

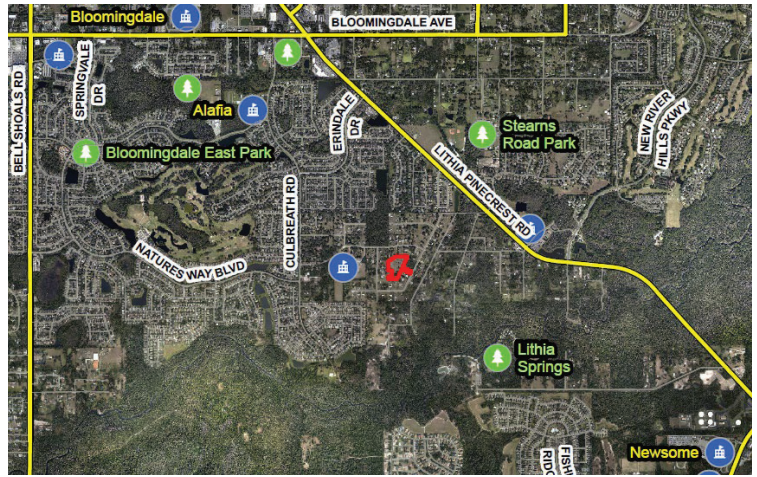
Rezoning Application: RZ-PD 22-1401

Zoning Hearing Master Date: April 17, 2023

BOCC Land Use Meeting Date: June 13, 2023

1.0 APPLICATION SUMMARY

Applicant: Michael Hoffman
FLU Category: Residential-2 (Res-2)
Service Area: Urban
Site Acreage: 6.12 Acres
Community Plan Area: Brandon
Overlay: None



Introduction Summary:

The applicant is requesting to rezone a 6.12 acre property from Agricultural, Single Family (AS-1) to Planned Development (PD) in order to allow the property to be developed into a gated single-family subdivision with 5 homes on lot sizes ranging from 0.50 to 0.64 acres. The proposed development would be developed at a density of 0.8 dwellings units (DU) per acre and would include open space, recreation areas, open space and a private internal roadway. The subject property is currently undeveloped.

Zoning:	Existing	Proposed
District(s)	AS-1	PD
Typical General Use(s)	Single-Family Residential/Agricultural	Single-Family Residential
Acreage	6.12	6.12
Density/Intensity	1.0 DU per acre	0.8 DU per acre
Mathematical Maximum*	6 DU	5 DU

*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	AS-1	PD
Lot Size / Lot Width	1 acre / 150'	0.5 Acres / Varies Per Lot
Setbacks/Buffering and Screening	Front: 50' Rear: 50' Sides: 15'	Front: 25' Rear: 25' Sides: 10'
Height	50'	2 Stories

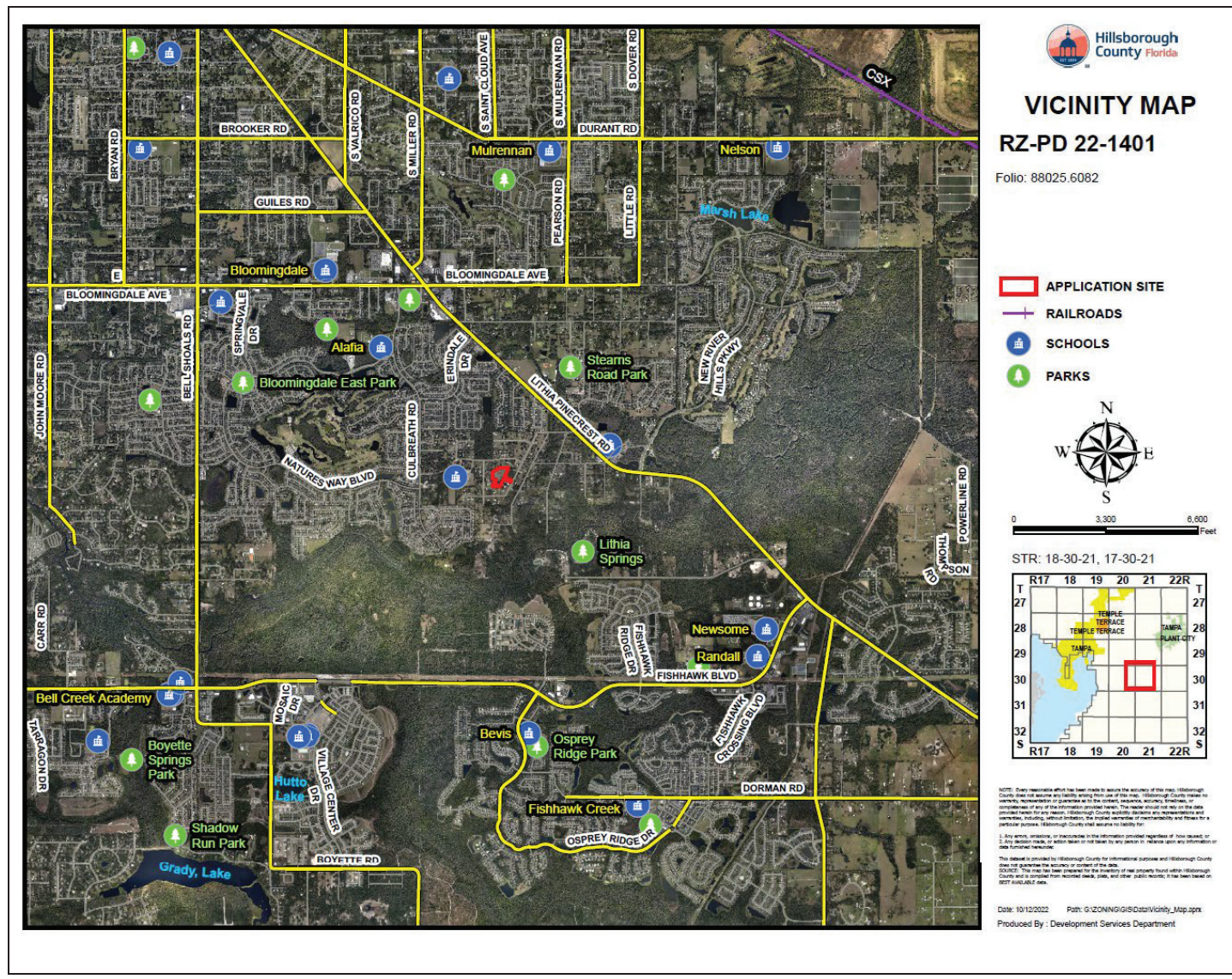
Additional Information:

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

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

2.1 Vicinity Map

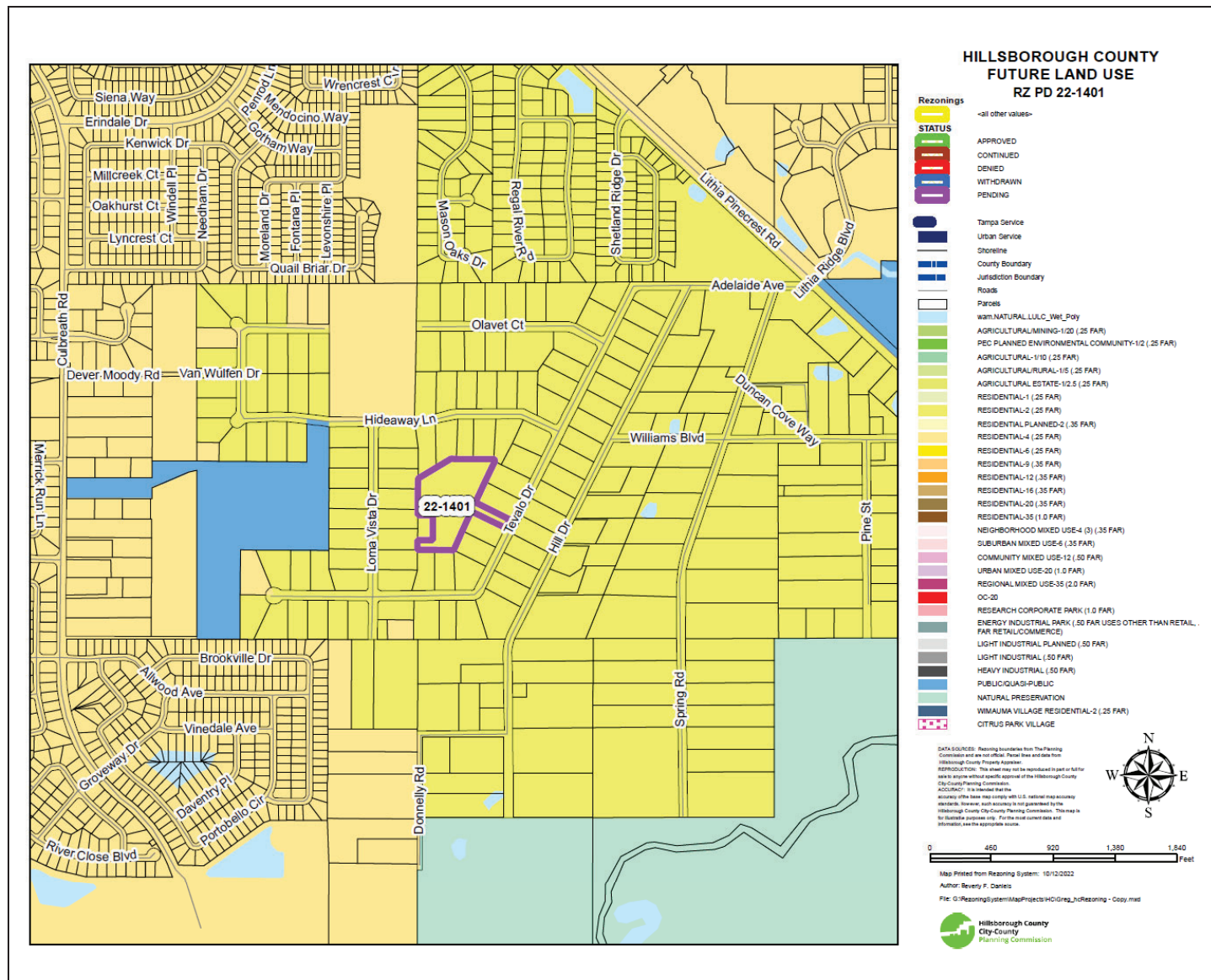


Context of Surrounding Area:

The subject property is located in the Brandon Community Planning area approximately one-half of a mile southwest of the Lithia Pinecrest Road and Adelaide Avenue intersection. The entrance of the proposed PD fronts Tevalo Drive, a 20-foot wide two lane road with 72 feet of right-of-way. The proposed PD is located in an area developed for single-family residences where the majority of the homes are built on properties that are approximately 1 acre in size. The adjoining properties to the north, south, east and west of the subject property are zone AS-1 and all but 2 vacant properties are developed for single-family use. The subject property also adjoins a County owned property along a portion of its western border.

2.0 LAND USE MAP SET AND SUMMARY DATA

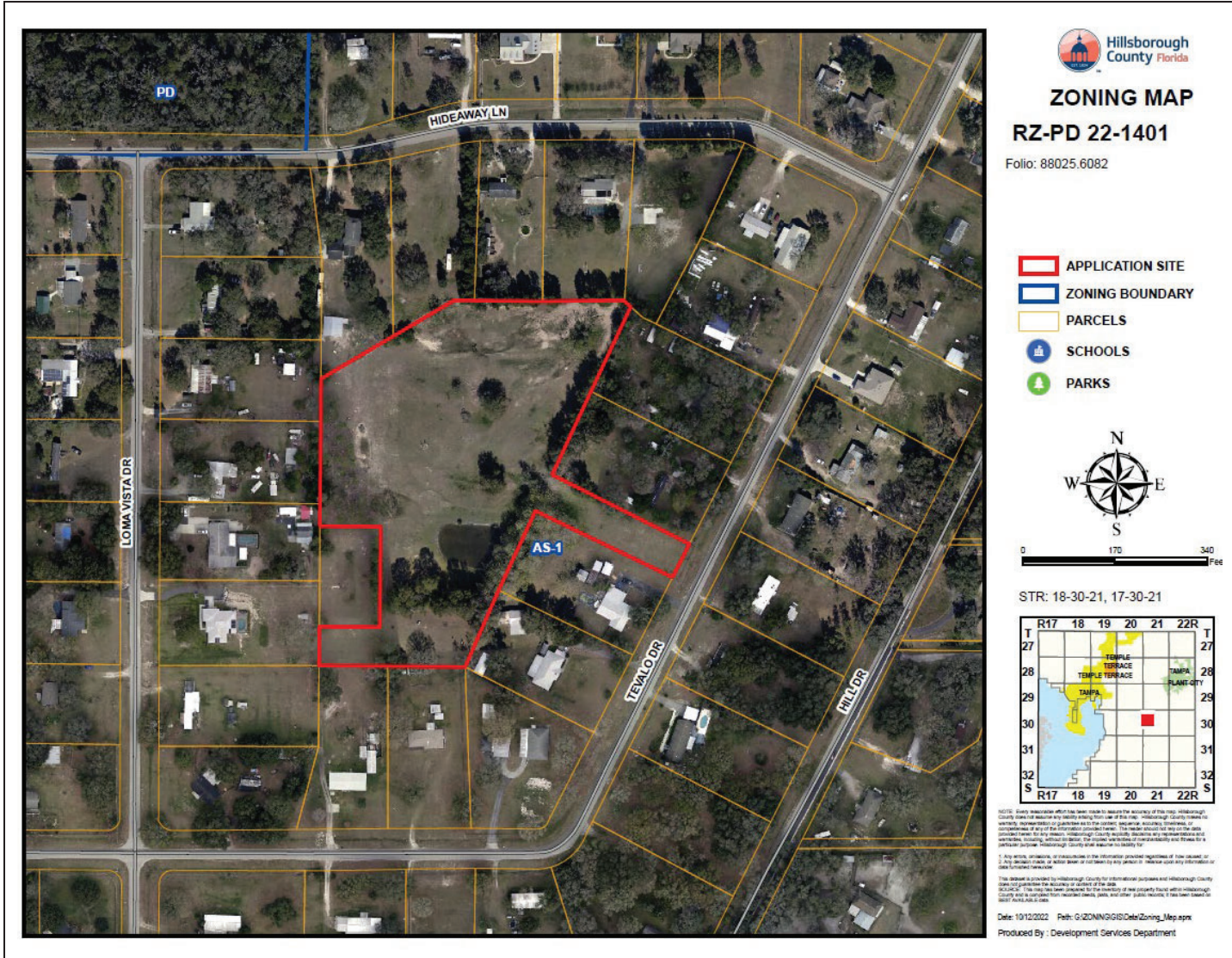
2.2 Future Land Use Map



Subject Site Future Land Use Category	Residential-2 (Res-2)
Maximum Density/FAR	2 DU per acre/FAR: 0.25
Typical Uses	Typical uses of RES-2 include residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

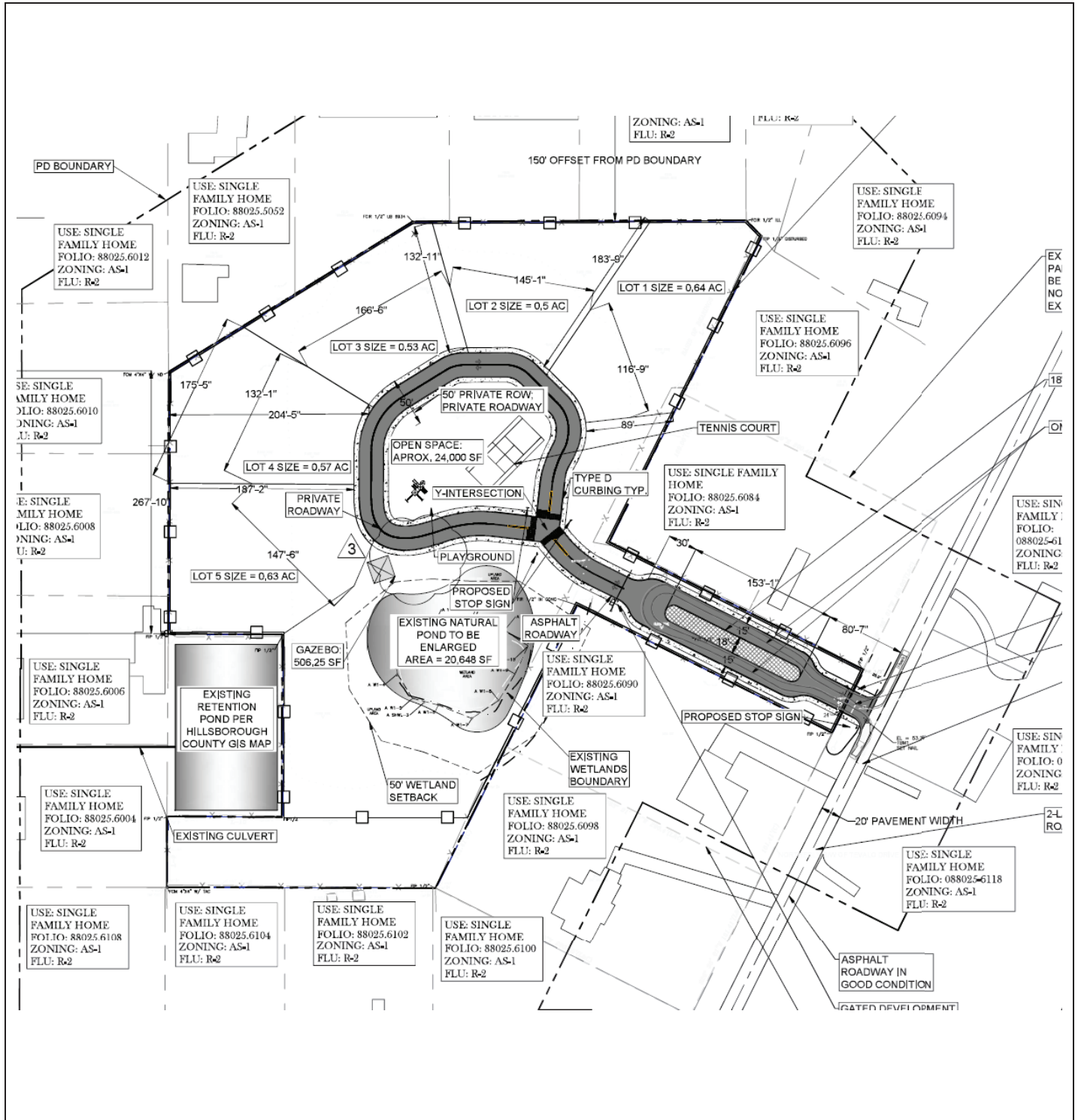


Adjacent Zonings and Uses

Location	Zoning	Maximum Density/FAR Permitted by Zoning District	Allowable Use	Existing Use
North	AS-1	1 DU per acre/NA	Agriculture and single-family	Single-family residences and vacant residential
South	AS-1	1 DU per acre/NA	Agriculture and single-family	Single-family residences
East	AS-1	1 DU per acre/NA	Agriculture and single-family	Single-family residences
West	AS-1	1 DU per acre/NA	Agriculture and single-family	Single-family residences

2.0 LAND USE MAP SET AND SUMMARY DATA

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



APPLICATION NUMBER: PD 22-1401

ZHM HEARING DATE: April 17, 2023

BOCC LUM MEETING DATE: June 13, 2023

Case Reviewer: Planner Sam Ball

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
Tevalo Drive	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	56	5	6
Proposed	47	4	5
Difference (+/1)	-9	-1	-1

*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		None	None	Meets LDC
East	X	None	None	Meets LDC
West		None	None	Meets LDC
Notes:				

Design Exception/Administrative Variance

Road Name/Nature of Request	Type	Finding
NA		

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Natural Resources	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Check if Applicable: <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Impact/Mobility Fees: Single Family Detached (Fee estimate range for 2,200 - 3,500 s.f.) Mobility: \$ 9,183 - \$10,550 Parks: \$ 2,145 - \$ 2,540 School: \$ 8,227 - \$10,976 Fire: \$ 335 Total per House: \$19,890 - \$24,401				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

Based on the predominance of 1-acre single-family development in the area, staff finds proposed overall density of 0.8 dwellings per acre and the proposed configuration of the General Site Plan compatible with the existing uses, zoning districts, and development pattern in the area.

5.2 Recommendation

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

6.0 PROPOSED CONDITIONS


Prior to site plan certification, the applicant shall revise the general site plan to show a 30-foot wetland setback instead of a 50-foot setback. Any portions of the perimeter fence located within the wetland setback must be removed.

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted March 14, 2023.

1. Development of the project shall proceed in strict accordance with the terms and conditions contained on the general site plan and in the land use conditions contained herein, and all applicable rules, regulations and ordinances of Hillsborough County.
2. Development shall be limited to 5 single-family lots, open space, and recreational facilities as depicted on the General Site Plan.
3. Building setbacks shall be as follows:
Front: 25 feet
Sides: 10 feet
Rear: 25 feet
4. Buildings shall be limited to 2 stories in height up to 50 feet tall.
5. Lots must be at least one-half acre in size.
6. Primary vehicular and pedestrian access shall on Tevalo Drive, as shown on the PD Site Plan.
7. Notwithstanding anything shown in the PD site plan or in the PD conditions to the contrary, pedestrian access may be permitted anywhere along the project boundary.
8. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.
9. The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
10. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
11. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the condition of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas.
12. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.

- 13. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
- 14. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
- 15. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.
- 16. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

Zoning Administrator Sign Off:



J. Brian Grady
Tue Apr 18 2023 09:33:49

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

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

APPLICATION NUMBER: PD 22-1401

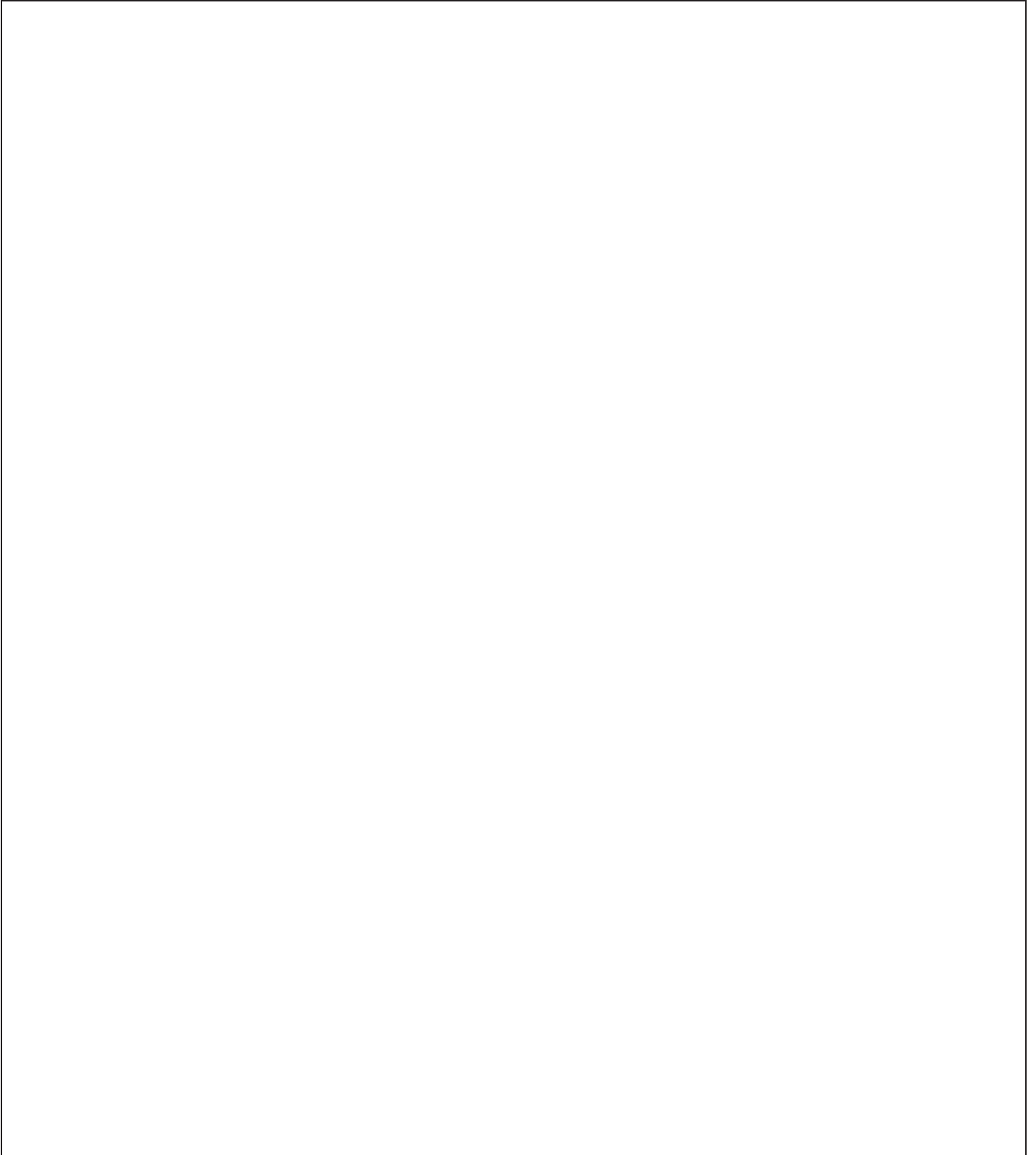
ZHM HEARING DATE: April 17, 2023

BOCC LUM MEETING DATE: June 13, 2023

Case Reviewer: Planner Sam Ball

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

8.0 PROPOSED SITE PLAN (FULL)



PROJECT: HIDEAWAY LN.
SUBDIVISION
ADDRESS: 10009 GALLANT LANE
VALRICO, FL 33596
FOR REVIEW
ADVANCED ENGINEERING PROJECT NUMBER
21136
This drawing is the property of Advanced Engineering Consultants, Inc. and is not to be reproduced or copied in whole or in part.



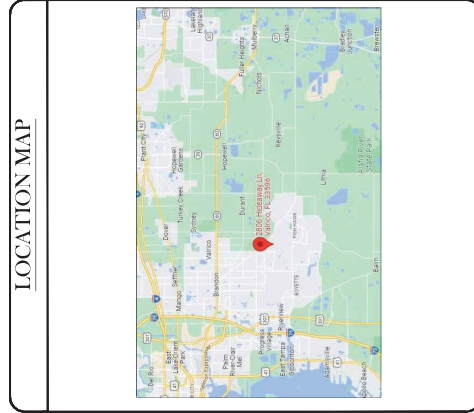
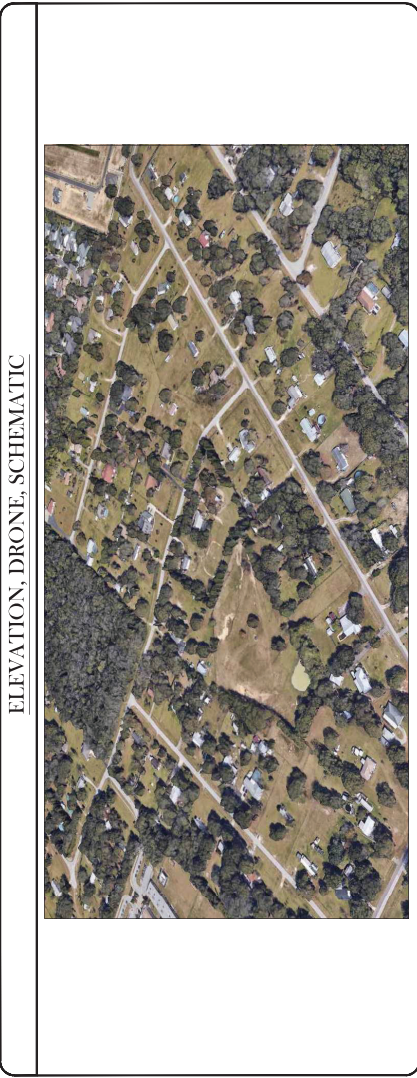
ADVANCED
ENGINEERING
CONSULTANTS
(813) 444-7037
www.Advanced-Engineers.com
10009 GALLANT LANE
TAMPA, FL 33625

ENGINEER OF RECORD: MICHAEL HOFFMAN, P.E.
FL CERTIFICATE OF AUTHORIZATION # 28208
Digitally signed
by Michael W
Hoffman
DN: CN = Michael W Hoffman, C = US, O = Florida, Date: 2023.03.14 13:20:49 -0400
NOT APPROVED FOR PERMIT ISSUANCE
THIS DRAWING IS THE PROPERTY OF ADVANCED ENGINEERING CONSULTANTS, INC. AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART.

HIDEAWAY LANE SUBDIVISION

SINGLE FAMILY RESIDENTIAL

TEVALO DRIVE
VALRICO, FL 33596



JOB DESCRIPTION
THE PURPOSE OF THIS DESIGN PACKAGE IS A PLANNED DEVELOPMENT PERMITTING FOR A 3-PHASE SINGLE-FAMILY SUBDIVISION.

PROFESSIONAL ENGINEERS
10009 GALLANT LANE
TAMPA, FL 33625
813-444-7037

AUTHORITY HAVING JURISDICTION
HILLSBOROUGH COUNTY

USE AND OCCUPANCY
MAIN USE: 1-STORY/2-STORY SINGLE FAMILY RESIDENTIAL SUBDIVISION

OWNER/DEVELOPER INFORMATION
OWNER/DEVELOPER: YU YUO

INDEX OF DRAWINGS

GENERAL	REV	DATE
C-1 COVER PAGE	3	03/14/2023

CIVIL DRAWINGS	REV	DATE
C-1 MASTER SITE PLAN	3	03/14/2023

SYMBOLS

IDENTIFIER #	TITLE	REFERENCE PAGE #	IDENTIFIER #	TITLE	PAGE #
W	WATER	1	W	WATER	1



CIVIL SET

NO. 3
DATE 03/14/2023
PO REZONING COUNTY CHANGES

DRAWING DESIGNED BY: AR, SF
CHECKED BY: MH
DATE: 2022.07.28
SHEET TITLE: COVER

SCALE: AS NOTED
SHEET NUMBER: G-1

PROJECT: HIDEAWAY LN. SUBDIVISION

ADDRESS: 7206 HIDEAWAY LANE, VALRICO, FL 32956

FOR REVIEW
ADVANCED ENGINEERING PROJECT NUMBER
21136

DATE: 2022.07.28

CHECKED BY: AR, SF

DATE: 2022.07.28

SHEET TITLE: MASTER SITE PLAN

SCALE: AS NOTED

SHEET NUMBER: C-1



ADVANCED ENGINEERING CONSULTANTS
10008 GALLANT LANE
TAMPA, FL 33625

ENGINEER OF RECORD: MICHAEL HOFFMAN, P.E.
FL CERTIFICATE OF AUTHORIZATION #10013

NOT APPROVED FOR RESUBMITTALS
THIS PLAN HAS BEEN REVIEWED AND APPROVED FOR THE PRESENT SUBMITTAL ONLY. ANY CHANGES TO THIS PLAN MUST BE SUBMITTED AS A SEPARATE SUBMITTAL AND APPROVED BY THE ENGINEER OF RECORD.

FOR THE CITY OF VALRICO, FLORIDA
CIVIL SET

DATE: 03/14/2023 PD REZONING COUNTY CHANGES

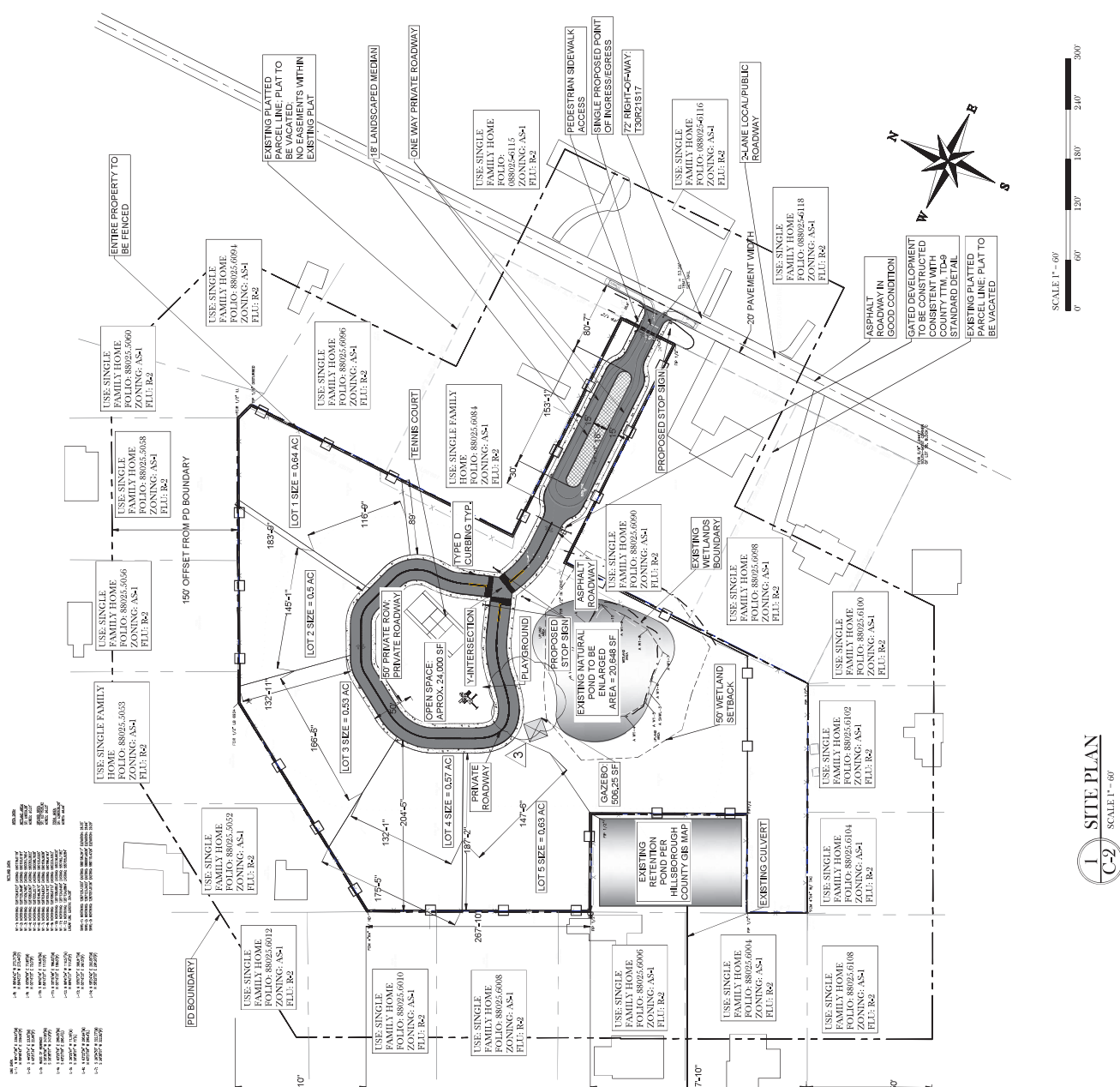
DRAWN & CHECKED BY: AR, SF

DATE: 2022.07.28

SHEET TITLE: MASTER SITE PLAN

SCALE: AS NOTED

SHEET NUMBER: C-1



SITE DATA	
PROJECT NAME:	HIDEAWAY LANE SUBDIVISION
PROJECT ADDRESS:	7206 HIDEAWAY LANE, VALRICO, FL 32956
PARCEL NUMBER:	13-28-0000-0000-0000
OWNER/DEVELOPER:	VUVO
CURRENT ZONING:	AGRICULTURAL-SINGLE-FAMILY (AS-1)
PROPOSED DEVELOPMENT:	PLANNED DEVELOPMENT (PD)
FUTURE LAND USE:	RESIDENTIAL-2
COMMUNITY PLANNING AREA:	BAYVIEW
OVERLAY DISTRICT:	NONE
SERVICE AREA:	URBAN
CHARACTER DISTRICT:	VACANT LOT
PRIMARY USE:	5 LOT SUBDIVISION
FLOOD ZONE:	ZONE X (2018); AREA OF MINIMAL FLOOD HAZARD
LEGAL DESCRIPTION:	TEVALO HILLS UNIT 3 LOT C LESS BEG AT SE COR OF LOT 32 THN S 28 DEG 38 MIN 01 SEC W ALONG W BDRY OF TEVALO DR 169.59 SEC 21 MIN 59 SEC 26.64 FT THN N 26 DEG 21 MIN 59 SEC 230.4 FT W BDRY OF TEVALO DR THN N 26 DEG 38 MIN 01 SEC E 161.41 FT THN S 63 DEG 21 MIN 59 SEC E 230.4 FT TO W BDRY OF TEVALO DR THN S 28 DEG 38 MIN 01 SEC W ALONG SDRY 161.41 FT TO PD BEG UNRECORDED LOTS 34 & 35

COVER	EXISTING	REQUIRED
OVERALL LOT AREA:	6,12 AC	N/A
OVERALL LOT WIDTH:	743'	N/A
OVERALL LOT DEPTH:	798'	N/A
TOTAL FLOOR AREA (G.F.A.):	N/A	12,600 S.F.
BUILDING HEIGHT:	N/A	1-STORY & 2-STORY
SINGLE LOT WIDTH:	N/A	VARIABLE PER LOT
DENSITY:	N/A	0.8 DU/AC
SETBACKS:	N/A	25'
FRONT:	N/A	10'
REAR:	N/A	25'
IMPERVIOUS SURFACES:	0.5F	0.589 S.F.
CONCRETE:	0.5F	25,588 S.F.
ASPHALT:	0.5F	10,300 S.F.
OPEN SPACE/REC AREA:	6.12 AC	ADJACENT

LEGEND	
SYMBOL	DESCRIPTION
[Pattern]	RETENTION
[Pattern]	CONCRETE
[Pattern]	ASPHALT
[Pattern]	LANDSCAPE
[Pattern]	GRASS
[Pattern]	STRUCTURE
[Pattern]	PROPERTY LINE

PLAT NOTE	SUBJECT PROPERTY IS TO BE RE-PLAT TO ALLOW FOR 5 PROPOSED LOTS.
VACANT PROPERTY NOTE	SUBJECT PROPERTY IS CURRENTLY VACANT.
ARCHITECTURAL DETAILS NOTE	THERE ARE NO SPECIFIC ARCHITECTURAL DESIGNS FOR THIS PROJECT ON MULTIFAMILY STRUCTURES BEING PROPOSED.
WETLANDS NOTE	TYPE PEMTXX FRESHWATER EMERGENT WETLANDS AREA: +- 9,009.28 SF = 0.21 AC
UTILITIES NOTE	PROJECT TO CONNECT TO CITY SANITARY AND POTABLE WATER LINES.
FENCE/GATE NOTE	THE DEVELOPMENT IS TO BE GATED WITH GATE ACCESS CONSISTENT WITH COUNTY TTM. THE STANDARD DETAIL AT THE INGRESS/EGRESS OF TEVALO DRIVE, THE ENTIRE PROPERTY SHALL BE FENCED.
EASEMENT NOTE	THERE ARE NO EXISTING EASEMENTS ON-SITE.

1 SITE PLAN
SCALE 1" = 60'

APPLICATION NUMBER: PD 22-1401

ZHM HEARING DATE: April 17, 2023

BOCC LUM MEETING DATE: June 13, 2023

Case Reviewer: Planner Sam Ball

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department
REVIEWER: Richard Perez, AICP
PLANNING AREA: Brandon/Central

DATE: 4/05/2023
AGENCY/DEPT: Transportation
PETITION NO: PD 22-1401

- This agency has no comments.
- This agency has no objection.
- This agency has no objection, subject to the listed or attached conditions.
- This agency objects for the reasons set forth below.

CONDITIONS OF ZONING APPROVAL

- Primary vehicular and pedestrian access shall on Tevalo Dr., as shown on the PD Site Plan.
- Notwithstanding anything shown in the PD site plan or in the PD conditions to the contrary, pedestrian access may be permitted anywhere along the project boundary.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone the subject property from Agricultural Single Family 1 (AS-1) to Planned Development (PD) to construct 5 single family residential lots on +/-6.1 acres. The site is located on the west side of Tevalo Dr., approximately 725 feet south of Hideaway Ln., within the Brandon Community Plan Area. The Future Land Use designation of the site is Residential 2 (R-2).

Trip Generation Analysis

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

Approved Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AS-1: 6 Units, Single Family Detached (ITE 210)	56	5	6

Proposed Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 5 Units, Single Family Detached (ITE 210)	47	4	5

Trip Generation Difference:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference (+/-)	-9	-1	-1

The proposed rezoning will result in a decrease in potential trip generation by -9 daily trips, -1 peak hour AM trips and -1 peak hour PM trips.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The subject property fronts Tevalo Dr.

Tevalo Dr. is a substandard 2-lane County local roadway. The roadway predominately consists of +/-10-foot travel lanes. There are no bicycle facilities or paved shoulders, no sidewalks and no curb and gutter. The roadway lies within +/- 72 feet of right-of-way.

Per the County Transportation Technical Manual, the TS-7 Local Rural Roadway typical section requires 12-foot travel lanes, 5-foot paved shoulders within 96 feet of right of way.

By policy of the County Engineer, projects that generate less than 11 peak hour trips are considered de minimis provided the roadways meet minimum life safety standards (i.e. 15 feet of pavement in a 20-foot clear area).

SITE ACCESS & CONNECTIVITY

The proposed PD site plan proposes primary vehicular and pedestrian access to Tevalo Dr.

There are no proposed internal roadways connections proposed as the property is surrounded by developed single family lots with the exception of folio#88025.6076, which is a small parcel own by Hillsborough County and accessed from Loma Vista Dr. via a drainage easement.

The PD site plan proposes the internal subdivision road to be private and gated. Said roadway will be constructed consistent with the County Transportation Technical Manual TS-3 local roadway typical section.

LEVEL OF SERVICE (LOS) INFORMATION

Tevalo Dr. is not a regulated roadway in the 2022 Hillsborough County Multi-Modal Level of Service (LOS) 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	Current Conditions	Select Future Improvements
Tevalo Dr.	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	56	5	6
Proposed	47	4	5
Difference (+/-)	-9	-1	-1

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

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

Design Exception/Administrative Variance <input type="checkbox"/> 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
<input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-Site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See report.

COUNTY OF HILLSBOROUGH

**RECOMMENDATION OF THE
LAND USE HEARING OFFICER**

APPLICATION NUMBER: RZ PD 22-1401

DATE OF HEARING: April 17, 2023

APPLICANT: Michael Hoffman

PETITION REQUEST: A request to rezone property from AS-1 to PD to permit a 5 single-family homes

LOCATION: 800 feet Northeast of the Intersection of Loma Vista Dr. and Tevalo Drive

SIZE OF PROPERTY: 6.12 acres, m.o.l.

EXISTING ZONING DISTRICT: AS-1

FUTURE LAND USE CATEGORY: RES-2

SERVICE AREA: Urban

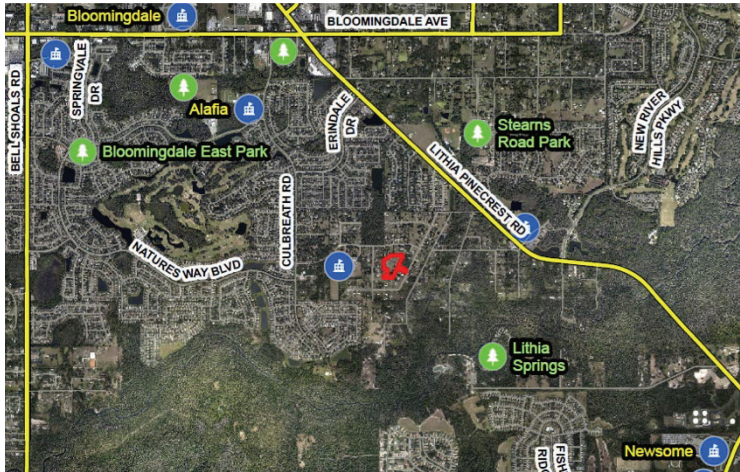
COMMUNITY PLAN: Brandon

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

Development Services Department



Applicant: Michael Hoffman

FLU Category: Residential-2 (Res-2)

Service Area: Urban

Site Acreage: 6.12 Acres

Community Plan Area: Brandon

Overlay: None

Introduction Summary:

The applicant is requesting to rezone a 6.12 acre property from Agricultural, Single Family (AS-1) to Planned Development (PD) in order to allow the property to be developed into a gated single-family subdivision with 5 homes on lot sizes ranging from 0.50 to 0.64 acres. The proposed development would be developed at a density of 0.8 dwellings units (DU) per acre and would include open space, recreation areas, open space and a private internal roadway. The subject property is currently undeveloped.

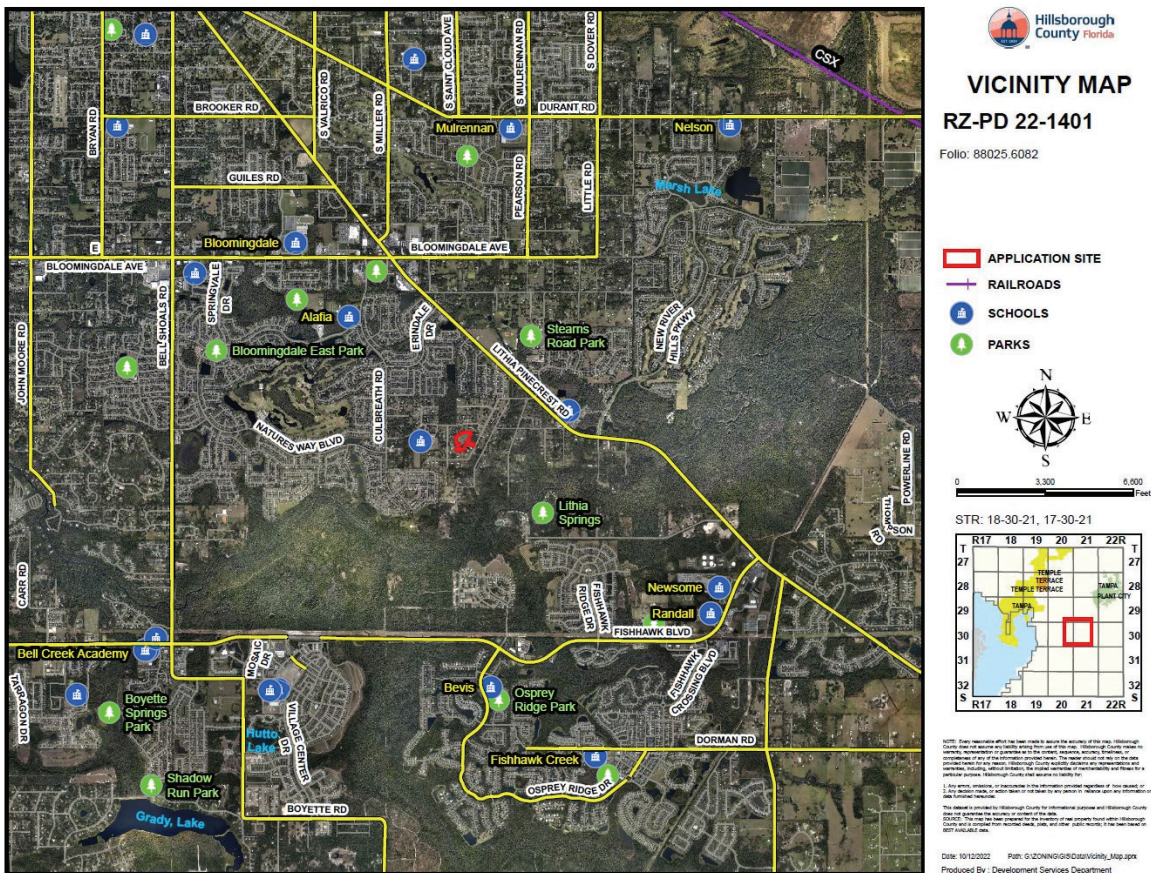
Additional Information:

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

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

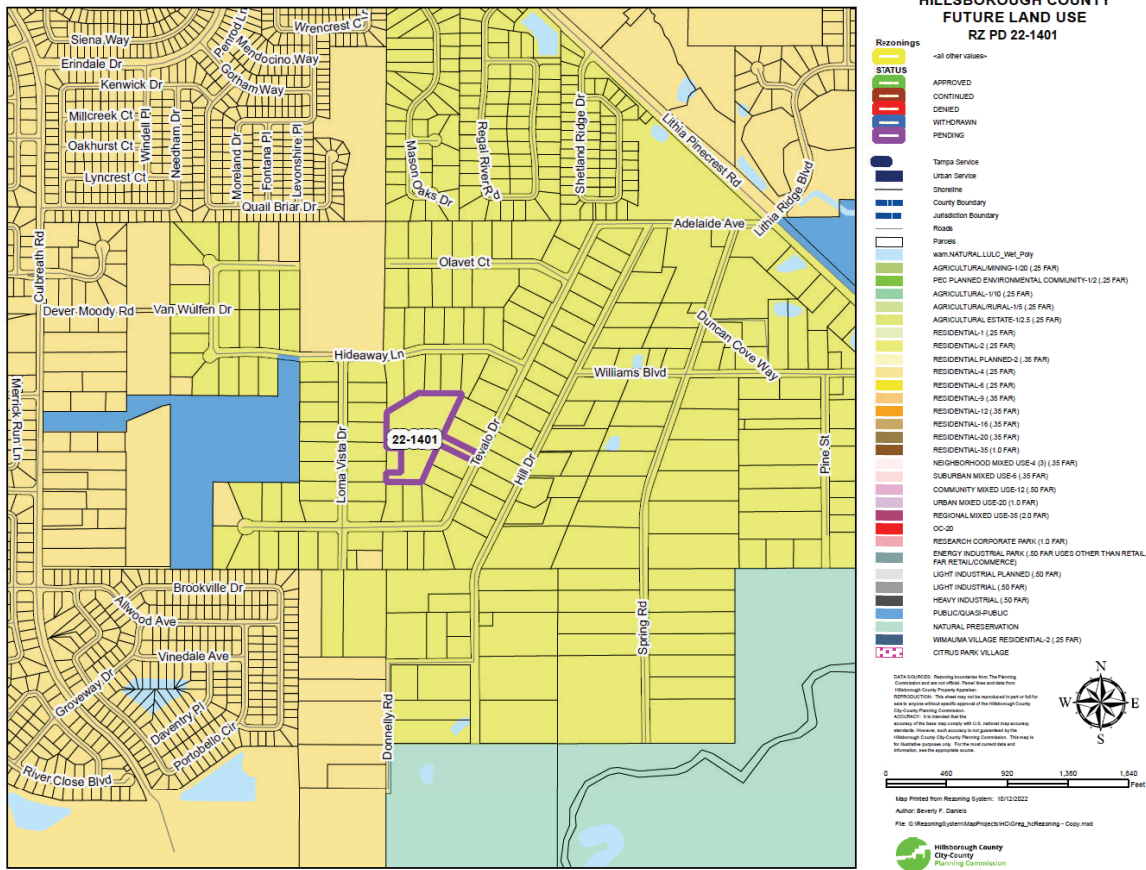


Context of Surrounding Area:

The subject property is located in the Brandon Community Planning area approximately one-half of a mile southwest of the Lithia Pinecrest Road and Adelaide Avenue intersection. The entrance of the proposed PD fronts Tevalo Drive, a 20-foot wide two lane road with 72 feet of right-of-way. The proposed PD is located in an area developed for single-family residences where the majority of the homes are built on properties that are approximately 1 acre in size. The

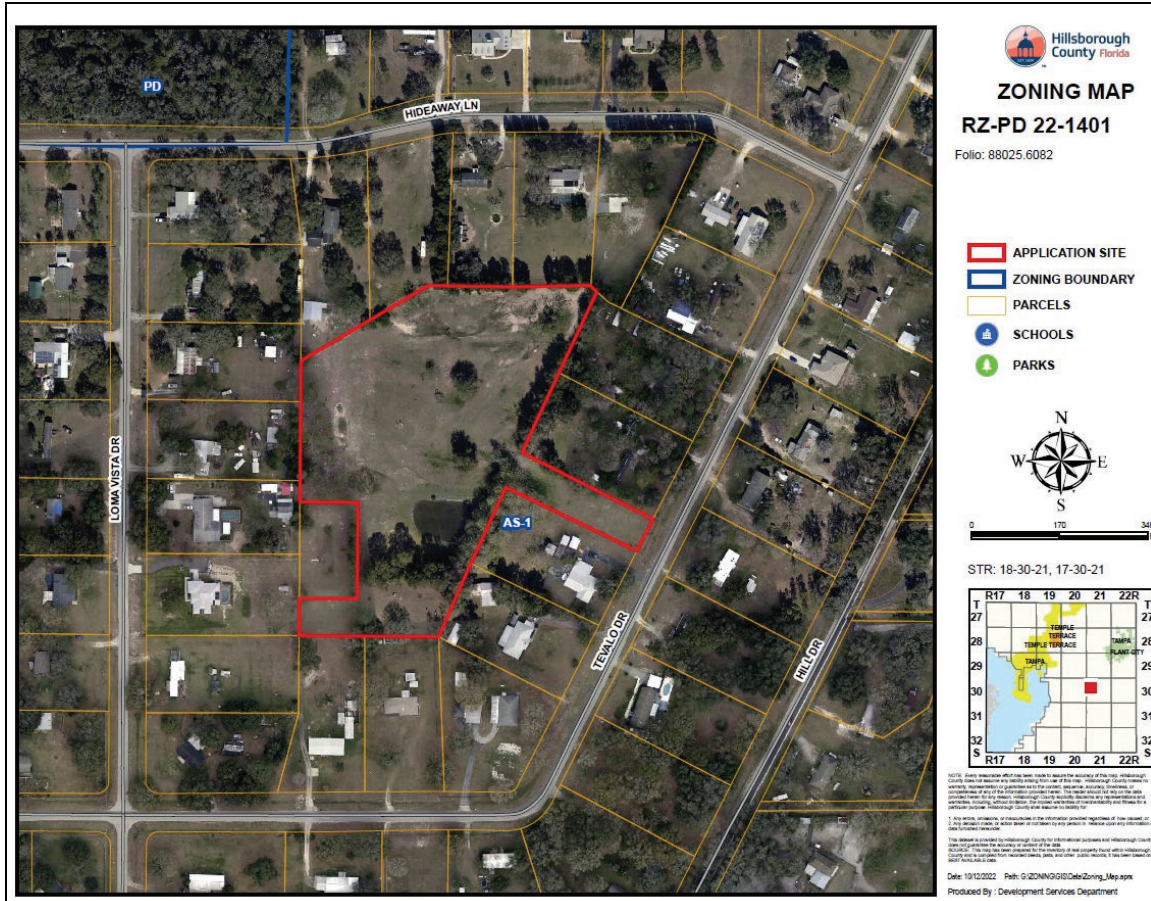
adjoining properties to the north, south, east and west of the subject property are zone AS-1 and all but 2 vacant properties are developed for single-family use. The subject property also adjoins a County owned property along a portion of its western border.

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



Subject Site Future Land Use Category	Residential-2 (Res-2)
Maximum Density/FAR	2 DU per acre/FAR: 0.25
Typical Uses	Typical uses of RES-2 include residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects.

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

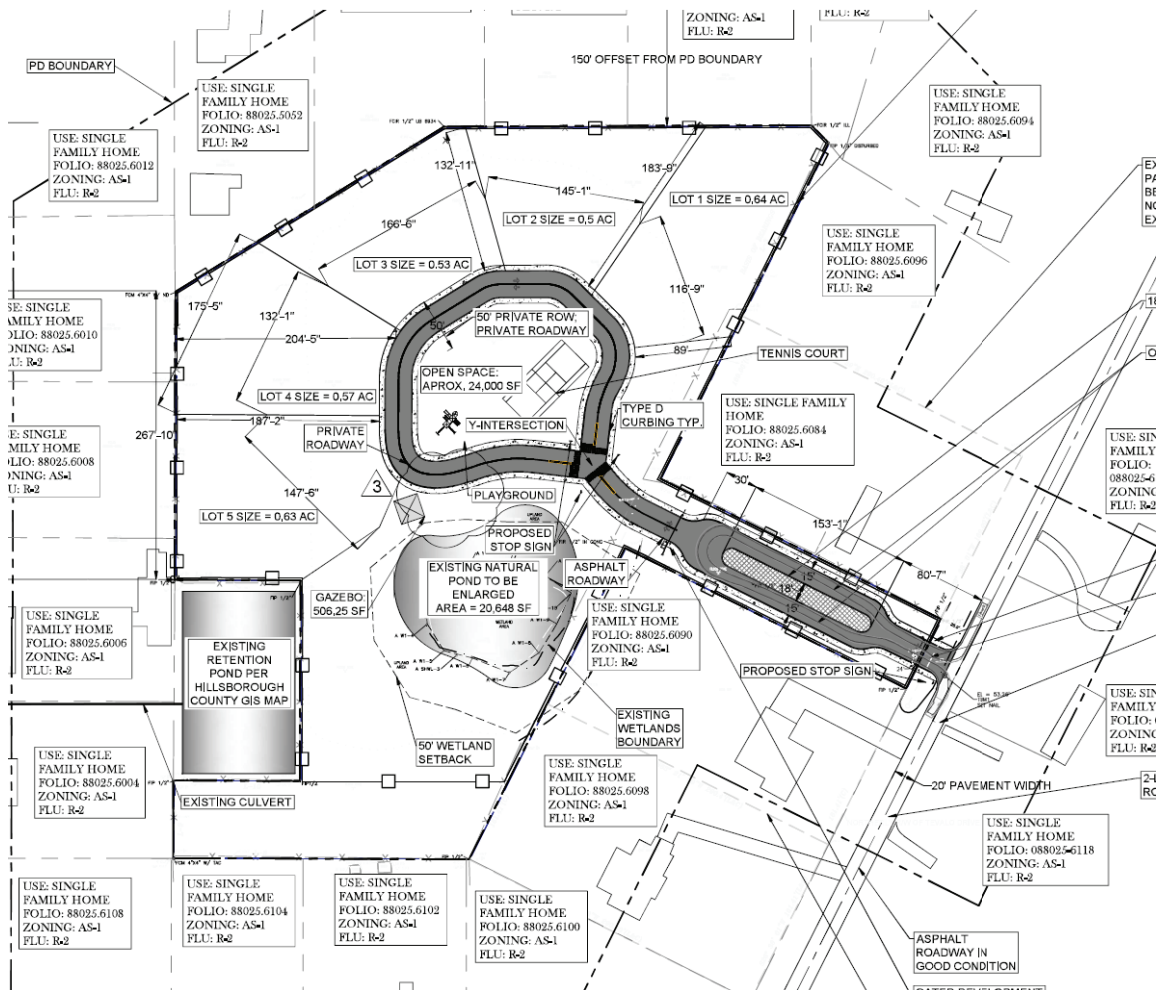


Adjacent Zonings and Uses

Location	Zoning	Maximum Density/FAR Permitted by Zoning District	Allowable Use	Existing Use

2.0 LAND USE MAP SET AND SUMMARY DATA

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



Classification Current Conditions Select Future Improvements

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

Adjoining Roadways (check if applicable)

Tevalo Drive	County Local - Rural	<input type="checkbox"/> 2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
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4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

Check if Applicable:

Wetlands/Other Surface Waters

Use of Environmentally Sensitive Land Credit

Wellhead Protection Area

Surface Water Resource Protection Area

Potable Water Wellfield Protection Area Significant Wildlife Habitat

Coastal High Hazard Area

Urban/Suburban/Rural Scenic Corridor Adjacent to ELAPP property

Other _____

Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Impact/Mobility Fees: Single Family Detached (Fee estimate range for 2,200 - 3,500 s.f.)

Mobility:

Parks:

School:

Fire:

Total per House:

\$ 9,183 - \$10,550 \$ 2,145 - \$ 2,540 \$ 8,227 - \$10,976 \$ 335

\$19,890 - \$24,401

Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

Based on the predominance of 1-acre single-family development in the area, staff finds proposed overall density of 0.8 dwellings per acre and the proposed configuration of the General Site Plan compatible with the existing uses, zoning districts, and development pattern in the area.

5.2 Recommendation

Based on the above considerations, staff recommends approval of the request subject to 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 April 17, 2023. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the petition.

Ms. Ava Russo testified on behalf of the applicant and stated that the request is to rezone 6.12 acres from Agricultural Single-Family to a Planned Development to permit a gated single family subdivision with five home which will have lot sizes ranging from 0.5 to 2.64 acres. Ms. Russo stated that the current AS-1 zoning requires a minimum lot size of one acre therefore the request will result in smaller lot sizes and setbacks. She added that the property will be for one extended family with relatives occupying each of the five homes. Ms. Russo testified that the request is consistent with the surrounding area and that the development has a density of 0.8 units per acre. The PD will include open space, recreational areas and a private internal roadway. She detailed the proposed setbacks and stated that the project will generate 47 average daily trips with 9 total peak hour trips and therefore qualifies for the County Engineer's de-minimus criteria. Ms. Russo concluded her presentation by stating that an exemption to Policies 1.2 and 1.3 regarding density has been requested. The property has 0.21 acres of freshwater emergent wetlands which require a 30-foot setback and the site plan will be updated to show the wetland setback.

Mr. Sam Ball, Development Services Department testified regarding the County's staff report. Mr. Ball stated that a revised site plan has been submitted to show the wetland setback. The request is to rezone from AS-1 to PD to develop a gated single-family subdivision with 5 homes. He described the surrounding area and stated that the homes will be a maximum of 50 feet in height. On-site amenities will include a gazebo, tennis courts, playground and an enlarged existing pond. Mr. Ball concluded his comments by stating that staff finds the request approvable.

Ms. Melissa Lienhard of the Planning Commission staff stated that the property is designated Residential-2 Future Land Use category and located in the Urban Service Area and the Brandon Community Planning Area. She discussed the surrounding area and stated that the request does not meet Policy 1.2 regarding minimum density but added that the project does meet Policy 1.3 which allows development below the minimum density if certain criteria is met. The PD meets the Policy because development at the minimum density would adversely impact the existing development pattern within a 1,000-foot radius including the Tevalo subdivision and would undermine the Garden Estate Characteristic District in the Brandon Community Plan. The request is consistent with the development pattern and character of the area. Ms. Lienhard testified that the Planning Commission staff finds the rezoning is consistent with the Comprehensive Plan.

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

Mr. Luis Pagan Marchand stated that he had nothing to add.

Hearing Master Finch asked audience members if there were any opponents of the application. None replied.

Ms. Heinrich of the Development Services Department stated that the staff report will be updated to state that the lot size and width will be as shown on the proposed site plan.

Ms. Russo did not have additional comments.

The hearing was then concluded.

EVIDENCE SUBMITTED

Mr. Grady submitted a revised staff report 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 6.12 acres in size and is zoned Agricultural Single-Family - 1 (AS-1) and designated Residential-2 (RES-2) by the Comprehensive Plan. The property is located in the Urban Service Area and the Brandon Community Planning Area.
2. The rezoning to Planned Development (PD) is requested to permit a gated single-family subdivision for a maximum of five homes.
3. The applicant's representative testified that the lots would range in size from 0.5 to 2.64 acres and the homes will have be two stories in height at a maximum of 50 feet.
4. The Planning Commission staff testified that the request does not meet Policy 1.2 regarding minimum density but does meet Policy 1.3 which allows development below the minimum density if certain criteria is met. Staff stated that the PD meets Policy 1.3 because development at the minimum density would adversely impact the existing development pattern within a 1,000-foot radius including the Tevalo subdivision and compliance would undermine the Garden Estate Characteristic District in the Brandon Community Plan. Staff found the rezoning request is consistent with the development pattern and character of the area and consistent with the Comprehensive Plan.

5. The surrounding parcels are zoned AS-1 and developed with single-family homes.
6. No testimony in opposition was provided at the Zoning Hearing Master hearing.
7. The rezoning to Planned Development for 5 single-family homes is compatible with the surrounding development pattern and meets the intent of the Land Development Code and 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 6.12 acres from Agricultural Single-Family-1 (AS-1) to Planned Development (PD) is to develop a maximum of 5 single-family homes in a gated subdivision.

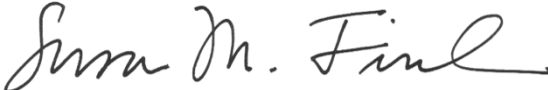
The Planning Commission staff testified that the request does not meet Policy 1.2 regarding minimum density but does meet Policy 1.3 which allows development below the minimum density if certain criteria is met. Staff stated that the PD meets Policy 1.3 because development at the minimum density would adversely impact the existing development pattern within a 1,000-foot radius including the Tevalo subdivision and compliance would undermine the Garden Estate Characteristic District in the Brandon Community Plan.

No testimony in opposition was provided at the Zoning Hearing Master hearing.

The rezoning to Planned Development for 5 single-family homes is compatible with the surrounding development pattern and meets the intent of the Land Development Code and Comprehensive Plan.

RECOMMENDATION

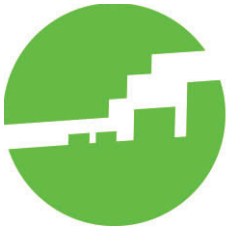
Based on the foregoing, this recommendation is for **APPROVAL** of the Planned Development rezoning request as indicated by the Findings of Fact and Conclusions of Law stated above subject to the proposed zoning conditions prepared by the Development Services Department.



May 8, 2023

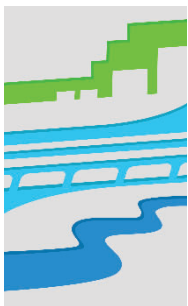
Susan M. Finch, AICP
Land Use Hearing Officer

Date



**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: April 17, 2023 Report Prepared: April 5, 2023	Petition: PD 22-1401 2806 Hideaway Lane <i>East Loma Vista Drive, west and north of Tevalo Drive, and south of Hideaway Lane</i>
Summary Data:	
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Residential-2 (2 du/ga; 0.25 FAR)
Service Area	Urban
Community Plan	Brandon
Requested Zoning	The applicant is requesting to rezone the property from Agricultural Single Family-1 (AS-1) to Planned Development (PD) for the creation of 5 single-family residential lots of one half acre each
Parcel Size	6.12 +/- acres
Street Functional Classification	Tevalo Drive – Local Loma Vista Drive– Local Hideaway Lane– Local
Locational Criteria	N/A
Evacuation Zone	None



Context

- The 6.12 +/- acre subject site is located east Loma Vista Drive, west and north of Tevalo Drive, and south of Hideaway Lane.
- The subject site is in the Urban Service Area and is located within the limits of the Brandon Community Plan.
- The subject site is located within the Residential-2 (RES-2) Future Land Use category, which can be considered for a maximum density of up to 2 dwelling units per gross acre and a maximum intensity of 0.25 FAR. The RES-2 Future Land Use category is intended to designate areas that are best suited for nonurban density residential development requiring a limited level of urban services, included in appropriate locations, lots large enough to safely accommodate private wells and septic tanks or a combination of septic and public water. Typical uses of RES-2 include residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects.
- The RES-2 Future Land Use category surrounds all sides of the subject site. Public/Quasi-Public Institutional Future Land Use category is located further to the west of the subject site. There are Residential-4 (RES-4) areas located further northwest and southwest.
- The subject site is currently vacant. The property is surrounded by single-family residential use. There is a small pocket of public institutional uses which contains a public school to the southwest and vacant lots to the north and northeast.
- The subject site is currently zoned Agricultural Single Family-1 (AS-1) and is surrounded by it. There are residential PD's located further north and southwest.
- The applicant is requesting to rezone the property to Planned Development (PD) for the creation of 5 single-family residential lots of one half acre each.

Compliance with Comprehensive Plan:

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

FUTURE LAND USE ELEMENT

Urban Service Area (USA)

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

Policy 1.2: 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.

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.*

Relationship to Land Development Regulations

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

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

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

Neighborhood/Community Development

Objective 16: *Neighborhood Protection The neighborhood is 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 16.8: The overall density and lot sizes of new residential projects shall reflect the character of the surrounding area, recognizing the choice of lifestyles described in this Plan.

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.

Policy 16.11: Within residential projects, site planning techniques shall be encouraged to ensure a variety and variation of lot sizes, block faces, setbacks, and housing types.

Community Design Component

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.

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

Environmental and Sustainability Section (E&S)

Objective 3.5: Apply adopted criteria, standards, methodologies and procedures to manage and maintain wetlands and/or other surface waters for optimum fisheries and other environmental values in consultation with EPC.

Policy 3.5.1: Collaborate with the EPC to conserve and protect wetlands and/or other surface waters from detrimental physical and hydrological alteration. Apply a comprehensive planning-based approach to the protection of wetland ecosystems assuring no net loss of ecological values

provided by the functions performed by wetlands and/or other surface waters authorized for projects in Hillsborough County.

Policy 3.5.2: *Collaborate with the EPC through the land planning and development review processes to prohibit unmitigated encroachment into wetlands and/or other surface waters and maintain equivalent functions.*

Policy 3.5.4: *Regulate and conserve wetlands and/or other surface waters through the application of local rules and regulations including mitigation during the development review process.*

LIVABLE COMMUNITIES ELEMENT: BRANDON COMMUNITY PLAN

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

Strategies:

3. *Implement Brandon Character Districts to protect established neighborhoods and historic patterns of development.*

4. *Consistent with the Brandon Character Districts Map, develop design guidelines for the Brandon Character Districts to address at a minimum building height, density and intensity, building types, bulk, mass, parking location, access, frontage, setbacks, buffers, landscape, streetscape and signage. Consistent with the general design characteristics listed in the Brandon Community Plan document, develop specific standards for adoption into the Land Development Code.*

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

e. Garden Estates – *Usually adjacent to “Suburban” districts or agriculturally zoned properties including a few small working farms. These areas consist predominantly of single-family homes with lot sizes of at least half-acre. They may retain agricultural zoning including related horse and farm animal ownership rights, giving the feel of a semi-rural lifestyle. Blocks may be large and the roads irregular to accommodate existing site conditions such as flag lots or large, grand oak trees. Although located within the Urban Service Area, homes may have been constructed with private wells and septic systems so that County water may or may not be available in these areas. Demand for neighborhood serving uses like Childcare and Adult Day Care is minimal. As a result, special uses should be located at intersections and would not be deemed compatible unless they*

meet the locational criteria for a neighborhood serving commercial use in the Land Development Code.

Staff Analysis of Goals, Objectives, and Policies

The 6.12 +/- acre subject site is located east of Loma Vista Drive, west and north of Tevalo Drive, and south of Hideaway Lane. The subject site is in the Urban Service Area and is located within the limits of the Brandon Community Plan. The subject site's Future Land Use classification on the Future Land Use Map (FLUM) is Residential-2 (RES-2). The applicant is requesting to rezone the property from Agricultural Single Family-1 (AS-1) to Planned Development (PD) for the creation of 5 single-family residential lots of half acre each.

The subject site is in the Urban Service Area (USA) where according to Objective 1 of the Future Land Use Element (FLUE), 80 percent of the county's growth is to be directed. The proposed request is consistent with this policy direction. FLUE Policy 1.2 states that within the USA and in categories allowing four 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. The proposed development does not meet this policy direction. However, FLUE Policy 1.3 allows properties to develop below the minimum density if they meet certain criteria. The subject property does meet the criteria for which development at a minimum density would adversely impact with the existing development pattern within a 1,000-foot radius. As stated by the applicant's narrative dated March 23, 2023, the property is identified as Lot C within the Tevalo Hills Unit 3 Platted Subdivision. The request is to allow for five dwelling units on the property, which would achieve approximately 41% of the maximum density. The property is within the Garden Estates Character district which characterizes the area with half acre lots. Proposing additional dwelling units to meet minimum density would have an adverse impact on the existing Tevalo Hills subdivision and the Garden Estates Character district in which the area is developed with residential homes on half acre lots. PC staff has reviewed the applicant's narrative and determines that the proposed development meets the exemption criteria.

FLUE Policy 1.4 requires all new developments to be compatible with the surrounding area, noting that "*Compatibility does not mean "the same as."* Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development." The proposed rezoning is compatible with the existing development, as it is proposing similar lot sizes to the single-family uses located in the immediate area. Objective 8 of the FLUE establishes land use categories which outline the maximum level of intensity and density and range of permitted land uses allowed and planned for an area. Similarly, Policy 8.1 ensures that 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. The proposed rezoning to allow for consideration of up to 5 dwelling units on the subject site does not exceed the maximum amount of density allowed within the RES-2 FLU category. The proposed rezoning is therefore in compliance with Objective 8 and Policies 8.1 and 8.2.

The proposed rezoning meets the intent of the Neighborhood Protection Policies of FLUE Objective 16 and its accompanying policies 16.2, 16.3, 16.8, 16.10 and 16.11. The proposed rezoning would allow for consideration of a density that is comparable and compatible with the established neighborhood surrounding the subject site. Goal 12 and Objective 12-1 of the Community Design Component (CDC) in the FLUE requires new developments to

recognize the existing community and be designed to relate to and be compatible with the predominant character of the surrounding area. The proposed development of 5 lots is consistent with this policy direction based on the surrounding development pattern.

Goal 6 and Strategies 3, 4, and 5 of the Brandon Community Plan require each of the character districts to follow a specific development pattern and be compatible with the surrounding area. The subject property is located within the Garden Estates district of the Brandon community Plan where the predominant residential style primarily consists of dwellings on half acre lots or more. The surrounding residential development pattern includes a predominate lot size of half acre or larger. The proposed site plan indicates a minimum lot size of half an acre which is compatible with the surrounding densities and is compatible with the vision of the Garden Estates Character District.

The Environmental Protection Commission (EPC) has identified a small, excavated pond present on the subject site. The EPC Wetlands Division has reviewed the proposed site plan and has provided revised agency comments dated January 17, 2023. The revised comments indicates that a resubmittal is not necessary for the site plan's current configuration. Planning Commission staff finds this request consistent with Objective 13 and associated policies in the FLUE and Objective 3.5 and associated policies in the Environmental and Sustainability Section (ESS) of the Comprehensive Plan based upon the technical review provided by the EPC.

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

Recommendation

Based upon the above considerations, the Planning Commission staff finds the proposed rezoning **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*, subject to the restrictions proposed by the Development Services Department.

HILLSBOROUGH COUNTY FUTURE LAND USE RZ PD 22-1401

<all other values>

- Rezoning**
- APPROVED
 - CONTINUED
 - DENIED
 - WITHDRAWN
 - PENDING
- STATUS**
- APPROVED
 - CONTINUED
 - DENIED
 - WITHDRAWN
 - PENDING
- Tampa Service
 - Urban Service
 - Shoreline
 - County Boundary
 - Jurisdiction Boundary
 - Reads
 - Parcels
 - WATER NATURAL LULC, Wet Poly
 - AGRICULTURAL/MINING-120 (.25 FAR)
 - PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
 - AGRICULTURAL-1/10 (.25 FAR)
 - AGRICULTURAL/RURAL-1/5 (.25 FAR)
 - AGRICULTURAL ESTATE-1/2.5 (.25 FAR)
 - RESIDENTIAL-1 (.25 FAR)
 - RESIDENTIAL-2 (.25 FAR)
 - RESIDENTIAL PLANNED-2 (.35 FAR)
 - RESIDENTIAL-4 (.25 FAR)
 - RESIDENTIAL-6 (.25 FAR)
 - RESIDENTIAL-9 (.35 FAR)
 - RESIDENTIAL-12 (.35 FAR)
 - RESIDENTIAL-16 (.35 FAR)
 - RESIDENTIAL-20 (.35 FAR)
 - RESIDENTIAL-35 (1.0 FAR)
 - NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)
 - SUBURBAN MIXED USE-6 (.35 FAR)
 - COMMUNITY MIXED USE-12 (.50 FAR)
 - URBAN MIXED USE-20 (1.0 FAR)
 - REGIONAL MIXED USE-35 (2.0 FAR)
 - OC-20
 - RESEARCH CORPORATE PARK (1.0 FAR)
 - ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)
 - LIGHT INDUSTRIAL PLANNED (.50 FAR)
 - LIGHT INDUSTRIAL (.50 FAR)
 - HEAVY INDUSTRIAL (.50 FAR)
 - PUBLIC/QUASIPUBLIC
 - NATURAL PRESERVATION
 - WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
 - CITRUS PARK VILLAGE



DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. The information on this map is for informational purposes only. For the most current data and information, visit the appropriate agency.

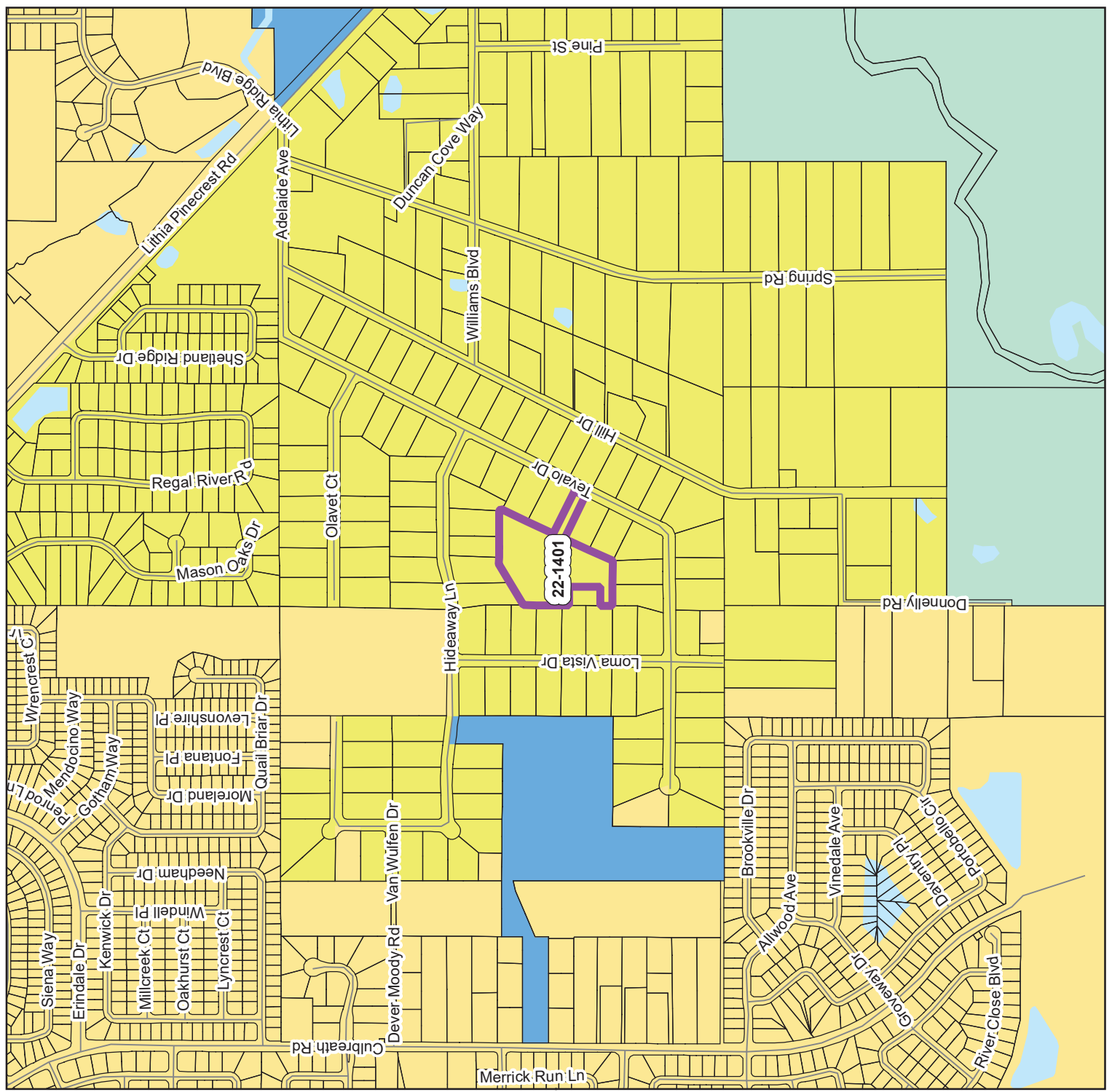
Hillsborough County Property Appraiser: The information on this map is for informational purposes only. For the most current data and information, visit the appropriate agency.

City-County Planning Commission: The information on this map is for informational purposes only. For the most current data and information, visit the appropriate agency.

ACCURACY: It is intended that the information on this map is for informational purposes only. For the most current data and information, visit the appropriate agency.

Hillsborough County City-County Planning Commission: The information on this map is for informational purposes only. For the most current data and information, visit the appropriate agency.

Map Printed from Rezoning System: 10/12/2022
 Author: Beverly F. Daniels
 File: G:\Rezoning\System\MapProjects\HC\Gis\Rezoning - Copy.mxd





**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**

Harry Cohen
Ken Hagan
Pat Kemp

Gwendolyn "Gwen" Myers
Michael Owen
Donna Cameron Cepeda
Joshua Wostal

COUNTY

ADMINISTRATOR Bonnie
M. Wise **COUNTY**

ATTORNEY Christine M.
Beck **INTERNAL AUDITOR**
Peggy Caskey

DEPUTY COUNTY ADMINISTRATOR

Gregory S. Horwedel

Project Name: Hideaway Lane Subdivison

Zoning File: RZ-PD (22-1401) **Modification:** None

Atlas Page: None **Submitted:** 05/08/23

To Planner for Review: 05/08/23 **Date Due:** ASAP

Contact Person: Michael Hoffman **Phone:** 321-794-6465/mhoffman@advanced-engineers.com

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

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

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

I could not find the note for reference marker 3. The text boxes that cover the wetland setback area need to be moved. It also looks like part of the 50-foot setback line is still on the plans and needs to be removed. The final change to make is removing the perimeter wall from the wetland setback area.

Reviewed by: Sam Ball **Date:** 5-8-23

Date Agent/Owner notified of Disapproval: _____

HIDEAWAY LANE SUBDIVISION

SINGLE FAMILY RESIDENTIAL

TEVALO DRIVE
VALRICO, FL 33596

FOR REVIEW
ADVANCED ENGINEERING PROJECT NUMBER
21136

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ADVANCED
ENGINEERING
CONSULTANTS
(813) 444-7037
www.Advanced-Engineers.com
10009 GALLANT LANE
TAMPA, FL 33625

ENGINEER OF RECORD: MICHAEL HOFFMAN, P.E.
FL CERTIFICATE OF AUTHORIZATION ONLY #3808
Digitally signed
by: Michael W
Hoffman
DN: CN =
Michael W
Hoffman C = US
O = Florida
Date: 2023.05.08
14:39:41 -0400

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CIVIL SET

NO.	DATE	DESCRIPTION
5	05/09/2023	PER ZONING COUNTY CHANGES

DRAWN & DESIGNED BY: A.R. SF
CHECKED BY: MH
DATE: 2022.07.28
SHEET TITLE: COVER

SCALE: AS NOTED
SHEET NUMBER: G-1



INDEX OF DRAWINGS

GENERAL	REV	DATE
CGI COVER PAGE	5	05/09/2023

CIVIL DRAWINGS

CGI MASTER SITE PLAN	REV	DATE
	5	05/09/2023

SYMBOLS

IDENTIFIER #	TITLE	PAGE #	TITLE	PAGE #

JOB DESCRIPTION

THE PURPOSE OF THIS DESIGN PACKAGE IS A PLANNED DEVELOPMENT RECORDING FOR A 3 HOME SINGLE-FAMILY SUBDIVISION.

PROFESSIONAL ENGINEERS

10009 GALLANT LANE
TAMPA, FL 33625
813-444-7037

AUTHORITY HAVING JURISDICTION

HILLSBOROUGH COUNTY

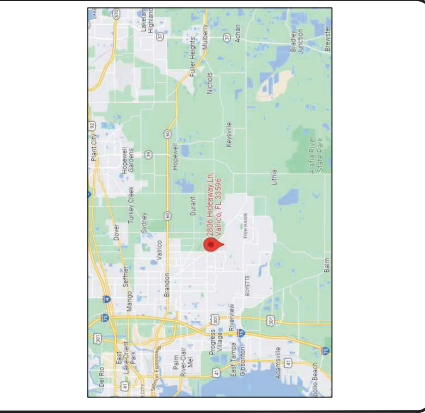
USE AND OCCUPANCY

MAIN USE: 1-STORY/2-STORY SINGLE FAMILY RESIDENTIAL SUBDIVISION

OWNER/DEVELOPER INFORMATION

OWNER/DEVELOPER: VUUYO

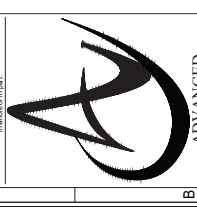
LOCATION MAP



VICINITY MAP



FOR REVIEW
 ADVANCED ENGINEERING PROJECT NUMBER
 21136
 The Engineer and the Architect are not responsible for the design of any structure or equipment shown on this drawing.



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 CONSULTANTS
 www.Advanced-Engineers.com
 10009 GALLANT LANE
 TAMPA, FL 33625
 ENGINEER OF RECORD: MICHAEL JOHANN P.E.
 FL CERTIFICATE OF AUTHORIZATION # 26268

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REVISIONS
 No. Date Description
 5 05/09/2023 PD REZONING COUNTY CHANGES

DRAWN BY: AR, SP
 CHECKED BY: MH
 DATE: 2022.07.28
 SHEET TITLE: MASTER SITE PLAN

SCALE: AS NOTED
 SHEET NUMBER: C-1

CIVIL SET

DATE: 05/09/2023
 COUNTY: PD REZONING
 CHANGES

SCALE: 1" = 60'

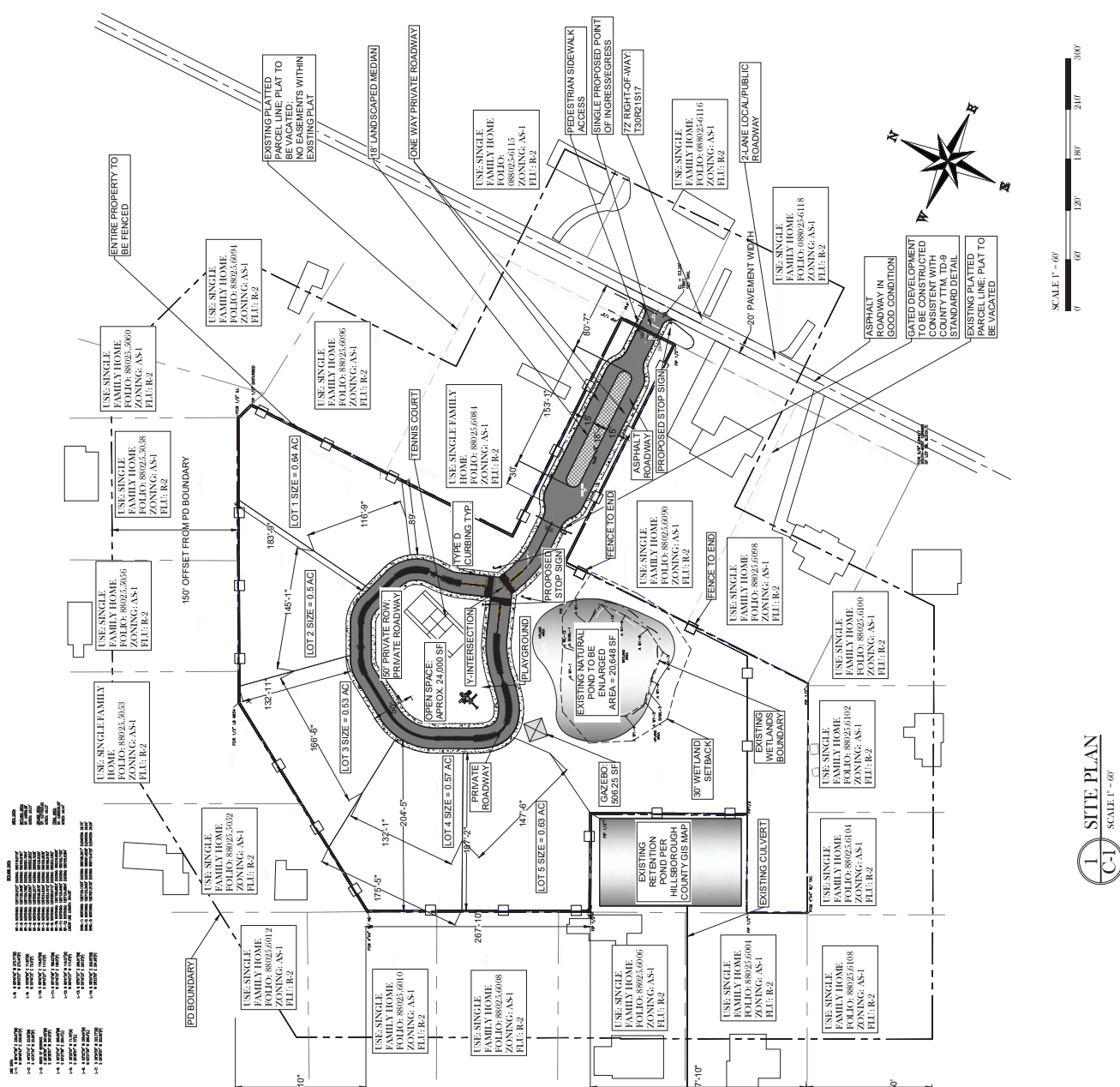
SCALE: 1" = 60'

SCALE: 1" = 60'

SCALE: 1" = 60'

SCALE: 1" = 60'

SCALE: 1" = 60'



SITE DATA	
PROJECT NAME:	HIDEAWAY LANE SUBDIVISION
PROJECT ADDRESS:	2805 HIDEAWAY LANE, VALRICO, FL 33596
TRACT NUMBER:	10
PARCEL NUMBER:	173-33-37-37M-0000P-C-0000.0
OWNER/DEVELOPER:	MUVO
CURRENT ZONING:	AGRICULTURAL-SINGLE FAMILY (AS-1)
PROPOSED DEVELOPMENT:	PLANNED DEVELOPMENT (PD)
FUTURE LAND USE:	RESIDENTIAL-2
COMMUNITY PLANNING AREA:	BIRCHWOOD
OVERLAY DISTRICT:	NONE
SERVICE AREA:	URBAN
CHARACTER DISTRICT:	VACANT LOT
PRIMARY USE:	5 LOT SUBDIVISION
FLOOD ZONE:	ZONE X (2018)
LEGAL DESCRIPTION:	TEVALO HILLS UNIT 3 LOT C LESS BEG AT SE COR OF LOT 32 T1N S 28 DEG 38 MIN 00 SEC W ALONG BERRY N 26 DEG 18 MIN 59 SEC E 210.00 FT TO N 89 DEG 21 MIN 59 SEC S 266.4 FT TH N 26 DEG 18 MIN 59 SEC E 191.41 FT TO W BDRY OF TEVALO DR TH N 26 DEG 38 MIN 01 SEC E 101.41 FT TH N 89 DEG 21 MIN 59 SEC E 230.4 FT TO W BDRY OF TEVALO DR TH N 26 DEG 38 MIN 01 SEC W ALONG SD BERRY 101.41 FT TO PD BEG UNRECORDED LOTS 34 35 & 36
OVERALL LOT AREA:	6,12 AC
OVERALL LOT WIDTH:	743'
OVERALL LOT DEPTH:	768'
OVERALL LOT PERIMETER:	12,600 S.F.
BUILDING HEIGHT:	N/A
SINGLE LOT AREA:	N/A
VARIABLES PER LOT:	N/A
DENSITY:	N/A
SETBACKS:	N/A
FRONT:	N/A
SIDE:	N/A
REAR:	N/A
IMPERVIOUS SURFACES:	N/A
CONCRETE:	0.5F
ASPHALT:	25.58S.F.
OPEN SPACE/REC AREA:	0.20 AC
NATURAL WATERBODIES:	ON-SITE
WETLANDS:	0.21 AC
MAN-MADE WATER BODIES:	NONE
EXISTING STRUCTURES:	NONE
SPECIAL ZONES:	NONE
SCENIC ROADWAY CORRIDORS:	NONE
HISTORICAL LANDMARKS:	NONE WITHIN 150'
PHASES:	SINGLE PHASE
LANDSCAPE BUFFER:	NONE
GATED:	YES

REQUIRED	PROPOSED
N/A	6.12 AC
N/A	743'
N/A	768'
N/A	12,600 S.F.
N/A	1.1 STORY & 2-STORY
N/A	VARIABLES PER LOT
N/A	0.8 DU/AC
N/A	25'
N/A	10'
N/A	25'
N/A	0.5F
N/A	25.58S.F.
N/A	0.20 AC
N/A	ON-SITE
N/A	0.21 AC
N/A	NONE
N/A	NONE
N/A	NONE
N/A	NONE WITHIN 150'
N/A	SINGLE PHASE
N/A	NONE
N/A	YES

ADDITIONAL INFORMATION	ADJACENT
WETLANDS:	ON-SITE
MAN-MADE WATER BODIES:	0.21 AC
EXISTING STRUCTURES:	NONE
SPECIAL ZONES:	NONE
SCENIC ROADWAY CORRIDORS:	NONE
HISTORICAL LANDMARKS:	NONE WITHIN 150'
PHASES:	SINGLE PHASE
LANDSCAPE BUFFER:	NONE
GATED:	YES

PLAT NOTE
 SUBJECT PROPERTY IS TO BE RE-PLAT TO ALLOW FOR 5 PROPOSED LOTS.

VACANT PROPERTY NOTE
 SUBJECT PROPERTY IS CURRENTLY VACANT.

ARCHITECTURAL DETAILS NOTE
 THERE ARE NO SPECIFIC ARCHITECTURAL DESIGNS FOR THIS OR MULTIFAMILY STRUCTURES BEING PROPOSED.

WETLANDS NOTE
 TYPE: PEMICX FRESHWATER EMERGENT WETLANDS
 AREA: +/- 9,009.28 SF = 0.21 AC

UTILITIES NOTE
 PROJECT TO CONNECT TO CITY SANITARY AND POTABLE WATER LINES.

EASEMENT NOTE
 THERE ARE NO EXISTING EASEMENTS ON-SITE.

SYMBOL	DESCRIPTION
[Pattern]	RETENTION
[Pattern]	CONCRETE
[Pattern]	ASPHALT
[Pattern]	LANDSCAPE
[Pattern]	GRASS
[Pattern]	STRUCTURE
[Pattern]	PROPERTY LINE

FENCE/GATE NOTE
 THE DEVELOPMENT IS TO BE GATED WITH GATE ACCESS CONSISTENT WITH COUNTY TTM, TD4 STANDARD DETAIL AT THE INGRESS/EGRESS OF TEVALO DRIVE. THE FENCE TO BE WITHIN 30' WETLAND SETBACK



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department
REVIEWER: Richard Perez, AICP
PLANNING AREA: Brandon/Central

DATE: 4/05/2023
AGENCY/DEPT: Transportation
PETITION NO: PD 22-1401

- This agency has no comments.
- This agency has no objection.
- This agency has no objection, subject to the listed or attached conditions.
- This agency objects for the reasons set forth below.

CONDITIONS OF ZONING APPROVAL

- Primary vehicular and pedestrian access shall on Tevalo Dr., as shown on the PD Site Plan.
- Notwithstanding anything shown in the PD site plan or in the PD conditions to the contrary, pedestrian access may be permitted anywhere along the project boundary.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone the subject property from Agricultural Single Family 1 (AS-1) to Planned Development (PD) to construct 5 single family residential lots on +/-6.1 acres. The site is located on the west side of Tevalo Dr., approximately 725 feet south of Hideaway Ln., within the Brandon Community Plan Area. The Future Land Use designation of the site is Residential 2 (R-2).

Trip Generation Analysis

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

Approved Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AS-1: 6 Units, Single Family Detached (ITE 210)	56	5	6

Proposed Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 5 Units, Single Family Detached (ITE 210)	47	4	5

Trip Generation Difference:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference (+/-)	-9	-1	-1

The proposed rezoning will result in a decrease in potential trip generation by -9 daily trips, -1 peak hour AM trips and -1 peak hour PM trips.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The subject property fronts Tevalo Dr.

Tevalo Dr. is a substandard 2-lane County local roadway. The roadway predominately consists of +/-10-foot travel lanes. There are no bicycle facilities or paved shoulders, no sidewalks and no curb and gutter. The roadway lies within +/- 72 feet of right-of-way.

Per the County Transportation Technical Manual, the TS-7 Local Rural Roadway typical section requires 12-foot travel lanes, 5-foot paved shoulders within 96 feet of right of way.

By policy of the County Engineer, projects that generate less than 11 peak hour trips are considered de minimis provided the roadways meet minimum life safety standards (i.e. 15 feet of pavement in a 20-foot clear area).

SITE ACCESS & CONNECTIVITY

The proposed PD site plan proposes primary vehicular and pedestrian access to Tevalo Dr.

There are no proposed internal roadways connections proposed as the property is surrounded by developed single family lots with the exception of folio#88025.6076, which is a small parcel own by Hillsborough County and accessed from Loma Vista Dr. via a drainage easement.

The PD site plan proposes the internal subdivision road to be private and gated. Said roadway will be constructed consistent with the County Transportation Technical Manual TS-3 local roadway typical section.

LEVEL OF SERVICE (LOS) INFORMATION

Tevalo Dr. is not a regulated roadway in the 2022 Hillsborough County Multi-Modal Level of Service (LOS) 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	Current Conditions	Select Future Improvements
Tevalo Dr.	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	56	5	6
Proposed	47	4	5
Difference (+/-)	-9	-1	-1

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

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

Design Exception/Administrative Variance <input type="checkbox"/> 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
<input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-Site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See report.

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 Ken Hagan
 Gwendolyn “Gwen” W. Myers
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 Steffanie L. Wickham WASTE DIVISION
 Sterlin Woodard, P.E. WETLANDS DIVISION

AGENCY COMMENT SHEET

REZONING	
<p>HEARING DATE: January 17, 2023</p> <p>PETITION NO.: 22-1401</p> <p>EPC REVIEWER: Kelly M. Holland</p> <p>CONTACT INFORMATION: (813) 627-2600 X 1222</p> <p>EMAIL: hollandk@epchc.org</p>	<p>COMMENT DATE: November 2, 2022</p> <p>PROPERTY ADDRESS: 2806 Hideaway Lane</p> <p>FOLIO #: 0880256082</p> <p>STR: 17-30S-21E</p>
<p>REQUESTED ZONING: Rezoning from AS-1 to Planned Development</p>	
FINDINGS	
WETLANDS PRESENT	YES
SITE INSPECTION DATE	05/17/2022
WETLAND LINE VALIDITY	EXPIRED
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Small excavated pond located in the south central portion of the property
<p>The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan’s current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:</p> <ul style="list-style-type: none"> • Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals. • The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property. • Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The 	

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

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

- Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.

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.

- The subject property contains wetland/OSW areas, which have not been delineated. Knowledge of the actual extent of the wetland and OSW are necessary in order to verify the avoidance of wetland impacts pursuant to Chapter 1-11. Prior to the issuance of any building or land alteration permits or other development, the wetlands/OSWs must be field delineated in their entirety by EPC staff or Southwest Florida Water Management District staff (SWFWMD) and the wetland line surveyed. Once delineated, surveys must be submitted for review and formal approval by EPC staff.
- The site plan depicts wetland impacts that have not been authorized by the Executive Director of the EPC. The wetland impacts are indicated for the creation of a stormwater pond. Chapter 1-11, prohibits wetland impacts unless they are necessary for reasonable use of the property. Staff of the EPC recommends that this requirement be taken into account during the earliest stages of site design so that wetland impacts are avoided or minimized to the greatest extent possible. The size, location, and configuration of the wetlands may result in requirements to reduce or reconfigure the improvements depicted on the plan. If you choose to proceed with the wetland impacts depicted on the plan, a separate wetland impact/mitigation proposal and appropriate fees must be submitted to this agency for review.
- The Hillsborough County Land Development Code (LDC) defines wetlands and other surface waters as Environmentally Sensitive Areas. Pursuant to the LDC, wetlands and other surface waters are further defined as Conservation Areas or Preservation Areas and these areas must be designated as such on all development plans and plats. A minimum setback must be maintained around the Conservation/Preservation Area and the setback line must also be shown on all future plan submittals.
- Any activity interfering with the integrity of wetland(s) or other surface water(s), such as clearing, excavating, draining or filling, without written authorization from the Executive Director of the EPC or authorized agent, pursuant to Section 1-11.07, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of Chapter 1-11.

kmh / app

ec: Vu Vo, Owner - VOHUYVUVNUSA@YAHOO.COM
Michael Hoffman, Applicant - mhoffman@advanced-engineers.com

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3629 Queen Palm Drive, Tampa, FL 33619 - (813) 627-2600 - www.epchc.org



School Impact Review – No Comment or Objection

Date Issued: 10/31/2022

Acreage: 6.12 (+/- acres)

Jurisdiction: Hillsborough

Zoning: AS-1

Case Number: 22-1401

Future Land Use: R-2

Address: 800 ft NE of Loma Vista Dr & Tevalo Dr intersection

Maximum Residential Units: 5

Parcel Folio Number(s): 88025.6082

Residential Type: Single-Family, Detached

 X The District has no comment. The proposed development would not meet the threshold for School Concurrency.

 The District has no objection, subject to listed or attached conditions.

NOTE:

The information provided above is valid for sixth months from the date issued. Please contact the School District for an updated review as necessary.

Renée M. Kamen, AICP
Manager, Planning & Siting
Growth Management Department
Operations Division
Hillsborough County Public Schools
E:renee.kamen@hcps.net
P: 813.272.4083

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

PETITION NO.: PD22-1401 REVIEWED BY: Randy Rochelle DATE: 10/31/2022

FOLIO NO.: 88025.6082

WATER

- The property lies within the _____ Water Service Area. The applicant should contact the provider to determine the availability of water service.
- A 8 inch water main exists (adjacent to the site), (approximately 3350 feet from the site) and is located east of the subject property within the west Right-of-Way of Lithia Pinecrest Road. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

WASTEWATER

- The property lies within the _____ Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
- A 4 inch wastewater force main exists (adjacent to the site), (approximately 4430 feet from the site) and is located east of the subject property within the west Right-of-Way of Lithia Pinecrest Road. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

COMMENTS: The subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's potable water and wastewater systems.



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: 02/20/2023

REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: Michael Hoffman

PETITION NO: 22-1401

LOCATION: 2806 Hideaway Lane

FOLIO NO: 88025.6082

Estimated Fees:

Single Family Detached (Fee estimate range for 2,200-3,500 s.f.)

Mobility: \$9,183 - \$10,550

Parks: \$2,145 - \$2,540

School: \$8,227 - \$10,976

Fire: \$335

Total per House: \$19,890 - \$24,401

Project Summary/Description:

Urban Mobility, CE Parks/Fire - 5 single family homes 2200 - 3500 sf

AGENCY COMMENT SHEET

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

FROM: **Reviewer:** Carla Shelton Knight **Date:** April 12, 2023

Agency: Natural Resources **Petition #:** 22-1401

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

1. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the condition of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas.
2. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
3. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
4. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.



VERBATIM TRANSCRIPT

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

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

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: Susan Finch
Land Use Hearing Master

DATE: Monday, April 17, 2023

TIME: Commencing at 6:00 p.m.
Concluding at 9:43 p.m.

Reported via Cisco Webex Videoconference by:
Diane DeMarsh, CER No. 1654

1 MS. HEINRICH: Sure. The next item is Item D.5, PD
2 Application 22-1401. Sam Ball with Development Services will
3 present Staff findings after the applicant's presentation.

4 HEARING MASTER: All right. I understand the
5 applicant is virtual.

6 MS. RUSSO: Yes. Hello. My name is Ava Russo. I'm
7 EI working working under the responsible charge of
8 PE Michael Hoffman and I'll be representing as engineering -- as
9 the applicant for this rezoning application. As the applicant,
10 we're requesting to rezone 6.12 acre property from agricultural
11 single-family to a plan development to allow for a gated
12 single-family subdivision with five homes having lot size
13 ranging on 0.5 to 2.64 acres. The current AS-1 zoning requires
14 lot sizes that are a minimum of one acre. Therefore, we're
15 requesting smaller lot sizes, as well as reduced setbacks.

16 The property will be for one extended family with
17 relative -- relatives occupying each of the five homes. A
18 Single-family home development is an allowable use for an AS-1
19 zoning designation. I believe this request is consistent with
20 the surrounding area. Proposed development is to be redeveloped
21 at a density of 0.8 dwelling units per acre and will include
22 open space, recreational areas and a private internal roadway.
23 The requested setbacks include a front setback of 25 feet, rear
24 of 25 and a side of ten. The proposed building height is two
25 stories up to 50 feet tall.

1 The development is projected to generate 47 average
2 daily trips with nine total peak-hour trips and therefore
3 qualifies for the county engineers to (indiscernible) this
4 criteria. The property is identified as lots in the Tevalo
5 Hills Community Subdivision. The existing lot only allows for
6 three additional lots, therefore, the property will be
7 undergoing a replatt process to allow for the proposed five
8 lots.

9 An exemption to Policies 1.2 and 1.3 of the Future
10 Land Use Element had been requested to allow for five dwelling
11 units on the property, which would achieve approximately 41% of
12 maximum density. The property includes 0.21 acres of freshwater
13 emergent wetlands, which requires 30-foot wetland setback.
14 Prior setback recommendations prior to site plan certification
15 is the plan will be updated to show that 30-foot wetland setback
16 and all portions of the proposed fence that are within the
17 setback will be removed.

18 Aside from this recommendation, the Staff and County
19 Commission have found this development approvable.

20 HEARING MASTER: Thank you so much. I appreciate it.
21 Development Services. Good evening.

22 MR. BALL: Good evening. Sam Ball,
23 Development Services.

24 I just want to state for the record, a revised site
25 plan has been submitted. The changes for natural resource

1 comments to add a -- requirements part of certification and in
2 (indiscernible) 50 feet to the building plan.

3 HEARING MASTER: I did see that. Thank you.

4 MR. BALL: The applicant is requesting to rezone a
5 6.12 acre property from agricultural single-family. Planning
6 Development to allow the property to be developed into a gated
7 family -- single-family subdivision with five homes, open space,
8 recreational facilities and a private roadway. The subject
9 parcel is located within the Brandon Community Plan area,
10 approximately half a mile southwest of the Lithia Pinecrest Road
11 and Adelaide Avenue intersection.

12 The proposed plan development is located in a area
13 developed single-family residences where the majority of the
14 homes are both on properties that are approximately one acre in
15 size. The adjoining properties to the north, south, east and
16 west are zoned AS-1 and all but two vacant properties are
17 developed for single-family use. The subject property is also
18 enjoins a county owned property along -- along a portion of its
19 western border.

20 If Planning Development 22.14.01 is approved, the
21 subject property had to be -- could be developed at a maximum
22 density of 0.8 dwellings per acre on lots covering at least half
23 an acre for homes to be up to two stories tall, a maximum height
24 of 50 feet. The minimum setbacks would be 25 feet from the
25 front and the rear and ten feet from the sides. Onsite

1 amenities would include a gazebo, tennis courts, playground and
2 a -- an enlarged existing pond.

3 Based on the Residential-2 Future Land Use
4 classification, the surrounding zoning and development pattern,
5 the proposed uses of the development standards for the planning
6 development zoning district staff finds this request approvable.

7 That concludes my presentation. I'm available for any
8 questions.

9 HEARING MASTER: No questions at this time. Thank you
10 so much.

11 MR. BALL: Thank you.

12 HEARING MASTER: Planning Commission.

13 MS. LIENHARD: Thank you. The subject property is
14 located in the Residential-2, Future Land Use Category. It is
15 in the urban service area and the subject property is located
16 within the limits of the branded community plan. The
17 Residential-2 Future Land Use Category's intended to designate
18 areas that are best suited for non-urban density residential
19 development requiring a limited level of urban services.

20 Typical uses of Residential-2 include residential
21 development and suburban scale neighborhood commercial and
22 office uses that meet commercial locational criteria. The
23 Residential-2 Future Land Use Category surrounds the subject
24 property on all sides. Public-quasi, public Future Land Use
25 Category is located further to the west of the subject site and

1 there are also Residential-4 areas located further southwest and
2 northwest.

3 Future Land Use Development Policy 1.2 states that
4 within the urban service area and in categories allowing four
5 dwelling units per acre or greater. New development or
6 redevelopment should occur at a density of at least 75% of the
7 allowable density of the Future Land Use Category. The proposed
8 development does not meet this policy direction. However,
9 Future Land Use Element Policy 1.3 allows properties to develop
10 below the minimum density if they meet certain criteria.

11 The subject property does meet the criteria for which
12 development at a minimum density would adversely impact the
13 existing development pattern with 1,000 -- within 1,000-foot
14 radius. The request is to allow for five dwelling unit on the
15 property, which would achieve approximately 41% of the maximum
16 density permitted. Proposing additional dwelling units to meet
17 minimum density could have an adverse impact on the existing
18 Tevalo Subdivision, as well as undermine the Garden Estate's
19 characteristic district in the Brandon Community Plan. Goal 6
20 and strategies three, four and five of Brandon Community Plan
21 require each of the character districts to follow a specific
22 development pattern and be compatible with the sounding area.

23 The subject property is located within the Garden
24 Estates district where the predominant residential style
25 primarily consists of dwellings on half-acre lots. The

1 surrounding development pattern includes a predominant lot size
2 of a half acre or larger. The proposed site plan indicates a
3 minimum lot size of half of an acre, which is compatible with
4 the surrounding densities and is also compatible with the vision
5 of the Garden Estates, excuse me, Garden Estates Character
6 District of the Brandon Community Plan.

7 Based upon those considerations, Planning Commission
8 Staff finds the proposed plan development consistent with the
9 Unincorporated Hillsborough County Comprehensive Plan subject to
10 the conditions proposed by Development Services. Thank you.

11 HEARING MASTER: Thank you. I appreciate it. Is
12 there anyone in the room or online that would like to speak in
13 support? Anyone in favor? I'm seeing no one. Anyone in
14 opposition to this request?

15 MR. LOPEZ: There is one individual online that it
16 looks like in support.

17 HEARING MASTER: Okay. In support.

18 MR. MARCHAND: I'm Luis Pagan Marchand. Can you hear
19 me?

20 UNIDENTIFIED SPEAKER: Yeah. I have nothing to add.
21 I'm sorry. I'm good.

22 HEARING MASTER: All right. Thank you for
23 participating. I appreciate it. Now, just to be clear, there
24 was no one in opposition? Last call, correct? All right. I'm
25 seeing no one.

1 We'll go back to Development Services. Ms. Heinrich,
2 anything to add?

3 MS. HEINRICH: Yes. Michelle Heinrich,
4 Development Services.

5 We are going to update the Staff Report, specifically
6 on page one in the development standards table for the proposed
7 lot size and lot width that will be stated to say as per shown
8 on the site plan. And the same will be done in the conditions
9 of approval either condition to (indiscernible).

10 HEARING MASTER: For the lot size and width, is that
11 what you said?

12 MS. HEINRICH: Yes.

13 HEARING MASTER: Okay. Perfect. All right. Thank
14 you for that. I appreciate it. So we'll go back to the
15 applicant. Ms. Russo, if you have anything to add, this is your
16 time.

17 MS. RUSSO: I do not. Thank you so much for your
18 time.

19 HEARING MASTER: All right. Thank you. And with that
20 we'll close Rezoning 22-1401 and go to the next case.

21

22

23

24

25

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

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

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: PAMELA JO HATLEY
Land Use Hearing Master

DATE: Monday, February 20, 2023

TIME: Commencing at 6:00 p.m.
Concluding at 8:11 p.m.

LOCATION: Hillsborough County Planning
Commission Board Room-2nd Floor
601 East Kennedy Boulevard
Tampa, Florida 36602

Reported via Cisco Webex Videoconference by:
Samantha Kozlowski, CER

1 March 20, 2023 Zoning Hearing Master Hearing.

2 Item A.15, rezoning PD 22-1401. This application is
3 out of order to be heard and is being continued to the
4 April 17, 2023 Zoning Hearing Master Hearing.

5 Item A.16, rezoning standard 22-1431. This
6 application is being continued by the applicant to the
7 April 17, 2023 Zoning Hearing Master Hearing.

8 Item A.17, rezoning PD 22-1497. This application is
9 out of order to be heard and is being continued to the
10 April 17, 2023 Zoning Hearing Master Hearing.

11 Item A.18, major mod application 22-1501. This
12 application is being continued by the applicant to the
13 March 20, 2023 Zoning Hearing Master Hearing.

14 Item A.19, rezoning PD 22-1503. This application is
15 out of order to be heard and is being continued to the
16 March 20, 2023 Zoning Hearing Master Hearing.

17 Item A.20, major mod application 22-1510. This
18 application is out of order to be heard and is being continued
19 to the March 20, 2023 Zoning Hearing Master Hearing.

20 Item A.21, major mod application 22-1543. This
21 application is out of order to be heard and is being continued
22 to the March 20, 2023 Zoning Hearing Master Hearing.

23 Item A.22, rezoning PD 22-1577. This application is
24 out of order to be heard and is being continued to the
25 March 20, 2023 Zoning Hearing Master Hearing.

Zoning Hearing Master Hearing
January 17, 2023

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

-----X
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IN RE:)

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ZONE HEARING MASTER)

HEARINGS)

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-----X

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: SUSAN FINCH
Land Use Hearing Master

DATE: Tuesday, January 17, 2023

TIME: Commencing at 6:04 p.m.
Concluding at 11:35 p.m.

Reported via Cisco Webex Videoconference by:
Diane DeMarsh, CER No. 1654

Zoning Hearing Master Hearing
January 17, 2023

1 Item A.18, Rezoning PD 22-1337. This application
2 is -- is being continued by the applicant to the February 20,
3 2023 Zoning Hearing Master Hearing.

4 Item A.19, major mod application 22-1340. This
5 application is out of order to be heard and is being continued
6 to the February 20, 2023 Zoning Hearing Master Hearing.

7 Item A.20, Rezoning PD 22-1388. This application is
8 being withdrawn from the Zoning Hearing Master process.

9 Item A.21, Rezoning PD 22-1390. This application is
10 out of order to be heard and is being continued to the
11 February 20, 2023 Zoning Hearing Master Hearing.

12 Item A.22, major mod application 22-1392. This
13 application is being continued by the applicant to the
14 February 20, 2023 Zoning Hearing Master Hearing.

15 Item A.23, Rezone PD 22-1401. This application is out
16 of order to be heard and is being continued to the
17 February 20, 2023 Zoning Hearing Master Hearing.

18 Item A.24, Rezoning Standard 22-1431. This
19 application is out of order to be heard and is being continued
20 to the February 20, 2023 Zoning Hearing Master Hearing.

21 Item A.25, Rezoning Standard 22-1445. This
22 application is being continued by staff to the February 20, 2023
23 Zoning Hearing Master Hearing.

24 Item A.26, Rezoning PD 22-1497. This application is
25 out of order to be heard and is being continued to the



**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

DATE/TIME: 4-17-23HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # RZ 23-0082	PLEASE PRINT NAME <u>Jay A MUFFIX</u> MAILING ADDRESS <u>102 5TH AVE SE</u> CITY <u>LUTZ</u> STATE <u>FL</u> ZIP <u>33549</u> PHONE <u>813 949-2224</u>
APPLICATION # RZ 23-0203	PLEASE PRINT NAME <u>SUSAN SWIFT</u> MAILING ADDRESS <u>607 S. Alexander St.</u> CITY <u>Plant City</u> STATE <u>FL</u> ZIP _____ PHONE <u>703 946 6792</u>
APPLICATION # RZ 23-0082	PLEASE PRINT NAME <u>Todd Pressman</u> MAILING ADDRESS <u>200 2nd Ave. S #451</u> CITY <u>St. Pete</u> STATE <u>FL</u> ZIP <u>33709</u> PHONE <u>727 804 1760</u>
APPLICATION # RZ 23-0115	PLEASE PRINT NAME <u>J. Michael Shea, Esq</u> MAILING ADDRESS <u>40301 Bayshore Blvd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33611</u> PHONE <u>813 310-8057</u>
APPLICATION # RZ 23-0115	PLEASE PRINT NAME <u>Dilip Agarwal</u> MAILING ADDRESS <u>301 W. PL A-77 ST</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33606</u> PHONE <u>813 410 5719</u>
APPLICATION # RZ 22-1431	PLEASE PRINT NAME <u>Todd Pressman</u> MAILING ADDRESS <u>200 2nd Ave. S #451</u> CITY <u>St. Pete</u> STATE <u>FL</u> ZIP <u>33709</u> PHONE <u>727-804-1760</u>

DATE/TIME: 4-17-23HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # RZ 22-1431	PLEASE PRINT NAME <u>Ariel Quintela (virtual)</u> MAILING ADDRESS <u>9511 Aqua Lane</u> CITY <u>Odessa</u> STATE <u>FL</u> ZIP <u>33556</u> PHONE <u>813-263-5727</u>
APPLICATION # RZ 22-1431	PLEASE PRINT NAME <u>Clara Lawhead, President KCA</u> MAILING ADDRESS <u>7340 Colley Rd.</u> CITY <u>Odessa</u> STATE <u>FL</u> ZIP <u>33556</u> PHONE <u>813-376-0474</u>
APPLICATION # RZ - 1431	PLEASE PRINT NAME <u>Elizabeth White</u> MAILING ADDRESS <u>17905 Burrell Rd</u> CITY <u>Odessa</u> STATE <u>FL</u> ZIP <u>33556</u> PHONE <u>813/404-3125</u>
APPLICATION # <u>22-1431</u>	PLEASE PRINT NAME <u>Melissa Nurdbeck</u> MAILING ADDRESS <u>10008 Hammock Woods Dr</u> CITY <u>Odessa</u> STATE <u>FL</u> ZIP <u>33556</u> PHONE <u>813-505-9315</u>
APPLICATION # RZ 22-1431	PLEASE PRINT NAME <u>Joe Dunan</u> MAILING ADDRESS <u>11311 Hutchins Ave</u> CITY <u>Odessa</u> STATE <u>FL</u> ZIP <u>33556</u> PHONE <u>813-877-0026</u>
APPLICATION # RZ 22-1431	PLEASE PRINT NAME <u>Ward Netscher</u> MAILING ADDRESS <u>18421 Gunn Highway</u> CITY <u>Odessa</u> STATE <u>FL</u> ZIP <u>33556</u> PHONE <u>813-920-2442</u>

DATE/TIME: 4-17-23HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # RZ 23-0081	PLEASE PRINT NAME <u>Alexa Vargas Abarca</u> MAILING ADDRESS <u>115 Railroad St Wimauma FL</u> CITY <u>Wimauma</u> STATE <u>FL</u> ZIP <u>33598</u> PHONE <u>727-589-0225</u>
APPLICATION # RZ 23-0081	PLEASE PRINT NAME <u>Joel Avila Perez</u> MAILING ADDRESS <u>115 Railroad St Wimauma FL</u> CITY <u>Wimauma</u> STATE <u>FL</u> ZIP <u>33598</u> PHONE <u>813-416-8800</u>
APPLICATION # RZ 23-0100	PLEASE PRINT NAME <u>David Wright (virtual)</u> MAILING ADDRESS <u>P.O. Box 273417</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33688</u> PHONE <u>813-230-7473</u>
APPLICATION # RZ 23-0149	PLEASE PRINT NAME <u>TOM AMADEN</u> MAILING ADDRESS <u>8515 Palm Rural</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33619</u> PHONE <u>813-217-8411</u>
APPLICATION # RZ 23-0149	PLEASE PRINT NAME <u>DAVID WEBB</u> MAILING ADDRESS <u>3903 CRESTWOOD DR</u> CITY <u>VALRICO</u> STATE <u>FL</u> ZIP <u>33596</u> PHONE <u>813-748-0810</u>
APPLICATION # MM 22-1116	PLEASE PRINT NAME <u>David Wright (virtual)</u> MAILING ADDRESS <u>P.O. Box 273417</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33688</u> PHONE <u>813-230-7473</u>

DATE/TIME: 4-17-23HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # MM 22-1116	PLEASE PRINT NAME <u>Chris Pello</u> MAILING ADDRESS <u>10477 Gardens Dr</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33518</u> PHONE <u>813 404 1598</u>
APPLICATION # MM 22-1116	PLEASE PRINT NAME <u>Mrs. J. Ammersey</u> MAILING ADDRESS <u>908 Greenwell Dr</u> CITY <u>Brandon</u> STATE <u>FL</u> ZIP <u>33511</u> PHONE <u>727-7132</u>
APPLICATION # MM 22-1236	PLEASE PRINT NAME <u>CAYTON BRICKLEY</u> MAILING ADDRESS <u>101 E. KENNEDY BLVD, SUITE 2700</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>(813) 506-5078</u>
APPLICATION # MM 22-1392	PLEASE PRINT NAME <u>J Dallas Evans</u> MAILING ADDRESS <u>3810 Northdale Blvd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33604</u> PHONE <u>813-949-7449</u>
APPLICATION # RZ 22-1401	PLEASE PRINT NAME <u>Ava Russo (virtual)</u> MAILING ADDRESS <u>4809 Ehrlich Road # 202</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33624</u> PHONE <u>609-513-7501</u>
APPLICATION # RZ 22-1401	PLEASE PRINT NAME <u>Luis Pagan Marchand (virtual)</u> MAILING ADDRESS <u>2808 Hideaway Lane</u> CITY <u>Valrico</u> STATE <u>FL</u> ZIP <u>33596</u> PHONE <u>813-447-6090</u>

DATE/TIME: 4-17-23

HEARING MASTER: Susan Finch

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # MM 22-1501	PLEASE PRINT NAME <u>Brice Pinson</u> MAILING ADDRESS <u>1000 N Ashley Dr. Ste 900</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-425-6200</u>
APPLICATION # MM 22-1501	PLEASE PRINT NAME <u>Jeff Anderson</u> MAILING ADDRESS <u>3811 S Frongate Rd</u> CITY <u>Plant City</u> STATE <u>FL</u> ZIP <u>33547</u> PHONE <u>813-259-0609</u>
APPLICATION # RZ 22-1702	PLEASE PRINT NAME <u>Ely Payne</u> MAILING ADDRESS <u>2054 W Central Ave</u> CITY <u>St Pete</u> STATE <u>FL</u> ZIP <u>33712</u> PHONE <u>813-679-9908</u>
APPLICATION # RZ 22-1702	PLEASE PRINT NAME <u>Steph Sprato Lindup</u> MAILING ADDRESS <u>505 E Jackson</u> CITY <u>Tamp</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-375-0616</u>
APPLICATION # RZ 22-1702	PLEASE PRINT NAME <u>STEVEN HENRY</u> MAILING ADDRESS <u>5023 W. LANIER ST</u> CITY <u>TPA</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-289-0039</u>
APPLICATION # RZ 22-0042	PLEASE PRINT NAME <u>Anne Dollack</u> MAILING ADDRESS <u>433 Central Ave #402</u> CITY <u>St Pete</u> STATE <u>FL</u> ZIP <u>33701</u> PHONE <u>813-898-2836</u>

DATE/TIME: 4-17-23HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # RZ 23-0042	PLEASE PRINT NAME <u>Amira Zeinelabdin (Virtual)</u> MAILING ADDRESS <u>12728 Morris Bridge Road</u> CITY <u>Thonotosassa</u> STATE <u>FL</u> ZIP <u>33592</u> PHONE <u>813-765-2123</u>
APPLICATION # RZ 23-0042	PLEASE PRINT NAME <u>Sheryl Chewing</u> MAILING ADDRESS <u>12858 Morris Bridge Road</u> CITY <u>Thonotosassa</u> STATE <u>FL</u> ZIP <u>33592</u> PHONE <u>813-938-1490</u>
APPLICATION # RZ 23-0042	PLEASE PRINT NAME <u>Sharon Alves Bass</u> MAILING ADDRESS <u>9385 96th St Ste 311</u> CITY <u>Temple Terrace</u> STATE <u>FL</u> ZIP <u>33617</u> PHONE <u>813 988-4040</u>
APPLICATION # RZ 23-0042	PLEASE PRINT NAME <u>Michael Raysor (Virtual)</u> MAILING ADDRESS <u>19046 Bruce B. Downs Boulevard #308</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33647</u> PHONE <u>813-625-1699</u>
APPLICATION # RZ 23-0042	PLEASE PRINT NAME <u>DIMITRI ARTZIBUSHEV</u> MAILING ADDRESS <u>1525 W. Hillsborough Ave</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33613</u> PHONE <u>813-239-1103</u>
APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____

APRIL 17, 2023 - ZONING HEARING MASTER

The Land Use Hearing Officer (LUHO), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, April 17, 2023, at 6:00 p.m., in the Boardroom, Frederick B. Karl County Center, Tampa, Florida, and held virtually.

▶ Susan Finch, ZHM, called the meeting to order at 6:00 p.m. and led in the pledge of allegiance to the flag.

A. WITHDRAWALS AND CONTINUANCES

▶ Michelle Heinrich, Development Services, reviewed changes/withdrawals/continuances.

▶ Susan Finch, ZHM, overview of ZHM process.

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

▶ Susan Finch, ZHM, oath.

B. REMANDS

C. REZONING STANDARD (RZ-STD):

C.1. RZ 22-1431

▶ Michelle Heinrich, DS, called RZ 22-1431.

▶ Testimony provided.

▶ Susan Finch, ZHM, continued RZ 22-1431.

C.2. RZ 22-1681

▶ Michelle Heinrich, DS, called RZ 22-1681.

▶ Testimony provided.

▶ Susan Finch, ZHM, continued RZ 22-1681.

C.3. RZ 23-0081

▶ Michelle Heinrich, DS, called RZ 23-0081.

▶ Testimony provided.

▶ Susan Finch, ZHM, closed RZ 23-0081.

C.4. RZ 23-0082

- ▶ Michelle Heinrich, DS, called RZ 23-0082.
- ▶ Testimony provided.
- ▶ Susan Finch, ZHM, continued RZ 23-0082.

C.5. RZ 23-0100

- ▶ Michelle Heinrich, DS, called RZ 23-0100.
- ▶ Testimony provided.
- ▶ Susan Finch, ZHM, closed RZ 23-0100.

C.6. RZ 23-0115

- ▶ Michelle Heinrich, DS, called RZ 23-0115.
- ▶ Testimony provided.
- ▶ Susan Finch, ZHM, continued RZ 23-0115.

C.7. RZ 23-0149

- ▶ Michelle Heinrich, DS, called RZ 23-0149.
- ▶ Testimony provided.
- ▶ Susan Finch, ZHM, closed RZ 23-0149.

C.8. RZ 23-0203

- ▶ Michelle Heinrich, DS, called RZ 23-0203.
- ▶ Testimony provided.
- ▶ Susan Finch, ZHM, continued RZ 23-0203.

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

D.1. MM 22-1116

- ▶ Michelle Heinrich, DS, called MM 22-1116.
- ▶ Testimony provided.
- ▶ Susan Finch, ZHM, closed MM 22-1116.

D.3. MM 22-0042

- ▶ Michelle Heinrich, DS, called MM 22-1236.
- ▶ Testimony provided.
- ▶ Susan Finch, ZHM, closed MM 22-1236.

D.4. MM 22-1392

- ▶ Michelle Heinrich, DS, called MM 22-1392.
- ▶ Testimony provided.
- ▶ Susan Finch, ZHM, closed MM 22-1392.

D.5. RZ 22-1401

- ▶ Michelle Heinrich, DS, called RZ 22-1401.
- ▶ Testimony provided.
- ▶ Susan Finch, ZHM, closed RZ 22-1401.

D.6. MM 22-1501

- ▶ Michelle Heinrich, DS, called MM 22-1501.
- ▶ Testimony provided.
- ▶ Susan Finch, ZHM, closed MM 22-1501.

D.8. RZ 22-1702

- ▶ Michelle Heinrich, DS, called RZ 22-1702.
- ▶ Testimony provided.
- ▶ Susan Finch, ZHM, continued RZ 22-1702.

D.10. RZ 23-0042

- ▶ Michelle Heinrich, DS, called RZ 23-0042.
- ▶ Testimony provided.
- ▶ Susan Finch, ZHM, closed RZ 23-0042.

MONDAY, APRIL 17, 2023

ADJOURNMENT

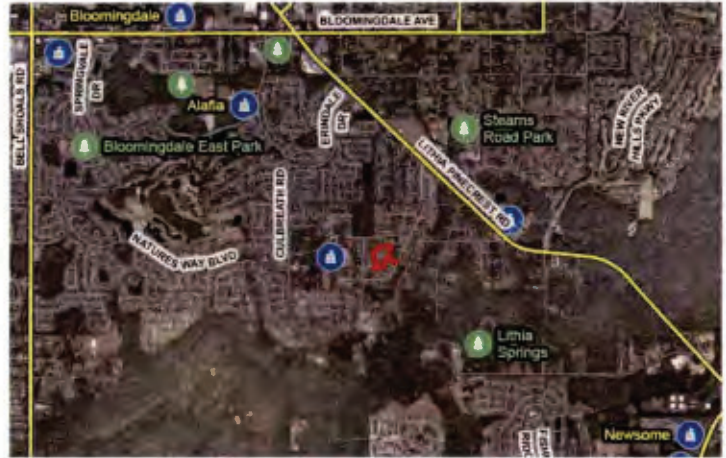
▶ Susan Finch, ZHM, adjourned the meeting at 9:43 p.m.

Rezoning Application: RZ-PD 22-1401
Zoning Hearing Master Date: April 17, 2023
BOCC Land Use Meeting Date: June 13, 2023

Application No. RZ 22-1401
 Name: Brian Grady
 Entered at Public Hearing: ZHM
 Exhibit # 1 Date: 4-17-23

1.0 APPLICATION SUMMARY

Applicant: Michael Hoffman
FLU Category: Residential-2 (Res-2)
Service Area: Urban
Site Acreage: 6.12 Acres
Community Plan Area: Brandon
Overlay: None



Introduction Summary:
 The applicant is requesting to rezone a 6.12 acre property from Agricultural, Single Family (AS-1) to Planned Development (PD) in order to allow the property to be developed into a gated single-family subdivision with 5 homes on lot sizes ranging from 0.50 to 0.64 acres. The proposed development would be developed at a density of 0.8 dwellings units (DU) per acre and would include open space, recreation areas, open space and a private internal roadway. The subject property is currently undeveloped.

Zoning:	Existing	Proposed
District(s)	AS-1	PD
Typical General Use(s)	Single-Family Residential/Agricultural	Single-Family Residential
Acreage	6.12	6.12
Density/Intensity	1.0 DU per acre	0.8 DU per acre
Mathematical Maximum*	6 DU	5 DU

*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	AS-1	PD
Lot Size / Lot Width	1 acre / 150'	NA / NA
Setbacks/Buffering and Screening	Front: 50' Rear: 50' Sides: 15'	Front: 25' Rear: 25' Sides: 10'
Height	50'	2 Stories

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

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

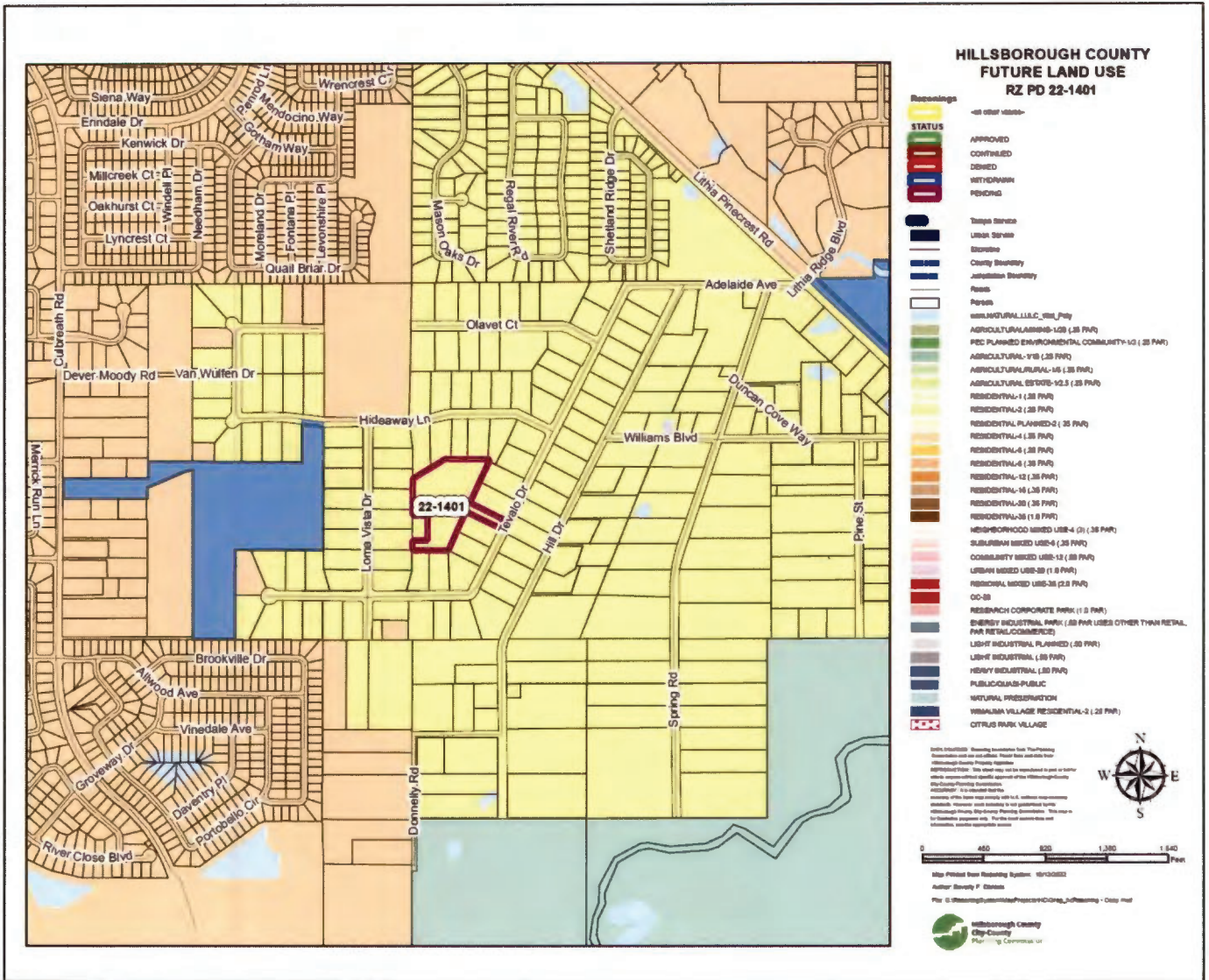


Context of Surrounding Area:

The subject property is located in the Brandon Community Planning area approximately one-half of a mile southwest of the Lithia Pinecrest Road and Adelaide Avenue intersection. The entrance of the proposed PD fronts Tevalo Drive, a 20-foot wide two lane road with 72 feet of right-of-way. The proposed PD is located in an area developed for single-family residences where the majority of the homes are built on properties that are approximately 1 acre in size. The adjoining properties to the north, south, east and west of the subject property are zone AS-1 and all but 2 vacant properties are developed for single-family use. The subject property also adjoins a County owned property along a portion of its western border.

2.0 LAND USE MAP SET AND SUMMARY DATA

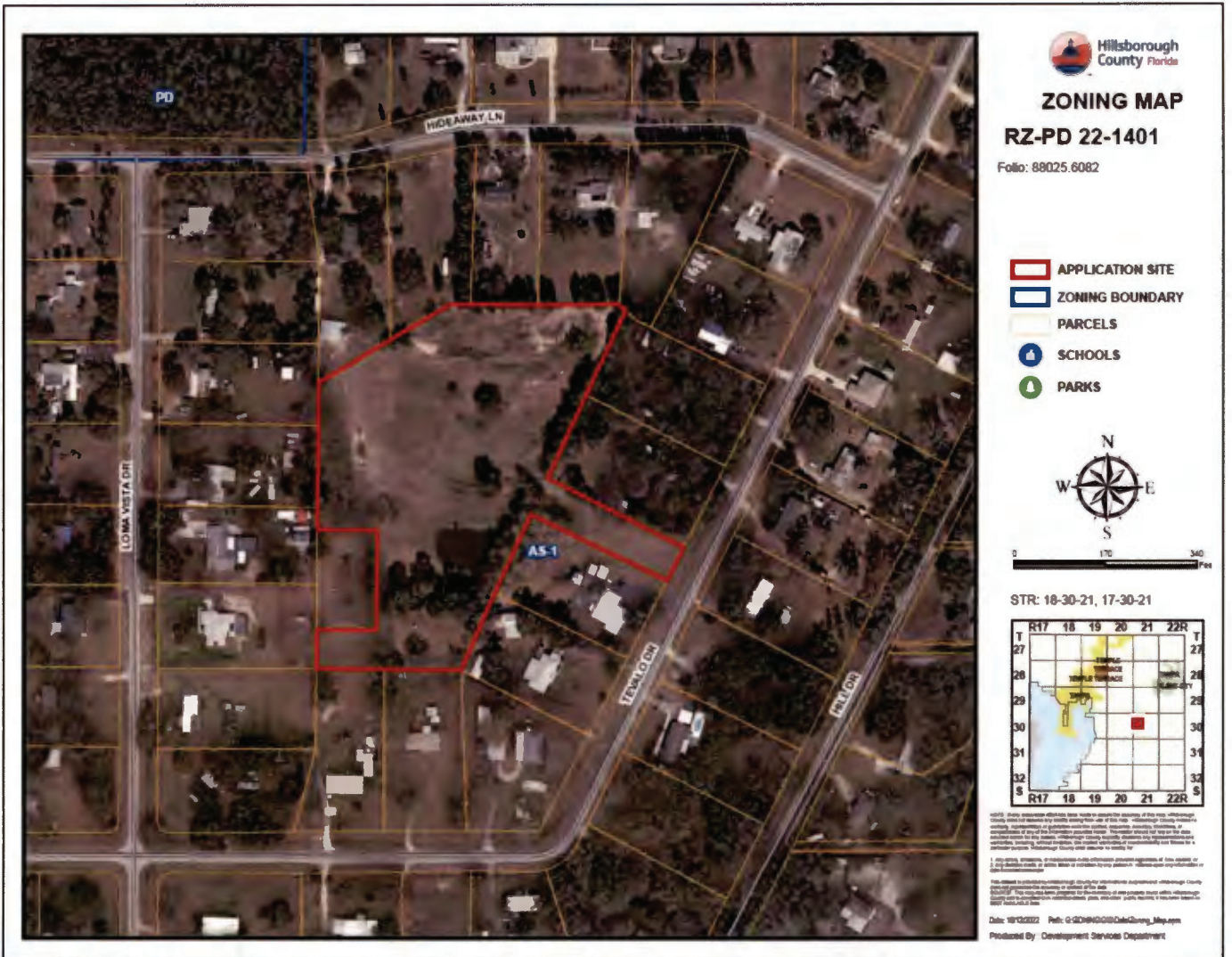
2.2 Future Land Use Map



Subject Site Future Land Use Category	Residential-2 (Res-2)
Maximum Density/FAR	2 DU per acre/FAR: 0.25
Typical Uses	Typical uses of RES-2 include residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

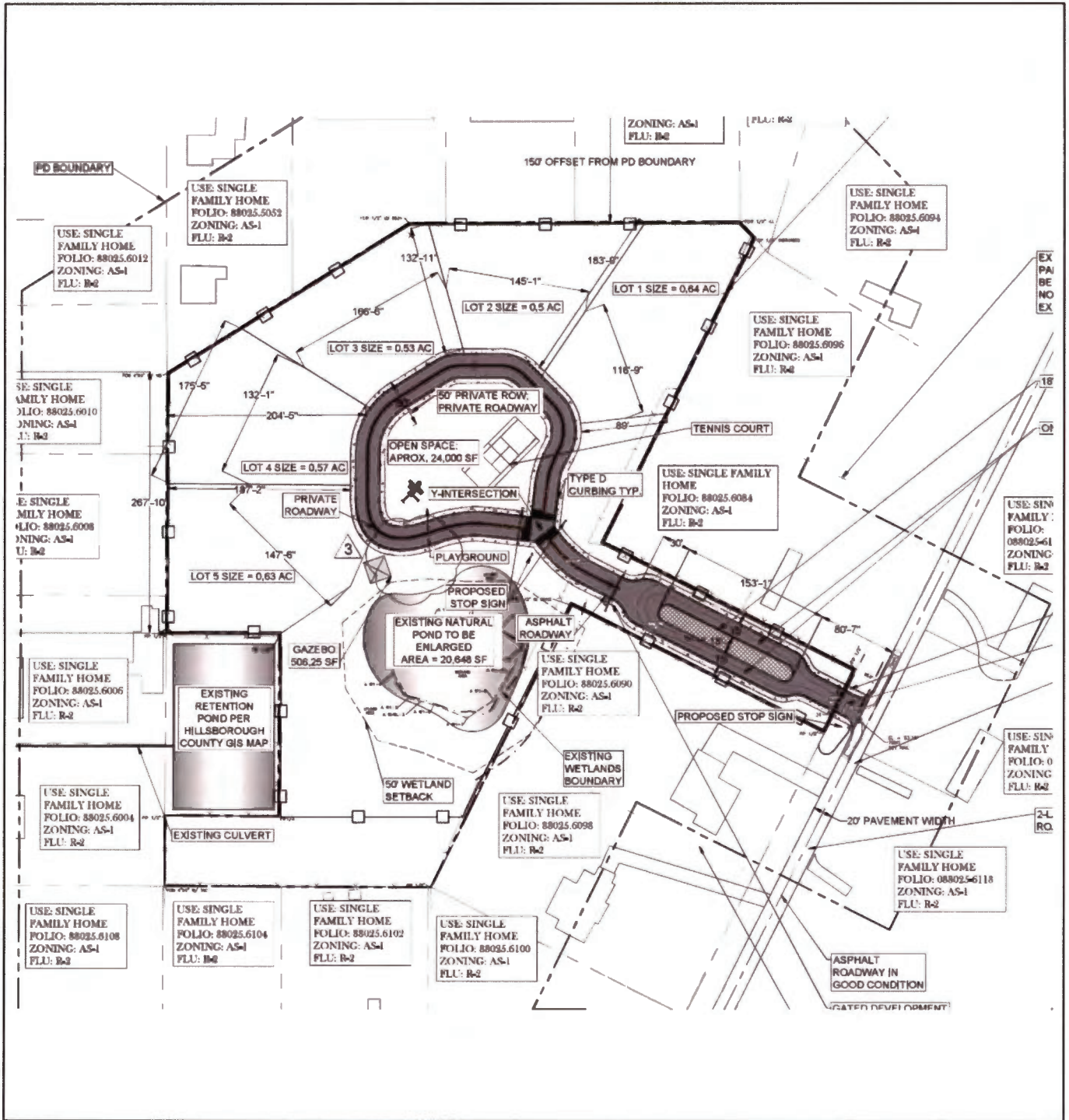


Adjacent Zonings and Uses

Location	Zoning	Maximum Density/FAR Permitted by Zoning District	Allowable Use	Existing Use
North	AS-1	1 DU per acre/NA	Agriculture and single-family	Single-family residences and vacant residential
South	AS-1	1 DU per acre/NA	Agriculture and single-family	Single-family residences
East	AS-1	1 DU per acre/NA	Agriculture and single-family	Single-family residences
West	AS-1	1 DU per acre/NA	Agriculture and single-family	Single-family residences

2.0 LAND USE MAP SET AND SUMMARY DATA

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



APPLICATION NUMBER: PD 22-1401
 ZHM HEARING DATE: April 17, 2023
 BOCC LUM MEETING DATE: June 13, 2023

Case Reviewer: Planner Sam Ball

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
Tevalo Drive	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	56	5	6
Proposed	47	4	5
Difference (+/1)	-9	-1	-1

*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		None	None	Meets LDC
East	X	None	None	Meets LDC
West		None	None	Meets LDC
Notes:				

Design Exception/Administrative Variance		
Road Name/Nature of Request	Type	Finding
NA		

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY

Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Natural Resources	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Check if Applicable: <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area	<input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____			
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Impact/Mobility Fees: Single Family Detached (Fee estimate range for 2,200 - 3,500 s.f.) Mobility: \$ 9,183 - \$10,550 Parks: \$ 2,145 - \$ 2,540 School: \$ 8,227 - \$10,976 Fire: \$ 335 Total per House: \$19,890 - \$24,401				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

APPLICATION NUMBER: PD 22-1401

ZHM HEARING DATE: April 17, 2023

BOCC LUM MEETING DATE: June 13, 2023

Case Reviewer: Planner Sam Ball

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

Based on the predominance of 1-acre single-family development in the area, staff finds proposed overall density of 0.8 dwellings per acre and the proposed configuration of the General Site Plan compatible with the existing uses, zoning districts, and development pattern in the area.

5.2 Recommendation

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

6.0 PROPOSED CONDITIONS

Prior to site plan certification, the applicant shall revise the general site plan to show a 30-foot wetland setback instead of a 50-foot setback. Any portions of the perimeter fence located within the wetland setback must be removed.

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted March 14, 2023.

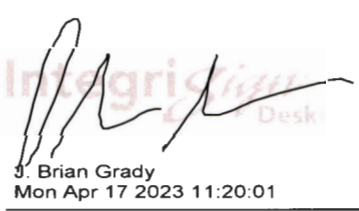
1. Development of the project shall proceed in strict accordance with the terms and conditions contained on the general site plan and in the land use conditions contained herein, and all applicable rules, regulations and ordinances of Hillsborough County.
2. Development shall be limited to 5 single-family lots, open space, and recreational facilities as depicted on the General Site Plan.
3. Building setbacks shall be as follows:
 - Front: 25 feet
 - Sides: 10 feet
 - Rear: 25 feet
4. Buildings shall be limited to 2 stories in height up to 50 feet tall.
5. Primary vehicular and pedestrian access shall on Tevalo Drive, as shown on the PD Site Plan.
6. Notwithstanding anything shown in the PD site plan or in the PD conditions to the contrary, pedestrian access may be permitted anywhere along the project boundary.
7. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.
8. The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
9. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
10. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the condition of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas.
11. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
12. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant

to the Land Development Code.

13. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

~~10.~~14. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.

~~11.~~15. 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.

<p>Zoning Administrator Sign Off:</p>	 <p>J. Brian Grady Mon Apr 17 2023 11:20:01</p>
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SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

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

APPLICATION NUMBER: PD 22-1401

ZHM HEARING DATE: April 17, 2023

BOCC LUM MEETING DATE: June 13, 2023

Case Reviewer: Planner Sam Ball

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

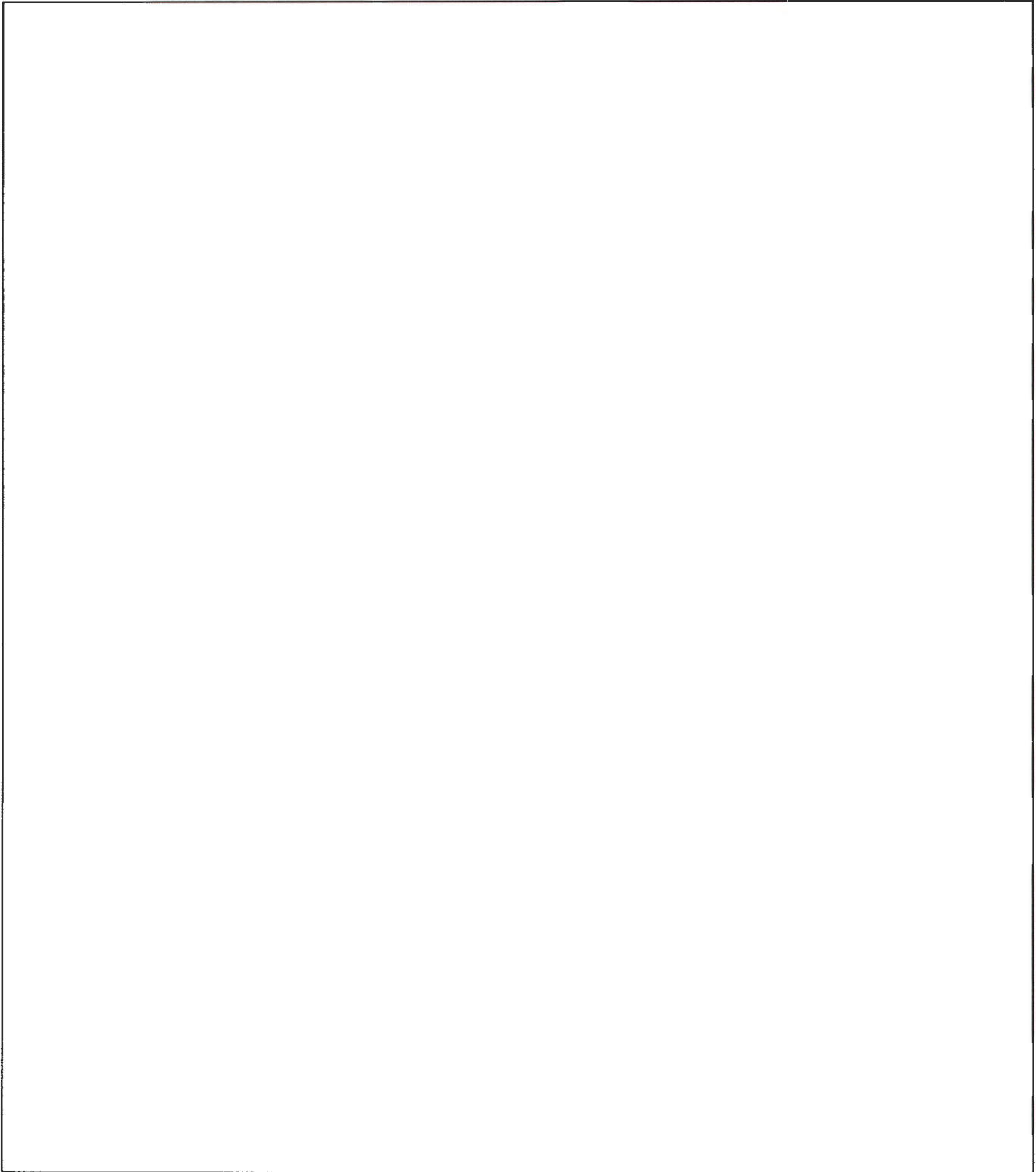
APPLICATION NUMBER: PD 22-1401

ZHM HEARING DATE: April 17, 2023

BOCC LUM MEETING DATE: June 13, 2023

Case Reviewer: Planner Sam Ball

8.0 PROPOSED SITE PLAN (FULL)




PROJECT: HIDEAWAY LN SUBDIVISION

APPLICANT: [Name]

FOR REVIEW: PROJECT NUMBER 21136

DATE: 2/22/23



ADVANCED ENGINEERING CONSULTANTS
(917) 444-0707
1000 GALLANT LANE
TAMPA, FL 33626

PROFESSIONAL ENGINEER LICENSE NO. 12517
P. CERTIFICATE NO. 12517-0001-0001-0001

CIVIL SET

NO. 3 02/14/2023 PD REZONING CHANGES

DESIGNED BY: AR, SF

CHECKED BY: MH

DATE: 2022.07.28

PROJECT TITLE: MASTER SITE PLAN

SCALE: AS NOTED

PROJECT NUMBER: C-1



SITE DATA	
PROJECT NAME: HIDEAWAY LANE SUBDIVISION	PROPOSED DEVELOPMENT: PLANNED DEVELOPMENT (PD)
PROJECT ADDRESS: 2800 HIDEAWAY LANE, VALUICO, FL 33596	REBRAND: BRANDON
OWNER/DEVELOPER: [Name]	EXISTING ZONING: NONE
APPLICANT: [Name]	PROPOSED ZONING: URBAN
OWNER/DEVELOPER: [Name]	EXISTING USE: VACANT LOT
APPLICANT: [Name]	PROPOSED USE: 5 LOT SUBDIVISION
OWNER/DEVELOPER: [Name]	EXISTING FLOOD ZONE: ZONE X (2018); AREA OF MINIMAL FLOOD HAZARD
APPLICANT: [Name]	PROPOSED FLOOD ZONE: ZONE X (2018); AREA OF MINIMAL FLOOD HAZARD
LEGAL DESCRIPTION: TEVALO HILLS UNIT 3 LOT C LESS BEG AT SE COR OF LOT 32 THN S 26 DEG 39 MIN 01 SEC W ALONG W BDRY OF TEVALO OR 180 FT THN N 63 DEG 21 MIN 59 SEC W 200.4 FT THN N 28 DEG 35 MIN 01 SEC E 180 FT THN S 60 DEG 21 MIN 09 SEC E 200.4 FT TO POB AND USSE BEG AT THE COR OF DEG 21 MIN 09 SEC E 200.4 FT TO W BDRY OF TEVALO OR 15.26 DEG 38 MIN 01 SEC W ALONG BDRY 181.41 FT TO POB BEG UNRECORDED LOTS 34, 35 & 36	LEGAL DESCRIPTION: [Same as above]
OVERALL LOT AREA: 6.12 AC	REQUIRED LOT AREA: N/A
OVERALL LOT WIDTH: 74.8'	REQUIRED LOT WIDTH: N/A
OVERALL LOT DEPTH: 79.8'	REQUIRED LOT DEPTH: N/A
FLOOR AREA RATIO (FAR): N/A	REQUIRED FAR: N/A
BUILDING HEIGHT: N/A	REQUIRED HEIGHT: N/A
SINGLE LOT AREA: N/A	REQUIRED SINGLE LOT AREA: N/A
SINGLE LOT WIDTH: N/A	REQUIRED SINGLE LOT WIDTH: N/A
DENSITY: N/A	REQUIRED DENSITY: N/A
SETBACKS: N/A	REQUIRED SETBACKS: N/A
FRONT SETBACK: N/A	REQUIRED FRONT SETBACK: N/A
REAR SETBACK: N/A	REQUIRED REAR SETBACK: N/A
CONCRETE: 0.8F	REQUIRED CONCRETE: 0.8F
ASPHALT: 0.8F	REQUIRED ASPHALT: 0.8F
OPEN SPACE/REC AREA: 6.12 AC	REQUIRED OPEN SPACE/REC AREA: 6.12 AC
NATURAL WETLANDS: 0.22 AC	REQUIRED NATURAL WETLANDS: 0.22 AC
WETLANDS: 0.21 AC	REQUIRED WETLANDS: 0.21 AC
BARREN WATER BODIES: NONE	REQUIRED BARREN WATER BODIES: NONE
BARREN WETLANDS: NONE	REQUIRED BARREN WETLANDS: NONE
SCENIC ZONES: NONE	REQUIRED SCENIC ZONES: NONE
SCENIC ROADWAY CORRIDORS: NONE	REQUIRED SCENIC ROADWAY CORRIDORS: NONE
HISTORICAL LANDMARKS: NONE	REQUIRED HISTORICAL LANDMARKS: NONE
PHASES: NONE WITHIN 100'	REQUIRED PHASES: NONE WITHIN 100'
LANDSCAPE BUFFER: NONE	REQUIRED LANDSCAPE BUFFER: NONE
GATED: YES	REQUIRED GATED: YES

ADDITIONAL INFORMATION	
LEGEND	PLAT NOTE
SYMBOL	DESCRIPTION
[Symbol]	RETENTION
[Symbol]	CONCRETE
[Symbol]	ASPHALT
[Symbol]	LANDSCAPE
[Symbol]	GRASS
[Symbol]	STRUCTURE
[Symbol]	PROPERTY LINE
[Symbol]	FENCE/GATE NOTE
[Symbol]	UTILITIES NOTE
[Symbol]	WETLANDS NOTE
[Symbol]	ARCHITECTURAL DETAILS NOTE
[Symbol]	VACANT PROPERTY NOTE
[Symbol]	ADJACENT

EASEMENT NOTE	
SYMBOL	DESCRIPTION
[Symbol]	RETICTION
[Symbol]	CONCRETE
[Symbol]	ASPHALT
[Symbol]	LANDSCAPE
[Symbol]	GRASS
[Symbol]	STRUCTURE
[Symbol]	PROPERTY LINE
[Symbol]	FENCE/GATE NOTE
[Symbol]	UTILITIES NOTE
[Symbol]	WETLANDS NOTE
[Symbol]	ARCHITECTURAL DETAILS NOTE
[Symbol]	VACANT PROPERTY NOTE
[Symbol]	ADJACENT

APPLICATION NUMBER: PD 22-1401

ZHM HEARING DATE: April 17, 2023

BOCC LUM MEETING DATE: June 13, 2023

Case Reviewer: Planner Sam Ball

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department
REVIEWER: Richard Perez, AICP
PLANNING AREA: Brandon/Central

DATE: 4/05/2023
AGENCY/DEPT: Transportation
PETITION NO: PD 22-1401

- This agency has no comments.
- This agency has no objection.
- This agency has no objection, subject to the listed or attached conditions.
- This agency objects for the reasons set forth below.

CONDITIONS OF ZONING APPROVAL

- Primary vehicular and pedestrian access shall on Tevalo Dr., as shown on the PD Site Plan.
- Notwithstanding anything shown in the PD site plan or in the PD conditions to the contrary, pedestrian access may be permitted anywhere along the project boundary.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone the subject property from Agricultural Single Family 1 (AS-1) to Planned Development (PD) to construct 5 single family residential lots on +/-6.1 acres. The site is located on the west side of Tevalo Dr., approximately 725 feet south of Hideaway Ln., within the Brandon Community Plan Area. The Future Land Use designation of the site is Residential 2 (R-2).

Trip Generation Analysis

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

Approved Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AS-1: 6 Units, Single Family Detached (ITE 210)	56	5	6

Proposed Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 5 Units, Single Family Detached (ITE 210)	47	4	5

Trip Generation Difference:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference (+/-)	-9	-1	-1

The proposed rezoning will result in a decrease in potential trip generation by -9 daily trips, -1 peak hour AM trips and -1 peak hour PM trips.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The subject property fronts Tevalo Dr.

Tevalo Dr. is a substandard 2-lane County local roadway. The roadway predominately consists of +/-10-foot travel lanes. There are no bicycle facilities or paved shoulders, no sidewalks and no curb and gutter. The roadway lies within +/- 72 feet of right-of-way.

Per the County Transportation Technical Manual, the TS-7 Local Rural Roadway typical section requires 12-foot travel lanes, 5-foot paved shoulders within 96 feet of right of way.

By policy of the County Engineer, projects that generate less than 11 peak hour trips are considered de minimis provided the roadways meet minimum life safety standards (i.e. 15 feet of pavement in a 20-foot clear area).

SITE ACCESS & CONNECTIVITY

The proposed PD site plan proposes primary vehicular and pedestrian access to Tevalo Dr.

There are no proposed internal roadways connections proposed as the property is surrounded by developed single family lots with the exception of folio#88025.6076, which is a small parcel own by Hillsborough County and accessed from Loma Vista Dr. via a drainage easement.

The PD site plan proposes the internal subdivision road to be private and gated. Said roadway will be constructed consistent with the County Transportation Technical Manual TS-3 local roadway typical section.

LEVEL OF SERVICE (LOS) INFORMATION

Tevalo Dr. is not a regulated roadway in the 2022 Hillsborough County Multi-Modal Level of Service (LOS) 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	Current Conditions	Select Future Improvements
Tevalo Dr.	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	56	5	6
Proposed	47	4	5
Difference (+/-)	-9	-1	-1

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

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

Design Exception/Administrative Variance <input type="checkbox"/> 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
<input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-Site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See report.



**PARTY OF
RECORD**

Rome, Ashley

From: Hearings
Sent: Monday, March 6, 2023 11:50 AM
To: Rome, Ashley
Subject: FW: Opposed RZ - PD 22 -1401
Attachments: County Commissioners RZ-PD 22- 1401.docx

From: L Eber <Spam4NME@verizon.net>
Sent: Monday, March 6, 2023 10:36 AM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: Opposed RZ - PD 22 -1401

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

Opposition to RZ – PD 22 – 1401
March 6, 2023

Dear County Commissioners,

We have been residents of Valrico since January 2019 and residents of Hillsborough County since 2003 and we have seen this area go from a Best Places to Live to live to #70 of the “Top 100 fastest growing cities from 2000-2014”, and still “growing”. This is not good.

Just a few years ago (before Covid) we got together as a neighborhood to fight a Planned Development request made by a developer. Commissioner Overman encouraged that development no matter how much we protested. She blamed Republican voters for her loss at re-election. How about the fact that she didn't listen to her constituents having caused her loss? Her hubris got the best of her and we hope this new Board doesn't do the same.

Since then, we have lost some of our residents due to this expected change. Meanwhile, the developer that had requested the rezoning a few years back, although having his rezoning approved, has yet to build because of some set-backs he has experienced. If he would have listened to us (we asked for AS-3 not AS-4 which is what got approved), his project would not have been delayed.

The property before you now was sold not long ago and the new owners met with individuals who assured them they can get the county to approve a rezoning request. Seems the County is getting a reputation.

Be advised that this property is COMPLETELY surrounded by one acre agricultural home sites – see attached. All properties surrounding this property are zoned AS-1 Agricultural. We have one house per acre and we affirmed we wish to stay AS-1.

So AGAIN we are writing to assure the County Commissioners we want to stay AS-1 /one house per acre and are opposed to RZ-PD 22 -1401 in its entirety.

Since Hillsborough County Commissioner's policy of rezoning and building in the last few years, it has become impossible to drive from Valrico to Brandon/Riverview and Tampa, much less any other place within a reasonable amount of time. Traffic is at a grinding pace from 6:30-9:30 am and from 4-7:30pm. And, making a left turn onto Lithia-Pinecrest from Bloomingdale westbound is a nightmare and a hazard even with a green arrow on the traffic light.

We are not speaking just for our little part of Hillsborough but also for Bloomingdale Avenue, Lumsden, Hwy 301, for I-75, for Hwy 60 all of which have turned into parking lots and impossible to commute and very dangerous.

Schools are overcrowded no matter how you get them to say they have room for more children. They are OVER CROWDED. This rubber stamping of Planned Development approvals needs to STOP!

STOP THE OVER DEVELOPMENT OF HILLSBOROUGH COUNTY – we are opposed to RZ-PD 22-1401

C & N Eberw
4411 Loma Vista Drive
Valrico, Florida 33596

H Morford
4203 Tevalo Drive
Valrico, Florida 33596

Opposition to RZ – PD 22 – 1401
March 6, 2023



Rome, Ashley

From: Hearings
Sent: Wednesday, April 5, 2023 8:18 AM
To: Rome, Ashley
Subject: FW: PD 22-1401

From: Tevalo Hills <tevalohills2019@gmail.com>
Sent: Tuesday, April 4, 2023 4:44 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: PD 22-1401

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

This letter is written in opposition to the PD 22-1401 coming up for hearing in April 2023.

This neighborhood recently went through opposition towards a developer that wanted to utilize the FLU of a parcel of land inside our AS-1 rated area of Brandon Garden Estates. (PD 19-1344).

We asked for 1/2 parcels as deemed in the Land Development Code for the Garden Estates area of The Brandon Community Plan, which we fall under. Each lot could then have septic.

We also brought to your attention that The Land Development Code also states when there is a dispute, that the Community Plan will preside. That portion was ignored,also.

At the final hearing we were informed Hillsborough County would approve of his zoning application with some stipulations. You stated that because there was a tiny area that bordered "his planned Development" you would allow smaller parcels in his favor. Also, Hillsborough County was no longer approving septic tanks for private residential use inside the USA lines.

This new application (22-1401) is asking for lots less than 1/2 acre even though the FLU surrounding the parcel is FLU 2. Also, asking for septic.

Since the Board denied our request for similar stipulations, we find it distressing that this plan was even considered without someone sitting down with us to discuss as a neighborhood what would be appropriate.

We realize there is a heavy workload in your building departments. We want to stand by our county and city employees,as they carry this load; but it seems there is a double standard and we are speaking out.

Thank you for your time,

Margaret Jamsky
President
Tevalo Hills and Neighborhood Association, Inc

4406 Loma Vista DR
Valrico,FL 33596

Rome, Ashley

From: Hearings
Sent: Wednesday, April 5, 2023 12:09 PM
To: Rome, Ashley
Subject: FW: (WEB mail) - PD 22-1401

From: Pike, Isabella <Pikel@hillsboroughcounty.org>
Sent: Wednesday, April 5, 2023 11:39 AM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: FW: (WEB mail) - PD 22-1401

To whom this may concern,

Can this please be added to the record of 22-1401?

Thank you.

Isabella Pike

Legislative Aide

Hillsborough County Commissioner Donna Cameron Cepeda – District 5, Countywide

P: (813) 272-5725

F: (813) 272-7052

E: Pikel@HillsboroughCounty.org

W: HillsboroughCounty.org

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>
Sent: Tuesday, April 4, 2023 4:46 PM
To: Commissioner District 5 <ContactDistrict5@hillsboroughcounty.org>
Subject: (WEB mail) - PD 22-1401

The following Commissioner(s) received a direct copy of this email:

1 | Commissioner Harry Cohen (District 1)

2 | Commissioner Ken Hagan (District 2)

- 3 | Commissioner Gwen Myers (District 3)
 - 4 | Commissioner Michael Owen (District 4)
 - 5 | Commissioner Donna Cameron Cepeda (District 5)
 - 6 | Commissioner Pat Kemp (District 6)
 - 7 | Commissioner Joshua Wostal (District 7)
-

Date and Time Submitted: Apr 4, 2023 4:45 PM

Name: Margaret Jamsky

Address: 4406 Loma Vista Dr
Valrico, FL 33596

Phone Number: (813) 215-8862

Email Address: msjamsky@gmail.com

Subject: PD 22-1401

Message: This letter is written in opposition to the PD 22-1401 coming up for hearing in April 2023. This neighborhood recently went through opposition towards a developer that wanted to utilize the FLU of a parcel of land inside our AS-1 rated area of Brandon Garden Estates. (PD 19-1344). We asked for 1/2 parcels as deemed in the Land Development Code for the Garden Estates area of The Brandon Community Plan, which we fall under. Each lot could then have septic.

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Thank you for your time,
Margaret Jamsky
President Tevalo Hills and Neighborhood Association, Inc
4406 Loma Vista Dr
Valrico, FL 33596

1087499134

Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/111.0.0.0 Safari/537.36

Rome, Ashley

From: Hearings
Sent: Wednesday, March 29, 2023 7:51 AM
To: Rome, Ashley
Subject: FW: RZ-PD22-1401

-----Original Message-----

From: Tiffany Willis <tifgirl98@msn.com>
Sent: Tuesday, March 28, 2023 7:04 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: RZ-PD22-1401

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

Hello,

I am emailing in objection to the rezoning for RZ-PD22-1401. This land is surrounded by property zoned AS-1 or FLU 2. We are located in the Brandon Garden District and within the Urban Service Area. This rezoning would allow for homes to be built on less than 1/2 acre lots according to the site plans submitted by the property owner. We were also told by the BOCC that any homes within the Urban Service Area would no longer be allowed septic tanks. It's my understanding that all 5 of these homes would be on septic. I am requesting that this property maintains the character of its surrounding properties.

Kindly,
Tiffany Willis
4505 Loma Vista Dr.
Valrico, FL33596