encouraged and please be aware that audio or video files cannot be included in the record via email. These items must be placed on a USB drive, brought to the hearing, and delivered to the Clerk.

RZ PD 24-0924 is continuing to the 04/15/2025 ZHM Hearing at the Board of County Commissioners Boardroom, 2nd Floor of the County Center located at 601 E Kennedy Blvd, Tampa, FL 33602 at 6:00 PM.

If you would like the USB returned, please let me know prior to the 03/24/2025 ZHM hearing date.

Thank you,

Ashley Rome

Planning & Zoning Technician

Development Services Dept.

P: (813) 272-5595

E: romea@hcfl.gov

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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

Rome, Ashley

From: Hearings
Sent: Tuesday, November 12, 2024 4:36 PM
To: Rome, Ashley; Rome, Ashley; Follin, Jared
Subject: FW: Hearing PD24-0924

From: Nancy Scott <innislee17@gmail.com>
Sent: Tuesday, November 12, 2024 11:55 AM
To: Hearings <Hearings@hcfl.gov>
Subject: Hearing PD24-0924

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

Hollis Mellon 10813 Dixon Drive Riverview (Nancy Scott trustee)
One of three

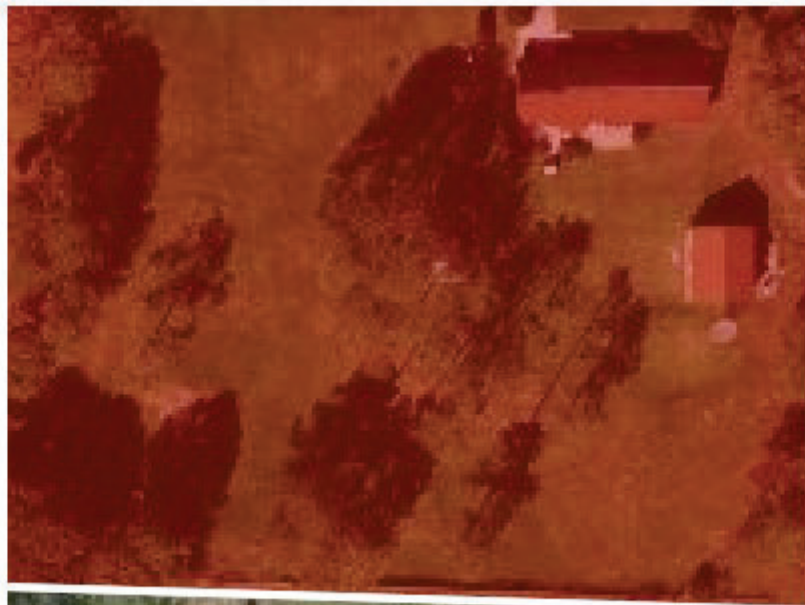


\$2.4M Single Family



Compass

Learn More



Property Details

Sent from my iPhone



\$2.4M Single Family



Compass

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Property Details

This property is classified as Residential (Single Family).

The lot is 131935 square feet, the land value of which is assessed at \$130,896.00.

There is one building on the property.

Rome, Ashley

From: Hearings
Sent: Tuesday, November 12, 2024 4:41 PM
To: Timoteo, Rosalina; Rome, Ashley; Follin, Jared
Subject: FW: Pd24-0924 Hollis Mellon 10813 Dixon dr Riverview (Nancy Scott - trustee)

From: Nancy Scott <innislee17@gmail.com>
Sent: Tuesday, November 12, 2024 11:58 AM
To: Hearings <Hearings@hcfl.gov>
Subject: Pd24-0924 Hollis Mellon 10813 Dixon dr Riverview (Nancy Scott - trustee)

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

AA

zillow.com



Zillow App



6.6M Ratings

Open App



1 of 1

2 bd | 2 ba | 1,627 sqft



Sent from my iPhone

AA

 zillow.com**Zillow App**

★★★★★ 6.6M Ratings

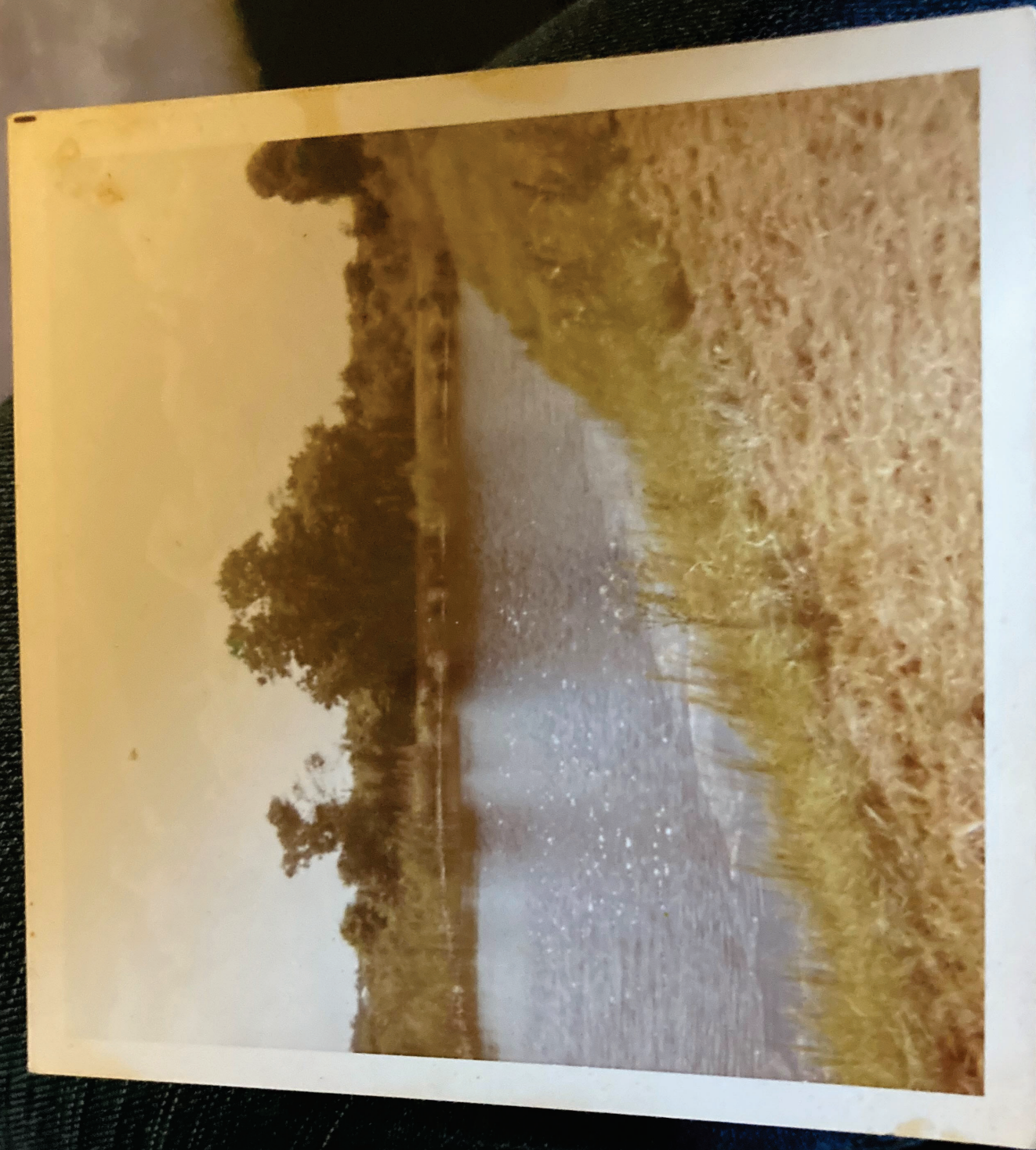
Open App



3 bd | 2 ba | 1,637 sqft

10813 Dixon Dr, Riverview, FL 33579

● **Off market**Zestimate[®]: \$460,800 | Rent Zestimate[®]:**\$2,378****Est. refi payment:** \$2,775/mo



Rome, Ashley

From: Boccrec <boccrec@hillsclerk.com>
Sent: Tuesday, November 12, 2024 12:06 PM
To: Bennett, Leslie; Green, Yorlanda; Hearings; Rivas, Keshia; Rome, Ashley; Sekouri, Michelle; Sweet, Sharon; VanArsdall, Rick - CLERK; Vazquez, Bianca; Williams, Charlene; Wise, Bonnie; Cohen, Harry; Cameron Cepeda, Donna; Myers, Gwendolyn; Hagan, Ken; Wostal, Joshua; Miller, Christine; Almand, Sherrie; Burgos, Glorivee; Castillo, Maria; Cury, Della; Hoyt, Melonie; Lawson, Laura; Manresa, Lidia; Marion, Casaundra; Pike, Isabella; Smith, Rabiah (Robbi); Reidy, Richard; Valdez, Raquel - BOCC; West, Wanda
Subject: FW: [EXTERNAL] App No: RZ-PD 24 0924 - Rezoning Planned Development
Attachments: IMG_2765.jpg; IMG_3211.jpg

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

From: ktales79 <k.tales@gmail.com>
Sent: Tuesday, November 12, 2024 11:33 AM
To: Boccrec <boccrec@hillsclerk.com>
Subject: [EXTERNAL] App No: RZ-PD 24 0924 - Rezoning Planned Development

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!!!

My name is Kevin Taylor and I am in opposition to the proposed zoning on Dixon Drive. Over the years as the surrounding area has grown, so to has traffic on our dead end street. Aside from the growing traffic along 301, our only exit - we have one entity on the street that already causes backups, 30+ minutes on the weekend and traffic issues during the week as it is already difficult to enter and exit during the week and especially the weekend.

If the rezoning were to take place, the traffic from the church / combined with a proposed new development would be a traffic and speed issue nightmare. Work traffic alone would cause 30+ minutes to exit the street as it does on the weekends due to church traffic, along with the additional traffic would also cause enhance speeding and safety issues where it's already a bit of a risk walking along our houses.

The attached images are taken at different months, but shows a half a milf back up due to the already present traffic in the street. One image was taken in July, the other in September - both typically slower months due to holidays and it's still backed up. Traffic has been much worse.

The added housing density would compound our current issue, amongst the issues already taken place on the property looking to redevelop.

Kevin Taylor
10713 Dixon Dr
Riverview FL 33579





Rome, Ashley

From: Hearings
Sent: Tuesday, September 24, 2024 12:45 PM
To: Rome, Ashley; Timoteo, Rosalina; Follin, Jared
Cc: Medrano, Maricela
Subject: FW: Testimony Zoning Application Number: PD-24-0924

Importance: High

Hi Ashley and Rosa,

Please see the comment below that needs to be added to the POR.

Also, can one of you confirm what is the hearing date for this application? The web map is down and I cannot confirm it on my own.

Best regards,

Alejandra Prado

Planning & Zoning Technician

Development Services (DSD)

E: PradoA@hcfl.gov

P: (813) 294-3875

601 E. Kennedy Blvd., Tampa, FL 33602

HCFL.gov

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Hillsborough County Florida

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From: Darrin Wilson <darrinmwilson@yahoo.com>
Sent: Monday, September 23, 2024 2:40 PM
To: Hearings <Hearings@hcfl.gov>
Subject: Testimony Zoning Application Number: PD-24-0924

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

Attn: Zoning Hearing Master
In reference to: PD-24-0924
ZHM: October 15, 2024

As a long term resident of 10610 Dixon Drive, I Darrin Wilson formally voice my opposition to the proposed rezoning under PD-24-0924. This corporate owner has created numerous problems for established residents and generated numerous complaints to code enforcement. The current state of this property and the proposed zoning change will only continue to amplify the damage done.

Changes to this property have caused regular flooding to our neighbors properties and that of Dixon Drive making safe navigation impossible during regular summer storms (not hurricanes!), simple summer storms. (See photo attached of street in front of 10725)



Dixon Drive can not support the traffic generated by the proposed development density. We already experience regular backup problems trying to depart Dixon Dr, entering Hwy 301. Sundays have become particularly problematic when multiple church services let out. Dixon Dr is a substandard, narrow, dead end residential drive with a 25MPH speed limit. The current traffic generated by church services regularly exceeds all safe limits. Traffic backs up past our residence and around the corner, over a quarter of a mile. Making it an extreme ordeal to leave our homes most of Sunday morning/afternoon.

Finally, there is no water or sewer service available to support the proposed zoning and installation of such infrastructure (to only serve on corporate owner) would be an unfair burden on those property owners along it's path.

This corporate owner has not been a good neighbor, nor have they demonstrated via past practice that they will abide by any conditions placed to obtain potential approval.

The fact remains, this proposal does not and can not fit the property. Please deny even giving is proposal any consideration.

Sincerely,
Darrin Wilson
10610 Dixon Dr
Riverview FL 33579

Rivas, Keshia

From: Brent Davis <nuthinfancy1@verizon.net>
Sent: Thursday, August 7, 2025 10:12 AM
To: Hearings
Subject: RZ-PD 24-0924
Attachments: Ditch draining 1.jpg; Ditch draing 2.jpg; Drainage ditch west side of property.jpg; Pond draining 1.jpg; Pond draining 2.jpg; Pond draining 3.jpg; Pond draining 4.jpg; Pond draining 5.jpg; Pond draining 6.jpg

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

Please enter into evidence the attached photos on this matter. The applicant has made significant changes to the property in recent weeks filling part of the pond with dirt, establishing an overflow area ("they call it a wetland restoration", and removing truckloads of clean fill dirt. These actions have been reported to EPC, code enforcement and others in the county to provide transparency in the applicant's operations. Attached you will find photos of the overflow area and the ditch the applicant intends to drain this water into. The area was breached on July 24th. as they attempted to pump the pond down draining huge amounts of black, silt filled water into the common drainage ditch on the west side of the property. This water drained on to the private property of 9 of our residents. This was a small pump. What happens when the next storm overflows this "wetland restoration"? We will be flooded again is the answer. We had water over Dixon Drive during the last significant rain in July from this property. I have met with Mr. William Inch from EPC who has been onsite monitoring (to some degree) this work. He has stated that the work done previously was illegal and fines were levied. At some point these fines were drastically reduced and our residents were told "it is being handled downtown". What does that mean??? it sounds to the average layman that the applicant has influence in the county government that we don't have. This should be investigated on its own merit.

Residents meeting with Mr. Sang Lee, representing the owner, have heard him state repeatedly that he has to make money. The owner has already made plenty of money I'm sure by illegally running a dirt pit and selling large quantities of clean fill dirt. This has been documented by Wayne Doyin from Hillsborough County Natural resources who investigates illegal dirt pits and is very familiar with Cracium farm's illegal activities. For these people to run rough shod over both the county and our residents is outrageous and unacceptable. This matter comes down to whether an unscrupulous developer who has proven time and time again that they are ONLY interested in making money and care nothing about the long-term residents of this community has a right to destroy our community to make their profits. We, the residents of Dixon drive stand united in our opposition to this application, and we are counting on you, our ZHM, to deny this application.

Brent R. Davis



















Norris, Marylou

From: Brent Davis <nuthinfancy1@verizon.net>
Sent: Thursday, June 5, 2025 12:11 PM
To: Hearings
Subject: PD-RZ-24-0924

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

To the ZHM:

It has come to my attention this morning that the applicant has requested yet another continuance. This marks the 5th or 6th such request. Obviously, they are not prepared to move forward with any kind of development here. The applicant and his associates have destroyed this piece of property to enrich themselves selling clean fill dirt and burying construction debris while causing well documented flooding to our neighborhood. They may never be able to restore this once beautiful property and hopefully the EPC will continue to investigate this travesty of justice. At this time, we again request that no continuance be granted and that the application to rezone the property be withdrawn. The applicant has had more than sufficient time to repair the damage to the wetlands and restore the property to an acceptable state. Enough is enough. WITHDRAW THE APPLICATION.

Brent R. Davis

Rivas, Keshia

From: Brent Davis <nuthinfancy1@verizon.net>
Sent: Wednesday, August 13, 2025 8:17 AM
To: Hearings; Inch, Bill
Subject: PD- RZ 24-0924
Attachments: drainage ditch 1.jpg; Drainage ditch 2.jpg; Drainage ditch 3.jpg; Drainage ditch 4.jpg; Drainage ditch 5.jpg; Drainage ditch 6.jpg; Drainage ditch 7.jpg; Drainage ditch 8.jpg; Drainage ditch 9.jpg; Drainage ditch 10.jpg

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

Please enter the attached (10) photos as evidence in this matter. These photos show the results of a poor plan to contain the overflow from the pond and "wetland restoration" on the subject property. It failed miserably after the first rain of any significance on August 8th. 2025. This resulted not only in the applicant's property being washed out but all of the silt and contaminated runoff went directly into the ditch draining the properties of 9 of our residents. This is unacceptable! The applicant and his manager, Mr. Lee, have demonstrated over and over that they have no regard for our long term residents are only doing this work so they can make even more money off of this parcel. I strongly urge you to deny this application.

Brent R. Davis





















Norris, Marylou

From: kpete1@tampabay.rr.com
Sent: Monday, March 24, 2025 5:51 PM
To: Hearings
Subject: PD-24-0924
Attachments: Eagle 1 2024-08-24.JPG; Sandhill Cranes 3 2024.JPG; Sandhill Cranes 1 2024.JPG; BaldEaglesNestSite.JPG; BarredOwlBabies.JPG; BarredOwlWithBabies.JPG

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

Attn: Zoning Hearing Master
App # PD-24-0924
ZHM 4/15/2025

We are providing additional photos in support of our request to DENY the zoning change for a portion of our neighborhood.

These photos are of some of the wildlife that call Dixon Drive home, including a nesting pair of bald eagles.

You may receive multiple emails so we can keep the emails to a reasonable size.

Thank you,

Kathleen Rowland
Elizabeth Pete
10725 Dixon Drive
Riverview, FL 33579













Norris, Marylou

From: kpete1@tampabay.rr.com
Sent: Monday, March 24, 2025 6:06 PM
To: Hearings
Subject: PD-24-0924
Attachments: 2 DixonDrivePropertyFlooding 2024-09-04.jpg; 7 DixonDrivePropertyFlooding 2024-09-04.jpg; 8 DixonDrivePropertyFlooding 2024-09-04.jpg; DixonDriveFlooding 2024-06-15.jpg

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

Attn: Zoning Hearing Master
App # PD-24-0924
ZHM 4/15/2025

We are providing additional photos in support of our request to DENY the zoning change for a portion of our neighborhood.

These photos are of flooding on our property. They are just a small sample of what happens during heavy rains since the development activity has started on the property in question. We have videos that show the extent of the flooding much better and are included on the USB drive that will be submitted at the hearing on April 15.

You may receive multiple emails so we can keep the emails to a reasonable size. This is email #2.

Thank you,

Kathleen Rowland
Elizabeth Pete
10725 Dixon Drive
Riverview, FL 33579







