## **Rezoning Application: PD 24-1261**

Zoning Hearing Master Date: January 14, 2025

**BOCC Land Use Meeting Date: March 11, 2025** 



**Development Services Department** 

#### 1.0 APPLICATION SUMMARY

Applicant: Warren E Hand

FLU Category: RES-4
Service Area: Urban
Site Acreage: 17.96 Acres
Community Plan Area: Seffner Mango

Overlay: None

Request: Planned Development



#### **Introduction Summary:**

The applicant is requesting to rezone 17.96+/- acres from AR (Agricultural Rural) to PD (Planned Development) to allow for a 63-unit single-family residential development. The proposal has two areas; Area A has an existing single family dwelling unit that will utilize ASC-1 development standards while Area B will have the remaining 62 single family dwelling units with a minimum lot size of 5,500 Sq Ft.

Zoning:	Existing	Proposed		
District(s)	AD	PD		
District(s)	AR	Area A: ASC-1	Area B	
Typical General Use(s)	Agricultural	Single-Family Residential	Single-Family Residential	
Acreage	17.96	1.09	16.87	
Density/Intensity	1 DU per 5 GA/ FAR: NA	1 DU per GA/ FAR:NA	3.68 DU per GA/ FAR:NA	
Mathematical Maximum*	3 DU per 5 GA/ FAR: NA	1 DU per GA/ FAR: NA	62 DU per GA/ FAR: NA	

<sup>\*</sup>number represents a pre-development approximation

Development Standards:	Existing	Proposed		
District(s)	4.5	PD		
District(s)	AR	Area A: ASC-1	Area B	
Lot Size / Lot Width	217,800 Sq Ft /150'	43,560 Sq Ft /150'	5,500 Sq Ft /50'	
Setbacks/Buffering and Screening	50' Front 50' Rear 25' Sides	50' Front 50' Rear 15' Sides	20' Front 20' Rear 5' Sides 10' Corner	
Height	50′	50′	35′	

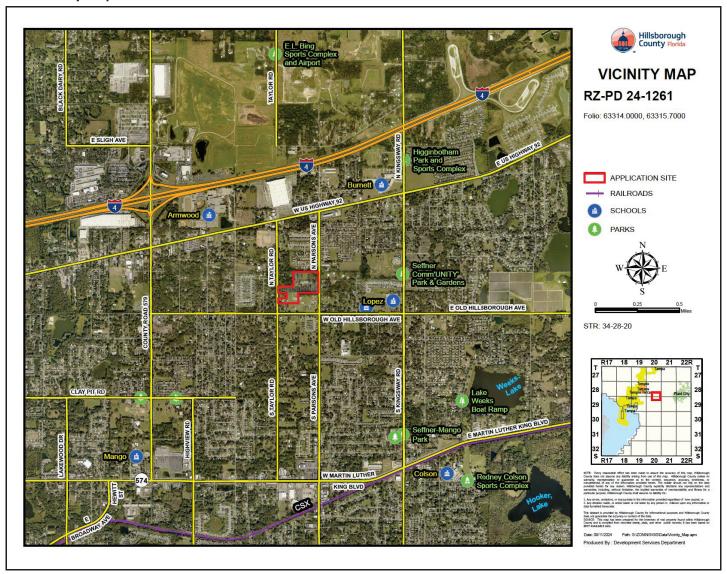
Additional Information:			
PD Variation(s)	None requested as part of this application		
Waiver(s) to the Land Development Code	NA		

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

Case Reviewer: Carolanne Peddle

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

#### 2.1 Vicinity Map



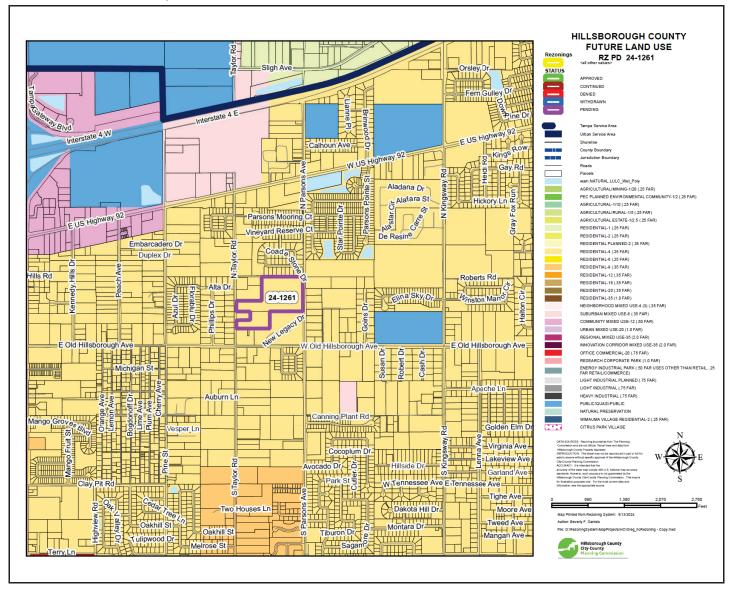
#### **Context of Surrounding Area:**

The properties are located between N. Taylor Rd. and N Parsons Ave. to the north of W. Old Hillsborough Ave. in an area comprised primarily of single-family residential uses at various lot sizes. The adjacent parcel to the south is zoned AR with the use of a private school. The surrounding properties are zoned RSC-2, RSC-3, RSC-4, ASC-1, AS-1, AR and PD approved for residential uses.

ZHM HEARING DATE: January 14, 2025 BOCC LUM MEETING DATE: March 11, 2025

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

#### 2.2 Future Land Use Map



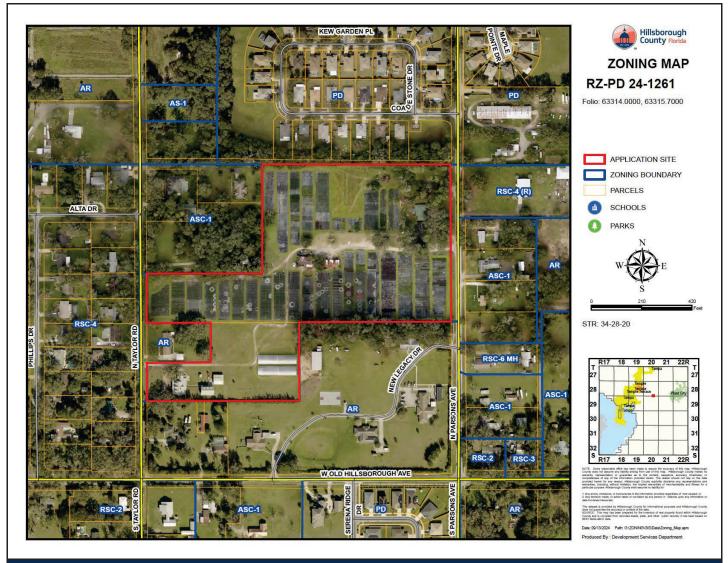
Case Reviewer: Carolanne Peddle

Subject Site Future Land Use Category:	RES-4	
Maximum Density/F.A.R.:	175,000 Sq. ft., 4 Du per GA/ FAR: 0.25	
Typical Uses:	Agricultural, residential, neighborhood commercial, office uses and multi- purpose projects.	

ZHM HEARING DATE: January 14, 2025 BOCC LUM MEETING DATE: March 11, 2025

## 2.0 LAND USE MAP SET AND SUMMARY DATA

#### 2.3 Immediate Area Map



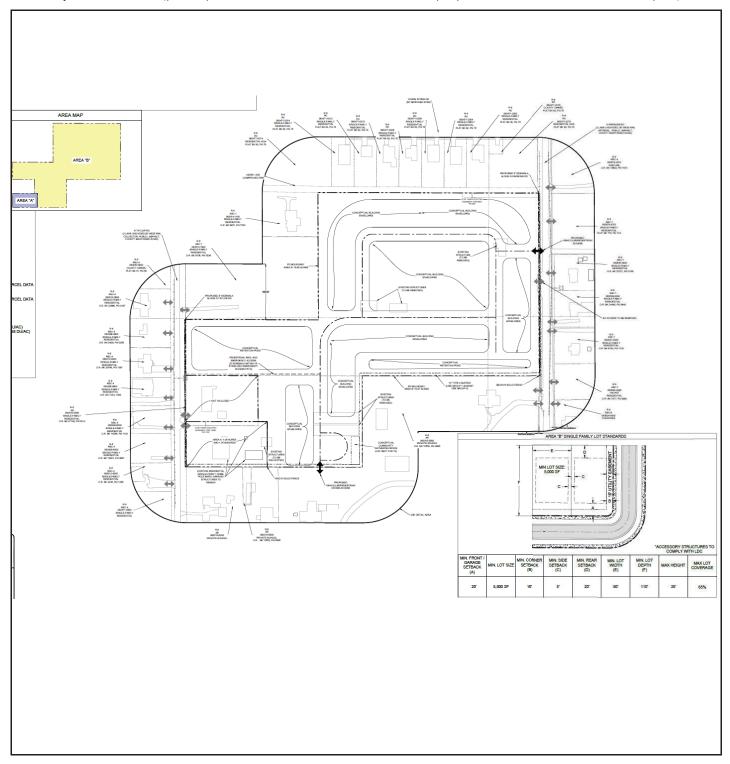
Case Reviewer: Carolanne Peddle

Adjacent Zonings and Uses					
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:	
North	ASC-1, PD	1 DU per GA/FAR:NA, PD: 2.6 DU per GA/ FAR:NA	Agricultural, Single-Family Conventional	SINGLE FAMILY R	
South	AR,	1 DU per 5 GA/ FAR: NA	Agricultural Rural, Residential, Single-Family Conventional	PRIVATE SCHOOL	
East	AR, ASC-1, RSC-4	1 DU per 5 GA/ FAR: NA, 1 DU per GA/FAR:NA, 4 DU per GA/FAR:NA,	Agricultural Rural,	SINGLE FAMILY R PRIVATE SCHOOL	
West	RSC-4 AR	4 DU per GA/FAR:NA, 1 DU per 5 GA	Residential, Single-Family Conventional, Agriculture	SINGLE FAMILY R	

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

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

Case Reviewer: Carolanne Peddle



APPLICATION NUMBER:	PD 24-1261	
ZHM HEARING DATE:	January 14, 2025	
BOCC LUM MEETING DATE:	March 11, 2025	Case Reviewer: Carolanne Peddle

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

Adjoining Roadways (check if applicable)				
Road Name	Classification	Current Conditions	Select Future Improvements	
Parsons Rd.	County Arterial - Rural	2 Lanes ⊠Substandard Road □Sufficient ROW Width	<ul><li>☐ Corridor Preservation Plan</li><li>☐ Site Access Improvements</li><li>☐ Substandard Road Improvements</li><li>☐ Other</li></ul>	
Taylor Rd.	County Collector - Rural	2 Lanes ⊠Substandard Road □Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard	

Project Trip Generation					
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips		
Existing	28	2	3		
Proposed	650	48	63		
Difference (+/1)	+622	+46	+60		

<sup>\*</sup>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		None	None	Meets LDC	
South		Vehicular & Pedestrian	None	Meets LDC	
East	Χ	None	None	Meets LDC	
West		Emergency & Pedestrian	None	Meets LDC	
Notes:					

Design Exception/Administrative Variance				
Road Name/Nature of Request	Туре	Finding		
N/A	Choose an item.	Choose an item.		
Notes:				

APPLICATION NUMBER: PD 24-1261

ZHM HEARING DATE: January 14, 2025

BOCC LUM MEETING DATE: March 11, 2025 Case Reviewer: Carolanne Peddle

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

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments	Objections	Conditions	Additional
	Received  X Yes	☐ Yes	Requested  □ Yes	Information/Comments
Environmental Protection Commission	□ No	⊠ No	□ Yes ⊠ No	
	□ Yes	☐ Yes	☐ Yes	
Natural Resources	⊠ No	⊠ No	⊠ No	
Consequention & Funiture Londo Manet	⊠ Yes	☐ Yes	☐ Yes	
Conservation & Environ. Lands Mgmt.	□No	⊠ No	⊠ No	
Check if Applicable:	☐ Potable W	/ater Wellfield Pro	tection Area	
$\square$ Wetlands/Other Surface Waters	☐ Significan	t Wildlife Habitat		
$\square$ Use of Environmentally Sensitive Land	☐ Coastal H	igh Hazard Area		
Credit	☐ Urban/Sub	ourban/Rural Scen	ic Corridor	
☐ Wellhead Protection Area	☐ Adjacent	to ELAPP property		
☐ Surface Water Resource Protection Area	☐ Other			
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation				
☐ Design Exc./Adm. Variance Requested	⊠ Yes	☐ Yes	⊠ Yes □ No	See report.
☐ Off-site Improvements Provided	□No	⊠ No		
Service Area/ Water & Wastewater				
⊠Urban □ City of Tampa	⊠ Yes	□ Yes	□ Yes	
☐Rural ☐ City of Temple Terrace	□ No	⊠ No	⊠ No	
Hillsborough County School Board				
Adequate ⊠ K-5 ⊠ 6-8 ⊠ 9-12 □N/A	⊠ Yes	□ Yes	☐ Yes	
Inadequate □ K-5 □6-8 □9-12 □N/A	□No	⊠ No	⊠ No	
Impact/Mobility Fees				
Single Family Detached (Fee estimate is b	ased on a 2 C	100 s f )		
Mobility: \$9,183 * 65 = \$596,895	, asca on a 2, c	3.1.,		
Parks: \$2,145 * 65 = \$ 139,425				
School: \$8,227 * 65 = \$534,755				
Fire: \$335 * 65 = \$21,775				
Total per House: \$19,890 * 65 = \$1,292,85	50			
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission				
$\square$ Meets Locational Criteria $\square$ N/A	⊠ Yes	☐ Inconsistent	□ Yes	
☐ Locational Criteria Waiver Requested	□No	⊠ Consistent	⊠ No	
☐ Minimum Density Met ☐ N/A				

APPLICATION NUMBER: PD 24-1261

ZHM HEARING DATE: January 14, 2025

BOCC LUM MEETING DATE: March 11, 2025 Case Reviewer: Carolanne Peddle

#### 5.0 IMPLEMENTATION RECOMMENDATIONS

#### 5.1 Compatibility

The Planned Development is located between N. Taylor Rd. and N Parsons Ave. to the north of W. Old Hillsborough Ave. in an area comprised primarily of single-family residential uses at various lot sizes. The adjacent parcel to the south is zoned AR with the use of a private school. The surrounding properties are zoned RSC-2, RSC-3, RSC-4, ASC-1, AS-1, AR and PD approved for residential uses.

The project is limited to 63 single family dwelling units with a community gathering area in the southeastern corner of the PD. Area A with the existing single family dwelling unit is secluded from the rest of the PD and will continue to gain access form N. Taylor Rd. While the remaining 62 dwelling units in Area B will have access from N Parsons Ave. with a pedestrian, bike, and emergency access onto N. Taylor Rd. The PD will provide buffer and screening along the southern property line adjacent to the private school. Additionally, a 6' fence will be provided along the entire length of N Parsons Ave., across the northern property lines, and the western property line adjacent to folio 63315.5000.

The proposed lot size is comparable to the RSC-9 standard zoning district and density will be limited to 4 units per acre. The general area is developed with a variety of densities/lot sizes, which includes properties to the north zoned RSC-9 and PD zoned property permitting lot sizes under at and under 5,000 sf.

Parsons Avenue (an arterial roadway) along the east and Taylor Road (a collector roadway) along the west, separate the majority of the property from the western and eastern developed parcels.

#### 5.2 Recommendation

Approvable, subject to proposed conditions.

APPLICATION NUMBER: PD 24-1261

ZHM HEARING DATE: January 14, 2025

BOCC LUM MEETING DATE: March 11, 2025 Case Reviewer: Carolanne Peddle

#### 6.0 PROPOSED CONDITIONS

**Approval** - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted December 27, 2024.

- 1. The project shall be developed with a maximum of 63 single-family conventional detached residential units.
- 2. Area A shall permit one single-family conventional home be developed utilizing the ASC-1 development standards.
- 3. Area B shall be developed in accordance with the following for the remaining 62 single-family residential units:
  - Minimum lot size: 5,500 S. Ft.
  - Minimum lot width: 50 ft
  - Minimum lot depth 110 ft
  - Minimum front yard/garage setback: 20 ft
  - Minimum side yard setback: 5 ft
  - Minimum rear yard setback: 20 ft
  - Minimum front yard functioning as a side yard (corner setback): 10 ft\*
  - Minimum lot coverage: 65%
  - · Maximum building height: 35 ft
    - \*garage access taken from the front yard functioning as the side yard shall provide a minimum setback of 15 feet for the home and a minimum setback of 20 feet for the garage.
- 4. A community gathering space shall be provided in the southeastern corner of the Planned Development as shown on the General Site Plan in accordance with Land Development Code (LDC) Section 6.02.18.
- 5. Buffer and screening shall consist of the following:
  - A 10' Type A Buffer shall be provided along the southern property line as shown on the General Site Plan.
  - A 6' fence shall be provided along the entire length of N Parsons Ave., along the northern property line adjacent to folios 63471.0272, 63471.0202, 63471.0204, 63471.0206, 63471.0208, 63471.0210, 63471.0212, 63471.0214, 63471.0274, 63315.5000, 63314.1000 and the western property line adjacent to folios 63314.1000, 63315.5000 and 63314.1100.
- 6. Primary vehicular and pedestrian access to the project shall be provided from Parsons Ave, as shown on the PD Site Plan.
- 7. A gated emergency vehicular access and pedestrian access connection shall be constructed to Taylor Rd., as shown on the PD site plan.
- 8. As shown on the PD site plan, sidewalks shall be provided along the project's Parsons Ave. and Taylor Rd. frontages, including the intervening parcel (folio#63315.5000) along Taylor Rd. that is not included in in the PD zoning.
- 9. A roadway stub out shall be constructed to folio# 63315.5500 to the south of the subject property, as shown on the PD Site Plan. The vehicular and pedestrian connection stub out shall be constructed to the property line. In addition to any end-of-way treatment/signage required by the Manual of Uniform Traffic Devices (MUTCD), the developer shall place signage which identifies the roadway stub-out as a "Future Roadway Connection".
- 10. As Parsons Ave. is a substandard arterial roadway, the developer shall be required to improve the roadway to current County standards (between the project driveway and nearest roadway meeting County standards) gets of 13

APPLICATION NUMBER: PD 24-1261

ZHM HEARING DATE: January 14, 2025

BOCC LUM MEETING DATE: March 11, 2025 Case Reviewer: Carolanne Peddle

obtain a Section 6.04.02.B. administrative variance or design exception in accordance with the Hillsborough County Transportation Technical Manual (TTM) standards.

- 11. Notwithstanding anything shown in the PD site plan or in the PD conditions to the contrary, pedestrian access shall be allowed anywhere along the project boundary.
- 12. Construction access shall be limited to those locations shown on the PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.
- 13. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the 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.
- 14. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

**Zoning Administrator Sign Off:** 

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

J. Brian Grady

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

APPLICATION NUMBER: PD 24-1261

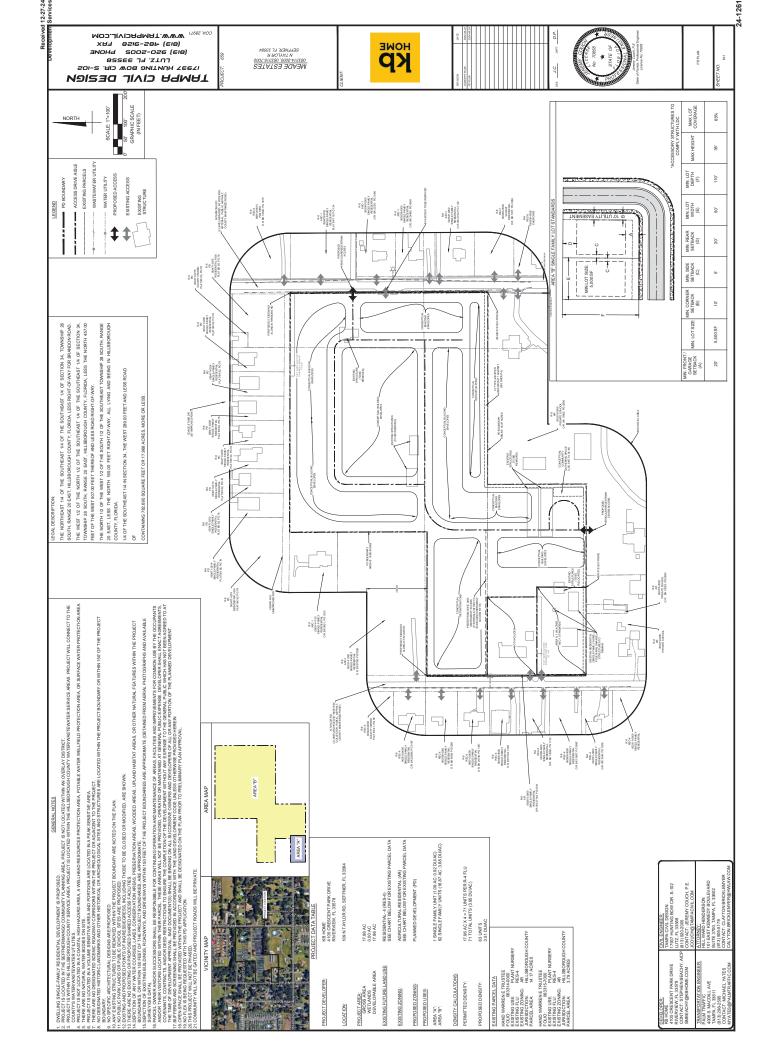
ZHM HEARING DATE: January 14, 2025

BOCC LUM MEETING DATE: March 11, 2025

Case Reviewer: Carolanne Peddle

#### 7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

APPLICATION NUMBER:	PD 24-1261	
ZHM HEARING DATE:	January 14, 2025	
BOCC LUM MEETING DATE:	March 11, 2025	Case Reviewer: Carolanne Peddle
8.0 PROPOSED SITE PL	AN (FULL)	



APPLICATION NUMBER: PD 24-1261

ZHM HEARING DATE: January 14, 2025

BOCC LUM MEETING DATE: March 11, 2025

Case Reviewer: Carolanne Peddle

## 9.0 FULL TRANSPORTATION REPORT (see following pages)

#### AGENCY REVIEW COMMENT SHEET

REVIEW	ing Technician, Development Services Department /ER: Richard Perez, AICP NG AREA: SM/Central	DATE: 1/07/2025 AGENCY/DEPT: Transportation PETITION NO: PD 24-1261		
	This agency has no comments.			
	This agency has no objection.			
X	This agency has no objection, subject to the listed or attack	ched conditions.		
	This agency objects for the reasons set forth below.			

#### CONDITIONS OF ZONING APPROVAL

- Primary vehicular and pedestrian access to the project shall be provided from Parsons Ave, as shown on the PD Site Plan.
- A gated emergency vehicular access and pedestrian access connection shall be constructed to Taylor Rd., as shown on the PD site plan.
- As shown on the PD site plan, sidewalks shall be provided along the project's Parsons Ave. and Taylor Rd. frontages, including the intervening parcel (folio#63315.5000) along Taylor Rd. that is not included in in the PD zoning.
- A roadway stubout shall be constructed to folio# 63315.5500 to the south of the subject property, as shown on the PD Site Plan. The vehicular and pedestrian connection stubout shall be constructed to the property line. In addition to any end-of-way treatment/signage required by the Manual of Uniform Traffic Devices (MUTCD), the developer shall place signage which identifies the roadway stub-out as a "Future Roadway Connection".
- As Parsons Ave. is a substandard arterial roadway, the developer shall be required to improve the roadway to current County standards (between the project driveway and nearest roadway meeting County standards) or obtain a Section 6.04.02.B. administrative variance or design exception in accordance with the Hillsborough County Transportation Technical Manual (TTM) standards.
- Notwithstanding anything shown in the PD site plan or in the PD conditions to the contrary, pedestrian access shall be allowed anywhere along the project boundary.
- Construction access shall be limited to those locations shown on the PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.

#### **PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting to rezone the subject property from Agricultural Residential (AR) to PD zoning to construct 65 single family residential lots on +/-17.96 acres. The site is located on the west side of Tom Parsons Ave., and east of Taylor Rd. The Future Land Use designation of the site 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, 11<sup>th</sup> Edition.

**Approved Zoning:** 

Zoning, Lane Use/Size	24 Hour	Total Peak Hour Trips	
	Two-Way Volume	AM	PM
AR: 3 Units, Single Family Detached (ITE 210)	28	2	3

**Proposed Zoning:** 

Zoning, Lane Use/Size	24 Hour	Total Peak Hour Trips	
G,	Two-Way Volume	AM	PM
PD: 65 Units, Single Family Detached (ITE 210)	650	48	63

**Trip Generation Difference:** 

Zoning, Lane Use/Size	24 Hour	Total Peak Hour Trips	
Zonnig, Lane Ose/Size	Two-Way Volume	AM	PM
Difference (+/-)	+622	+46	+60

The proposed rezoning will result in an increase in potential trip generation by +622 daily trips, +46 AM peak hour trips, and +60 PM peak hour trips.

#### TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The subject property fronts Parsons Ave. to the east and Taylor Rd. to the west.

<u>Parsons Ave.</u> is a substandard 2-lane, undivided, County arterial roadway. The roadway consists of +/-11-foot lanes with no shoulders or bicycle facilities and no sidewalks within the vicinity of the project. There are swales on both sides of the road. The roadway lies within +/- 50 feet of right-of-way.

Pursuant to the Hillsborough County Transportation Technical Manual, a rural collector roadway shall meet the typical section TS-7 standard. TS-7 standard includes 12-foot-wide lanes, 8-foot shoulders with 5 foot paved, and 5-foot-wide sidewalks on both sides and swales within a minimum of 96 feet of right-of-way. This segment of Parsons Ave. is not included in the Hillsborough County Corridor Preservation Plan.

As Parsons Ave. is a substandard collector roadway, the developer shall be required to improve the roadway to current County standards (between the project driveway and nearest roadway meeting County standards) or otherwise obtain a Section 6.04.02.B. administrative variance. Design exceptions to the Hillsborough County Transportation Technical Manual (TTM) standards may be considered in accordance with Section 1.7.2. and other applicable sections of the TTM.

<u>Taylor Rd.</u> is a substandard 2-lane County collector roadway. The roadway consists of +/-9-foot lanes, unpaved shoulders, no sidewalks, and no bike lanes. The roadway lies within +/- 52 feet of right-of-way.

Pursuant to the Hillsborough County Transportation Technical Manual, a rural local roadway shall meet the typical section TS-7 standard. TS-7 standard includes 12-foot-wide lanes, 8-foot shoulders with 5 foot paved, and 5-foot wide sidewalks on both sides and swales within a minimum of 96 feet of right-of-way. This segment of Taylor Rd. is not included in the Hillsborough County Corridor Preservation Plan.

#### SITE ACCESS & CONNECTIVITY

The proposed PD site plan provides for vehicular and pedestrian access to Parsons Ave. and a roadway access stubout connection to the southern boundary for future connection to the adjacent property. Additionally, a pedestrian access and gated emergency access will be constructed to Taylor Rd.

Based on the applicant's site access analysis, no site access improvements, i.e. turn lanes, are warranted at the Parsons Ave. access.

A 5-foot sidewalk is required to be constructed along the project frontage on Parsons Ave. and Taylor Rd. as required per the County Land Development Code (LDC). As shown on the PD site plan, the applicant is proffering a connecting sidewalk along the Taylor Rd frontage, including the intervening parcel (folio#63315.5000) that is not included in this PD rezoning request.

Internal roadways are proposed to be private local roadways constructed to the County Transportation Technical Manual TS-3, typical standard.

In addition to any end-of-way treatment and signage required by the Manual of Uniform Traffic (MUTCD) for the roadway stubout to the south, the developer will be required to place signage which identifies the roadway stubout as a "Future Roadway Connection".

#### LEVEL OF SERVICE (LOS)

This segment of Taylor Rd. is not a regulated roadway in the 2020 Hillsborough County Level of Service (LOS) Report.

Roadway	From	То	LOS Standard	Peak Hour Directional LOS
PARSONS AVE	US HWY 92	MLK JR BLVD	D	С

Source: Hillsborough County 2020 Level of Service Report.

#### **Transportation Comment Sheet**

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

Adjoining Roadways (check if applicable)					
Road Name	Classification	<b>Current Conditions</b>	Select Future Improvements		
Parsons Rd.	County Arterial - Rural	2 Lanes  ⊠ Substandard Road  □Sufficient ROW Width	<ul><li>☐ Corridor Preservation Plan</li><li>☐ Site Access Improvements</li><li>☐ Substandard Road Improvements</li><li>☐ Other</li></ul>		
Taylor Rd.	County Collector - Rural	2 Lanes ⊠ Substandard Road □Sufficient ROW Width	<ul><li>□ Corridor Preservation Plan</li><li>□ Site Access Improvements</li><li>□ Substandard Road Improvements</li><li>□ Other</li></ul>		

<b>Project Trip Generation</b> □ Not applicable for this request					
	Average Annual Daily Trips A.M. Peak Hour Trips P.M. Peak Hour Trips				
Existing	28	2	3		
Proposed	650	48	63		
Difference (+/-)	+622	+46	+60		

<sup>\*</sup>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		None	None	Meets LDC	
South		Vehicular & Pedestrian	None	Meets LDC	
East	X	None	None	Meets LDC	
West		Emergency & Pedestrian	None	Meets LDC	
Notes:					

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

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

#### **COUNTY OF HILLSBOROUGH**

# RECOMMENDATION OF THE LAND USE HEARING OFFICER

**APPLICATION NUMBER:** RZ PD 24-1261

**DATE OF HEARING:** January 14, 2025

APPLICANT: KB Home

**PETITION REQUEST:** A request to rezone property from AR to

PD to permit 63 single-family residential

homes

**LOCATION:** 500 feet south of the intersection of

Coade Stone Drive and N. Parsons Ave.

**SIZE OF PROPERTY:** 17.96 acres, m.o.l.

**EXISTING ZONING DISTRICT**: AR

FUTURE LAND USE CATEGORY: RES-4

SERVICE AREA: Urban

**COMMUNITY PLAN:** Seffner Mango

#### **DEVELOPMENT REVIEW STAFF REPORT**

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

#### 1.0 APPLICATION SUMMARY



Applicant: Warren E Hand

FLU Category: RES-4

Service Area: Urban

Site Acreage: 17.96 Acres

Community Plan Area: Seffner Mango

Overlay: None

Request: Planned Development

#### Introduction Summary:

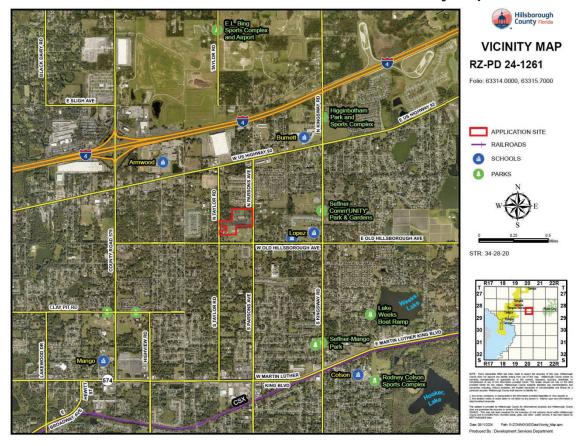
The applicant is requesting to rezone 17.96+/- acres from AR (Agricultural Rural) to PD (Planned Development) to allow for a 63-unit single-family residential development. The proposal has two areas; Area A has an existing single family dwelling unit that will utilize ASC-1 development standards while Area B will have the remaining 62 single family dwelling units with a minimum lot size of 5,500 Sq Ft.

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

**Planning Commission Recommendation:** Consistent

**Development Services Recommendation:** Approvable, subject to proposed conditions

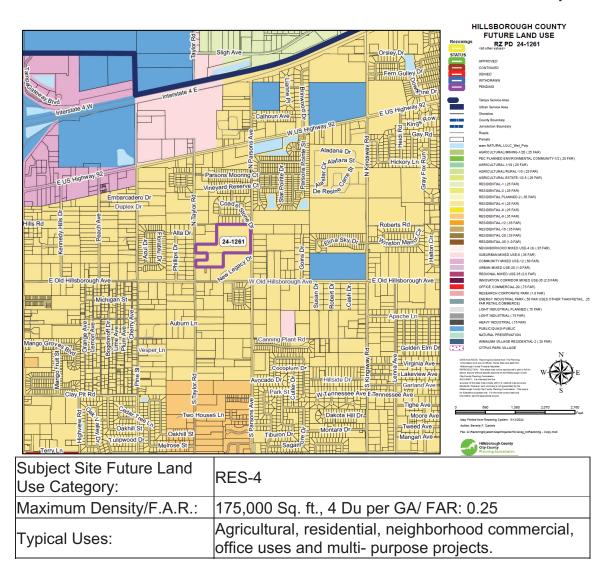
## 2.0 LAND USE MAP SET AND SUMMARY DATA 2.1 Vicinity Map



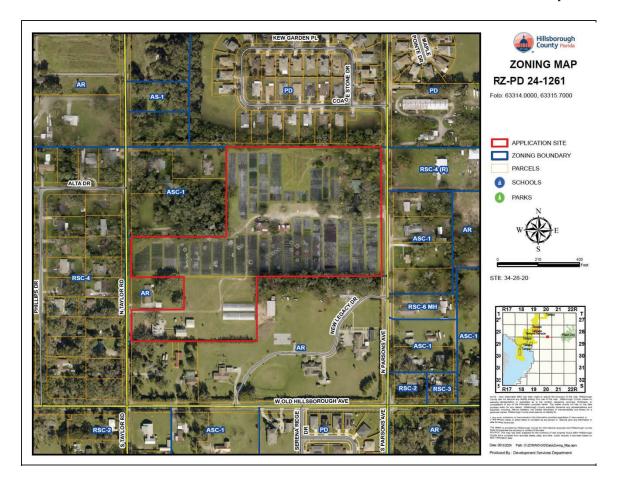
## **Context of Surrounding Area:**

The properties are located between N. Taylor Rd. and N Parsons Ave. to the north of W. Old Hillsborough Ave. in an area comprised primarily of single-family residential uses at various lot sizes. The adjacent parcel to the south is zoned AR with the use of a private school. The surrounding properties are zoned RSC-2, RSC-3, RSC-4, ASC-1, AS-1, AR and PD approved for residential uses.

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

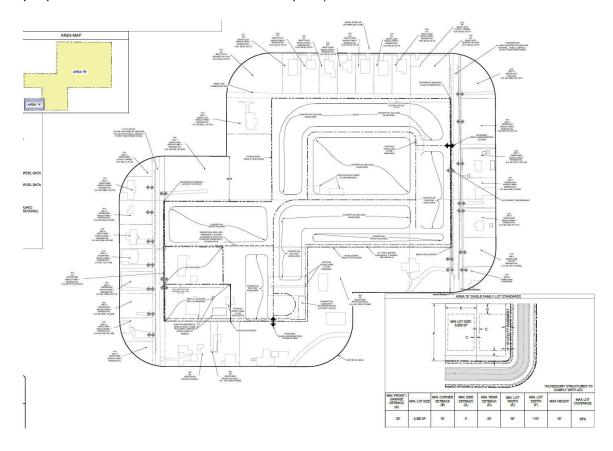


## 2.0 LAND USE MAP SET AND SUMMARY DATA 2.3 Immediate Area Map



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

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



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

Adjoining Roadways (check if applicable)

## **Road Name Classification Current Conditions Select Future Improvements**

IRU .	Arterial -	<ul><li>Z Lanes</li><li>⊠Substandard Road</li><li>□Sufficient ROW Width</li></ul>	<ul><li>□ Corridor Preservation Plan</li><li>□ Site Access Improvements</li><li>□ Substandard Road</li><li>Improvements □ Other</li></ul>
Rd	Collector -		□ Corridor Preservation Plan □ Site Access Improvements □ Substandard

## 4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

Check if Applicable:  ☐ Wetlands/Other Surface Waters
☐ Use of Environmentally Sensitive Land Credit
<ul><li>□ Wellhead Protection Area</li><li>□ Surface Water Resource Protection Area</li></ul>
<ul> <li>□ Potable Water Wellfield Protection Area □ Significant Wildlife Habitat</li> <li>□ Coastal High Hazard Area</li> <li>□ Urban/Suburban/Rural Scenic Corridor □ Adjacent to ELAPP property</li> </ul>
Service Area/ Water & Wastewater
⊠Urban □ City of Tampa □Rural □ City of Temple Terrace
Hillsborough County School Board
Adequate ⊠ K-5 ⊠6-8 ⊠9-12 □N/A Inadequate □ K-5 □6-8 □9-12 □N/A
Impact/Mobility Fees
Single Family Detached (Fee estimate is based on a 2,000 s.f.) Mobility: \$9,183 of 5 = \$596,895  Parks: \$2,145 * 65 = \$ 139,425  School: \$8,227 * 65 = \$534,755
Fire: \$335 * 65 = \$21,775 Total per House: \$19,890 * 65 = \$1,292,850
Comprehensive Plan:
Planning Commission
□ Meets Locational Criteria ⊠N/A □ Locational Criteria Waiver Requested □ Minimum Density

#### 5.0 IMPLEMENTATION RECOMMENDATIONS

#### 5.1 Compatibility

The Planned Development is located between N. Taylor Rd. and N Parsons Ave. to the north of W. Old Hillsborough Ave. in an area comprised primarily of single-family residential uses at various lot sizes. The adjacent parcel to the south is zoned AR with the use of a private school. The surrounding properties are zoned RSC-2, RSC-3, RSC-4, ASC-1, AS-1, AR and PD approved for residential uses.

The project is limited to 63 single family dwelling units with a community gathering area in the southeastern corner of the PD. Area A with the existing single family dwelling unit is secluded from the rest of the PD and will continue to gain access form N. Taylor Rd. While the remaining 62 dwelling units in Area B will have access from N Parsons Ave. with a pedestrian, bike, and emergency access onto N. Taylor Rd. The PD will provide buffer and screening along the southern property line adjacent to the private school. Additionally, a 6' fence will be provided along the entire length of N Parsons Ave., across the northern property lines, and the western property line adjacent to folio 63315.5000.

The proposed lot size is comparable to the RSC-9 standard zoning district and density will be limited to 4 units per acre. The general area is developed with a variety of densities/lot sizes, which includes properties to the north zoned RSC-9 and PD zoned property permitting lot sizes under at and under 5,000 sf.

Parsons Avenue (an arterial roadway) along the east and Taylor Road (a collector roadway) along the west, separate the majority of the property from the western and eastern developed parcels.

#### 5.2 Recommendation

Approvable, subject to proposed conditions.

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 January 14, 2025. Ms. Colleen Marshall of the Hillsborough County Development Services Department introduced the petition.

Mr. Clayton Bricklemyer 101 East Kennedy Blvd. Tampa testified on behalf of the applicant. Mr. Bricklemyer showed a graphic and stated that the application proposes 63 single-family homes in Seffner. He stated that the applicant

proposes to install a 6-foot high fence along the northern, eastern and a portion of the western boundary. He added that the fence underscores some of the work the applicant has done with the neighbors. He testified that the application originally showed access to Taylor Road which was not wanted therefore the access was changed to provide pedestrian and emergency vehicle access only. Full access to Taylor Road is no longer requested.

Hearing Master Finch asked if the two arrows on the plan reflect the pedestrian and emergency access to Taylor Road. Mr. Bricklemyer replied yes and stated that there is a hardened path which is accommodate emergency vehicles.

Hearing Master Finch asked why there was vehicular access shown on the south side. Mr. Bricklemyer agreed and stated that the applicant has no intention of connecting at that point as there is an existing school. He added that County staff requested the access point in case the school ever redevelops.

Mr. Jeremy Couch 17937 Hunting Bow Circle testified on behalf of the applicant regarding drainage engineering issues. Mr. Couch stated that he is a professional engineer. He stated that the area has been determined to be volume sensitive regarding drainage and that the design will adhere to all requirements of the Land Development Code.

Mr. Michael Yates 4006 South MacDill Avenue testified on behalf of the applicant regarding transportation issues. Mr. Yates stated that he performed the traffic study for the rezoning application and that Parson Avenue and the proposed single access point to Parsons operates at an acceptable level of service. He added that the cross access to the south is part of a Code requirement for cross access.

Hearing Master Finch asked if the emergency access point will be gated with a knox box key. Mr. Yates replied that it will be gated and that a ten-foot stabilized multi-use path will create a path for access by emergency vehicles.

Mr. Bricklemyer completed the applicant's presentation by submitting the resumes of his two experts into the record.

Ms. Caroline Peddle Development Services Department testified regarding the County's staff report. She detailed the request to rezone 17.96 acres from AR to Planned Development to permit 63 single-family homes. She stated that the parcel has two areas. Area A has an existing single-family home that will adhere to ASC-1 development standards. Area B will have 62 single-family homes with a minimum lot size of 5,500 square feet. Ms. Peddle described the surrounding area and stated that PD will provide the required buffering and screening along the southern boundary adjacent to the private school. A six-foot fence is proposed along the entire northern and western property line. Ms. Peddle showed a graphic to discuss the revision to a zoning condition regarding the

fence. She stated that she will be submitting a revised staff report and that staff finds the rezoning approvable.

Ms. Alexis Myers of the Planning Commission staff testified that the property is within the Residential-4 Future Land Use category and located in the Seffner Mango Community Plan and the Urban Service Area. She listed numerous policies that the requested rezoning complies with and stated that the request is consistent the Future of Hillsborough Comprehensive Plan.

Hearing Master Finch asked Mr. Perez of the County's transportation review section to address the cross access point stub out on the south side of the property. Mr. Perez replied that the cross access is consistent with Section 6.02.1 of the Land Development Code. Hearing Master Finch asked Mr. Perez under what circumstance would connection be required. Mr. Perez replied that if the property to the south were to redevelop as a subdivision they would be required to connect.

Hearing Master Finch asked audience members if there were any proponents of the application.

Mr. Erick Hand 5405 Peach Avenue Seffner testified in support. Mr. Hand stated that he is the owner/manager of the nursery and has been there his whole life. He stated that he plans to retire and believes the proposed development is consistent with the surrounding area.

Hearing Master Finch asked audience members if there were any opponents of the application.

Mr. Alan Moyer 309 Parsons Avenue testified in opposition and stated that he lives directly across the street from the subject property for over 40 years. He stated that the property has been rural for many years and that there are now five subdivisions built within a two mile radius. Mr. Moyer testified that the traffic is backed up when he comes home from work on US 92 and he has to wait to go a quarter mile as there is no turn light going towards Brandon. He added that another access point should be added on Taylor Road to get people off Parsons Avenue. He asked if shrubs would be put around the old wooden fence.

Mr. Steve Jaques 403 North Taylor Road testified in opposition. Mr. Jacques stated that his parents moved into his home in 1937 and that he has lived there his entire life. He discussed the lack of compatibility of the proposed subdivision with the surrounding area and stated that the road cannot handle the proposed traffic.

Mr. Mark Merrill 203 North Taylor Road testified in opposition. Mr. Merrill asked if the proposed subdivision could be like the subdivision north of the interstate which is all one-acre lots. He stated that his son lives in Mango Groves with 50-foot lots and most of homes have turned into rentals with problems with drugs.

He expressed concerns about the lack of parking.

Ms. Cheryl Stanton 1001 Alta Drive testified in opposition. Ms. Stanton stated that he represents some of the neighbors on Taylor Road, Alta Drive and Philips Drive and realizes that growth and new subdivisions are inevitable. Ms. Stanton testified that she does not want a PVC fence along the proposed retention pond on Taylor Road. The neighbors would like it to remain open. She added that she is requesting a boundary fence which would be a 6-foot PVC fence to abut the Taylor Road properties. Ms. Stanton stated that she is opposed to access onto Taylor Road. She showed a graphic to discuss flooding in the area and stated that she is concerned about additional runoff from the subject property. Ms. Stanton completed her comments by stating that she would like a meeting between the homeowners and the builder.

Mr. Steven Popovich 321 North Taylor Road testified in opposition. Mr. Popovich stated that he owns the abutting Planned Development zoned property behind the subject property. He stated that he was disappointed in KB Homes not approaching the neighbors to meet. He added that the subject development is inconsistent with the surrounding area and that access to Taylor Road is unacceptable. He discussed traffic from the Amazon facility at the end of Taylor Road. He stated that flooding is a concern and that he is concerned that his house will flood if there is drainage onto Taylor Road. Mr. Popovich showed a photo to discuss where the retention will flow to and that it currently floods into his yard. He concluded his comments by asking that the lots be one acre or more in size.

Mr. Frank Italiano 315 North Taylor Road testified in opposition. Mr. Italiano stated that he owns most of the property along the border of the existing nursery. He stated that he is concerned about drainage. He requested the fence along his property line. Mr. Italiano stated that he is against traffic onto Taylor Road and that additional traffic will bring more theft to the area.

County staff did not have additional comments.

Hearing Master Finch asked Ms. Marshall to detail the applicant's requirements to follow the applicable drainage and access standards. Ms. Marshall replied that if the rezoning were approved, the applicant would be required to go through the County's subdivision process. The storm water section would be one of the reviewers and the applicant would be required to comply with the regulations.

Mr. Bricklemyer testified during the rebuttal period that the immediate neighbors asked for the fencing. He showed a graphic to identify the location of the proposed fencing and possible materials and stated that the applicant is agnostic regarding the Taylor Road emergency access. He added that it was put there at the request of the County.

Hearing Master Finch asked Mr. Bricklemyer to confirm the Taylor Road access

would be gated. He replied yes.

Mr. Bricklemyer continued with his rebuttal comments by stating that there is a mixture of densities in the area and that the subject project has a density of 3.5 units per acre in the RES-4 Future Land Use category.

Mr. Couch testified that part of the engineering design and permitting requirements of the County is that the standards be met and that if any improvements are needed along Taylor Road for drainage conveyance downstream, they will be analyzed and taken care during the permitting of the site.

The hearing was then closed.

#### **EVIDENCE SUBMITTED**

Ms. Rome submitted a revised County staff report submitted into the record. Mr. Bricklemyer submitted the resumes of Mr. Couch and Ms. Castro into the record.

Ms. Stanton submitted a copy of her written comments in opposition as well as photos 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 site is 17.96 acres in size and is zoned Agricultural Rural (AR). The property is designated Residential-4 (RES-4) by the Comprehensive Plan. The subject property is located in the Seffner Mango Community Plan and the Urban Service Area.
- 2. The request to rezone from AR to PD is to permit 63 single-family homes. The property has two development areas: Area A has an existing single-family home and Area B will have the remaining 62 single-family homes.
- 3. No Planned Development variations or waivers are requested.
- 4. The Planning Commission staff supports the rezoning request. Staff found the rezoning consistent with the Future of Hillsborough Comprehensive Plan.
- 5. There are both agricultural and residential zoning districts surrounding the property with a mix of densities and lot sizes.

- 6. Testimony in support was provided by the subject property owner.
- 7. Testimony in opposition was filed into the record and presented at the Zoning Hearing Master hearing. Concerns included the incompatibility of the proposed lots with a minimum lot size of 5,500 square feet. Other concerns pertain to existing flooding and the possible negative impact of the new homes on the overall drainage condition. Finally, comments were relayed regarding traffic on both Parsons Road and Taylor Road and project access.

The primary access to the subdivision will be on Parsons Avenue. Emergency access that will be gated will be provided onto Taylor Road. The applicant's representative testified that access to Taylor Road was requested by Hillsborough County. The County's Transportation Review section did not object to the proposed rezoning application.

The applicant's drainage engineer testified that the area has been determined to be volume sensitive regarding drainage and that the design will adhere to all requirements of the Land Development Code.

Hillsborough County staff testified that the drainage and access issues would be analyzed during the County's subdivision review process and that additional improvements may be required in accordance with the Land Development Code.

- 8. The proposed 63 single-family equates to an overall density of 3.5 dwelling units per acre which is under the maximum 4 dwelling units per acre permitted to be considered under the RES-4 Future Land Use category.
- 9. The applicant has committed to providing a 6-foot high fence along the entire length of Parsons Avenue, along the northern property line adjacent to folios identified in the zoning condition and along a portion of the western property line. The applicant's representative testified that the fencing was at the request of the neighbors.
- 10. The rezoning to PD for the development of 63 single-family homes is consistent with the existing development pattern as well as 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 request is to rezone 17.96 acres from AR to PD to permit the development of 63 single-family homes.

No Planned Development variations or waivers are requested.

The Planning Commission staff supports the request and found the rezoning consistent with and the Comprehensive Plan. The proposed 63 single-family equates to an overall density of 3.5 dwelling units per acre which is under the maximum 4 dwelling units per acre permitted to be considered under the RES-4 Future Land Use category.

Testimony in support was provided by the subject property owner.

Testimony in opposition was filed into the record and presented at the Zoning Hearing Master hearing. Concerns included the incompatibility of the proposed lots with a minimum lot size of 5,500 square feet. Other concerns pertain to existing flooding and the possible negative impact of the new homes on the overall drainage condition. Finally, comments were relayed regarding traffic on both Parsons Road and Taylor Road and project access.

The primary access to the subdivision will be on Parsons Avenue. Emergency access that will be gated will be provided onto Taylor Road. The applicant's representative testified that access to Taylor Road was requested by Hillsborough County. The County's Transportation Review section did not object to the proposed rezoning application.

The applicant's drainage engineer testified that the area has been determined to be volume sensitive regarding drainage and that the design will adhere to all requirements of the Land Development Code. Hillsborough County staff testified that the drainage and access issues would be analyzed during the County's subdivision review process and that additional improvements may be required in accordance with the Land Development Code.

The applicant has committed to providing a 6-foot high fence along the entire length of Parsons Avenue, along the northern property line adjacent to folios identified in the zoning condition and along a portion of the western property line. The applicant's representative testified that the fencing was at the request of the neighbors.

The rezoning to PD is consistent with the existing development pattern and 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.

February 5, 2025

Susan M. Finch, AICP Land Use Hearing Officer

Sum M. Fine

**Date** 



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

Unincorporated Hillsborough County Rezoning Consistency Review			
Hearing Date: January 14, 2025	Case Number: PD 24-1261		
Report Prepared: January 3, 2025	Folio(s): 63314.0000, 63315.70000		
	General Location: South of West US Highway 92, east of Taylor Road North, west of Parsons Avenue North and north of Old Hillsborough Avenue West		
Comprehensive Plan Finding	CONSISTENT		
Adopted Future Land Use	Residential-4 (RES-4) (4 du/ga, 0.25 FAR)		
Service Area	Urban Service Area		
Community Plan(s)	Seffner-Mango		
Rezoning Request	Planned Development (PD) to allow for 65 Single- Family Homes		
Parcel Size	+/- 18 acres		
Street Functional Classification	Old Hillsborough Avenue – County Collector Parsons Avenue North – County Arterial Taylor Road North – County Collector West US Highway 92 – 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	Agricultural	
North	Residential-4	PD	Single Family/Mobile Home + HOA	
South	Residential-4	ASC-1 + PD	Educational	
East	Residential-4	ASC-1 + RSC-4	Single Family/Mobile Home + Public/ Quasi- Public	
West	Residential-4	ASC-1 + AR + RSC-4	Single Family/Mobile Home + Public/Quasi- Public	

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

The  $18 \pm a$  acre subject site is located south of West US Highway 92, east of Taylor Road North, west of Parsons Avenue North and north of Old Hillsborough Avenue West. The subject property is located in the Urban Service Area (USA) and is within the limits of the Seffner-Mango Community Plan. The applicant is requesting a rezoning to a Planned Development (PD) for 65 single-family housing units.

The proposal meets the intent of Objective 1 and Policy 1.4 of the Future Land Use Element of the Comprehensive Plan (FLUE) by providing residential use within the Urban Service Area where 80 percent of future growth is to be directed. The proposal meets the compatibility requirements of FLUE Policy 1.4, as the character of the area contains similar residential uses along the north, west and eastern portions of the subject site.

FLUE Objective 8 and its associated policies establish Land Use Categories which outline the maximum level of intensity or density, and range of permitted land uses allowed and planned for an area. The subject site is currently designated as Residential-4 (RES-4) on the Future Land Use Map which allows for the consideration of 4 dwelling units per gross acre. With 18 acres the subject site can be considered for up to 71 dwelling units. The proposed total of 65 units is withinn the density limits of the RES-4 category. Therefore, the proposal is consistent with Objective 8 and its associated policies.

FLUE Objective 16 and its associated neighborhood protection polices seek compatible development within and around established neighborhoods. The proposal is consistent with FLUE Objectives 16.2 and 16.3, as it provides an adequate transition of density and intensity throughout the surrounding area. The proposed development pattern is compatible with the surrounding area and is therefore consistent with FLUE Policy 16.10 as well.

PD 24-1261 2

The Community Design Component within the FLUE establishes guidelines on compatible development. Goal 12 and Objective 12-1 encourage new developments to match the predominant character of their surroundings. The RES-4 designation surrounding the site allows for the consideration of up to 4 dwelling units per acre. The nature and requested density is compatible with the surrounding area and is therefore consistent with this policy direction.

The Seffner-Mango Community Plan within the Livable Communities Element establishes guidance on community identity and planning growth. Goal 2 of the community plan seeks to enhance the community character and ensure quality residential development. Under goal 2 of the community plan, it seeks to maintain the density set by the Future Land Use category. The proposal meets the intent of the policy. Overall, the request is consistent with these policy directions established by the Seffner-Mango Community Plan and is therefore consistent with the Livable Communities Element.

Overall, the proposed Planned Development is consistent with the Goals, Objectives, and Policies of the *Unincorporated Hillsborough County Comprehensive Plan*, as it is compatible with the surrounding development pattern.

#### Recommendation

Based upon the above considerations and the following Goals, Objectives, and Policies, Planning Commission staff finds the proposed Planned Development **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan Subject to the conditions set 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 (USA)**

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

#### **Policy 1.2:** Minimum Density

All new residential or mixed-use land use categories within the USA shall have a density of 4 du/ga or greater unless environmental features or existing development patterns do not support those densities.

Within the USA and in categories allowing 4 units per acre or greater, new development or redevelopment shall occur at a density of at least 75% of the allowable density of the land use category, unless the development meets the criteria of Policy 1.3.

PD 24-1261 3

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

#### Land Use Categories

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

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

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

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

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

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

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

#### Relationship to Land Development Regulations

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

PD 24-1261 4

**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 a 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 16.10:** Any density increase shall be compatible with existing, proposed or planned surrounding development. Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean "the same as". Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.

#### **Community Design Component**

#### 5.0 NEIGHBORHOOD LEVEL DESIGN

#### 5.1 COMPATIBILITY

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

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

#### LIVABLE COMMUNITIES ELEMENT: Seffner-Mango Community Plan

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

PD 24-1261 5

Density and intensity calculations shall be as follows: If wetlands are less than 25% of the acreage of the site, density and intensity is calculated based on: o Entire project acreage multiplied by Maximum intensity/density for the Future Land Use Category. If wetlands are 25% or greater of the acreage of the site, density and intensity is calculated based on: o Upland acreage of the site multiplied by 1.25 = Acreage available to calculate density/intensity based on. That acreage is then multiplied by the Maximum Intensity/Density of the Future Land Use Category.

PD 24-1261 6

S

# HILLSBOROUGH COUNTY **FUTURE LAND USE**

RZ PD 24-1261

Tampa Service Area Urban Service Area PENDING

Tampa Cô

Jurisdiction Boundary

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

AGRICULTURAL/RURAL-1/5 (.25 FAR) AGRICULTURAL-1/10 (.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)

NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)

SUBURBAN MIXED USE-6 (.35 FAR)

COMMUNITY MIXED USE-12 (.50 FAR) REGIONAL MIXED USE-35 (2.0 FAR) URBAN MIXED USE-20 (1.0 FAR)

INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR) RESEARCH CORPORATE PARK (1.0 FAR) OFFICE COMMERCIAL-20 (.75 FAR)

ENERGY INDUSTRIAL PARK (50 FAR USES OTHER THAN RETAIL, . FAR RETAIL/COMMERCE)

LIGHT INDUSTRIAL PLANNED (.75 FAR)

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



Map Printed from Rezoning System: 9/13/2024

Fle: G:/RezoningSystem\MapP



# GENERAL SITE PLAN FOR CERTIFICATION



#### **DEVELOPMENT SERVICES**

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

## HILLSBOROUGH COUNTY DEVELOPMENT SERVICES DEPARTMENT

#### **GENERAL SITE PLAN REVIEW/CERTIFICATION**

### BOARD OF COUNTY COMMISSIONERS

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

#### **COUNTY ADMINISTRATOR**

Bonnie M. Wise

#### **COUNTY ATTORNEY**

Christine M. Beck

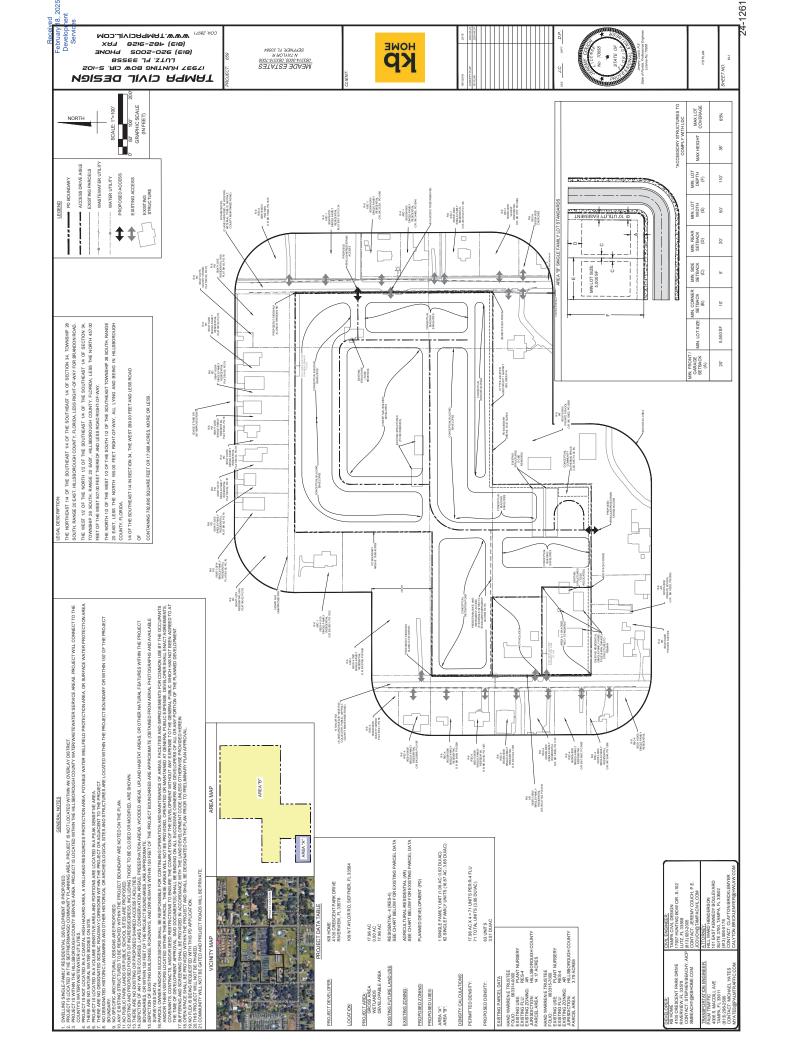
#### **COUNTY INTERNAL AUDITOR**

Melinda Jenzarli

#### **DEPUTY COUNTY ADMINISTRATOR**

Gregory S. Horwedel

Project Name: Meade Estates	5
Zoning File: RZ-PD (24-1261)	Modification: None
Atlas Page: None	Submitted: 02/18/25
To Planner for Review: 02/18/25	Date Due: ASAP
Clayton Bricklemyer, Esq., of Hill Ward Henderson, P.A.  Contact Person:	Phone: 813-506-5178/Clayton.Bricklemyer@hwhlaw.com
Right-Of-Way or Land Required for I	Dedication: Yes  No ✓
The Development Services Departm	ent HAS NO OBJECTION to this General Site Plan.
The Development Services Departm Site Plan for the following reasons:	ent RECOMMENDS DISAPPROVAL of this General
Reviewed by: Carolanne Ped	dle <sub>Date:</sub> 02/18/025
Date Agent/Owner notified of Disapp	roval:



# AGENCY COMMENTS

#### AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department REVIEWER: Richard Perez, AICP PLANNING AREA: SM/Central		DATE: 1/07/2025 AGENCY/DEPT: Transportation PETITION NO: PD 24-1261	
	This agency has no comments.		
	This agency has no objection.		
X	This agency has no objection, subject to the listed or attack	ched conditions.	
	This agency objects for the reasons set forth below.		

#### CONDITIONS OF ZONING APPROVAL

- Primary vehicular and pedestrian access to the project shall be provided from Parsons Ave, as shown on the PD Site Plan.
- A gated emergency vehicular access and pedestrian access connection shall be constructed to Taylor Rd., as shown on the PD site plan.
- As shown on the PD site plan, sidewalks shall be provided along the project's Parsons Ave. and Taylor Rd. frontages, including the intervening parcel (folio#63315.5000) along Taylor Rd. that is not included in in the PD zoning.
- A roadway stubout shall be constructed to folio# 63315.5500 to the south of the subject property, as shown on the PD Site Plan. The vehicular and pedestrian connection stubout shall be constructed to the property line. In addition to any end-of-way treatment/signage required by the Manual of Uniform Traffic Devices (MUTCD), the developer shall place signage which identifies the roadway stub-out as a "Future Roadway Connection".
- As Parsons Ave. is a substandard arterial roadway, the developer shall be required to improve the roadway to current County standards (between the project driveway and nearest roadway meeting County standards) or obtain a Section 6.04.02.B. administrative variance or design exception in accordance with the Hillsborough County Transportation Technical Manual (TTM) standards.
- Notwithstanding anything shown in the PD site plan or in the PD conditions to the contrary, pedestrian access shall be allowed anywhere along the project boundary.
- Construction access shall be limited to those locations shown on the PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.

#### PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone the subject property from Agricultural Residential (AR) to PD zoning to construct 65 single family residential lots on +/-17.96 acres. The site is located on the west side of Tom Parsons Ave., and east of Taylor Rd. The Future Land Use designation of the site 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, 11<sup>th</sup> Edition.

**Approved Zoning:** 

Zoning, Lane Use/Size	24 Hour	Total Peak Hour Trips	
	Two-Way Volume	AM	PM
AR: 3 Units, Single Family Detached (ITE 210)	28	2	3

**Proposed Zoning:** 

Zoning, Lane Use/Size	24 Hour	Total Peak Hour Trips	
G,	Two-Way Volume	AM	PM
PD: 65 Units, Single Family Detached (ITE 210)	650	48	63

**Trip Generation Difference:** 

Zoning, Lane Use/Size	24 Hour	Total Peak Hour Trips	
Zonnig, Lane Ose/Size	Two-Way Volume	AM	PM
Difference (+/-)	+622	+46	+60

The proposed rezoning will result in an increase in potential trip generation by +622 daily trips, +46 AM peak hour trips, and +60 PM peak hour trips.

#### TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The subject property fronts Parsons Ave. to the east and Taylor Rd. to the west.

<u>Parsons Ave.</u> is a substandard 2-lane, undivided, County arterial roadway. The roadway consists of +/-11-foot lanes with no shoulders or bicycle facilities and no sidewalks within the vicinity of the project. There are swales on both sides of the road. The roadway lies within +/- 50 feet of right-of-way.

Pursuant to the Hillsborough County Transportation Technical Manual, a rural collector roadway shall meet the typical section TS-7 standard. TS-7 standard includes 12-foot-wide lanes, 8-foot shoulders with 5 foot paved, and 5-foot-wide sidewalks on both sides and swales within a minimum of 96 feet of right-of-way. This segment of Parsons Ave. is not included in the Hillsborough County Corridor Preservation Plan.

As Parsons Ave. is a substandard collector roadway, the developer shall be required to improve the roadway to current County standards (between the project driveway and nearest roadway meeting County standards) or otherwise obtain a Section 6.04.02.B. administrative variance. Design exceptions to the Hillsborough County Transportation Technical Manual (TTM) standards may be considered in accordance with Section 1.7.2. and other applicable sections of the TTM.

<u>Taylor Rd.</u> is a substandard 2-lane County collector roadway. The roadway consists of +/-9-foot lanes, unpaved shoulders, no sidewalks, and no bike lanes. The roadway lies within +/- 52 feet of right-of-way.

Pursuant to the Hillsborough County Transportation Technical Manual, a rural local roadway shall meet the typical section TS-7 standard. TS-7 standard includes 12-foot-wide lanes, 8-foot shoulders with 5 foot paved, and 5-foot wide sidewalks on both sides and swales within a minimum of 96 feet of right-of-way. This segment of Taylor Rd. is not included in the Hillsborough County Corridor Preservation Plan.

#### SITE ACCESS & CONNECTIVITY

The proposed PD site plan provides for vehicular and pedestrian access to Parsons Ave. and a roadway access stubout connection to the southern boundary for future connection to the adjacent property. Additionally, a pedestrian access and gated emergency access will be constructed to Taylor Rd.

Based on the applicant's site access analysis, no site access improvements, i.e. turn lanes, are warranted at the Parsons Ave. access.

A 5-foot sidewalk is required to be constructed along the project frontage on Parsons Ave. and Taylor Rd. as required per the County Land Development Code (LDC). As shown on the PD site plan, the applicant is proffering a connecting sidewalk along the Taylor Rd frontage, including the intervening parcel (folio#63315.5000) that is not included in this PD rezoning request.

Internal roadways are proposed to be private local roadways constructed to the County Transportation Technical Manual TS-3, typical standard.

In addition to any end-of-way treatment and signage required by the Manual of Uniform Traffic (MUTCD) for the roadway stubout to the south, the developer will be required to place signage which identifies the roadway stubout as a "Future Roadway Connection".

#### LEVEL OF SERVICE (LOS)

This segment of Taylor Rd. is not a regulated roadway in the 2020 Hillsborough County Level of Service (LOS) Report.

Roadway	From	То	LOS Standard	Peak Hour Directional LOS
PARSONS AVE	US HWY 92	MLK JR BLVD	D	С

Source: Hillsborough County 2020 Level of Service Report.

#### **Transportation Comment Sheet**

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

Adjoining Roadways (check if applicable)				
Road Name	Classification	<b>Current Conditions</b>	Select Future Improvements	
Parsons Rd.	County Arterial - Rural	2 Lanes  ⊠ Substandard Road  □Sufficient ROW Width	<ul><li>☐ Corridor Preservation Plan</li><li>☐ Site Access Improvements</li><li>☐ Substandard Road Improvements</li><li>☐ Other</li></ul>	
Taylor Rd.	County Collector - Rural	2 Lanes ⊠ Substandard Road □Sufficient ROW Width	<ul><li>□ Corridor Preservation Plan</li><li>□ Site Access Improvements</li><li>□ Substandard Road Improvements</li><li>□ Other</li></ul>	

Project Trip Generation ☐ Not applicable for this request					
	Average Annual Daily Trips A.M. Peak Hour Trips P.M. Peak Hour Trips				
Existing	28	2	3		
Proposed	650	48	63		
Difference (+/-)	+622	+46	+60		

<sup>\*</sup>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		None	None	Meets LDC
South		Vehicular & Pedestrian	None	Meets LDC
East	X	None	None	Meets LDC
West		Emergency & Pedestrian	None	Meets LDC
Notes:				

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

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

#### **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: 12/16/2024	COMMENT DATE: 10/4/2024	
PETITION NO.: 24-1261	PROPERTY ADDRESS: 312 N Parsons Ave, 109 N Taylor Rd, Seffner, FL 33584	
EPC REVIEWER: Melissa Yanez		
CONTACT INFORMATION: (813) 627-2600 X 1360	FOLIO #: 0633140000, and 0633157000	
, ,	STR: 34-28-20	
EMAIL: yanezm@epchc.org		

**REQUESTED ZONING: From AR to PD** 

FINDINGS	
WETLANDS PRESENT	NO
SITE INSPECTION DATE	NA
WETLAND LINE VALIDITY	NA
WETLANDS VERIFICATION (AERIAL PHOTO,	Desktop Review - Aerial review, soil survey and
SOILS SURVEY, EPC FILES)	EPC file search

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

#### INFORMATIONAL COMMENTS:

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

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

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

My/cb

ec: <u>clayton.bricklemyer@hwhlaw.com</u> / <u>Tampastudio@kbhome.com</u>



Adequate Facilities Analysis: Rezoning

Jurisdiction: Hillsborough County Proposed Zoning: Planned Development

Case Number: 24-1261 Future Land Use: RES-4

**HCPS #**: RZ 648

**Maximum Residential Units: 63** 

**Address:** 109 N Taylor Rd

Residential Type: Single Family Detached

Parcel Folio Number(s): 063314.0000

063315.7000

School Data	Lopez Elementary	Burnett Middle	Armwood High
FISH Capacity Total school capacity as reported to the Florida Inventory of School Houses (FISH)	734	1200	2452
<b>2023-24 Enrollment</b> K-12 enrollment on 2023-24 40 <sup>th</sup> day of school. This count is used to evaluate school concurrency per Interlocal Agreements with area jurisdictions	521	593	2320
Current Utilization Percentage of school capacity utilized based on 40 <sup>th</sup> day enrollment and FISH capacity	71%	49%	95%
Concurrency Reservations  Existing concurrency reservations due to previously approved development. Source: CSA Tracking Sheet as of 10/4/2024	3	248	132
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	13	6	9
<b>Proposed Utilization</b> School capacity utilization based on 40 <sup>th</sup> day enrollment, existing concurrency reservations, and estimated student generation for application	73%	71%	100%

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

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

andrea a Stingone

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

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

#### **ENVIRONMENTAL SERVICES DIVISION**



PO Box 1110 Tampa, FL 33601-1110

#### **Agency Review Comment Sheet**

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

TO: Zoning Review, Development Services REQUEST DATE: 9/11/2024

**REVIEWER:** Kim Cruz, Environmental Supervisor **REVIEW DATE:** 9/25/2024

**PROPERTY OWNER:** Warren E. Hand PID: 24-1261

**APPLICANT:** KB Home

**LOCATION:** 312 North Parsons Ave Seffner, FL 33584

109 N. Taylor Rd. Seffner, FL 33584

**FOLIO NO.:** 63314.0000, 63315.7000

#### **AGENCY REVIEW COMMENTS:**

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

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

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

PETITION NO.: RZ-PD 24-1261 REVIEWED BY: Clay Walker, E.I. DATE: 9/24/2024		
FOLI	O NO.: 63314.0000, 63315.7000	
WATER		
	The property lies within the Water Service Area. The applicant should contact the provider to determine the availability of water service.	
	A _12_inch water main exists      (approximately feet from the site),      (adjacent to the site), _and is located east of the subject property within the east Right-of-Way of North Parsons Avenue. 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 _4_ inch wastewater forcemain exists \( \) (approximately feet from the project site), \( \) (adjacent to the site) and is located east of the subject property within the west Right-of-Way of North Parsons Avenue. 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.	
COM	MENTS: The subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's potable water and wastewater systems.  The subject area is located within the Hillsborough County Wastewater Service Area and will be served by the Valrico Water Reclamation Facility.	

#### AGENCY REVIEW COMMENT SHEET

TO:	ZONING TECHNICIAN, Planning Growth Man	agement	<b>DATE:</b> 11 Sep. 2024
REVI	EWER: Bernard W. Kaiser, Conservation and	<b>Environmental Lands</b>	Management
APPI	LICANT: Clayton Bricklemyer	PETITION NO: RZ	-PD 24-1261
LOC	ATION: Seffner, FL 33548		
FOLI	IO NO: <u>63314.0000</u> , <u>63315.7000</u>	SEC: <u>34</u> TWN: <u>28</u>	RNG: <u>20</u>
_			
$\boxtimes$	This agency has no comments.		
	This agency has no objection.		
	This agency has no objection, subject to listed	or attached condition	S.
	This agency objects, based on the listed or atta	ached conditions.	
_	<b>5</b> , , ,		
COMMENTS:			



#### 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: 01/06/2025

**REVIEWER:** Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: KB Home PETITION NO: 24-1261

LOCATION: 312 N Parsons Ave and 109 N Taylor Rd

**FOLIO NO:** 63314.0000 63315.7000

#### **Estimated Fees:**

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

Mobility: \$9,183 \* 65 = \$596,895 Parks: \$2,145 \* 65 = \$ 139,425 School: \$8,227 \* 65 = \$534,755

Fire: \$335 \* 65 = \$21,775

Total per House: \$19,890 \* 65 = \$1,292,850

#### **Project Summary/Description:**

Urban Mobility, Northeast Parks/Fire - 65 Single family home/townhomes

## VERBATIM TRANSCRIPT

	BOROUGH COUNTY, FLORIDA OF COUNTY COMMISSIONERS
	X
IN RE:	) )
ZONE HEARING MASTER HEARINGS	)
	, ) X
	HEARING MASTER HEARING 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. DIGITAL REPORTER	. 1660

1 MS. MARSHALL: Next item is Item D.5, Rezoning The applicant is KB Homes. The request is to rezone 2 24-1261. to planned development. Staff findings will be presented by 3 Carolanne Peddle after presentation by the applicant. 5 HEARING MASTER: Good evening. MR. BRICKLEMYER: Good evening, Ms. Hearing Officer. 6 Clayton Bricklemyer with Hill, Ward, Henderson, 101 East Kennedy Boulevard, representing the applicant. 8 We are proposing up to 63 single-family homes in 9 I will let Ms. Peddle do her report. I will say, we 10 11 appreciate the staff and the Planning Commission report's the 12 one thing I -- I told Carolanne I'd tear up on. In part of our discussions with neighbors, we've added a condition that 13 14 she'll -- I'll let her present, but we're going to add a 15 six-foot fence and if I can move the mic, to the eastern 16 boundary, the northern boundary and this portion of western 17 boundary. 18 So that underscores some of the work we've done with 19 the neighbors. The other thing that I think is worth noting that's interesting about this is, we -- we originally had gone 20 in showing access to Taylor Road. That's not wanted I don't 21 22 think by anybody and so you'll see a condition that says the 23 access to Taylor Road. There will be a pedestrian access and there will be a harden surface emergency access. But no regular 24 vehicular connection. 25

```
There's some letters in the file. I do have -- our
 1
    civil engineer, our transportation engineer, I'm going to let
 2
    them sort of give their spiel on -- on drainage and traffic.
 3
   And if you have any questions along the way, let me know.
             HEARING MASTER:
                               I do.
              MR. BRICKLEMYER: Yeah.
 6
              HEARING MASTER: Before you leave and if you want to
    defer these to your team, that's -- that's fine.
 8
              MR. BRICKLEMYER: Okay.
 9
              HEARING MASTER: But I did see regarding that access
10
11
    to Taylor Road --
12
              MR. BRICKLEMYER: Yes.
13
              HEARING MASTER: -- I did see in the transportation
14
    comments that they were asking for the emergency access.
15
    so, your plan now shows emergency access?
16
              MR. BRICKLEMYER: Yes, ma'am.
17
              HEARING MASTER: Okay. And -- and there's an
18
    additional pedestrian access.
19
              MR. BRICKLEMYER: Yes.
             HEARING MASTER: That's what the two arrows indicate?
20
21
                                      The -- there's a -- there's a
              MR. BRICKLEMYER: Yes.
22
    hardened -- and I mean, Jeremy can -- Jeremy Couch can give you
23
    all the details. But I -- there's a -- a hardened path there
    and it will hardened enough to -- to withhold emergency vehicles
24
    as well. But it's -- it's there for -- for pedestrian accesses.
25
```

```
HEARING MASTER: Okay. And then I wondered why
 1
    there's an access shown as vehicular cross access on the south
    side.
 3
 4
             MR. BRICKLEMYER: Us too. That is -- I -- that is us
    complying with the code. That is -- we're currently bumping
    into a school. We have no intention of connecting that at any
    point. I -- I'm sure it's there because the -- the staff would
    think that possibly that school redevelops at some point in the
 8
    future and they want us to do it, so we -- we agreed to it.
 9
             HEARING MASTER: All right. I see Mr. Perez is
10
11
    online, so we'll ask him when it gets to that point.
12
             MR. BRICKLEMYER: Perfect.
13
             HEARING MASTER: All right. If you had anything else?
14
             MR. BRICKLEMYER: Yeah. Jeremy is behind me.
15
    Here come Jeremy.
16
             HEARING MASTER: Okay. Good evening.
             MR. COUCH: Good evening, Madam Hearing Officer.
17
18
    Jeremy Couch, 17937 Hunting Bow Circle.
19
              I have not been sworn. I got here late.
20
             HEARING MASTER: Okay. For this case or the next
    case, if anyone in the audience plans to testify, if you could
21
22
    please stand and raise your right hand if you have not been
    sworn in.
23
             Do you solemnly swear the testimony you're about to
24
    provide is the truth, the whole truth and nothing but the truth?
25
```

1	MR. COUCH: I do.
2	HEARING MASTER: Thank you so much. Please be seated.
3	Go ahead.
4	MR. COUCH: Thank you. Again, Madam Hearing Officer,
5	Jeremy Couch. I'm a professional engineer and an expert in
6	drainage.
7	I am the engineer that prepared the PD plan. And it's
8	my testimony to you that the PD plan was prepared in accordance
9	with the requirements of the DRPM and the Land Development Code.
10	Regarding drainage, we have reviewed this area and
11	determined it to be a volume sensitive area. So our design will
12	comply with the volume sensitive requirements and all other
13	requirements of the Land Development Code.
14	And I'm here to answer any questions for the neighbors
15	or anyone else about drainage.
16	HEARING MASTER: All right. Nothing
17	MR. COUCH: Thank you.
18	HEARING MASTER: nothing from me, But thank you.
19	MR. COUCH: Thank you so much.
20	HEARING MASTER: If you could please sign in.
21	MR. COUCH: Yes, ma'am.
22	HEARING MASTER: Good evening.
23	MR. YATES: Good evening. Michael Yates with Palm
24	Traffic and I have been sworn. 4006 South MacDill Avenue.
25	Just on transportation real quick. We did the traffic

study that was submitted with the application. Parsons operates 1 at acceptable level of service. The single access to Parsons operates at acceptable level of service based on driveway analysis. The cross access to the south is required as part of the code requirement for cross access. So, it is just a stub out to the property line in he 6 event that future development occurs to the south. 8 HEARING MASTER: And emergency accesses, that's gated with the knox box --9 MR. YATES: It -- it will be gated --10 11 HEARING MASTER: -- access? MR. YATES: But I think the intent is, is that it's 12 13 going to be the ten-foot multiuse path. And then, a stabilized 14 space for the emergency vehicle on both sites. So it creates 15 pathway for the emergency vehicle. 16 HEARING MASTER: But it is gated? 17 MR. YATES: Yes. 18 HEARING MASTER: Okay. All right. Thank you so much. 19 Sir, if you could please sign in. 20 Mr. Bricklemyer, does that complete your presentation? 21 MR. BRICKLEMYER: It does. I would mention, I -- I'm in a -- I'm going to submit the two resumes for the expert 22 23 witness testimony. We're available for questions. HEARING MASTER: All right. 2.4 25 MR. BRICKLEMYER: Thank you.

1 HEARING MASTER: Thank you so much. I appreciate it. 2 We'll go to Development Services. MS. PEDDLE: Good evening. Carolanne Peddle, 3 4 Development Services. 5 Again, PD 24-1261. The applicant is requesting to rezone 17.96 acres from AR to PD to allow for 63 units single-family residential development. The proposal has two areas. Area one has an existing 8 single-family dwelling unit that will utilize ASC-1 development 9 standards, while area B will have the remaining 62 single-family 10 dwelling units with a minimum lot size of 5,500 square feet. 11 12 The planned development is located between North 13 Taylor Road and North Parsons Avenue to the west of Old 14 Hillsborough Avenue. The area comprised primarily of 15 single-family residential uses at various lot sizes. 16 The adjacent parcel to the south is zoned AR with a 17 use of a private school. The surrounding property is zoned AR, 18 excuse me, ARC-2, RSC-3, RSC-4, AC-1, AR and PD approved for 19 residential uses. 20 The subject property has future land use designation 21 of RS or RES-4, as well as all surrounding properties. 22 project is limited to 63 single-family dwelling units with a 23 community gathering area in the southeastern corner of the PD. 24 Area one, or excuse me, area A with the existing single-family 25 dwelling unit is secluded from the rest of the PD and will

continue to gain access from North Taylor Road, while the 1 remaining 62 dwelling units in area B will have access from North Parsons Avenue with a pedestrian bike and emergency access onto North Taylor Road. The PD will provide buffer and screening along the southern property line adjacent to the private school. Additionally, a six-foot fence will be provided along the entire length of North Parsons Avenue across the entire northern 8 property lines and along the western property lines, stopping at the southern corner of folio 63314.1000. 10 11 The property or the proposed lot size is comparable to the RSC-9 standard zoning district and density will be limited 12 13 to four units per acre. The general area is developed with a 14 variety of densities and lot sizes, which include properties to 15 the north zoned RSC-9 and PD zoned properties permitting lot sizes under 5,000 square feet. 16 17 Parsons Avenue and -- along the eastern and Taylor 18 Road along the western separate the majority of the property from the western and eastern developed parcels. 19 20 I'm going to pull over this plan. Oh, well we have it over here already. Just to reiterate this. There was a 21 revision made where there was a condition added so that there's 22 23 a six-foot fence along the North Parsons Avenue, the northern prop -- property lines and then this portion of the western 24 property line. 25

And I'll be submitting a revised staff report to 1 include this portion of the northern property line for the 2 six-foot fence. 3 HEARING MASTER: I see. Okay. MS. PEDDLE: So then, based on the Future Land Use classification, surrounding zoning development patterns and the proposed use, staff finds the request approvable subject to conditions. That concludes my presentation. 8 HEARING MASTER: All right. Thank you so much. 9 Ι appreciate it. 10 Planning Commission. 11 MS. MYERS: Alexis Myers, Planning Commission staff. 12 The subject property is in the Residential-4 Future 13 14 Land Use Category. The site is in the urban service area and 15 within the limits of the Seffner-Mango Community Plan. With 18 acres, the subject site could consider up to 71 dwelling 16 17 units. The proposed total of 63 units is within the density limits of the RES-4 category and therefore meets Objective 8 and 18 associated policies. 19 The proposal is also consistent with Objective 16.2 20 21 and 16.3 as it provides an adequate transition of density and 22 intensity throughout the surrounding area. 23 Based upon those considerations, Planning Commission staff finds the proposed planned development consistent with the 24 Unincorporated Hillsborough County Comprehensive Plan, subject 25

to the proposed conditions by the -- the Development Services 1 2 Department. HEARING MASTER: All right. Thank you so much. 3 meant to go back to -- because I brought it up, Mr. Perez of the County's transportation section. If he is available. Mr. Perez, I asked about that cross access stub out on 6 the south side. Mr. Yates stated that it is code requirement, I just want to confirm that with you. 8 MR. PEREZ: Yes. Good evening, Zoning Hearing Master. 9 Richard Perez for the record. 10 The cross access stub out to the south is consistent 11 with the County's Land Development Code Section 602.1, 12 13 subdivision access requirements. 14 HEARING MASTER: And so, that access would be required 15 to connect under what circumstance? 16 MR. PEREZ: In the scenario that the property to the south were to redevelop as a subdivision. They would be 17 18 required to reciprocate that connection. HEARING MASTER: All right. Thank you so much. 19 Ι appreciate your testimony. 20 21 All right. With that then, we'll go back to calling 22 for anyone that would like to speak in support? Is there anyone 23 in the room or online that would like to speak in support of this application? 24 25 Yes, sir. While he's coming up, is there anyone else

in the room or online that would like to speak in support? All 1 right, I'm seeing no one. 3 Good evening. MR. HAND: Erick Hand. 5405 Peach Avenue, Seffner. I'm the owner/manager of the nursery. I've been there my whole life minus when I retire. I'm ready to retire. And looking at the plans, I mean, I think they look good plans to It jives with what's next door in the subdivision to the 8 north of here, the subdivision to the northeast of me. 9 So, I'm for it. I approve it. 10 11 HEARING MASTER: All right. Thank you so much. Ιf you could please sign in with the clerk's office. 12 13 All right. I'm seeing no one else in support. 14 Is there anyone in the room or online that would like 15 to speak in opposition? 16 Yes, sir, if you could come forward. How many people? 17 Can we get a show of hands how many people would like to speak? 18 So there's three, four, five. Do we have any -- oh, six. 19 Sorry. Thank you. 20 Anybody online to speak in opposition? All right. 21 We'll go -- we'll say three minutes apiece. We'll go a little 22 bit over just to make sure everybody gets a shot. But you will hear the buzzer at your three minutes. If you can keep it under 23 that, I'd appreciate it. 24 25 Good evening.

MR. MOYER: Yes, ma'am. Yes, my name is Alan Moyer.

I live at 309 North Parsons, directly across the street from

where Warran's Hand's nursery is. I've been there approximately

with her dad. We got married there. And so, we've been married

years, but we've been living right there for quite a long

time.

This property has been a rural area for many years.

Right now, they have built five subdivision within a two-mile circle right there. And when I come home from work on 92 to turn to go towards Brandon to my home, there's no turn light there. Traffic is backed up there. And I have to wait to go a quarter mile to get to my house. And now, for them to only have an access on Parsons I don't think is good. It -- I know I'm not going to stop this, but I'm going to put my points in. They need to put another access over there on Taylor Road so we can get some of the people off of Parsons where it's really busy. It's good after you get past Kingsway because it turns into a four-lane road up there.

Something needs to be done as far as our road. It's a rural area still. And it is bumper to bumper and it's terrible traffic. And, you know, I just can't -- you know, just so many subdivisions are coming in right underneath our nose. And Old Hillsborough is terrible if you're at the light there at -- at 3:30, 4:00, 5:00, 6:00. The front of my house is bumper to bumper to bumper to bumper. And I have to wait to get home.

And there's just a lot of traffic there all the time. 1 And I just -- I just think they need to do something And if they're going to put a fence up, are they going to have to put shrubs around it so we don't have to look at an old wooden fence, like down the road that's falling down in times, you know, later on or what? I don't know what to say. I'm just saying that I just want to find out what -what can they do for us as the people that live on this highway? And the -- the main concern is overpopulation at our little -our little two acre -- our little two mile radius right there. 10 11 We just got so many people that they're building homes for right there. Nothing against the builders. I can't help that. And 12 13 I -- I don't want to be -- I don't want to be a bad neighbor to 14 Mr. Hand. He's been a great person for many, many years. But 15 it's just growing so fast. We couldn't stop the ones up on 92, the houses that were going there. And I'm just, you know our 16 17 neighbors are desperate to know, what -- what are they going to 18 do to make it easier for us to go in and out of our place and have traffic not so heavy? And I just, you know, that's where 19 20 I'm at. HEARING MASTER: All right. Thanks, sir for coming 21 22 I'd appreciate it if you could please sign in. 23 Next, please. Good evening. MR. JAQUES: Good evening. My name's Steve Jaques. 24 live at 403 North Taylor Road. 25

1 My parents moved in that house in 1937. I lived in 2 that house my entire life. I have intention of dying anywhere I'm going to leave it to my son. And I want him to have a country home just like I have, just like his momma had. Just like his daddy had. And that is -- is very near and near to my heart. Now I've heard a great deal, I don't understand all the -- the way that you guys talk about the codes and that sort 8 of thing. Okay. Fine. I don't understand that. What I do 9 understand is that you got -- got a big thing about 10 11 compatibility. All right. Well, this area, North Taylor, up until about, say, six/seven years ago, the only thing compatible 12 13 with it was rabbits and coyotes, you know what I mean. 14 wasn't the -- these developments and such has been cropping up 15 all over the place like I -- I'm going to say it, like cancer. 16 Okay. 17 And maybe -- maybe I'm going to step on a few toes, but frankly I don't care. I'm sick of it. And I know a lot of 18 19 other people are too. The place is overdeveloped. The road, 20 gentleman brought up a very good point there. The roads cannot 21 handle the traffic. If you expand the roads, then you got to 22 make people move their fences. Frankly, in my humble opinion, 23 please look and go somewhere else. That's all I got to say. HEARING MASTER: Sir, thank you very much. 24 25 could please sign in with the clerk's office before you have a

```
1
    seat --
              MR. JAQUES: Oh, sorry.
              HEARING MASTER: -- I'd appreciate it. Thank you so
 3
   much.
              Who's next? Good evening.
              MR. MERRILL: I'm Mark Merrill. I live at 203 North
 6
    Taylor Road.
              What I have a question about is the subdivision is
 8
    like the subdivisions just north of the interstate, which maybe
 9
    two miles away here to estates and Crestview Heights.
10
11
    all one acre lots. And they're really nice subdivision.
    give anything for the subdivision to be like that. And -- but
12
13
    what I'm worried about, my son lives in Mango Groves. And his,
14
    it's a subdivision that's similar layout to this, you know, like
    50-foot between houses. And after -- and now his, most of it's
    turned into rentals. It's drug city and everything else there.
16
17
    And I'm afraid this place, if it stays, there's no place to park
18
    cars, unless they require them to have a three-car garage, one
19
    space is not going to be used for a car. There's no place to
20
          My son can't even get to his house all the time because
21
    of the cars parked on the road if he gets home at night.
22
              And I guess that's pretty much it. Let me think.
23
    Okay.
              HEARING MASTER:
                               All right. Thank you for coming
2.4
25
           If you could please sign in.
    down.
```

1 Next, please. Were there any other people who wanted 2 to speak? Go ahead and come forward. Good evening. 3 MS. STANTON: Hi. My name is Cheryl Stanton. I live at 1001 Alta Drive. It's on the corner of Alton and Taylor. I represent some of the neighbors on Taylor Road, Alta 6 Drive and Philips Drive. We've been communicating with senior forward planners, Steve Beechie regarding our concerns for the 8 proposed project. We are familiar with the Hillsborough County Comprehensive Plan for the Seffner-Mango area. And understand 10 that growth and new subdivisions are inevitable. 11 12 However, we also would like to minimize the impact for 13 the surrounding existing homeowners. One of our concerns is the 14 retention pond. We understand a retention pond will be along 15 Taylor Road for the subdivision. We are in agreement with that. We do not want a PVC fence along the retention pond. We would 16 17 like that area to remain open and to match the field of the rest 18 of the neighborhood, which is of open space and kind of woodsy. We're also requesting a boundary fence, which I think 19 20 they've agreed to and spoke to already, a -- a six-foot PVC 21 boundary fence for the houses that will abut, which are 321 and 327 Taylor Road properties. 22 23 Another concern is an egress and egress and -- ingress and egress. We are opposed to any ingress and egress to the 24 subdivision via Taylor Road. An ingress and egress to the 25

subdivision should be from Parsons only. Taylor Road is a 1 substandard road. And it's a connector road. Parsons is a wider road and handles more traffic more efficiently. Road has two cemeteries on it, one at Taylor road and MLK and another one about a mile down. So because of these two cemeteries, it would be difficult to widen Taylor road to accommodate more traffic. Additionally, we're opposed to widening the road as it 8 would impact our yards and our property values. We're also 9 concerned about the flooding. I do have a couple of pictures. 10 11 I don't know how to put this on here. HEARING MASTER: I think it's upside down. There you 12 go. Perfect. 13 14 MS. STANTON: That's a picture of my house last 15 summer. And admittedly, it was during Hurricane Hilton --Milton or right after it. But it does happen quite often in the 16 17 summer when we have our raining season and our torrential rain 18 coming down. There's currently a retention pond on the corner of 19 20 Alta and Taylor that's a county owned retention pond. And that pond does not contain all the water. It runs off and it runs 21 22 into the street. And it ran halfway up my yard last year. 23 it doesn't quite often, not only just hurricane times. So, I'm trying to show the flooding issue. Is that right side up? 24 25 HEARING MASTER: Yes.

```
1
             MS. STANTON: So, it shows -- it shows it in the road
    where it's all through the road and flooded the road. We feel
 2
          I know they are putting a retention pond in, but with the
 3
    addition of concrete and houses, there's going to be additional
    sheathing and runoff. So that's one of our big concerns.
    know I'm beeping.
             HEARING MASTER: If you could just wrap it up, I'd
    appreciate it.
 8
              MS. STANTON: Yeah. We would also request a meeting
 9
    with the homeowners and the building. We haven't had one yet to
10
    talk to them about our concerns and we would like that.
11
12
              HEARING MASTER: All right. Thank you so much.
13
    You're more than welcome to submit those documents into the
14
    record --
15
              MS. STANTON:
                            Thank you.
16
             HEARING MASTER: -- with the clerk when you sign in.
17
              All right. I think we had another person. Two more.
18
    Go ahead and come up, be ready, if you could.
19
              MR. POPOVICH: Yes. My name is Steven Popovich. I
20
    live at 321 North Taylor Road. And I also own the property
21
    behind it, it is abutting the -- the planned development.
22
              First off, I want to go on the record to say I'm very
23
    disappointed in KB Homes for not approaching any of the
    neighbors and taking us into consideration as they develop and
24
    basically dump their 63 houses into our one-acre plus
25
```

neighborhood. 1 I have a small lot of an acre where a majority of 2 Taylor Road is one acre plus. So first off, I want to say that 3 their development is inconsistent with the surrounding area. Second, I want to stress that there's things that I found out this morning that I would have liked to have known previous to this. I did get a call from the engineer this morning. But it's a little bit too late. Why -- why have we 8 not been involved in this planning process? Our two major concerns. And it sounds like they're 10 listening to us and they're dealing with it is any access onto 11 12 Taylor Road from that subdivision is absolutely unacceptable. 13 Taylor Road is -- I've lost two dogs on that road. I'm afraid 14 to walk on it. I can't right bike on it. With every addition 15 of these subdivisions into our neighborhoods, it becomes a 16 through fare. 17 When they built Amazon at the end of Taylor Road, they 18 told us that there would be no traffic from Amazon through there. Come sit on Taylor Road when they run their -- their 19 service, I quess, about 9:00 and there's at least 30 trucks 20 21 running down Taylor Road and they're not doing 40, they're doing 45 and 50. They have somewhere to be. It's -- it's totally 22 23 unacceptable to have any additional traffic onto Taylor Road. The second major concern you saw the pictures of 24

the -- the flooding. We struggle to be able to contain what we

25

currently have and what we've had in the past. Any future
drainage onto Taylor Road from that subdivision will be totally
unacceptable. My house will be flooded. Their house will be
flooded and many other houses will be flooded.

Now, they're going to build a retention pond, but all that's going to do is bring 18 acres and 63 homes worth of water into one area. And I've heard from the engineer that there's going to be a spillover in that pond that is going to come down Taylor Road and be expected to be absorbed into that retention pond that currently exists.

I have a picture, if I could bring that up. That's where all that water's going to go. So 63 homes are going to come and spill out of their retention pond into that drainage on Taylor Road, which is going to be expected to go underneath the road and then outlet into trying to get that lower one on there. But you can see that there's no way that any amount of water can go through there. And it doesn't. It floods into my yard currently. And it's going to be a big problem.

The other concern is, I don't understand why we can't have transitional zoning. Why do we go from major acreage into 63 houses in an 18-acre period? I just don't understand why we can't transition and put some decent size lots into these neighborhoods that currently have one acre plus. And I'm the small guy with an acre. So I get frustrated by this. And I -- I'm -- my third meeting to come and fight it. And I'm not going

to fight it. I probably won't be successful here either. But I 1 want to go on the record to say that I'm opposed to it. They have to deal with these issues. And they need to talk to the neighbors before they come in here and dump 63 houses and -- and say, here it is, here's the plan. Well, what's the next step? Why weren't we involved in any of it? So I'm very frustrated with the planners that do that. HEARING MASTER: All right. Thank you, sir. I 8 appreciate it. If you could please sign in with the clerk's 9 office. 10 11 All right. We have one more person, I believe. Good evening. 12 13 MR. ITALIANO: Hello. My name is Frank Italiano. Мy 14 address is 315 North Taylor Road. 15 I quess I'm representing myself here. My neighbors haven't talked to me very much about what's going on. And I 16 actually own most of the property that was along the border of 17 where the nursery is right now. North of the ponds and a --18 which would be going east and west, where they want to put the 19 20 drainage pond and then going north in between where the current 21 nursery is and another one-acre lot, which I recently sold. 22 My big concern -- I'm not really for or against 23 anything, so much is that the drainage is a big issue for me. That drainage actually comes across my property. And down to 24 Steve's property. And I don't want none of that. There's a 25

drainage ditch there currently. I'd like that to be diverted. 1 Whatever -- I can't stop the progress, I don't 2 3 So it's got -- just got to be done right. drainage has to be done in such a way that it's going to be able to maintain and contain what's going to happen. A little drainage ditch that we have across the street from my property right now won't handle it. Absolutely not. So it's really important that drainage is issued and I have most of the 8 property along that fence line? That's currently there. I want 9 a property fence, I'm sorry, a privacy fence along my property 10 11 as well. I want it all the way across and down to Taylor Road. I don't have a map, but it's going to be north of where they 12 13 want to put the large drainage ditch. 14 And I'm -- I'm totally against the traffic going onto 15 Taylor Road simply because that's going to bring more people and 16 it's going to bring more crime in the neighborhood. We've 17 already seen it with the existing neighborhoods that have come 18 There's been more theft in the area. There's been more problems. If you allow more people to come on little Taylor 19 20 And I'm against not doing something on Parsons. 21 live on Parsons, but Parsons is a main thoroughfare. not. It's a small residential road. And we shouldn't have to 22 23 go ahead and have a three-lane highway, four-lane highway going 24 through Taylor when you have an existing main road. I think 25 So drainage, the fence and what did I do?

there was one more thing. Let me just check real quick. Yeah. 1 And then just the drainage across the front of my property that if there's going to be overflow, if this is the way it has to be. And that large pond has to be south of my property, then if there's ever a chance that that's going to overflow, there has to be improvements made going across the front of my property down to the Culver, down to the other drainage ditch that already can handle the water. So, it's pretty simple for me. 8 9 Thank you. HEARING MASTER: Thank you for coming down, sir. I 10 11 appreciate it. If you could please sign in. All right. I believe that was the last person to 12 13 speak in opposition. 14 Ms. Marshall, anything to add based on the testimony 15 tonight? 16 MS. MARSHALL: Nothing further. 17 HEARING MASTER: All right. And can you -- just for 18 the record, can you verify the applicant's requirements to follow the applicable drainage and access requirements and so 19 20 forth that they will be required to do. Can you just give me a -- a little blurb of that process? 21 22 MS. MARSHALL: Sure. So if the rezoning was approved, 23 they still have to go through subdivision review. At that time, storm water would be one of the reviewers. And they would have 24 to comply with all regulations. 25

```
1
             HEARING MASTER: All right. Thank you so much.
    appreciate it.
 2
 3
             All right. We'll go to rebuttal. Mr. Bricklemyer,
    you have five minutes.
              MR. BRICKLEMYER: Thank you. I -- if you have any
    questions for my team, I would say cut me off and let me know
   because I have trans -- expert in traffic expert behind me.
              Just jotting down a couple of things that I heard.
 8
    The -- the talking about the fence really quickly. The --
    Ms. Stanton said she wanted to pond to be open. The adjacent
10
    neighbors have all asked us to put a fence up. That's the --
11
    that's where we've been sort of piecemeal adding fence. In the
12
13
    original staff report it was open because we were leaving it
14
    open. At this point, we're sort of deferring to the immediate
15
    neighbors who were asking, I mean, they'll ask when you heard --
16
    the notch out that we -- we added tonight. I actually --
17
    somebody stole my plans. Can I have my plan?
18
              UNIDENTIFIED SPEAKER: About the fence on Taylor Road.
              HEARING MASTER: We can't have commentary from the
19
20
    audience, sir. I'm sorry, that's not allowed.
21
              Go ahead, Mr. Bricklemyer.
              MR. BRICKLEMYER: The -- the -- we'll have this
22
23
    conversation.
              The -- as of now, you know, we changed this to -- to
24
25
    go up here around here and down to here.
```

1 HEARING MASTER: The fence? MR. BRICKLEMYER: Yes. We -- we've -- I will tell 2 you, and I'm telling -- Carolanne can hear me. We've spoken to 3 this gentleman while this was going on. And he's asking for a fence here, so we will add that as well. So at this point, we're -- we're covering just about all of the property. And as a -- we didn't say this initially, there's already a ten-foot type A required on the southern boundary. So that's already in 8 the condition that the changes are just to add the -- the fence is piecemeal. 10 HEARING MASTER: And will that include a fence as 11 well? 12 13 MR. BRICKLEMYER: Yes. Ten-foot type A. Well, yeah, 14 I quess it could have an opaque. Our plan would be to match the 15 fence. 16 HEARING MASTER: Okay. 17 MR. BRICKLEMYER: I -- I guess we have the option of 18 opaque greenery. But it'll either be a wall or a fence. I know that I heard -- I didn't necessarily hear them 19 say it, we just to be clear on my -- our position. We are 20 agnostic on the emergency access. I -- I know that there are 21 folks that -- that bothers. We don't -- we put it there because 22 23 the County asked for it. We don't care if -- if it gets used 24 that way or not. So I'm just stating that for -- mostly for the 25 residents.

```
HEARING MASTER: But it will be gated --
 1
              MR. BRICKLEMYER: Yes.
 3
              HEARING MASTER: -- correct, yes?
              MR. BRICKLEMYER: As of now, that's -- that's the --
   yes, that's the plan.
              The -- I -- I mean, I -- you hear all the -- the sort
 6
    of in fill problems that you get with in fill properties.
    is an in fill property. There's a mixture of -- of densities
 8
    around. And we are at three and a half units per acre on a, you
    know, on a RES-4. So, that's -- that's all for that.
10
11
              The -- again, if you have any technical questions on
    drainage or transportation, I would definitely defer.
12
13
    unless you have anything else, that would conclude my
14
   presentation.
15
              HEARING MASTER: No. I just that you -- you covered
    what I heard, which was mentioned of the fence and to -- fence
16
    that retentionary or not. I -- I picked up that. And then I
17
18
    asked Ms. Marshall the question about the permitting, actually,
    of it.
19
20
              MR. BRICKLEMYER: Yes.
              HEARING MASTER: So if you wanted to put any -- if you
21
22
    wanted to address any of their drainage concerns from your
23
    expert, this would be your opportunity.
              MR. BRICKLEMYER: Yeah. Do you want to just -- let's
24
25
    do that.
```

So, as part of our engineering design and permitting requirements with the county, the county does a requirement that we meet their standards and any in addition to that, any improvements that are needed along Taylor Road for conveyance to downstream, we would have to analyze and and and take care of those. So, it will be looked at during the permitting of the site.  HEARING MASTER: All right.  MR. COUCH: Thank you.  HEARING MASTER: Thank you so much. I appreciate it. All right. Mr. Bricklemyer, anything else before we close?  MR. BRICKLEMYER: No, that's it. We would just ask for your recommendation of approval.  HEARING MASTER: All right. Thank you so much. Then with that, we'll close Rezoning PD 24-1261 and go to the last case.	1	MR. COUCH: Ms. Finch, Jeremy Couch with Tampa Civil.
we meet their standards and any in addition to that, any improvements that are needed along Taylor Road for conveyance to downstream, we would have to analyze and and and take care of those. So, it will be looked at during the permitting of the site.  HEARING MASTER: All right.  MR. COUCH: Thank you.  HEARING MASTER: Thank you so much. I appreciate it. All right. Mr. Bricklemyer, anything else before we close?  MR. BRICKLEMYER: No, that's it. We would just ask for your recommendation of approval.  HEARING MASTER: All right. Thank you so much.  Then with that, we'll close Rezoning PD 24-1261 and go to the last case.	2	So, as part of our engineering design and permitting
improvements that are needed along Taylor Road for conveyance to downstream, we would have to analyze and and and take care of those. So, it will be looked at during the permitting of the site.  HEARING MASTER: All right.  MR. COUCH: Thank you.  HEARING MASTER: Thank you so much. I appreciate it. All right. Mr. Bricklemyer, anything else before we close?  MR. BRICKLEMYER: No, that's it. We would just ask for your recommendation of approval.  HEARING MASTER: All right. Thank you so much.  Then with that, we'll close Rezoning PD 24-1261 and go to the last case.	3	requirements with the county, the county does a requirement that
downstream, we would have to analyze and and and take care of those. So, it will be looked at during the permitting of the site.  HEARING MASTER: All right.  MR. COUCH: Thank you.  HEARING MASTER: Thank you so much. I appreciate it. All right. Mr. Bricklemyer, anything else before we close?  MR. BRICKLEMYER: No, that's it. We would just ask for your recommendation of approval.  HEARING MASTER: All right. Thank you so much.  Then with that, we'll close Rezoning PD 24-1261 and go to the last case.	4	we meet their standards and any in addition to that, any
of those. So, it will be looked at during the permitting of the site.  HEARING MASTER: All right.  MR. COUCH: Thank you.  HEARING MASTER: Thank you so much. I appreciate it. All right. Mr. Bricklemyer, anything else before we close?  MR. BRICKLEMYER: No, that's it. We would just ask for your recommendation of approval.  HEARING MASTER: All right. Thank you so much.  Then with that, we'll close Rezoning PD 24-1261 and go to the last case.	5	improvements that are needed along Taylor Road for conveyance to
8 site.  9 HEARING MASTER: All right.  10 MR. COUCH: Thank you.  11 HEARING MASTER: Thank you so much. I appreciate it.  12 All right. Mr. Bricklemyer, anything else before we  13 close?  14 MR. BRICKLEMYER: No, that's it. We would just ask  15 for your recommendation of approval.  16 HEARING MASTER: All right. Thank you so much.  17 Then with that, we'll close Rezoning PD 24-1261 and go  18 to the last case.  19  20  21  22  23	6	downstream, we would have to analyze and and and take care
HEARING MASTER: All right.  MR. COUCH: Thank you.  HEARING MASTER: Thank you so much. I appreciate it.  All right. Mr. Bricklemyer, anything else before we close?  MR. BRICKLEMYER: No, that's it. We would just ask for your recommendation of approval.  HEARING MASTER: All right. Thank you so much.  Then with that, we'll close Rezoning PD 24-1261 and go to the last case.	7	of those. So, it will be looked at during the permitting of the
MR. COUCH: Thank you.  HEARING MASTER: Thank you so much. I appreciate it.  All right. Mr. Bricklemyer, anything else before we close?  MR. BRICKLEMYER: No, that's it. We would just ask for your recommendation of approval.  HEARING MASTER: All right. Thank you so much.  Then with that, we'll close Rezoning PD 24-1261 and go to the last case.	8	site.
HEARING MASTER: Thank you so much. I appreciate it.  All right. Mr. Bricklemyer, anything else before we close?  MR. BRICKLEMYER: No, that's it. We would just ask for your recommendation of approval.  HEARING MASTER: All right. Thank you so much.  Then with that, we'll close Rezoning PD 24-1261 and go to the last case.	9	HEARING MASTER: All right.
All right. Mr. Bricklemyer, anything else before we close?  MR. BRICKLEMYER: No, that's it. We would just ask for your recommendation of approval.  HEARING MASTER: All right. Thank you so much.  Then with that, we'll close Rezoning PD 24-1261 and go to the last case.	10	MR. COUCH: Thank you.
close?  MR. BRICKLEMYER: No, that's it. We would just ask  for your recommendation of approval.  HEARING MASTER: All right. Thank you so much.  Then with that, we'll close Rezoning PD 24-1261 and go  to the last case.  19 20 21 22 23	11	HEARING MASTER: Thank you so much. I appreciate it.
MR. BRICKLEMYER: No, that's it. We would just ask for your recommendation of approval.  HEARING MASTER: All right. Thank you so much.  Then with that, we'll close Rezoning PD 24-1261 and go to the last case.  19 20 21 22 23	12	All right. Mr. Bricklemyer, anything else before we
for your recommendation of approval.  HEARING MASTER: All right. Thank you so much.  Then with that, we'll close Rezoning PD 24-1261 and go to the last case.  19 20 21 22 23	13	close?
HEARING MASTER: All right. Thank you so much.  Then with that, we'll close Rezoning PD 24-1261 and go to the last case.  19 20 21 22 23	14	MR. BRICKLEMYER: No, that's it. We would just ask
Then with that, we'll close Rezoning PD 24-1261 and go to the last case.  19 20 21 22 23	15	for your recommendation of approval.
18 to the last case.  19 20 21 22 23	16	HEARING MASTER: All right. Thank you so much.
19 20 21 22 23	17	Then with that, we'll close Rezoning PD 24-1261 and go
<ul> <li>20</li> <li>21</li> <li>22</li> <li>23</li> </ul>	18	to the last case.
<ul><li>21</li><li>22</li><li>23</li></ul>	19	
22 23	20	
23	21	
	22	
24	23	
	24	
25	25	

# Zoning Hearing Master Hearing CORRECTED December 16, 2024

	0011201 107 1011
	OROUGH COUNTY, FLORIDA F COUNTY COMMISSIONERS
IN RE:	X ) ) )
ZONE HEARING MASTER HEARINGS	) ) X
	HEARING MASTER HEARING F 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. Digital Reporter	1660

## Zoning Hearing Master Hearing CORRECTED December 16, 2024

application is out of order to be heard and is being continued 1 to the January 14, 2025 ZHM Hearing. Item A.26, PD Rezoning 24-1212. This application is 3 out of order to be heard and is being continued to the January 14, 2025 ZHM Hearing. Item A.27, PD 24-1240. This application is out of 6 order to be heard and is being continued to the January 14, 2025 8 ZHM Hearing. Item A.28, PD 24-1257. This application is out of 9 order to be heard and is being continued to the January 14, 2025 10 11 ZHM Hearing. Item A.29, PD <mark>24-1261</mark>. This application is out of 12 13 order to be heard and is being continued to the January 14, 2025 14 ZHM Hearing. 15 Item A.30, PD 24-1262. This application is out of order to be heard and is being continued to the January 14, 2025 16 17 ZHM Hearing. 18 Item A.31, PD 24-1263. This application is out of 19 order to be heard and is being continued to the January 14, 2025 ZHM Hearing. 20 21 Item A.32, PD 24-1264. This application is out of 22 order to be heard and is being continued to the January 14, 2025 23 ZHM Hearing. Item A.33, Standard Rezoning 24-1289. 24 application is out of order to be heard and is being continued 25

# EXHIBITS SUBMITTED DURING THE ZHM HEARING

# **NONE**

# PARTY OF RECORD

### Norris, Marylou

From: Hearings

**Sent:** Friday, January 3, 2025 11:01 AM

To: Rome, Ashley; Rivas, Keshia; Norris, Marylou; Peddle, Carolanne

**Cc:** Medrano, Maricela

**Subject:** FW: Rezoning of properties on North Taylor Road in Seffner Florida; RZ-PD 24-1261

**Attachments:** Rezoning of properties on North Taylor Road in Seffner Florida

From: Steve Jaques <chiefinstructorsteve@gmail.com>

**Sent:** Thursday, January 2, 2025 2:12 PM **To:** Hearings < Hearings @hcfl.gov >

Subject: Rezoning of properties on North Taylor Road in Seffner Florida

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

### To whom it may concern:

My name is Steven D. Jaques and I live at 403 North Taylor Road in Seffner, Florida. Two properties very close to me are being considered for rezoning, presumably for yet more housing developments. One of these properties is due west of me, right across the street, and the other about two properties down to the south of me on the same side of the street. To say that I am against these developments proceeding would be an exercise in understatement.

Our area is one of the few remaining "old Seffner" areas. So much development has taken place in our town in the last 10 years that my own home, constructed in the late 30s, has become a sort of ad hoc wildlife refuge as there are very few places else for them to go. I often half jokingly say that I was born in the country, now live in the suburbs, and I have never moved. Neither I nor any of the coalition of homeowners who I am likely to represent on January 14th are interested in living in the city. If the land developers who wish to rezone these properties desire city life, then let them move their projects there!

I don't know how many of my coalition will be attending on the 14th of January. I may wind up representing everyone. I will be requesting that you deny the rezoning requests: at least limit the number of houses that can be placed on the lots to a sane number, perhaps no more than three or four per property.

None of us desire our property taxes going up as much as they have been already, but we fear that the addition of new developments full of unaffordable housing that will be placed stones throws from, in some cases, our ancestral homes will drive our taxes up so far that we will ultimately become dispossessed.

Thank you for your kind attention in reading this email, and please be advised that if the hearings are still

on I at least shall be present. Please respond with any information which I will need to know to present my arguments verbally should they be required.

Yours, Steven D. Jaques

### Norris, Marylou

**From:** Steve Jaques <chiefinstructorsteve@gmail.com>

Sent: Thursday, January 2, 2025 2:12 PM

To: Hearings

**Subject:** Rezoning of properties on North Taylor Road in Seffner Florida

Follow Up Flag: Follow up Flag Status: Flagged

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

### To whom it may concern:

My name is Steven D. Jaques and I live at 403 North Taylor Road in Seffner, Florida. Two properties very close to me are being considered for rezoning, presumably for yet more housing developments. One of these properties is due west of me, right across the street, and the other about two properties down to the south of me on the same side of the street. To say that I am against these developments proceeding would be an exercise in understatement.

Our area is one of the few remaining "old Seffner" areas. So much development has taken place in our town in the last 10 years that my own home, constructed in the late 30s, has become a sort of ad hoc wildlife refuge as there are very few places else for them to go. I often half jokingly say that I was born in the country, now live in the suburbs, and I have never moved. Neither I nor any of the coalition of homeowners who I am likely to represent on January 14th are interested in living in the city. If the land developers who wish to rezone these properties desire city life, then let them move their projects there!

I don't know how many of my coalition will be attending on the 14th of January. I may wind up representing everyone. I will be requesting that you deny the rezoning requests: at least limit the number of houses that can be placed on the lots to a sane number, perhaps no more than three or four per property.

None of us desire our property taxes going up as much as they have been already, but we fear that the addition of new developments full of unaffordable housing that will be placed stones throws from, in some cases, our ancestral homes will drive our taxes up so far that we will ultimately become dispossessed.

Thank you for your kind attention in reading this email, and please be advised that if the hearings are still on I at least shall be present. Please respond with any information which I will need to know to present my arguments verbally should they be required.

Yours, Steven D. Jaques

### Norris, Marylou

From: Hearings

**Sent:** Friday, January 3, 2025 11:12 AM

**To:** Steve Jaques

**Subject:** RE: Rezoning of properties on North Taylor Road in Seffner Florida; RZ-PD 24-1261

**Attachments:** PGM Store Tutorial.pdf; Participation in the ZHM Meeting 09.23.24.pdf

### Good Morning,

Thank you for contacting Hillsborough County. We will enter your comments included in your email into the RZ-PD 24-1261 application's record. Please note that audio or video files will not be included in the record via email. These items must be placed on a USB drive and brought to the hearing and delivered to the Clerk.

Please note that this application is being heard at the 01/14/25 Zoning Hearing Master (ZHM) Hearing at the Board of County Commissioners Boardroom, 2nd Floor of the County Center located at 601 E Kennedy Blvd, Tampa, FL 33602 starting at 6:00 p.m.

Please be advised, that if you have any further comments or materials to be entered into the records, these must be received by email (<u>Hearings@HillsboroughCounty.org</u>) by the cutoff date (01/09/2025 by 5:00 p.m.) or if after the cutoff date, must be in person or by proxy at the hearing. Materials cannot be submitted at the hearing through virtual participation.

If you wish to attend the hearing either in person or by virtual participation, please register **one week before the hearing** at the following link <a href="http://hcflgov.net/SpeakUp">http://hcflgov.net/SpeakUp</a>. You can register up to 30 minutes prior to the start of the hearing.

### **PGM Store Instructions:**

For your convenience, please be aware that the staff reports and all application records may be viewed on our website. We have attached the instructions to access the PGM Store. To review all application records on our website please turn off your Pop-Up Blocker before you log in. Click on the next link <a href="https://www.hillsboroughcounty.org/pgm">https://www.hillsboroughcounty.org/pgm</a> to enter the PGM Store. Click on ENTER PGM STORE. The username and password are public. Double click on Document Repository. To access the information, please enter the tracking number in the box that reads APP/Permit/Tracking #, or by address or folio #, then click Query. A blue bar will pop up with the Application number, Folio ID, Permit type & Current Status. Double click on the bar to access the documents. Scroll down the page and you will find all the documents you are looking for. The Tracking, in this case, would be 24-1261.

If you need further information regarding this application, please contact (Planner) at Planner Email, who is the planner for this application. If you have other questions such as how to participate in the rezoning process, please let me know.

Best regards,

### Cierra James

### **Planning and Zoning Technician**

**Development Services Department** 

E:<u>JamesCi@hcfl.gov</u> P: (813) 422-9701

601 E. Kennedy Blvd., Tampa, FL 33602 **HCFL.gov** 

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

### **Hillsborough County Florida**

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

From: Steve Jaques <chiefinstructorsteve@gmail.com>

**Sent:** Thursday, January 2, 2025 2:12 PM **To:** Hearings < Hearings @hcfl.gov >

Subject: Rezoning of properties on North Taylor Road in Seffner Florida

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

### To whom it may concern:

My name is Steven D. Jaques and I live at 403 North Taylor Road in Seffner, Florida. Two properties very close to me are being considered for rezoning, presumably for yet more housing developments. One of these properties is due west of me, right across the street, and the other about two properties down to the south of me on the same side of the street. To say that I am against these developments proceeding would be an exercise in understatement.

Our area is one of the few remaining "old Seffner" areas. So much development has taken place in our town in the last 10 years that my own home, constructed in the late 30s, has become a sort of ad hoc wildlife refuge as there are very few places else for them to go. I often half jokingly say that I was born in the country, now live in the suburbs, and I have never moved. Neither I nor any of the coalition of homeowners who I am likely to represent on January 14th are interested in living in the city. If the land developers who wish to rezone these properties desire city life, then let them move their projects there!

I don't know how many of my coalition will be attending on the 14th of January. I may wind up representing everyone. I will be requesting that you deny the rezoning requests: at least limit the number of houses that can be placed on the lots to a sane number, perhaps no more than three or four per property.

None of us desire our property taxes going up as much as they have been already, but we fear that the addition of new developments full of unaffordable housing that will be placed stones throws from, in

some cases, our ancestral homes will drive our taxes up so far that we will ultimately become dispossessed.

Thank you for your kind attention in reading this email, and please be advised that if the hearings are still on I at least shall be present. Please respond with any information which I will need to know to present my arguments verbally should they be required.

Yours, Steven D. Jaques

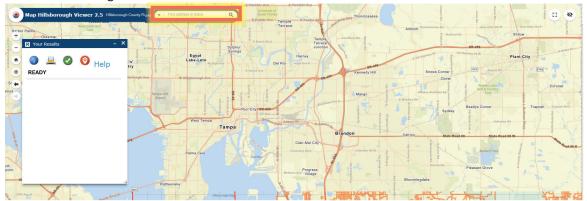
### **PGM Store Tutorial**



- 1. Turn off your Pop-Up Blocker (if enabled).
- 2. You can search the PGM Store by Folio Number, of Application Number. If you have an application number or Folio number you are inquiring about, please proceed to step 3.

### If you need a Folio number or Application number:

Find the Folio number for the property by going to <a href="https://maps.hillsboroughcounty.org">https://maps.hillsboroughcounty.org</a> and entering the address.



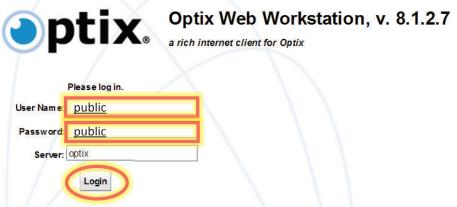
The box labeled "Your Results" will show the Folio Number at the top.



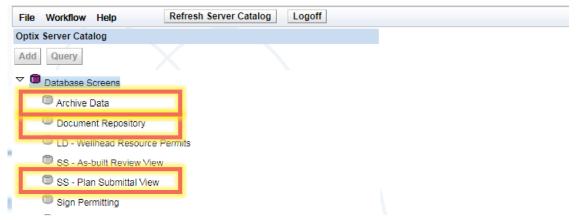
Scroll down in the results box to view additional information, including zoning information. Zoning applications related to the folio will be displayed by the type of application. *Please note: If you plan to search for Planned Development information in the PGM store, you may not find a result unless you use the application number.* 



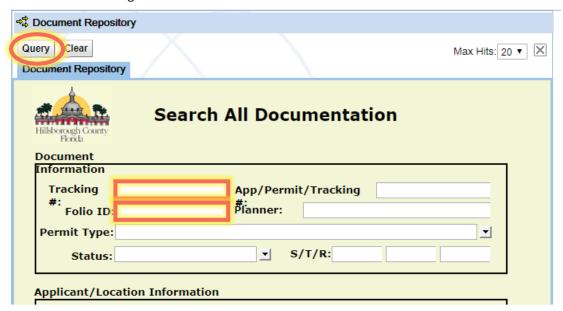
- 3. Go to the website pgm.hillsboroughcounty.org
- 4. Enter username public (all lowercase). Enter the password public (all lowercase). Leave the server as Optix.



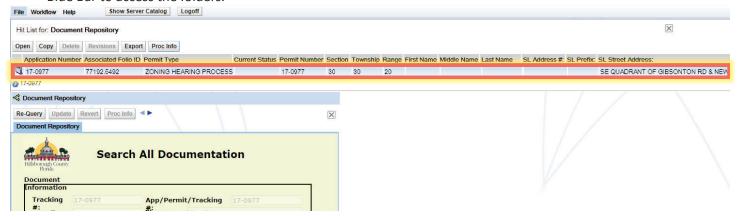
- 5. Click on the **Login** button.
- 6. Once you are logged in, double click on **Document Repository** near the top left corner. If you are having difficulty finding items approved prior to 2004, please choose **Archive Data**. If you are looking for site plans, please select **SS Plan Submittal**. Please note, building documents prior to 2004 are not available on the PGM Store.



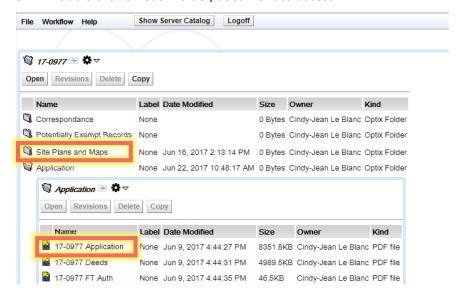
7. Enter the tracking number (Application number, Permit number) in the box that reads **Tracking**. Or you can search by folio by entering the folio number into the **Folio ID** box. Then click on **Query**. **Tip**: Use either the application number or the folio number as this will typically yield more accurate results than searching for both.



8. A blue bar will pop up with the Application number, Folio ID, Permit type & Current Status. Double click on the Blue Bar to access the folders.



9. Double click on each folder/document to access.



# How to Participate in the ZHM Hearing Virtually, In Person, and Submitting Documentary Evidence

**PARTICIPATION OPTIONS:** Hillsborough County is making it possible for interested parties to participate in this public hearing virtually by means of communications media technology or in person.

Virtual Participation: In order to participate virtually, you must have access to a communications media device (such as a tablet or a computer equipped with a camera and microphone) that will enable you to be seen (video) and heard (audio) by the Zoning Hearing Master during the public hearing.

Additionally, should you opt to participate virtually in this public hearing, you will be able to provide oral testimony to the Zoning Hearing Master, but you will be unable to submit documentary evidence during the public hearing. Therefore, if you opt to participate virtually in this public hearing, you must submit any documentary evidence you wish to be considered by the Zoning Hearing Master to the staff of the Development Services Department at least two business days prior to the Zoning Hearing Master hearing at **Hearings@HillsboroughCounty.ORG**. Any evidence submitted to the record prior to the deadline will be included in the record with or without live participation.

Anyone who wishes to participate virtually in this public hearing will be able to do so one week before the hearing by completing the online Public Comment Signup Form found at: <a href="http://hcflgov.net/SpeakUp">http://hcflgov.net/SpeakUp</a>. You will be required to provide your name and telephone number on the online form. This information is being requested to facilitate the audio conferencing process. The Zoning Hearing Master will call on speakers by name in the order in which they have completed the online Public Comment Signup Form, depending on the application(s) to which each speaker signed up to speak. An audio call-in number will be provided to participants that have completed the form after it is received by the County. All callers will be muted upon calling and will be unmuted in the submission order after being recognized by the Zoning Hearing Master by name. Call submissions for the public hearing will close 30 minutes prior to the start of the hearing. Public comments offered using communications media technology will be afforded equal consideration as if the public comments were offered in person.

**In Person:** Standard in-person participation is still available. The format and procedures for in-person participation may differ from a traditional hearing. For the safety of participants and staff, social distancing will be properly adhered to at all times. For planning purposes, parties wishing to participate in person are encouraged to sign up ahead of time at <a href="http://hcflgov.net/SpeakUp">http://hcflgov.net/SpeakUp</a>.

Anyone wishing to view and listen to the public hearing live, without participating, can do so in the following ways:

- •The County's official YouTube channel: YouTube.com/HillsboroughCountyMeetings
- •The County's HTV channels on cable television: Spectrum 637 and Frontier 22
- •The HCFLGov.net website by going to HCFLGov.net/newsroom and selecting the "Live Meetings" button
- •Listening to the hearing on smart phones by going to the above YouTube link.

If you have any questions or need additional information for providing public input you may call (813)307-4739

From: Steve Jaques
To: Hearings

**Subject:** Rezoning of properties on North Taylor Road in Seffner Florida

**Date:** Thursday, January 2, 2025 2:13:03 PM

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

### To whom it may concern:

My name is Steven D. Jaques and I live at 403 North Taylor Road in Seffner, Florida. Two properties very close to me are being considered for rezoning, presumably for yet more housing developments. One of these properties is due west of me, right across the street, and the other about two properties down to the south of me on the same side of the street. To say that I am against these developments proceeding would be an exercise in understatement.

Our area is one of the few remaining "old Seffner" areas. So much development has taken place in our town in the last 10 years that my own home, constructed in the late 30s, has become a sort of ad hoc wildlife refuge as there are very few places else for them to go. I often half jokingly say that I was born in the country, now live in the suburbs, and I have never moved. Neither I nor any of the coalition of homeowners who I am likely to represent on January 14th are interested in living in the city. If the land developers who wish to rezone these properties desire city life, then let them move their projects there!

I don't know how many of my coalition will be attending on the 14th of January. I may wind up representing everyone. I will be requesting that you deny the rezoning requests: at least limit the number of houses that can be placed on the lots to a sane number, perhaps no more than three or four per property.

None of us desire our property taxes going up as much as they have been already, but we fear that the addition of new developments full of unaffordable housing that will be placed stones throws from, in some cases, our ancestral homes will drive our taxes up so far that we will ultimately become dispossessed.

Thank you for your kind attention in reading this email, and please be advised that if the hearings are still on I at least shall be present. Please respond with any information which I will need to know to present my arguments verbally should they be required.

Yours, Steven D. Jaques From: Steve Jaques
To: Hearings

Subject: RE: Reasonings on N. Taylor Rd in Seffner, FL. Date: Thursday, January 2, 2025 2:32:04 PM

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

Of course, somewhat neglectful of me. RZ-STD 25-0123 - (across the street from me) RZ-PD 24-1261 (two properties south of me)

I have also noticed the dates have changed on one of them. My schedule is quite flexible, I will be present for both.

On January 2, 2025 1:52:49 PM EST, Hearings wrote:

Good afternoon.

We would like to ensure that this is filled for the correct application, can you please provide an application number with your testimony?

Thank you,

### Cierra James

### **Planning and Zoning Technician**

**Development Services Department** 

E:<u>JamesCi@hcfl.gov</u>

P: (813) 422-9701

601 E. Kennedy Blvd., Tampa, FL 33602

**HCFL.gov** 

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

### Hillsborough County Florida

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

From: Steve Jaques

Sent: Thursday, January 2, 2025 1:49 PM

To: Hearings

Subject: Reasonings on N. Taylor Rd in Seffner, FL.

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

Dear Sir or Madam.

My name is Steven D. Jaques and I live at 403 N. Taylor Rd. This address is directly east of one of the properties being considered for rezoning, and approximately two properties north of another. To say that I am against these areas being turned into housing developments would be an exercise in understatement. I do intend to attend both of these hearings and air my point of view; I will also detail these in this email to you so that you have the data ahead of time.

I may be the only one of our group in attendance, however, I represent a significant

number of homeowners who like our street and the feel of our area just the way it is. We are not going anywhere, and our property taxes are going up enough already without some developers coming in, cramming the land with unaffordable housing, creating additional traffic congestion, and everything else that goes along with these developments.

Taylor Road in Seffner is one of the few "old Seffner" places remaining. My own home was built in the late 30s when my parents moved here. Now it has practically become a wildlife refuge, as there is nowhere else in our area for many animals to go. I often state half-jokingly that I once lived in the country and now live in the suburbs and I have never moved. I have lived in the same house now for over 50 years, and my parents for significantly longer than that. Neither I nor anyone else in my coalition wishes to live in the city. If that is what the developers want, then please let them build there!

I will definitely be in attendance, but I ask of you that you turn down the rezoning applications forthwith.

Respectfully yours, Steven D. Jaques



Hillsborou County For

App. No.: RZ-PD 24-1261

REZONING PLANNED DEVELOPMENT

# CONTINUED TO

County Center, 2nd Floor

\*Virtual participation available. For more information, visit 601 East Kennedy Blvd. in Tampa'

HCFL.Gov/SpeakUp

or information / Para Información

24-1261 | 25-0123

### Rome, Ashley

From: Hearings

Sent: Monday, December 16, 2024 1:03 PM

**To:** Rivas, Keshia; Rome, Ashley; Peddle, Carolanne

**Subject:** FW: RZ-PD 24-1261

**Attachments:** Rezoning Hearing RZ-PD 24-1261 12.16.2024.docx

From: Cheryl Stanton <cas777@verizon.net> Sent: Monday, December 16, 2024 11:55 AM

To: Hearings < Hearings@hcfl.gov>

**Subject:** RZ-PD 24-1261

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

Dear Zoning Hearing Master -

Attached please find a letter from the neighbors regarding RZ-PD 24-1261. Please put this letter of record and we will testify at the hearing on January 14, 2025.

Thank you.

**Cheryl Stanton** 

December 16, 20024

Zoning Hearing Master

RE: RZ-PD 24-1261

I represent the neighbors on Taylor Road, Alta, and Phillips Drive. We have a few concerns and requests regarding the rezoning application number RZ PD 24-1261.

Flooding – There is a County retention pond on the corner of Taylor Road and Alta Drive. This retention pond floods sometimes in the summer or during a hurricane. We would like to ask that the retention pond(s) for the proposed subdivision not connect to this County retention pond. Since the retention pond already floods the increased volume will make it more likely to flood more often.

Boundary Fence – We would like to request a 6 foot boundary fence be put up around the perimeter of the subdivision.

Ingress/Egress – I see where it is proposed that there not be any ingress and egress from Taylor Road to the subdivision. We want to voice our agreement to this and opposition to any ingress and egress from Taylor Road. To put it of record, Taylor Road is a substandard road and does not have the capacity to handle the additional traffic that Parsons is capable of.

Thank you,

Cheryl Stanton 1001 Alta Drive Seffner, FL 33584 Cas777@verizon.net 813-235-8233